CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: June 15, 2015

ITEM: Aspen Valley (fka Brody Place Estates), Southeast corner of Ashworth Road and future 84th Street – Subdivide property into sixty (60) lots, four (4) street lots, and three (3) Outlots for construction of a single family residential development – Arrow Properties, LLC (PP-002641-2015)

RESOLUTION: Approval of Preliminary Plat

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant, Arrow Properties, LLC, represented by Brad Cooper of Cooper Crawford & Associates, is requesting approval of a Preliminary Plat for approximately 27.5 acres located at the southeast corner of Ashworth Road and future 84th Street. The applicant proposes to subdivide the property into sixty (60) lots, four (4) street lots to be dedicated to the City, and three (3) outlots (Outlot X and Y for future development and Outlot Z to be deeded to an adjacent property owner) for construction of a single family residential development.

Plan and Zoning Commission Action:
Vote: 6-0 approval, with Commissioner Brown absent.
Date: June 8, 2015
Motion: Adopt a resolution recommending the City Council approve the Preliminary Plat request.

OUTSTANDING ISSUES: There are no outstanding issues. The applicant has stated that they are in agreement with all of staff's recommendations and conditions. The following items of interest are noted in the attached Plan and Zoning Commission report (see Exhibit I):

- Request
- History
- City Council Subcommittee - *Development & Planning: November 6, 2015*
- Staff Review and Comments
  - *Aspen Drive Alignment/Increase in Number of Lots*
  - *Access to Properties along Ashworth Road*
  - *Ashworth Road Assessment*
- Comprehensive Plan Consistency
- Findings
- Staff Recommendations and Conditions of Approval
- Owner/Applicant/Applicant Representative Information

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, the Plan and Zoning Commission recommends the City Council approve the Preliminary Plat to subdivide the property into sixty (60) lots for residential development, four (4) street lots, and three (3) outlots (2 for future development and 1 to be deeded to an adjacent property owner), subject to the applicant meeting all City Code requirements and the following conditions of approval:

1. In conjunction with the Final Platting of the subject property, the applicant shall execute an agreement and waiver for Ashworth Road improvements. Agreement should indicate how the obligation will be distributed across existing and newly platted lots.

2. In conjunction with development of the property, Applicant will be responsible for the installation of all standard public improvements, including sewers, streets, sidewalks/trails and street lights adjacent to all public streets. The applicant acknowledging that public improvements will need to be completed and ready for acceptance by the City prior to issuance of any Final Occupancy permits.

3. The applicant acknowledging and agreeing that development of the lots may be limited so as to not exceed maximum dead-end lengths in City Code until such time that the road network for the area is implemented which provides multiple ways in and out of the development thus eliminating dead-ends.

Lead Staff Member: Brian Portz, AICP BP

Staff Reviews:

Department Director	JK
Appropriations/Finance	
Legal	JBW
Agenda Acceptance	RTG

PUBLICATION(S) (if applicable)

Published In	Not required
Date(s) Published	
Letter sent to surrounding property owners	

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning		
Date Reviewed	November 6, 2015		
Recommendation	Yes ☒	No ☐	Split ☐

ATTACHMENTS:

Exhibit I - Plan and Zoning Commission Communication
- Attachment A - Commission Resolution
  - Exhibit A Conditions of Approval
- Attachment B - Location Map
- Attachment C - Preliminary Plat

Exhibit II - City Council Resolution
- Exhibit A - Conditions of Approval

EXHIBIT I

CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION

Meeting Date: June 8, 2015

Item: Aspen Valley (fka Brody Place Estates), Southeast corner of Ashworth Road and future 84th Street – Subdivide property into sixty (60) lots, four (4) street lots, and three (3) Outlots for construction of a single family residential development – Arrow Properties, LLC (PP-002641-2015)

Requested Action: Approval of Preliminary Plat

Case Advisor: Brian S. Portz, AICP BP

Applicant's Request: The applicant, Arrow Properties, LLC, represented by Brad Cooper of Cooper Crawford & Associates, is requesting approval of a Preliminary Plat for approximately 27.5 acres located at the Southeast corner of Ashworth Road and future 84th Street. The applicant proposes to subdivide the property into sixty (60) lots, four (4) street lots to be dedicated to the City, and three (3) outlots (Outlot X and Y for future development and Outlot Z to be deeded to an adjacent property owner) for construction of a single family residential development.

This request was originally presented at the May 26, 2015 Plan and Zoning Commission meeting for approval, but the engineering consultant for the adjacent property owner to the east raised concerns because of drainage problems and also did not agree with some of the connection points to his client's property. He also stated that the alignment of Aspen Drive could be modified to the betterment of both properties. With these issues in mind, the Commission was presented with two options to move the project forward: 1) defer action on the Aspen Valley plat entirely so the two property owners can work out the issues, or 2) approve a grading plan with the condition that the applicant acknowledges that any grading work done is at their own risk until such time that the storm water management and road alignments are resolved, and that any grading done may have to be modified. The Plan and Zoning Commission voted to approve the grading plan and continue the preliminary plat until the June 8th Plan and Zoning Commission meeting.

History: This property was annexed into the City as part of the 105th/Ashworth Road annexation, approved by the City Council on January 24, 2011. A Comprehensive Plan land use change from Office to Single Family Residential and Rezoning to Single Family Residential RS-20 to allow for 32 single family lots was approved for this property in April 2014. The development at the time was to be called Brody Place Estates. A designation of RS-20 was applied to the property in response to limited sanitary sewer capacity for the area. Since the April 2014 rezoning, the City has annexed the Chase property north of I-80 and approved of a sanitary sewer project that will increase capacity for the area, thus eliminating the need to restrict the development to only 32 lots. On March 23, 2015, the City Council approved a rezoning request for the subject property to a RS-10 designation to allow smaller lots at a minimum of 10,000 square feet.

City Council Subcommittee: This item was discussed at the November 6, 2015 Development and Planning City Council Subcommittee meeting. No disagreement with the proposed subdivision was expressed.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment. There are no outstanding issues. Staff would summarize the following key points of interest:

- *Aspen Drive Alignment/Increase in Number of Lots:* Since the May 26, 2015 Plan and Zoning Commission meeting, the applicant and the adjacent property owner to the east met and decided to move Aspen Drive further to the south to align with the proposed street location to the east. This resulted in an increase of one lot for the Aspen Valley project for a total of 60 lots. The lots have been renumbered and the grading adjusted accordingly to address potential drainage issues.

- *Access to properties along Ashworth Road:* As a part of the preliminary plat for development of the 60 single family lots, the applicant is accommodating a future street that could be constructed off of 84th Street and which will parallel Ashworth Road for the properties north of this Aspen Valley development in order to allow for development of several properties that front onto and currently access Ashworth Road directly. With potential future improvements to Ashworth Road, access to the properties that currently front onto and access directly to Ashworth Road may be limited to right-in/right-out movements only. This parallel road will allow these properties access to at least 84th Street and depending upon development to the east, potentially connect to 81st Street allowing future property owners along Ashworth the ability to get to streets that will have full-turn movements onto Ashworth Road.

- *Ashworth Road Assessment:* As part of the original rezoning action for Brody Place Estates, the applicant agreed to evenly divide a potential future assessment for improvements to Ashworth Road among all of the properties included in the plat rather than placing the largest burden of a potential future assessment solely on those properties in the request that front Ashworth Road. Execution of this Agreement and Waiver will occur in conjunction with the Final Platting for Aspen Valley. It should be noted, the City Council recently started programming the reconstruction of Ashworth Road into the CIP budget, thus the potential for an assessment has been decreased.

Comprehensive Plan Consistency: The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

Findings: This proposed project was distributed to various city departments for review and comment. Based upon that review, the following findings have been made on the proposed project:

1. The proposed development and use is consistent with the West Des Moines Comprehensive Plan in that the project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan.

2. The proposed development and use does assure compatibility of property uses within the zone and general area in that this project was reviewed by various City Departments for compliance with the Zoning Ordinance.

3. All applicable standards and conditions have been imposed which protects the public health, safety and welfare in that this project was reviewed by various City Departments and public agencies for compliance with the various state and local regulations. Based upon that review a finding is made that the project has been adequately conditioned to protect the health, welfare and safety of the community.

4. There is adequate on-site and off-site public infrastructure to support the proposed development in that this project was reviewed by various public agencies and City Departments and public utilities to ensure that either the petitioner will construct or the project has been conditioned to construct adequate public infrastructure to serve the development.

5. The proposed development and use has met the requirements contained in the City Code in that this project was reviewed by various City Departments and the project has complied with or has been conditioned to comply with all City Code requirements.

6. The proposed development and use is in keeping with the scale and nature of the surrounding neighborhood in that the proposed project is consistent with the zoning designation and Comprehensive Plan which designates this site as suitable for development such as that proposed by this project.

Staff Recommendation And Conditions Of Approval: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Preliminary Plat to create sixty (60) lots

for residential development, four (4) street lots, and three (3) outlots (2 for future development and 1 to be deeded to an adjacent property owner), subject to the applicant meeting all City Code requirements and the following:

1. In conjunction with the Final Platting of the subject property, the applicant shall execute an agreement and waiver for Ashworth Road improvements. Agreement should indicate how the obligation will be distributed across existing and newly platted lots.
2. In conjunction with development of the property, Applicant will be responsible for the installation of all standard public improvements, including sewers, streets, sidewalks/trails and street lights adjacent to all public streets. The applicant acknowledging that public improvements will need to be completed and ready for acceptance by the City prior to issuance of any Final Occupancy permits.
3. The applicant acknowledging and agreeing that development of the lots may be limited so as to not exceed maximum dead-end lengths in City Code until such time that the road network for the area is implemented which provides multiple ways in and out of the development thus eliminating dead-ends.

Property Owner/Applicant: Arrow Properties, LLC
773 NE 47th Place
Des Moines, Iowa 50313

Applicant's Representative: Brad Cooper
Cooper Crawford & Associates, LLC
475 S. 50th Street, Suite 800
West Des Moines, Iowa 50265
bcooper@cooper-crawford.com

Attachments:

Attachment A - Commission Resolution
Exhibit A - Conditions of Approval
Attachment B - Location Map
Attachment C - Preliminary Plat

ATTACHMENT A

RESOLUTION NO. PZC-15-043

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE A PRELIMINARY PLAT TO SUBDIVIDE PROPERTY INTO 60 LOTS FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT, 4 STREET LOTS AND 3 OUTLOTS

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Arrow Properties, LLC, has requested approval for a Preliminary Plat (PP-002641-2015) to create sixty (60) lots for single family residential development, four (4) street lots for future dedication to the City and three (3) outlots (2 for future development and 1 to be deeded to an adjacent property owner) on a 27.5 acre site located on the southeast corner of Ashworth Road and future 84th Street;

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

WHEREAS, on June 8, 2015, this Commission held a duly-noticed public meeting to consider the application for Aspen Valley Preliminary Plat;

NOW, THEREFORE, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, in the staff report or as amended orally at the Plan and Zoning Commission hearing are adopted.

SECTION 2. The Preliminary Plat (PP-002641-2015) to subdivide the property into sixty (60) lots for single family residential development, four (4) street lots and three (3) outlots, is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report dated June 8, 2015 including conditions added at the meeting, and attached hereto as Exhibit "A." Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on June 8, 2015.

Craig Erickson, Chairperson
Plan and Zoning Commission

ATTEST:

Recording Secretary

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 held on June 8, 2015, by the following vote:

AYES: Andersen, Costa, Crowley, Erickson, Hatfield, Southworth
NAYS: -0-
ABSTENTIONS: -0-
ABSENT: Brown

ATTEST:

Recording Secretary

Exhibit A
CONDITIONS OF APPROVAL

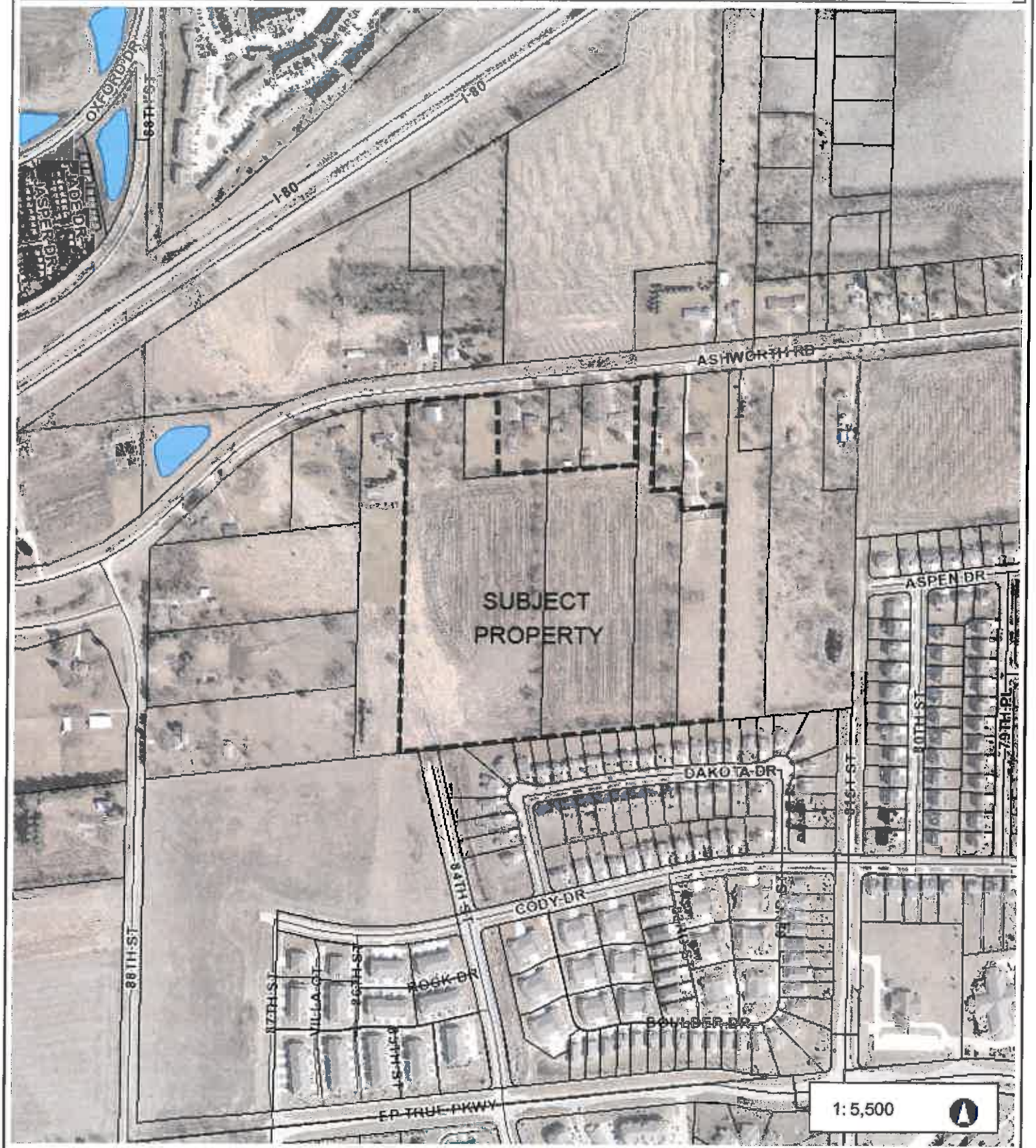
1. In conjunction with the Final Platting of the subject property, the applicant shall execute an agreement and waiver for Ashworth Road improvements. Agreement should indicate how the obligation will be distributed across existing and newly platted lots.

2. In conjunction with development of the property, Applicant will be responsible for the installation of all standard public improvements, including sewers, streets, sidewalks/trails and street lights adjacent to all public streets. The applicant acknowledging that public improvements will need to be completed and ready for acceptance by the City prior to issuance of any Final Occupancy permits.

3. The applicant acknowledging and agreeing that development of the lots may be limited so as to not exceed maximum dead-end lengths in City Code until such time that the road network for the area is implemented which provides multiple ways in and out of the development thus eliminating dead-ends.

Aspen Valley

ATTACHMENT B



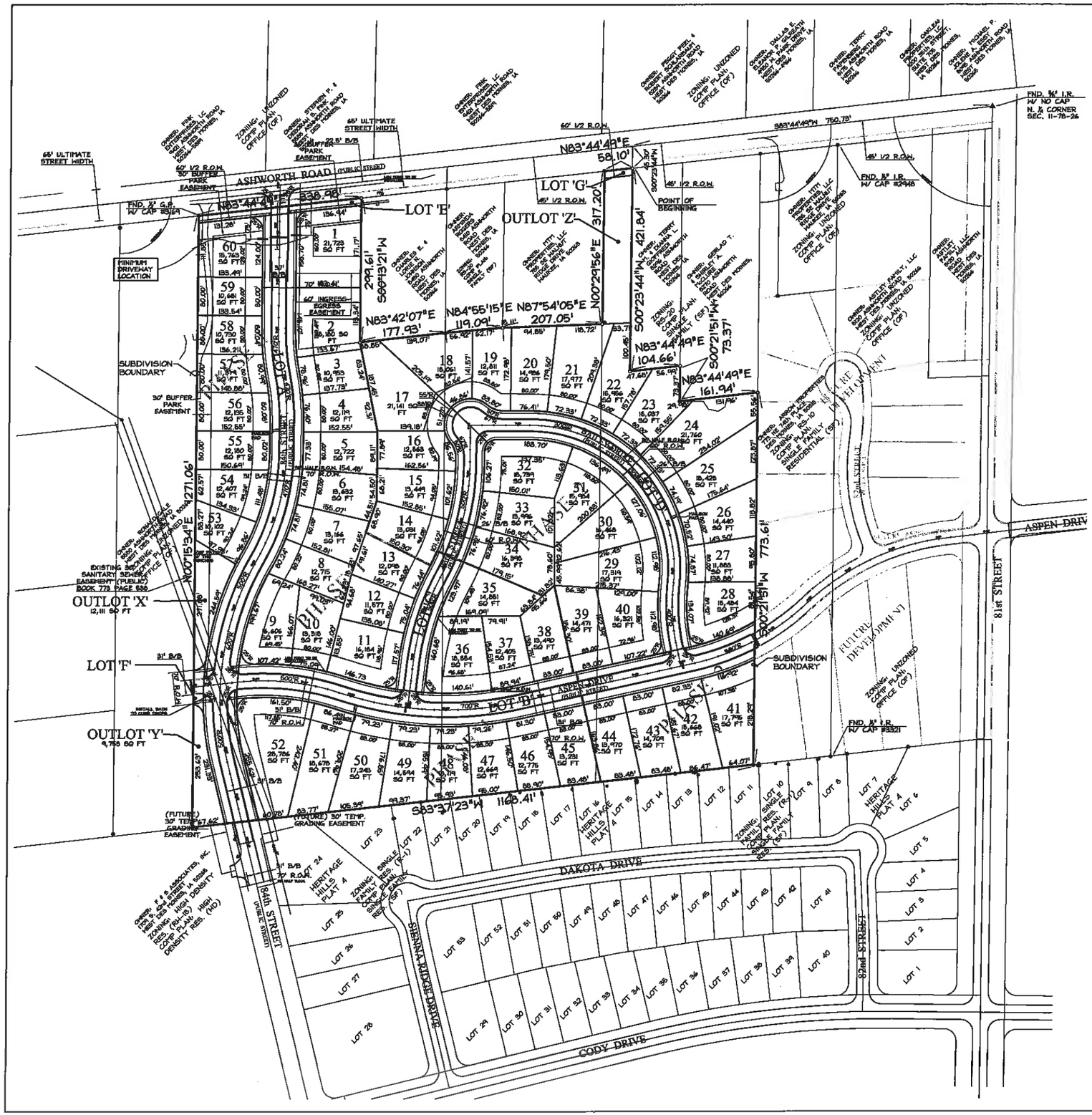
916.7 0 458.33 916.7 Feet

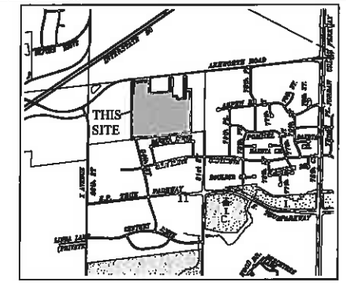
NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet

© City of West Des Moines, Iowa

Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

THIS MAP IS NOT TO BE USED FOR NAVIGATION





VICINITY SKETCH

NORTH
SCALE: 1"=1500'

LEGAL DESCRIPTION

A tract of land being a part of the North ½ of the Northwest ¼ of Section 11, Township 78 North, Range 26 West of the 5th P.M., West Des Moines, Dallas County, Iowa. Said tract of land being more particularly described as follows:

Commencing at the North ¼ Corner of Section 11, Township 78 North, Range 26 West of the 5th P.M., West Des Moines, Dallas County, Iowa; thence S83°44'49"W, 750.73 feet along the North Line of the Northwest ¼ of said Section 11; thence S00°23'44"W, 45.30 feet to the Point of Beginning; thence continuing S00°23'44"W, 421.84; thence N83°44'49"E, 104.66 feet; thence S00°21'51"W, 73.37 feet; thence N83°44'49"E, 161.94 feet; thence S00°21'51"W, 773.61 feet to the North Line of Heritage Hills Plat 4, an Official Plat, West Des Moines, Dallas County, Iowa and to the South Line of the North ½ of the Northwest ¼ of said Section 11; thence S83°37'23"W, 1166.41 feet along said North Line and said South Line; thence N00°15'34"E, 1271.06 feet to the South Right-of-Way of Ashworth Road as it is presently established; thence N83°44'49"E, 338.98 feet along said South Right-of-Way Line; thence S00°13'21"W, 299.61 feet; thence N83°42'07"E, 177.93 feet; thence N84°55'15"E, 119.09 feet; thence N87°54'05"E, 207.05 feet; thence N00°29'56"E 317.20 feet to said South Right-of-Way Line; thence N83°44'49"E, 58.10 feet along said South Right-of-Way Line to the Point of Beginning.

Said tract of land contains 27.521 acres more or less.

Said tract of land being subject to all easements of record.

NOTES

1. ALL PARCELS ARE SUBJECT TO LANDSCAPED BUFFER REQUIREMENTS AS SPELLED OUT IN THE WEST DES MOINES ZONING ORDINANCE.
2. PROPOSED R.O.W. & PAVING WIDTH MAY VARY, DEPENDING ON FINAL TRAFFIC REPORT.
3. SITE WILL BE GRADED TO BALANCE.
4. LOTS 'A', 'B', 'C', 'D', 'F', 'G' AND 'H' TO BE DEEDED TO CITY OF WEST DES MOINES FOR STREET PUBLIC PURPOSES.
5. 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.
6. 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 CONSTRUCTION DIVISION 'CLINT CARPENTER' (222-3480) TO OBTAIN APPLICABLE CITY PERMITS THAT MAY BE NECESSARY.
7. PRIOR TO CONSTRUCTION OF ANY PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, CONSTRUCTION PLANS FOR SAID IMPROVEMENTS NEED TO BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER.
8. OUTLOTS 'Z' TO BE DEEDED TO THE ADJACENT LAND OWNERS.
9. OUTLOTS ARE UN-BUILDABLE LOTS.
10. LOTS 1 AND 60 SHALL NOT HAVE DIRECT DRIVEWAY ACCESS TO ASHWORTH ROAD.
11. MAILBOX PAD LOCATIONS ARE SUBJECT TO APPROVAL OF US POSTAL SERVICES.
12. OUTLOTS 'X' & 'Y' WILL BE KEPT BY CURRENT OWNER FOR FUTURE DEVELOPMENT.

BENCHMARKS

WDM #119
Southeast corner of E.P. True Parkway and 81st Street, Northeast corner of the sidewalk junction, 3 feet East of North-South sidewalk, 3 feet North of East-West sidewalk, 34 feet South of E.P. True Parkway South back of curb. Standard Benchmark.

Elevation_____984.03 (NAVD88 Datum)
210.03 (WDM Datum)

WDM #120
Southeast corner of Ashworth Road and 78th Place, 2 feet West of North end of sidewalk at house #991, 13 feet East of back of curb, 19 feet North of North edge of driveway at junction of sidewalk. Standard Benchmark.

Elevation_____1015.80 (NAVD88 Datum)
241.79 (WDM Datum)

IOWA ONE-CALL
800.292.8989
CALL BEFORE YOU DIG

PRELIMINARY PLAT
ASPEN VALLEY

ATTACHMENT C

SHEET 1 OF 5

OWNER/APPLICANT
ARROW PROPERTIES
773 NE 47th PLACE
DES MOINES, IOWA 50313

ZONING
RS-10 SINGLE FAMILY RESIDENTIAL

COMPREHENSIVE PLAN LAND USE
SINGLE FAMILY RESIDENTIAL (SF)

BULK REGULATIONS
MINIMUM LOT WIDTH = 80'
MINIMUM STREET FRONTAGE = 40'
MINIMUM LOT AREA = 10,000 S.F.

SETBACKS
FRONT = 35'
REAR = 35'
SIDE = 8' MIN. (20' TOTAL)'

BUFFER PARKS
30' BUFFER PARK EASEMENT
(PER WEST DES MOINES ZONING ORDINANCE)

NO FENCES, SHEDS, PLAY STRUCTURES, GAZEBOS, ETC. MAY BE CONSTRUCTED WITHIN A REQUIRED BUFFER PARK EASEMENT.

UTILITIES
WATER SERVICE - WEST DES MOINES WATER WORKS
SANITARY SERVICE - CITY OF WEST DES MOINES
SANITARY SEWER SYSTEM

SHEET INDEX

SHEET 1 DIMENSION PLAN
SHEET 2 GRADING PLAN
SHEET 3 UTILITY PLAN
SHEET 4 DETAILS
SHEET 5 LANDSCAPE PLAN

LEGEND
EXISTING/PROPOSED

- PLAT BOUNDARY
- ST18" STORM SEWER & SIZE
- SAN8" SANITARY SEWER & SIZE
- W8" WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- F.E.S.
- 990 EXISTING CONTOURS
- 990 PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK
- CBU CLUSTER MAILBOX UNIT

CERTIFICATION
LICENSED PROFESSIONAL ENGINEER
BRADLEY R. COOPER
12980
IOWA

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.

PRELIMINARY DRAWING

BRADLEY R. COOPER, IOWA LICENSE NO. 12980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL:
Sheets 1-5

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 2-27-2015
REVISIONS: 5-6-2015
5-19-2015
6-1-2015

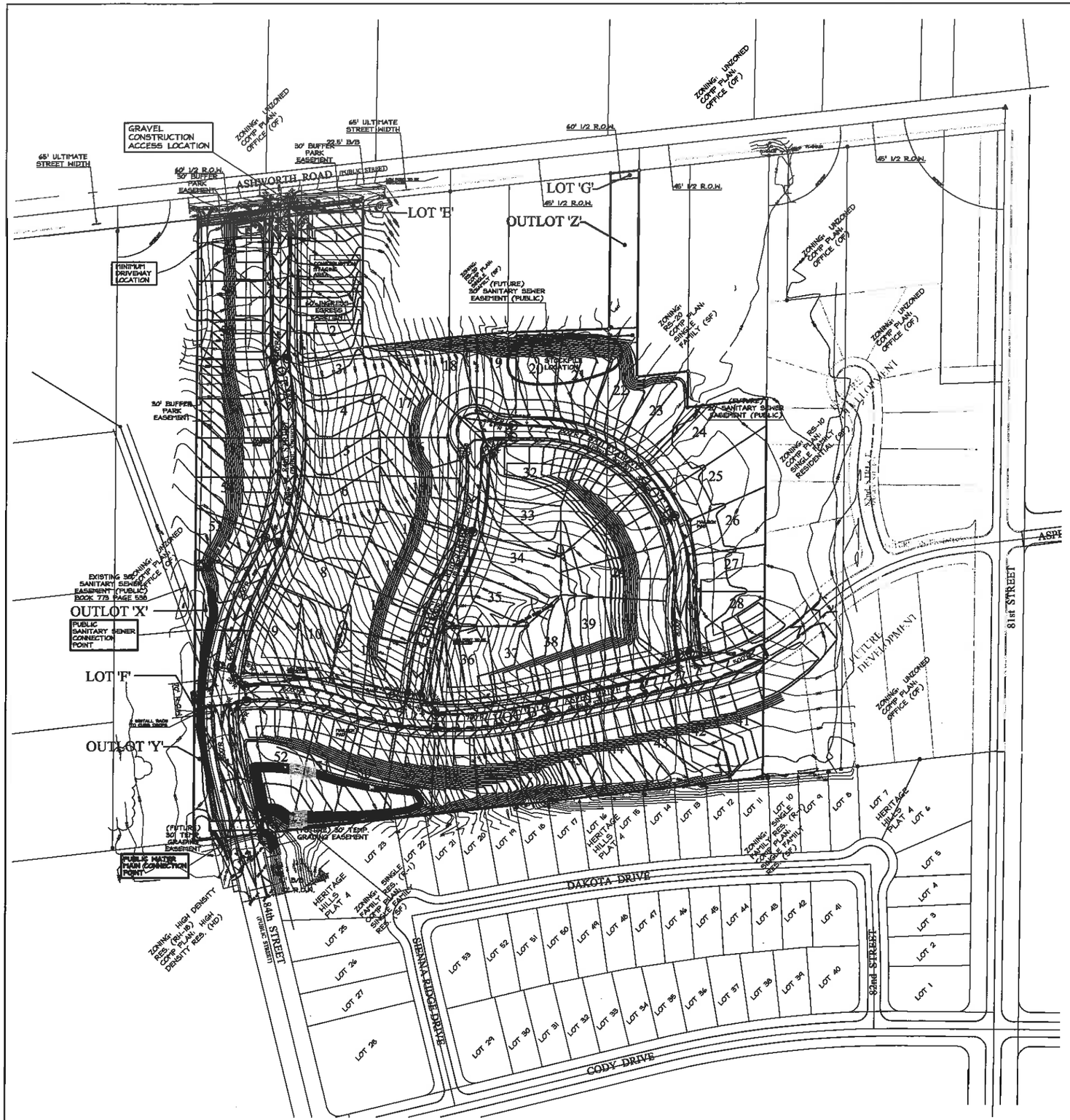
0 50 100
SCALE: 1"=100'

JOB NUMBER
CC 1694

APPROVED: --- INITIALED: --- AS-BUILT: ---

PRELIMINARY PLAT
ASPEN VALLEY

SHEET 1 OF 5



STORM WATER POLLUTION PREVENTION PLAN

SITE DESCRIPTION

Location: Part of Sec. 3, T78N, R26W.
Nature of Construction Activity: Single family residential
Areas: Total site area = 16.2 acres
Site area affected = 16.2 acres
Runoff coefficient = 0.40 (rational method)
Approximate slopes anticipated: 3:1, or flatter.
Runoff from this project will flow into unnamed ditches and waterways which will flow into the South River.

CONTROLS

Erosion and sediment controls
- Stabilization practices
  - Existing vegetation is preserved whenever possible.
  - Permanent seeding and/or sodding.
- Structural practices
  - Silt fences
  - Drainage swales
  - Rock outlet protection (riprap)
- Storm water management
  - Infiltration of runoff onsite.
  - Velocity dissipation devices at discharge locations to provide non-erosive velocity flows.
- Waste disposal

  site.
- Off-site vehicle tracking of sediments shall be minimized.

MAINTENANCE

Maintain effective operating conditions of all protective measures identified in this plan.
- Silt fencing is cleaned when they have lost 50% of their capacity.
- Drainage swales remain undisturbed.
- Rock outlet protection (riprap) remains intact.

INSPECTIONS

Qualified personnel shall inspect disturbed areas of the construction site that have not been finally stabilized at least

storm that is 0.5 inches or greater.
- Inspect site for evidence of, or the potential of, pollutants entering the drainage system from stored materials.
- Observe erosion and sediment controls to ensure that they are operating correctly.
- Locations where vehicles enter or exit the site shall be inspected for evidence of off-site sediment tracking.
- Inspect discharge locations to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters.
- Any modifications to the plan as a result of an inspection shall be implemented within 7 calendar days of the inspection.

of the prevention plan until project termination, this report will contain the following:
- A summary of the scope of the inspection.
- Qualifications of the personnel making the inspection.
- Major observations relating to the implementation of the prevention plan.
- Any actions taken.
- Signature.

NON-STORM WATER DISCHARGES

Water main flushing

controls consisting of:
- Rock outlet protection (riprap)
- Silt fencing
- Existing vegetation

CONTRACTORS

The grading contractor shall have the responsibility of implementing the measures contained in this plan.
- All contractors and subcontractors shall sign a certification statement before conducting any professional service at the site relating to the National Pollutant Discharge Elimination System (NPDES) permit.

MINIMUM OPENING ELEVATIONS (M.O.E.)

LOT #	ELEVATION
29	228.00
34	224.50
35	224.50
36	223.50
37	224.75
38	224.50
39	226.00
46	215.00
47	215.00
48	209.00
49	207.50
50	207.50
51	207.50
52	207.50

PRELIMINARY PLAT
ASPEN VALLEY
SHEET 2 OF 5

NOTES

1. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
2. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
4. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(IES) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1247, 54-1998. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (515-222-3465) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
7. DESIGNATED BUFFERS SHALL BE LABELED AS A "NO BUILD AREA".
8. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS 48 HOURS BEFORE CONSTRUCTION BEGINS BY CALLING 222-3465.

GRADING & EROSION CONTROL CONTACT PERSON

SOIL-TEK
BRENT CAMBRIDGE
(515) 208-1474

BENCHMARKS

WDM #119
Southeast corner of E.P. True Parkway and 81st Street, Northeast corner of the sidewalk junction, 3 feet East of North-South sidewalk, 3 feet North of East-West sidewalk, 34 feet South of E.P. True Parkway South back of curb. Standard Benchmark.

Elevation 984.03 (NAVD88 Datum)
210.03 (WDM Datum)

WDM #120
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Elevation 1015.80 (NAVD88 Datum)
241.79 (WDM Datum)

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- ST 18" — STORM SEWER & SIZE
- SAN 8" — SANITARY SEWER & SIZE
- W 8" — WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- F.E.S.
- 990 — EXISTING CONTOURS
- 990 — PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK
- CBU — CLUSTER MAILBOX UNIT

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

IOWA ONE-CALL
800/292-8989
TOLL-FREE
CALL - BEFORE - YOU - DIG

DATE: 2-27-2015
REVISIONS: 5-6-2015
5-19-2015
6-1-2015

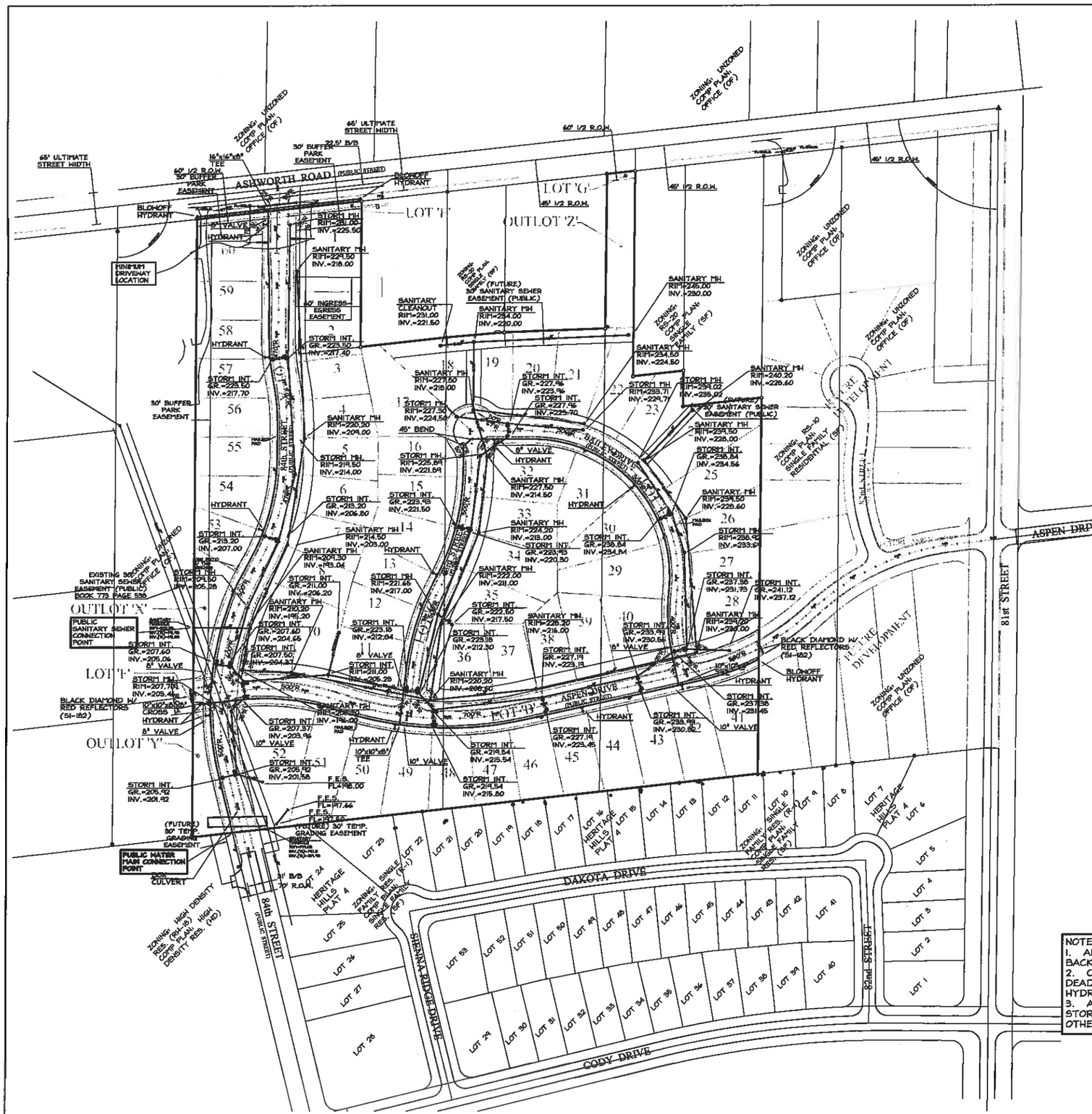
0 50 100
SCALE: 1"=100'

APPROVED: — INITIALED: — AS-BUILT: —

JOB NUMBER CC 1694

PRELIMINARY PLAT
ASPEN VALLEY

SHEET 2 OF 5



PRELIMINARY PLAT
ASPEN VALLEY
SHEET 3 OF 5

NOTES

1. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
2. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
4. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(IES) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1297, 54-1996. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (515-222-3465) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
7. DESIGNATED BUFFERS SHALL BE LABELED AS A "NO BUILD AREA".
8. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS 48 HOURS BEFORE CONSTRUCTION BEGINS BY CALLING 222-3465.
9. ALL SEWERS ARE PUBLIC UNLESS OTHERWISE NOTED.
10. SOUTH MAPLE GROVE HOMEOWNER'S ASSOCIATION WILL MAINTAIN PRIVATE SEWERS.

WATER QUANTITIES

2,600	LF. 8-INCH WATER MAIN
1,260	LF. 10-INCH WATER MAIN
6	EA. 8-INCH VALVE
3	EA. 10-INCH VALVE
2	EA. 8-INCH 45° BEND
2	EA. 10"x10"x8" TEE
1	EA. 10"x10"x8"x8" CROSS
10	EA. HYDRANT, TEE & 6-INCH VALVE
1	EA. BLOWOFF HYDRANT
59	EA. SERVICE

UTILITIES

1. ALL SEWERS ARE PUBLIC UNLESS OTHERWISE NOTED.
2. ALL UTILITIES ARE PUBLIC UNLESS OTHERWISE NOTED.
3. ALL CONNECTIONS TO PUBLIC SEWERS SHALL BE CORE DRILLED.

BENCHMARKS

WDM #119
Southeast corner of E.P. True Parkway and 81st Street, Northeast corner of the sidewalk junction, 3 feet East of North-South sidewalk, 3 feet North of East-West sidewalk, 34 feet South of E.P. True Parkway South back of curb. Standard Benchmark.

Elevation 984.03 (NAVD88 Datum)
210.03 (WDM Datum)

WDM #120
Southeast corner of Ashworth Road and 78th Place, 2 feet West of North end of sidewalk at house #9941, 13 feet East of back of curb, 19 feet North of North edge of driveway at junction of sidewalk. Standard Benchmark.

Elevation 1015.80 (NAVD88 Datum)
241.79 (WDM Datum)

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- ST 18" — STORM SEWER & SIZE
- SAN — SANITARY SEWER & SIZE
- W 8" — WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- F.E.S.
- 990 — EXISTING CONTOURS
- 990 — PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK
- CBU — CLUSTER MAILBOX UNIT

NOTES:
1. ALL WATERMAINS ARE LOCATED 4' BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL TERMINATE ALL DEAD-END WATER MAINS WITH A BLOW-OFF HYDRANT.
3. ALL SANITARY SEWERS, WATER MAIN & STORM SEWERS ARE PUBLIC UNLESS OTHERWISE NOTED.

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CALL- REFERE- YOU- INC

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS
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PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 2-27-2015
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SCALE: 1"=100'

JOB NUMBER CC 1694

APPROVED: — INITIALED: — AS-BUILT: —

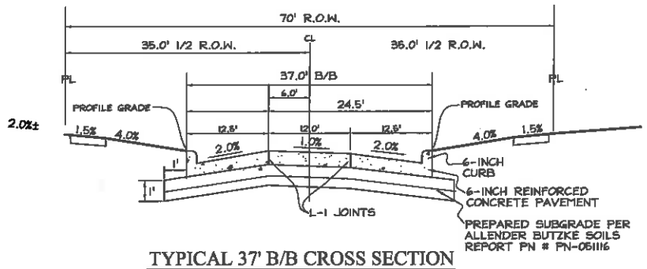
PRELIMINARY PLAT
ASPEN VALLEY

SHEET 3 OF 5

PRELIMINARY PLAT

ASPEN VALLEY

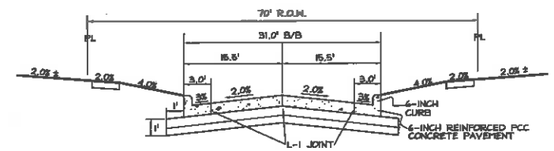
SHEET 4 OF 5



TYPICAL 37' B/B CROSS SECTION

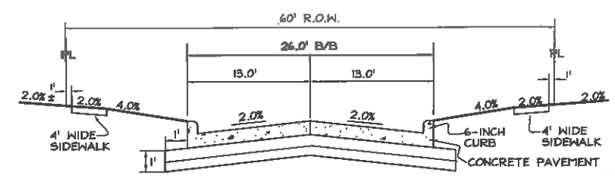
NO SCALE

TYP. PROFILE - STA. 0+00.00 TO 1+13.72 (84TH STREET)



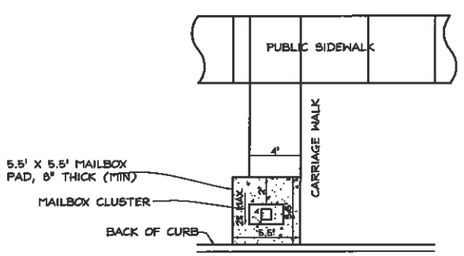
TYPICAL 31' B/B CROSS SECTION

NO SCALE



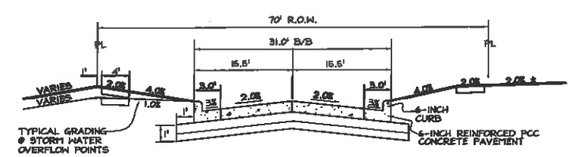
TYPICAL 26' B/B CROSS SECTION

NO SCALE



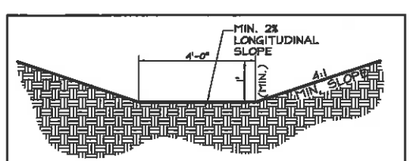
STANDARD CLUSTER MAILBOX PAD DETAIL

NO SCALE



OVERFLOW GRADING DETAIL

NO SCALE



TYPICAL SWALE SECTION

NO SCALE

BENCHMARKS

WDM #119
Southeast corner of E.P. True Parkway and 81st Street, Northeast corner of the sidewalk junction, 3 feet East of North-South sidewalk, 3 feet North of East-West sidewalk, 34 feet South of E.P. True Parkway South back of curb. Standard Benchmark.

Elevation.....984.03 (NAVD88 Datum)
210.03 (WDM Datum)

WDM #120
Southeast corner of Ashworth Road and 78th Place, 2 feet West of North end of sidewalk at house #991, 13 feet East of back of curb, 19 feet North of North edge of driveway at junction of sidewalk. Standard Benchmark.

Elevation.....1015.80 (NAVD88 Datum)
241.79 (WDM Datum)

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- ST 18" — STORM SEWER & SIZE
- SAN 8" — SANITARY SEWER & SIZE
- W 8" — WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- F.E.S.
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0 50 100
SCALE: 1"=100'

DATE: 2-27-2015
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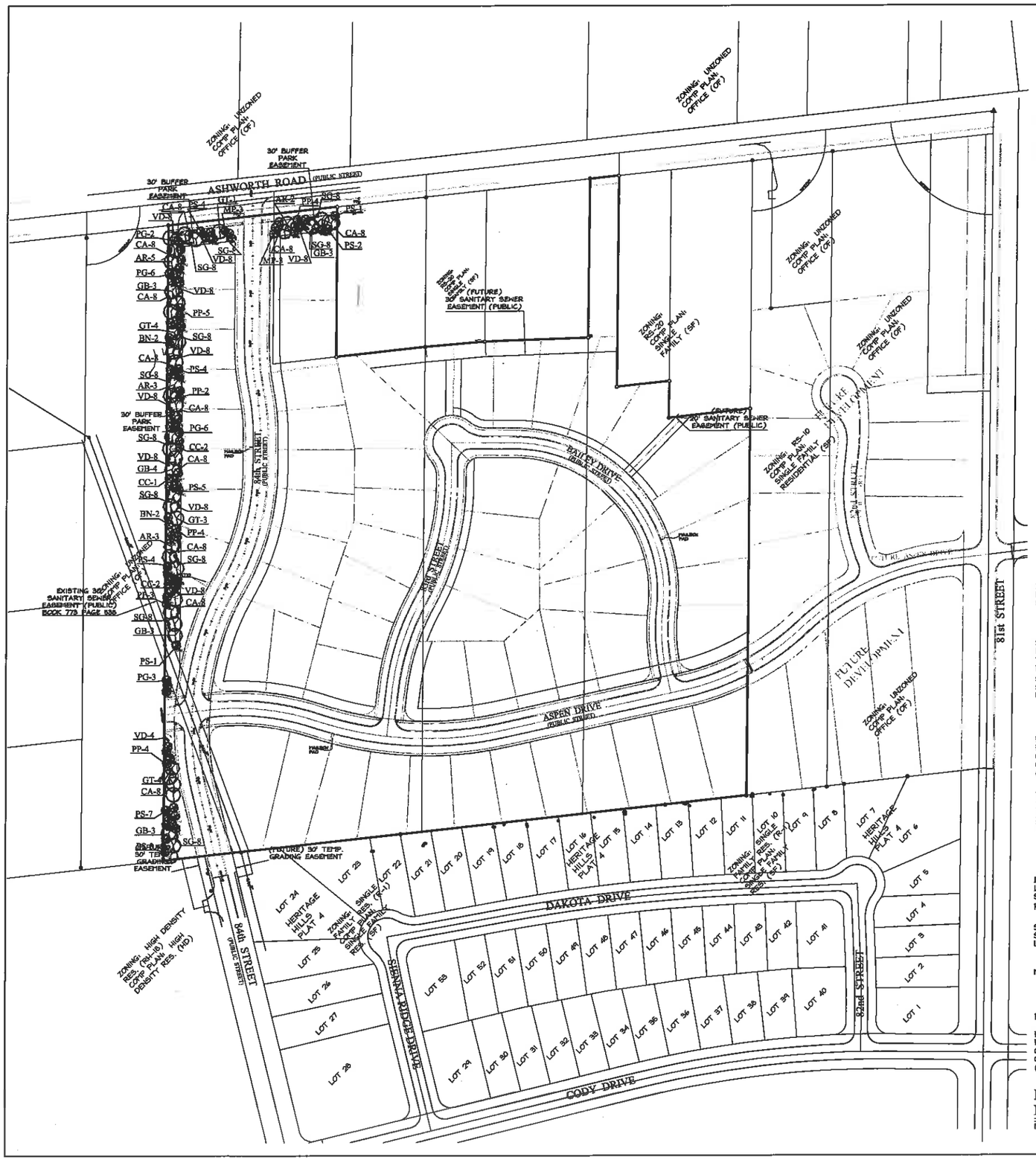
JOB NUMBER
CC 1694

APPROVED: — INITIALRD: — AS-BUILT: —

PRELIMINARY PLAT
ASPEN VALLEY

SHEET 4 OF 5

M:\Land Projects-3\Projects\CC1694\CC1694\Dwg\CC1694 BASE.dwg, PP4, 6/9/2015 8:30:09 AM, CThompson, 1:1



BUFFER PARKS

30' BUFFER PARK EASEMENT
(PER WEST DES MOINES ZONING ORDINANCE)

NO FENCES, SHEDS, PLAY STRUCTURES, GAZEBOS, ETC. MAY BE CONSTRUCTED WITHIN A REQUIRED BUFFER PARK EASEMENT.

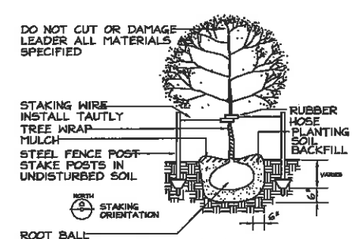
BUFFER REQUIREMENTS

REQUIRED: 1 OVERSTORY TREE, 2 UNDERSTORY TREES AND 6 SHRUBS PER 35 L.F.
BASED ON 1,470 L.F. OF BUFFER:
OVERSTORY TREES - 42
UNDERSTORY TREES - 84
SHRUBS - 252

PROPOSED: OVERSTORY TREES - 41
UNDERSTORY TREES - 15
EVERGREEN TREES - 70
SHRUBS - 252

BUFFER PLANTING SCHEDULE

COUNT	KEY	Botanical name/COMMON NAME	SIZE	CONDITION	REMARKS
13	AR	Acer x freemanii 'Jeffersred' AUTUMN BLAZE FREEMAN MAPLE	2" cal.	B&B	SEE PLAN
16	GB	Ginkgo biloba GINKGO	2" cal.	B&B	SEE PLAN
12	GT	Gleditsia triacanthos inermis SKYLINE HONEYLOCUST	2" cal.	B&B	SEE PLAN
4	BN	Betula nigra RIVER BIRCH	8'-10' ht.	B&B	MULTI-STEM
6	CC	Crataegus crusgalli inermis THORNLESS HAWTHORN	6'-7' ht.	B&B	MULTI-STEM
6	MP	Malus species 'Prairiefire' PRAIRIEFIRE CRABAPPLE	1 1/2" cal.	B&B	SEE PLAN
22	PP	Picea pungens glauca COLORADO BLUE SPRUCE	6'-8' ht.	B&B	SEE PLAN
31	PS	Pinus strobus EASTERN WHITE PINE	6'-8' ht.	B&B	SEE PLAN
17	PG	Picea glauca 'Densata' BLACK HILLS SPRUCE	6'-8' ht.	B&B	SEE PLAN
64	CA	Cornus alba RED-TWIG DOGWOOD	5 gal.	CONT.	SEE PLAN
88	SG	Spiraea x 'Goldmound' GOLDMOUND SPIREA	18"-24" ht.	CONT.	SEE PLAN
76	VD	Viburnum dentatum ARROWWOOD VIBURNUM	18"-24" ht.	CONT.	SEE PLAN



DECIDUOUS TREE PLANTING & STAKING DETAIL

NO SCALE

EVERGREEN TREE PLANTING & STAKING DETAIL

NO SCALE

PRELIMINARY PLAT
ASPEN VALLEY

SHEET 5 OF 5

GENERAL NOTES:

1. ANY SUBSTITUTIONS OF MATERIAL IN EITHER SIZE OF SPECIES MUST HAVE APPROVAL OF LANDSCAPE ARCHITECT PRIOR TO PLANTING.
2. LANDSCAPE CONTRACTOR TO HAVE ALL UTILITIES LOCATED IN FIELD BEFORE STARTING WORK. LANDSCAPE CONTRACTOR SHALL ALSO MAKE A THOROGH FIELD INVESTIGATION BEFORE WORK BEGINS AND INFORM THE CITY OF WEST DES MOINES OF ANY CORRECTIVE MEASURES NEEDED. ALL DAMAMGE TO UTILITIES OF OTHER UNDERGROUND STRUCTURES CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE REPAIRED, AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE OWNER.
3. THE LANDSCAPE ARCHITECT/OWNER SHALL RETAIN THE RIGHT TO INSPECT ALL MATERIAL BEFORE INSTALLATION, INCLUDING AT THE LANDSCAPE CONTRACTOR'S SOURCE NURSERY.
4. PLANT QUANTITIES SHOWN FOR INFORMATION ONLY. DRAWING SHALL PREVAIL IF CONFLICT OCCURS.
5. THE LANDSCAPE CONTRACTOR SHALL STAKE OR PRELOCATE ALL MATERIAL FOR APPROVAL PRIOR TO INSTALLATION AND CONTACT LANDSCAPE ARCHITECT @ COOPER CRAWFORD & ASSOCIATES, LLC (224-1344).
6. LANDSCAPE CONTRACTOR RESPONSIBLE FOR FIRST INITIAL WATERING ON SAME DAY OF MATERIAL PLANTING AND SUBSEQUENT WATERINGS FOR A PERIOD OF TWO WEEKS FOLLOWING PLANTING. QUANTITY AND FREQUENCY OF WATERING WILL BE DETERMINED BY LANDSCAPE ARCHITECT AND WEATHER CONDITIONS AT THE TIME.
7. PROTECT ALL EXISTING STRUCTURES INCLUDING SIGNAGE, WILDFLOWER AREAS, PARKING LOTS, BUILDINGS, SIDEWALKS, AND EXISTING TREES. THE SITE TO BE CLEAN AND CLEAR OF ANY DEBRIS RESULTING FROM LANDSCAPE WORK.
8. PLACE A MINIMUM OF 3" OF SHREDDED BARK MULCH AROUND EACH INDIVIDUAL TREE, SHRUB AND PERENNIAL GROUPINGS WHERE SHOWN ON PLAN.
9. ALL DISTURBED TURF AREAS SHALL BE REPLACED, AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
10. LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF INSTALLATION.
11. ALL PLANT MATERIAL SHALL CONFORM TO THE 'AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 - 1996' OR MOST RECENT EDITION.
12. PLANT BED PREPARATION FOR PERENNIAL AND GRASS LOCATIONS - SOIL IN THESE AREAS TO BE AMENDED WITH 2" HORSE MANURE, BLACK COMPOST, OR SPHAGNUM PEAT AND THOROGHLY TILLED IN. A 'DUSTING' OF PERLITE PRIOR TO TILLING WILL ALSO BE REQUIRED. 'TREFLAN' OR APPROVED EQUAL PRE-EMERGENT TO BE APPLIED PRIOR TO PLANTING.
13. NO TREES ARE ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.

BENCHMARKS

WDM #1119
Southeast corner of E.P. True Parkway and 81st Street, Northeast corner of the sidewalk junction, 3 feet East of North-South sidewalk, 3 feet North of East-West sidewalk, 34 feet South of E.P. True Parkway South back of curb. Standard Benchmark.

Elevation_____984.08 (NAVD88 Datum)
210.03 (WDM Datum)

WDM #1120
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Elevation_____1015.80 (NAVD88 Datum)
241.79 (WDM Datum)

LEGEND

EXISTING/PROPOSED

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- SAN — SANITARY SEWER & SIZE
- W 8" — WATER MAIN & SIZE
- MANHOLE
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SCALE: 1"=100'

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JOB NUMBER
CC 1694

PRELIMINARY PLAT
ASPEN VALLEY

SHEET 5 OF 5

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EXHIBIT II

Prepared by: B. Portz, City of West Des Moines Development Services, P.O. Box 65320, West Des Moines, IA 50265-0320, 515-222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, P. O. Box 65320, West Des Moines, IA 50265-0320

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING THE ASPEN VALLEY PRELIMINARY PLAT (PP-002641-2015) TO SUBDIVIDE THE PROPERTY INTO 60 LOTS FOR RESIDENTIAL DEVELOPMENT, 4 STREET LOTS AND 3 OUTLOTS

WHEREAS, pursuant to the provisions of Title 10, Subdivision Regulations, and Title 9, Zoning Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Arrow Properties, LLC, has requested approval for a Preliminary Plat (PP-002641-2015) to create sixty (60) lots for single family residential development, four (4) street lots for future dedication to the City, and three (3) outlots for future development and detention on a 27.5 acre site located on the southeast corner of Ashworth Road and future 84th Street and legally described as follows;

Legal Description of Property

A TRACT OF LAND BEING A PART OF THE NORTH ½ OF THE NORTHWEST ¼ OF SECTION 11, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., WEST DES MOINES, DALLAS COUNTY, IOWA. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ¼ CORNER OF SECTION 11, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., WEST DES MOINES, DALLAS COUNTY, IOWA; THENCE S83°44'49"W, 750.73 FEET ALONG THE NORTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 11; THENCE S00°23'44"W, 45.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S00°23'44"W, 421.84; THENCE N83°44'49"E, 104.66 FEET; THENCE S00°21'51"W, 73.37 FEET; THENCE N83°44'49"E, 161.94 FEET; THENCE S00°21'51"W, 773.61 FEET TO THE NORTH LINE OF HERITAGE HILLS PLAT 4, AN OFFICIAL PLAT, WEST DES MOINES, DALLAS COUNTY, IOWA AND TO THE SOUTH LINE OF THE NORTH ½ OF THE NORTHWEST ¼ OF SAID SECTION 11; THENCE S83°37'23"W, 1168.41 FEET ALONG SAID NORTH LINE AND SAID SOUTH LINE; THENCE N00°15'34"E, 1271.06 FEET TO THE SOUTH RIGHT-OF-WAY OF ASHWORTH ROAD AS IT IS PRESENTLY ESTABLISHED; THENCE N83°44'49"E, 338.98 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE S00°13'12"W, 299.61 FEET; THENCE N83°42'07"E, 177.93 FEET; THENCE N84°55'15"E, 119.09 FEET; THENCE N87°54'05"E, 207.05 FEET; THENCE N00°29'56"E 317.20 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE N83°44'49"E, 58.10 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

WHEREAS, on June 8, 2015, the Plan and Zoning Commission did recommend to the City Council approval of the Aspen Valley Preliminary Plat (PP-002641-2015);

WHEREAS, on, June 15, 2015, this City Council held a duly-noticed meeting to consider the application for Aspen Valley Preliminary Plat (PP-002641-2015);

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The finding of consistency with the Comprehensive Plan as stated in the staff report, dated June 15, 2015 or as amended orally at the City Council meeting of June 15, 2015, are adopted.

SECTION 2. Preliminary Plat (PP-002641-2015) to subdivide the property into sixty (60) lots for single family residential development, four (4) street lots, and three (3) outlots is approved, subject to compliance with all the conditions in the staff report, dated June 15, 2015, including conditions added at the meeting, and attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the entitlement, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on June 15, 2015.

_____
Steven K. Gaer
Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on June 15, 2015, by the following vote:

ATTEST:

_____
Ryan T. Jacobson
City Clerk

EXHIBIT A
CONDITIONS OF APPROVAL

1. In conjunction with the Final Platting of the subject property, the applicant shall execute an agreement and waiver for Ashworth Road improvements. Agreement should indicate how the obligation will be distributed across existing and newly platted lots.

2. In conjunction with development of the property, Applicant will be responsible for the installation of all standard public improvements, including sewers, streets, sidewalks/trails and street lights adjacent to all public streets. The applicant acknowledging that public improvements will need to be completed and ready for acceptance by the City prior to issuance of any Final Occupancy permits.

3. The applicant acknowledging and agreeing that development of the lots may be limited so as to not exceed maximum dead-end lengths in City Code until such time that the road network for the area is implemented which provides multiple ways in and out of the development thus eliminating dead-ends.