CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: September 21, 2015

ITEM: Village of Ponderosa Plat 9, Southeast corner of Bluestem Circle and S. Prairie View Drive – Subdivide property into 43 lots for single family development and 4 outlots – Grayhawk Homes of Iowa, Inc. – PP-002800-2015

RESOLUTION: Approval of Preliminary Plat

FINANCIAL IMPACT: Undetermined.

BACKGROUND: Joel Jackson, Bishop Engineering, on behalf of the applicant, Grayhawk Homes of Iowa, Inc., is requesting approval of a Preliminary Plat for that approximately 6.78 acre parcel located at the southeast corner of Bluestem Circle and S. Prairie View Drive within the Village of Ponderosa development. The applicant proposes to replat the existing Lots 53, 54, & 55, Village of Ponderosa Plat 1, into 43 single-family detached residential lots and 3 outlots for private streets, and 1 outlot for open space.

Plan and Zoning Commission Action:
Vote: 5-0 approval, with Commissioners Anderson and Crowley absent.
Date: September 14, 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):

- Applicant's Request
- History
- City Council Subcommittee - *Development & Planning: August 13, 2015*
- Staff Review and Comments
  - *Outlots*
  - *Building Setbacks*
  - *Existing Lots 53, 54, & 55*
- Comprehensive Plan Consistency
- Town Center Overlay District 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 and the Town Center Overlay District, the Plan and Zoning Commission recommends the City Council approve the Preliminary Plat to subdivide the property into forty three (43) lots for single-family detached residential lots, 3 outlots for private streets, and 1 outlot for open space, subject to the applicant meeting all City Code requirements and the following conditions of approval:

1. In conjunction with the recordation of the Final Plat, the applicant shall execute the appropriate maintenance responsibility agreements for streets, sewers, etc.;

2. Approval and recordation of the associated final plat shall be required prior to issuance of an occupancy permit, including temporary occupancy for any home within the development;

3. Public Improvement Construction plans shall be approved by the City Engineer prior to initiating work for any modifications to public utility lines; and,

4. For any building permit issued prior to approval of the final plat for lots 53, 54, or 55, the building placement and design shall meet all bulk regulations for the future lot being created with Village of Ponderosa Plat 9. It shall be the responsibility of the owner/builder to modify the home, at the owner/builder's expense, if built incorrectly and out of compliance with bulk regulations.

Lead Staff Member: Brian S. Portz, AICP BSP

Staff Reviews:

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	RTJ

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	August 13, 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: September 14, 2015

Item: Village of Ponderosa Plat 9, Southeast corner of Bluestem Circle and S. Prairie View Drive – Subdivide property into 43 lots for single family development and 4 outlots – Grayhawk Homes of Iowa, Inc. – PP-002800-2015

Requested Action: Approval of Preliminary Plat

Case Advisor: Brian S. Portz, AICP BP

Applicant's Request: Joel Jackson, Bishop Engineering, on behalf of the applicant, Grayhawk Homes of Iowa, Inc., is requesting approval of a Preliminary Plat for that approximately 6.78 acre parcel located at the southeast corner of Bluestem Circle and S. Prairie View Drive within the Village of Ponderosa development. The applicant proposes to replat the existing Lots 53, 54, & 55, Village of Ponderosa Plat 1, into 43 single-family detached residential lots and 3 outlots for private streets, and 1 outlot for open space.

History:

- The Area Development Plan for the Village of Ponderosa was approved by the City Council in October 2005.
- The Specific Plan governing development of the overall project was approved by the City Council in June 2006. An amendment to the ordinance to modify signage standards was approved in December 2007.
- The Preliminary Plat and Final Plats for Village of Ponderosa Plat 1 which established Lots 53, 54, & 55 subject to this replatting were approved by the City Council in July 2006.
- The Overlay District Site Plan for the intended development of this subject property was approved in August 2007.
- In May of 2015, a Comprehensive Plan Amendment, Area Development Plan Amendment, and Zone Change Specific Plan Amendment were approved for the Village of Ponderosa. These amendments allowed for the subject property to be developed as single family residences.

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee on August 13, 2015 as an informational item.

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 note the following.

- *Outlots:* The applicant is proposing Outlots W, X, & Y that will contain the private alleys that are already existing on the site. These alleys will be used to access the garages to the proposed single family homes. No driveway access will be permitted to S. Prairie View Drive, S. Granite Way, S. Quartz Way and S. Bluestone Way. These streets will be designated as the front of these homes with the alleys as the rear of the homes. Outlot Z will be designated as open space and will contain the existing Village of Ponderosa entrance sign along with the associated landscaping. The outlots will be maintained by a homeowner's association. In addition, private cross access easements will be dedicated and recorded for Outlots W, X, & Y to allow individual driveway access to each lot across the outlots. Each driveway that connects to the alleys within the outlots will be maintained by the individual property owner, while the alley's themselves will be maintained by the homeowner's association. The homeowner's association documents will be submitted at the time of final plat review.
- *Building setbacks:* Lots 1-13 front onto S. Prairie View Drive. According to the Village of Ponderosa Specific Plan Ordinance, the homes constructed on these lots have a 0' front yard setback. Building overhangs, steps and foundation plantings are allowed to encroach up to 5' into the 9' right-of-way easement along S. Prairie View Drive. The rear yard setback is 20' measured from the back of curb of the private street to allow a vehicle to park in the driveway without hanging over into the street. For Lots 22, 23, 34, 35, and 43, a 15' side yard setback is required to the south along Wild Rose Drive. For Lots 1, 5, 6, 10, & 11, a 5' side yard setback is allowed on the corner as long as the house does not cause a line of sight issue at the intersection.
- *Existing Lots 53, 54, & 55:* Since Lots 53, 54, & 55 are existing lots of record, a building permit could be issued to construct a house on each of these lots prior to the final plat being recorded for the Village of Ponderosa Plat

9. Any homes constructed on these lots prior to final plat approval will be required to meet setback requirements for the lot on which the home is located. A condition of approval is recommended stating such.

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.

Town Center Overlay District Consistency: The proposed project has been reviewed for consistency with the proposed Town Center Overlay District Guidelines. Based upon that review, a finding has been made that the proposed project is consistent with the Town Center Overlay District Guidelines in that the plan is consistent with the overall objective and intents of the Town Center Overlay District Guidelines.

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 and the Town Center Overlay District, staff recommends the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Preliminary Plat to create forty-three (43) lots for single-family detached residential lots and 3 outlots for private streets, and 1 outlot for open space, subject to the applicant meeting all City Code requirements and the following:

1. Execution of the appropriate maintenance responsibility agreements for streets, sewers, etc.
2. Approval of the associated final plat shall be required prior to issuance of an occupancy permit, including temporary occupancy for any home within the development.
3. Approval of Public Improvement Construction plans prior to initiating work for any modifications to public utility lines.
4. For any building permit issued prior to approval of the final plat, the building shall meet all bulk regulations for the lot on which it is located. It shall be the responsibility of the owner/builder to modify the home, at the owner/builder's expense, if built incorrectly and out of compliance with bulk regulations.

Owner/Applicant:

Grayhawk Homes of Iowa, Inc.
2301 Airport Thruway, Suite E-6
Columbus, GA 31904
Jason Evans
jason@grayhawkhomesinc.com

Applicant's Rep:

Bishop Engineering
3501 104th Street
Urbandale, IA 50322
Attn: Joel Jackson
jjackson@bishopengr.com

ATTACHMENTS:

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

ATTACHMENT A

RESOLUTION NO. PZC-15-068

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 CREATE FORTY-THREE (43) SINGLE FAMILY RESIDENTIAL LOTS

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Grayhawk Homes of Iowa, Inc., has requested approval for a Preliminary Plat (PP-002800-2015) for that approximately 6.78 acre parcel located at the southeast corner of Bluestem Circle and S. Prairie View Drive within the Village of Ponderosa development to create forty-three (43) single-family detached residential lots, three (3) outlots for private streets, and one (1) outlot for open space;

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 September 14, 2015, this Commission held a duly-noticed public meeting to consider the application for a Preliminary Plat (PP-002800-2015);

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 dated, September 14, 2015, or as amended orally at the Plan and Zoning Commission meeting of September 14, 2015, are adopted.

SECTION 2. Preliminary Plat (PP-002800-2015) to create forty-three (43) single-family detached residential lots, three (3) outlots for private streets, and one (1) outlot for open space, is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, dated September 14, 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 September 14, 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 September 14, 2015, by the following vote:

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

ATTEST:

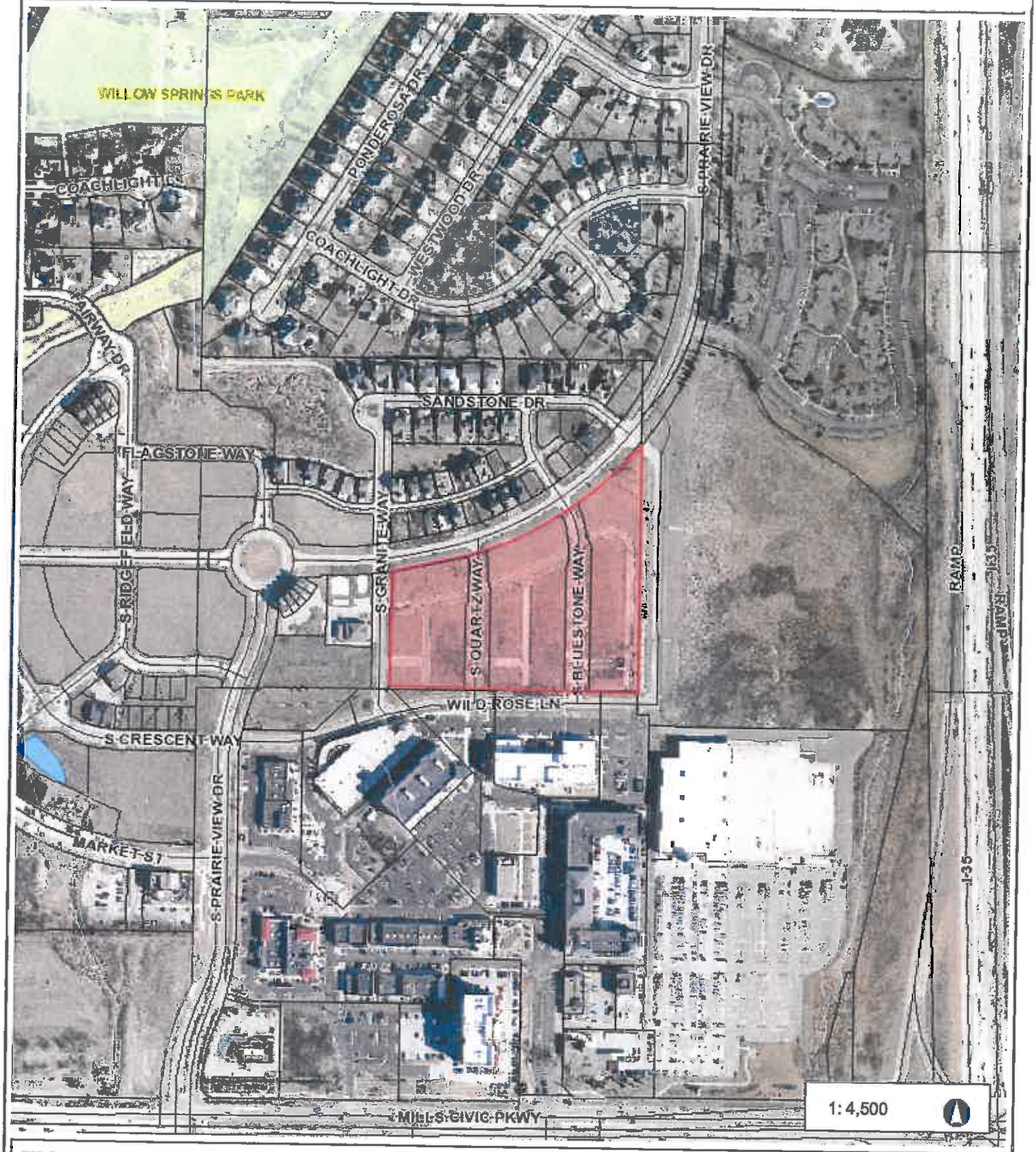
Recording Secretary

Exhibit A
CONDITIONS OF APPROVAL

1. Execution of the appropriate maintenance responsibility agreements for streets, sewers, etc.
2. Approval of the associated final plat shall be required prior to issuance of an occupancy permit, including temporary occupancy for any home within the development.
3. Approval of Public Improvement Construction plans prior to initiating work for any modifications to public utility lines.
4. For any building permit issued prior to approval of the final plat, the building shall meet all bulk regulations for the lot on which it is located. It shall be the responsibility of the owner/builder to modify the home, at the owner/builder's expense, if built incorrectly and out of compliance with bulk regulations.

Village of Ponderosa Plat 9

ATTACHMENT B



750.0 0 375.00 750.0 Feet

NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet

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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

VILLAGE OF PONDEROSA PLAT 9

PRELIMINARY PLAT

ATTACHMENT C

SHEET INDEX:

1 COVER SHEET
2 LAYOUT PLAN
3 UTILITY PLAN
4 EXISTING GRADING PLAN
5 CURB RAMP GRADING PLAN

PROPERTY DESCRIPTION:

ALL OF LOTS 53, 54 AND 55, THE VILLAGE OF PONDEROSA, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA CONTAINING APPROXIMATELY 6.78 ACRES.

OWNER:

GRAYHAWK HOMES OF IOWA, INC
2301 AIRPORT THRUWAY, SUITE E-6
COLUMBUS, GEORGIA 31904

PREPARED FOR:

GRAYHAWK HOMES, INC
ATTN: DAVID ERICKSON
2301 AIRPORT THRUWAY, SUITE E-6
COLUMBUS, GEORGIA 31904

EXISTING COMPREHENSIVE PLAN: SF

SINGLE FAMILY RESIDENTIAL

PROPOSED COMPREHENSIVE PLAN: SF

SINGLE FAMILY RESIDENTIAL

EXISTING ZONING: PUD-SF

PLANNED UNIT DEVELOPMENT - SINGLE FAMILY

PROPOSED ZONING: PUD-SF

PLANNED UNIT DEVELOPMENT - SINGLE FAMILY

IMPERVIOUS SURFACE:

NO ADDITIONAL IMPERVIOUS SURFACE IS PROPOSED AS PART OF THIS PLAT

BENCHMARK:

WDM BM #918 - ALUMINUM DISC AT THE NORTHEAST CORNER OF 60TH STREET & MILLS CIVIC PARKWAY, 18.5' SOUTHEAST OF SIGNAL POLE, 1.5' SOUTHEAST OF FACE OF WALK, 31' WEST OF FIRE HYDRANT.
ELEVATION = 201.57

WDM BM # 10 - ALUMINUM DISC AT THE INTERSECTION OF 60TH AND BEECH TREE DRIVE. 31' WEST OF THE CENTERLINE OF 60TH STREET.
ELEVATION = 179.99

PREPARED BY:

BISHOP ENGINEERING
ATTN: JOEL JACKSON
3501 104TH STREET
URBANDALE, IA 50322
PH: (515) 276-0467

GENERAL NOTES:

1. S GRANITE WAY, S QUARTZ WAY AND S BLUESTONE WAY ARE PRIVATE STREETS. THE CITY OF WEST DES MOINES DOES NOT REPAIR OR MAINTAIN (INCLUDING THE PLOWING OF SNOW) THESE STREETS.
2. HOMES OVER 8,000 SF IN SIZE, INCLUDING GARAGE SPACE, ARE REQUIRED TO BE FIRE SPRINKLED.
3. ALL EXISTING EASEMENTS SHOWN ON PLAN ARE PUBLIC UNLESS NOTED OTHERWISE.
4. ALL SIGNING, STRIPING AND OTHER TRAFFIC CONTROL DEVICES ON THE DRIVEWAY APPROACHES TO THE PUBLIC STREETS SHOULD CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FEDERAL HIGHWAY ADMINISTRATION 2009 EDITION).

OUTLOT NOTES:

1. PROPOSED OWNER OF OUTLOTS W, X, Y AND Z:
   VILLAGE OF PONDEROSA
   MASTER OWNERS ASSOCIATION
2. OUTLOT W, X & Y SHALL BE PRIVATE ACCESS EASEMENTS.

BULK REGULATIONS:

1. LAND USE:
   a. LOTS SHALL RANGE BETWEEN 2,800 SF TO 7,200 SF IN SIZE
      -NOTE LOT 13 IS 13,801 SF TO CONFORM TO THE UNUSUAL GEOMETRY OF THE AREA.
   b. MINIMUM STREET FRONTAGE = 35 FEET
   c. MAXIMUM 43 DWELLING UNITS
   d. MINIMUM LOT WIDTH = 40 FEET
2. MAXIMUM BUILDING HEIGHT = 40 FEET
3. GARAGE ORIENTATION: GARAGES SHALL BE LOCATED IN THE REAR OF THE HOUSE AND ONLY ACCESS THROUGH THE ALLEY. NO GARAGE/ DRIVEWAY ACCESS TO S. PRAIRIE VIEW DR, S GRANITE WAY, S QUARTZ WAY AND S BLUESTONE WAY WILL BE ALLOWED.
4. DEDICATED RESIDENTIAL DRIVEWAYS: VEHICLE DRIVEWAYS DEDICATED AND ADJACENT TO A COVERED PARKING SPACE SHALL MEASURE TEN FEET (10') OR LESS IN LENGTH OR NINETEEN FEET (19') OR GREATER IN LENGTH AS MEASURED PERPENDICULARLY FROM THE GARAGE OPENING TO THE CLOSEST POINT OF THE SIDEWALK OR BACK OF CURB OF INTERSECTING PRIVATE STREET OR DRIVE, WHICHEVER IS MORE RESTRICTIVE. DRIVES THAT ARE INTENDED TO PROVIDE FOR A VEHICLE TO BE PARKED PARALLEL TO THE COVERED SPACE SHALL MEASURE A MAXIMUM OF TEN FEET 10') IN LENGTH; DRIVES INTENDED TO ALLOW A VEHICLE TO BE PARKED PERPENDICULAR TO THE COVERED SPACE SHALL MEASURE A MINIMUM OF NINETEEN FEET (19') IN LENGTH.
5. SETBACKS:
   a. UNLESS OTHERWISE SPECIFICALLY STATED, SETBACKS SHALL BE MEASURED FROM THE PROPERTY LINE OF PARCELS THAT ABUTS A PUBLIC STREET OR BACK-OF-CURB OF ADJOINING PRIVATE STREET OR ALLEY.
   b. ALL SETBACKS SHALL BE MEASURED TO THE FOUNDATION OF THE DWELLING STRUCTURE.
      -FRONT YARD = 20 FEET AS MEASURE FROM THE BACK OF CURB EXCEPT AS NOTED OTHERWISE BELOW.
      -REAR YARD = 20 FEET FROM BACK OF CURB
      -SIDE YARD = 5 FEET, EXCEPT AS NOTED BELOW
      -SIDE YARD (LOTS 22, 23, 34, 35, 43) = 15 FEET TO SOUTH PROPERTY LINE
      -THOSE SINGLE FAMILY DETACHED RESIDENTIAL DWELLING BUILDINGS WHICH FRONT SOUTH PRAIRIE VIEW DRIVE ARE ALLOWED TO HAVE BUILDING OVERHANGS, STEPS, AND FOUNDATION PLANTINGS WHICH EXTEND INTO THE PUBLIC STREET RIGHT-OF-WAY EASEMENT A DISTANCE OF A MAXIMUM OF FIVE FEET (5'). THE FRONT SETBACK ON THESE LOTS FRONTING SOUTH PRAIRIE VIEW DR IS ZERO (0') FEET.
      -LOTS 22 AND 34 FRONT SETBACK SHALL BE MEASURED FROM THE MAIN PLANE OF THE STREET CURB, EXCLUDING PARKING STALLS.
      -TO PROVIDE FOR ADDITIONAL SEPERATION BETWEEN THE PARKING STALLS AND THE HOME, AN ADDITIONAL 5' SETBACK MEASURE FROM PROPERTY LINE IS PROPOSED ON LOTS 22 AND 34.
      -BECAUSE OF THE 5 FOOT SIDE YARD SETBACK REQUIREMENT, HOUSES CONSTRUCTED ON LOTS 1, 5, 8, 10 & 11 SHALL BE PLACED ON THE LOT SO THEY DON'T OBSTRUCT VISIBILITY AT CORNERS.
   c. SETBACKS FROM ATTACHED ACCESSORY STRUCTURES (PORCHES, SUNROOMS, DECKS, ETC) SHALL ABIDE BY THE FRONT, SIDE, AND REAR SETBACKS STATED.
   d. SETBACKS FOR DETACHED ACCESSORY STRUCTURES:
      -NO DETACHED ACCESSORY STRUCTURES SHALL BE LOCATED IN THE FRONT YARD OF ANY PARCEL.
      -MINIMUM OF TEN FEET (10') FROM REAR LOT LINE AND IN ACCORDANCE WITH SIDE YARD SETBACKS AS STATED.
   e. BUILDING SEPARATIONS SHALL BE A MINIMUM OF TEN FEET (10') AS MEASURED BETWEEN THE FOUNDATIONS. OVERHANGS, BAY WINDOWS, FIRE-PLACE BUMP OUTS, ETC. MAY EXTEND INTO THE SETBACK A MAXIMUM OF TWO FEET (2').
   f. NO FENCES OVER FOUR FEET (4') IN HEIGHT, EXCEPT THOSE REQUIRED TO MEET MINIMUM SWIMMING POOL FENCING REQUIREMENTS ARE ALLOWED. NO FENCES ARE ALLOWED ALONG THOSE PROPERTY BOUNDARIES WHICH ABUT A COMMON OPEN SPACE.
   g. ARCHITECTURE SHALL COMPLY WITH THE VILLAGE OF PONDEROSA SPECIFIC PLAN. HOUSE PLANS MUST BE REVIEWED AND APPROVED BY THE VILLAGE OF PONDEROSA DESIGN REVIEW BOARD. INDICATION FROM THE DESIGN REVIEW BOARD OF THEIR APPROVAL OF THE HOUSE DESIGN AND MATERIALS MUST BE PROVIDED IN CONJUNCTION WITH THE BUILDING PERMIT REQUEST. HOMES ARE INTENDED TO BE CUSTOM HOMES, NOT SPEC HOMES UTILIZING THE SAME PLAN WITH MINOR DEVIATIONS.

STANDARD 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 (515-222-3620) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.

ENGINEERING NOTES:

1. SIDEWALK ADJACENT TO OUTLOT Z MUST BE INSTALLED PRIOR TO OCCUPANCY OF ANY HOMES.
2. AS-BUILTS OF THE SEWER WYE LOCATIONS WILL NEED TO BE PROVIDED WHEN AVAILABLE.
3. ALL CONSTRUCTION WITHIN PUBLIC ROW/EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND THE DES MOINES METROPOLITAN DESIGN STANDARDS MANUAL WITH WEST DES MOINES ADDENDA.
4. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC ROW/EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE WDM CONSTRUCTION DIVISION - CLINT CARPENTER (222-3460) TO OBTAIN APPLICABLE CITY PERMITS THAT MAY BE NECESSARY.
5. ALL SANITARY SEWER IS PUBLIC. ALL STORM SEWER IS PRIVATE UNLESS IN AREAS NOTED OTHERWISE.

PARKING REQUIREMENTS:

3 SPACES PER UNIT (2 COVERED, 1 UNCOVERED)
43 LOTS X 3 = 129 SPOTS

PROPOSED SPACES (2 COVERED - GARAGE, AND 2 UNCOVERED - DRIVEWAY)
43 LOTS X 2 (COVERED) = 86
43 LOTS X 2 (UNCOVERED) = 86
TOTAL = 172

PROPOSED STREET PARKING SPACES (GUEST) TOTAL = 62

TOTAL PARKING SPACES = 234

FLOOD HAZARD CERTIFICATION:

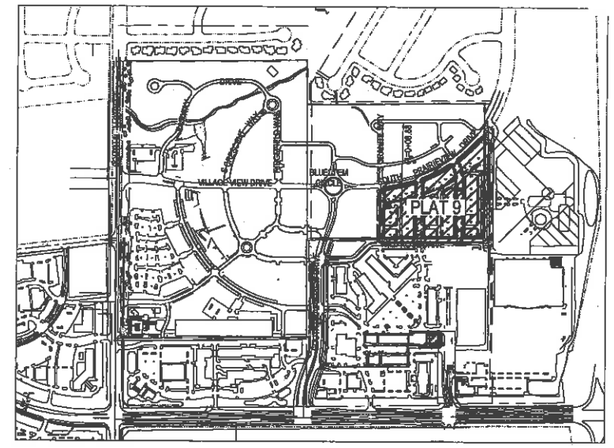
THIS SITE IS LOCATED IN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP 19023I-0008-C, WITH AN EFFECTIVE DATE OF FEBRUARY 16, 2006, IN WEST DES MOINES, IOWA, FOR WHICH THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

ABBREVIATIONS:

AC	ACRES
ASPH	ASPHALT
BK	BOOK
CONC	CONCRETE
D	DEEDED DISTANCE
EX	EXISTING
ENCL	ENCLOSURE
FF	FINISHED FLOOR
FL	FLOW LINE
FRAC	FRACTIONAL
INV	INVERT
M	MEASURED DISTANCE
MH	MANHOLE
OPC	ORANGE PLASTIC CAP
P	PLATTED DISTANCE
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRA	PREVIOUSLY RECORDED AS
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT OF WAY
SF	SQUARE FEET
SAN	SANITARY
TYP	TYPICAL
YPC	YELLOW PLASTIC CAP
N	NORTH
S	SOUTH
E	EAST
W	WEST

LEGEND:

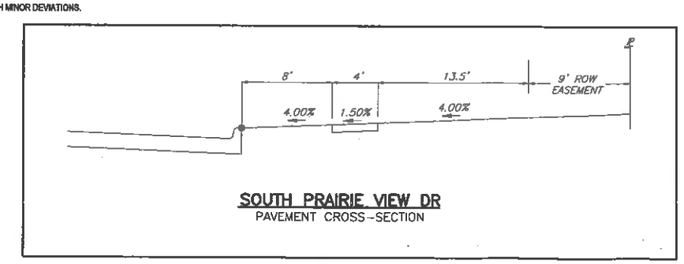
- SAN — SANITARY SEWER
- ST — STORM SEWER
- W — WATER LINE
- G — GAS LINE
- UE — UNDERGROUND ELECTRIC
- O/E — OVERHEAD ELECTRIC
- TELE — TELEPHONE LINE
- F/O — FIBER OPTIC
- CATV — CABLE TV
- STORM MANHOLE
- CURB INTAKE
- SURFACE INTAKE
- FLARED END SECTION
- SANITARY MANHOLE
- CLEANOUT
- FIRE HYDRANT
- 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 FAULT
- CABLE TV RISER
- SIGN
- DENOTES NUMBER OF PARKING STALLS
- PROPERTY CORNER - FOUND 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
- PLAT CORNER - FOUND 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
- PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
- SECTION CORNER - FOUND AS NOTED
- STREET ADDRESS



VICINITY MAP
SCALE: 1" = 500'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	20.81	15.00	19.18	S36°45'10"W	79°30'20"
C2	29.17	1044.00	29.17	N78°42'10"E	1°36'20"
C3	1.83	1041.00	1.83	S77°50'59"W	0°06'02"
C4	19.26	1001.00	19.26	N77°14'54"E	1°06'09"
C5	38.93	1001.00	38.93	N75°34'58"E	2°13'42"
C6	27.63	15.00	23.58	N52°45'58"W	105°31'52"
C7	39.32	1096.09	39.31	N75°49'37"E	1°53'54"
C8	19.58	1096.09	19.58	N77°17'16"E	1°01'24"
C9	1.99	1135.00	1.99	N77°50'58"E	0°06'02"
C10	61.82	1135.00	61.82	N79°27'19"E	3°06'38"
C11	26.89	126.00	26.84	N06°01'05"W	12°02'10"
C12	21.36	15.00	19.80	S28°45'33"W	81°35'27"
C13	30.92	1001.00	30.92	N68°40'11"E	1°46'12"
C14	47.78	1001.00	47.77	N66°25'03"E	2°44'05"
C15	46.17	1001.00	46.16	N63°40'18"E	2°45'28"
C16	47.76	1001.00	47.76	N60°55'34"E	2°44'02"
C17	46.28	1001.00	46.26	N58°14'05"E	2°38'57"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C18	26.08	15.00	22.90	N73°19'20"W	99°32'08"
C19	30.82	122.00	30.84	N16°17'36"W	14°31'19"
C20	35.36	1096.09	35.36	N56°43'13"E	1°50'55"
C21	52.42	1096.09	52.41	N61°00'53"E	2°44'24"
C22	52.71	1096.09	52.70	N63°45'44"E	2°45'18"
C23	52.27	1096.09	52.27	N66°30'22"E	2°43'57"
C24	72.34	1086.47	72.32	N69°45'46"E	3°48'15"
C25	61.82	178.00	61.51	N16°59'54"W	19°53'56"
C26	21.19	15.00	19.47	S11°32'03"W	80°55'50"
C27	29.98	1001.00	29.97	N51°08'30"E	1°42'57"
C28	47.58	1001.00	47.57	N48°50'20"E	2°43'24"
C29	44.60	1001.00	44.60	N46°17'02"E	2°33'11"
C30	134.44	1001.00	134.34	N41°09'36"E	7°41'42"
C31	54.44	70.00	53.05	N62°02'47"W	44°33'43"
C32	19.06	70.00	19.00	N82°07'33"W	15°35'48"
C33	24.39	126.18	24.35	S84°32'12"W	11°04'41"
C34	46.45	126.18	46.19	S68°26'57"W	21°05'48"



SOUTH PRAIRIE VIEW DR
PAVEMENT CROSS-SECTION

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UTILITY NOTE:
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND ARE APPROXIMATE LOCATIONS. THE EXACT LOCATIONS OF ALL UTILITIES MUST BE ASCERTAINED IN THE FIELD. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

PROFESSIONAL LAND SURVEYOR — LARRY D. HYLER, P.L.S. No. 14775 — IOWA

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.

SIGNED: _____ DATE: _____
LARRY D. HYLER, P.L.S. 14775
LICENSE RENEWAL DATE: DEC. 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL: _____

PROFESSIONAL ENGINEER — JOEL E. JACKSON 18397 — 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.

SIGNED: _____ DATE: _____
JOEL E. JACKSON, P.E. 18397
LICENSE RENEWAL DATE: DEC. 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL: _____

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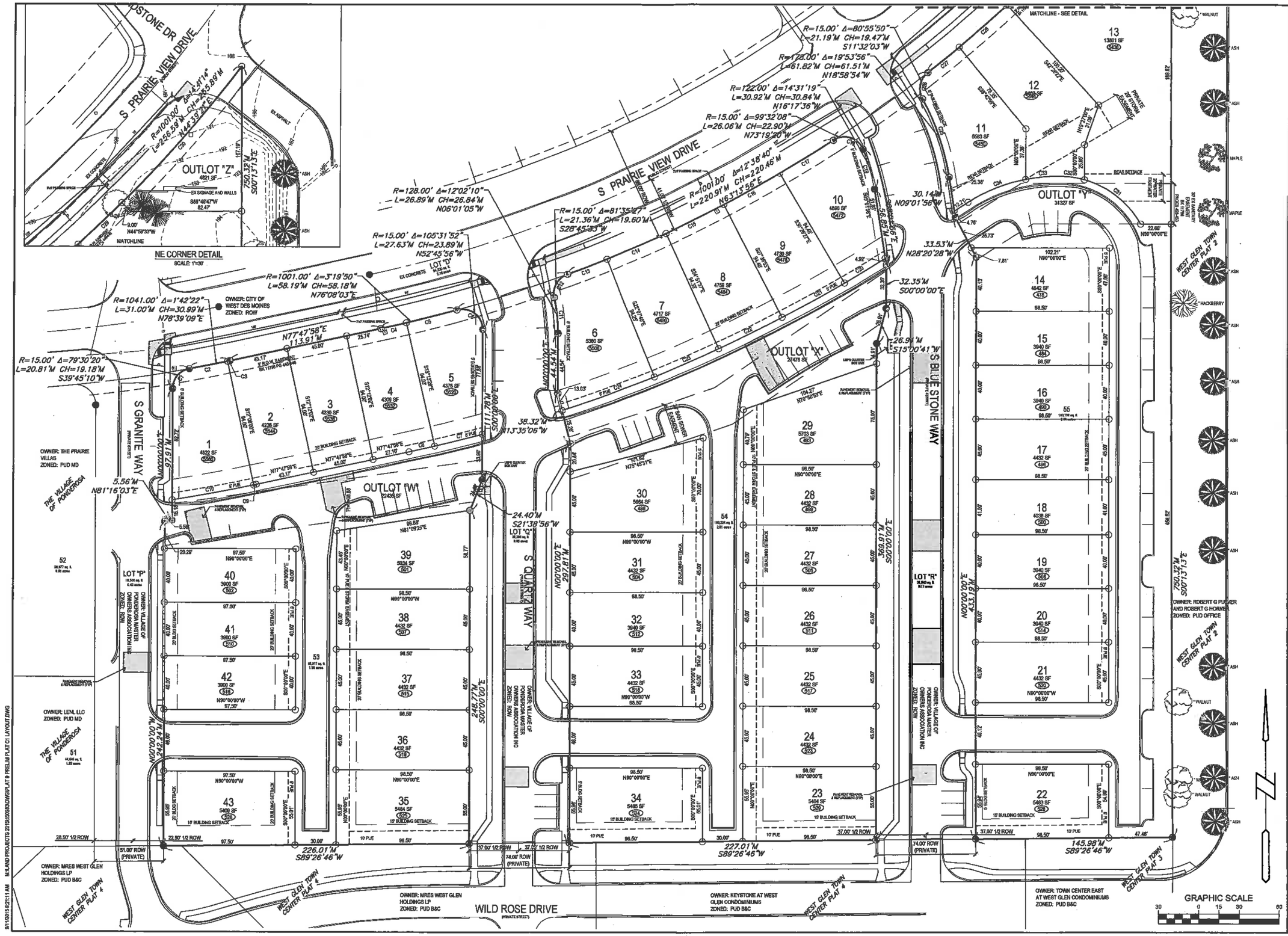
Phone: (515)276-0467 Fax: (515)276-6817
Civil Engineering & Land Surveying Established 19

VILLAGE OF PONDEROSA PLAT 9
WEST DES MOINES, IOWA
PRELIMINARY PLAT COVER SHEET

REFERENCE NUMBER: 060420-36
DRAWN BY: JMR
CHECKED BY: JJ
REVISION DATE:
1ST PP SET (7/31/15)
2ND PP SET (8/17/15)
3RD PP SET (8/26/15)
4TH PP SET (9/8/15)
5TH PP SET (9/10/15)
P&Z PP SET (9/11/15)
PROJECT NUMBER: 150283
SHEET NUMBER: 1 OF 5

9/11/2015 9:17:55 AM M:\LAND PROJECTS 2015\150283\DWG\PLAT 9 PRELIM PLAT C0 COVER.DWG



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VILLAGE OF PONDEROSA PLAT 9
WEST DES MOINES, IOWA
PRELIMINARY PLAT LAYOUT PLAN

REFERENCE NUMBER: D50420-36

DRAWN BY: JMR

CHECKED BY: JJ

REVISION DATE:
1ST PP SET (7/31/15)
2ND PP SET (8/17/15)
3RD PP SET (8/26/15)
4TH PP SET (9/8/15)
5TH PP SET (9/10/15)
P&Z PP SET (9/11/15)

PROJECT NUMBER: 150283

SHEET NUMBER: 2 OF 5

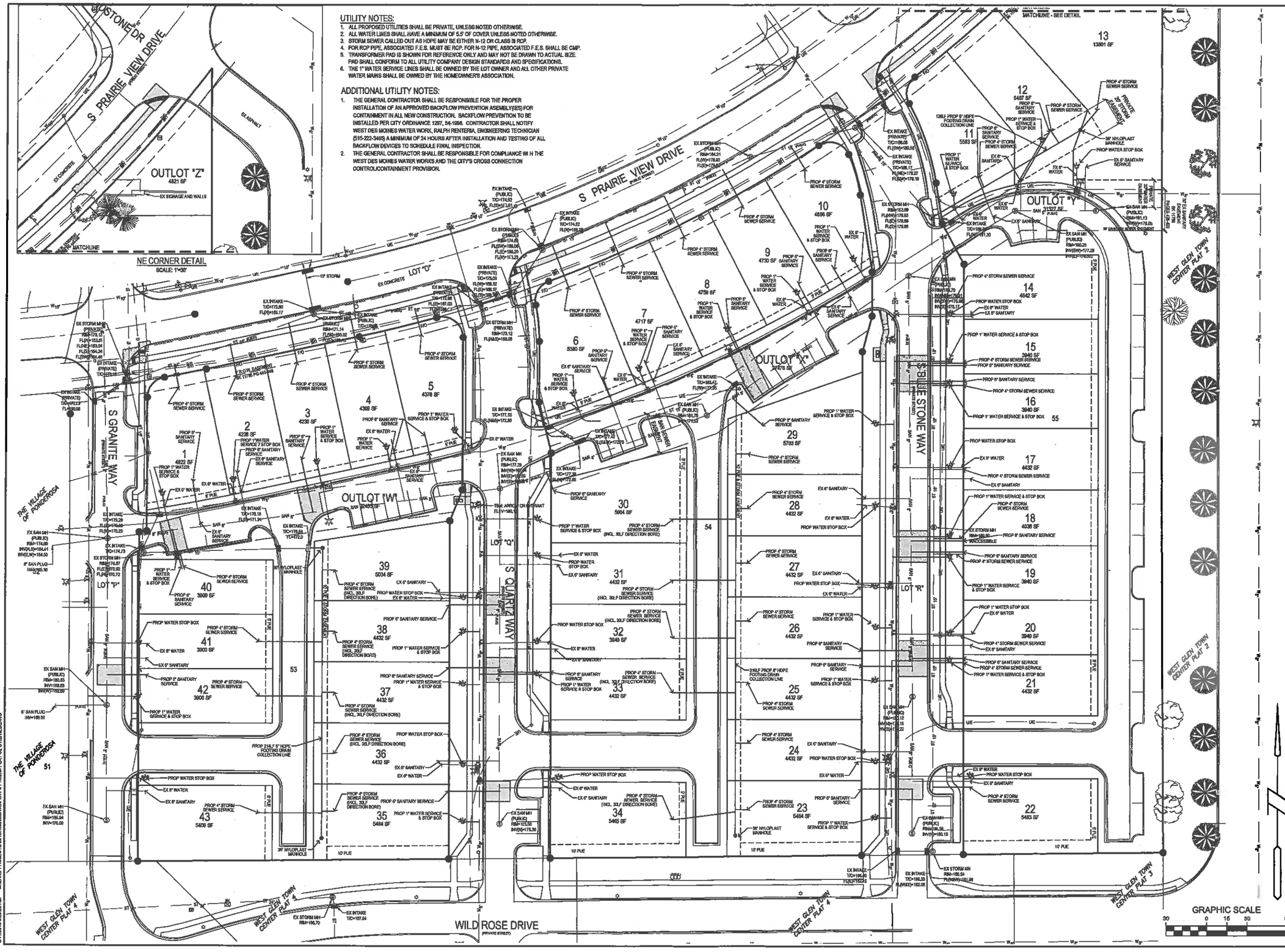
9/11/2015 5:21:11 AM MCLAND PROJECTS 2015\150283\DWG\PLAT 9 PRELIM PLAT C1 LAYOUT.DWG

UTILITY NOTES:

1. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
2. ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5' OF COVER UNLESS NOTED OTHERWISE.
3. STORM SEWER CALLED OUT AS HDPE MAY BE EITHER N-12 OR CLASS III RCP.
4. FOR RCP PIPE, ASSOCIATED F.E.S. MUST BE RCP. FOR N-12 PIPE, ASSOCIATED F.E.S. SHALL BE CMP.
5. TRANSFORMER PAD IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. PAD SHALL CONFORM TO ALL UTILITY COMPANY DESIGN STANDARDS AND SPECIFICATIONS.
6. THE 1" WATER SERVICE LINES SHALL BE OWNED BY THE LOT OWNER AND ALL OTHER PRIVATE WATER MAINS SHALL BE OWNED BY THE HOMEOWNER'S ASSOCIATION.

ADDITIONAL UTILITY NOTES:

1. 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, 94-1986. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (515-222-3489) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WI H THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.



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VILLAGE OF PONDEROSA PLAT 9
WEST DES MOINES, IOWA
UTILITY PLAN

REFERENCE NUMBER: D60420-36

DRAWN BY: JMR

CHECKED BY: JJ

REVISION DATE:
1ST PP SET (7/31/15)
2ND PP SET (8/17/15)
3RD PP SET (8/26/15)
4TH PP SET (9/8/15)
5TH PP SET (9/10/15)
P&Z PP SET (9/11/15)

PROJECT NUMBER: 150283

SHEET NUMBER: 3 OF 5

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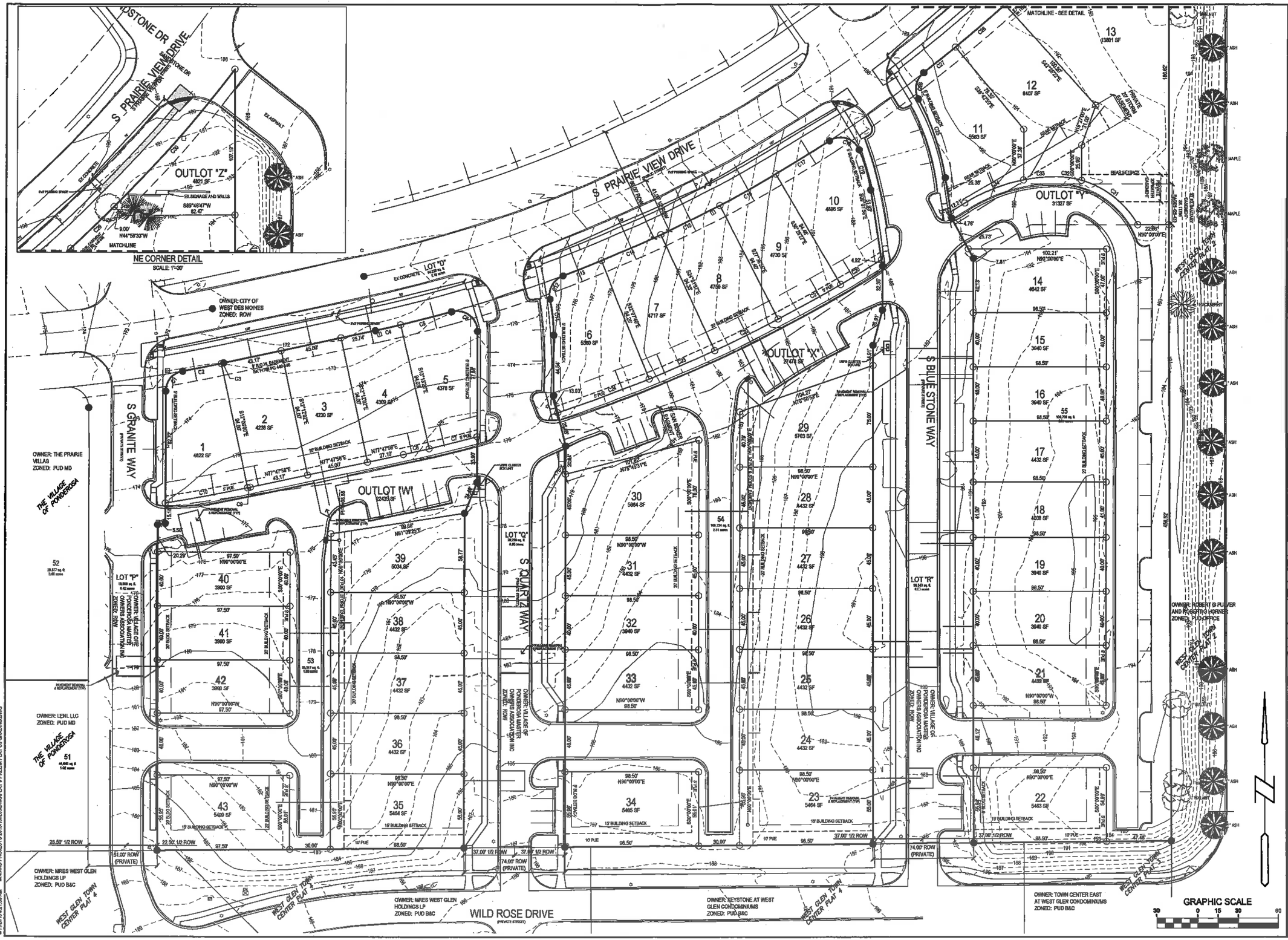

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VILLAGE OF PONDEROSA PLAT 9
WEST DES MOINES, IOWA

PRELIMINARY PLAT EXISTING GRADING

REFERENCE NUMBER: D6D420-36

DRAWN BY: JMR

CHECKED BY: JJ

REVISION DATE:
1ST PP SET (7/31/15)
2ND PP SET (8/17/15)
3RD PP SET (8/26/15)
4TH PP SET (9/8/15)
5TH PP SET (9/10/15)
P&Z PP SET (9/11/15)

PROJECT NUMBER: 150283

SHEET NUMBER: 4 OF 5

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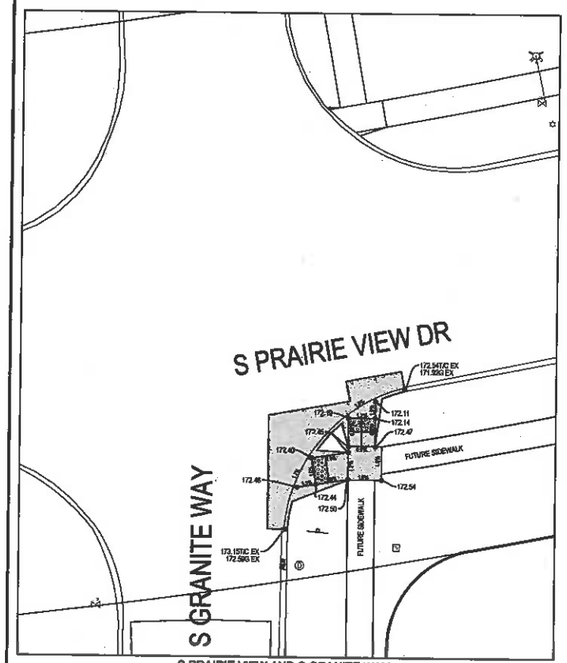
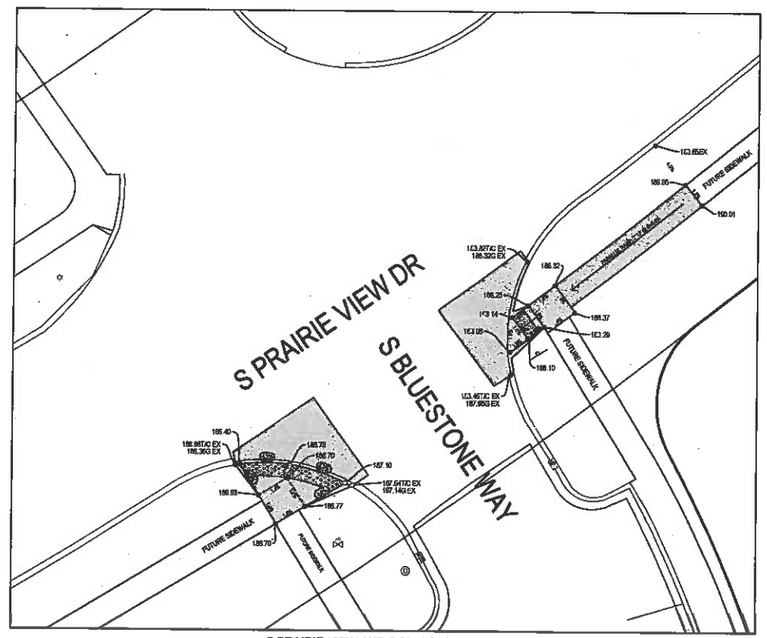
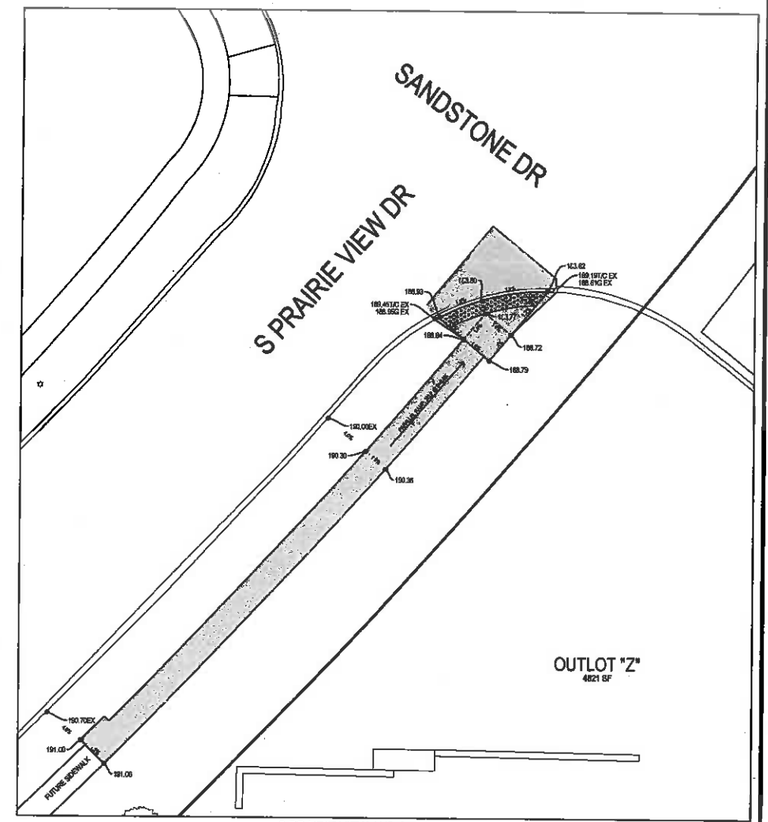


S PRAIRIE VIEW AND S GRANITE WAY
SCALE 1" = 10'



S PRAIRIE VIEW AND S BLUESTONE WAY
SCALE 1" = 10'



S PRAIRIE VIEW AND SANDSTONE DR
SCALE 1" = 10'

GRAPHIC SCALE
30 0 15 30 60

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VILLAGE OF PONDEROSA PLAT 9
WEST DES MOINES, IOWA

PRE PLAT CURB RAMP GRADING

REFERENCE NUMBER:
060420-36

DRAWN BY:
JMR

CHECKED BY:
JJ

REVISION DATE:
1ST PP SET (7/31/15)
2ND PP SET (8/17/15)
3RD PP SET (8/26/15)
4TH PP SET (9/8/15)
5TH PP SET (9/10/15)
P&Z PP SET (9/11/15)

PROJECT NUMBER:
150283

SHEET NUMBER:
5 OF 5

9/11/2015 8:22:16 AM M:\LAND PROJECTS 2015\150283\DWG\PLAT 9 PRELIM PLAT CB GRADING.DWG

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 VILLAGE OF PONDEROSA PLAT 9 PRELIMINARY PLAT (PP-002800-2015) TO SUBDIVIDE THE PROPERTY INTO FORTY-THREE (43) SINGLE FAMILY RESIDENTIAL LOTS

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, Grayhawk Homes of Iowa, Inc., has requested approval for the Village of Ponderosa Plat 9 Preliminary Plat (PP-002800-2015) for that approximately 6.78 acre parcel located at the southeast corner of Bluestem Circle and S. Prairie View Drive within the Village of Ponderosa development to create forty-three (43) single-family detached residential lots, three (3) outlots for private streets, and one (1) outlot for open space;

Legal Description of Property

ALL OF LOTS 53, 54, & 55, THE VILLAGE OF PONDEROSA, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA CONTAINING APPROXIMATELY 6.78 ACRES

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 September 14, 2015, the Plan and Zoning Commission did recommend to the City Council approval of the Village of Ponderosa Plat 9 Preliminary Plat (PP-002800-2015);

WHEREAS, on, September 21, 2015, this City Council held a duly-noticed meeting to consider the application for Village of Ponderosa Plat 9 Preliminary Plat (PP-002800-2015);

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 September 21, 2015, or as amended orally at the City Council meeting of September 21, 2015, are adopted.

SECTION 2. Preliminary Plat (PP-002800-2015) to subdivide the property into forty-three (43) single-family detached residential lots, three (3) outlots for private streets, and one (1) outlot for open space, subject to compliance with all the conditions in the staff report, dated September 21, 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 September 21, 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 September 21, 2015, by the following vote:

ATTEST:

_____
Ryan T. Jacobson
City Clerk

EXHIBIT A
CONDITIONS OF APPROVAL

1. In conjunction with the recordation of the Final Plat, the applicant shall execute the appropriate maintenance responsibility agreements for streets, sewers, etc.;

2. Approval and recordation of the associated final plat shall be required prior to issuance of an occupancy permit, including temporary occupancy for any home within the development;

3. Public Improvement Construction plans shall be approved by the City Engineer prior to initiating work for any modifications to public utility lines; and,

4. For any building permit issued prior to approval of the final plat for lots 53, 54, or 55, the building placement and design shall meet all bulk regulations for the future lot being created with Village of Ponderosa Plat 9. It shall be the responsibility of the owner/builder to modify the home, at the owner/builder's expense, if built incorrectly and out of compliance with bulk regulations.