CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: November 16, 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 – FP-002883-2015

RESOLUTION: Approval and Release of Final Plat

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant, Arrow Properties, LLC, represented by Brad Cooper of Cooper Crawford & Associates, is requesting approval of a Final 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.

CITY COUNCIL SUBCOMMITTEE: The Aspen Valley final plat was not presented to the Development and Planning City Council Subcommittee. This Aspen Valley Preliminary Plat was discussed at the November 6, 2014 Development and Planning City Council Subcommittee meeting. No disagreement with the proposed subdivision was expressed at that time.

OUTSTANDING ISSUES: There are no outstanding issues. Staff would note the following items of interest:

- *Public Utility Easements*: The final plat identifies public utility easements (PUE's) in the front yard of lots 19-24 and lots 48-52. City Code requires that PUE's be located in the rear or side yards. The PUE's in front of lots 19-24 are required due to the steep grade in the rear yards of those lots. In discussions with MidAmerican Energy, for safety reasons, underground electric lines cannot be installed within a hillside. The PUE's in the front yard of lots 48-52 are necessary because of the location of the storm water detention facility in the rear yard of those lots. Underground utilities cannot be located within the detention facility. Due to these reasons, the applicant is requesting the PUE's be allowed in the front yard of the above specified lots. City Staff has reviewed this request and supports granting a waiver of the code requirement. A condition of approval is recommended allowing this waiver from City Code.
- *Access to properties along Ashworth Road:* As a part of the final plat for development of the 60 single family lots, the applicant is proposing to place an ingress/egress easement between lots 1 and 2 that can accommodate a future street that could be constructed off of 84th Street and which will parallel Ashworth Road. With potential future improvements to Ashworth Road, access to the properties immediately north of and adjacent to this plat that currently front onto and access directly to Ashworth Road may be limited to right-in/right-out movements only. This road will allow these properties access to 84th Street thus allowing property owners along Ashworth the ability to get to a street 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 is occurring in conjunction with this final plat. It should be noted, the City Council recently started programming the reconstruction of Ashworth Road into the CIP budget and thus the potential for an assessment has been decreased.

- *Outlots:* The applicant is proposing Outlots X & Y to be reserved for future development. These outlots are located at the western terminus of Aspen Drive. These outlots may be used for future development should the property to the west develop in the future. Outlot Z is an approximately 60' X 320' property between 8296 and 8380 Ashworth Road. This outlot will be deeded to one of the adjacent properties.

  Outlots X & Y will be maintained by a homeowner's association.

- *Aspen Drive:* The Aspen Valley development will connect to the east via Aspen Drive. The developer of Aspen Valley has coordinated with the development to the east (Creekside Glynn) for the alignment of Aspen Drive through both subdivisions.

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.

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the City Council approve the Aspen Valley Final Plat to establish sixty (60) lots for residential development, four (4) street lots and three (3) outlots, subject to the applicant complying with all applicable City Code requirements and the following:

1. The City Council granting the applicant a waiver from City Code to allow Public Utility Easements to be located in the front yard of lots 19-24 and lots 48-52.
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 temporary occupancy permits.
3. The applicant acknowledging and agreeing that development of the lots may be limited by the Fire Marshal 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	
Appropriations/Finance	
Legal	
Agenda Acceptance	RTG

PUBLICATION(S) (if applicable)

Published In	n/a	
Date(s) Published	n/a	
Letter sent to surrounding property owners		n/a

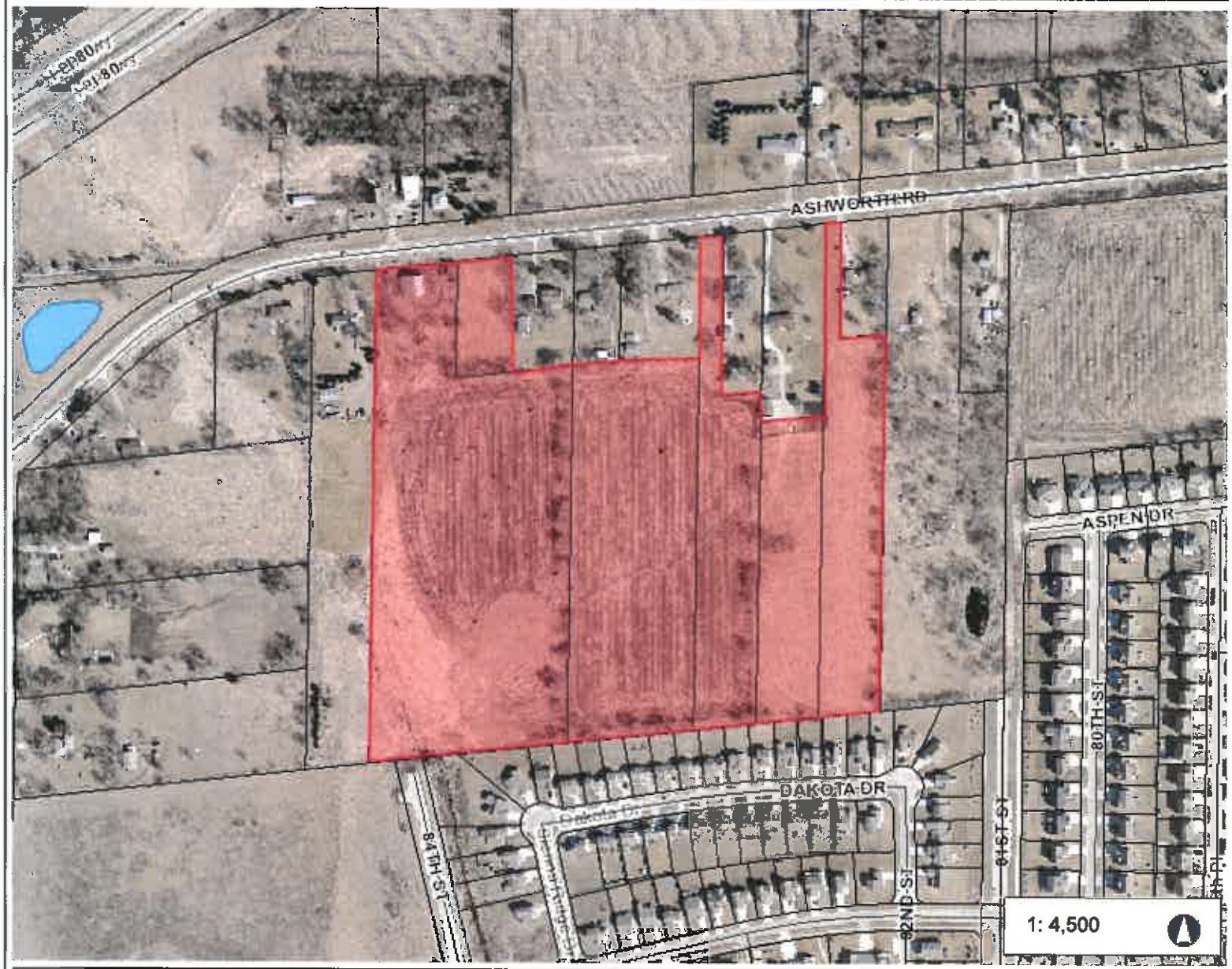
SUBCOMMITTEE REVIEW (if applicable)

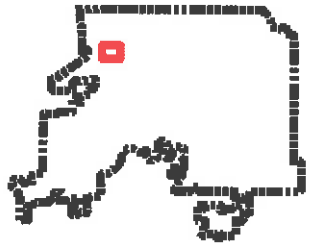
Committee	n/a		
Date Reviewed	n/a		
Recommendation	Yes ☐	No ☐	Split ☐

ATTACHMENTS:

Exhibit I - Location Map
Exhibit II - Final Plat
Exhibit III - Resolution: Approval and Release of Final Plat
Exhibit A - Conditions of Approval

Location Map





Legend

- Parcels
- Parks
- Greenways

750.0 0 375.00 750.0 Feet

NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet

© City of West Des Moines, Iowa

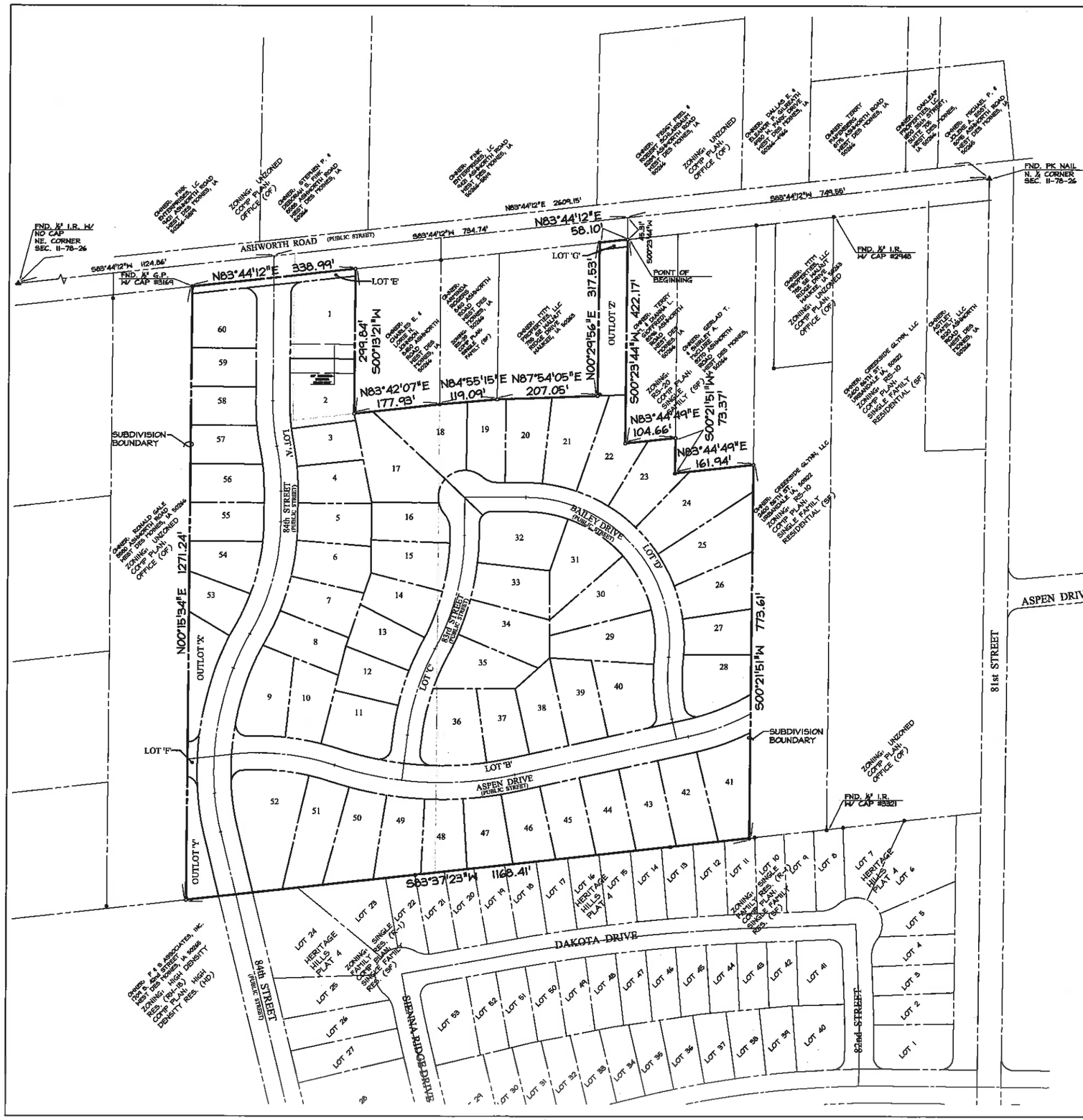
Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

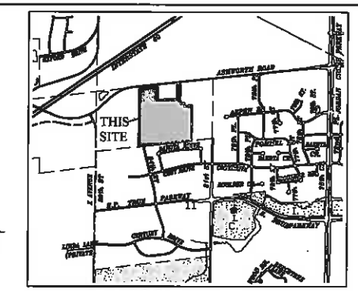
THIS MAP IS NOT TO BE USED FOR NAVIGATION

EXHIBIT I

EXHIBIT II

FINAL PLAT
ASPEN VALLEY
Sheet 1 of 3





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°44'12"W, 749.55 feet along the North Line of the Northwest ¼ of said Section 11; thence S00°23'44"W, 45.31 feet to the Point of Beginning; thence continuing S00°23'44"W, 422.17; 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, 1271.24 feet to the South Right-of-Way of Ashworth Road as it is presently established; thence N83°44'12"E, 338.98 feet along said South Right-of-Way Line; thence S00°13'12"W, 299.84 feet; thence N83°42'07"E, 177.98 feet; thence N84°55'15"E, 119.09 feet; thence N87°54'05"E, 207.05 feet; thence N00°29'56"E 317.53 feet to said South Right-of-Way Line; thence N83°44'12"E, 58.10 feet along said South Right-of-Way Line to the Point of Beginning.

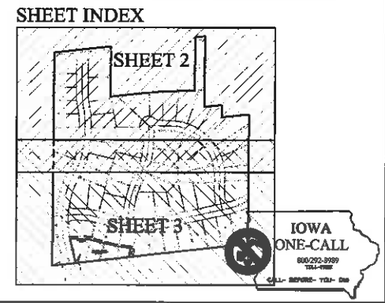
Said tract of land contains 27.523 acres more or less.

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. ALL SINGLE FAMILY LOTS SHALL COMPLY WITH RS-10 ZONING REGULATIONS FOR SINGLE FAMILY DEVELOPMENT AS SPELLED OUT IN THE WEST DES MOINES ZONING ORDINANCE.
3. ALL SANITARY SEWER, STORM SEWER AND OVERLAND FLOWAGE EASEMENTS ARE PUBLIC, UNLESS OTHERWISE NOTED.
4. LOTS 'A', 'B', 'C', 'D', 'E', 'F' & 'G' TO BE DEEDED TO THE CITY OF WEST DES MOINES FOR STREET PURPOSES.
5. THIS SITE IS WITHIN ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS REFERENCED ON FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 19049C0355E, MAP REVISED DECEMBER 4, 2007.
6. THE CONTRACTOR/OWNER OF EACH LOT SHALL SUBMIT A FOOTPRINT AND ELEVATION OF ANY PROPOSED RESIDENCE TO THE CITY OF WEST DES MOINES PRIOR TO RECIEVING A BUILDING PERMIT.
7. DECKS WILL NOT BE ALLOWED TO ENCROACH INTO EASEMENTS.
8. HOME BUILDER AND PLUMBING CONTRACTOR SHALL VERIFY SANITARY SERVICE STUB-OUT ELEVATIONS PRIOR TO HOUSE CONSTRUCTION TO ENSURE BASEMENT FLOOR ELEVATIONS WILL PROVIDE ADEQUATE FALL IN SERVICE PIPE (2% MINIMUM).
9. OUTLOT 'X' & 'Y' TO BE RETAINED BY CURRENT OWNER FOR FUTURE DEVELOPMENT.
1. 10. OUTLOT 'Z' TO BE BE RETAINED BY CURRENT OWNER.
2. LOTS 1 & 2 ARE PARTLY ENCUMBERED BY AN INGRESS/EGRESS EASEMENT.
3. IN ORDER TO ATTAIN A BUILDING PERMIT FOR EACH DWELLING UNIT, THE GENERAL CONTRACTOR SHALL COMPLETE THE CITY OF WEST DES MOINES, "CONSTRUCTION SITE EROSION CONTROL AND TOP SOIL PRESERVATION ACKNOWLEDGEMENT FORM" ACKNOWLEDGING THAT THE PROJECT WILL MEET THE CURRENT TOPSOIL PRESERVATION REQUIREMENTS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR).

SHEET INDEX



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.

SURVEYORS NOTES
1. ALL LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
2. THIS PLAT BOUNDARY HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
3. EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.
4. BEARINGS BASED ON AN ASSUMED BEARING.

LEGEND

———	PLAT BOUNDARY
▲	SECTION CORNER
●	FOUND CORNER, AS NOTED
O	SET CORNER 5/8" I.R. W/ YELLOW CAP #13156
I.R.	IRON ROD
G.P.	GAS PIPE
D.	DEEDED DISTANCE
M.	MEASURED DISTANCE
R.	PREVIOUSLY RECORDED DISTANCE
P.U.E.	PUBLIC UTILITY EASEMENT
5555	ADDRESS
B.S.L.	BUILDING SETBACK LINE
M.O.E.	MINIMUM OPENING ELEVATION
M.P.E.	MINIMUM PROTECTION ELEVATION
N.R.	NOT RADIAL

CERTIFICATION

LICENSED PROFESSIONAL LAND SURVEYOR — KEVEN J. CRAWFORD 13156 — 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.

KEVEN J. CRAWFORD, PLS IOWA LICENSE NO. 13156
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL:
Sheets 1-3

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: 10-16-2015
REVISIONS: 11-4-2015
11-11-2015

SCALE: 1"=100'

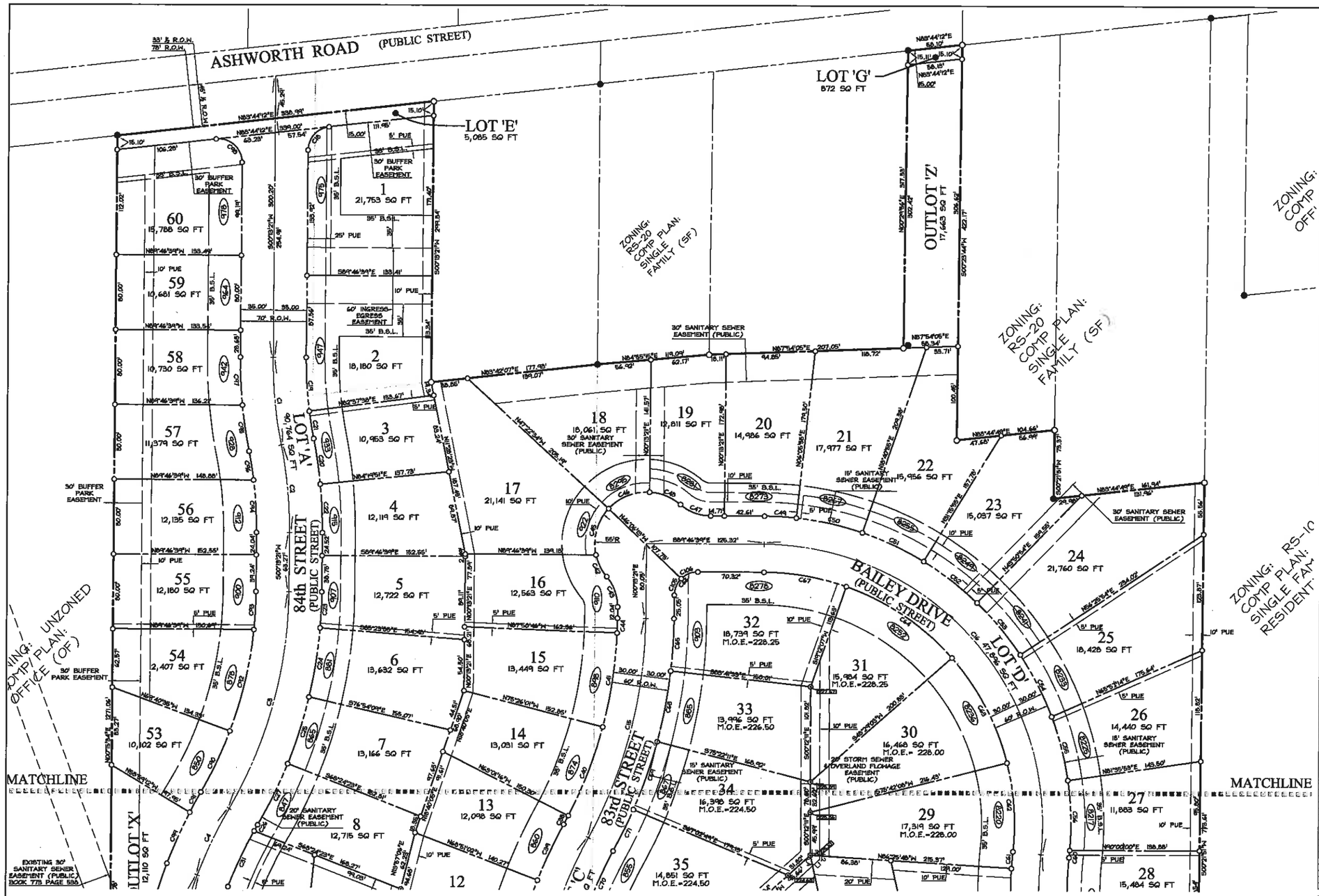
APPROVED: — INITIALED: — AS-BUILT: —

JOB NUMBER CC 1694

FINAL PLAT
ASPEN VALLEY

SHEET 1 OF 3

FINAL PLAT
ASPEN VALLEY
Sheet 2 of 3



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORDBEARING
C1	11°29'40"	470.00	94.24	47.50	94.18	S05°31'21"E
C2	11°29'40"	470.00	94.24	47.50	94.18	N05°31'21"W
C3	29°37'51"	470.00	242.91	124.25	240.24	N19°20'22"E
C4	47°02'51"	500.00	79.18	41.86	78.87	S28°19'30"E
C5	175°53'11"	500.00	187.34	144.46	185.60	S11°50'07"W
C6	7°20'07"	500.00	76.83	38.46	76.77	S00°46'44"E
C7	29°13'41"	500.00	254.19	129.37	252.06	S20°31'02"W
C8	47°17'24"	500.00	41.06	40.63	40.98	S00°00'03"E
C9	15°39'26"	500.00	136.63	68.74	136.21	N25°47'13"E
C10	43°08'05"	700.00	263.84	138.02	262.76	N37°04'03"E
C11	17°42'24"	700.00	149.02	75.16	148.77	S17°30'28"E
C12	50°50'45"	700.00	375.67	198.72	372.33	S47°04'35"E
C13	24°48'29"	500.00	216.76	109.58	214.99	N84°00'54"W
C14	21°37'54"	500.00	188.77	95.52	187.65	S72°27'23"W
C15	28°02'54"	500.00	244.79	124.84	242.34	N64°18'50"E
C16	52°52'31"	500.00	461.39	248.76	445.04	N41°53'53"W
C17	16°28'53"	400.00	114.98	58.08	115.47	S03°18'34"E
C18	53°39'54"	25.00	26.44	14.32	25.50	S41°58'45"W
C19	77°55'42"	486.00	67.44	39.87	67.42	S03°39'49"E
C20	5°34'07"	505.00	49.98	24.71	49.96	N06°29'14"W
C21	37°53'58"	485.00	214.60	111.01	212.60	S03°19'20"E
C22	5°53'29"	505.00	51.93	26.99	51.90	N02°43'24"W
C23	4°22'41"	505.00	38.54	19.28	38.53	N02°41'45"E
C24	8°29'44"	505.00	74.88	37.51	74.81	N06°50'58"E
C25	8°29'44"	505.00	74.88	37.51	74.81	N17°20'44"E
C26	0°54'07"	468.00	7.93	3.96	7.93	S00°22'39"W
C27	8°15'06"	505.00	72.76	36.43	72.67	N25°49'12"E
C28	8°16'10"	505.00	77.06	38.60	76.99	N33°32'27"W
C29	107°41'50"	25.00	44.81	31.26	38.68	S41°00'22"E
C30	102°39'51"	148.00	265.04	214.47	232.90	S85°34'23"W
C31	27°04'44"	486.00	229.54	117.47	227.47	S14°41'14"W
C32	51°02'53"	486.00	433.15	233.44	418.93	N40°04'30"W
C33	6°23'22"	530.00	59.10	29.58	59.07	S04°50'07"W
C34	14°56'49"	25.00	6.52	3.28	6.50	N14°00'11"E
C35	51°46'34"	485.00	438.55	234.57	423.81	S38°03'22"E
C36	4°25'43"	535.00	41.04	20.53	41.03	N33°51'02"W
C37	8°07'10"	550.00	75.11	37.62	75.04	S27°08'23"W
C38	11°35'	470.00	10.61	5.30	10.61	N37°37'27"E
C39	7°07'54"	550.00	68.84	34.48	68.88	S34°42'35"W
C40	12°22'48"	470.00	101.82	51.11	101.62	N32°46'22"E
C41	12°22'48"	470.00	101.82	51.11	101.62	N20°23'37"E
C42	27°12'46"	55.00	26.12	13.31	25.88	S04°20'20"E
C43	40°23'05"	50.00	35.23	18.33	34.50	N11°37'41"W
C44	1°55'58"	470.00	15.84	7.92	15.84	N01°11'17"E
C45	55°33'26"	55.00	53.33	29.12	51.27	S14°50'06"W
C46	50°26'42"	98.00	48.10	25.90	46.56	S67°50'17"W
C47	42°22'28"	80.00	36.23	18.55	34.50	S45°35'38"E
C48	37°32'14"	55.00	36.05	18.69	35.39	N68°10'44"W
C49	5°52'35"	550.00	33.84	16.94	33.83	N86°52'27"W
C50	12°55'09"	550.00	72.47	36.38	72.33	N77°34'38"W
C51	12°55'09"	550.00	72.47	36.38	72.33	N65°09'35"W
C52	12°55'09"	550.00	72.47	36.38	72.33	N52°36'34"W
C53	12°55'09"	550.00	72.47	36.38	72.33	N39°13'34"W
C54	12°54'09"	550.00	74.38	37.33	74.19	N27°08'51"W
C55	12°13'02"	530.00	70.60	35.44	70.47	N14°51'51"W
C56	13°01'40"	530.00	76.09	37.66	74.87	N03°31'17"W
C57	14°00'16"	465.00	114.06	57.32	113.77	N44°25'57"E
C58	97°03'53"	25.00	42.34	28.27	37.46	S83°37'23"E
C59	15°29'35"	570.00	153.60	80.10	153.30	S07°49'50"E
C60	1°51'50"	550.00	7.51	3.90	7.51	N20°10'18"E
C61	2°24'41"	450.00	18.10	9.05	18.10	S04°46'33"W
C62	20°16'42"	270.00	95.56	48.24	95.07	N04°07'50"W
C63	27°33'06"	270.00	129.86	66.34	127.06	N20°31'24"W
C64	29°16'37"	270.00	137.99	70.54	136.49	N54°09'29"W
C65	4°05'06"	530.00	56.24	28.17	56.25	N39°15'44"E
C66	10°00'00"	25.00	4.37	25.03	36.84	S45°35'33"E
C67	93°32'55"	270.00	88.44	48.15	84.08	N80°17'16"W
C68	8°18'23"	530.00	76.91	38.56	76.93	N02°39'09"E
C69	8°18'23"	530.00	76.91	38.56	76.93	N10°47'30"E
C70	97°17'03"	470.00	74.88	37.52	74.80	S25°42'23"W
C71	5°19'01"	530.00	49.20	24.62	49.18	S25°34'45"E
C72	57°47'54"	665.00	113.66	56.97	113.03	N54°45'50"E
C73	94°38'46"	25.00	41.43	27.26	36.84	S40°49'28"E
C74	12°36'01"	470.00	102.97	51.49	102.76	S50°30'02"W
C75	4°26'03"	665.00	51.27	25.65	51.26	N74°42'16"E
C76	13°53'07"	450.00	109.21	62.26	108.96	S08°22'31"E
C77	87°45'50"	25.00	38.33	24.06	34.67	N33°35'32"E
C78	12°32'46"	535.00	117.15	58.81	116.92	N70°08'04"E
C79	1°03'38"	535.00	10.20	5.10	10.20	N76°37'13"E
C80	2°46'26"	735.00	35.60	17.80	35.59	N75°53'13"E
C81	6°10'45"	735.00	79.27	39.67	79.23	N82°31'52"E
C82	6°10'45"	735.00	79.27	39.67	79.23	N88°42'34"E
C83	6°10'45"	735.00	79.27	39.67	79.23	S04°18'39"E
C84	6°10'45"	735.00	79.27	39.67	79.23	S10°28'55"E
C85	5°31'17"	465.00	45.46	23.73	45.44	N74°26'49"W
C86	3°31'22"	735.00	45.06	22.53	45.05	S72°11'55"E
C87	47°17'28"	465.00	76.41	37.79	76.23	S09°04'39"E
C88	30°26'28"	25.00	13.54	24.15	34.67	S42°10'40"W
C89	17°03'39"	465.00	138.46	69.75	137.95	N69°32'17"W
C90	43°11'51"	465.00	72.23	38.23	72.21	N26°08'04"E
C91	2°28'31"	535.00	24.66	12.34	24.66	S38°21'54"W
C92	14°48'28"	485.00	111.73	56.21	111.45	N33°57'51"E
C93	9°27'23"	485.00	40.80	20.43	40.81	N22°54'39"E
C94	7°23'51"	485.00	56.12	28.10	56.08	N03°26'35"E
C95	2°59'29"	505.00	26.87	24.96	26.86	S38°36'39"E
C96	4°06'09"	485.00	31.15	15.58	31.14	N42°13'31"W
C97	5°30'10"	505.00	51.44	28.74	51.42	S02°41'45"E
C98	94°28'08"	25.00	42.10	28.00	37.30	N48°03'47"W
C99	8°26'47"	535.00	54.50	27.93	54.76	S03°39'09"W
C100	18°25'57"	535.00	148.57	74.78	148.03	S14°04'53"W
C101	76°18'26"	25.00	33.27	19.42	30.87	N86°28'38"E
C102	77°12'48"	25.00	33.64	19.76	31.20	N61°07'12"E
C103	17°45'47"	535.00	13.83	6.97	13.83	S09°49'23"E
C104	97°17'03"	535.00	56.76	45.47	56.44	S09°04'39"E
C105	45°00'00"	25.00	19.63	10.36	19.13	N22°31'30"E
C106	45°00'00"	25.00	19.63	10.36	19.13	S67°31'30"E
C107	37°29'21"	465.00	32.25	16.73	32.24	N75°04'47"E
C108	43°55'46"	565.00	57.22	26.63	57.20	S05°49'39"E
C109	43°55'46"	565.00	57.22	26.63	57.20	S50°39'31"E
C110	43°55'46"	565.00	57.22	26.63	57.20	S06°29'23"W
C111	57°29'53"	565.00	56.12	29.84	54.04	S00°23'20"W
C112	43°55'46"	535.00	54.14	27.84	53.12	S06°29'39"E
C113	53°24'18"	535.00	41.75	30.40	41.78	S00°28'26"E
C114	1°58'14"	565.00	19.43	9.47	19.54	S58°25'10"E

LINE DATA

LINE	BEARING	LENGTH
L1	N47°41'21"E	10.17'
L2	N00°12'11"	3.77'
L3	N86°20'12"W	10.02'
L4	S12°30'00"E	11.53'

LEGEND

———	PLAT BOUNDARY
▲	SECTION CORNER
●	FOUND CORNER, AS NOTED
O	SET CORNER 5/8" I.R. W/ YELLOW CAP #13156
I.R.	IRON ROD
G.P.	GAS PIPE
D.	DEEDED DISTANCE
M.	MEASURED DISTANCE
R.	PREVIOUSLY RECORDED DISTANCE
P.U.E.	PUBLIC UTILITY EASEMENT
(3333)	ADDRESS
B.S.L.	BUILDING SETBACK LINE
M.O.E.	MINIMUM OPENING ELEVATION
M.P.E.	MINIMUM PROTECTION ELEVATION
N.R.	NOT RADIAL

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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: 10-16-2015
REVISIONS: 11-4-2015
11-11-2015

SCALE: 1"=50'

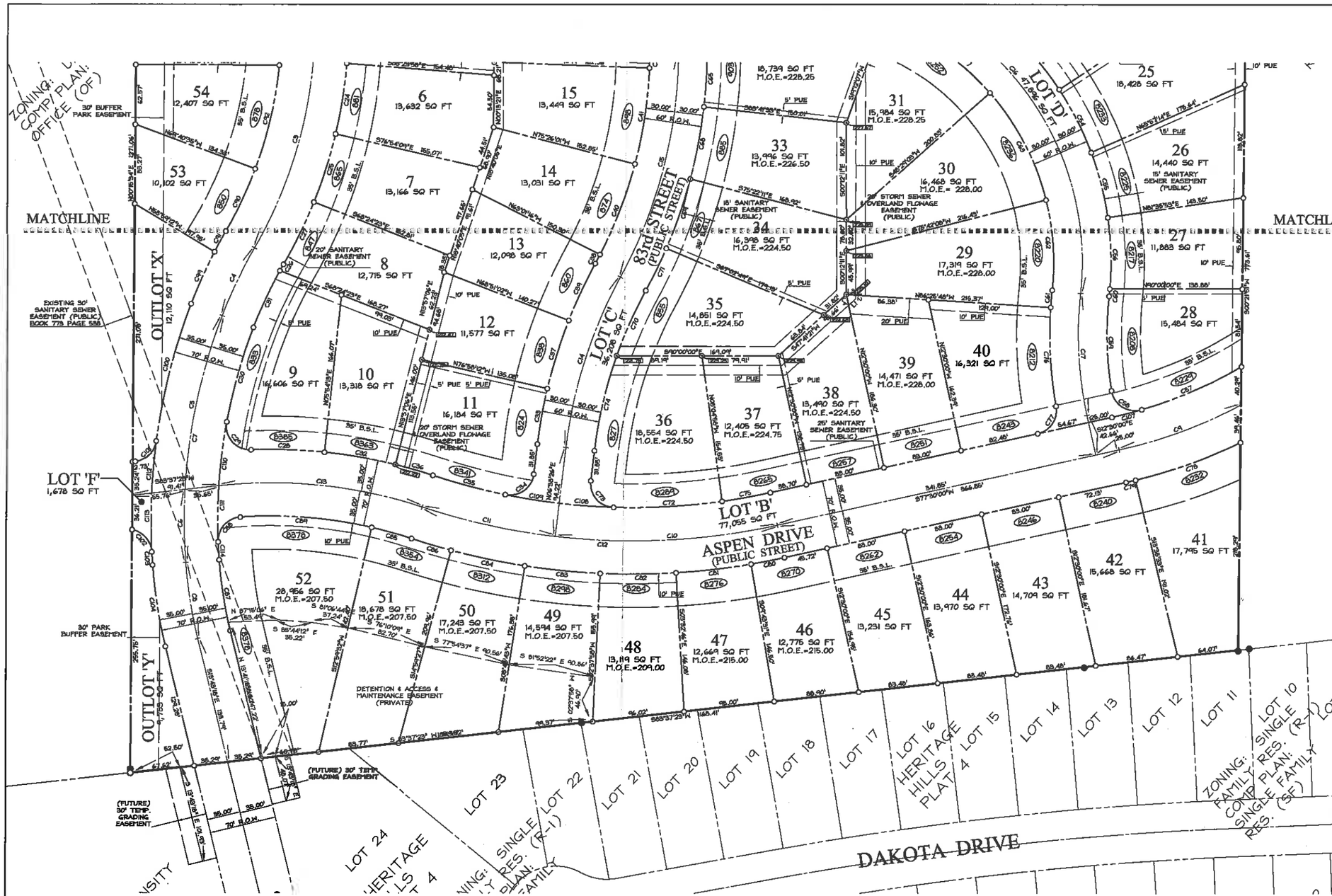
APPROVED: — INITIALED: — AS-BUILT: —

FINAL PLAT
ASPEN VALLEY

JOB NUMBER CC 1694

SHEET 2 OF 3

FINAL PLAT
ASPEN VALLEY
Sheet 3 of 3



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	11°26'40"	470.00	94.24	47.30	94.13	S25°31'26"E
C2	11°26'40"	470.00	94.24	47.30	94.13	N25°31'26"W
C3	25°37'19"	470.00	210.24	106.86	208.51	N16°02'03"E
C4	43°29'11"	500.00	379.45	198.94	370.57	S26°49'18"W
C5	17°30'31"	500.00	152.86	77.15	152.32	S11°51'07"W
C6	7°30'10"	500.00	65.50	32.79	65.45	S00°45'44"E
C7	25°31'41"	500.00	222.74	113.39	220.89	S08°17'02"W
C8	9°17'29"	500.00	81.05	40.63	80.96	S29°40'39"E
C9	8°24'25"	500.00	73.35	36.74	73.29	N34°42'52"E
C10	41°21'24"	700.00	505.24	263.07	494.24	N21°04'18"E
C11	11°42'24"	700.00	143.02	71.74	142.77	S27°37'29"E
C12	30°50'48"	700.00	376.87	192.12	372.33	S07°08'55"E
C13	24°43'24"	500.00	215.76	109.59	214.09	N14°25'53"W
C14	21°37'54"	500.00	188.77	95.52	187.68	S17°27'23"W
C15	28°02'56"	500.00	244.78	124.54	242.34	N14°16'06"E
C16	45°47'32"	500.00	501.31	331.76	445.04	N41°59'53"W
C17	18°28'13"	400.00	129.02	65.26	128.47	S08°19'47"E
C18	53°30'51"	25.00	36.44	22.82	33.30	S41°56'46"W
C19	7°36'42"	495.00	67.44	33.87	67.39	S03°34'37"E
C20	5°36'10"	505.00	49.35	24.71	49.34	N00°20'54"W
C21	33°33'53"	495.00	291.40	149.91	291.40	S09°15'07"E
C22	30°53'02"	505.00	272.21	139.29	268.91	N07°48'24"W
C23	4°22'41"	505.00	38.59	19.30	38.58	N32°41'35"E
C24	8°26'44"	505.00	74.38	37.26	74.31	N26°35'55"E
C25	8°26'44"	505.00	74.38	37.26	74.31	N17°21'44"E
C26	0°56'07"	465.00	7.59	3.80	7.59	S29°22'53"W
C27	8°18'56"	505.00	73.23	36.73	73.17	N26°41'12"E
C28	6°18'10"	505.00	77.06	38.60	76.99	N18°32'27"E
C29	102°45'52"	25.00	44.83	31.24	39.08	S41°00'03"E
C30	107°26'56"	565.00	105.94	91.67	102.89	S13°36'23"W
C31	8°06'44"	465.00	65.84	32.97	65.79	S26°55'16"W
C32	8°07'53"	530.00	75.15	37.64	75.09	N8°09'52"W
C33	6°23'22"	530.00	59.10	29.58	59.07	S09°50'07"W
C34	94°55'48"	25.00	41.42	27.28	36.84	N54°06'18"E
C35	5°46'36"	565.00	56.95	28.51	56.92	S73°12'28"E
C36	4°28'48"	535.00	41.04	20.53	41.03	N73°31'03"W
C37	8°07'10"	530.00	75.11	37.62	75.04	S73°03'23"W
C38	1°17'52"	470.00	10.64	5.30	10.64	N87°21'32"W
C39	7°07'22"	530.00	65.94	32.99	65.85	S84°42'29"W
C40	12°24'48"	470.00	101.82	51.11	101.62	N80°46'25"E
C41	12°24'48"	470.00	101.82	51.11	101.62	N68°21'37"E
C42	27°12'40"	55.00	26.12	13.31	25.86	S22°32'23"E
C43	40°22'03"	50.00	35.23	18.38	34.50	N21°37'41"W
C44	1°55'03"	470.00	15.84	7.92	15.84	N01°17'17"E
C45	93°33'26"	18.00	29.39	19.47	26.27	S43°57'42"W
C46	50°28'42"	55.00	48.41	25.90	46.86	S67°50'17"W
C47	40°22'03"	50.00	35.23	18.38	34.50	S40°28'38"E
C48	57°39'31"	55.00	52.85	28.64	50.64	N80°00'45"W
C49	5°52'35"	530.00	55.84	27.94	55.81	N84°59'22"W
C50	12°36'00"	330.00	72.47	36.38	72.33	N77°34'35"W
C51	12°36'00"	330.00	72.47	36.38	72.33	N65°10'35"W
C52	12°36'00"	330.00	72.47	36.38	72.33	N52°46'35"W
C53	12°36'00"	330.00	72.47	36.38	72.33	N40°22'35"W
C54	12°54'30"	330.00	74.35	37.33	74.19	N27°06'31"W
C55	12°53'02"	330.00	74.30	37.31	74.15	N14°13'16"W
C56	13°01'40"	330.00	75.03	37.68	74.87	N01°58'17"W
C57	14°05'18"	465.00	114.06	57.32	113.77	N6°29'57"E
C58	57°05'51"	25.00	42.34	23.27	37.46	S13°37'29"E
C59	15°26'25"	370.00	99.60	50.10	99.30	S01°53'50"E
C60	1°21'29"	330.00	7.81	3.90	7.81	N06°18'15"E
C61	2°24'41"	230.00	10.10	5.05	10.10	S04°46'35"W
C62	20°16'49"	270.00	95.54	48.21	95.07	N04°01'30"W
C63	27°19'00"	270.00	128.78	65.36	127.59	N21°47'34"W
C64	29°16'57"	270.00	137.99	70.54	136.49	N54°07'29"W
C65	40°03'06"	530.00	56.29	29.17	56.26	N39°15'54"E
C66	5°00'00"	25.00	21.27	11.50	20.66	S42°32'21"W
C67	18°58'46"	270.00	89.44	45.13	89.03	N50°17'16"W
C68	8°52'22"	530.00	76.99	38.56	76.92	N02°26'06"E
C69	8°52'22"	530.00	76.99	38.56	76.92	N10°47'28"E
C70	9°07'42"	470.00	74.86	37.52	74.80	S29°16'29"W
C71	51°17'09"	530.00	474.30	254.62	458.91	N29°36'46"W
C72	72°47'36"	448.00	113.06	64.47	105.83	N54°46'55"E
C73	94°58'49"	25.00	41.42	27.28	36.84	S40°47'22"E
C74	12°52'51"	470.00	105.57	53.04	105.36	S27°53'12"W
C75	42°51'02"	465.00	51.97	27.05	51.95	N75°43'31"E
C76	13°53'37"	430.00	104.21	52.36	103.95	S08°22'21"E
C77	87°49'38"	25.00	38.32	24.06	34.67	N53°32'32"E
C78	12°32'46"	535.00	117.15	58.81	116.92	N70°09'04"E
C79	1°05'55"	535.00	10.20	5.10	10.20	N26°37'15"E
C80	2°46'24"	735.00	35.60	17.80	35.59	N33°30'01"E
C81	6°10'45"	735.00	79.27	39.67	79.23	N39°21'32"E
C82	6°10'45"	735.00	79.27	39.67	79.23	N45°32'16"E
C83	6°10'45"	735.00	79.27	39.67	79.23	N51°42'59"E
C84	6°10'45"	735.00	79.27	39.67	79.23	S70°08'50"E
C85	5°51'11"	465.00	47.46	23.75	47.44	N74°51'49"W
C86	8°21'52"	735.00	43.05	21.53	43.05	S75°31'58"E
C87	43°12'29"	465.00	75.41	39.79	75.33	S09°10'55"E
C88	55°24'29"	35.00	33.58	24.33	32.27	S41°45'47"W
C89	107°08'34"	465.00	539.46	341.75	517.95	N89°33'17"W
C90	49°11'58"	435.00	372.29	196.25	361.01	N29°28'04"E
C91	23°35'37"	535.00	344.68	175.34	342.26	S09°37'24"W
C92	14°50'28"	485.00	111.79	56.21	111.48	N12°57'41"E
C93	5°22'37"	485.00	40.82	20.43	40.81	N02°54'49"E
C94	7°23'31"	485.00	56.12	28.10	56.09	N03°28'25"W
C95	5°08'29"	505.00	45.37	24.96	45.35	S09°26'55"E
C96	4°05'04"	455.00	31.16	15.58	31.14	N09°18'16"W
C97	5°50'07"	505.00	51.44	25.74	51.42	S09°41'55"E
C98	98°25'03"	25.00	42.10	28.00	37.30	N49°12'14"W
C99	6°24'14"	535.00	59.80	29.93	59.76	S03°53'54"W
C100	19°25'07"	535.00	145.57	74.75	145.55	S14°04'00"W
C101	74°15'28"	25.00	33.37	19.62	30.87	N49°23'06"E
C102	77°12'49"	25.00	33.64	19.79	31.20	N41°47'19"W
C103	7°49'48"	436.00	13.83	6.92	13.83	S01°49'22"E
C104	49°17'34"	535.00	56.76	43.47	56.66	S09°24'33"E
C105	45°00'00"	25.00	19.63	10.34	19.13	S22°52'21"W
C106	45°00'00"	25.00	19.63	10.34	19.13	S47°52'21"W
C107	3°36'25"	465.00	32.76	16.13	32.24	N75°50'47"E
C108	4°55'49"	445.00	37.22	28.63	37.20	S66°26'37"E
C109	4°55'49"	445.00	37.22	28.63	37.20	S62°53'12"E
C110	6°51'42"	565.00	67.66	33.87	67.62	S63°38'02"W
C111	5°51'49"	565.00	54.12	27.09	54.09	S02°23'20"W
C112	4°38'50"	535.00	55.14	27.59	55.12	S04°52'29"W
C113	9°34'54"	535.00	61.75	30.90	61.75	S00°20'45"E
C114	1°55'16"	565.00	18.95	9.47	18.94	S03°28'10"E

LINE DATA

LINE	BEARING	LENGTH
L1	N47°41'21"E	10.17'
L2	N00°12'11"	3.77'
L3	N86°20'12"W	10.02'
L4	S12°30'00"E	11.53'

LEGEND

———	PLAT BOUNDARY
▲	SECTION CORNER
●	FOUND CORNER, AS NOTED
O	SET CORNER 5/8" I.R. W/ YELLOW CAP #13156
I.R.	IRON ROD
G.P.	GAS PIPE
D.	DEEDED DISTANCE
M.	MEASURED DISTANCE
R.	PREVIOUSLY RECORDED DISTANCE
P.U.E.	PUBLIC UTILITY EASEMENT
5333	ADDRESS
B.S.L.	BUILDING SETBACK LINE
M.O.E.	MINIMUM OPENING ELEVATION
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& ASSOCIATES, L.L.C.
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475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 10-16-2015
REVISIONS: 11-4-2015
11-11-2015

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0 25 50
SCALE: 1"=50'

APPROVED: — INITIALED: — AS-BUILT: —

FINAL PLAT
ASPEN VALLEY

JOB NUMBER
CC 1694

SHEET 3 OF 3

EXHIBIT III

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, ACCEPTING SURETY IN LIEU OF PUBLIC IMPROVEMENTS, APPROVING AND RELEASING THE FINAL PLAT, ASPEN VALLEY (FP-002883-2015) FOR THE PURPOSE OF CREATING SIXTY (60) LOTS FOR RESIDENTIAL DEVELOPMENT, FOUR (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, Arrow Properties, LLC, has requested approval for a Final Plat (FP-002883-2015) for that approximately 27.5 acre site located at the southeast corner of Ashworth Road and future 84th Street and legally described below for the purpose of subdividing the property into 60 lots for residential development, 4 street lots, and 2 outlots for future development, and 1 outlot to be deeded to an adjacent property owner;

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, 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, the West Des Moines Plan and Zoning Commission has reviewed the Preliminary Plat for Aspen Valley and recommended approval on June 8, 2015, and;

WHEREAS, the Final Plat that was submitted for review was determined to be generally consistent with the Preliminary Plat for Aspen Valley that was reviewed and approved by the City Council on June 16, 2015, and;

WHEREAS, on November 16, 2015, this City Council held a duly-noticed meeting to consider the application for the Aspen Valley Final Plat (FP-002883-2015) and;

WHEREAS, the West Des Moines City Council adopted a resolution which approved the Final Plat for Aspen Valley at their meeting on November 16, 2015, subject to any conditions of approval, and;

WHEREAS, the applicant has supplied a deed to the City of West Des Moines for Street Lot(s) A, B, C, D, E, F & G to be dedicated as public street right(s)-of-way, and;

WHEREAS, the necessary easements have been established for buffer parks, ingress/egress, sanitary sewer and storm sewer, and;

WHEREAS, the City Council did accept surety in lieu of acceptance of public improvements associated with the construction of 83rd Street, 84th Street, Bailey Drive, and Aspen Drive , public sanitary sewer, and public storm sewer within the plat boundaries, and;

WHEREAS, the City Council did accept surety for the construction of sidewalks within the plat, and;

WHEREAS, the City Council did accept the Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement for this property;

WHEREAS, the City Council did accept the Parkland Dedication Agreement for the subject plat, and;

WHEREAS, the City Council approves of the following address assignments;

Lot 1 = 975 84th Street
Lot 2 = 947 84th Street
Lot 3 = 933 84th Street
Lot 4 = 915 84th Street
Lot 5 = 907 84th Street
Lot 6 = 881 84th Street
Lot 7 = 865 84th Street
Lot 8 = 847 84th Street
Lot 9 = 833 84th Street & 8385 Aspen Drive
Lot 10 = 8363 Aspen Drive
Lot 11 = 824 83rd Street & 8341 Aspen Drive
Lot 12 = 838 83rd Street
Lot 13 = 860 83rd Street
Lot 14 = 874 83rd Street
Lot 15 = 898 83rd Street
Lot 16 = 910 83rd Street
Lot 17 = 922 83rd Street
Lot 18 = 8295 Bailey Drive
Lot 19 = 8281 Bailey Drive
Lot 20 = 8273 Bailey Drive
Lot 21 = 8267 Bailey Drive
Lot 22 = 8255 Bailey Drive
Lot 23 = 8249 Bailey Drive
Lot 24 = 8241 Bailey Drive

Lot 25 = 8233 Bailey Drive
Lot 26 = 8225 Bailey Drive
Lot 27 = 8217 Bailey Drive
Lot 28 = 8295 Bailey Drive & 8229 Aspen Drive
Lot 29 = 8220 Bailey Drive
Lot 30 = 8236 Bailey Drive
Lot 31 = 8252 Bailey Drive
Lot 32 = 8278 Bailey Drive & 903 83rd Street
Lot 33 = 885 83rd Street
Lot 34 = 867 83rd Street
Lot 35 = 855 83rd Street
Lot 36 = 903 83rd Street & 8289 Aspen Drive
Lot 37 = 8265 Aspen Drive
Lot 38 = 8257 Aspen Drive
Lot 39 = 8251 Aspen Drive
Lot 40 = 8243 Aspen Drive & 8212 Bailey Drive
Lot 41 = 8232 Aspen Drive
Lot 42 = 8240 Aspen Drive
Lot 43 = 8246 Aspen Drive
Lot 44 = 8254 Aspen Drive
Lot 45 = 8262 Aspen Drive
Lot 46 = 8270 Aspen Drive
Lot 47 = 8276 Aspen Drive
Lot 48 = 8284 Aspen Drive
Lot 49 = 8298 Aspen Drive
Lot 50 = 8312 Aspen Drive
Lot 51 = 8354 Aspen Drive
Lot 52 = 8378 Aspen Drive & 821 84th Street
Lot 53 = 850 84th Street
Lot 54 = 878 84th Street
Lot 55 = 900 84th Street
Lot 56 = 912 84th Street
Lot 57 = 928 84th Street
Lot 58 = 942 84th Street
Lot 59 = 964 84th Street
Lot 60 = 978 84th Street & 8530 Ashworth Road

WHEREAS, Aspen Valley is zoned Residential Single Family (RS-10) and meets all requirements of the City's Zoning Code.

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

SECTION 1. The findings of consistency with the Comprehensive Plan as stated in the staff report, dated November 16, 2015, or as amended orally at the City Council meeting of November 16, 2015, are adopted.

SECTION 2. Final Plat, Aspen Valley (FP-002883-2015) is approved, subject to compliance with all the conditions in the staff report, dated November 16, 2015, including conditions added at the meeting, if any, 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.

SECTION 3. This resolution does release the Final Plat (FP-002883-2015) for recordation. The City Council of West Des Moines, Iowa directs the City Clerk to release said plat for recordation in accordance with said City Council approval of the final plat on November 16, 2015 and Roll Call No. _____

CERTIFICATE

I, Ryan T. Jacobson, City Clerk for said City, hereby certify that at a meeting of the City Council of said City of West Des Moines, held on November 16, 2015, among other proceedings, Roll Call No. _____ approved said plat on November 16, 2015, and released said Final Plat for recordation.

_____
Ryan T. Jacobson
City Clerk

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of November 16, 2015.

_____
Steven K Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

EXHIBIT A:
CONDITIONS OF APPROVAL

1. The City Council granting the applicant a waiver from City Code to allow Public Utility Easements to be located in the front yard of lots 19-24 and lots 48-52.
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 temporary occupancy permits.
3. The applicant acknowledging and agreeing that development of the lots may be limited by the Fire Marshal 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.