CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: May 2, 2016

ITEM: Majestic Oaks, Generally located at the NW corner of Stagecoach Drive and S95th Street – Plat property into 16 single family lots, 17 outlots, and 3 street lots – John (Alex) Wick – PP-002574-2014

RESOLUTION: Approval of a Preliminary Plat

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant, John (Alex) Wick, is requesting approval of a Preliminary Plat for approximately 17 acres located at the northwest corner of Stagecoach Drive and S95th Street. The applicant proposes to subdivide the property into 16 single family lots, 17 outlots, and 3 street lots for dedication to the City. The outlots consist of one outlot (Outlot Z) that will not be developed at this time, 2 outlots (Outlots X and Y) that are remnant slivers of property that was created by the realignment of Stagecoach Drive and fourteen outlots located along the rear of Lots 1 through 14 that are set aside for storm water management and to allow for future creek bank maintenance. It should be noted that also being considered tonight is a request to rezone this property from Single Family Residential (R-1) to Planned Unit Development (PUD). Staff proposes a condition of approval recommending the approval of the Preliminary Plat be conditioned on final City Council approval of the proposed PUD.

Plan and Zoning Commission Action:
Vote: 4-1 approval, with Commissioners Brown and Costa absent.
Date: April 25, 2016
Motion: Adopt a resolution recommending the City Council approve the Preliminary Plat

OUTSTANDING ISSUES: This request was distributed to other City departments and other agencies for their review and comment. There are no outstanding issues. 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: March 26, 2015, March 7, 2016 and April 18, 2016*
- Staff Review and Comments
  - *Sugar Creek*
  - *Outlots along Rear of Property*
  - *Associated Majestic Oaks PUD: Front and Rear Yard Building Setbacks*
- 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 Majestic Oaks, subject to the applicant meeting all City Code requirements and the following conditions of approval:

1. This Preliminary Plat approval is conditioned on final City Council approval of the Majestic Oaks Planned Unit Development (PUD).

2. The applicant executing appropriate legal documents tying the outlots created for creek management to the associated dwelling lot in conjunction with the sale of the dwelling lot. Said agreement shall restrict the sale of the main lot separate from the associated outlot.

3. The applicant executing a lot-tie agreement to tie Outlot X to Lot 1 in conjunction with the sale of the dwelling lot.

4. The applicant executing a lot-tie agreement to tie Outlot Y to Outlot Z in conjunction with the recordation of the associated Final Plat.

5. Prior to approval of the Final Plat, the applicant establishing a suitable Access Easement across Outlots 1A-14A to allow individual homeowners and contracted entities access to conduct Sugar Creek management, maintenance, and repair activities.

6. The applicant including a note on the Final Plat indicating that Outlots 1A-14A are non-buildable and no structures which could impact storm water management measures of the outlot or impede water flow/drainage, including but not limited to, sheds, gazebos, solid fences, and play structures, be located within the outlots.

7. Prior to approval of the associated Final Plat, the applicant providing the appropriate legal documents to establish a Homeowner's Association. Said documents shall clearly define Sugar Creek management, maintenance and repair responsibilities.

8. Prior to approval of the associated Final Plat, the applicant either acquiring Outlots X and Y and Street Lot C or securing necessary agreements for the dedication of Street Lot C to the City and ownership transfer of Outlot X to Lot 1 and Outlot Y to Outlot Z. Should Outlot X and Y and Street Lot C be held under different ownership than the applicant at the time of desired Final Plat approval, that property owner(s) must provide written consent to include the property within the associated Final Plat and provide a warranty deed for the dedication of Street Lot C.

9. The applicant acknowledging that with the exception of placement of a ground monument sign for the development and placement of landscape vegetation, Outlot Z is unbuildable until such time that it is replatted through the City's Preliminary and Final Plat Subdivision process.

10. Applicant acknowledging that the associated Final Plat must be approved by the City and recorded with the County prior to the issuance of any building permits, including footing and foundation permits for any lot within the plat.

11. Prior to the Final Plat approval, the applicant submit a signed Temporary Construction Easement for area within Lot 1 and Outlot 1A as indicated on the Majestic Oaks Preliminary Plat to allow for the construction of the Stagecoach Drive Bridge.

12. The applicant receiving City approval of Public Improvement Construction Plans for all public improvements prior to initiation of construction. Additionally, the applicant acknowledging that public improvements must be constructed and accepted by the city prior to issuance of any occupancy permits, including temporary occupancy permits for any dwelling within the plat.

13. Applicant providing suitable access roads to the satisfaction of the City's Fire Marshal prior to issuance of any building permits for above ground construction.

Lead Staff Member: J. Bradley Munford

Staff Reviews:

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	not requried	
Date(s) Published	N/A	
Letter sent to surrounding property owners		N/A

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning		
Date Reviewed	4/18/2016		
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: April 25, 2016

Item: Majestic Oaks, Generally located at the NW corner of Stagecoach Drive and S95th Street – Plat property into 16 single family lots, 17 outlots, and 3 street lots – John (Alex) Wick – PP-002574-2014

Requested Action: Approval of Preliminary Plat

Case Advisor: J. Bradley Munford

Applicant's Request: The applicant, John (Alex) Wick, is requesting approval of a Preliminary Plat for approximately 17 acres located at the northwest corner of Stagecoach Drive and S95th Street. The applicant proposes to subdivide the property into 16 single family lots, 17 outlots, and 3 street lots for dedication to the City. The outlots consist of one outlot (Outlot Z) that will not be developed at this time, 2 outlots (Outlots X and Y) that are remnant slivers of property that was created by the realignment of Stagecoach Drive and fourteen outlots located along the rear of Lots 1 through 14 that are set aside for storm water management and to allow for future creek bank maintenance.

It should be noted that also being considered tonight is a request to rezone this property from Single Family Residential (R-1) to Planned Unit Development (PUD). Staff proposes a condition of approval recommending the approval of the Preliminary Plat be conditioned on final City Council approval of the proposed PUD.

History: The property was annexed into the city in 2003 as a part of the Mills Civic Parkway Annexation. In 2013 the Comprehensive Plan was amended to Medium Density Residential as a part of the development efforts for The Woods at Sugar Creek (now called Tiburon) subdivision, directly north of this project. On February 23, 2015 the City Council approved a Comprehensive Plan Land Use Map to change the land use designation from Medium Density Residential (MD) to Single Family Residential (SF). A Rezoning from 'Unzoned' to Single Family Residential (R-1) was also approved at the same meeting.

City Council Subcommittee: Majestic Oaks has been reviewed by the Development and Planning City Council Subcommittee on March 26, 2015 and March 7, 2016 to discuss the layout of the development and finding a balance between it and Sugar Creek. Staff recommend a PUD to reduce front yard setbacks and increase the rear yard setbacks: the subcommittee felt that this was a suitable approach to aid in pushing the homes away from the creek. The proposed Majestic Oaks PUD and use of outlots along the creek was reviewed by the Development and Planning City Council Subcommittee on April 18, 2016. The Subcommittee was supportive of the request.

Staff Review and Comment: This request was distributed to other City departments and outside agencies for their review and comment. There are no outstanding issues. Staff would note the following:

Sugar Creek: The Sugar Creek basin contains significant changes in terrain and is heavily timbered. Creek flows can rise and move fairly fast during larger rain events, resulting in bank erosion and potential flooding for that portion of the proposed development that is closest to the creek. The applicant has worked with staff to create a PUD for a single-family residential development that strikes a balances between the development of homes and terrain and the channel pattern of Sugar Creek. The associated PUD proposes to reduce the front yard setback by five feet (5') for the dwelling portion of the home but adds this five feet (5') to the rear yard setbacks thus providing more separation from the creek channel.

Outlots along Rear of Property: With the platting of the property, all of the lots which back up to the creek have been split into a buildable lot and an outlot. The outlot aligns with the 100 year floodway and is intended for drainage and floodplain management and to allow for stream bank repair and mediation. Per the associated PUD, placement of any structures of any kind are prohibited from being located within the outlot area. Although the outlots are intended to be lot-tied in conjunction with the Final Plat to each respective dwelling lot, by creating an outlot, the requirement for obtainment of expensive flood insurance may possibly be avoided. The requirement for

flood insurance is at the discretion of individual lending institutions. The PUD requires that a Homeowner's Association be set up to provide Sugar Creek management, maintenance and repair: it is desired that the maintenance responsibilities and costs be shared amongst all lots within the development and not have all costs put to the just the property owner where repair and maintenance is necessary. General maintenance (e.g.; mowing, vegetation management, etc.) of the each outlot area is intended to be the responsibility of the associated dwelling lot. Staff recommends a condition of approval requiring the sale of outlots A1-A14 to the purchaser of associated Lots 1-14 in conjunction with the sale of the house lot. In addition, staff recommends a condition requiring the establishment of a Homeowner's Association to define Sugar Creek management, maintenance, and repair responsibilities of the properties within the subdivision. Finally, staff recommends a condition of approval requiring the establishment of a suitable Access Easement across all of the outlots to allow for maintenance and repair activities to occur.

Associated Majestic Oaks PUD: The proposed PUD associated with the development provides the following standards which are atypical to standard bulk regulations:

- *Front Yard Building Setbacks*: As indicated previously, the PUD proposes to reduce the typical 30' front yard setback required of R-1 zoning by five feet (5') for the dwelling portion of the home. This five feet (5') was added to the typical 35' rear yard setback required of R-1 zoning. The PUD however requires garages be setback a distance of thirty feet (30') as measured from the garage door opening to the front property line to ensure suitable driveway distance for the parking of vehicles.
- *Rear Yard Building Setbacks*: With the reduction of the front yard setback, those lots which back to the creek (lots 1-14) are now required to provide a 40' rear yard setback to the dwelling structure, attached accessory structures such as decks, sunrooms, porches, and detached garages. The rear yard setback is measured from rear property line of the lot containing the dwelling structure (not the rear boundary of an associated outlot). All other accessory structures, gazebos, play structures, sheds, swimming pools, etc. may be located within the rear yard setback of the dwelling lot but shall not be located within the associated outlot.

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 Majestic Oaks Preliminary Plat to create 16 single family lots, 17 outlots, and 3 street lots, subject to the applicant meeting all City Code requirements and the following:

1. This Preliminary Plat approval is conditioned on final City Council approval of the Majestic Oaks Planned Unit Development (PUD).

2. The applicant executing appropriate legal documents tying the outlots created for creek management to the associated dwelling lot in conjunction with the sale of the dwelling lot. Said agreement shall restrict the sale of the main lot separate from the associated outlot.

3. The applicant executing a lot-tie agreement to tie Outlot X to Lot 1 in conjunction with the sale of the dwelling lot.

4. The applicant executing a lot-tie agreement to tie Outlot Y to Outlot Z in conjunction with the recordation of the associated Final Plat.

5. Prior to approval of the Final Plat, the applicant establishing a suitable Access Easement across Outlots 1A-14A to allow individual homeowners and contracted entities access to conduct Sugar Creek management, maintenance, and repair activities.

6. The applicant including a note on the Final Plat indicating that Outlots 1A-14A are non-buildable and no structures which could impact storm water management measures of the outlot or impede water flow/drainage, including but not limited to, sheds, gazebos, solid fences, and play structures, be located within the outlots.

7. Prior to approval of the associated Final Plat, the applicant providing the appropriate legal documents to establish a Homeowner's Association. Said documents shall clearly define Sugar Creek management, maintenance and repair responsibilities.

8. Prior to approval of the associated Final Plat, the applicant either acquiring Outlots X and Y and Street Lot C or securing necessary agreements for the dedication of Street Lot C to the City and ownership transfer of Outlot X to Lot 1 and Outlot Y to Outlot Z. Should Outlot X and Y and Street Lot C be held under different ownership than the applicant at the time of desired Final Plat approval, that property owner(s) must provide written consent to include the property within the associated Final Plat and provide a warranty deed for the dedication of Street Lot C.

9. The applicant acknowledging that with the exception of placement of a ground monument sign for the development and placement of landscape vegetation, Outlot Z is unbuildable until such time that it is replatted through the City's Preliminary and Final Plat Subdivision process.

10. Applicant acknowledging that the associated Final Plat must be approved by the City and recorded with the County prior to the issuance of any building permits, including footing and foundation permits for any lot within the plat.

11. Prior to the Final Plat approval, the applicant submit a signed Temporary Construction Easement for area within Lot 1 and Outlot 1A as indicated on the Majestic Oaks Preliminary Plat to allow for the construction of the Stagecoach Drive Bridge.

12. The applicant receiving City approval of Public Improvement Construction Plans for all public improvements prior to initiation of construction. Additionally, the applicant acknowledging that public improvements must be constructed and accepted by the city prior to issuance of any occupancy permits, including temporary occupancy permits for any dwelling within the plat.

13. Applicant providing suitable access roads to the satisfaction of the City's Fire Marshal prior to issuance of any building permits for above ground construction.

Applicant:

John (Alex) Wick
2615 161st Street
Clive, Iowa 50325
Jalexwick@gmail.com

Applicant Representative:

Civil Engineering Consultants
Attn: Shane Derick
2400 86th Street Suite 12
Urbandale, Iowa 50322
devick@ceclac.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-16-027

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE MAJESTIC OAKS PRELIMINARY PLAT TO SUBDIVIDE THE PROPERTY INTO 16 SINGLE FAMILY LOTS, 17 OUTLOTS, AND 3 STREET LOTS

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, John (Alex) Wick, has requested approval for a Preliminary Plat (PP-002574-2014) to create 16 single family residential lots, 17 outlots, and 3 public street lots for future dedication to the City on the 17 acre site located at the northwest corner of Stagecoach Drive and S95th 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 April 25, 2016, this Commission held a duly-noticed public meeting to consider the application for Majestic Oaks Preliminary Plat (PP-002574-2014);

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 meeting are adopted.

SECTION 2. PRELIMINARY PLAT (PP-002574-2014) to subdivide the property into 16 single family residential lots, 17 outlots and 3 public street lots, is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report 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 April 25, 2016.

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 April 25, 2016, by the following vote:

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

ATTEST:

Recording Secretary

S:___Development Projects\Majestic Oaks\Preliminary Plat\PP-002574-2014_SR_Majestic Oak_04-25-2016_PZ.Docx

Exhibit A
CONDITIONS OF APPROVAL

1. This Preliminary Plat approval is conditioned on final City Council approval of the Majestic Oaks Planned Unit Development (PUD).

2. The applicant executing appropriate legal documents tying the outlots created for creek management to the associated dwelling lot in conjunction with the sale of the dwelling lot. Said agreement shall restrict the sale of the main lot separate from the associated outlot.

3. The applicant executing a lot-tie agreement to tie Outlot X to Lot 1 in conjunction with the sale of the dwelling lot.

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5. Prior to approval of the Final Plat, the applicant establishing a suitable Access Easement across Outlots 1A-14A to allow individual homeowners and contracted entities access to conduct Sugar Creek management, maintenance, and repair activities.

6. The applicant including a note on the Final Plat indicating that Outlots 1A-14A are non-buildable and no structures which could impact storm water management measures of the outlot or impede water flow/drainage, including but not limited to, sheds, gazebos, solid fences, and play structures, be located within the outlots.

7. Prior to approval of the associated Final Plat, the applicant providing the appropriate legal documents to establish a Homeowner's Association. Said documents shall clearly define Sugar Creek management, maintenance and repair responsibilities.

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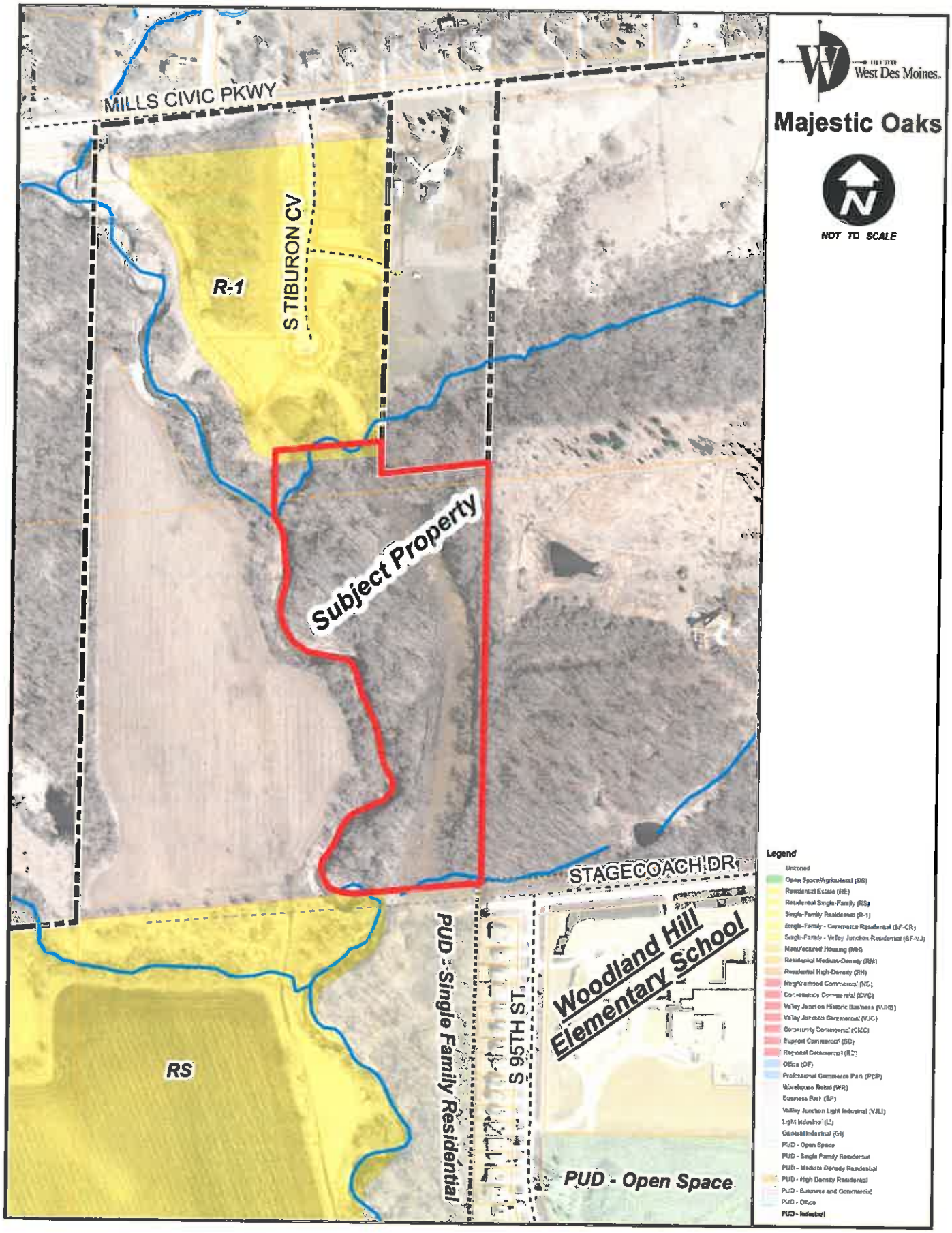
13. Applicant providing suitable access roads to the satisfaction of the City's Fire Marshal prior to issuance of any building permits for above ground construction.

ATTACHMENT B



S:___Development Projects\Majestic Oaks\Preliminary Plat\PP-002574-2014_SR_Majestic Oak_04-25-2016_PZ.Docx

ATTACHMENT C

PRELIMINARY PLAT

MAJESTIC OAKS

WEST DES MOINES, IOWA

ALEX WICK, 2615 161ST STREET, CLIVE, IA 50325

VICINITY SKETCH

SCALE: 1" = 1000'

DRAWING INDEX

SHEET NUMBER	SHEET TITLE
1	COVER
2	NOTES & DETAILS
3	PRELIMINARY PLAT
4	PRELIMINARY PLAT
5	PRELIMINARY PLAT

OWNER / DEVELOPER

ALEX WICK
2615 161ST STREET
CLIVE, IOWA 50325
515-471-0164

ZONING

EXISTING: RESIDENTIAL SINGLE FAMILY (R-1)
PROPOSED:RESIDENTIAL SINGLE FAMILY (R-1)

COMPREHENSIVE PLAN

SINGLE FAMILY RESIDENTIAL

UTILITIES

SANITARY SEWER:
WATER: CITY OF WEST DES MOINES WATER WORKS
STORM SEWER:

SETBACKS (RESIDENTIAL LOTS)

FRONT YARD = 25' FOR HOME FACADE
20' FOR GARAGES
REAR YARD = 40' WITH NO STRUCTURES REQUIRING A FOUNDATION

GENERAL LEGEND

PROPOSED

- FLAT BOUNDARY
- SECTION LINE
- LOT LINE
- CENTERLINE
- EASEMENT LINE
- FLARED END SECTION
- DRAIN BASIN OR SEDIMENT RISER
- DRAIN BASIN WITH SOLID GRATE
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- BLOW-OFF HYDRANT
- SCOUR STOP MAT
- TURF REINFORCEMENT MAT
- STORM SEWER WITH SIZE
- WATER SEWER WITH SIZE
- WATER SERVICE
- PROPOSED CONTOUR
- SILT FENCE
- ADDRESS
- RIPRAP

EXISTING

- LOT LINE
- SANITARY/STORM MANHOLE
- WATER VALVE
- FIRE HYDRANT
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- STORM SEWER ROUND INTAKE
- FLARED END SECTION
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB
- POWER POLE
- STREET LIGHT
- GUY ANCHOR
- ELECTRIC TRANSFORMER
- GAS METER
- TELEPHONE RISER
- SIGN
- CATV
- UNDERGROUND TELEVISION
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- UNDERGROUND FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- SANITARY SEWER WITH SIZE
- STORM SEWER WITH SIZE
- WATER MAIN WITH SIZE
- EXISTING CONTOUR
- TREELINE
- B.S.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- M.O.E. MINIMUM OPENING ELEVATION

GRADING NOTES

1. STRIP TOPSOIL A MINIMUM OF 6-INCHES FROM ALL AREAS WHICH ARE TO BE FILLED OR CUT.
2. STOCKPILE SUFFICIENT TOPSOIL. RESPREAD A MINIMUM OF 6-INCHES ON UNPAVED AREAS.
3. ALL AREAS TO RECEIVE FILL TO BE BENCHED.
4. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO A DEPTH OF 6-INCHES.
5. ALL SITE GRADING FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
6. THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL NOT DEVIATE FROM OPTIMUM BY MORE THAN -1% TO +4%.
7. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
8. FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
9. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL SILT FENCES.
10. ALL AREAS WHICH ARE DISTURBED WILL BE SEEDED WITH EROSION CONTROL MIX OR SODDED.
11. A MINIMUM OF ONE FOOT OF COMPACTED LOW PLASTICITY COHESIVE SUBGRADE SHALL BE PROVIDED BENEATH ALL PAVEMENTS.
12. INSTALL SILT FENCE PRIOR TO CONSTRUCTION.
13. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, PERIODIC CHECKING AND REINSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES.
14. CONTRACTOR SHALL REFER TO & FOLLOW ALL RECOMENDATIONS CONTAINED IN GEOTECHNICAL REPORT.
15. A COPY OF THE NPDES PERMIT SHALL BE FORWARDED TO THE CITY OF WEST DES MOINES BUILDING DIVISION PRIOR TO CONSTRUCTION.

LEGAL DESCRIPTION

THE FOLLOW DESCRIPTION IS NOT FOR THE TRANSFER OF PROPERTY. THE TRANSFER OF PROPERTY USING THE FOLLOWING DESCRIPTION MAY OCCUR AFTER A CITY OF WEST DES MOINES APPROVED PLAT OF SURVEY OR FINAL PLAT IS RECORDED AT THE DALLAS COUNTY RECORDER'S OFFICE.

OUTLOT 'K' OF TIBURON, AN OFFICIAL PLAT RECORDED IN BOOK 2014, PAGE 5707 AT THE DALLAS COUNTY RECORDER'S OFFICE AND A PARCEL OF LAND IN THE SW/4 SW/4 OF SECTION 13, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., ALL IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT THE NE CORNER OF SAID SW/4 SW/4, SAID NE CORNER ALSO BEING THE SE CORNER OF SAID OUTLOT 'K';
- THENCE S00°10'17"W, 1314.39' ALONG THE EAST LINE OF SAID SW/4 SW/4 TO THE SE CORNER OF SAID SW/4 SW/4;
- THENCE S89°51'42"W, 365.51' FEET ALONG THE SOUTH LINE OF SAID SW/4 SW/4 TO A POINT;
- THENCE N69°26'17"W, 49.67' FEET TO A POINT;
- THENCE N39°08'39"W, 83.21' FEET TO A POINT;
- THENCE N14°09'42"W, 31.13' FEET TO A POINT;
- THENCE N42°25'18"E, 80.78' FEET TO A POINT;
- THENCE N22°46'31"E, 31.32' FEET TO A POINT;
- THENCE N31°21'51"E, 85.03' FEET TO A POINT;
- THENCE N70°09'28"E, 42.71' FEET TO A POINT;
- THENCE N53°33'09"E, 48.01' FEET TO A POINT;
- THENCE N14°39'27"E, 41.71' FEET TO A POINT;
- THENCE N21°07'47"W, 69.51' FEET TO A POINT;
- THENCE N37°43'21"W, 208.61' FEET TO A POINT;
- THENCE N11°06'55"W, 102.56' FEET TO A POINT;
- THENCE N38°07'20"W, 94.34' FEET TO A POINT;
- THENCE N8°49'33"W, 108.64' FEET TO A POINT;
- THENCE N75°40'50"W, 13.68' FEET TO A POINT;
- THENCE S59°13'39"W, 62.71' FEET TO A POINT;
- THENCE N08°20'06"W, 78.12' FEET TO A POINT;
- THENCE N64°40'23"E, 62.44' FEET TO A POINT;
- THENCE N00°23'11"E, 64.04' FEET TO A POINT;
- THENCE N04°30'31"W, 74.35' FEET TO A POINT;
- THENCE N89°51'27"W, 119.44' FEET TO A POINT ON THE NORTH LINE OF SAID SW/4 SW/4, SAID POINT ALSO BEING THE SW CORNER OF SAID OUTLOT 'K';
- THENCE N00°08'05"E, 165.14' FEET ALONG THE WEST LINE OF SAID OUTLOT'K' TO THE NW CORNER OF SAID OUTLOT 'K';
- THENCE N89°51'55"E, 332.46' FEET ALONG THE NORTH LINE OF SAID OUTLOT 'K' TO A POINT;
- THENCE S00°08'05"W, 108.20' FEET ALONG SAID NORTH LINE TO A POINT;
- THENCE N89°21'22"E, 350.20' FEET ALONG SAID NORTH LINE TO THE NE CORNER OF SAID OUTLOT 'K', SAID NE CORNER ALSO BEING ON THE EAST LINE OF THE NW/4 SW/4 OF SAID SECTION 13;
- THENCE S00°34'45"W, 62.23' FEET ALONG THE EAST LINE OF SAID OUTLOT 'K' AND SAID NW/4 SW/4 TO THE POINT OF BEGINNING AND CONTAINING 11.00 ACRES

BENCH MARK

CITY OF WEST DES MOINES B.M. #265
9700 Block of Booneville Road, 3 feet South of North fence, 110 feet East of centerline of 12 foot diameter corrugated metal pipe under road.
STANDARD BENCHMARK.

NAVD88 DATUM ELEVATION ——————— 823.42
NGVD DATUM ELEVATION ——————— 821.41

CERTIFICATION

LICENSED PROFESSIONAL ENGINEER
SHANE J. DEWICK
16507
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.

SHANE J. DEWICK, IOWA LIC. NO. 16507 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET ONLY

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

CEC
Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceciac.com

DATE:	REVISIONS	COMMENTS
04-21-16	1	
	2	
	3	
	4	
	5	
	6	

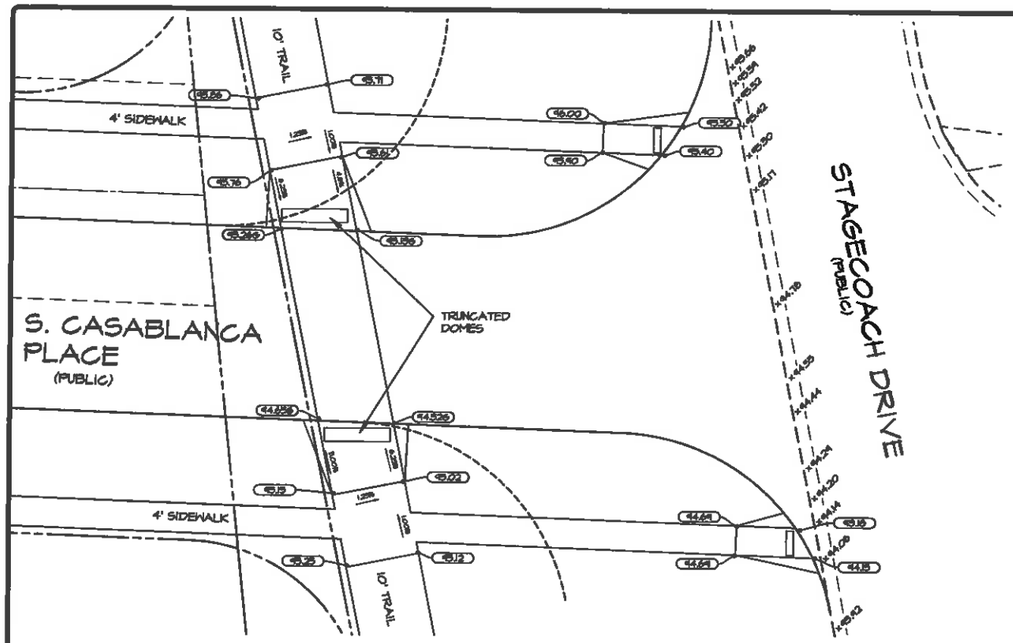
DATE OF SURVEY:
DESIGNED BY: DOS
DRAWN BY: CBC
CBC

MAJESTIC OAKS
WEST DES MOINES, IOWA

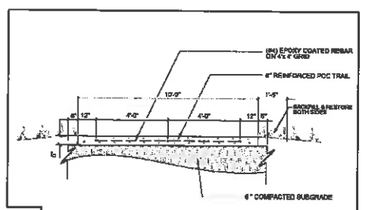
COVER

SHEET 1 OF 5

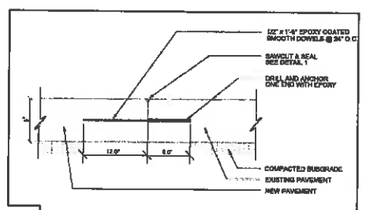
E1464



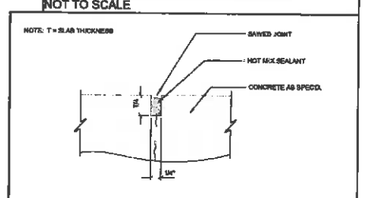
RAMP DETAIL
SCALE 1"=10'



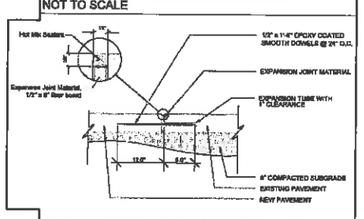
SECTION: 6" REINFORCED PCC (TRAIL)
NOT TO SCALE



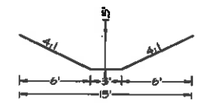
SECTION: COLD JOINT DETAIL, TYP.
NOT TO SCALE



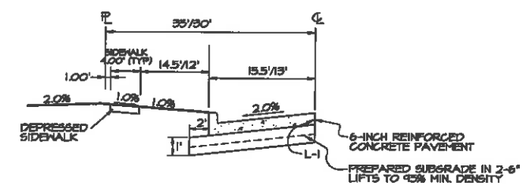
SECTION: SAW CUT JOINT, TYP.
NOT TO SCALE



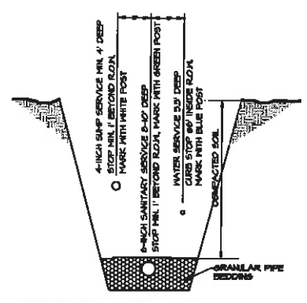
SECTION: 1/2" EXPANSION JOINT DETAIL, TYP.
NOT TO SCALE



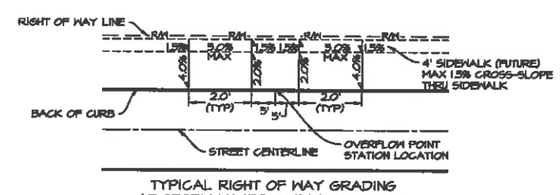
DRAINAGE SWALE DETAIL
NO SCALE



DEPRESSED SIDEWALK CROSS SECTION
NO SCALE



SERVICE LOCATION DETAIL
NO SCALE

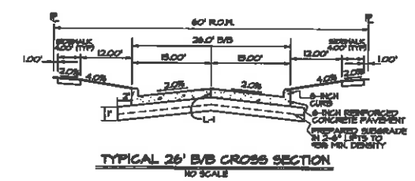


TYPICAL RIGHT OF WAY GRADING
AT STORM WATER OVERFLOW POINTS

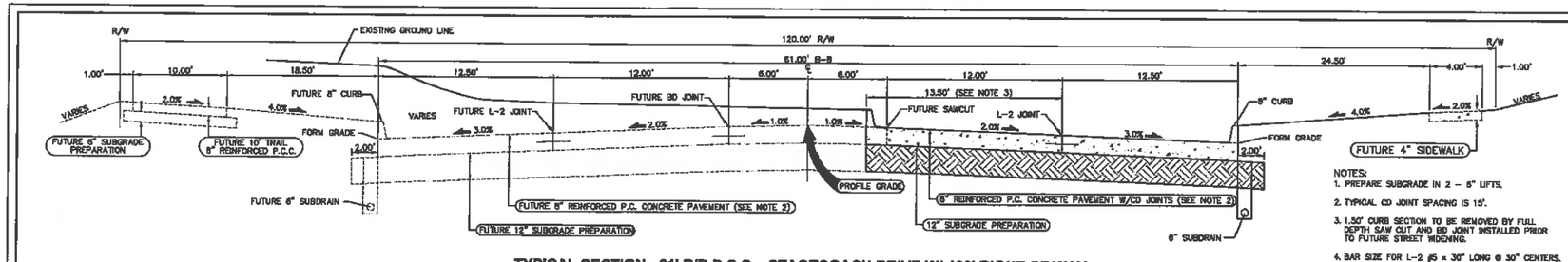
STREET	STATION	SIDE
CASABLANCA COURT	23+40	LEFT

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 (515-222-3680) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
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 (JUNT CARPENTER (222-3450) TO OBTAIN APPLICABLE CITY PERMITS THAT MAY BE NECESSARY. IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICANT OBTAINING ALL NECESSARY EASEMENT/AGREEMENTS AND APPLICABLE PERMITS.
7. CONSTRUCT ACCORDING TO WEST DES MOINES WATER WORKS SPECIFICATIONS.
8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
9. 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 1241, 34-1998. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (515-222-3463) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
10. DRIVEWAYS ON CORNER LOTS WILL BE NO CLOSER THAN 25' TO THE END OF THE RADIUS OF AN INTERSECTING STREET.
11. ALL CONNECTIONS TO THE PUBLIC SEWERS SHALL BE CORE DRILLED.
12. 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 ENGINEERS.
13. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
14. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
15. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
16. CONTACT BUILDING INSPECTION (515-222-3680) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
17. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
18. 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 1241, 34-1998. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (515-222-3463) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
19. CONTROLS
    - EROSION AND SEDIMENT CONTROLS
    - STABILIZATION PRACTICES
    - EXISTING VEGETATION IS PRESERVED WHENEVER POSSIBLE.
    - PERMANENT SEEDING AND/OR SODDING AFTER CONSTRUCTION.
    - VEGETATIVE BUFFER STRIPS THROUGHOUT PROJECT.
    - PROTECTION OF TREES AND PRESERVATION OF MATURE VEGETATION WHEREVER POSSIBLE.
    - STRUCTURAL PRACTICES
    - ROCK OUTLET PROTECTION
    - SILT FENCES
    - DRAINAGE SWALES
    - STORM WATER MANAGEMENT
    - FLOW ATTENUATION BY USE OF OPEN VEGETATED SWALES AND NATURAL DEPRESSIONS.
    - INFILTRATION OF RUNOFF ON SITE
    - VELOCITY DISSIPATION DEVICES AT DISCHARGE LOCATIONS TO PROVIDE NON-EROSIVE VELOCITY FLOWS.
    - WASTE DISPOSAL
    - ALL MATERIAL WASTES MUST BE REMOVED FROM THE SITE.
    - OFF-SITE VEHICLE TRACKING OF SEDIMENTS SHALL BE MINIMIZED.
    - STABILIZE THE ENTRANCE WITH 8-INCHES OF LIMESTONE.
    - TOTAL COMPLIANCE WITH APPLICABLE STATE/LOCAL WASTE DISPOSAL REGULATIONS.
    - CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL THE CONSTRUCTION ACTIVITY IS COMPLETE AND FINAL STABILIZATION HAS BEEN REACHED.
20. ANY HOME WITH A TOTAL AREA OF 8,000 SQ FT OR GREATER WILL REQUIRE A FIRE SPRINKLER SYSTEM.
21. FOUR (4) YEAR MAINTENANCE BONDS ARE REQUIRED FOR ALL PUBLIC IMPROVEMENTS CONSTRUCTED.
22. THE 30 FOOT PERMANENT WATER MAIN EASEMENT SHALL BE KEPT CLEAR.
23. THE CONSTRUCTION ENTRANCE WILL NEED TO BE REMOVED PRIOR TO ACCEPTANCE OF PUBLIC IMPROVEMENTS.
24. LOT 1 SHALL NOT HAVE DRIVEWAY ACCESS TO STAGECOACH DRIVE.
25. CORPS OF ENGINEERS APPROVAL WILL BE REQUIRED PRIOR TO ANY GRADING OR BANK/CREEK STABILIZATION.
26. THE SIDEWALK ADJACENT TO OUTLOT 'Z' WILL NEED TO BE INSTALLED WITH THE PUBLIC IMPROVEMENTS.



TYPICAL 26' B/B CROSS SECTION
NO SCALE



NOTES:
1. PREPARE SUBGRADE IN 2 – 6" LIFTS.
2. TYPICAL CD JOINT SPACING IS 15'.
3. 1.50' CURB SECTION TO BE REMOVED BY FULL DEPTH SAW CUT AND BD JOINT INSTALLED PRIOR TO FUTURE STREET WIDENING.
4. BAR SIZE FOR L-2 #5 x 30" LONG @ 30" CENTERS.
5. SUBDRAIN IS NOT REQUIRED IN FILL CONDITIONS.

TYPICAL SECTION - 61' B/B P.C.C. - STAGECOACH DRIVE W/ 120' RIGHT OF WAY

CEC
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515.276.4884 . Fax: 515.276.7084 . mail@ceciac.com

DATE:	REVISIONS	COMMENTS
04-21-16	1	
	2	
	3	
	4	
	5	
	6	

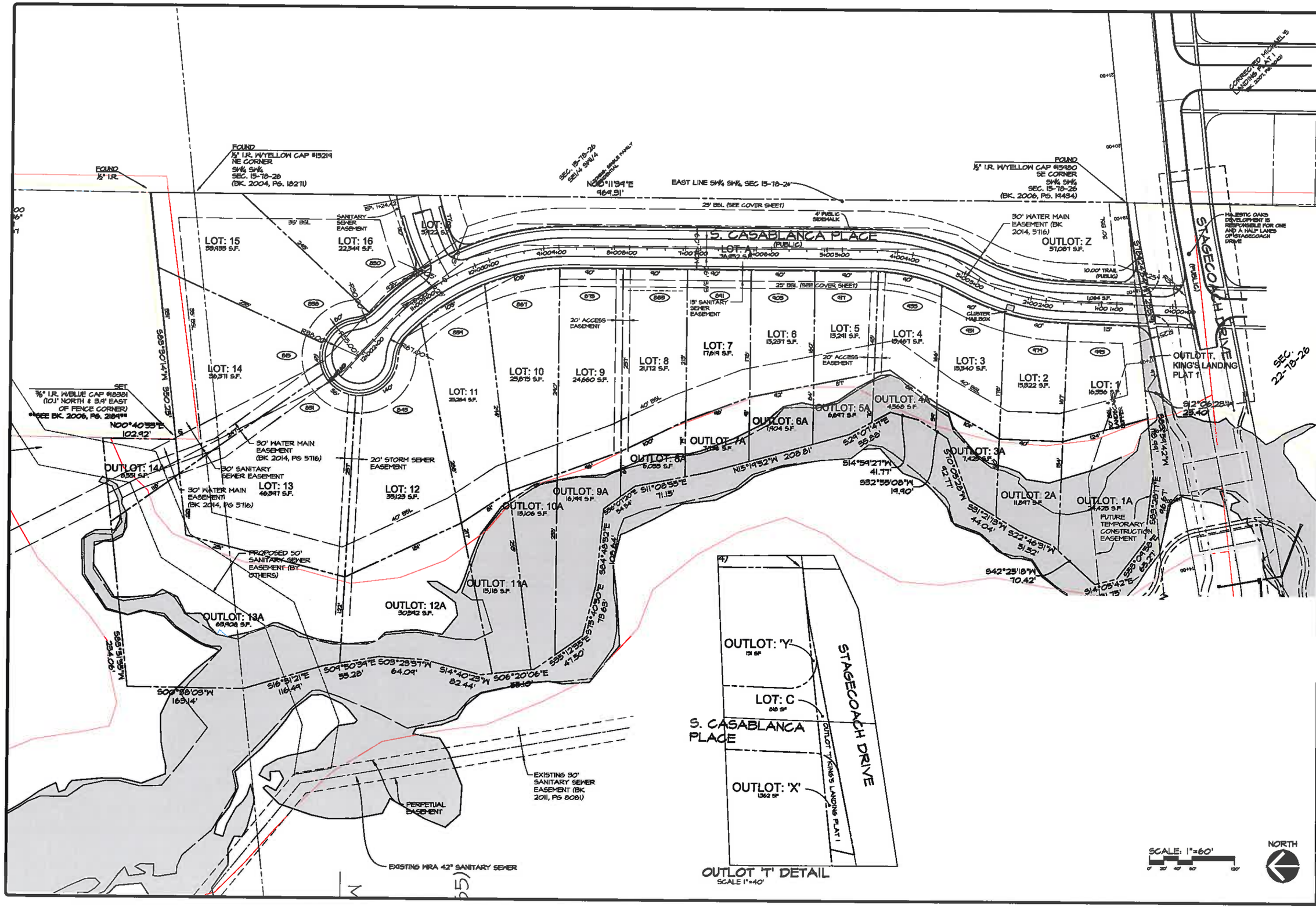
DATE OF SURVEY: DOB
DESIGNED BY: CBC
DRAWN BY: CBC

MAJESTIC OAKS
WEST DES MOINES, IOWA

NOTES & DETAILS

SHEET 2 OF 3

E7489



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CEC

DATE:	REVISIONS	COMMENTS
04-21-16	1	
	2	
	3	
	4	
	5	
	6	

DATE OF SURVEY:
DESIGNED BY: DGS
DRAWN BY: CEC

MAJESTIC OAKS
WEST DES MOINES, IOWA

PRELIMINARY PLAT

SHEET 3 OF 5

E1464

THE EXISTING CUT BANK WILL HAVE THE STOCKPILE REMOVED FROM TOP AND GRADED AT A 3:1 SLOPE

GRATE= 107.35
IE= 102.15

THE EXISTING CUT BANK WILL HAVE THE STOCKPILE REMOVED FROM TOP AND GRADED AT A 3:1 SLOPE

30' WATER MAIN EASEMENT (BK 2014, 5716)

RIM= 119.00
IE= 105.60

LOT: B
5,423 S.F.

RIM= 110.67
IE= 106.25

S. CASABLANCA PLACE
(PUBLIC)

RIM= 111.00
IE= 107.00

LOT: A
16,552 S.F.

RIM= 96.00
IE= 86.00

GRATE= 97.50
IE= 95.50

OUTLOT: Z
57,087 S.F.

RIM= 93.90
IE= 88.50

OUTLOT: Y

EXISTING INTAKE

GRATE= 94.00
IE= 90.20

CONSTRUCTION ENTRANCE

RIM= 111.00
IE= 98.00

STOCKPILE

RIM= 108.00
IE= 88.00

RIM= 100.05
IE= 97.00

RIM= 93.80
IE= 88.80

RIM= 109.50
IE= 104.50

RIM= 111.00
IE= 98.00

RIM= 109.50
IE= 97.00

RIM= 94.50
IE= 84.00

RIM= 95.00
IE= 80.50

STAGING AREA

OUTLOT: X

LOT: 5
13,241 S.F.

LOT: 6
15,237 S.F.

LOT: 4
13,167 S.F.

LOT: 7
17,614 S.F.

LOT: 8
21,172 S.F.

LOT: 3
13,340 S.F.

LOT: 10
25,873 S.F.

LOT: 9
24,660 S.F.

LOT: 2
15,922 S.F.

LOT: 1
16,356 S.F.

LOT: 11
23,264 S.F.

MPE=91.31

MPE=91.08

MPE=90.06

MPE=89.87

MPE=89.38

MPE=89.31

MPE=89.18

MPE=89.06

MPE=88.95

MPE=88.73

MPE=88.53

OUTLOT: 4A
4,560 S.F.

OUTLOT: 6A
6,847 S.F.

OUTLOT: 6A
7,904 S.F.

OUTLOT: 7A
7,781 S.F.

OUTLOT: 8A
9,059 S.F.

8738 100-YEAR ELEVATION

OUTLOT: 3A
7,423 S.F.

PROPERTY LINE OF LOT AA AND APPROXIMATE CREEK CENTERLINE

OUTLOT: 9A
16,149 S.F.

OUTLOT: 10A
15,106 S.F.

OUTLOT: 2A
11,241 S.F.

OUTLOT: 1A
24,425 S.F.

AREA OF BANK REPAIRS INSTALL RIP-RAP

SHADED AREA IS 100 YEAR FLOODPLAIN

AREA OF BANK REPAIRS INSTALL RIP-RAP

OUTLOT: 11A
15,116 S.F.

OUTLOT: 12A
72 S.F.

YEAR ELEVATION

SEWER

STACY COVE DRIVE

SCALE: 1"=40'

NORTH

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DATE	REVISIONS	COMMENTS
04-21-16	1	
	2	
	3	
	4	
DATE OF SURVEY:	5	
DESIGNED BY: DGS	6	
DRAWN BY: CEC		

MAJESTIC OAKS
WEST DES MOINES, IOWA
PRELIMINARY PLAT

SHEET 4 OF 5

E7484

STA. 21+00
N=566985.11
E=1546579.75

PROPOSED
MH-7
STA. 20+40.00
AR=216°44'36"
N=566973.54
E=1546520.87

PROPOSED
MH-6
STA. 19+20.00
AR=165°25'09"
N=566884.67
E=1546440.28

PROPOSED
MH-5
STA. 16+90.00
AR=226°08'28"
N=566758.63
E=1546247.89

PROPOSED
MH-4
STA. 15+45.00
AR=123°33'12"
N=566616.12
E=1546211.15

PROPOSED
MH-3
STA. 14+25.00
AR=214°11'17"
N=566569.37
E=1546110.63

PROPOSED
MH-2
STA. 12+50.00
AR=443°59'34"
N=566422.42
E=1546015.61

RIM= 118.00
IE= 101.00

RIM= 119.00
IE= 105.50

LOT: 15
33,955 S.F.

LOT: 16
22,944 S.F.

THE EXISTING CUT BANK WILL HAVE THE STOCKPILE REMOVED FROM TOP AND GRADED AT A 3:1 SLOPE

THE EXISTING CUT BANK WILL HAVE THE STOCKPILE REMOVED FROM TOP AND GRADED AT A 3:1 SLOPE

RIM= 110.67
IE= 106.23

S. CASABLANCA PLACE
(PUBLIC)

RIM= 111.20
IE= 107.00

RIM= 111.00
IE= 98.00

STOCKPILE

RIM= 109.50
IE= 104.50

RIM= 111.00
IE= 98.00

RIM= 105.00
IE= 93.00

30' WATER MAIN EASEMENT (BK 2014, PG 5716)

LOT: 14
36,371 S.F.

RIM= 109.50
IE= 97.00

LOT: 7
17,819 S.F.

LOT: 8
21,172 S.F.

LOT: 10
25,875 S.F.

LOT: 9
24,660 S.F.

MPE=89.58

MPE=89.87

MPE=91.08

MPE=90.06

DEPRESSED SIDEWALK LOCATION (SEE DETAIL SHT #2)

GRATE= 103.50
IE= 99.5

LOT: 11
25,264 S.F.

MPE=91.31

RIM= 99.50
IE= 80.39

OUTLOT: 7A
1,761 S.F.

OUTLOT: 8A
6,058 S.F.

87.38

OUTLOT: 14A
8,531 S.F.

30' SANITARY SEWER EASEMENT

20' STORM SEWER EASEMENT

LOT: 13
46,347 S.F.

LOT: 12
25,125 S.F.

OUTLOT: 9A
16,199 S.F.

OUTLOT: 10A
13,106 S.F.

MPE=91.31

SHADED AREA 100 YEAR FLOODPLAIN

AREA OF BANK REPAIRS INSTALL RIP-RAP

PROPOSED 50' SANITARY SEWER EASEMENT (BY OTHERS)

IE= 84.00

RIM= 95.00
IE IN 5= 90.0
IE OUT IN 84.00

OUTLOT: 11A
15,118 S.F.

OUTLOT: 12A
30,542 S.F.

15 TONS REVETMENT

OUTLOT: 13A
63,906 S.F.

IE= 82.0

89.08 100-YEAR ELEVATION

AREA OF BANK REPAIRS INSTALL RIP-RAP

SCALE: 1"=40'

NORTH

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DATE:	REVISIONS	COMMENTS
04-21-16	1	
	2	
	3	
	4	
	5	
	6	

DATE OF SURVEY: DCS
DESIGNED BY: CEC
DRAWN BY: CEC

MAJESTIC OAKS
WEST DES MOINES, IOWA
PRELIMINARY PLAT

SHEET 1 OF 3

E1484

EXHIBIT II

J. B. Munford 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 MAJESTIC OAKS (PP-002574-2014) TO SUBDIVIDE THE PROPERTY INTO 16 SINGLE FAMILY LOTS, 17 OUTLOTS, AND 3 STREET LOTS

WHEREAS, pursuant to the provisions of Title 9, Zoning, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, John (Alex) Wick, has requested approval of a Majestic Oaks Preliminary Plat, (PP-002574-2014) for that property generally located at the northwest corner of Stagecoach Drive and S95th Street and legally described below for the purpose creating 16 single family residential lots, 17 outlots, and 3 public street lots for future dedication to the City on the 17 acres

Legal Description of Property

OUTLOT 'X' OF TIBURON, AN OFFICIAL PLAT RECORDED IN BOOK 2014, PAGE 5707 AT THE DALLAS COUNTY RECORDER'S OFFICE AND A PARCEL OF LAND IN THE SW1/4 SW1/4 OF SECTION 15, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., ALL IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF SAID SW1/4 SW1/4, SAID NE CORNER ALSO BEING THE SE CORNER OF SAID OUTLOT 'X'; THENCE S00°10'19"W, 1314.38 ALONG THE EAST LINE OF SAID SW1/4 SW1/4 TO THE SE CORNER OF SAID SW1/4 SW1/4; THENCE S83°59'42"W, 385.51 FEET ALONG THE SOUTH LINE OF SAID SW1/4 SW1/4 TO A POINT; THENCE N83°28'17"W, 96.67 FEET TO A POINT; THENCE N53°09'58"W, 65.27 FEET TO A POINT; THENCE N14°05'42"W, 31.75 FEET TO A POINT; THENCE N42°25'18"E, 80.78 FEET TO A POINT; THENCE N22°46'31"E, 51.52 FEET TO A POINT; THENCE N31°21'13"E, 83.02 FEET TO A POINT; THENCE N70°05'28"E, 92.77 FEET TO A POINT; THENCE N32°55'08"E, 48.01 FEET TO A POINT; THENCE N14°59'27"E, 41.77 FEET TO A POINT; THENCE N29°07'47"W, 65.31 FEET TO A POINT; THENCE N15°19'52"W, 208.81 FEET TO A POINT; THENCE N11°08'55"W, 102.56 FEET TO A POINT; THENCE N36°07'20"W, 54.54 FEET TO A POINT; THENCE N84°48'52"W, 108.64 FEET TO A POINT; THENCE N75°40'50"W, 73.63 FEET TO A POINT; THENCE N35°12'35"W, 82.79 FEET TO A POINT; THENCE N06°20'06"W, 76.12 FEET TO A POINT; THENCE N14°40'23"E, 82.44 FEET TO A POINT; THENCE N03°23'37"E, 64.09 FEET TO A POINT; THENCE N09°50'39"W, 79.55 FEET TO A POINT; THENCE N16°31'21"W, 116.49 FEET TO A POINT ON THE NORTH LINE OF SAID SW1/4 SW1/4, SAID POINT ALSO BEING THE SW CORNER OF SAID OUTLOT 'X';THENCE N00°38'03"E, 163.14 FEET ALONG THE WEST LINE OF SAID OUTLOT'X' TO THE NW CORNER OF SAID OUTLOT 'X'; THENCE N83°51'55"E, 352.46 FEET ALONG THE NORTH LINE OF SAID OUTLOT 'X' TO A POINT;THENCE S00°38'03"W, 103.20 FEET ALONG SAID NORTH LINE TO A POINT; THENCE N83°27'22"E, 350.20 FEET ALONG SAID NORTH LINE TO THE NE CORNER OF SAID OUTLOT 'X', SAID NE CORNER ALSO BEING ON THE

EAST LINE OF THE NW1/4 SW1/4 OF SAID SECTION 15; THENCE S00°39'45"W, 62.23 FEET ALONG THE EAST LINE OF SAID OUTLOT 'X' AND SAID NW1/4 SW1/4 TO THE POINT OF BEGINNING AND CONTAINING 17.00 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 April 25, 2016, the Plan and Zoning Commission did recommend to the City Council approval of the Preliminary Plat for Majestic Oaks (PP-002574-2014);

WHEREAS, on, May 2, 2016, this City Council held a duly-noticed meeting to consider the application for the Preliminary Plat for Majestic Oaks (PP-002574-2014);

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

SECTION 1. The findings, for approval, stated in the staff report, dated May 2, 2016, or as amended orally at the City Council meeting of May 2, 2016, are adopted.

SECTION 2. Majestic Oaks Preliminary Plat (PP-002574-2014) to allow to create 16 single family residential lots, 17 outlots, and 3 public street lots for future dedication to the City on the 17 acres is approved, subject to compliance with all the conditions in the staff report, dated May 2, 2016, 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 May 2, 2016

_____
Steve 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 May 2, 2016, by the following vote:

ATTEST:

_____
Ryan T. Jacobson
City Clerk

Exhibit A
Conditions of Approval

1. This Preliminary Plat approval is conditioned on final City Council approval of the Majestic Oaks Planned Unit Development (PUD).

2. The applicant executing appropriate legal documents tying the outlots created for creek management to the associated dwelling lot in conjunction with the sale of the dwelling lot. Said agreement shall restrict the sale of the main lot separate from the associated outlot.

3. The applicant executing a lot-tie agreement to tie Outlot X to Lot 1 in conjunction with the sale of the dwelling lot.

4. The applicant executing a lot-tie agreement to tie Outlot Y to Outlot Z in conjunction with the recordation of the associated Final Plat.

5. Prior to approval of the Final Plat, the applicant establishing a suitable Access Easement across Outlots 1A-14A to allow individual homeowners and contracted entities access to conduct Sugar Creek management, maintenance, and repair activities.

6. The applicant including a note on the Final Plat indicating that Outlots 1A-14A are non-buildable and no structures which could impact storm water management measures of the outlot or impede water flow/drainage, including but not limited to, sheds, gazebos, solid fences, and play structures, be located within the outlots.

7. Prior to approval of the associated Final Plat, the applicant providing the appropriate legal documents to establish a Homeowner's Association. Said documents shall clearly define Sugar Creek management, maintenance and repair responsibilities.

8. Prior to approval of the associated Final Plat, the applicant either acquiring Outlots X and Y and Street Lot C or securing necessary agreements for the dedication of Street Lot C to the City and ownership transfer of Outlot X to Lot 1 and Outlot Y to Outlot Z. Should Outlot X and Y and Street Lot C be held under different ownership than the applicant at the time of desired Final Plat approval, that property owner(s) must provide written consent to include the property within the associated Final Plat and provide a warranty deed for the dedication of Street Lot C.

9. The applicant acknowledging that with the exception of placement of a ground monument sign for the development and placement of landscape vegetation, Outlot Z is unbuildable until such time that it is replatted through the City's Preliminary and Final Plat Subdivision process.

10. Applicant acknowledging that the associated Final Plat must be approved by the City and recorded with the County prior to the issuance of any building permits, including footing and foundation permits for any lot within the plat.

11. Prior to the Final Plat approval, the applicant submit a signed Temporary Construction Easement for area within Lot 1 and Outlot 1A as indicated on the Majestic Oaks Preliminary Plat to allow for the construction of the Stagecoach Drive Bridge.

12. The applicant receiving City approval of Public Improvement Construction Plans for all public improvements prior to initiation of construction. Additionally, the applicant acknowledging that public improvements must be constructed and accepted by the city prior to issuance of any occupancy permits, including temporary occupancy permits for any dwelling within the plat.

13. Applicant providing suitable access roads to the satisfaction of the City's Fire Marshal prior to issuance of any building permits for above ground construction.