CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: October 3, 2016

ITEM: Mill Ridge Plat 1, North of the intersection of Harper Lane and S 92nd Street – Plat property into 31single family lots, four (4) outlots and four (4) street lots – Mill Ridge Homes LLC.– FP-003206-2016

RESOLUTION: Acceptance of Public Improvements and Approval and Release of Final Plat

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant, Mill Ridge Homes LLC, represented by Josh Trygstad of Civil Design Advantage is requesting approval of a Final Plat for approximately 10 acres located north of the intersection of Harper Lane and S 92nd Street. The applicant proposes to subdivide the property into 31single family lots, four (4) outlots for future development and four (4) street lots, consistent with the approved Preliminary Plat.

CITY COUNCIL SUBCOMMITTEE: The Preliminary Plat for this project was presented to the Development and Planning City Council Subcommittee on March 7, 2016. The Subcommittee expressed support of the development. This final plat was not presented to the subcommittee because the plat is consistent with the approved Preliminary Plat.

OUTSTANDING ISSUES: There are no outstanding issues. Staff notes the following:

- *Public Utility Easements*: The final plat identifies a public utility easements (PUE) in the front yard of lots 1-15 which front onto S. 92nd Street. Title 10, Chapter 3, Section 2, Subsection C(1) of the City Code requires that PUE's be located in the rear or side yards. Originally, S. 92nd Street was designated as a Minor Collector with a 70 foot right-of-way. While amending the comprehensive plan and zoning for the area (ZC-002831-2015 & CPA-002830-2015), S. 92nd Street was reclassified to a Local Street which requires only a 60 foot right-of-way. The caveat for the reclassification was that 5 foot utility easements are platted on both sides of the street to allow for certain utilities to continue south along the originally planned path. To accommodate this, allowance of the PUE's in the front yard is the only option. City Staff has reviewed this request and supports granting a waiver of the code requirement.

- *Storm Water Management Facility Maintenance Agreement:* This development is utilizing offsite detention areas to provide storm water management for this plat. Execution of the Storm Water Management Facility Maintenance Agreement require signatures from both Hubbell, and a second party, the entity responsible for the off-site facility. The developer is in the process of obtaining the necessary signature but will not have it to staff until after the City Council meeting. The applicant has agreed that the City will not release the plat for recordation until all applicable parties with storm water management and maintenance interest in the off-site detention facility have signed the Storm Water Management Facility Maintenance Agreement. A condition of approval to this affect is recommended. Staff would note that the City Council is accepting this agreement in concept. Staff has included a condition indicating the City Council acknowledges the agreement and authorizes the City Clerk to sign the agreement once it is provided with all of the necessary signatures.

- *Temporary Second Access:* Due to the delay in the construction of Stagecoach, this development will lack the two points of access needed under the fire code for approximately 6 months (all access will come from Harper Lane). The applicant is proposing a temporary solution in which they would construct a gravel drive connecting proposed Radley Street to the existing S. 92nd Street that connects to Sugar Creek Drive. S. 92nd Street was vacated by prior Council action but has not yet been removed. Staff is comfortable with the proposal, but recommends a condition of approval that the temporary gravel connection be for only a 6 month period of time, constructed so that it support 75,000lb GVW and be maintained at all times, including snow removal. If the temporary connection is needed longer than 6 months, it is recommended that the drive be paved.

- *Legal Documents:* As part of this approval, the Council is approving and accepting the following:
  - Deeds for Street Lots A, B, C and D to be dedicated as public street right(s)-of-way
  - A Storm Water Management Facility Maintenance Agreement
  - Easements for sanitary sewers, storm sewer, and overland flow
  - Surety for the installation of public sidewalks
  - Surety for the installation of buffer landscaping

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 Final Plat Mill Ridge Plat 1 to allow the platting of 31single family lots, four (4) outlots for future development and four (4) street lots, subject to the applicant meeting all City Code requirements and the following:

1. Any lots sold prior to construction of Stagecoach Drive will need to have full vehicle access at all times to the public street fronting the home and providing access to the parcel. Full vehicle access includes those lots adjacent to Stagecoach Dive that may be affected by future construction to connect the streets providing access to the homes to Stagecoach Drive. If it is questionable whether this access can be guaranteed at all times, the applicant shall not initiate construction of homes on the affected lots. Occupancy Permits for any lot in question will be held until it is proven that access at all times can be provided.
2. The City Council granting the applicant a waiver from City Code to allow five foot (5') Public Utility Easements to be located in the front yards adjacent to S. 92nd Street of lots 1-15.
3. The applicant acknowledging and agreeing that the final plat will not be released for recordation until such time that the applicant provides a Storm Water Management Facility Maintenance Agreement signed by all parties with storm water management and maintenance interest in the off-site detention facility. The City Council acknowledges the agreement and authorizes the execution by the City of the agreement upon provision of an agreement signed by all necessary parties.
4. The temporary access drive between the proposed Radley Street and existing S 92nd Street be allowed to be gravel for a maximum of a 6 month period of time, constructed so that it supports 75,000lb GVW and be maintained at all times, including snow removal. Should the temporary drive be required longer than 6 months, the drive shall be paved.

Lead Staff Member: J. Bradley Munford

STAFF REVIEWS:

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

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

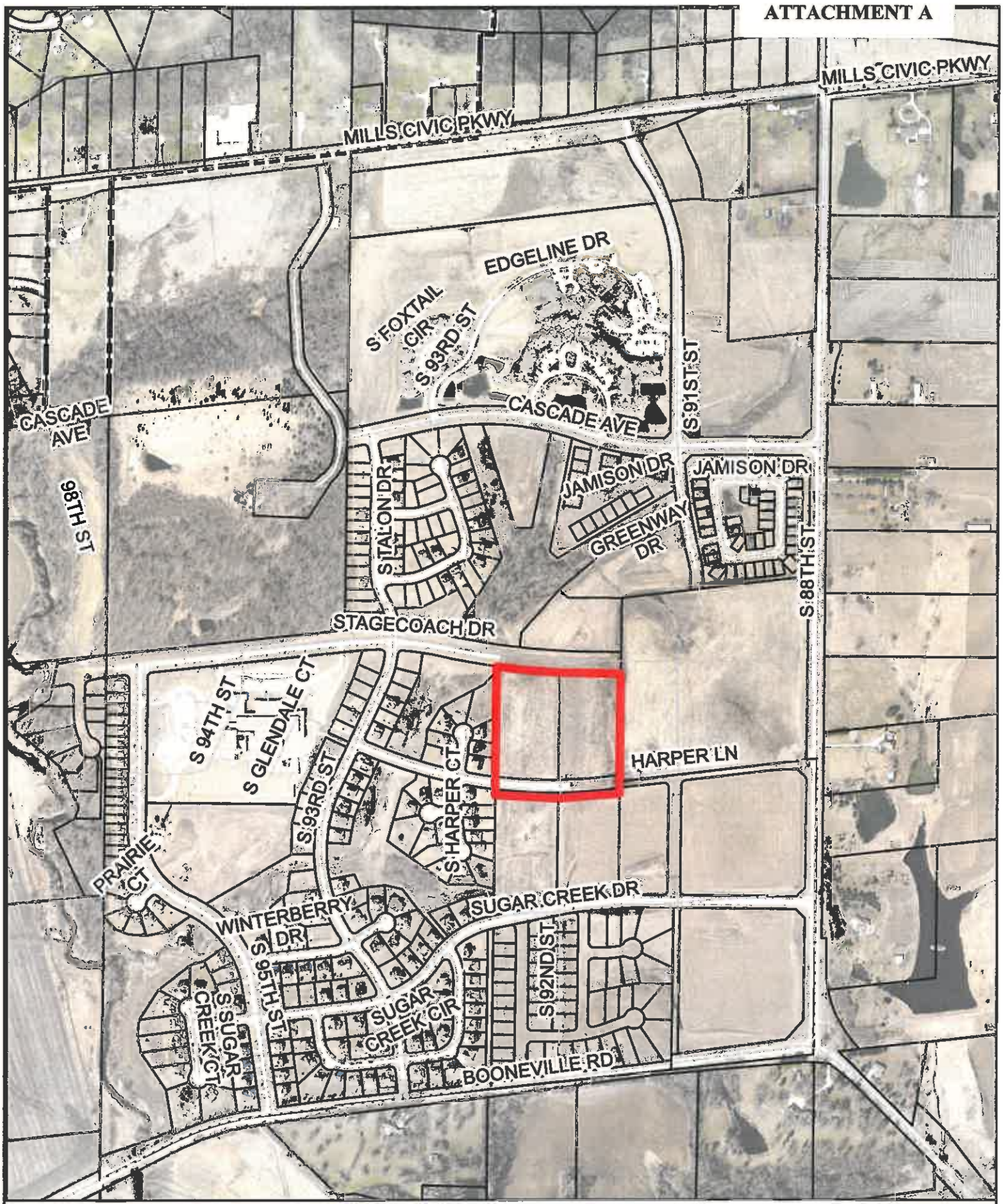
SUBCOMMITTEE REVIEW (if applicable)

Committee	Development and Planning		
Date Reviewed	n/a		
Recommendation	Yes ☐	No ☐	Split ☐

ATTACHMENTS:

Attachment A - Location Map
Attachment B - Temporary Drive Illustration
Attachment C - Buffer Landscaping Plan
Attachment D - Final Plat
Attachment E - Resolution: Acceptance of Public Improvements and Approval and Release of Final Plat
Exhibit A - Conditions

ATTACHMENT A

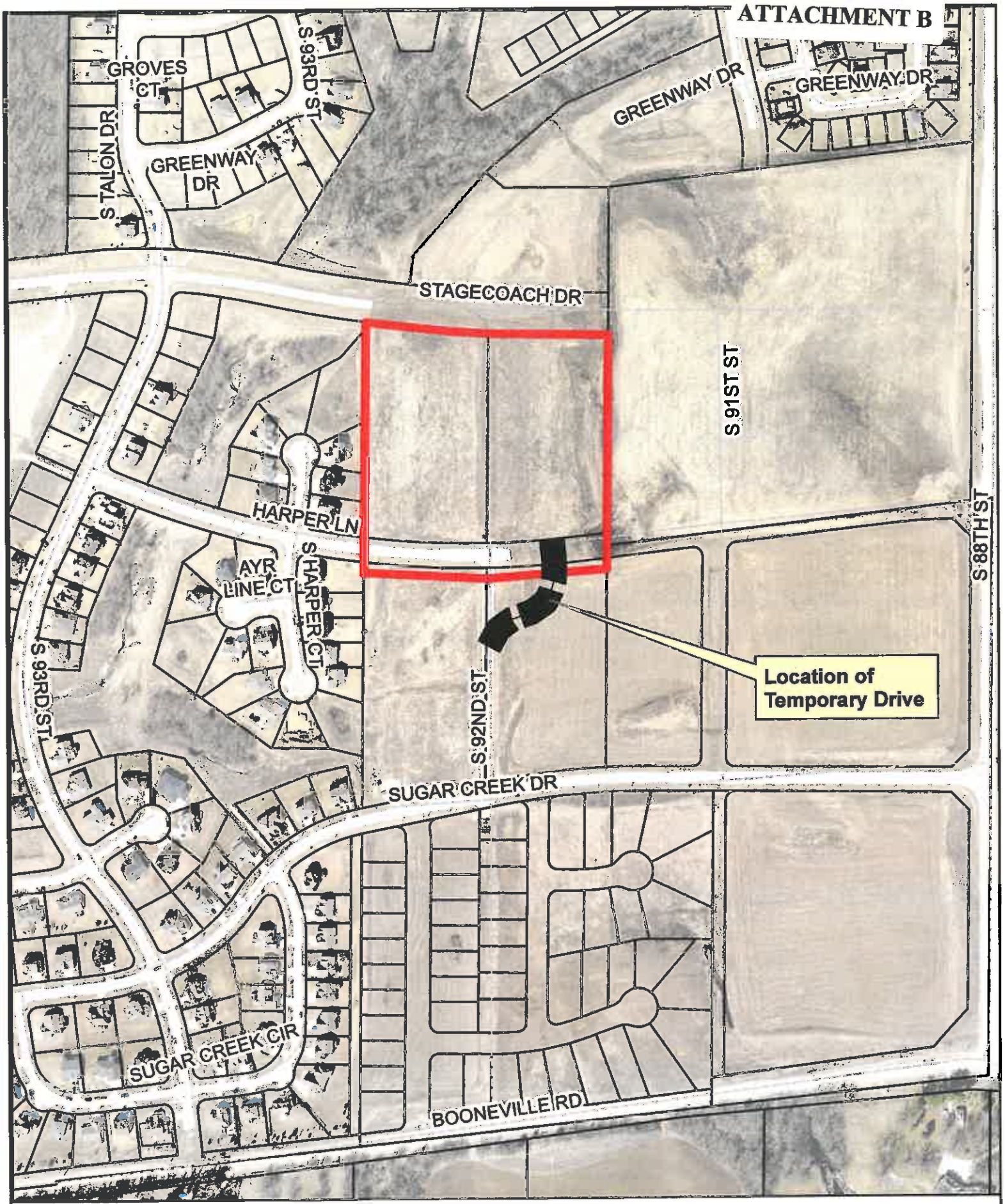


THE CITY OF West Des Moines.

Mill Ridge Plat 1

NOT TO SCALE

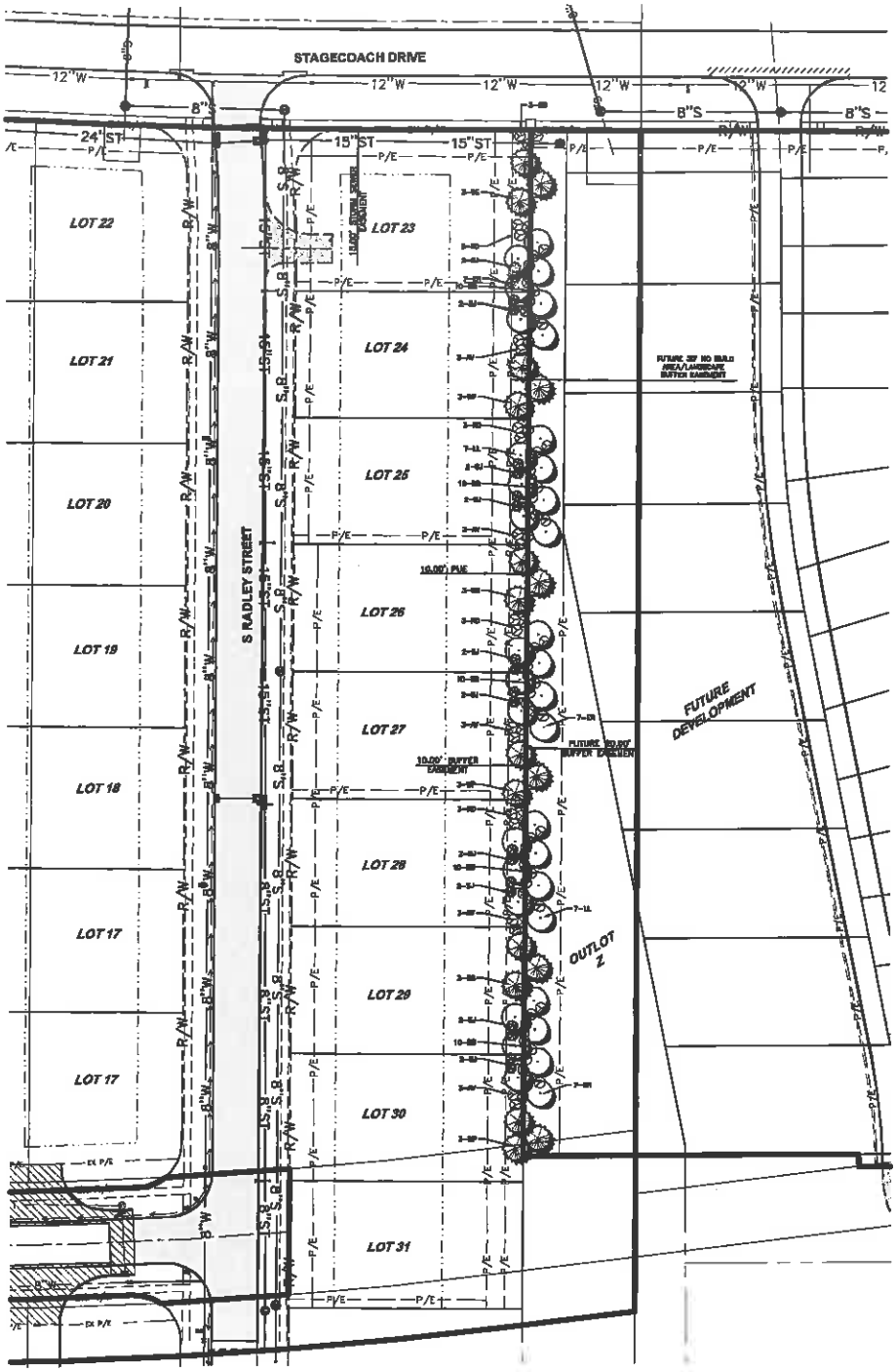
ATTACHMENT B



THE CITY OF West Des Moines.

Mill Ridge Plat 1

NOT TO SCALE



30' BUFFER REQUIREMENTS

- A LANDSCAPED BERM AREA OF NOT LESS THAN 30 FEET IN WIDTH COMPRISED OF 1 OVERSTORY TREE OR EVERGREEN TREE, 2 UNDERSTORY TREES & 5 SHRUBS PER 35 LN.FT. OF BUFFER.
- 50% OF TREES SHALL BE EVERGREEN
- NO BUILDING OR STRUCTURE, EXCEPT GROUND SIGNAGE ALLOWED BY CODE, MAY BE LOCATED WITHIN A DESIGNATED BUFFER.

BUFFER LENGTH	=470'
OVERSTORY/ EVERGREEN TREES REQUIRED	=14
UNDERSTORY TREE REQUIRED	=27
SHRUBS REQUIRED	=84
OVER STORY/ EVERGREEN TREES PROVIDED	=15
UNDERSTORY TREE PROVIDED	=27
SHRUBS PROVIDED	=84

PLANT SCHEDULE (WEST BUFFER)

CODE	QTY	EVERGREEN TREES		SIZE	COND
WP	9	EASTERN WHITE PINE	PINUS STROBUS	6' HT.	B&B
BS	6	COLORADO BLUE SPRUCE	PICEA PUNGENS	6' HT.	B&B

CODE	QTY	UNDERSTORY TREES		SIZE	COND
ER	21	EASTERN REDBUD	CERCIS CANADENSIS	1.5" CAL	B&B
LL	14	LITTLE LEAF LINDEN	TILIA CORDATA	1.5" CAL	B&B

CODE	QTY	SHRUBS		SIZE	COND
BB	53	BURNING BUSH	EUOUNYMOUS ALATAS	36" HT.	CONT
AV	15	ARROWWOOD VIBURNUM	VIBURNUM DENTATUM	36" HT.	CONT
RD	12	REDOSIER DOGWOOD	CORNUS SERICEA	36" HT.	CONT
SJ	20	SEA GREEN JUNIPER	JUNIPEROUS CHINENSIS 'SEA GREEN'	24" HT.	CONT

1/1

1304.147

BUFFER EASEMENT
EXHIBIT A

WEST DES MOINES, IOWA

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
ENGINEER: TECH:

ATTACHMENT D

MILL RIDGE PLAT 1

FINAL PLAT

OWNER:

MILL RIDGE HOMES, LLC
6900 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266

ENGINEER/SURVEYOR:

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR, SUITE G
GRIMES, IOWA 50111

DATE OF SURVEY:

OCTOBER 5, 2015

ZONING

TALLYN'S REACH P.U.D. –
MEDIUM DENSITY (PARCEL G)
SINGLE FAMILY RESIDENTIAL (PARCEL J)

BULK REGULATIONS:

SINGLE FAMILY: 30' FRONT YARD SETBACK
35' REAR YARD SETBACK
5' SIDE YARD SETBACK

PLAT DESCRIPTION:

OUTLOT 'N', OUTLOT 'M', THE NORTH 30.00 FEET OF OUTLOT 'O', THE NORTH 30.00 FEET OF OUTLOT 'P' AND A PART OF STREET LOT 'F', ALL BEING IN THE CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID OUTLOT 'M'; THENCE SOUTH 00°29'50" WEST, 657.84 FEET ALONG THE EAST LINE OF SAID OUTLOT 'M' AND THE EAST LINE OF SAID OUTLOT 'P' TO THE SOUTHEAST CORNER OF SAID NORTH 30.00 FEET OF OUTLOT 'P'; THENCE SOUTH 83°18'02" WEST ALONG THE SOUTH LINE OF SAID NORTH 30.00 FEET OF OUTLOT 'P', 74.90 FEET; THENCE WESTERLY CONTINUING ALONG SAID SOUTH LINE, ALONG THE SOUTH LINE OF THE NORTH 30.00 FEET OF OUTLOT 'O' AND ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 2615.00 FEET, WHOSE ARC LENGTH IS 609.96 FEET AND WHOSE CHORD BEARS SOUTH 89°58'58" WEST, 608.58 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 30.00 FEET OF OUTLOT 'O'; THENCE NORTH 00°37'08" EAST ALONG THE WEST LINE OF SAID OUTLOT 'O', 30.17 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 'O'; THENCE EASTERLY ALONG THE SOUTH LINE OF STREET LOT 'F' AND ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 2585.00 FEET, WHOSE ARC LENGTH IS 196.08 FEET AND WHOSE CHORD BEARS SOUTH 85°26'15" EAST, 196.03 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 16.02 FEET AND WHOSE CHORD BEARS NORTH 73°42'21" EAST, 15.74 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 2580.00 FEET, WHOSE ARC LENGTH IS 193.39 FEET AND WHOSE CHORD BEARS NORTH 89°54'39" EAST, 193.35 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 16.02 FEET AND WHOSE CHORD BEARS SOUTH 73°53'03" EAST, 15.74 FEET TO THE SOUTH LINE OF SAID STREET LOT 'F'; THENCE EASTERLY ALONG SAID SOUTH LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 2585.00 FEET, WHOSE ARC LENGTH IS 71.25 FEET AND WHOSE CHORD BEARS NORTH 86°38'34" EAST, 71.25 FEET; THENCE NORTH 00°37'08" EAST, 70.25 FEET TO THE NORTH LINE OF SAID STREET LOT 'F'; THENCE WESTERLY ALONG SAID NORTH LINE AND ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 2515.00 FEET, WHOSE ARC LENGTH IS 69.10 FEET AND WHOSE CHORD BEARS SOUTH 86°30'26" WEST, 69.10 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 16.16 FEET AND WHOSE CHORD BEARS SOUTH 69°07'00" WEST, 15.88 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 2520.00 FEET, WHOSE ARC LENGTH IS 197.23 FEET AND WHOSE CHORD BEARS SOUTH 89°52'46" WEST, 197.18 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 16.16 FEET AND WHOSE CHORD BEARS NORTH 69°21'27" WEST, 15.88 FEET TO SAID NORTH LINE OF STREET LOT 'F'; THENCE WESTERLY ALONG SAID STREET LOT 'F' AND ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 2515.00 FEET, WHOSE ARC LENGTH IS 194.96 FEET AND WHOSE CHORD BEARS NORTH 85°18'52" WEST, 194.91 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 'N'; THENCE NORTH 00°37'08" EAST ALONG THE WEST LINE OF SAID OUTLOT 'N', 606.33 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 'N'; THENCE EASTERLY ALONG THE NORTH LINE OF SAID OUTLOT 'N', THE NORTH LINE OF SAID OUTLOT 'M' AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 4060.00 FEET, WHOSE ARC LENGTH IS 519.55 FEET AND WHOSE CHORD BEARS SOUTH 85°45'01" EAST, 519.20 FEET; THENCE SOUTH 89°24'59" EAST ALONG THE SAID NORTH LINE OF OUTLOT 'M', 163.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.04 ACRES (437,529 SQUARE FEET).

BENCHMARKS:

- CITY OF WEST DES MOINES BM #35 @ INTERSECTION OF MILLS CIVIC PKWY AND SOUTH 88TH STREET, NORTHEAST CORNER OF INTERSECTION, 206 FEET EAST OF SOUTH 88TH STREET, 49 FEET NORTH OF THE CENTERLINE OF MILLS CIVIC PKWY, 2 FEET SOUTH OF THE FENCE LINE. ELEVATION=219.04
- CITY OF WEST DES MOINES BM #87 3960 +/– FEET WEST OF INTERSECTION OF SOUTH 88TH STREET AND 335TH STREET, 3 FEET NORTH OF EAST/WEST FENCE, 10 FEET EAST OF NORTH/SOUTH FENCE, ON 335TH STREET ACROSS FROM HOUSE #3307 AND #3309. ELEVATION=157.58

NOTES:

- INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS.
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- NO DRIVEWAY ACCESS IS ALLOWED FROM MILL RIDGE PLAT 1 TO STAGECOACH DRIVE.
- ALL OUTLOTS ARE UNBUILDABLE AND RESERVED FOR FUTURE DEVELOPMENT.
- ALL BEARINGS ARE BASED ON AN ASSUMED MERIDIAN FOR COMPUTATION PURPOSES.
- THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1:10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1:5,000.

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.

PRELIMINARY
NOT FOR CONSTRUCTION

MICHAEL A. BRONNER, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 AND 2

REVISIONS	DATE
SECOND SUBMITTAL	09/19/16
FIRST SUBMITTAL	09/30/16

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
CIVIL DESIGN ADVANTAGE
ENGINEER: TECH:

MILL RIDGE PLAT 1
FINAL PLAT
WEST DES MOINES, IOWA

1/2
1304.147

FILE: H:\2013\13304147\DWG\13304147-FINAL PLAT 1.DWG
PAGE SIZE: 17"X22"
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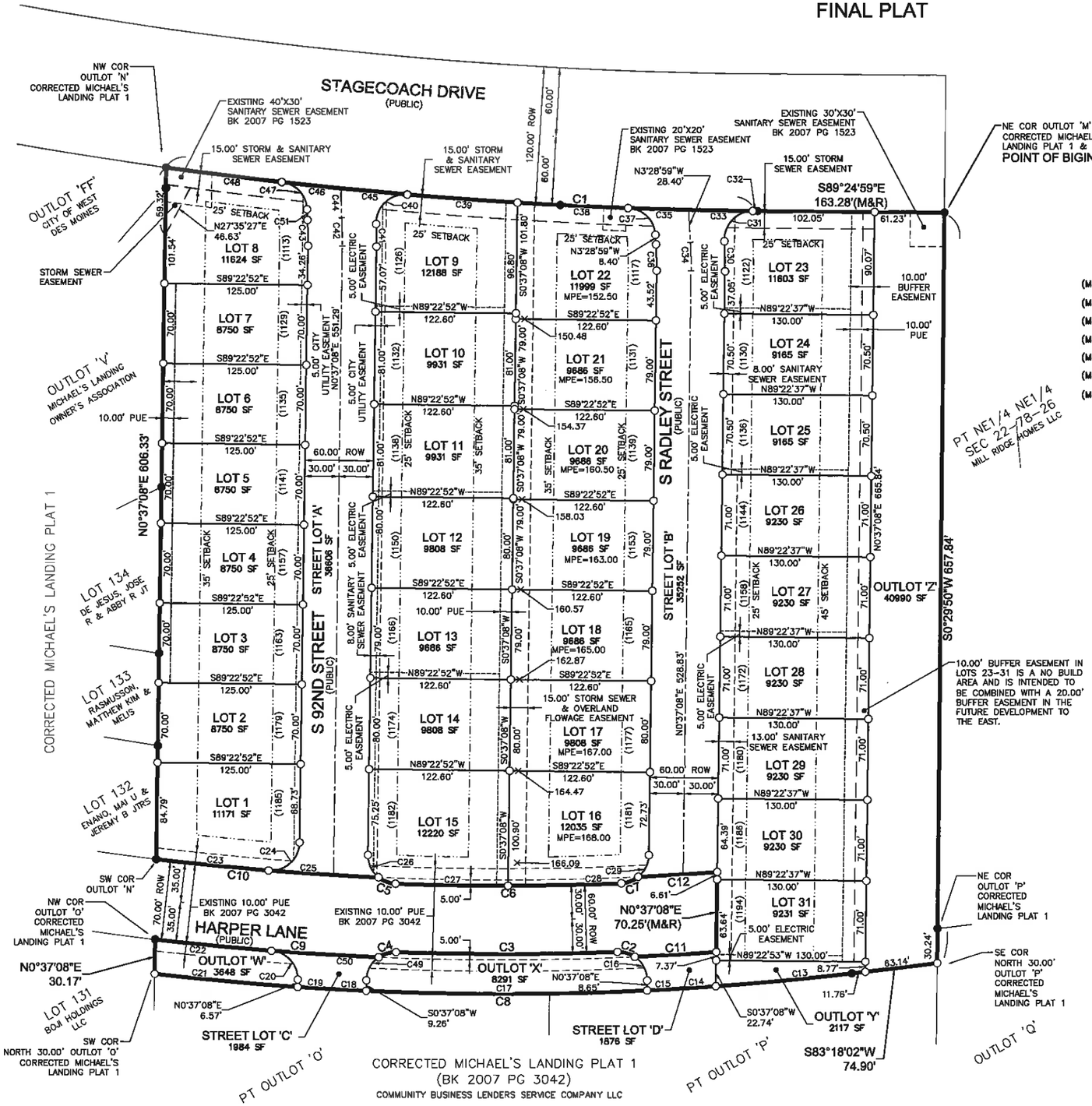
PLOTTED BY: MIKE BROSTAD
COMMENTS: DWG

MILL RIDGE PLAT 1

FINAL PLAT



CURVE DATA:

	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
(M&R)	C1	7°19'55"	4060.00'	519.55'	S85°45'01"E	519.20'	C27	2°14'03"	2520.00'	98.27'	S88°59'44"E	98.26'
(M&R)	C2	36°42'17"	25.00'	16.02'	S73°53'03"E	15.74'	C28	2°15'00"	2520.00'	98.96'	N88°45'45"E	98.95'
(M&R)	C3	4°17'41"	2580.00'	193.39'	N89°54'39"E	193.35'	C29	49°58'36"	25.00'	21.81'	N25°36'28"E	21.12'
(M&R)	C4	36°42'17"	25.00'	16.02'	N73°42'21"E	15.74'	C30	3°57'27"	380.00'	26.25'	S1°21'35"E	26.24'
(M&R)	C5	37°02'30"	25.00'	16.16'	N69°21'27"W	15.88'	C31	93°03'39"	25.00'	40.61'	S43°11'31"W	36.29'
(M&R)	C6	4°29'03"	2520.00'	197.23'	S89°52'46"W	197.18'	C32	0°03'39"	4060.00'	4.31'	N89°23'10"W	4.31'
(M&R)	C7	37°02'30"	25.00'	16.16'	S69°07'00"W	15.88'	C33	0°47'54"	4060.00'	56.57'	S88°57'23"E	56.57'
	C8	13°21'52"	2615.00'	609.96'	S89°58'58"W	608.58'	C34	4°06'07"	350.00'	25.06'	N1°25'56"W	25.05'
	C9	4°20'46"	2585.00'	196.08'	S85°26'15"E	196.03'	C35	0°44'40"	4060.00'	52.76'	S88°11'06"E	52.76'
	C10	4°26'30"	2515.00'	194.95'	N85°18'52"W	194.91'	C36	4°06'07"	320.00'	22.91'	N1°25'56"W	22.91'
	C11	1°34'45"	2585.00'	71.25'	N86°38'34"E	71.25'	C37	84°19'48"	25.00'	36.80'	N45°38'53"W	33.56'
	C12	1°34'27"	2515.00'	69.10'	S86°30'26"W	69.10'	C38	1°22'08"	4060.00'	97.01'	N87°07'42"W	97.01'
	C13	2°36'26"	2615.00'	119.00'	N84°36'15"E	118.99'	C39	1°21'41"	4060.00'	96.46'	N85°45'47"W	96.46'
	C14	0°39'33"	2615.00'	30.09'	N86°14'15"E	30.09'	C40	97°15'22"	25.00'	42.44'	S46°17'22"W	37.52'
	C15	0°39'31"	2615.00'	30.06'	N86°53'47"E	30.06'	C41	2°57'27"	380.00'	19.61'	S0°51'35"E	19.61'
	C16	92°51'20"	25.00'	40.52'	N45°48'32"W	36.23'	C42	4°02'54"	350.00'	24.73'	N1°24'19"W	24.72'
	C17	5°22'30"	2615.00'	245.31'	N89°54'48"E	245.22'	C43	4°02'54"	320.00'	22.61'	N1°24'19"W	22.61'
	C18	0°39'28"	2615.00'	30.02'	S87°04'13"E	30.02'	C44	4°14'37"	350.00'	25.92'	N1°18'28"W	25.92'
	C19	0°39'30"	2615.00'	30.04'	S86°24'44"E	30.04'	C45	0°49'21"	4060.00'	58.28'	S84°40'16"E	58.28'
	C20	86°08'45"	25.00'	37.59'	N42°27'15"W	34.15'	C46	0°44'15"	4060.00'	52.26'	S83°53'29"E	52.26'
	C21	2°44'54"	2615.00'	125.43'	S84°42'33"E	125.42'	C47	81°29'53"	25.00'	35.56'	N42°46'24"W	32.64'
	C22	2°15'45"	2585.00'	102.07'	N84°23'45"W	102.07'	C48	1°26'17"	4060.00'	101.91'	N82°48'12"W	101.91'
	C23	2°14'50"	2515.00'	98.65'	S84°13'02"E	98.64'	C49	91°26'21"	25.00'	39.90'	S46°20'19"W	35.80'
	C24	94°02'24"	25.00'	41.03'	N47°38'20"E	36.58'	C50	2°05'01"	2585.00'	94.00'	S86°34'08"E	94.00'
	C25	2°11'38"	2515.00'	96.31'	S86°26'18"E	96.30'	C51	1°24'18"	380.00'	9.32'	N2°43'37"W	9.32'
	C26	51°27'20"	25.00'	22.45'	S25°06'32"E	21.70'						

SCALE 1"=50'

0 50 100

LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP#15980 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		

REVISIONS	DATE
FIRST SUBMITTAL	09/30/16

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER:

TECH:

CIVIL DESIGN ADVANTAGE

MILL RIDGE PLAT 1

FINAL PLAT

WEST DES MOINES, IOWA

2/2

1304.147

ATTACHMENT E

Prepared by: J. B. Munford, 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 AND ACCEPTING THE PUBLIC IMPROVEMENTS, ACCEPTING SURETY IN LIEU OF INSTALLATION OF PUBLIC SIDEWALKS AND BUFFER PLANTINGS, AND APPROVING AND RELEASING THE FINAL PLAT MILL RIDGE PLAT 1 (FP-003206-2016) FOR THE PURPOSE OF PLATTING PROPERTY INTO 31 SINGLE FAMILY LOTS, FOUR (4) OUTLOTS AND FOUR (4) STREET 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, Mill Ridge Homes LLC, has requested approval for a Final Plat (FP-003206-2016) for approximately 10 acre site north of the intersection of Harper Lane and S 92nd Street for the purpose of subdividing the property into 31 single family lots, four (4) outlots for inclusion in future plats and four (4) street lots to be dedicated to the City;

Legal Description

OUTLOT 'N' AND OUTLOT 'M', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND INCLUDING 9.21 ACRES.

AND

THE NORTH 30.00 FEET OF OUTLOT 'O', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND INCLUDING 0.24 ACRES.

AND

THE NORTH 30.00 FEET OF OUTLOT 'p', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND INCLUDING 0.23 ACRES.

AND

PART OF STREET LOT 'F', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF OUTLOT 'N', SAID CORRECTED MICHAEL'S LANDING PLAT 1; THENCE NORTHEASTERLY ALONG THE NORTH

LINE OF SAID STREET LOT 'F' AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 2515.00 FEET, WHOSE ARC LENGTH IS 76.36 FEET, AND WHOSE CHORD BEARS NORTH 88"09'51" EAST, 76.35 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 16.16 FEET, AND WHOSE CHORD BEARS SOUTH 69"07'00" WEST, 15.88 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 2520.00 FEET, WHOSE ARC LENGTH IS 197.23 FEET, AND WHOSE CHORD BEARS SOUTH 89'52'46" WEST, 197.18 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 16.16 FEET, AND WHOSE CHORD BEARS NORTH 69'21'27" WEST, 15.88 FEET TO THE NORTH LINE OF SAID STREET LOT 'F'; THENCE
SOUTHEASTERLY ALONG SAID NORTH LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 2515.00 FEET, WHOSE ARC LENGTH IS 150.60
FEET, AND WHOSE CHORD BEARS SOUTH 8915'03" EAST, 150.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.02 ACRES (1,088 SQUARE
FEET).

AND

PART OF STREET LOT 'F', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF OUTLOT 'O', SAID CORRECTED MICHAEL'S LANDING PLAT 1; THENCE NORTHWESTERLY ALONG THE SOUTH LINE OF SAID STREET LOT 'F' AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 2585.00 FEET, WHOSE ARC LENGTH IS 149.46 FEET, AND WHOSE CHORD BEARS NORTH 8916'01" WEST, 149.43 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 16.02 FEET, AND WHOSE CHORD BEARS NORTH 73'42'21" EAST, 15. 74 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 2580.00 FEET, WHOSE ARC LENGTH IS 193.39 FEET, AND WHOSE CHORD BEARS NORTH 89'54'39" EAST, 193.35 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 16.02 FEET, AND WHOSE CHORD BEARS SOUTH 73'53'03" EAST, 15.74 FEET TO THE SOUTH LINE OF SAID STREET LOT 'F'; THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 2585.00 FEET, WHOSE ARC LENGTH IS 74.20 FEET, AND WHOSE CHORD BEARS SOUTH 8815'16" WEST, 74.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.02 ACRES (1.070 SQUARE FEET).

AND

PART OF STREET LOT 'F', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF OUTLOT 'P', SAID CORRECTED MICHAEL'S LANDING PLAT 1; THENCE SOUTH 8318'02" WEST ALONG THE NORTH LINE OF SAID OUTLOT 'P', 78.69 FEET; THENCE WESTERLY ALONG SAID OUTLOT 'P' AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS

2585.00 FEET, WHOSE ARC LENGTH IS 115.16 FEET AND WHOSE CHORD BEARS SOUTH 84'34'36" WEST, 115.15 FEET; THENCE NORTH 00'37'08" EAST, 70.25 FEET TO THE SOUTH LINE OF OUTLOT 'M'; THENCE EASTERLY ALONG SAID OUTLOT 'M' AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 2515.00 FEET, WHOSE ARC LENGTH IS 106.21 FEET AND WHOSE CHORD BEARS NORTH 84'30'37" EAST, 106.20 FEET; THENCE NORTH 8318'02" EAST ALONG SAID SOUTH LINE, 87.53 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 'M'; THENCE SOUTH 00'29'50" WEST, 70.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.31 ACRES (13,566 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

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 Mill Ridge Plat 1 and recommended approval on March 14, 2016;

WHEREAS, the Final Plat that was submitted for review was determined to be generally consistent with the Preliminary Plat for Mill Ridge Plat 1 that was reviewed and approved by the City Council on March 21, 2016;

WHEREAS, on October 3, 2016, this City Council held a duly-noticed meeting to consider the application for Mill Ridge Plat 1 Final Plat (FP-003206-2016);

WHEREAS, the West Des Moines City Council did adopt a resolution which approved the Final Plat for Mill Ridge Plat 1 at their meeting on October 3, 2016, subject to any conditions of approval, and;

WHEREAS, the City Council did accept public improvements associated with the construction of S. 92nd Street, and Radley Street, public sanitary sewer, and public storm sewer within the plat boundaries, and;

WHEREAS, the applicant has provided a deed to the City of West Des Moines for public street lots A, B, C and D to be dedicated to the City as public rights-of-way, and;

WHEREAS, the City Council did accept sanitary sewer, storm water, overland flowage, and public utility easements, and;

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

WHEREAS, the City Council did accept surety in lieu of construction of public sidewalks and buffer landscaping within the plat, and;

WHEREAS, the City Council is allowing the establishment of 5' PUE's for the extension of specific utilities as determined by the City within the front yards of Lots 1 through 15, Mill Ridge Plat 1 an Official Plat, West Des Moines, Dallas County, Iowa, and;

WHEREAS, the City Council approves the following address assignments:

Mill Ridge Plat 1 Lot 1	1185 S 92nd Street or 9213 Harper Lane
Mill Ridge Plat 1 Lot 2	1179 S 92nd Street
Mill Ridge Plat 1 Lot 3	1163 S 92nd Street
Mill Ridge Plat 1 Lot 4	1157 S 92nd Street
Mill Ridge Plat 1 Lot 5	1141 S 92nd Street
Mill Ridge Plat 1 Lot 6	1135 S 92nd Street
Mill Ridge Plat 1 Lot 7	1129 S 92nd Street

Mill Ridge Plat 1 Lot 8	1113 S 92nd Street
Mill Ridge Plat 1 Lot 9	1126 S 92nd Street
Mill Ridge Plat 1 Lot 10	1132 S 92nd Street
Mill Ridge Plat 1 Lot 11	1138 S 92nd Street
Mill Ridge Plat 1 Lot 12	1150 S 92nd Street
Mill Ridge Plat 1 Lot 13	1166 S 92nd Street
Mill Ridge Plat 1 Lot 14	1174 S 92nd Street
Mill Ridge Plat 1 Lot 15	1182 S 92nd Street or 9287 Harper Lane
Mill Ridge Plat 1 Lot 16	1181 Radley Street or 9287 Harper Lane
Mill Ridge Plat 1 Lot 17	1177 Radley Street
Mill Ridge Plat 1 Lot 18	1165 Radley Street
Mill Ridge Plat 1 Lot 19	1153 Radley Street
Mill Ridge Plat 1 Lot 20	1139 Radley Street
Mill Ridge Plat 1 Lot 21	1131 Radley Street
Mill Ridge Plat 1 Lot 22	1117 Radley Street
Mill Ridge Plat 1 Lot 23	1122 Radley Street
Mill Ridge Plat 1 Lot 24	1130 Radley Street
Mill Ridge Plat 1 Lot 25	1136 Radley Street
Mill Ridge Plat 1 Lot 26	1144 Radley Street
Mill Ridge Plat 1 Lot 27	1158 Radley Street
Mill Ridge Plat 1 Lot 28	1172 Radley Street
Mill Ridge Plat 1 Lot 29	1180 Radley Street
Mill Ridge Plat 1 Lot 30	1186 Radley Street
Mill Ridge Plat 1 Lot 31	1194 Radley Street

WHEREAS, Mill Ridge Plat 1 is zoned Tallyn's Reach Planned Unit Development (PUD) 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, or as amended orally at the City Council hearing, are adopted.

SECTION 2. The public improvements associated with Final Plat, Mill Ridge Plat 1 are hereby accepted and dedicated for public purposes.

SECTION 3. Final Plat, Mill Ridge Plat 1 (FP-003206-2016) is approved, subject to compliance with all the conditions in the staff report, dated October 3, 2016, 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 4. This resolution does release Mill Ridge Plat 1 (FP-003206-2016) Final Plat for recordation upon fulfillment of related conditions of approval. 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 October 3, 2016 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 October 3, 2016, among other proceedings, Roll Call No. _____ approved said plat on October 3, 2016, and released said Final Plat for recordation.

_____
Ryan T. Jacobson
City Clerk

IN WITNESS WHEREOF, I have hereunto set my hand this 3rd day of October, 2016.

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

Exhibit A
Conditions of Approval

1. Any lots sold prior to construction of Stagecoach Drive will need to have full vehicle access at all times to the public street fronting the home and providing access to the parcel. Full vehicle access includes those lots adjacent to Stagecoach Dive that may be affected by future construction to connect the streets providing access to the homes to Stagecoach Drive. If it is questionable whether this access can be guaranteed at all times, the applicant shall not initiate construction of homes on the affected lots. Occupancy Permits for any lot in question will be held until it is proven that access at all times can be provided.
2. The City Council granting the applicant a waiver from City Code to allow five foot (5') Public Utility Easements to be located in the front yards adjacent to S. 92nd Street of lots 1-15.
3. The applicant acknowledging and agreeing that the final plat will not be released for recordation until such time that the applicant provides a Storm Water Management Facility Maintenance Agreement signed by all parties with storm water management and maintenance interest in the off-site detention facility. The City Council acknowledges the agreement and authorizes the execution by the City of the agreement upon provision of an agreement signed by all necessary parties.
4. The temporary access drive between the proposed Radley Street and existing S 92nd Street be allowed to be gravel for a maximum of a 6 month period of time, constructed so that it supports 75,000lb GVW and be maintained at all times, including snow removal. Should the temporary drive be required longer than 6 months, the drive shall be paved.