CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: November 28, 2016

ITEM: Delavan Townhomes Plat 1, 150 S 26th St – Plat property into 16 townhome lots and 7 outlots – Jerry's Homes Inc. – FP-003261-2016

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

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant, Jerry's Homes Inc., represented by Melissa Hills of Civil Engineering Consultants, Inc. is requesting approval of a Final Plat for approximately 2.33 acres located at 150 S 26th St. The applicant proposes to subdivide the property into 16 townhome lots and 7 outlots to be tied to the adjacent townhome parcel. The outlots are being used to allow for identification of common maintenance areas within the development for which maintenance responsibilities are assigned as part of the development's covenants. This approach is used to address financial lending options as it can be difficult to receive loans for common areas that are not owned by a specific individual.

This Final Plat is consistent with the Preliminary Plat which was approved by the City Council on September 6, 2016.

CITY COUNCIL SUBCOMMITTEE: The Final Plat for this project was presented to the Development and Planning City Council Subcommittee on November 14, 2016 as an informational item. No discussion was had and the Subcommittee expressed support of the development.

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

- As part of this approval, the Council is approving and accepting the following:
  - Public improvements associated with the construction of public sanitary sewers and public storm sewers;
  - A Storm Water Management Maintenance Facility Covenant and Permanent Easement Agreement for this development;
  - Legal documents to establish easements for public utility, sanitary sewers, storm sewer, overland flow, ingress/egress and buffer park;
  - Surety for installation of landscaping in the landscape buffer
  - A Parkland Dedication Agreement

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, Delavan Townhomes Plat 1 to allow the platting of 16 townhome lots and 7 outlots, subject to the applicant meeting all City Code requirements and the following:

1. Buffer landscaping required along S 26th Street shall be installed prior to the issuance of any occupancy permits, including temporary occupancy permits for any dwelling unit within the western-most building (Building 100). In the event that occupancy is desired at a time in which landscape plantings cannot be installed due to winter weather, the developer shall post surety with the City's Development Services Department in the amount of one and one-half times the cost of landscape plant material, installation, and mulching. Said landscaping for which surety is posted shall be installed in the spring prior to June 30th. If plant material is not installed by June 30th, no additional occupancy permits, including temporary occupancy permits for any other dwelling within the development will be issued until such time that the landscaping is installed and the landscaping is reviewed and approved by the City's Development Services staff.

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

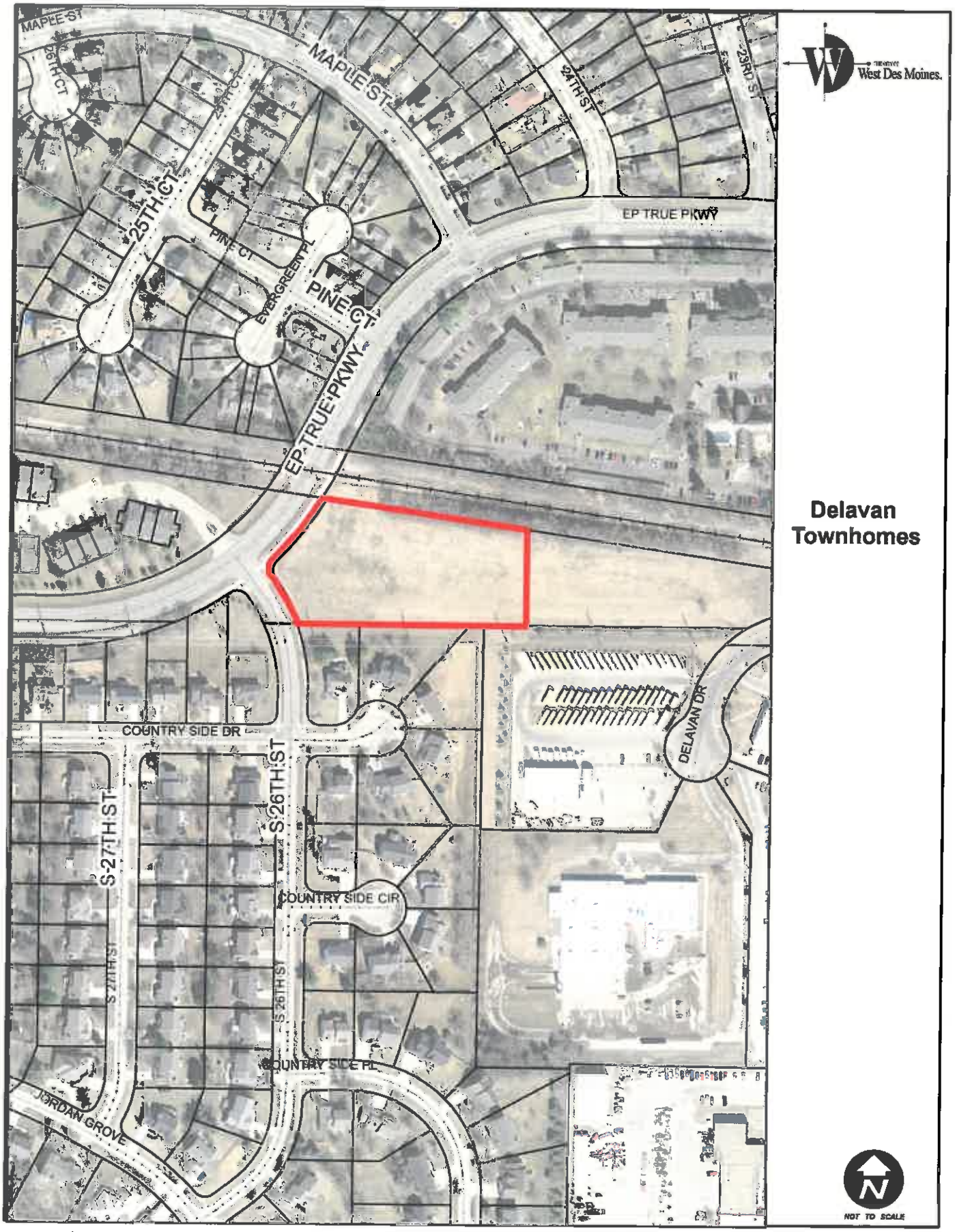
SUBCOMMITTEE REVIEW (if applicable)

Committee	Development and Planning		
Date Reviewed	November 14, 2016		
Recommendation	Yes X	No ☐	Split ☐

ATTACHMENTS:

Attachment A - Location Map
Attachment B - Final Plat
Attachment C - Resolution: Acceptance of Public Improvements and Approval and Release of Final Plat
Exhibit A - Conditions of Approval

ATTACHMENT A



ATTACHMENT B

FINAL PLAT

DELAVAN TOWNHOMES PLAT 1

150 S. 26TH STREET, WEST DES MOINES, IOWA

LEGEND

- ● FOUND PROPERTY CORNERS MONUMENTS
- ⊙ SET PROPERTY CORNER (5/8" I.R. W/BLUE CAP #16581 UNLESS OTHERWISE NOTED)
- FLAT BOUNDARY
- PROPOSED LOT LINES
- EXISTING PROPERTY LINES
- ORIGINAL PLATTED LOT LINES
- EASEMENT LINE
- CENTERLINE STREET
- D. DEEDED BEARING & DISTANCE
- P. PREVIOUSLY RECORDED BEARING & DISTANCE
- M. MEASURED BEARING & DISTANCE
- I.R. IRON ROD
- I.P. IRON PIPE
- R.O.W. RIGHT-OF-WAY
- BK. XXX, PG. XXX COUNTY RECORDER'S INDEXING BOOK
- P.U.E. PUBLIC UTILITY EASEMENT
- (777) STREET ADDRESS

VICINITY MAP

SCALE: 1"=400'
0' 400' 800'

SHEET INDEX

SHEET NO	SHEET TITLE
1	FINAL PLAT - COVER
2	FINAL PLAT - DIMENSION PLAN
3	FINAL PLAT - EASEMENT PLAN

RECORDER'S STAMP

OWNER / APPLICANT:

JERRY'S HOMES INC.
ATTN: JAY COWAN
10450 NEW YORK AVE. STE. C
URBANDALE, IA 50322
PH: 515-721-0256
E-MAIL: JAYC@JERRYSHOMES.COM

PROPERTY ADDRESS:

2300 EP TRUE PARKWAY
WEST DES MOINES, IA 50265

LAND SURVEYOR:

CIVIL ENGINEERING CONSULTANTS
ATTN: JEFFREY A. GADDIS, PLS #16581
2400 86TH STREET, SUITE #12
URBANDALE, IA 50322
PHONE: 515-276-4884 EXT 21
FAX: 515-276-7084
EMAIL: GADDIS@CECIAC.COM

INDEX LEGEND	
COUNTY:	POLK
CITY:	WEST DES MOINES
SUBDIVISION:	DELAVAN PLAT 3
LOTS:	LOT 1
PROPRIETOR (S):	JERRY'S HOMES INC.
REQUESTED BY:	JERRY'S HOMES INC.
RETURN TO:	CIVIL ENGINEERING CONSULTANTS, INC ATTN: JEFFREY A. GADDIS 2400 86TH STREET, URBANDALE, IA 50322

UTILITY SERVICE PROVIDERS

ELECTRIC & NATURAL GAS
MIDAMERICAN ENERGY COMPANY
P.O. BOX 657
DES MOINES, IA 50306-0657
PHONE: 1-800-524-6261
WEB: WWW.MIDAMERICANENERGY.COM
CRAIG RANFELD
PHONE: 515-252-6632
EMAIL: MECDSMDESIGNLOCATES@MIDAMERICAN.COM

SANITARY SYSTEMS
CITY OF WEST DES MOINES
WEST DES MOINES PUBLIC WORKS
PHONE : 515-222-3460
EMAIL : PUBLICWORKS@WDMIOWA.GOV

POTABLE WATER
WEST DES MOINES WATER WORKS
(GENERAL OFFICE AND CUSTOMER SERVICE)
4200 HILLS CIVIC PARKWAY, SUITE ID
PHONE: (515) 222-3460
FAX (515) 222-3510
E-MAIL: WATERWORKS@WDMWW.COM

STORM SEWER SYSTEMS
CITY OF WEST DES MOINES:
WEST DES MOINES PUBLIC WORKS
PHONE : 515-222-3460
EMAIL : PUBLICWORKS@WDMIOWA.GOV

TELECOMMUNICATIONS & INTERNET SERVICE PROVIDERS:
AT&T TRANSMISSION
ATTN: LENNY VOHS
PHONE : 816-275-4014
EMAIL : LV2126@ATT.COM

MEDIACOM (DES MOINES)
ATTN: PAUL MAY
PHONE : 515-246-2252 OFFICE
515-954-2649 CELL
EMAIL : PMAY@MEDIACOMCC.COM

CENTURY LINK
ATTN : TOM STURNER
PHONE : 303-664-8040
EMAIL : THOMAS.STURNER@CENTURYLINK.COM

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

NOTES

1. THE BEARINGS SHOWN ON THIS FINAL PLAT ARE BASED ON THE NORTH LINE OF DELAVAN PLAT 2 HAVING A BEARING OF S89°32'14"E.
2. THE UNADJUSTED ERROR OF CLOSURE IS NOT GREATER THAN 1:10000 FOR SUBDIVISION BOUNDARIES AND IS NOT GREATER THAN 1:5000 FOR INDIVIDUAL LOTS.
3. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
4. MONUMENTS TO BE SET WITHIN ONE YEAR THE FINAL PLAT'S RECORDING DATE.
5. ALL EASEMENTS SHOWN ARE PROPOSED EASEMENTS UNLESS LABEL AS **(EXISTING)**.
6. ALL WATER MAIN CONNECTIONS AND REMOVALS MUST BE DONE IN ACCORDANCE WITH THE WEST DES MOINES WATER WORKS STANDARDS AND SPECIFICATIONS.
7. VERIFY COORDINATES AND BUILDING CORNERS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
8. ALL UNITS ARE SLAB ON GRADE CONSTRUCTION (NO BASEMENTS).
9. LOTS 11A - 16A SHALL BE TIED TO THE ADJACENT NUMBERED LOT. THESE LOTS ARE FOR STORM WATER DETENTION, STORM SEWER & OVERLAND PLUMAGE EASEMENT AND ARE NOT BUILDABLE LOTS. TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
10. LOT 1A SHALL BE TIED TO LOT 1. THIS LOT IS DEDICATED AS A PUBLIC ACCESS EASEMENT AND IS NOT BUILDABLE AND SHALL BE MAINTAINED BY HOME OWNERS ASSOCIATION.
11. A BLANKET EASEMENT SHALL BE PROVIDED FOR INGRESS/EGRESS TO ALLOW WEST DES MOINES WATER WORKS ACCESS FOR THE PURPOSE OF READING METERS AND OPERATING PRIVATE WATER MAIN AND APPURTENANCES INCLUDING CURB VALVES.

HORIZONTAL CONTROL

POINT NAME: WDM-HZ #6 NETWORK POINT ID: 2006
DESIGNATION: WEST DES MOINES GPS CONTROL PT. - WDM-HZ #6
NORTHING: 511211.205FT EASTING: 1510261.175FT
ORTHOMETRIC HEIGHT: 914.015FT ELLIPSOID HEIGHT: 812.095FT 6EOID04
LATITUDE: N41°34'03.14271" LONGITUDE: W93°45'22.87364"
MAPPING ANGLE: -0°11'03" COMBINATION SCALE FACTOR: 0.999930058
MONUMENT TYPE: 3/4" X 9'-0" LONG BERNTSEN TOP SECURITY ROD MONUMENT WITH A 2-1/2" DIA. DOMED SURVEY CAP AND PERMANENT MAGNET ENCASED IN A WHITE PVC PIPE WITH A NSS STYLE ALUM. ACCESS COVER.

POINT NAME: WDM-BM-128 NETWORK POINT ID: 128
DESIGNATION: WEST DES MOINES VERTICAL CONTROL PT. 128 (SET BY OTHERS)
NORTHING: 513447.259FT EASTING: 1568130.369FT
ORTHOMETRIC HEIGHT: 910.235FT ELLIPSOID HEIGHT: 808.485FT 6EOID04
LATITUDE: N41°34'25.47011" LONGITUDE: W93°46'48.86684"
MAPPING ANGLE: -0°11'03" COMBINATION SCALE FACTOR: 0.999930428
MONUMENT TYPE: #5 REBAR ENCASED IN A 6" DIA. X 48" MINIMUM DEPTH CONCRETE CYLINDER WITH A 1-1/2" DIA. ALUMINUM CAP AFFIXED TO THE TOP OF THE REBAR.

LEGAL DESCRIPTION

LOT 1, DELAVAN PLAT 3, AN OFFICIAL PLAT RECORDED IN BOOK 16051, PAGE 367-370 AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF WEST DES MOINES, POLK COUNTY, IOWA, CONTAINS 2.33 ACRES MORE OR LESS.

FLOOD ZONE DESIGNATION

THE DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION 'X' BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 19153C0310G REVISED ON FEBRUARY 16, 2006.

LAND AREA

101,561 SQUARE FEET
2.33 ACRES

COMPREHENSIVE PLAN LAND USE

MEDIUM DENSITY RESIDENTIAL - LOT 1

ZONING

BPI II PUD (96) - BOOK 6651, PAGE 154
- MEDIUM DENSITY RESIDENTIAL

SETBACKS:

MULTI FAMILY PARCELS SHALL HAVE 25' MINIMUM PERIMETER SETBACK EXCEPT ALONG THOROUGHFARES WHICH SHALL HAVE 50' SETBACK

BENCHMARK

WEST DES MOINES BENCHMARK #126

SOUTHWEST CORNER OF GRAND AVENUE AND E.P. TRUE PARKWAY. 10 FEET WEST OF BACK OF WALK AND 71 FEET SOUTH OF TRAFFIC SIGNAL POLE AT THE SOUTHWEST CORNER OF E.P. TRUE PARKWAY AND GRAND AVENUE.

NGVD DATUM = 841.22 FEET
NAVD88 = 843.23 FEET

WEST DES MOINES BENCHMARK #127

SOUTHWEST CORNER OF E.P. TRUE AND S. 41ST STREET. 4.5 FEET SOUTH OF THE EAST-WEST BACK OF WALK AND 4.5 FEET WEST OF THE NORTH-SOUTH BACK OF WALK.

NGVD DATUM = 811.46 FEET
NAVD88 = 843.41 FEET

PURPOSE OF SURVEY:

1. THIS IS A MINOR SUBDIVISION PLAT FOR THE PURPOSE OF CREATING TWO (2) LOTS FOR FUTURE DEVELOPMENT.

CERTIFICATION

PROFESSIONAL LAND SURVEYOR
JEFFREY A. GADDIS
18381
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.

11-10-2016
JEFFREY A. GADDIS, IOWA LICENSE NO. 18581 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016

PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS 1 - 3

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

DATE:	COMMENTS
11-10-2016	
10-24-2016	
11-22-2016	

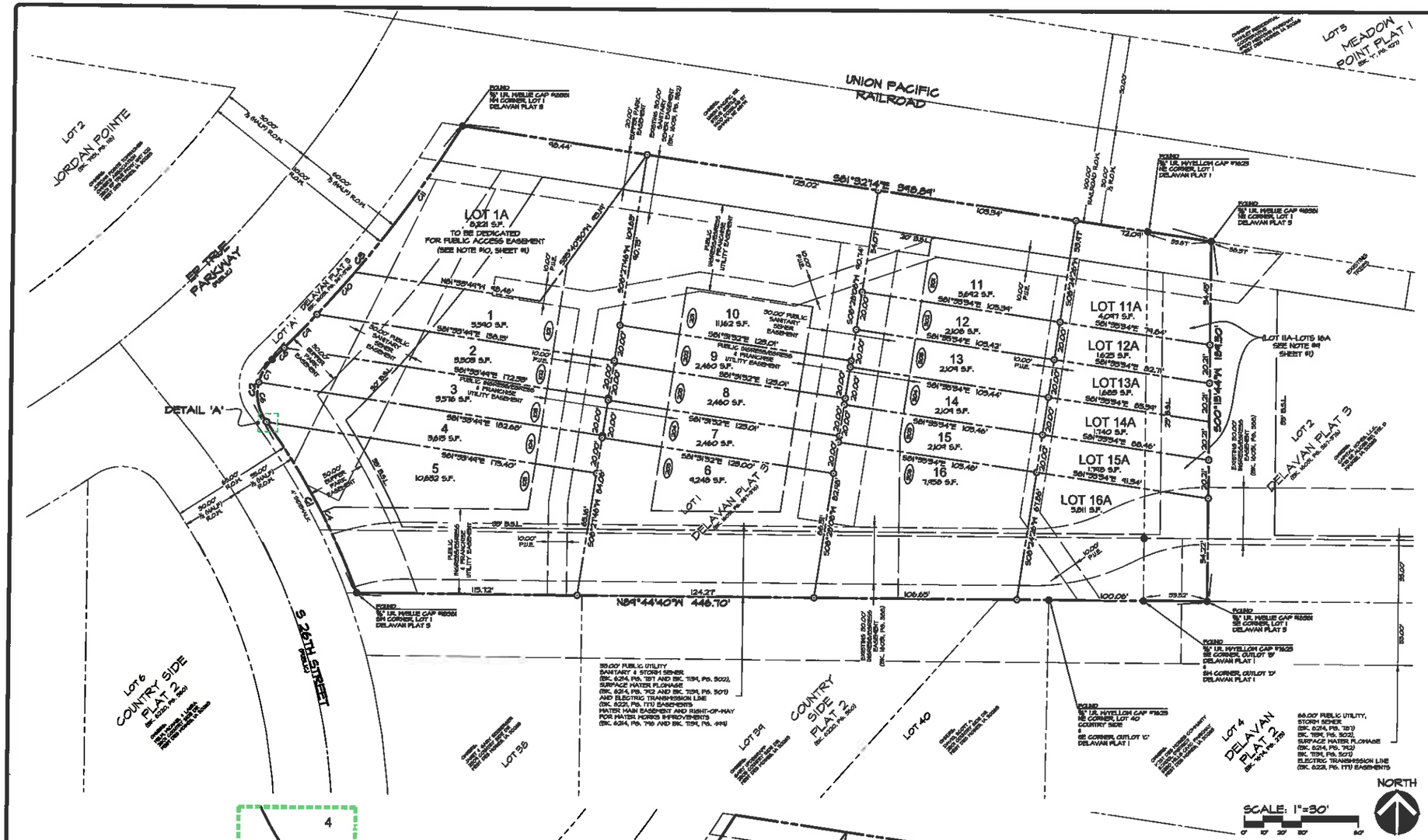
DATE OF SURVEY: 01-22-2016
DESIGNED BY: MHH
DRAWN BY: CM

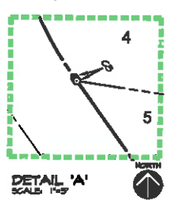
DELAVAN TOWNHOMES PLAT 1
150 S. 26TH STREET, WEST DES MOINES, IOWA

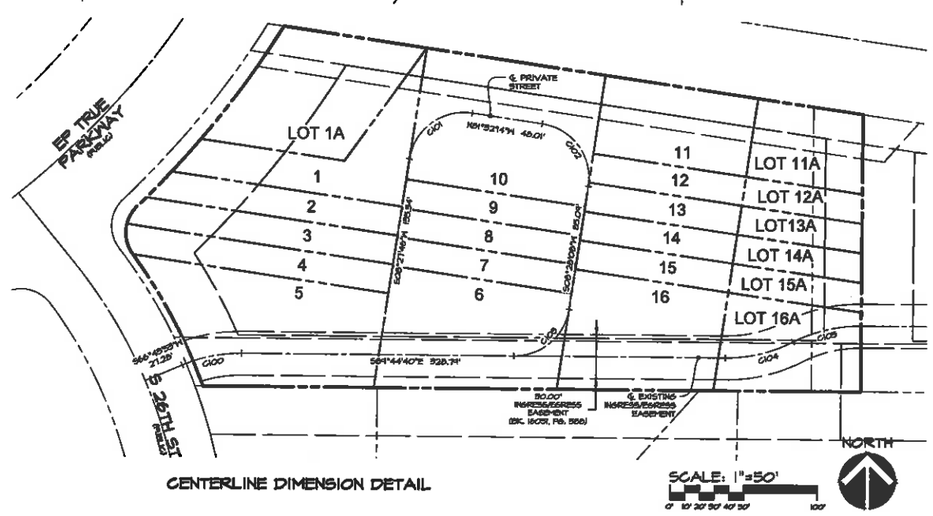
FINAL PLAT - COVER

SHEET 1 OF 3

E-7488







CENTERLINE DIMENSION DETAIL

CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	15°45'15"	372.50'	102.56'	51.51'	102.04'	S28°16'36"E
C2	81°31'55"	25.00'	35.72'	21.88'	32.76'	S04°46'43"W
C3	14°21'06"	652.46'	156.55'	78.64'	156.18'	S36°52'10"W
C4	15°42'54"	372.50'	102.11'	51.36'	101.74'	S28°15'27"E
C5	0°02'14"	372.50'	0.25'	0.13'	0.25'	S36°06'05"E
C6	44°48'05"	25.00'	21.73'	11.60'	21.05'	S11°15'11"E
C7	32°05'52"	25.00'	13.99'	7.18'	13.81'	S29°40'47"W
C8	0°48'24"	652.46'	8.91'	4.46'	8.91'	S43°15'51"W
C9	2°15'12"	652.46'	24.55'	12.26'	24.52'	S45°47'48"W
C10	2°41'44"	652.46'	24.78'	14.54'	24.78'	S41°20'53"W
C11	6°37'45"	652.46'	43.38'	47.76'	43.24'	S35°40'30"W

CENTERLINE CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C100	23°51'27"	100.00'	41.06'	20.82'	40.77'	S78°24'37"W
C101	40°00'00"	51.50'	36.40'	51.50'	35.08'	S35°21'46"W
C102	90°00'23"	51.50'	58.11'	51.50'	52.34'	N36°32'03"W
C103	81°47'12"	51.50'	38.33'	52.48'	44.10'	N44°21'44"E
C104	21°23'20"	100.00'	41.86'	24.40'	41.41'	N78°32'40"E
C105	21°23'44"	100.00'	41.81'	24.37'	41.36'	S78°31'32"W

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

DATE:	COMMENTS
11-10-2016	
10-24-2016	
11-22-2016	

DATE OF SURVEY: 01-22-2016
DESIGNED BY: MHH
DRAWN BY: CH

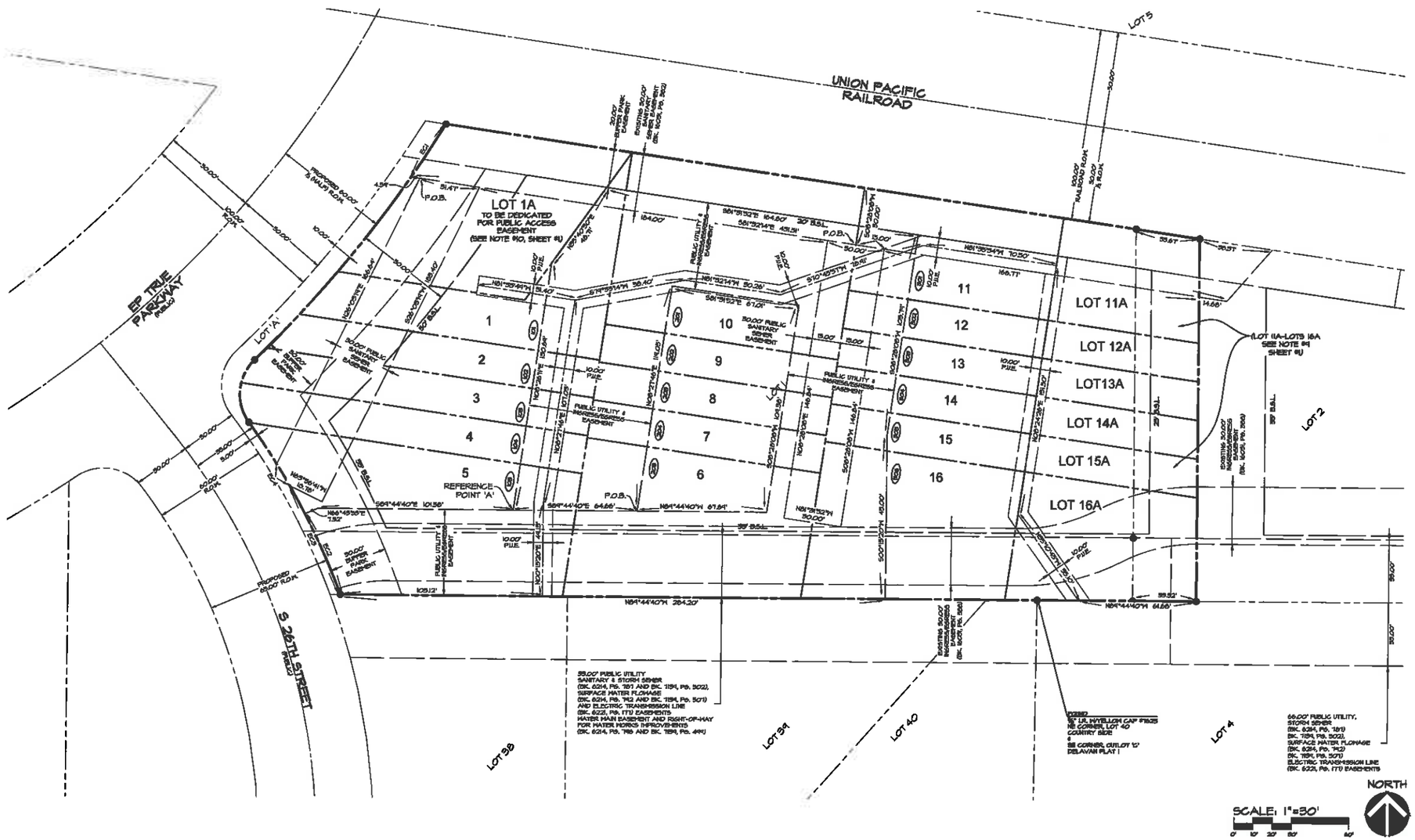
DELAVAN TOWNHOMES PLAT 1

150 S. 26TH STREET, WEST DES MOINES, IOWA

FINAL PLAT - DIMENSION PLAN

SHEET 2 OF 3

E-7488



EASEMENT CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
EC1	2°36'35"	682.46'	32.94'	16.48'	32.94'	S32°51'05"W
EC2	7°06'17"	512.50'	46.17'	23.11'	46.14'	N25°57'05"W
EC3	9°34'36"	512.50'	62.77'	31.46'	62.70'	N25°15'44"W
EC4	2°05'17"	512.50'	18.55'	6.68'	18.55'	N51°05'16"W

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

DATE:	COMMENTS
11-10-2016	
10-24-2016	
11-22-2016	

DATE OF SURVEY: 01-22-2016
DESIGNED BY: MHH
DRAWN BY: CM

DELAVAN TOWNHOMES PLAT 1

150 S. 26TH STREET, WEST DES MOINES, IOWA

FINAL PLAT - EASEMENT PLAN

SHEET 3 OF 3

E-7483

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 AND APPROVING AND RELEASING THE FINAL PLAT, DELAVAN TOWNHOMES PLAT 1 (FP-003261-2016) FOR THE PURPOSE OF PLATTING PROPERTY INTO 16 TOWNHOME LOTS AND 7 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, Jerry's Homes Inc., has requested approval for a Final Plat (FP-003261-2016) for approximately 2.33 acres located at 150 S 26th St for the purpose of subdividing the property into 16 townhome lots and 7 outlots to be tied to the adjacent townhome parcel

Legal Description

ALL OF LOT 1, DELAVAN PLAT 3, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA AND INCLUDING 2.33 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, the West Des Moines Plan and Zoning Commission has reviewed the Preliminary Plat for Delavan Townhomes Plat 1and recommended approval on August 29, 2016;

WHEREAS, the Final Plat that was submitted for review was determined to be generally consistent with the Preliminary Plat for Delavan Townhomes Plat 1 that was reviewed and approved by the City Council on September 6, 2016;

WHEREAS, on November 28, 2016, this City Council held a duly-noticed meeting to consider the application for Delavan Townhomes Plat 1 Final Plat (FP-003261-2016);

WHEREAS, the West Des Moines City Council did adopt a resolution which approved the Final Plat for Delavan Townhomes Plat 1 at their meeting on November 28, 2016, subject to any conditions of approval, and;

WHEREAS, the City Council did accept public improvements associated with the construction of, public sanitary sewer and public storm sewer within the plat boundaries, and;

WHEREAS, the City Council did accept buffer, sanitary sewer, storm sewer, overland flowage, ingress/egress 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 installation of buffer landscaping within the plat, and:

WHEREAS, the City Council did accept the Parkland Dedication Agreement, and:

WHEREAS, the City Council approves the following address assignments:

Delavan Townhomes Plat 1 Lot 1	150 S 26th Street, Unit 101
Delavan Townhomes Plat 1 Lot 2	150 S 26th Street, Unit 102
Delavan Townhomes Plat 1 Lot 3	150 S 26th Street, Unit 103
Delavan Townhomes Plat 1 Lot 4	150 S 26th Street, Unit 104
Delavan Townhomes Plat 1 Lot 5	150 S 26th Street, Unit 105
Delavan Townhomes Plat 1 Lot 6	150 S 26th Street, Unit 205
Delavan Townhomes Plat 1 Lot 7	150 S 26th Street, Unit 204
Delavan Townhomes Plat 1 Lot 8	150 S 26th Street, Unit 203
Delavan Townhomes Plat 1 Lot 9	150 S 26th Street, Unit 202
Delavan Townhomes Plat 1 Lot 10	150 S 26th Street, Unit 201
Delavan Townhomes Plat 1 Lot 11	150 S 26th Street, Unit 301
Delavan Townhomes Plat 1 Lot 12	150 S 26th Street, Unit 302
Delavan Townhomes Plat 1 Lot 13	150 S 26th Street, Unit 303
Delavan Townhomes Plat 1 Lot 14	150 S 26th Street, Unit 304
Delavan Townhomes Plat 1 Lot 15	150 S 26th Street, Unit 305
Delavan Townhomes Plat 1 Lot 16	150 S 26th Street, Unit 306

WHEREAS, Delavan Townhomes Plat 1 is zoned BEH II 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, Delavan Townhomes Plat 1are hereby accepted and dedicated for public purposes.

SECTION 3. Final Plat, Delavan Townhomes Plat 1 (FP-003261-2016) is approved, subject to compliance with all the conditions in the staff report, dated November 28, 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 Delavan Townhomes Plat 1(FP-003261-2016) 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 November 28, 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 November 28, 2016, among other proceedings, Roll Call No. _____ approved said plat on November 28, 2016, and released said Final Plat for recordation.

_____
Ryan T. Jacobson
City Clerk

IN WITNESS WHEREOF, I have hereunto set my hand this 28th day of November, 2016.

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

Exhibit A
Conditions of Approval

1. Buffer landscaping required along S 26th Street shall be installed prior to the issuance of any occupancy permits, including temporary occupancy permits for any dwelling unit within the western-most building (Building 100). In the event that occupancy is desired at a time in which landscape plantings cannot be installed due to winter weather, the developer shall post surety with the City's Development Services Department in the amount of one and one-half times the cost of landscape plant material, installation, and mulching. Said landscaping for which surety is posted shall be installed in the spring prior to June 30th. If plant material is not installed by June 30th, no additional occupancy permits, including temporary occupancy permits for any other dwelling within the development will be issued until such time that the landscaping is installed and the landscaping is reviewed and approved by the City's Development Services staff.