CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: **September 4, 2018**

ITEM: Browns Woods Estates, South of SE Browns Woods Drive on the west side of Veterans Parkway – Approval of Preliminary Plat to subdivide property into 75 single family lots, one outlot for detention, one outlot for park use, and five lots for public streets – Venture Homes LLC – PP-003514-2017

RESOLUTION: **Approval of a Preliminary Plat**

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant, Venture Homes LLC, represented by Keven Crawford of Cooper-Crawford and Associates, is requesting approval of a Preliminary Plat for approximately 39.297 acres located west of Veterans Parkway south of SE Browns Woods Drive. The applicant proposes to subdivide the property into 75 lots for single family development, 5 public street lots, and 2 outlots for storm water detention and park use (see Exhibit I - Attachment B – Location Map and Attachment C – Preliminary Plat)

Plan and Zoning Commission Action:
Vote: 6-0 approval, Commissioner Drake absent
Date: August 27, 2018
Motion: Adopt a resolution recommending the City Council approve the Preliminary Plat

OUTSTANDING ISSUES: 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 and Planning (July 24, 2017)*
- Staff Review and Comments
- Comprehensive Plan Consistency
- Findings
- Staff Recommendation 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 adopt a resolution to approve the approve the Preliminary Plat to create 75 lots for single family development, one outlot for detention, one outlot for park use, and five lots for public streets, subject to the applicant meeting all City Code requirements and the following:

1. The applicant providing final drawings of the preliminary plat which address staff comments, prior to the construction of any improvements on the site.

2. Applicant acknowledging that the associated final plat must be approved and released for recordation 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.

Lead Staff Member: Kara Tragesser, AICP

STAFF REVIEWS

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	N/A
Date(s) Published	
Letter sent to surrounding property owners	

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning Subcommittee		
Date Reviewed	July 24, 2017		
Recommendation	Yes X	No ☐	Split ☐

ATTACHMENTS:

Exhibit I - Plan and Zoning Commission Communication
- Attachment A - Plan and Zoning 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: August 27, 2018

Item: Browns Woods Estates, South of Browns Woods Drive on the west side of Veterans Parkway – Approval of Preliminary Plat to subdivide property into 75 single family lots, one outlot for detention, one outlot for park use, and five lots for public streets – Venture Homes LLC – PP-003514-2017

Requested Action: Recommend Approval of Preliminary Plat

Case Advisor: Kara Tragesser, AICP

Applicant's Request: The applicant, Venture Homes LLC, represented by Keven Crawford of Cooper-Crawford and Associates, is requesting approval of a Preliminary Plat for approximately 39.297 acres located west of Veterans Parkway south of Browns Woods Drive. The applicant proposes to subdivide the property into 75 lots for single family development, 5 public street lots, and 2 outlots for storm water detention and park use (see Attachment B – Location Map and Attachment C – Preliminary Plat).

History: The property is undeveloped. The property was rezoned from Residential Estate to a combination of RS-30 (minimum lot size of 30,000 sq. ft.) and Residential Single Family (R-1) in 2017. The RS 30 lots are located on the north side of the plat and the west side of the plat.

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee on July 24, 2017, the Subcommittee was supportive of the development.

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

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 Preliminary Plat to create 75 lots for single family development, 2 outlots for park use and storm water detention, and 5 public street lots, subject to the applicant meeting all City Code requirements and the following:

1. The applicant providing final drawings of the preliminary plat which address staff comments, prior to the construction of any improvements on the site.

2. Applicant acknowledging that the associated Final plat must be approved and released for recordation 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;

Applicant: Venture Homes LLC
475 S. 50th Street, Suite 100
West Des Moines IA 50265
515-327-1700

Owners: Same as above

Applicant's Representatives: Keven Crawford
Cooper Crawford & Associates
475 S. 50th Street, Suite 800
West Des Moines IA 50265

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. PZC18-057

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE A PRELIMINARY PLAT TO SUBDIVIDE PROPERTY INTO 75 LOTS FOR SINGLE FAMILY DEVELOPMENT, 5 PUBLIC STREET LOTS, AND 2 OUTLOTS

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Venture Homes LLC, has requested approval for a Preliminary Plat (PP-003514-2017) to create 75 single family residential lots, 5 public street lots, and 2 outlots on a 39.297 acres site located west of Veterans Parkway and South of Browns Woods Drive;

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 August 27, 2018, this Commission held a duly-noticed public meeting to consider the application for a Preliminary Plat;

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. The Preliminary Plat to subdivide the property into 75 single family residential lots, 5 public street lots, and 2 outlots, 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 August 27, 2018.

Craig Erickson, Chair
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 August 27, 2018, by the following vote:

AYES: Andersen, Costa, Crowley, Erickson, Hatfield, Southworth
NAYS:
ABSTENTIONS:
ABSENT: Drake

ATTEST:

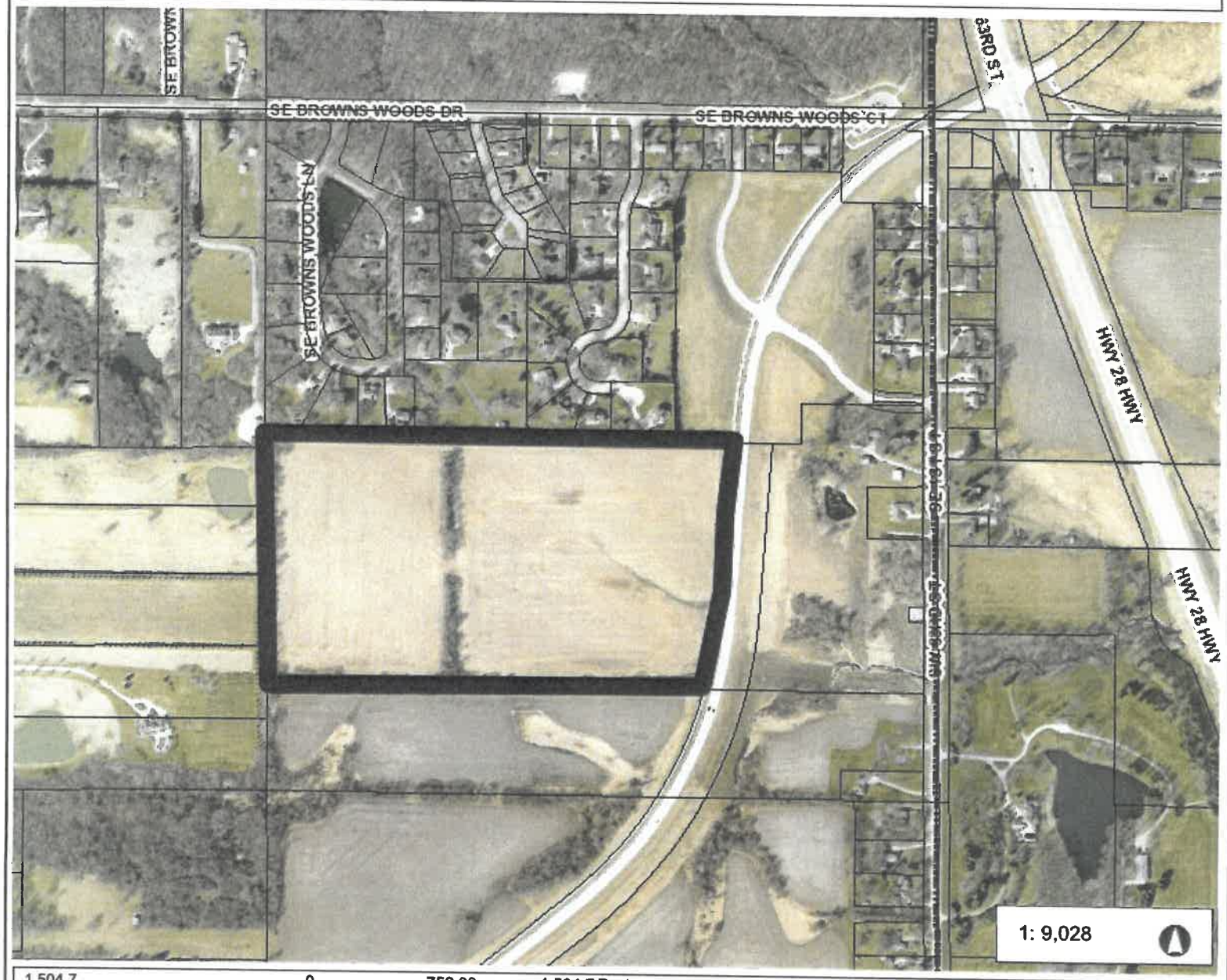
Recording Secretary

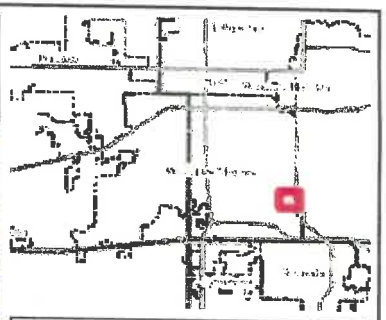
Exhibit A
CONDITIONS OF APPROVAL

1. The applicant providing final drawings of the preliminary plat which address staff comments, prior to the construction of any improvements on the site.

2. Applicant acknowledging that the associated Final plat must be approved and released for recordation 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;

Browns Woods Estates





Legend

- Corporate Limits
- Parcels

1,504.7 0 752.33 1,504.7 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

© City of West Des Moines, Iowa

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

ATTACHMENT B

GENERAL 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 (515-222-3465) at least one week prior to building construction.
3. Any water use from a hydrant, public or private, requires the use of a West Des Moines Water Works hydrant meter. Call 515-222-3465 to reserve a meter.
4. The General Contractor shall be responsible for compliance with the West Des Moines Water Works and the City's Cross Connection Control/Containment Provisions.
5. The General Contractor shall be responsible for the proper installation of an approved Backflow Prevention Assembly(ies) for containment in all new construction. Backflow prevention to be installed per City Ordinance 1297, 54-1996. Contractor shall notify West Des Moines Water Works, Ralph Renteria, Engineering Technician (515-222-3465) a minimum of 24 hours after installation and testing of all backflow devices to schedule final inspection.

UTILITIES

WATER SERVICE - WEST DES MOINES WATER WORKS
SANITARY SERVICE - CITY OF WEST DES MOINES SANITARY SEWER SYSTEM

BUFFER PARKS

30' BUFFER PARK EASEMENT
(PER WEST DES MOINES ZONING ORDINANCE)

OWNER/APPLICANT

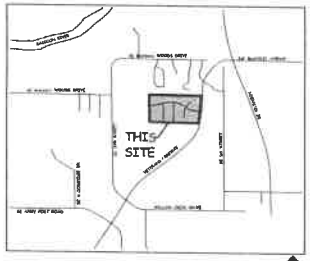
VENTURE HOMES, LLC
475 S. 50th STREET, SUITE 100
WEST DES MOINES, IOWA 50265
ATTN: STEPHEN GRUBB
(515) 327-1700

NOTES

1. LOTS "A", "B", "C", "D", AND "E" TO BE DEEDED TO THE CITY OF WEST DES MOINES FOR PUBLIC STREETS.
2. NO DIRECT ACCESS TO VETERANS PARKWAY IS PERMITTED FOR THE SINGLE FAMILY RESIDENTIAL LOTS.
3. AT TIME OF PLATTING, THE APPLICANT/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST AND INSTALLATION OF REQUIRED STREET LIGHTS FOR ALL PUBLIC STREETS WITHIN THE PROPOSED DEVELOPMENT.
4. OUTLOT "Z" TO BE USED FOR DETENTION AND OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
5. OUTLOT "Y" TO BE USED FOR PARK AND OWNED AND MAINTAINED BY THE CITY OF WEST DES MOINES.
6. CONSTRUCTION PLANS MUST BE APPROVED BY THE CITY OF WEST DES MOINES ENGINEER PRIOR TO CONSTRUCTION OF ANY PUBLIC IMPROVEMENTS.
7. MEREDITH CONNOLLY (515-327-1700) IS THE CONTACT TO ENSURE MUD AND ROCK IS REMOVED FROM THE PUBLIC STREET.
8. REZETTE EROSION CONTROL (515-967-0639) WILL BE RESPONSIBLE FOR INSTALLATION AND MONITORING EROSION CONTROL DEVICES.

SHEET INDEX

1 - OVERALL PLAN
2 - DIMENSION PLAN (EAST)
3 - DIMENSION PLAN (WEST)
4 - GRADING PLAN (EAST)
5 - GRADING PLAN (WEST)
6 - UTILITY PLAN (EAST)
7 - UTILITY PLAN (WEST)
8 - LANDSCAPE PLAN
9 - DETAIL SHEET



VICINITY SKETCH

NORTH
SCALE: 1"=2000'

PRELIMINARY PLAT
BROWNS WOODS ESTATES
Sheet 1 of 9

ZONING

EXISTING: R-1
RS-30
PROPOSED: R-1 (LOTS 1-7, 24-75)
RS-30 (LOTS 8-23)

COMPREHENSIVE PLAN

EXISTING: SF - SINGLE FAMILY RESIDENTIAL
PROPOSED: SF - SINGLE FAMILY RESIDENTIAL

LAND USE DENSITY

EXISTING: AGRICULTURE (0 UNITS/ACRE)
PROPOSED: SINGLE FAMILY RESIDENTIAL (1.88 UNITS/ACRE)

SETBACKS

R-1
FRONT-30'
REAR-35'
SIDE-7' MIN. (15' TOTAL)

RS-30
FRONT-35'
REAR-35'
80' (ALONG NORTH PLAT BOUNARY)
SIDE-8' MIN. (20' TOTAL)

LEGAL DESCRIPTION

A tract of land being a part of the Northwest ¼ of Section 26, Township 78 North, Range 25 West of the 5th P.M., West Des Moines, Polk County, Iowa. Said tract of land being more particularly described as follows:

Beginning at Northwest Corner of the Southwest ¼ of the Northwest ¼ of Section 26, Township 78 North, Range 25 West of the 5th P.M., West Des Moines, Polk County, Iowa; thence N00°18'26"W, 54.40 feet along the West Line of the Northwest ¼ of the Northwest ¼ of said Section 26; thence S89°42'48"E, 1829.08 feet to the Westerly Right-of-Way of Veterans Parkway as it is presently established; thence S04°34'23"W, 655.00 feet along said Westerly Right-of-Way Line to a point of curvature of a 1594.42 feet radius curve concave to the Northeast; thence Southwesterly, 303.06 feet along said Westerly Right-of-Way Line and said curve, said curve has a chord length of 302.58 feet and a chord bearing of S10°09'30"W; thence N89°34'26"W, 1716.54 feet to the West Line of the Southwest ¼ of the Northwest ¼ of said Section 26; thence N00°22'28"W, 902.73 feet along said West Line, to the Northwest Corner of the Southwest ¼ of the Northwest ¼ of said Section 26 and to the Point of Beginning.

Said tract of land contains 39.297 acres more or less.

Said tract of land being subject to all easements of record.

LEGEND

EXISTING/PROPOSED

- FLAT BOUNDARY
- STORM SEWER & SIZE
- SANITARY SEWER & SIZE
- WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- F.E.S.
- EXISTING CONTOURS
- PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK

CERTIFICATION

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.

KEVEN J. CRAWFORD 13156 — IOWA

KEVEN J. CRAWFORD, P.E. IOWA LICENSE NO 13156
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018
PAGES OR SHEETS COVERED BY THIS SEAL:
Sheets 1-9

BENCHMARKS

WDM #97
At the [illegible] of Browns Woods Drive, 20 feet East of entrance to Browns Woods Park, 30 feet North of centerline of Browns Woods Drive. Standard Benchmark.
Elevation 971.60 (NAVD88 Datum)
161.59 (WDM Datum)

WDM #100
Intersection of South 1st Street and Southwest Leland Avenue, 133 feet South of the centerline of Southwest Leland Avenue extended, 47.5 feet West of the centerline of South 1st Street. Standard Benchmark.
Elevation 953.85 (NAVD88 Datum)
189.84 (WDM Datum)

IOWA ONE-CALL
CALL BEFORE YOU DIG

COOPER CRAWF
& ASSOCIATES, L.L.
CIVIL ENGINEERS
475 S. 50th STREET, SUITE 800, WEST DES MOINES
PHONE: (515) 224-1344 FAX: (515) 224-1

DATE: X-X-2017
REVISIONS: 7-20-2018
8-15-2018

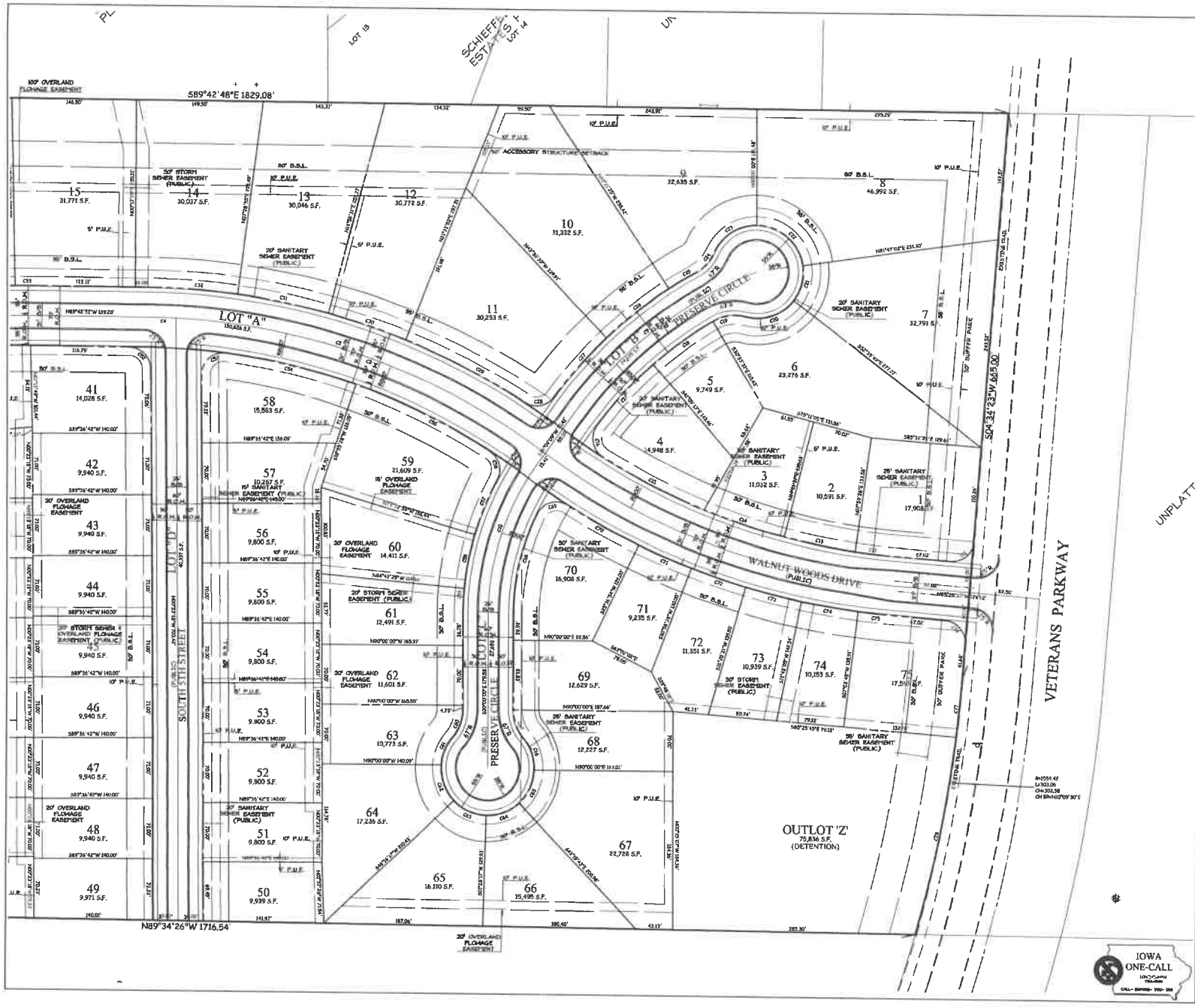
SCALE: 1"=100'

APPROVED: — INITIALED: — AS-BUILT: —

OVERALL PLAN
BROWNS WOODS ESTATES

ATTACHMENT C

PRELIMINARY PLAT
BROWNS WOODS ESTATES
Sheet 2 of 9



BENCHMARKS

WDM #97
400 Block of Browns Woods Drive, 20 feet East of entrance to Browns Woods Park, 30 feet North of centerline of Browns Woods Drive. Standard Benchmark.

Elevation_____935.60 (NAVD88 Datum)
161.99 (WDM Datum)

WDM #100
Intersection of South 1st Street and Southwest Leland Avenue, 133 feet South of the centerline of Southwest Leland Avenue extended, 47.5 feet West of the centerline of South 1st Street. Standard Benchmark.

Elevation_____963.85 (NAVD88 Datum)
189.84 (WDM Datum)

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- STORM SEWER & SIZE
- SANITARY SEWER & SIZE
- WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- F.E.S.
- EXISTING CONTOURS
- PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

SCALE: 1"=50'

DATE: 3-30-2017
REVISIONS: 7-20-2018
8-16-2018

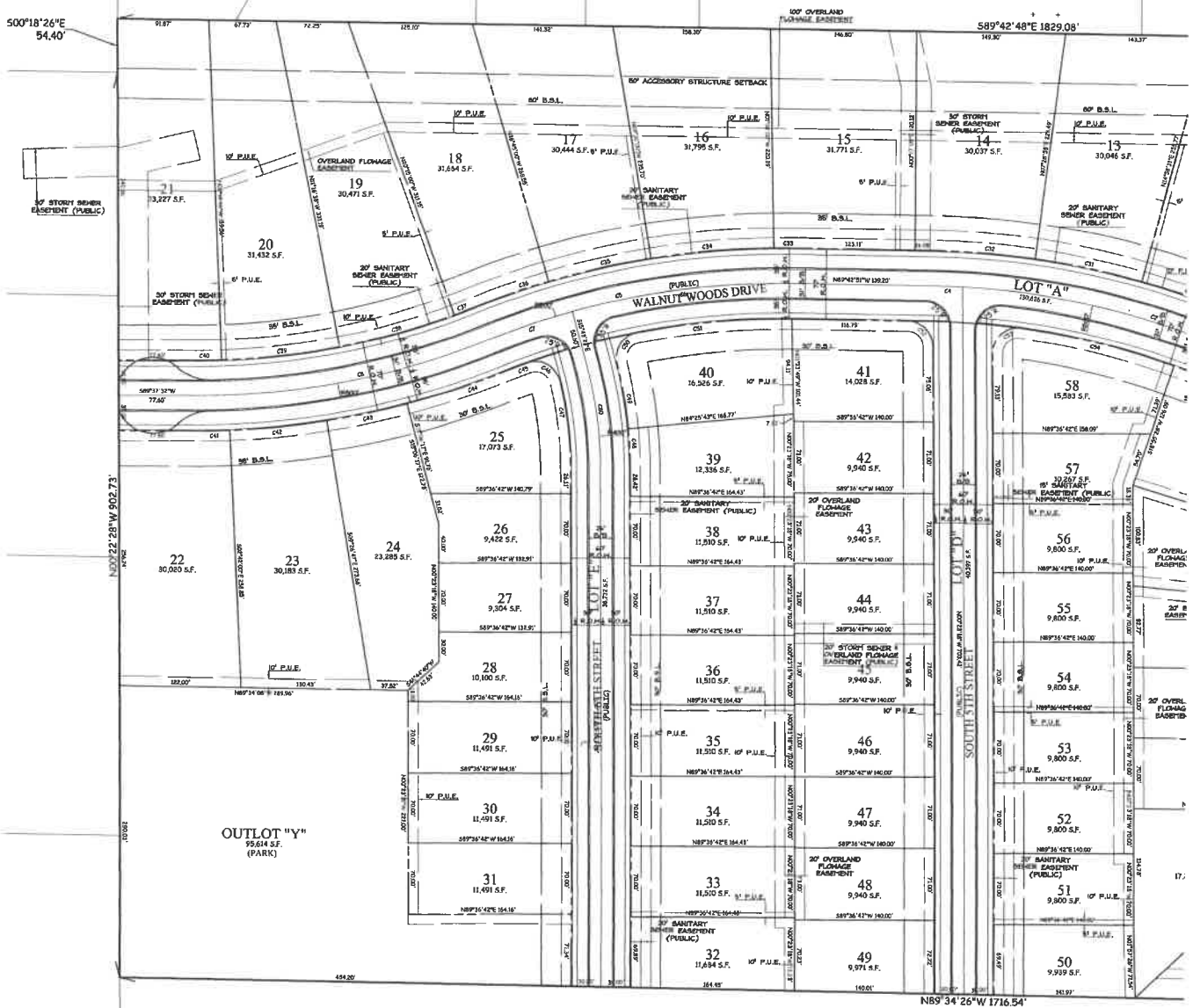
APPROVED: — INITIAL FD: — AS-BUILT: —

DIMENSION PLAN (EAST)
BROWNS WOODS ESTATES

JOB NUMBER CC 1864

SHEET 2 OF 9

PRELIMINARY PLAT
BROWNS WOODS ESTATES
Sheet 3 of 9



BENCHMARKS

WDM #57
400 Block of Browns Woods Drive, 20 feet East of entrance to Browns Woods Park, 30 Feet North of centerline of Browns Woods Drive. Standard Benchmark.

Elevation 935.60 (NAVD88 Datum)
161.59 (WDM Datum)

WDM #100
Intersection of South 1st Street and Southwest Leland Avenue, 133 feet South of the centerline of Southwest Leland Avenue extended, 47.5 feet West of the centerline of South 1st Street. Standard Benchmark.

Elevation 963.85 (NAVD88 Datum)
189.84 (WDM Datum)

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- ST" — STORM SEWER & SIZE
- SAN" — SANITARY SEWER & SIZE
- W" — WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- F.E.S.
- 950 — EXISTING CONTOURS
- 950 — PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK

IOWA ONE-CALL
CALL BEFORE YOU DIG

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 3-23-2017
REVISIONS: 7-23-2018
8-16-2018

SCALE: 1"=50'

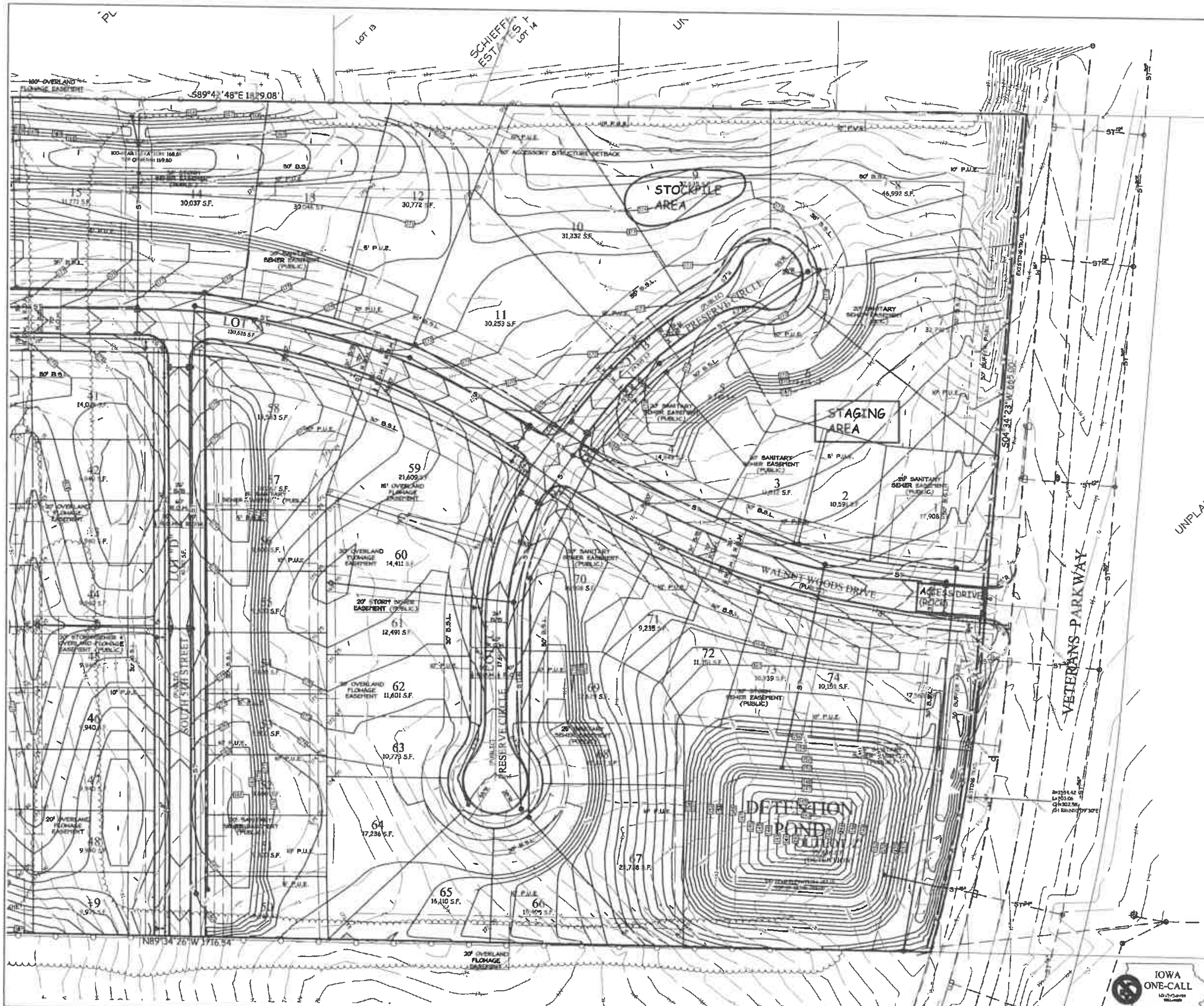
APPROVED: — INITIALED: — AS-BUILT: —

DIMENSION PLAN (WEST)
BROWNS WOODS ESTATES

JOB NUMBER CC 1864

SHEET 3 OF 9

PRELIMINARY PLAT
BROWNS WOODS ESTATES
Sheet 4 of 9



BENCHMARKS

WDM #57
400 Block of Browns Woods Drive, 20 feet East of entrance to Browns Woods Park, 30 feet North of centerline of Browns Woods Drive. Standard Benchmark.

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161.59 (WDM Datum)

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Elevation 963.85 (NAVD88 Datum)
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LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- STORM SEWER & SIZE
- SANITARY SEWER & SIZE
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IOWA ONE-CALL

COOPER CRAWFORD & ASSOCIATES, L.L.C.
CIVIL ENGINEERS
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: X-X-2017
REVISIONS: 7-20-2018
8-16-2018

SCALE: 1"=50'

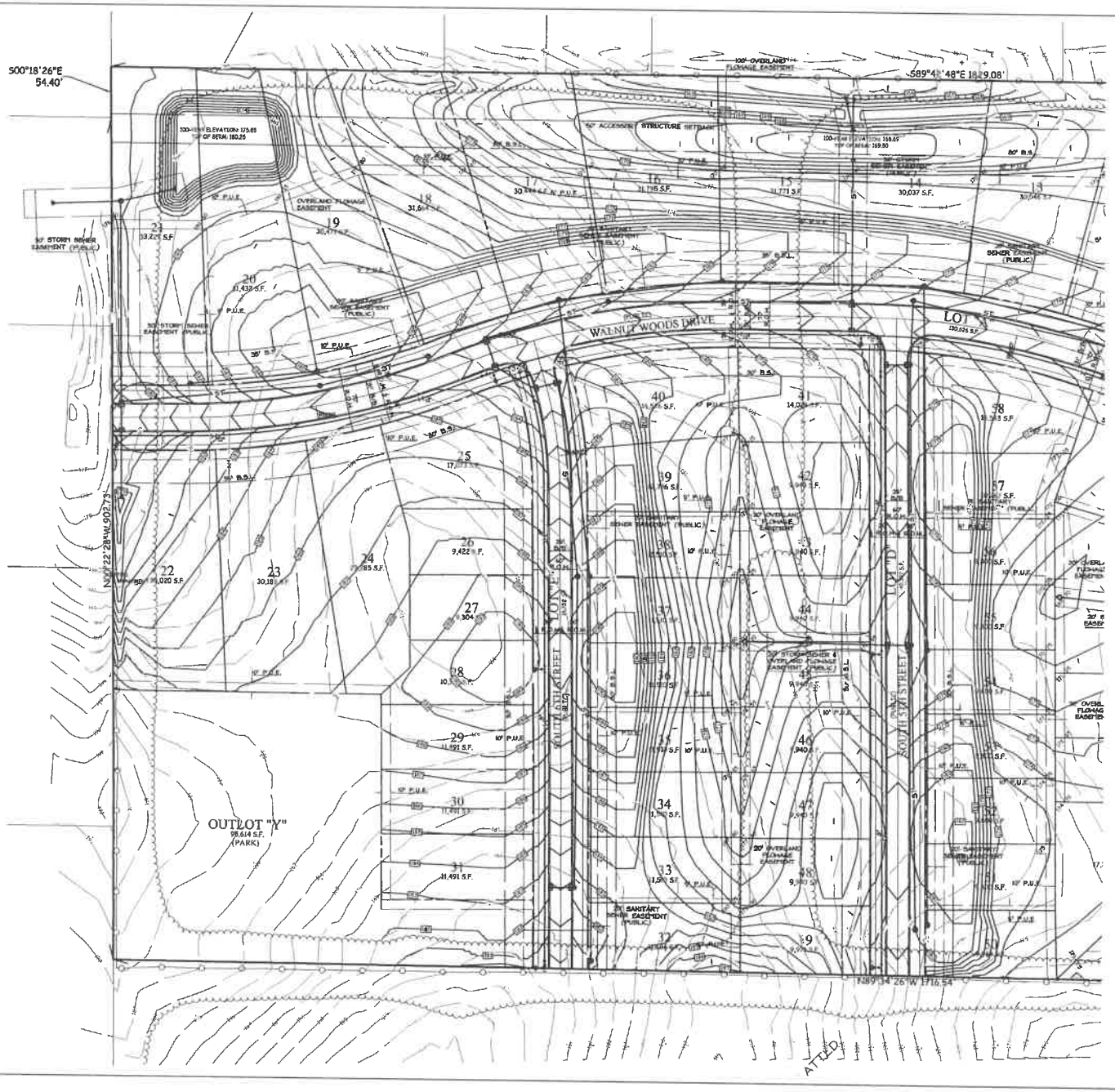
APPROVED: — INITIALED: — AS-BUILT: —

GRADING PLAN (EAST)
BROWNS WOODS ESTATES

JOB NUMBER
CC 1864

SHEET 4 OF 9

PRELIMINARY PLAT
BROWNS WOODS ESTATES
Sheet 5 of 9



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COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

IOWA ONE-CALL

SCALE: 1"=50'

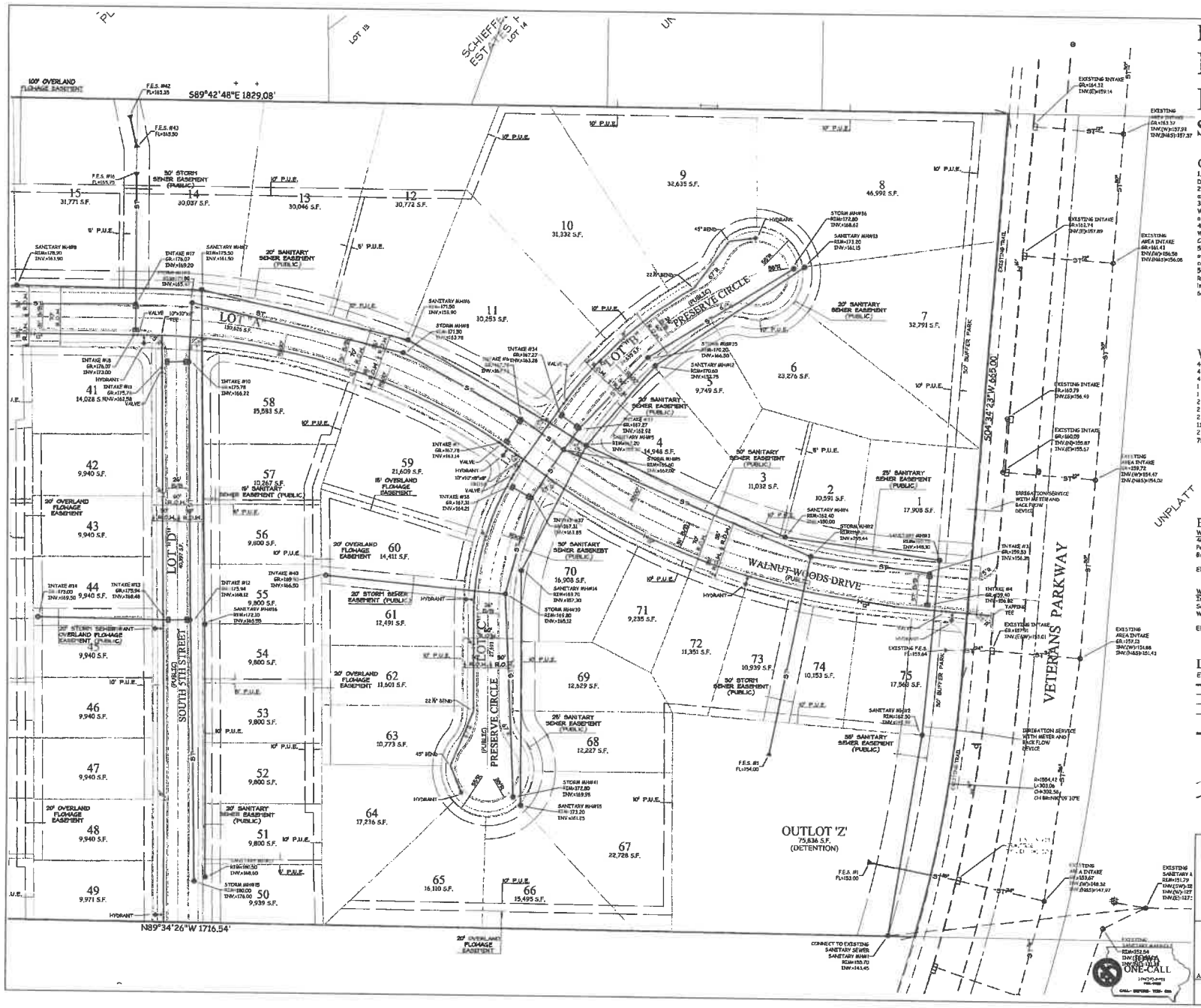
DATE: X-X-2017
REVISIONS: 7-20-2018
8-16-2018

APPROVED: — INITIALED: — AS-BUILT: —

GRADING PLAN (WEST)
BROWNS WOODS ESTATES

JOB NUMBER CC 1864

SHEET 5 OF 9



PRELIMINARY PLAT
BROWNS WOODS ESTATES
Sheet 6 of 9

GENERAL NOTES

1. All water work, public or private, shall be done in accordance with West Des Moines Water Works Standard Specifications.
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6. All connections to public sewers shall be core drilled.

WATER QUANTITIES

4,011	LF. 8-INCH WATER MAIN
4	EA. 8-INCH VALVE
4	EA. 10-INCH VALVE
1	EA. 16"x16"x8" TAPPING TEE
1	EA. 10"x10"x8"x8" CROSS
2	EA. 10"x10"x8" TEE
2	EA. 22 1/2° BEND
2	EA. 45° BEND
11	EA. HYDRANT, TEE & 6-INCH VALVE
2	EA. HYDRANT, REDUCER & 6-INCH VALVE
78	EA. SERVICES

BENCHMARKS

WDM #97
400 Block of Browns Woods Drive, 20 feet East of entrance to Browns Woods Park, 30 feet North of centerline of Browns Woods Drive. Standard Benchmark.

Elevation 935.60 (NAVD88 Datum)
161.59 (WDM Datum)

WDM #100
Intersection of South 1st Street and Southwest Leland Avenue, 133 feet South of the centerline of Southwest Leland Avenue extended, 47.5 feet West of the centerline of South 1st Street. Standard Benchmark.

Elevation 963.85 (NAVD88 Datum)
189.84 (WDM Datum)

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- STORM SEWER & SIZE
- SANITARY SEWER & SIZE
- WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- F.E.S.
- EXISTING CONTOURS
- PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS
475 S. 50th STREET SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

SCALE: 1"=50'

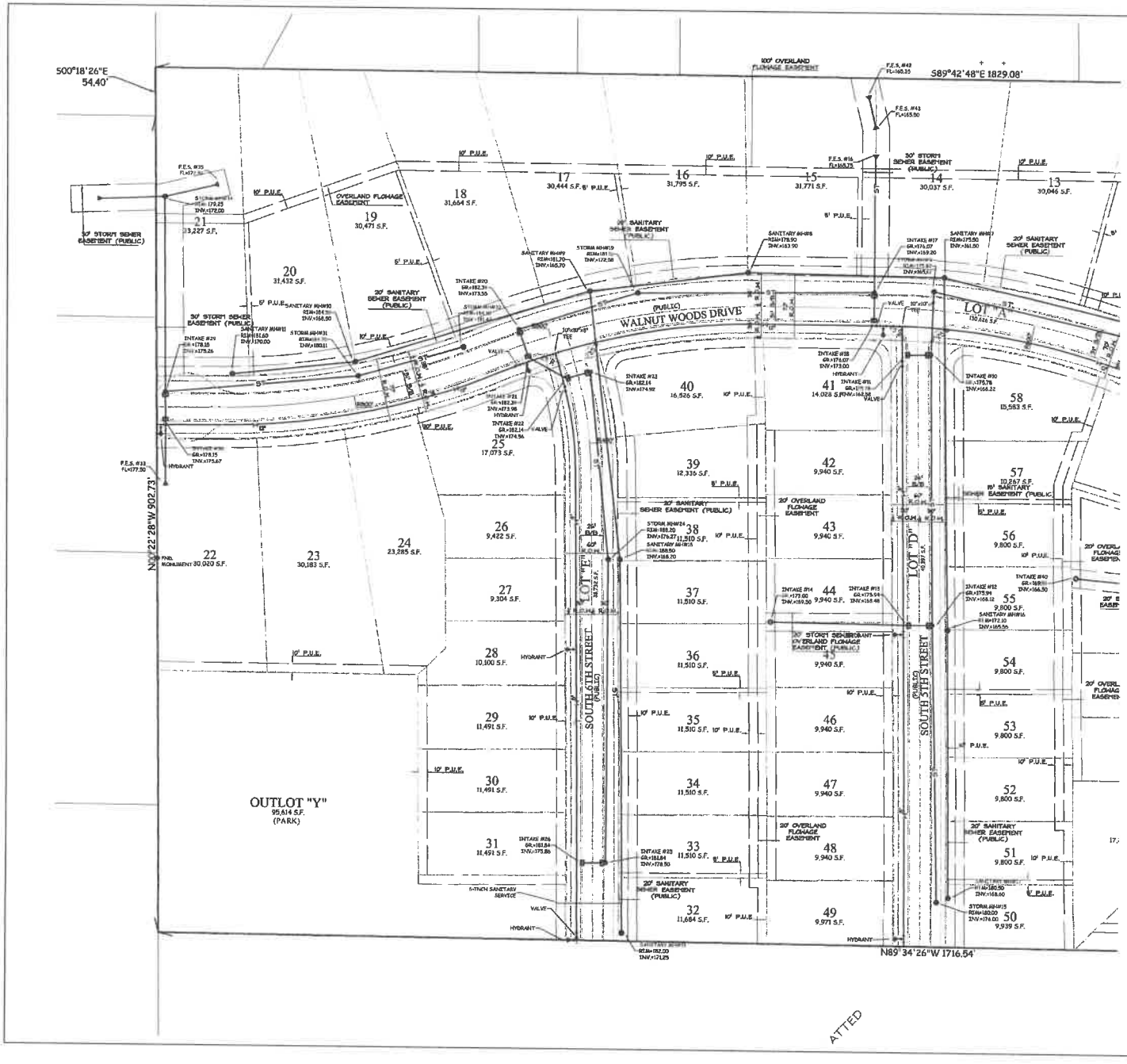
DATE: X-X-2017
REVISIONS: 7-20-2018
8-16-2018

APPROVED: — INITIALED: — ACCEPTED: —

UTILITY PLAN (EAST)
BROWNS WOODS ESTATES

JOB NUMBER
CC 1864

SHEET
6 OF 9



PRELIMINARY PLAT
BROWNS WOODS ESTATES
Sheet 7 of 9

GENERAL 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 (515-222-3465) at least one week prior to building construction.
3. Any water use from a hydrant, public or private, requires the use of a West Des Moines Water Works hydrant meter. Call 515-222-3465 to reserve a meter.
4. The General Contractor shall be responsible for compliance with the West Des Moines Water Works and the City's Cross Connection Control/Containment Provisions.
5. The General Contractor shall be responsible for the proper installation of an approved Backflow Prevention Assembly(ies) for containment in all new construction. Backflow prevention to be installed per City Ordinance 1297, 54-1298. Contractor shall notify West Des Moines Water Works, Ralph Renteria, Engineering Technician (515-222-3465) a minimum of 24 hours after installation and testing of all backflow devices to schedule final inspection.

BENCHMARKS

WDM #57
400 Block of Browns Woods Drive, 20 feet East of entrance to Browns Woods Park, 30 feet North of centerline of Browns Woods Drive. Standard Benchmark.

Elevation_____935.60 (NAVD88 Datum)
161.59 (WDM Datum)

WDM #100
Intersection of South 1st Street and Southwest Leland Avenue, 133 feet South of the centerline of Southwest Leland Avenue extended, 47.5 feet West of the centerline of South 1st Street. Standard Benchmark.

Elevation_____963.85 (NAVD88 Datum)
189.84 (WDM Datum)

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- ST — STORM SEWER & SIZE
- SAN — SANITARY SEWER & SIZE
- W — WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- F.E.S.
- 990 — EXISTING CONTOURS
- 990 — PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 5-5-2017
REVISIONS: 7-20-2018
8-16-2018

SCALE: 1"=50'

APPROVED: — INITIALED: — AS-BUILT: —

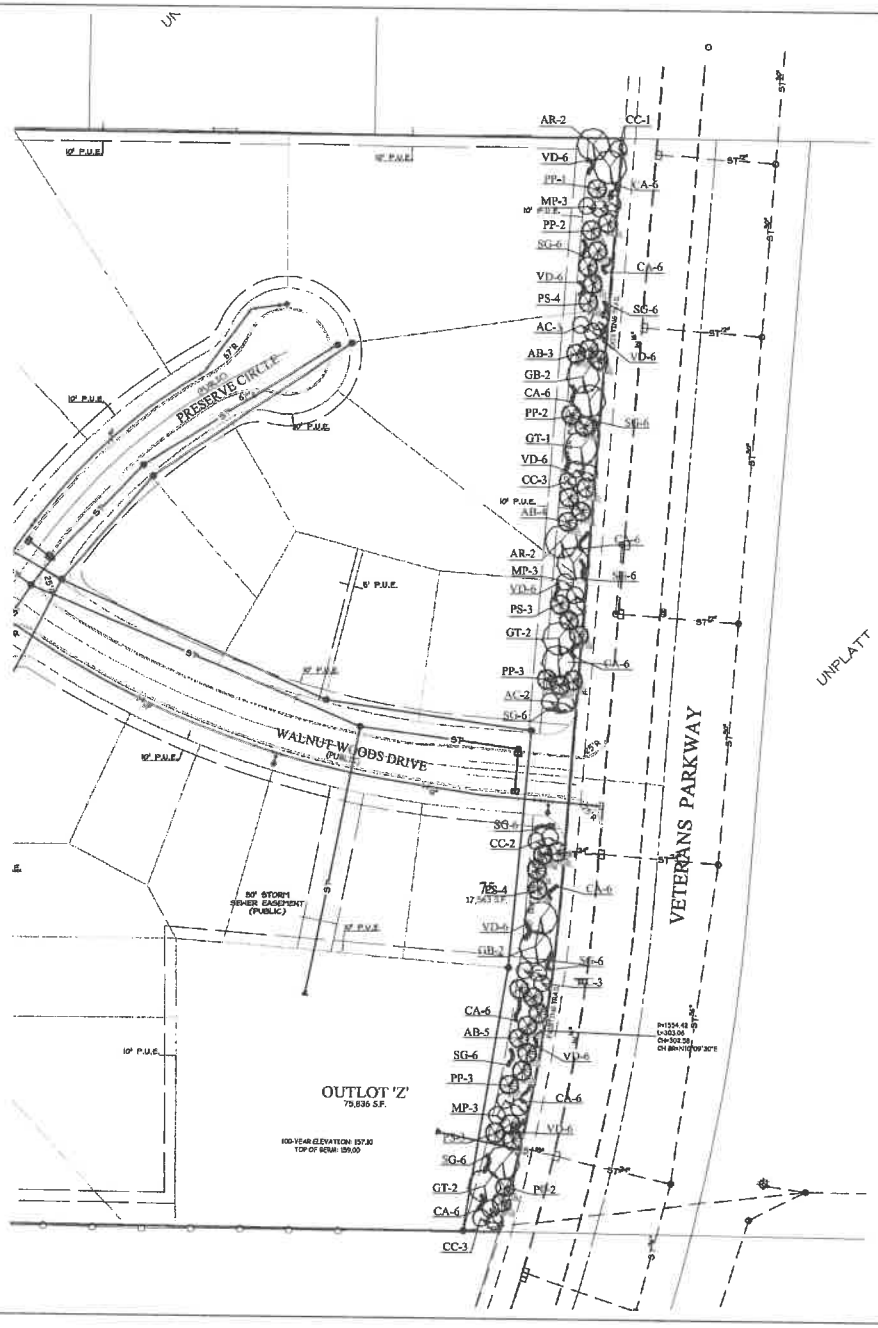
JOB NUMBER CC 1864

UTILITY PLAN (WEST)
BROWNS WOODS ESTATES

SHEET 7 OF 9

IOWA ONE-CALL

PRELIMINARY PLAT
BROWNS WOODS ESTATES
Sheet 8 of 9



BUFFER REQUIREMENTS

REQUIRED: 1 OVERSTORY TREE, 2 UNDERSTORY TREES AND 6 SHRUBS PER 35 L.F.
BASED ON 900 L.F. OF BUFFER:
OVERSTORY TREES - 26
UNDERSTORY TREES - 52
SHRUBS - 156

PROPOSED: OVERSTORY TREES - 26
UNDERSTORY TREES - 52
SHRUBS - 156

BUFFER PLANTING SCHEDULE

COUNT	KEY	Botanical name/COMMON NAME	SIZE	CONDITION	REMARKS
4	AR	Acer x freemanii 'Jeffersred' AUTUMN BLAZE FREEMAN MAPLE	2" cal.	B&B	SEE PLAN
4	GB	Ginkgo biloba GINKGO	2" cal.	B&B	SEE PLAN
8	GT	Gleditsia triacanthos inermis SKYLINE HONEYLOCUST	2" cal.	B&B	MULTI-STEM
8	AC	Amelanchier canadensis SHADBLOW SERVICEBERRY	8'-9' ht.	B&B	MULTI-STEM
4	CC	Crataegus crusgalli inermis THORNLESS HAWTHORN	1 1/2" cal.	B&B	MULTI-STEM
4	MP	Malus species 'Prairifire' PRAIRIEFIRE CRABAPPLE	1 1/2" cal.	B&B	SEE PLAN
13	PP	Picea pungens glauca COLORADO BLUE SPRUCE	6'-8' ht.	B&B	SEE PLAN
14	PS	Pinus strobus WHITE PINE	6'-8' ht.	B&B	SEE PLAN
12	AB	Abies concolor WHITE FIR	6'-8' ht.	CONT.	SEE PLAN
54	CA	Cornus alba RED-TWIG DOGWOOD	18"-24" ht.	CONT.	SEE PLAN
54	SG	Spiraea x Vanhouttei GOLDMOUND SPIREA	18"-24" ht.	CONT.	SEE PLAN
48	VD	Viburnum dentatum ARROWWOOD VIBURNUM	18"-24" ht.	CONT.	SEE PLAN

GENERAL NOTES:

1. ANY SUBSTITUTIONS OF MATERIAL IN EITHER SIZE OF SPECIES MUST HAVE APPROVAL OF LANDSCAPE ARCHITECT PRIOR TO PLANTING.
2. LANDSCAPE CONTRACTOR TO HAVE ALL UTILITIES LOCATED IN FIELD BEFORE STARTING WORK. LANDSCAPE CONTRACTOR SHALL ALSO MAKE A THOROUGH FIELD INVESTIGATION BEFORE WORK BEGINS AND INFORM THE CITY OF WEST DES MOINES OF ANY CONFLICTS, MEASURES NEEDED. ALL DAMAGE TO UTILITIES OF OTHER UNDERGROUND STRUCTURES CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE REPAIRED, AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE OWNER.
3. THE LANDSCAPE ARCHITECT/OWNER SHALL RETAIN THE RIGHT TO INSPECT ALL MATERIAL BEFORE INSTALLATION, UNDERGOING AT THE LANDSCAPE CONTRACTOR'S SOURCE NURSERY.
4. PLANT QUANTITIES SHOWN FOR INFORMATION ONLY. DRAWING SHALL PREVAIL IF CONFLICT OCCURS.
5. THE LANDSCAPE CONTRACTOR SHALL STAKE OR PRELOCATE ALL MATERIAL FOR APPROVAL PRIOR TO INSTALLATION AND CONTACT LANDSCAPE ARCHITECT @ COOPER CRAWFORD & ASSOCIATES, LLC (224-1344).
6. LANDSCAPE CONTRACTOR RESPONSIBLE FOR FIRST DAYTIL WATERING ON SAME DAY OF MATERIAL PLANTING AND SUBSEQUENT WATERINGS FOR A PERIOD OF TWO WEEKS FOLLOWING PLANTING. QUANTITY AND FREQUENCY OF WATERING WILL BE DETERMINED BY LANDSCAPE ARCHITECT AND WEATHER CONDITIONS AT THE TIME.
7. PROTECT ALL EXISTING STRUCTURES INCLUDING SIGNAGE, WILDFLOWER AREAS, PARKING LOTS, BUILDINGS, SIDEWALKS, AND EXISTING TREES. THE SITE TO BE CLEAN AND CLEAR OF ANY DEBRIS RESULTING FROM LANDSCAPE WORK.
8. PLACE A MINIMUM OF 3" OF SHREDDED BARK MULCH AROUND EACH INDIVIDUAL TREE, SHRUB AND PERENNIAL GROUPINGS WHERE SHOWN ON PLAN.
9. ALL DISTURBED TURF AREAS SHALL BE REPLACED, AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
10. LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF INSTALLATION.
11. ALL PLANT MATERIAL SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 - 1996" OR MOST RECENT EDITION.
12. PLANT BED PREPARATION FOR PERENNIAL AND GRASS LOCATIONS - SCIS. IN THESE AREAS TO BE AMENDED WITH 2" HORSE MANURE, BLACK COMPOST, OR SPHAGNUM PEAT AND THOROUGHLY TILLED IN. A "DUSTING" OF PERLITE PRIOR TO TILLING WILL ALSO BE REQUIRED. "TREPLAN" OR APPROVED EQUAL PRE-EMERGENT TO BE APPLIED PRIOR TO PLANTING.
13. NO TREES ARE ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.

BENCHMARKS

WDM #57
400 Block of Browns Woods Drive, 20 feet East of entrance to Browns Woods Park, 30 feet North of centerline of Browns Woods Drive. Standard Benchmark.

Elevation 935.60 (NAVD88 Datum)
161.59 (WDM Datum)

WDM #100
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Elevation 953.85 (NAVD88 Datum)
189.84 (WDM Datum)

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- STORM SEWER & SIZE
- SANITARY SEWER & SIZE
- WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
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- EXISTING CONTOURS
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IOWA ONE-CALL

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 6-X-2017
REVISIONS: 7-20-2018

SCALE: 1"=50'

APPROVED: — INITIALED: — AS-BUILT: —

LANDSCAPE PLAN
BROWNS WOODS ESTATES

JOB NUMBER CC 1864

SHEET 8 OF 9

PRELIMINARY PLAT
BROWNS WOODS ESTATES
Sheet 9 of 9

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	031°29'47"	800.00	439.77	225.60	434.25	S69°40'44"E
C2	035°47'03"	800.00	499.63	258.26	491.55	N71°49'21"W
C3	033°29'03"	800.00	467.72	240.76	461.09	N70°40'47"W
C4	000°17'02"	800.00	3.91	1.96	3.91	N88°34'12"W
C5	022°19'08"	800.00	311.63	157.52	309.66	S79°07'35"W
C6	016°00'32"	800.00	223.53	112.50	222.80	S52°16'53"W
C7	006°18'36"	800.00	88.10	44.10	88.06	S37°03'39"W
C8	022°29'31"	800.00	302.41	153.03	300.61	N78°43'43"E
C9	033°50'59"	500.00	277.94	142.66	274.38	S51°59'33"W
C10	036°04'09"	300.00	188.88	97.98	185.73	S18°02'04"W
C11	090°00'00"	25.00	39.27	25.00	35.36	N49°34'23"E
C12	003°25'04"	765.00	45.63	22.82	45.63	S83°43'03"E
C13	006°22'10"	765.00	85.04	42.57	85.00	S78°49'28"E
C14	007°25'48"	765.00	99.20	49.67	99.13	S71°55'29"E
C15	090°00'44"	765.00	333.68	67.08	333.50	S63°12'13"E
C16	003°10'23"	25.00	41.33	27.37	36.92	S30°36'37"E
C17	211°59'09"	470.00	97.38	48.66	97.19	S42°54'42"W
C18	092°33'42"	470.00	86.84	43.44	86.82	S54°07'38"W
C19	044°45'30"	50.00	39.05	20.61	38.11	S80°48'44"W
C20	066°48'48"	50.00	64.34	36.28	60.56	S70°48'32"W

CURVE TABLE

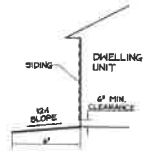
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C21	049°17'10"	55.00	47.29	25.13	47.64	S14°35'37"W
C22	085°41'22"	55.00	78.51	47.63	72.01	S49°06'29"E
C23	066°12'12"	55.00	63.55	35.86	60.07	N56°53'54"E
C24	036°52'54"	50.00	32.19	16.67	31.63	N42°14'15"E
C25	104°52'00"	50.00	91.51	65.31	79.39	N58°39'39"E
C26	055°06'35"	50.00	48.09	26.15	46.26	N51°33'58"E
C27	037°00'27"	150.00	96.89	50.27	95.17	N41°26'42"E
C28	087°59'08"	25.00	38.39	24.14	34.74	N29°24'12"E
C29	087°59'08"	25.00	38.39	24.14	34.74	N58°35'56"W
C30	087°59'08"	25.00	38.39	24.14	34.74	S29°24'12"W
C31	087°59'08"	25.00	38.39	24.14	34.74	S58°35'56"E
C32	087°59'08"	25.00	38.39	24.14	34.74	N29°24'12"E
C33	087°59'08"	25.00	38.39	24.14	34.74	N58°35'56"W
C34	087°59'08"	25.00	38.39	24.14	34.74	S29°24'12"W
C35	087°59'08"	25.00	38.39	24.14	34.74	S58°35'56"E
C36	087°59'08"	25.00	38.39	24.14	34.74	N29°24'12"E
C37	087°59'08"	25.00	38.39	24.14	34.74	N58°35'56"W
C38	087°59'08"	25.00	38.39	24.14	34.74	S29°24'12"W
C39	087°59'08"	25.00	38.39	24.14	34.74	S58°35'56"E
C40	087°59'08"	25.00	38.39	24.14	34.74	N29°24'12"E

CURVE TABLE

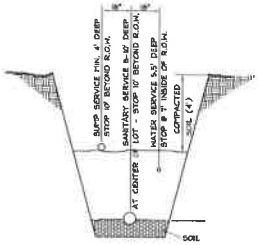
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C41	002°19'52"	825.00	33.69	16.85	33.69	S55°27'46"W
C42	006°44'47"	825.00	96.92	48.22	96.86	S53°55'36"W
C43	005°39'30"	825.00	82.46	41.26	82.43	S77°43'28"W
C44	006°55'48"	825.00	100.07	50.09	100.01	S71°25'52"W
C45	002°01'08"	765.00	27.14	13.57	27.14	S66°59'00"W
C46	006°10'49"	25.00	41.97	27.89	37.21	N61°54'36"W
C47	013°25'54"	370.00	86.74	43.57	86.54	N67°06'15"W
C48	005°10'59"	430.00	38.90	19.46	38.88	S00°38'47"E
C49	008°42'43"	430.00	65.38	32.75	65.32	S09°55'18"E
C50	092°48'41"	25.00	40.50	26.26	36.21	S33°07'21"W
C51	011°45'17"	765.00	156.98	78.77	156.71	S84°14'25"W
C52	089°19'33"	25.00	38.98	24.71	35.15	N45°03'04"W
C53	097°28'40"	25.00	42.53	28.50	37.59	S48°21'02"W
C54	011°50'06"	765.00	158.02	79.19	157.74	N76°57'25"W
C55	053°07'08"	765.00	195.16	67.96	174.75	N64°30'08"W
C56	086°38'46"	25.00	37.75	23.53	34.26	N44°41'01"W
C57	132°06'23"	550.00	69.72	34.99	69.59	N22°30'12"E
C58	011°09'30"	330.00	64.27	32.24	64.17	N10°58'16"E
C59	005°17'31"	330.00	30.48	15.25	30.47	N02°38'45"E
C60	040°22'03"	50.00	35.23	18.36	34.50	N20°11'02"E

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C61	011°27'00"	55.00	27.05	13.64	26.91	N81°38'33"E
C62	046°38'46"	55.00	44.78	23.73	43.55	N20°24'20"W
C63	044°48'00"	55.00	43.00	22.67	41.92	N66°07'43"W
C64	044°48'00"	55.00	43.00	22.67	41.92	S69°04'17"W
C65	044°24'27"	55.00	42.61	22.45	41.57	S24°26'04"W
C66	047°27'54"	55.00	45.55	24.46	39.99	S19°03'06"E
C67	040°03'40"	50.00	35.05	18.28	34.33	S30°17'13"E
C68	126°03'28"	270.00	593.89	67.48	521.78	S13°01'48"W
C69	096°09'27"	25.00	41.93	27.81	37.15	S74°06'24"W
C70	036°33'18"	825.00	35.23	17.70	35.24	N61°06'57"W
C71	024°38'17"	825.00	47.59	23.81	47.57	N66°42'14"W
C72	024°38'17"	825.00	47.59	23.81	47.57	N42°20'31"W
C73	024°38'17"	825.00	47.59	23.81	47.57	N25°58'47"W
C74	024°38'17"	825.00	47.59	23.81	47.57	N80°37'04"W
C75	052°22'23"	825.00	34.39	18.15	36.29	N84°30'55"W
C76	090°00'00"	25.00	39.27	25.00	35.35	N40°23'37"W
C77	052°31'11"	1554.52	68.59	34.29	68.37	N05°49'39"E
C78	008°18'09"	1554.52	234.66	117.56	234.46	S11°25'05"W
C79	018°33'05"	400.00	127.06	63.85	126.54	N08°03'20"W

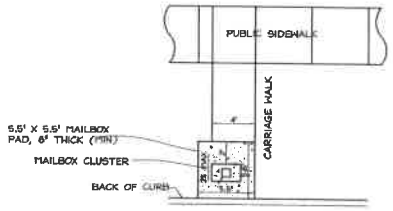


FOUNDATION GRADING DETAIL
NO SCALE

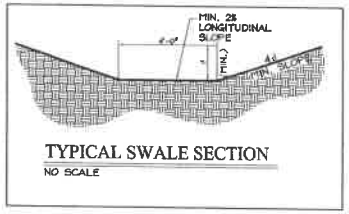


PLACE ONE 6 FT. STEEL POST BURIED 3 FT. AT WATER CURB BOX

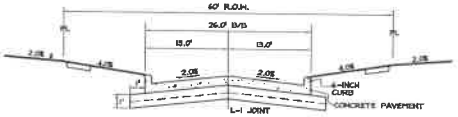
SERVICE LOCATION DETAIL
NO SCALE



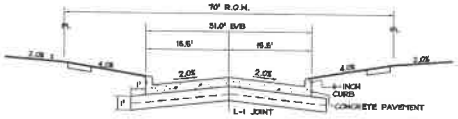
STANDARD CLUSTER MAILBOX PAD DETAIL
NO SCALE



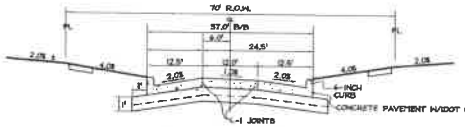
TYPICAL SWALE SECTION
NO SCALE



TYPICAL 26' B/B CROSS SECTION (60' R.O.W.)
NO SCALE



TYPICAL 31' B/B CROSS SECTION
NO SCALE



TYPICAL 37' B/B CROSS SECTION
NO SCALE

NOTE
1. STREET CROSS SECTIONS ARE FOR GRADING PURPOSES ONLY. THE CITY APPROVED CONSTRUCTION PLANS SHALL BE REFERENCED FOR THE CONSTRUCTION OF STREETS.

BENCHMARKS

WDM #57
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Elevation 935.60 (NAVD88 Datum)
161.59 (WDM Datum)

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189.84 (WDM Datum)

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- 51"W — STORM SEWER & SIZE
- SAN — SANITARY SEWER & SIZE
- W" — WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- F.E.S.
- 590 — EXISTING CONTOURS
- 590 — PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK

COOPER CRAWFORD & ASSOCIATES, L.L.C.
CIVIL ENGINEERS
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

IOWA ONE-CALL

DATE: X-X-2017
REVISIONS: 7-20-2018

SCALE: 1"=50'

APPROVED: — INITIALED: — AS-BUILT: —

DETAIL PLAN
BROWNS WOODS ESTATES

JOB NUMBER CC 1864

SHEET 9 OF 9

EXHIBIT II

Prepared by: KTragesser City of West Des Moines Development Services, P.O. Box 65320, West Des Moines, IA 50265-0320, 515-222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, P. O. Box 65320, West Des Moines, IA 50265-0320

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING THE PRELIMINARY PLAT (PP-003514-2017) TO SUBDIVIDE THE PROPERTY INTO 75 LOTS FOR SINGLE FAMILY DEVELOPMENT, 5 PUBLIC STREET LOTS, ONE OUTLOT FOR DETENTION AND ONE OUTLOT FOR PARK PURPOSES

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Venture Homes, LLC requests approval for a preliminary plat to subdivide the property into 75 lots for single family development, 5 public street lots, and 2 outlots for property legally described as:

LEGAL DESCRIPTION

A tract of land being a part of the Northwest ¼ of Section 26, Township 78 North, Range 25 West of the 5th P.M., West Des Moines, Polk County, Iowa. Said tract of land being more particularly described as follows:

Beginning at Northwest Corner of the Southwest ¼ of the Northwest ¼ of Section 26, Township 78 North, Range 25 West of the 5th P.M., West Des Moines, Polk County, Iowa; thence N00°18'26"W, 54.40 feet along the West Line of the Northwest ¼ of the Northwest ¼ of said Section 26; thence S89°42'48"E, 1829.08 feet to the Westerly Right-of-Way of Veterans Parkway as it is presently established; thence S04°34'23"W, 655.00 feet along said Westerly Right-of-Way Line to a point of curvature of a 1554.42 feet radius curve concave to the Northeast; thence Southwesterly, 303.06 feet along said Westerly Right-of-Way Line and said curve, said curve has a chord length of 302.58 feet and a chord bearing of S10°09'30"W; thence N89°34'26"W, 1716.54 feet to the West Line of the Southwest ¼ of the Northwest ¼ of said Section 26; thence N00°22'28"W, 902.73 feet along said West Line, to the Northwest Corner of the Southwest ¼ of the Northwest ¼ of said Section 26 and to the Point of Beginning.

Said tract of land contains 39.297 acres more or less.

Said tract of land being subject to 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, on August 27, 2018, the Plan and Zoning Commission recommend to the City Council approval of the Preliminary Plat; and

WHEREAS, on September 4, 2018, this City Council held a duly-noticed meeting to consider the application for a preliminary plat.

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

SECTION 1. The findings, for approval, in the staff report for the preliminary plat, or as amended orally at the City Council meeting on this date, are adopted.

SECTION 2. The Preliminary Plat to subdivide the property legally described above into 75 lots for single family development, 5 public street lots, one outlot for detention, and one outlot for park purposes is approved, 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 entitlement, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on September 4, 2018.

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Steven Gaer, Mayor

ATTEST:

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Ryan T. Jacobson
City Clerk

EXHIBIT "A"
CONDITIONS OF APPROVAL

1. The applicant providing final drawings of the preliminary plat which address staff comments, prior to the construction of any improvements on the site.

2. Applicant acknowledging that the associated final plat must be approved and released for recordation 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.