CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: February 19, 2019

ITEM: Willow Creek Villas, West Side of Veterans parkway North of SE Willow Creek Drive – Subdivide the Property into 64 Single Family Lots, One Lot for Future Multifamily Development, One Lot for Detention, Six Public Street Lots, and One Lot for a Future Park – Jerry's Homes Inc. – PP-004032-2018

RESOLUTION: **Approval of a Preliminary Plat**

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant, Jerry's Homes, represented by Brad Kuehl of Civil Design Advantage, is requesting approval of a Preliminary Plat for approximately 25.02 acres located west of Veterans Parkway north of SE Willow Creek Drive. The applicant proposes to subdivide the property into 64 single family lots, one lot for future multifamily lots, one lot for storm water detention, one lot for park use, and six public street lots (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: February 11, 2019
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* (*November 12, 2018)*
- 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 Preliminary Plat to create 64 single family lots, one lot for future multifamily development, one lot for detention, six public street lots, and one lot for a future park, 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.

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	November 12, 2018		
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: February 11, 2019

Item: Willow Creek Villas, West Side of Veterans parkway North of SE Willow Creek Drive – Subdivide the Property into 64 Single Family Lots, One Lot for Future Multifamily Development, One Lot for Detention, Six Public Street Lots, and One Lot for a Future Park – Jerry's Homes Inc. – PP-004032-2018

Requested Action: Recommend Approval of Preliminary Plat

Case Advisor: Kara Tragesser, AICP

Applicant's Request: The applicant, Jerry's Homes, represented by Brad Kuehl of Civil Design Advantage, is requesting approval of a Preliminary Plat for approximately 25.02 acres located west of Veterans Parkway north of SE Willow Creek Drive. The applicant proposes to subdivide the property into 64 single family lots, one lot for future multifamily lots, one lot for storm water detention, one lot for park use, and six public street lots (see Attachment B – Location Map and Attachment C – Preliminary Plat).

History: The property is undeveloped. The City Council approved a partial rezoning of the property for 19.26 acres to change from Residential Medium Density (RM-8) to Residential Single Family (RS-5) in order to plat full depth lots for single family detached dwellings. The remaining acreage remains Residential Medium Density (RM-8).

City Council Subcommittee: This development was presented to the Development and Planning City Council Subcommittee on November 12, 2018, 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 64 lots for single family development, one lot for storm water detention, one lot for future multifamily development, six lots for public streets, and one lot for a park, 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.

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: Jerry's Homes Inc.
3900 Westown Parkway, Suite 100
West Des Moines IA 50266
Jay Cowan
515-727-0356
jayc@jerryshomes.com

Owners: Same as above

Applicant's Representatives: Brad Kuehl
Civil Design Advantage
3405 SE Crossroads Drive, Suite G
Grimes IA 50111
515-369-4400
bradk@cda-eng.com

ATTACHMENTS:

Attachment A - Plan and Zoning Commission Resolution
Exhibit A – Conditions of Approval
Attachment B - Location Map
Attachment C - Preliminary Plat

ATTACHMENT A

RESOLUTION NO. PZC-19-015

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 64 LOTS FOR SINGLE FAMILY DEVELOPMENT, ONE LOT FOR FUTURE MULTIFAMILY DEVELOPMENT, ONE LOT FOR DETENTION, ONE LOT FOR FUTURE PARK AND SIX PUBLIC STREET LOTS

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Jerry's Homes, Inc., has requested approval for a Preliminary Plat (PP-004032-2018) to create 64 lots for single family development, one lot for future multifamily development, one lot for storm water detention, one lot for future park use, and six public street lots; and

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; and

WHEREAS, on February 11, 2019, 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 64 single family development, one lot for future multifamily development, one lot for future park use, one lot for storm water detention, and six public street lots is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report including conditions added at the meeting, and attached hereto as Exhibit "A." Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on February 11, 2019.

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 February 11, 2019, by the following vote:

AYES: ANDERSEN, COSTA, CROWLEY, ERICKSON, HATFIELD, SOUTHWORTH
NAYS:
ABSTENTIONS:
ABSENT: DRAKE

ATTEST:

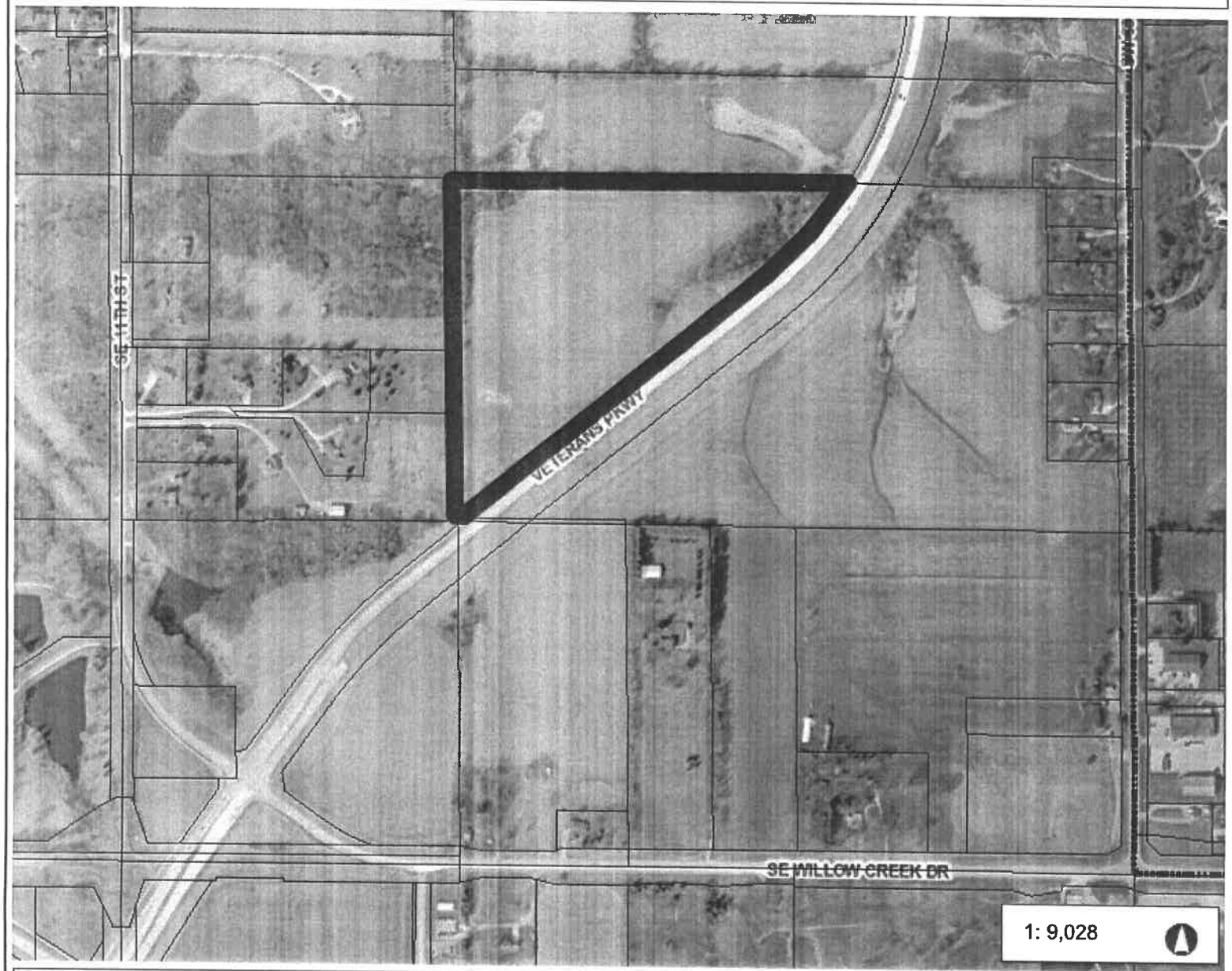
Recording Secretary

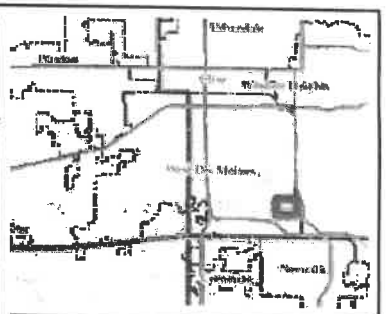
Exhibit A
CONDITIONS OF APPROVAL

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;

Willow Creek Villas





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

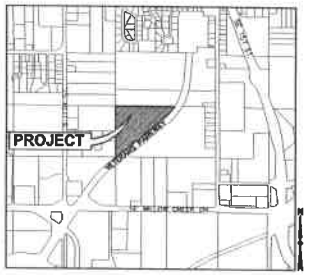
PRELIMINARY PLAT FOR:

WILLOW CREEK VILLAS

CITY OF WEST DES MOINES, COUNTY OF POLK, STATE OF IOWA

VICINITY MAP

NOT TO SCALE



OWNERS/ APPLICANT

JERRY'S HOMES
CONTACT: JAY COWAN
10430 NEW YORK AVENUE, SUITE C
URBANDALE, IA 50322
PH. (515) 727-0356

ENGINEER/ SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: BRAD KUEHL
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

DATE OF SURVEY

FEBRUARY 1, 2017

BENCHMARKS

WEST DES MOINES CITY BM#100, STD BM 133
FEET SOUTH OF CENTERLINE OF SW LELAND, 47.5
FEET WEST OF CENTERLINE OF SOUTH 1ST STREET.
ELEVATION=189.64

WEST DES MOINES CITY BM# 101, STD BM 1584
FEET WEST OF INTERSECTION OF SOUTH 11TH
STREET & ARMY POST ROAD, 54.5 FEET NORTH
OF CENTERLINE OF ARMY POST ROAD.
ELEVATION=172.02

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = JUNE 2017
ANTICIPATED FINISH DATE = JUNE 2018

SUBMITTAL DATES

- SUBMITTAL #1: 08/20/2018
- SUBMITTAL #2: 11/20/2018
- SUBMITTAL #3: 12/11/2018

PRELIMINARY PLAT DESCRIPTION

(PER DEED RECORDED IN BOOK 16205, PAGES 784-785)

THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE 5TH P.M., WEST DES MOINES, POLK COUNTY, IOWA, LYING NORTH AND WEST OF THE WEST LINE OF THE SOUTHWEST CONNECTOR CONVEYED TO THE CITY OF WEST DES MOINES IN THE WARRANTY DEEDS FILED FEBRUARY 16, 2010 IN BOOK 13357, PAGE 732 AND FILED OCTOBER 12, 2009, IN BOOK 13236, PAGE 992 IN THE OFFICE OF THE POLK COUNTY RECORDER.

PROPERTY CONTAINS 25.02 ACRES (1,089,831 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING

EXISTING: RS-5: RESIDENTIAL SINGLE FAMILY
RM-8: RESIDENTIAL MEDIUM DENSITY

COMPREHENSIVE PLAN LAND USE

EXISTING: RESIDENTIAL SINGLE FAMILY (RS)
RESIDENTIAL MEDIUM DENSITY (MD)

PROJECT SITE ADDRESS

VETERANS PARKWAY

INDEX OF SHEETS

NO.	DESCRIPTION
1	COVER SHEET
2	DETAILS AND LANDSCAPE PLAN
3	OVERALL SITE LAYOUT
4 – 5	DIMENSION PLAN
6 – 7	GRADING AND UTILITY PLAN

NOTES

1. NO INDIVIDUAL DRIVEWAY ACCESS TO VETERANS PARKWAY IS ALLOWED.
2. REFER TO IMPACT 7G WETLAND REPORT.
3. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND WDM ADDENDUMS.
4. ALL UTILITIES ARE PUBLIC UNLESS OTHERWISE NOTED.
5. ALL CONNECTIONS TO THE PUBLIC SEWERS SHALL BE CORE DRILLED.
6. THE STORMWATER DETENTION FACILITY AND PRIVATE STORM SEWERS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
7. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE WDM CONSTRUCTION DIVISION 'CLINT CARPENTER' (222-3480) TO OBTAIN APPLICABLE CITY PERMITS THAT MAY BE NECESSARY. IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICANT OBTAINING ALL NECESSARY EASEMENTS/AGREEMENTS AND APPLICABLE PERMITS.
8. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
9. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
10. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
11. PRIOR TO CONSTRUCTION OF ANY PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, CONSTRUCTION PLANS FOR SAID IMPROVEMENTS NEED TO BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER.
12. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
13. ALL OUTLOTS ARE UNBUILDABLE.
14. CONTACT PERSON RESPONSIBLE FOR ENSURING MUD AND ROCK ARE CLEANED OFF THE STREETS AND FOR INSTALLATION, PERIODIC CHECKING, AND REINSTALLATION OF EROSION CONTROL MEASURES IS: PAPER STREET CONSULTANTS, 515-965-6934.
15. BUFFERS ARE NO-BUILD AREAS WHICH PROHIBIT FENCES, PLAY STRUCTURES, SHEDS AND OTHER STRUCTURES.

GENERAL LEGEND

PROPOSED

- PROJECT BOUNDARY
- LOT LINE
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- PERMANENT EASEMENT
- TEMPORARY EASEMENT
- TYPE SW-501 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-509 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- TYPE SW-301 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- SIGN
- DETECTABLE WARNING PANEL
- STORM SEWER STRUCTURE NO.
- STORM SEWER PIPE NO.
- SANITARY SEWER STRUCTURE NO.
- SANITARY SEWER PIPE NO.
- SANITARY SEWER WITH SIZE
- SANITARY SERVICE
- STORM SEWER
- STORM SERVICE
- WATER MAIN WITH SIZE
- WATER SERVICE
- SAWCUT (FULL DEPTH)
- SILT FENCE

EXISTING

- SANITARY MANHOLE
- WATER VALVE BOX
- FIRE HYDRANT
- WATER CURB STOP
- WELL
- STORM SEWER MANHOLE
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- FLARED END SECTION
- ROOF DRAIN/ DOWNSPOUT
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- ELECTRIC POWER POLE
- GUY ANCHOR
- STREET LIGHT
- POWER POLE W/ TRANSFORMER
- UTILITY POLE W/ LIGHT
- ELECTRIC BOX
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE OR VAULT
- TRAFFIC SIGN
- TELEPHONE JUNCTION BOX
- TELEPHONE MANHOLE/VAULT
- TELEPHONE POLE
- GAS VALVE BOX
- CABLE TV JUNCTION BOX
- CABLE TV MANHOLE/VAULT
- MAIL BOX
- BENCHMARK
- SOIL BORING
- UNDERGROUND TV CABLE
- GAS MAIN
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- FIELD TILE
- SANITARY SEWER W/ SIZE
- STORM SEWER W/ SIZE
- WATER MAIN W/ SIZE

THE MOST RECENT EDITION OF THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, THE 1993 DES MOINES METRO DESIGN STANDARDS WITH THE WEST DES MOINES ADDENDA, AND THE WEST DES MOINES WATER WORKS STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF WEST DES MOINES GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THIS DESIGN SPECIFICALLY PREPARED FOR USE AT THE LOCATION SHOWN. USE IN ANY OTHER MANNER EXCEEDS THE INTENDED PURPOSE OF THESE DRAWINGS AND ANY ACCOMPANYING SPECIFICATIONS.

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR. SUITE G, GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 1606.291

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

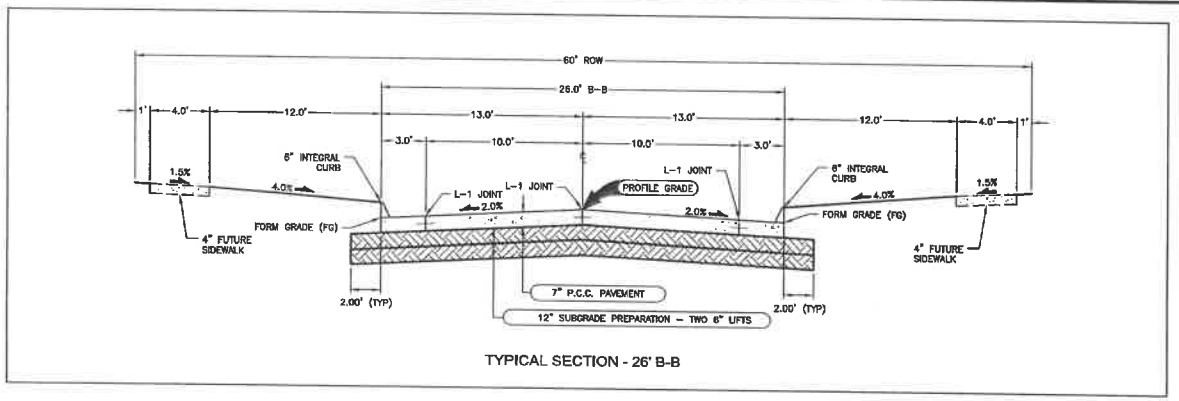
ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

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.

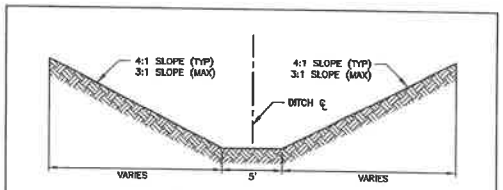
PRELIMINARY
NOT FOR CONSTRUCTION

JOSHUA D. KUEHL
DATE
LICENSE RENEWAL DATE IS DECEMBER 31, 2018
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-7

ATTACHMENT C
VILLAS



TYPICAL SECTION - 26' B-B

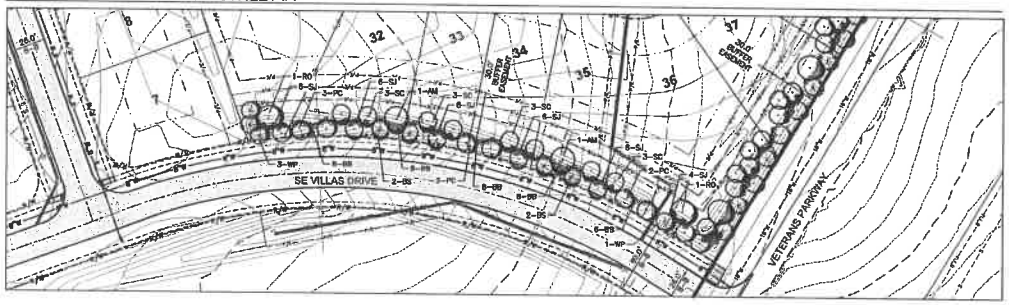


TYPICAL SWALE SECTION

LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. ALL CONSTRUCTION SHALL CONFORM TO THE MOST RECENT EDITION OF THE WEST DES MOINES STANDARDS FOR SUBDIVISIONS.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. SOD ALL AREAS ADJACENT TO BUILDINGS. SEED (TYPE 1) OR SOD ALL OTHER DISTURBED AREAS AS DIRECTED BY OWNER
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
7. WEED PREVENTER(PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
8. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3". ALL GROUPS OF MORE THAN ONE SHRUB SHALL BE MULCHED IN A CONTINUOUS BED.
9. ALL EDGING SHALL BE 3/16" STEEL EDGING.
10. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY. THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
11. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
12. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
13. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER FOR APPROVAL.
14. NO OVERSTORY TREES SHALL BE PLANTED IN ANY CITY OF WEST DES MOINES PUBLIC UTILITY EASEMENT.

LANDSCAPE BUFFER PLAN - STREET #1



LEGEND:

- OVERSTORY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUBS

SCALE 0 25 50 100'

BUFFER REQUIREMENTS

1 OVERSTORY OR 1 EVERYGREEN TREE, 2 ORNAMENTAL TREES AND 6 SHRUBS PER 35 LF OF BUFFER

1,240 LF - VETERANS PARKWAY

OVERSTORY OR EVERGREEN TREES REQUIRED:	35
ORNAMENTAL TREES REQUIRED:	70
SHRUBS REQUIRED:	210

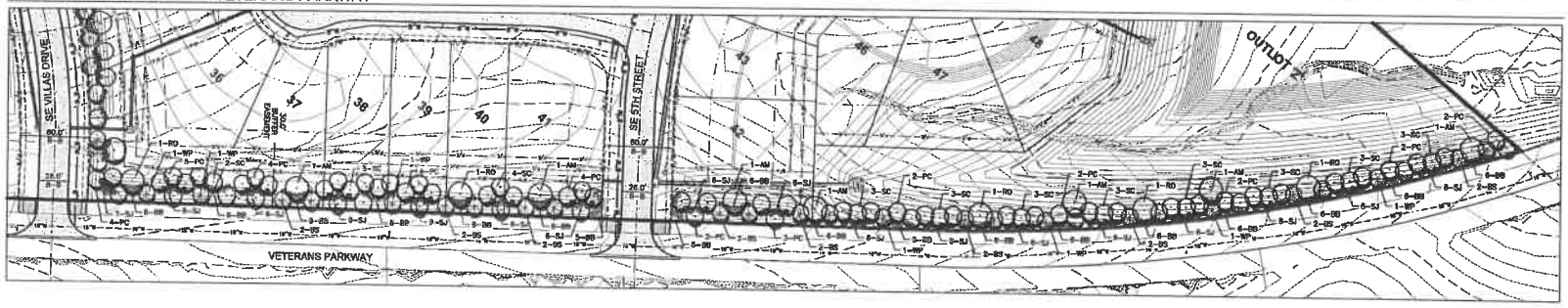
400 LF - STREET #1

OVERSTORY OR EVERGREEN TREES REQUIRED:	12
ORNAMENTAL TREES REQUIRED:	24
SHRUBS REQUIRED:	72

PLANT SCHEDULE

CODE	QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	COND.
		OVERSTORY TREES			
AM	5	AUTUMN BLAZE MAPLE	ACER RUBRUM 'AUTUMN BLAZE'	2" CAL	B&B
RO	17	RED OAK	QUERCUS RUBRA	2" CAL	B&B
		EVERGREEN TREES			
BS	130	COLORADO BLUE SPRUCE	PICEA PUNGENS	6' HT.	B&B
WP	14	EASTERN WHITE PINE	PINUS STROBUS	6' HT.	B&B
		ORNAMENTAL TREES			
PC	46	PRAIRIE FIRE CRAB	MALUS X 'PRAIRIE FIRE'	6' HT.	B&B
SC	48	SPRING SNOW CRAB	MALUS X 'SPRING SNOW'	6' HT.	B&B
		SHRUBS		SIZE	COND.
BB	246	DWARF BURNING BUSH	EUONYMUS ALATUS COMPACTUS	18" HT.	CONT.
SJ	153	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	18" HT.	CONT.

LANDSCAPE BUFFER PLAN - VETERANS PARKWAY

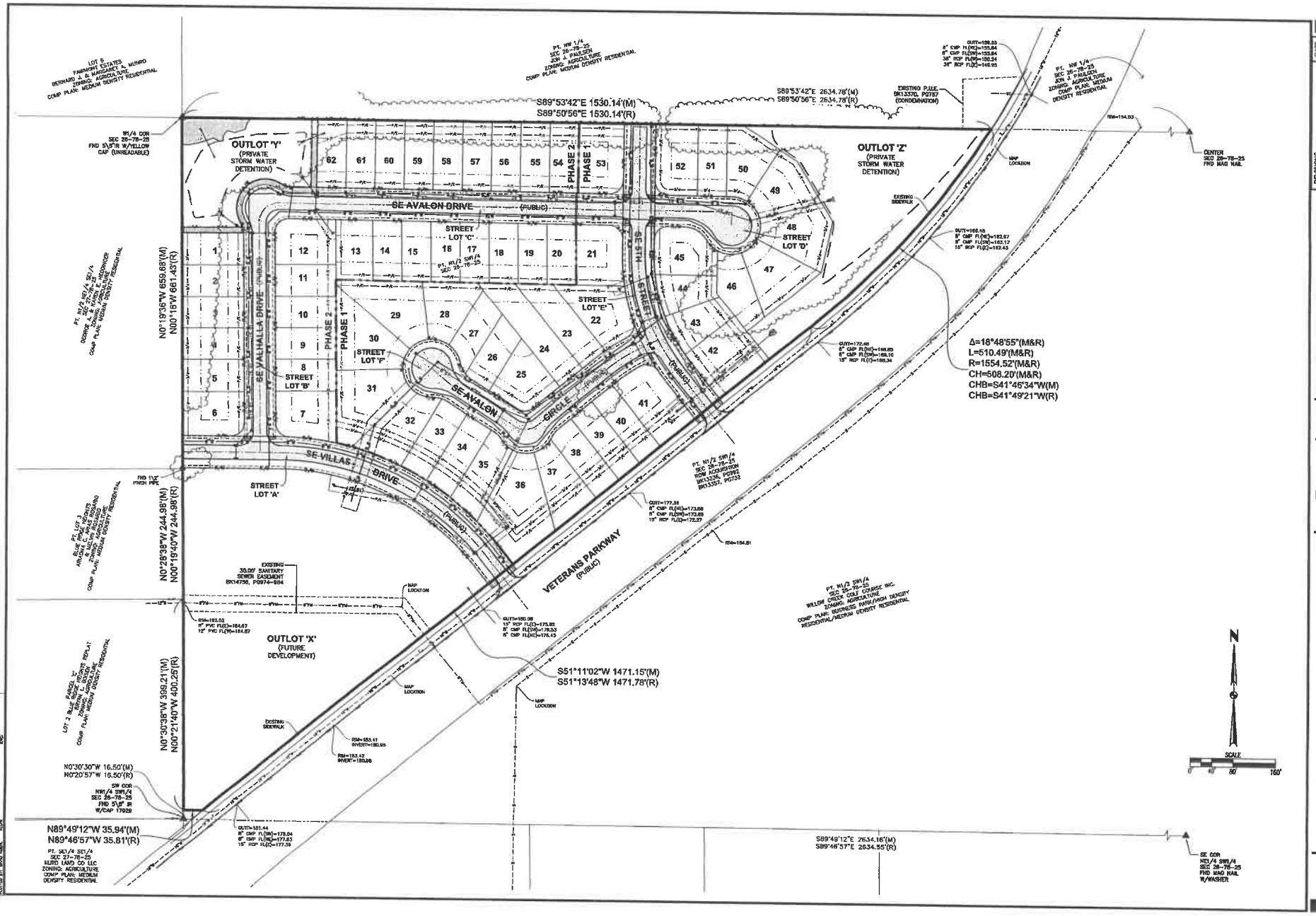


3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JAT TECH: DSH
CIVIL DESIGN ADVANTAGE

REVISIONS	DATE
SUBMITTAL #3 TO CITY	12/11/13
SUBMITTAL #2 TO CITY	11/20/13
SUBMITTAL #1 TO CITY	8/20/13

WILLOW CREEK VILLAS
DETAILS AND LANDSCAPE PLAN
WEST DES MOINES, IOWA

1506.291



REVISIONS	DATE
SUBMITTAL #3 TO CITY	12/21/06
SUBMITTAL #2 TO CITY	11/17/06
SUBMITTAL #1 TO CITY	10/13/06

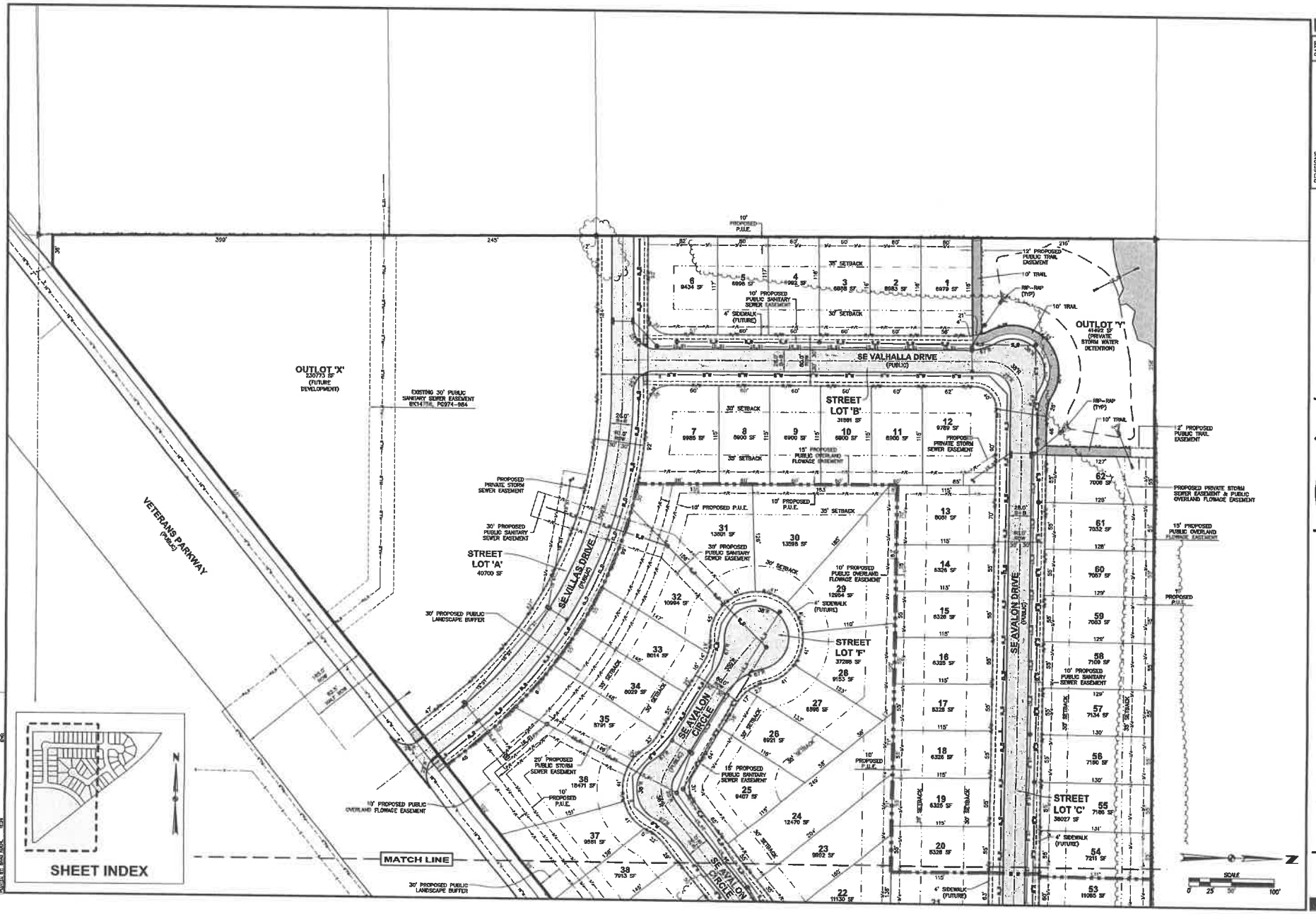
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JAT TECH: DSH
CIVIL DESIGN ADVANTAGE

WILLOW CREEK VILLAS
OVERALL SITE LAYOUT

WEST DES MOINES, IOWA

3/7

1606.291



REVISIONS	DATE
SUBMITTAL #3 TO CITY	12/17/18
SUBMITTAL #2 TO CITY	11/2/18
SUBMITTAL #1 TO CITY	10/19/18

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

ENGINEER: JAT TECH: DSH

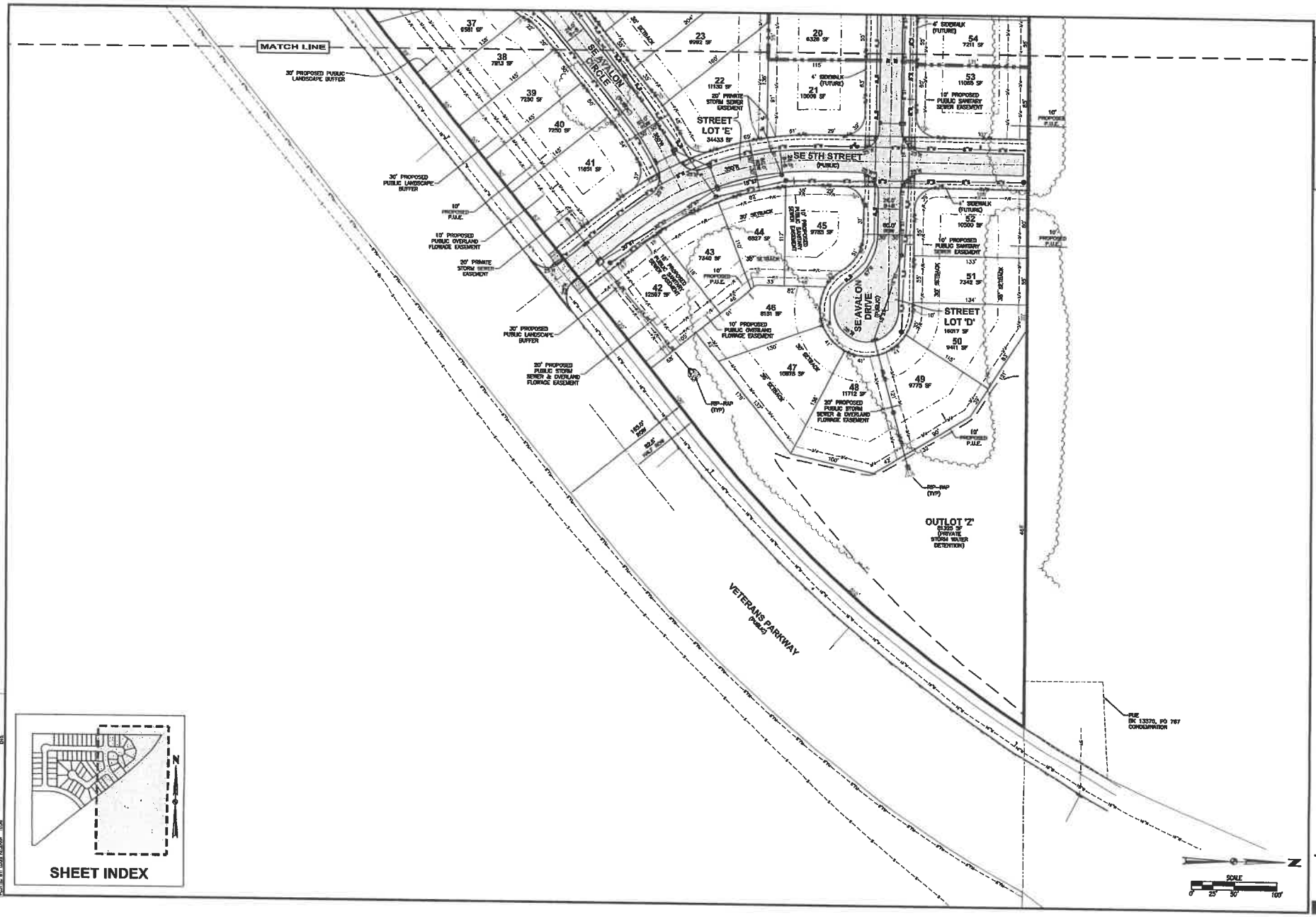
CIVIL DESIGN ADVANTAGE

WILLOW CREEK VILLAS
DIMENSION PLAN

WEST DES MOINES, IOWA

4/7

1606.291



REVISIONS	DATE
SUBMITTAL #3 TO CITY	12/11/18
SUBMITTAL #2 TO CITY	11/30/18
SUBMITTAL #1 TO CITY	10/29/18

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

ENGINEER: JAT TECH: DSH

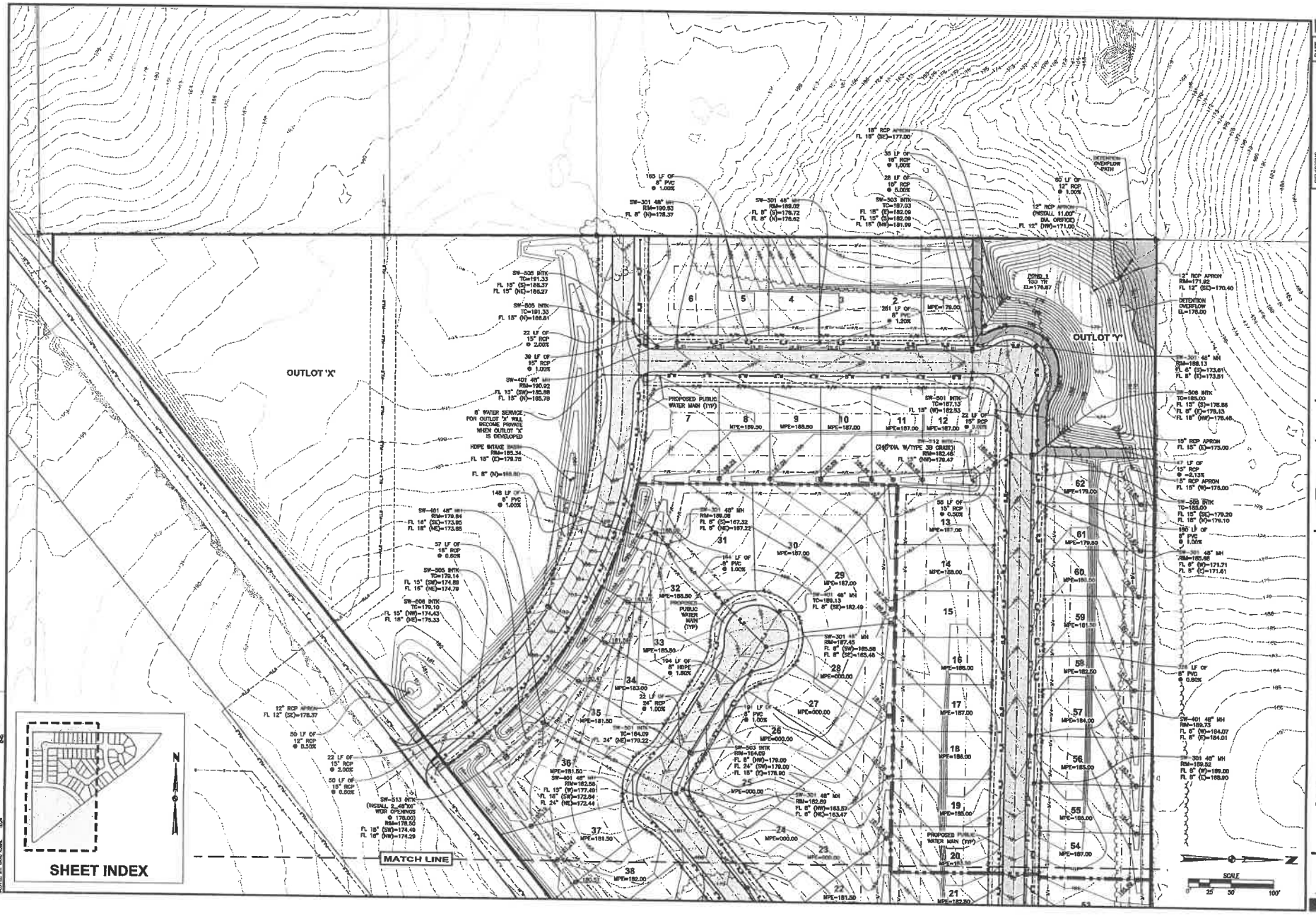
CIVIL DESIGN ADVANTAGE

WILLOW CREEK VILLAS
DIMENSION PLAN

WEST DES MOINES, IOWA

5/7

1606.291



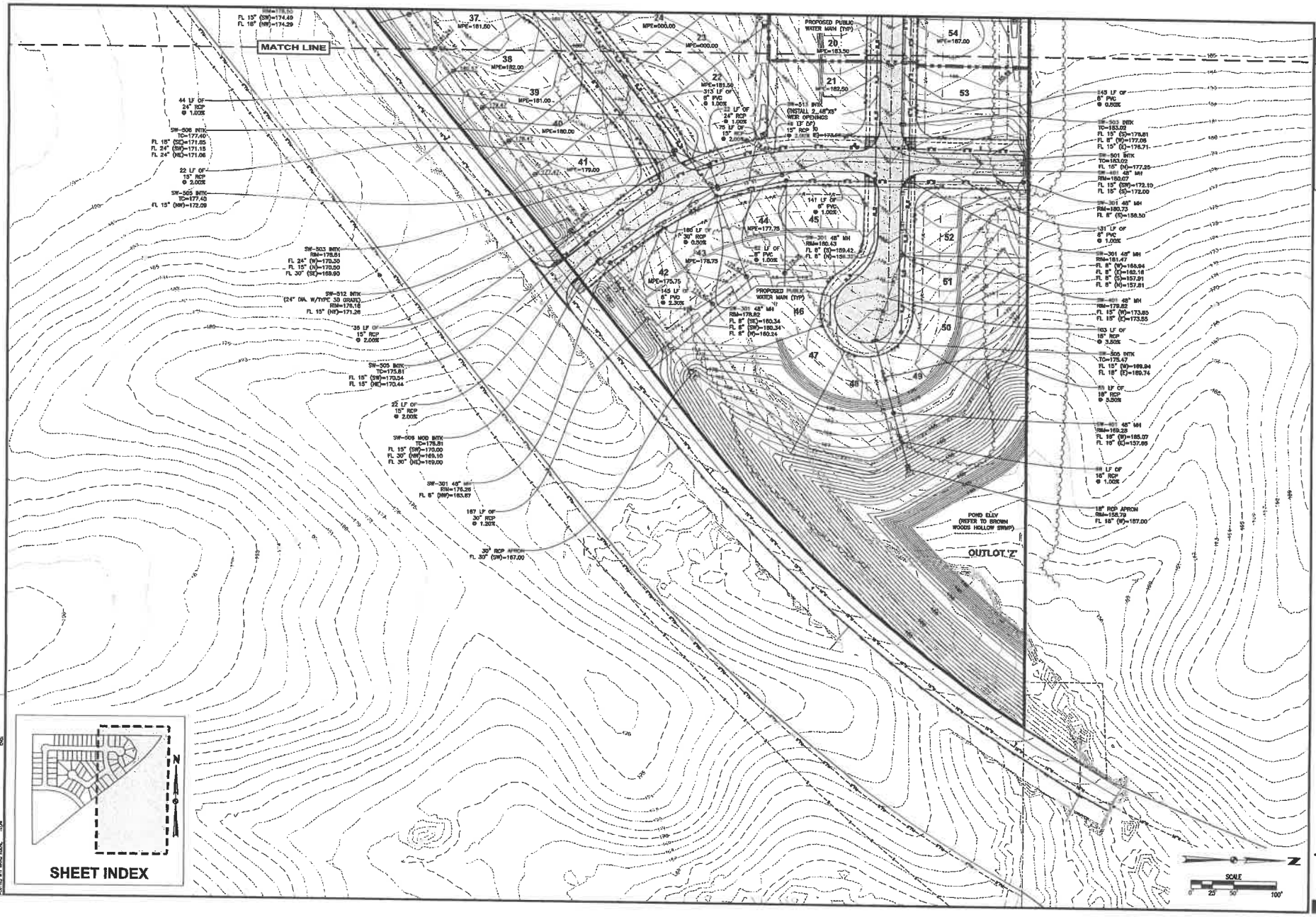
REVISIONS	DATE
SUBMITTAL #3 TO CITY	12/1/15
SUBMITTAL #2 TO CITY	11/2/15
SUBMITTAL #1 TO CITY	02/20/15

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

WILLOW CREEK VILLAS
GRADING AND UTILITY PLAN
WEST DES MOINES, IOWA

6/7

1606.291



SHEET INDEX

REVISIONS

DATE	
12/1/11	SUBMITTAL #3 TO CITY
11/23/11	SUBMITTAL #2 TO CITY
09/09/11	SUBMITTAL #1 TO CITY

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

WILLOW CREEK VILLAS
GRADING AND UTILITY PLAN
WEST DES MOINES, IOWA

7/7

1606.291

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-004032-2018) TO SUBDIVIDE THE PROPERTY INTO 64 SINGLE FAMILY LOTS, ONE LOT FOR FUTURE MULTIFAMILY DEVELOPMENT, ONE LOT FOR DETENTION, SIX PUBLIC STREET LOTS, AND ONE LOT FOR A FUTURE PARK

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, Jerry's Homes requests approval for a preliminary plat to subdivide the property into 64 single family lots, one lot for future multifamily development, one lot for detention, six public street lots, and one lot for a future park for property legally described as:

Legal Description of Property

PRELIMINARY PLAT DESCRIPTION
(PER DEED RECORDED IN BOOK 16205, PAGES 764–765)

THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE 5TH P.M., WEST DES MOINES, POLK COUNTY, IOWA, LYING NORTH AND WEST OF THE WEST LINE OF THE SOUTHWEST CONNECTOR CONVEYED TO THE CITY OF WEST DES MOINES IN THE WARRANTY DEEDS FILED FEBRUARY 16, 2010 IN BOOK 13357, PAGE 732 AND FILED OCTOBER 12, 2009, IN BOOK 13236, PAGE 992 IN THE OFFICE OF THE POLK COUNTY RECORDER.

PROPERTY CONTAINS 25.02 ACRES (1,089,831 SQUARE FEET).

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, on February 11, 2019, the Plan and Zoning Commission recommended to the City Council approval of the Preliminary Plat; and

WHEREAS, on February 19, 2019, 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 64 single family lots, one lot for future multifamily development, one lot for detention, six public street lots, and one lot for a future park 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 February 19, 2019.

_____
Steven Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

EXHIBIT "A"
CONDITIONS OF APPROVAL

1. The applicant providing final drawings of the preliminary plat which address staff comments.

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.