CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: March 4, 2019

ITEM: Browns Woods Hollow, West Side of Veterans Parkway South of SE Browns Woods Drive – Subdivide the Property into 44 Single Family Lots, One Lot for Park Use, Two Outlots for Detention, and Four Public Street Lots – Browns Woods, LLC. – PP-003770-2018

RESOLUTION: **Approval of a Preliminary Plat**

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant and owner, Browns Woods LLC., represented by Keven Crawford of Cooper-Crawford & Associates, is requesting approval of a Preliminary Plat for approximately 15.623 acres located west of Veterans Parkway and south of SE Browns Woods Drive. The applicant proposes to subdivide the property into 44 single family lots, one lot for public park use, two outlots for detention, and four 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 25, 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 (March 5, 2018)*
- Staff Review and Comments
- Comprehensive Plan Consistency
- Findings
- Staff Recommendation and Conditions of Approval
- Owner/Applicant/Applicant Representative Information

PLAN AND ZONING 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 44 lots for single family development, one lot for future park use, two outslots for detention and four lots for public streets, subject to the applicant meeting all City Code requirements and the following:

1. The applicant providing to the City a storm water pollution prevention plan prior to any grading 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.

STAFF RECOMMENDATION: Staff recommends an additional condition of approval that was not mentioned at the Plan & Zoning Commission. There are minor comments yet to be addressed before the final drawings can be accepted; therefore Staff recommends the following:

1. That remaining staff comments be addressed and final drawings submitted, prior to construction of any improvements to the property.

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	March 5, 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 25, 2019

Item: Browns Woods Hollow, West Side of Veterans Parkway South of SE Browns Woods Drive – Subdivide the Property into 44 Single Family Lots, One Lot for Park Use, Two Outlots for Detention, and Four Public Street Lots – Browns Woods, LLC. – PP-003770-2018

Requested Action: Recommend Approval of Preliminary Plat

Case Advisor: Kara Tragesser, AICP

Applicant's Request: The applicant and owner, Browns Woods LLC., represented by Keven Crawford of Cooper-Crawford & Associates, is requesting approval of a Preliminary Plat for approximately 15.623 acres located west of Veterans Parkway and south of SE Browns Woods Drive. The applicant proposes to subdivide the property into 44 single family lots, one lot for public park use, two outlots for detention, and four public street lots (see Attachment B – Location Map and Attachment C – Preliminary Plat).

History: The property is undeveloped. The City Council approved a zone change for the property on April 2, 2018, to change the zoning of the property from Medium Density Residential (RM-8) to Browns Woods hollow Planned Unit Development with an underlying zoning of Residential Single Family (RS-5). The PUD provisions provide for smaller lot sizes, lot width and 7 foot side yard setbacks. The property is deep and narrow and the smaller lot size and setbacks were deemed appropriate to enable development of this parcel.

City Council Subcommittee: This development was presented to the Development and Planning City Council Subcommittee on March 18, 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 44 lots for single family development, one lot for public park use, two outlots for detention, and four lots for public streets, subject to the applicant meeting all City Code requirements and the following:

1. The applicant providing to the City a storm water pollution prevention plan prior to any grading 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: Browns Woods LLC.
475 S. 50th Street, Suite 100
West Des Moines IA 50265
Stephen Grubb
414-327-1700
Shirley@grubb-interests.com

Owners: Same as above

Applicant's Representatives: Keven Crawford
Cooper Crawford and Associates
475 S. 50th Street, Suite 800
West Des Moines IA 50265
515-224-1344
kcrawford@cooper-crawford.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-19-016

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 44 LOTS FOR SINGLE FAMILY DEVELOPMENT, ONE LOT FOR FUTURE PARK USE, TWO LOTS FOR DETENTION, AND FOUR LOTS FOR PUBLIC STREETS

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Browns Woods LLC.., has requested approval for a Preliminary Plat (PP-003770-2018) to create 44 lots for single family development, one lot for future park use, two lots for detention and four public street lots;

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 25, 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 44 single family development, one lot for future park use, two out lots for detention, one outlot for future park use, two lots for detention, and four 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 25, 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 25, 2019, by the following vote:

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

ATTEST:

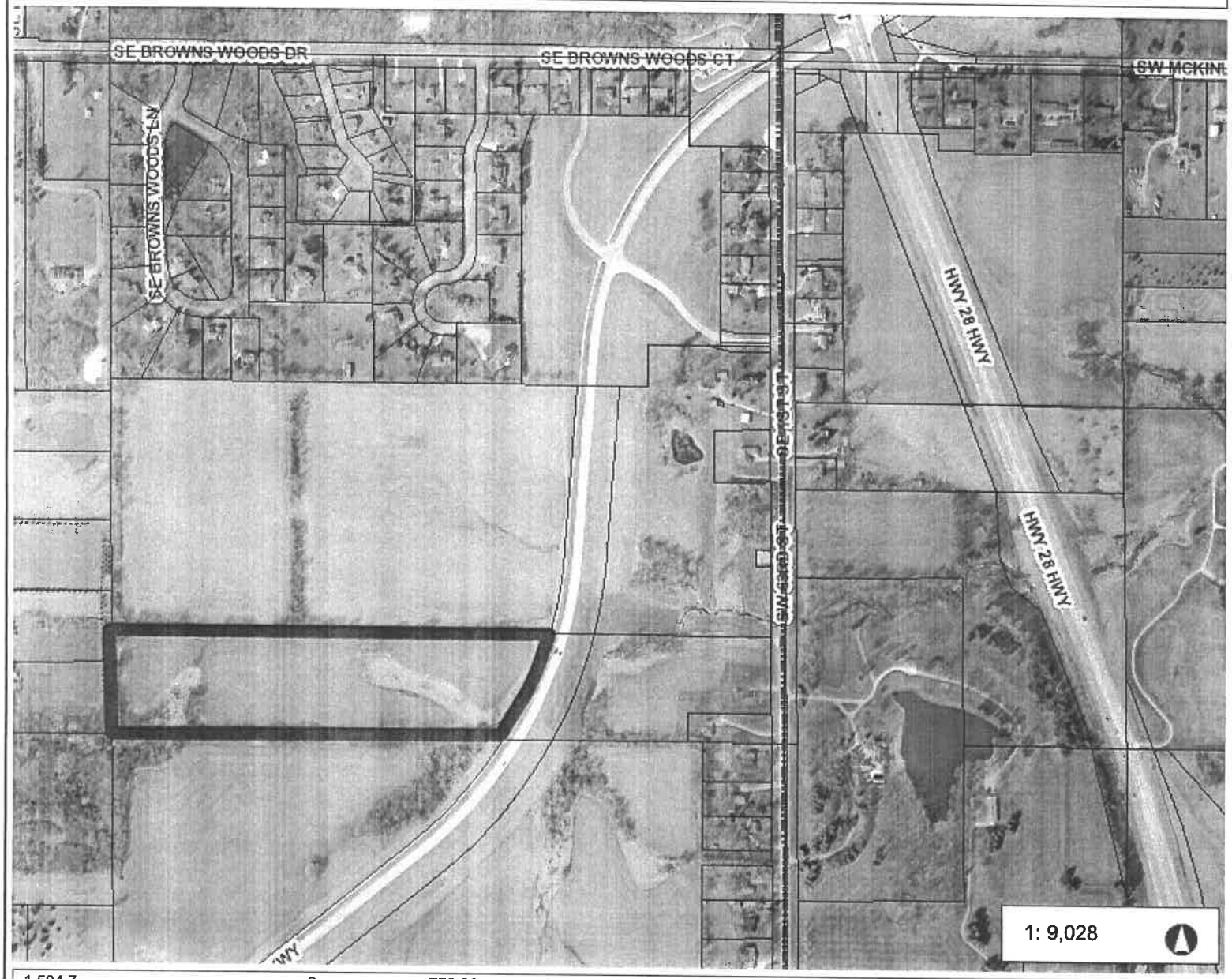
Recording Secretary

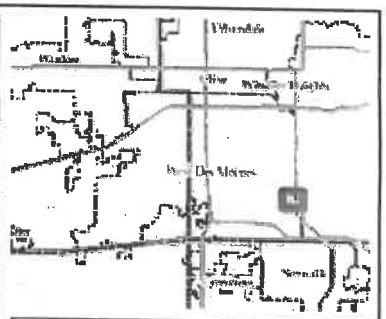
Exhibit A
CONDITIONS OF APPROVAL

1. The applicant providing to the City a storm water pollution prevention plan prior to any grading 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 Hollow





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
BROWNS WOODS HOLLOW

West Des Moines, Iowa
Sheet 1 of 5

OWNER / DEVELOPER
BROWNS WOODS, LLC
475 S. 50th STREET, SUITE 100
WEST DES MOINES, IOWA 50266
ATTN: STEPHEN GRUBB
(515) 327-1700

ZONING
EXISTING: RS-5 - SINGLE FAMILY RESIDENTIAL
PROPOSED: RS-5- SINGLE FAMILY RESIDENTIAL

COMPREHENSIVE PLAN
EXISTING: MD - MEDIUM DENSITY RESIDENTIAL
PROPOSED: MD - MEDIUM DENSITY RESIDENTIAL

LAND USE DENSITY
EXISTING: AGRICULTURE (0 UNITS/ACRE)
PROPOSED: RS-5 (2.82 UNITS/ACRE)

SETBACKS
RS-5
FRONT-30'
REAR-35'
SIDE-5' MIN.

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:

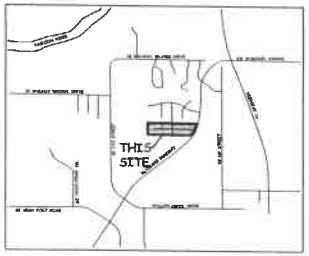
Beginning at the West ¼ Corner of section 26, Township 78 North, Range 25 West of 5th P.M., West Des Moines, Polk County, Iowa; thence N00°18'26"W, 420.19 feet along the West line of said section 26; thence S89°43'26"E, 1716.53 feet to the Westerly Right-of -Way of Veterans Parkway as it is presently established; thence Westerly along a 1554.42 feet radius curve concave to the Northeast; thence Southwesterly, 452.10 feet along said Westerly Right-of-Way line and said curve, said curve has a chord length of 450.52 feet and a chord bearing of S24°04'33"W; thence N89°51'14"W, 1529.96 to the West ¼ Corner of section 26 and the Point of Beginning.

Said tract of land contains 15.623 acres more or less.

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

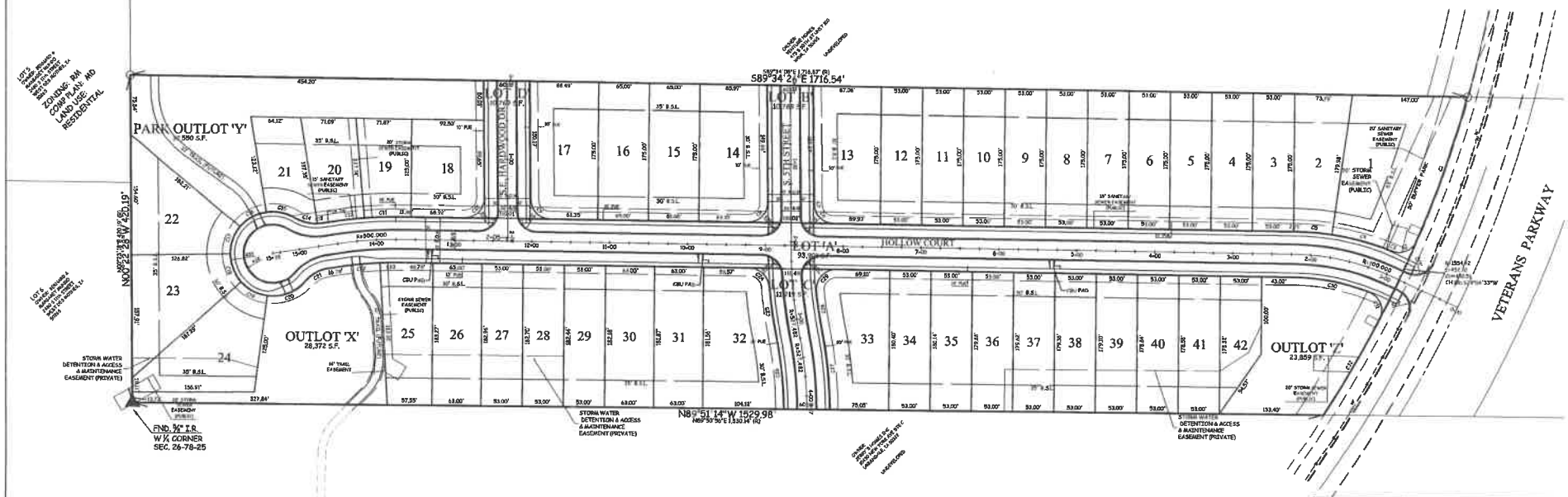
SHEET INDEX

1 - DIMENSION PLAN
2 - GRADING PLAN
3 - UTILITY PLAN
4 - LANDSCAPE PLAN
5 - DETAIL SHEET



VICINITY SKETCH

NORTH
SCALE: 1"=2000'



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 AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
4. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
6. 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, 94-1998. 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.
7. DESIGNATED BUFFERS SHALL BE LABELED AS A "NO BUILD AREA".
8. PRIOR TO CONSTRUCTION OF PUBLIC IMPROVEMENTS, CONSTRUCTION PLANS WILL NEED TO BE REVIEWED AND APPROVED BY THE CITY ENGINEER.
9. ALL EASEMENTS ARE PROPOSED UNLESS OTHERWISE NOTED.
10. TRAIL MAINTENANCE ALONG OUTLOT 'X' WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.

NOTES
1. ALL STREETS TO BE DEEDED TO THE CITY OF WEST DES MOINES FOR STREET PUBLIC STREET.
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 'Y' IS INTENDED TO BE DEEDED TO THE CITY TO FULFILL PARKLAND REQUIREMENTS.

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)

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

- 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

IOWA ONE-CALL

LICENSED PROFESSIONAL ENGINEER
KEVEN J. CRAWFORD
13156
IOWA

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

KEVEN J. CRAWFORD, P.E. IOWA LICENSE NO. 13156
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL:
Sheets 1-5

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

DATE: 7-02-2018
REVISIONS: 01-02-2019
01-28-2019
02-15-2019

SCALE: 1"=60'

APPROVED: (X-X-2003) INITIAL ED: XXX AS-BUILT: (X-X-2003)

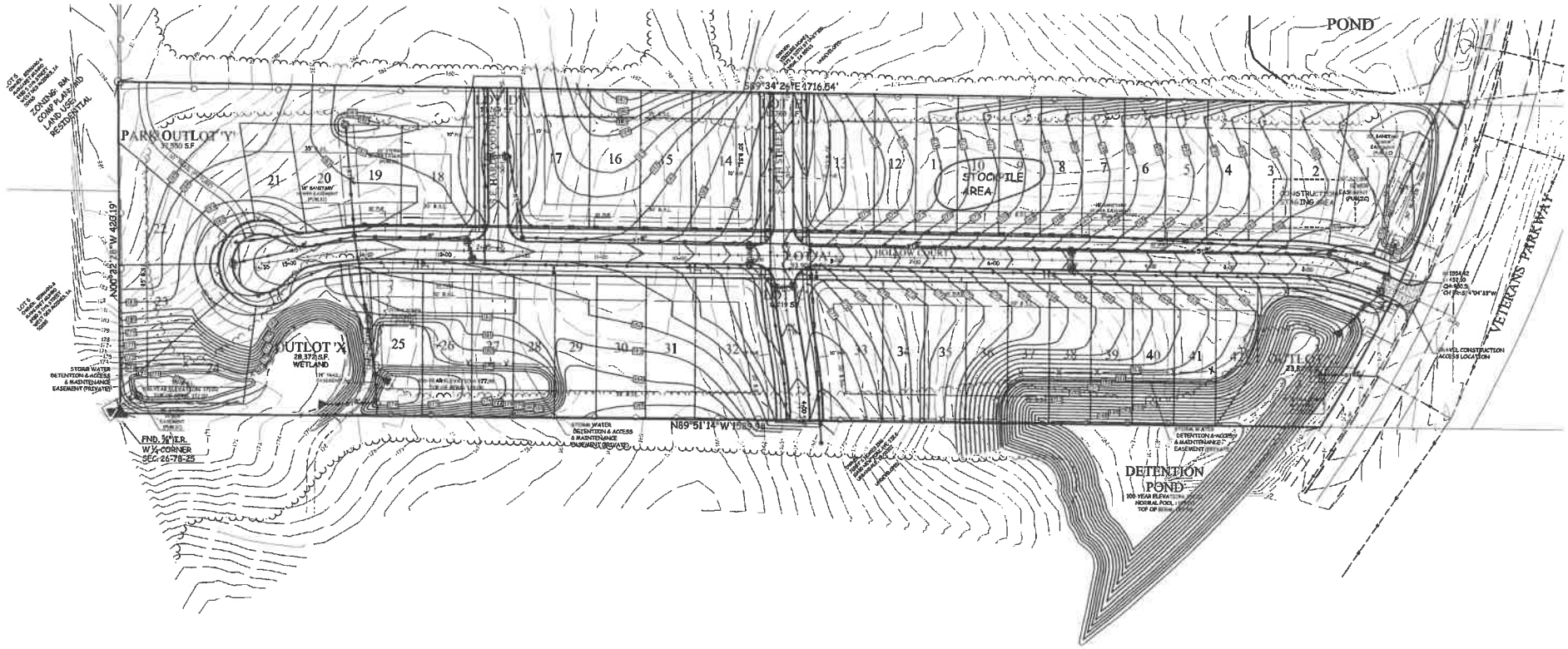
PRELIMINARY PLAT
BROWN'S WOODS HOLLOW

ATTACHMENT C

PRELIMINARY PLAT

BROWNS WOODS HOLLOW

West Des Moines, Iowa
Sheet 2 of 5



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

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: 7-02-2018
REVISIONS: 01-01-2019, 01-28-2019, 02-15-2019

SCALE: 1"=60'

APPROVED: (X-X-2003) INITIALED: XXX AS-BUILT: (X-X-2003)

JOB NUMBER CC 1937

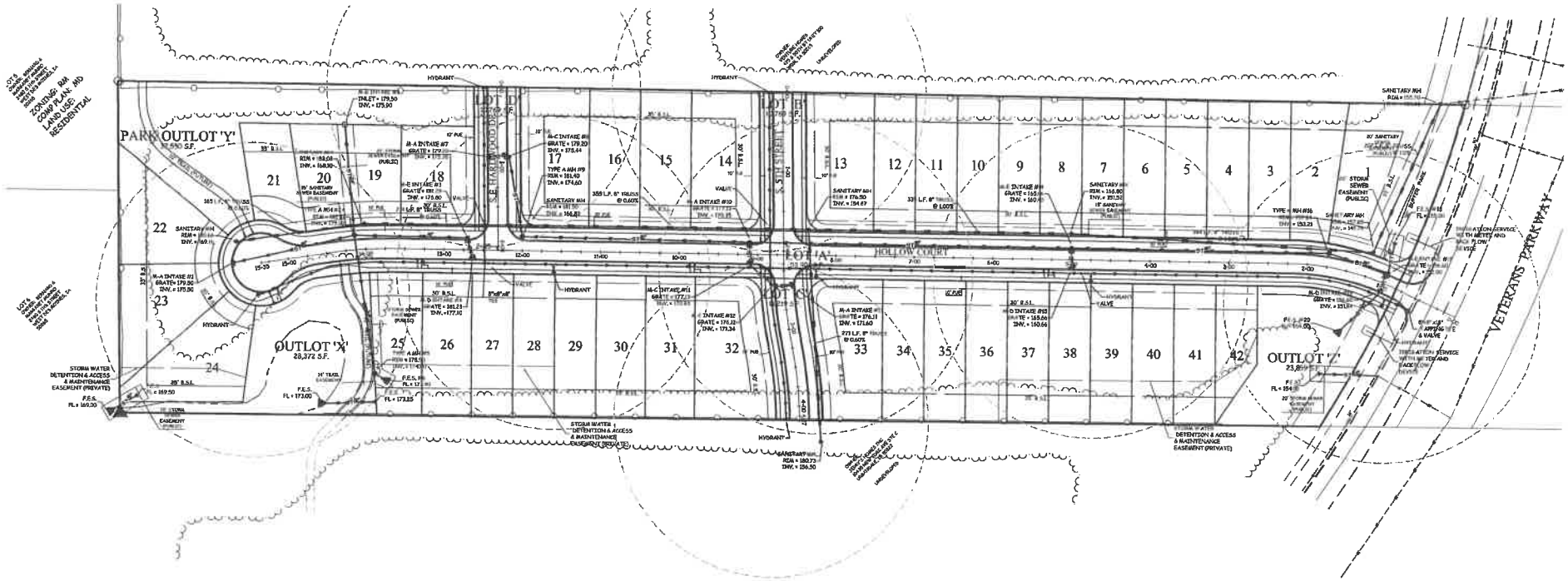
GRADING PLAN
BROWN'S WOODS HOLLOW

SHEET 2 OF 5

PRELIMINARY PLAT

BROWNS WOODS HOLLOW

West Des Moines, Iowa
Sheet 3 of 5



LEGEND

EXISTING/PROPOSED

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

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: 3-07-2018
REVISIONS: 01-02-2019
01-28-2019
02-15-2019

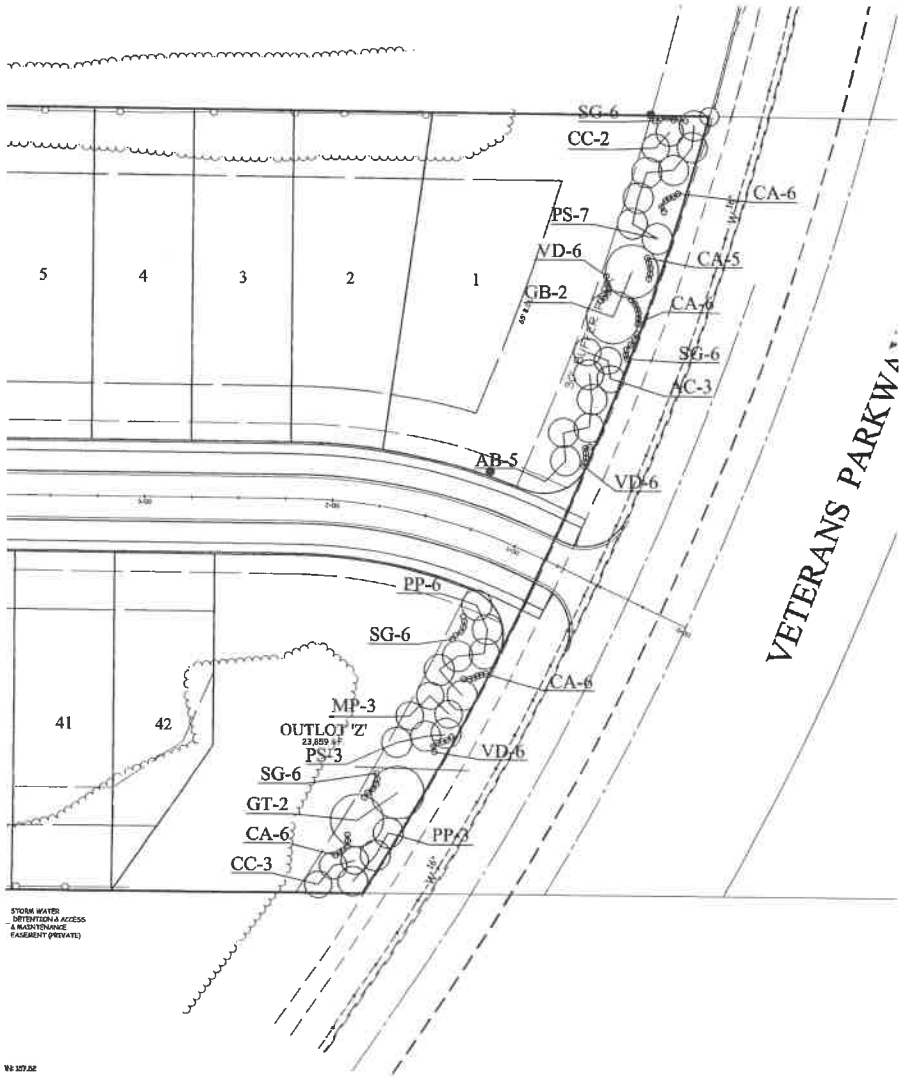
SCALE: 1"=60'

APPROVED: (X-X-2003) INITIALED: XXX AS-BUILT: (X-X-2003)

UTILITY PLAN
BROWN'S WOODS HOLLOW

JOB NUMBER CC 1937

SHEET 3 OF 5



BUFFER REQUIREMENTS

REQUIRED: 1 OVERSTORY TREE, 2 UNDERSTORY TREES AND 6 SHRUBS PER 35 L.F.
BASED ON 452 L.F. OF BUFFER
OVERSTORY TREES - 13
UNDERSTORY TREES - 26
SHRUBS - 78

PROPOSED:
OVERSTORY TREES - 13
UNDERSTORY TREES - 24
SHRUBS - 74

BUFFER PLANTING SCHEDULE

COUNT	KEY	Botanical name/COMMON NAME	SIZE	CONDITION	REMARKS
7	GT	Gleditsia triacanthos SKYLINE HONEYLOCUST	2 1/2" cal.	TS / B&B	SEE PLAN
7	GB	Ginkgo biloba GINKGO	2 1/2" cal.	TS / B&B	MALE ONLY
9	AC	Amelanchier canadensis SHAWBLOW SERVICEBERRY	5'-6' ht.	TS / B&B	MULTI-STEM
9	CC	Crataegus crusgalli inermis THORNLESS HAWTHORN	1 1/2" cal.	TS / B&B	SEE PLAN
9	NP	Malus species 'Prairifire' PRAIRIEFIRE CRABAPPLE	1 $\frac{1}{2}$" cal.	TS / B&B	SEE PLAN
6	PP	Picea pungens glauca COLORADO BLUE SPRUCE	6'-8' ht	TS/B&B	SEE PLAN
10	PS	Pinus strobus WHITE PINE	6'-8' ht.	TS/B&B	SEE PLAN
6	AB	Abies concolor WHITE FIR	6'-8' ht.	CONT.	SEE PLAN
30	CA	Cornus alba RED- TWIG DOGWOOD	#5 cont.	CONT.	SEE PLAN
11	SG	Spiraea x goldmound 'Goldmound' GOLDMOUND SPIRAEA	18"-24" ht.	CONT.	SEE PLAN
18	VD	Viburnum Dentatum ARROWWOOD VIBURNUM	18"-24" ht.	CONT.	SEE PLAN

PRELIMINARY PLAT
BROWNS WOODS HOLLOW

West Des Moines, Iowa
Sheet 4 of 5

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 CORRECTIVE 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, THIS INCLUDES AT THE LANDSCAPE CONTRACTOR'S SOURCE NURSERY.
4. PLANT QUANTITIES SHOWN FOR INFORMATION ONLY. DISCREPANCIES 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 INITIAL 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" ON MOST RECENT EDITION.
12. PLANT BED PREPARATION FOR PERENNIAL AND GRASS LOCATIONS - SOIL IN THESE AREAS TO BE AMENDED WITH 3" HORSE MANURE, BLACK COMPOST, OR SPHAGNUM PEAT AND THOROUGHLY TILLED IN. A "DUSTEMP" OF PERLITE PRIOR TO TILLING WILL ALSO BE REQUIRED. "TREFLAN" OR APPROVED EQUAL PRE-EMERGENT TO BE APPLIED PRIOR TO PLANTING.
13. NO TREES ARE ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.

BENCHMARKS

WDM #957
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, 67.5 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
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- FIRE HYDRANT
- VALVE
- F.E.S.
- EXISTING CONTOURS
- 990 PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK

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: 7-02-2018
REVISIONS: 01-03-2019
01-28-2019
02-15-2019

SCALE: 1"=30'

APPROVED: — INITIALED: — AS-BUILT: —

LANDSCAPE PLAN
BROWN'S WOODS HOLLOW

JOB NUMBER
CC 1937

SHEET 4 OF 5

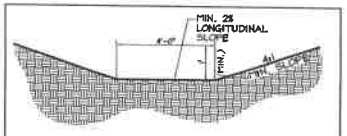
PRELIMINARY PLAT
BROWNS WOODS HOLLOW

West Des Moines, Iowa
Sheet 5 of 5

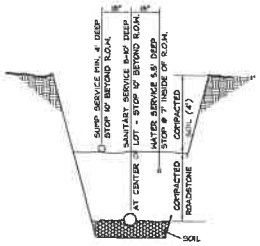
CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	007°12'29"	1554.52	195.57	97.91	195.44	S19°20'49"W
C2	063°12'18"	25.01	28.93	24.66	27.12	S67°14'15"W
C3	000°00'23"	25.04	0.00	0.00	0.00	N67°48'43"W
C4	013°44'59"	330.00	79.19	39.79	79.00	N74°41'14"W
C5	008°00'42"	330.00	46.14	23.11	46.11	N82°34'05"W
C6	063°11'07"	25.00	26.91	24.63	25.56	N44°59'51"W
C7	000°00'00"	16.19	0.00	0.00	0.00	N00°23'19"W
C8	090°46'22"	25.00	39.63	25.36	35.63	N45°01'08"E
C9	063°11'08"	25.00	28.91	24.63	26.56	N44°58'52"W
C10	090°46'22"	25.00	39.63	25.36	35.63	N45°01'08"E
C11	005°13'52"	530.00	48.39	24.21	48.37	S57°48'28"W
C12	004°31'42"	530.00	35.81	19.41	35.80	S63°05'31"W
C13	006°00'41"	50.00	5.25	2.63	5.24	S54°00'20"W
C14	034°21'23"	50.00	29.98	15.46	29.53	N73°48'38"W
C15	040°31'19"	55.00	38.90	20.30	38.09	N73°53'36"W
C16	041°15'26"	55.00	39.60	20.70	38.75	S60°31'08"W
C17	040°40'12"	55.00	39.04	20.38	38.23	S59°15'13"W
C18	040°40'12"	55.00	39.04	20.38	38.23	S31°24'59"E
C19	040°40'12"	55.00	39.04	20.38	38.23	S6°05'11"E
C20	096°56'45"	55.00	54.66	29.83	52.44	N69°06'20"E
C21	040°22'01"	50.00	35.23	18.38	34.50	N46°45'58"E
C22	006°04'09"	470.00	49.79	24.92	49.76	N84°03'05"E
C23	003°21'25"	470.00	27.54	13.77	27.53	N88°44'52"E
C24	063°07'23"	25.00	27.14	15.96	25.82	S47°00'45"E
C25	006°46'02"	557.48	65.84	32.96	65.81	S07°50'04"E
C26	012°47'51"	497.48	93.73	47.02	93.61	S08°49'10"E
C27	010°51'31"	557.48	105.65	52.98	105.49	S05°47'20"E
C28	005°37'41"	497.48	48.87	24.45	48.85	S08°24'12"E
C29	095°00'58"	25.00	41.89	27.27	37.16	S46°25'05"W
C30	020°29'27"	270.00	96.56	48.80	96.03	S79°19'42"E
C31	095°09'46"	25.00	41.96	27.34	37.20	S71°00'06"E
C32	005°15'34"	1554.52	144.51	72.31	144.46	S25°44'34"W

FOUNDATION GRADING DETAIL
NO SCALE

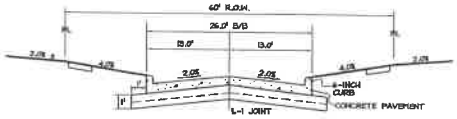


TYPICAL SWALE SECTION
NO SCALE



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

SERVICE LOCATION DETAIL
NO SCALE



TYPICAL 26' B/B CROSS SECTION (60' R.O.W.)

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
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

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IOWA ONE-CALL

DATE: 7-05-2018
REVISIONS: 01-02-2019
01-28-2019
02-15-2019

SCALE: 1"=50'

APPROVED: — INITIALED: — AS-BUILT: —

DETAIL PLAN
BROWN'S WOODS HOLLOW

JOB NUMBER
CC 1937

SHEET 5 OF 5

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-003770-2018) TO SUBDIVIDE THE PROPERTY INTO 44 LOTS FOR SINGLE FAMILY DEVELOPMENT, ONE LOT FOR FUTURE PARK USE, TWO OUTLOTS FOR DETENTION, AND FOUR LOTS FOR PUBLIC STREETS

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, Browns Woods LLC., requests approval for a preliminary plat to subdivide the property, legally described below, into 44 lots for single family development, one lot for future park use, two outlots for detention and four lots for public streets:

Legal Description of Property

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 the West ¼ Corner of section 26, Township 78 North, Range 25 West of 5th P.M., West Des Moines, Polk County, Iowa; thence N00°18'26"W, 420.19 feet along the West line of said section 26; thence S89°43'26"E, 1716.53 feet to the Westerly Right-of -Way of Veterans Parkway as it is presently established; thence Westerly along a 1554.42 feet radius curve concave to the Northeast; thence Southwesterly, 452.10 feet along said Westerly Right-of-Way line and said curve, said curve has a chord length of 450.51 feet and a chord bearing of S24°04'33"W; thence N89°51'14"W, 1529.96 to the West ¼ Corner of section 26 and the Point of Beginning.

Said tract of land contains 15.623 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 February 25, 2019, the Plan and Zoning Commission recommended to the City Council approval of the Preliminary Plat; and

WHEREAS, on March 4, 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 44 lots for single family development, one lot for future park use, two outlots for detention and four lots for public streets, 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 March 4, 2019.

_____

Steven Gaer, Mayor
s
ATTEST:

_____

Ryan T. Jacobson
City Clerk

EXHIBIT "A"
CONDITIONS OF APPROVAL

1. The applicant providing to the City a storm water pollution prevention plan prior to any grading 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.

3. That remaining staff comments be addressed and final drawings submitted, prior to construction of any improvements to the property.