CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: March 16, 2020

ITEM: Dawsons Ridge, South side of Booneville Road approximately ½ mile west of S 88th Street - Reaffirm approval of Preliminary Plat - 117 Land Company LLC - PP-003738-2018

RESOLUTION: Reaffirm the April 16, 2018 approval of the Dawsons Ridge Preliminary Plat

FINANCIAL IMPACT: None

BACKGROUND: Title 10, Chapter 2, Section 1.G.3c states: *The approval of the preliminary plat by Council shall be null and void unless the final plat is presented to the Council within one year after date of approval of the preliminary plat. An extension of one hundred eighty (180) days may be granted by the City Council upon review of a written request submitted by the subdivider prior to expiration of the original one-year period. Said request shall include an explanation of the reason for the extension request and the payment of a fifty dollar ($50.00) filing fee. (Ord. 1131, 5-22-95).*

The Dawsons Ridge Preliminary Plat was approved by the City Council on April 16, 2018. The applicant elected to construct the public improvements associated with the subdivision prior to presenting the Final Plat to the Council for approval. Consideration of the associated Final Plat is now anticipated to occur at this March 16, 2020 City Council meeting which exceeds the code required one-year timeframe. Therefore, reapproval of the Preliminary Plat is necessary before the Final Plat may be considered by the City Council. While the City's practice normally is to not approve a Final Plat at the same meeting as the associated Preliminary Plat, since there are no changes from the April 2018 approved Preliminary Plat, the City Attorney felt it was appropriate to allow approval of the Final Plat (item 7b) so as to not further delay the sale of the lots as there is at least one buyer eager to get started with construction of his dwelling.

Plan and Zoning Commission Action:
Vote: 7-0 approval
Date: March 9, 2020
Motion: Adopt a resolution recommending the City Council reaffirm the 2018 approval of the Dawsons Ridge Preliminary Plat

OUTSTANDING ISSUES: There are no outstanding issues. Staff would note that the Dawsons Ridge Final Plat is also being considered at tonight's meeting (item 7a).

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 Reaffirm the April 16, 2018 approval of the Dawsons Ridge Preliminary Plat with the following original conditions of approval:

1. Applicant acknowledging and agreeing that a Temporary Construction Easement along the north edge of the plat shall be submitted prior to the approval of the final plat.

2. Applicant acknowledging and agreeing that no structure, landscaping or other physical impediment, including but not limited to, sheds, gazebos, fences, play structures, trees or bushes shall be located in the Temporary Construction Easement until the improvements to Booneville Road are completed.

Lead Staff Member: Lynne Twedt, Development Services Director

STAFF REVIEWS

Department Director	
Appropriations/Finance	
Legal	Richard J. Scieszinski, City Attorney
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee			
Date Reviewed			
Recommendation			

ATTACHMENTS:

Exhibit I – April 16, 2018 Preliminary Plat Staff Report
Exhibit II – P&Z Commission Resolution Reaffirming their 2018 Preliminary Plat Approval
Exhibit III – City Council Resolution Reaffirming the 2018 Preliminary Plat Approval

Exhibit I

Appr'd BY ORDER OF
WEST DES MOINES
CITY COUNCIL
April 16 2018

CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: April 16, 2018

ITEM: Dawson Ridge, 9450 Booneville Road – Subdivide property into 13 single family lots, and 2 street lots– 117 Land Company LLC. – PP-003738-2018

RESOLUTION: Approval of Preliminary Plat

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant, Emily Harding of Civil Design Advantage, on behalf of Rob Myers of 117 Land Company LLC, is requesting approval of a Preliminary Plat for approximately 12.69 acres located at 9450 Booneville Road. The applicant proposes to subdivide the property into 13 single family lots, and 2 street lots. The existing home on the proposed lot one will remain.

Plan and Zoning Commission Action:
Vote: 7-0 approval
Date: April 9, 2018
Motion: Adopt a resolution recommending the City Council approve the Preliminary Plat Request

OUTSTANDING ISSUES: There are no outstanding issues. The applicant has stated that they are in agreement with all of staff's recommendations and conditions. 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 & Planning: January 8, 2018*
- Staff Review and Comments
  - *Temporary Construction Easement*
  - *Parkland Dedication*
- Comprehensive Plan Consistency
- Findings
- Staff Recommendations 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 approve the Dawson Ridge Preliminary Plat to allow a platting of 13 single family lots, and 2 street lots, subject to the applicant meeting all City Code requirements and the following:

1. Applicant acknowledging and agreeing that a Temporary Construction Easement along the north edge of the plat shall be submitted prior to the approval of the final plat.

2. Applicant acknowledging and agreeing that no structure, landscaping or other physical impedance, including but not limited to, sheds, gazebos, fences, play structures, trees, or bushes shall be located in the Temporary Construction Easement until the improvements to Booneville Road are completed.

Lead Staff Member: J. Bradley Munford

CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: April 16, 2018

ITEM: Dawson Ridge, 9450 Booneville Road – Subdivide property into 13 single family lots, and 2 street lots– 117 Land Company LLC. – PP-003738-2018

RESOLUTION: Approval of Preliminary Plat

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant, Emily Harding of Civil Design Advantage, on behalf of Rob Myers of 117 Land Company LLC, is requesting approval of a Preliminary Plat for approximately 12.69 acres located at 9450 Booneville Road. The applicant proposes to subdivide the property into 13 single family lots, and 2 street lots. The existing home on the proposed lot one will remain.

Plan and Zoning Commission Action:
Vote: 7-0 approval
Date: April 9, 2018
Motion: Adopt a resolution recommending the City Council approve the Preliminary Plat Request

OUTSTANDING ISSUES: There are no outstanding issues. The applicant has stated that they are in agreement with all of staff's recommendations and conditions. 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 & Planning: January 8, 2018*
- Staff Review and Comments
  - *Temporary Construction Easement*
  - *Parkland Dedication*
- Comprehensive Plan Consistency
- Findings
- Staff Recommendations 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 approve the Dawson Ridge Preliminary Plat to allow a platting of 13 single family lots, and 2 street lots, subject to the applicant meeting all City Code requirements and the following:

1. Applicant acknowledging and agreeing that a Temporary Construction Easement along the north edge of the plat shall be submitted prior to the approval of the final plat.

2. Applicant acknowledging and agreeing that no structure, landscaping or other physical impedance, including but not limited to, sheds, gazebos, fences, play structures, trees, or bushes shall be located in the Temporary Construction Easement until the improvements to Booneville Road are completed.

Lead Staff Member: J. Bradley Munford

Staff Reviews:

Department Director	
Appropriations/Finance	
Legal	JBW
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	not requried	
Date(s) Published	n/a	
Letter sent to surrounding property owners		n/a

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning		
Date Reviewed	1/8/2018		
Recommendation	Yes ☒	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: April 9, 2018

Item: Dawson Ridge, 9450 Booneville Road – Subdivide property into 13 single family lots, and 2 street lots– 117 Land Company LLC. – PP-003738-2018

Requested Action: Approval of Preliminary Plat

Case Advisor: J. Bradley Munford

Applicant's Request: The applicant, Emily Harding of Civil Design Advantage, on behalf of Rob Myers of 117 Land Company LLC, is requesting approval of a Preliminary Plat for approximately 12.69 acres located at 9450 Booneville Road. The applicant proposes to subdivide the property into 13 single family lots, and 2 street lots. The existing home on the proposed lot one will remain.

History: The home on the property was built in Dallas County in 1950. The property was annexed into the city in 2003 as a part of the Mills Civic Parkway Annexation. In 2010, the parcel was designated on the adopted Comprehensive Plan as Single Family Residential. The City Council approved the Residential Single Family (RS-8) zoning classification on this property on August 7, 2017. On February 5, 2018 the City Council approved a Plat of Survey to create a 58,520 square foot parcel for transfer of ownership of the existing home.

City Council Subcommittee: Dawson Ridge Preliminary Plat was presented to Development and Planning Subcommittee for information at its January 8, 2018 meeting. The Subcommittee was supportive of the preliminary plat.

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. Staff would note the following items of interest:

- *Temporary Construction Easement:* Currently this section of Booneville Road is unimproved. The Ultimate Street Circulation Map in the City's Comprehensive Plan designates Booneville Road as a Major Collector. The City will make improvements to the road in the reasonably near future. The applicant has worked with staff and has agreed that with the approval of the final plat, they will provide a Temporary Construction Easement along the north edge of the plat. As a part of this Preliminary Plat approval, staff recommends a condition that states that the Temporary Construction Easement shall be submitted prior to the approval of the final plat and that nothing can be constructed or planted in the easement until Booneville Road is improved.
- *Parkland Dedication:* By ordinance, residential developments are required to provide land dedication for parks and greenways, or some type of recreational improvement in lieu of land dedication. Based on conversations with the applicant, they have agreed that once the final plat is approved, they will construct a portion of the 10 foot wide trail between Harper Lane and Stagecoach Drive as part of the parkland dedication requirements for this project.

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 Dawson Ridge Preliminary Plat to create 13 single family lots, and 2 street lots, subject to the applicant meeting all City Code requirements and the following:

1. Applicant acknowledging and agreeing that a Temporary Construction Easement along the north edge of the plat shall be submitted prior to the approval of the final plat.

2. Applicant acknowledging and agreeing that no structure, landscaping or other physical impedance, including but not limited to, sheds, gazebos, fences, play structures, trees, or bushes shall be located in the Temporary Construction Easement until the improvements to Booneville Road are completed.

Applicant:

117 Land Company LLC
9550 Hickman Road
Clive, Iowa 50325
rob@youriowalots.com

Applicant Representative:

Civil Design Advantage
Emily Harding
3405 SE Crossroads Drive, Suite G
Grimes, IA 50111
emilyh@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-18-023

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE DAWSONS RIDGE PRELIMINARY PLAT TO SUBDIVIDE THE PROPERTY INTO 13 SINGLE FAMILY LOTS, AND 2 STREET LOTS.

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, 117 Land Company LLC, has requested approval for a Preliminary Plat (PP-003738-2018) to create 13 single family residential lots, and 2 public street lots on the 12.69 acre site located at 9450 Booneville Road;

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 April 9, 2018, this Commission held a duly-noticed public meeting to consider the application for Dawson Ridge Preliminary Plat (PP-003738-2018);

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. PRELIMINARY PLAT (PP-003738-2018) to subdivide the property into 13 single family residential lots, and 2 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 April 9, 2018.

Craig Erickson, Chairperson
Plan and Zoning Commission

ATTEST:

Jennifer Connelley
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 April 9, 2018, by the following vote:

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

ATTEST:

Jennifer Connelley
Recording Secretary

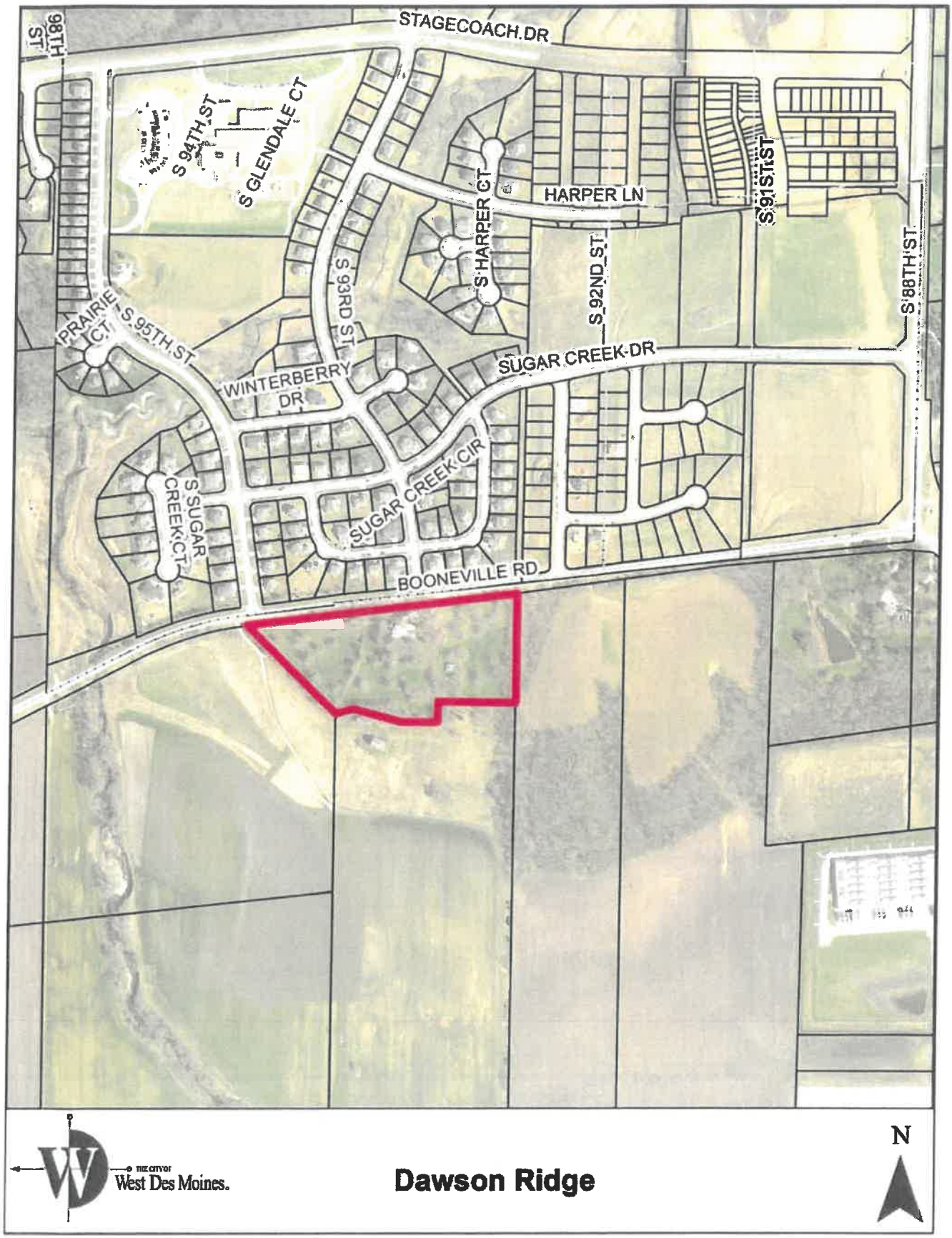
S:___Development Projects\Cobb Property (9450 Booneville Rd_Dawsons Ridge))\Dawson Ridge\Preliminary Plat -2018\PP-003738-2018_SR_Cobb Property_Dawson Ridge_Preliminary Plat - 2018_04-09-2018.docx

Exhibit A
CONDITIONS OF APPROVAL

1. Applicant acknowledging and agreeing that a Temporary Construction Easement along the north edge of the plat shall be submitted prior to the approval of the final plat.

2. Applicant acknowledging and agreeing that no structure, landscaping or other physical impedance, including but not limited to, sheds, gazebos, fences, play structures, trees, or bushes shall be located in the Temporary Construction Easement until the improvements to Booneville Road are completed.

ATTACHMENT B



Dawson Ridge

S:___Development Projects\Cobb Property (9450 Booneville Rd_Dawsons Ridge))\Dawson Ridge\Preliminary Plat -2018\PP-003738-2018_SR_Cobb Property_Dawson Ridge_Preliminary Plat - 2018_04-09-2018.docx

PRELIMINARY PLAT FOR:

DAWSONS RIDGE

WEST DES MOINES, IOWA

VICINITY MAP

WEST DES MOINES, IOWA

OWNER / DEVELOPER

117 LAND COMPANY, LLC
8350 HICKMAN ROAD SUITE 101
CLIVE, IOWA 50325

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
CONTACT: EMILY HARDING
EMAIL: EMILYH@CDA-ENG.COM
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

COMPREHENSIVE LAND USE

EXISTING: RESIDENTIAL SINGLE FAMILY
PROPOSED: RESIDENTIAL SINGLE FAMILY

ZONING

EXISTING: RS-8 RESIDENTIAL SINGLE FAMILY
PROPOSED: RS-8 RESIDENTIAL SINGLE FAMILY

BENCHMARKS

BM#1 BURY BOLT ON HYDRANT NW CORNER 88TH STREET & SUGAR CREEK
ELEVATION=183.52

BM#2 BURY BOLT ON FIRST HYDRANT SOUTH FROM THE NE CORNER OF SITE
ELEVATION=183.37

BM#3 WEST DES MOINES STANDARD BM #35 @ INTERSECTION OF MILLS CIVIC PKWY AND SOUTH 88TH STREET, NORTHEAST CORNER OF INTERSECTION, 208 FEET EAST OF SOUTH 88TH STREET, 49 FEET NORTH OF THE CENTERLINE OF MILLS CIVIC PKWY, 2 FEET SOUTH OF THE FENCE LINE.
ELEVATION=219.04

BM#4 WEST DES MOINES STANDARD BM #87 3950 +/- FEET WEST OF INTERSECTION OF SOUTH 88TH STREET AND 335TH STREET, 3 FEET NORTH OF EAST/WEST FENCE, 10 FEET EAST OF NORTH/SOUTH FENCE, ON 335TH STREET ACROSS FROM HOUSE #3307 AND #3309.
ELEVATION=187.68

SUBMITTAL DATES

FIRST SUBMITTAL: 12/29/2017
SECOND SUBMITTAL: 3/01/2018
THIRD SUBMITTAL: 3/23/2018

PRELIMINARY PLAT DESCRIPTION

A PART OF THE SOUTH HALF OF SECTION 22, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 22; THENCE SOUTH 83°48'44" WEST ALONG THE NORTH LINE OF SAID SOUTH HALF, 1810.93 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°09'02" EAST, 536.69 FEET; THENCE SOUTH 88°50'40" WEST, 303.30 FEET; THENCE SOUTH 00°51'07" WEST, 101.00 FEET; THENCE NORTH 87°29'50" WEST, 188.14 FEET; THENCE NORTH 73°39'55" WEST, 212.02 FEET; THENCE SOUTH 75°03'47" WEST, 90.06 FEET; THENCE NORTH 48°56'21" WEST, 845.11 FEET TO THE CENTERLINE OF EXISTING ROAD; THENCE EASTERLY ALONG SAID CENTERLINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1432.50 FEET, WHOSE ARC LENGTH IS 34.82 FEET AND WHOSE CHORD BEARS NORTH 82°33'04" EAST, 34.82 FEET; THENCE NORTH 83°14'36" EAST ALONG SAID CENTERLINE, 917.10 FEET; THENCE NORTH 82°35'46" EAST ALONG SAID CENTERLINE, 194.78 FEET TO SAID NORTH LINE OF THE SOUTH HALF; THENCE NORTH 83°48'44" EAST ALONG SAID NORTH LINE, 149.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.99 ACRES (565,587 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

GENERAL LEGEND

PROPOSED

SECTION LINE
CENTER LINE
RIGHT OF WAY — R/W
PERMANENT EASEMENT — P/E
TEMPORARY EASEMENT — T/E
TYPE SW-501 STORM INTAKE
TYPE SW-503 STORM INTAKE
TYPE SW-505 STORM INTAKE
TYPE SW-506 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
WATER CURB STOP
SANITARY SEWER
SANITARY SERVICE — S
STORM SEWER
STORM SERVICE — ST
WATERMAIN WITH SIZE — 8"W
WATER SERVICE — W
SAWCUT (FULL DEPTH)
SILT FENCE
USE AS CONSTRUCTED (UAC)
MINIMUM PROTECTION ELEVATION MPE
TOP OF PROPOSED GROUND TG

SURVEY	FOUND	SET
SECTION CORNER	▲	△
1/2" REBAR, YELLOW CAP #18860 (UNLESS OTHERWISE NOTED)	●	○
ROW MARKER		
ROW NAIL		
PLATTED DISTANCE	(37)	
MEASURED BEARING & DISTANCE	(S0)	
RECORDED AS	(R)	
DEED DISTANCE	(D)	
CALCULATED DISTANCE	(C)	
CURVE ARC LENGTH	AL	
MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION	MPE	

CENTERLINE
SECTION LINE
1/4 SECTION LINE
1/8 1/4 SECTION LINE
EASEMENT LINE — P/E
LOT LINE
RIGHT OF WAY
BUILDING SETBACK
PLAT BOUNDARY

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
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 — TV
GAS MAIN — G
FIBER OPTIC — FO
UNDERGROUND TELEPHONE — T
OVERHEAD ELECTRIC — OE
UNDERGROUND ELECTRIC — E
FIELD TILE — FLT
SANITARY SEWER W/ SIZE — 8"S
STORM SEWER W/ SIZE — 15"RCP
WATER MAIN W/ SIZE — 8"W

THE MOST RECENT EDITION OF THE WEST DES MOINES STANDARD SPECIFICATIONS FOR SUBDIVISIONS AND THE WEST DES MOINES WATER WORKS STANDARD CONSTRUCTION SPECIFICATIONS SHALL APPLY TO ALL WORK ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.

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.

PROFESSIONAL ENGINEER 18972

PRELIMINARY NOT FOR CONSTRUCTION

DATE

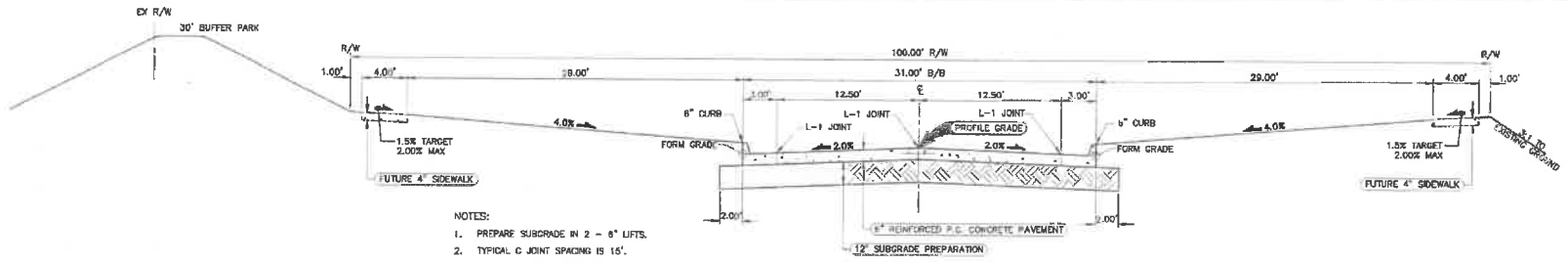
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 - 3

REVISIONS	DATE
THIRD SUBMITTAL	3/23/18
SECOND SUBMITTAL	3/01/18
FIRST SUBMITTAL	12/29/17

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

DAWSONS RIDGE
PRELIMINARY PLAT
WEST DES MOINES, IOWA

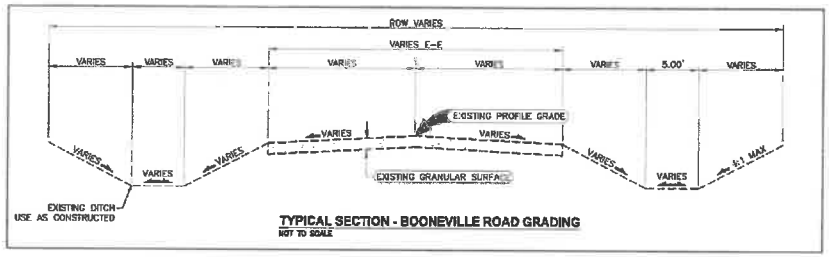
1/3
1704.214



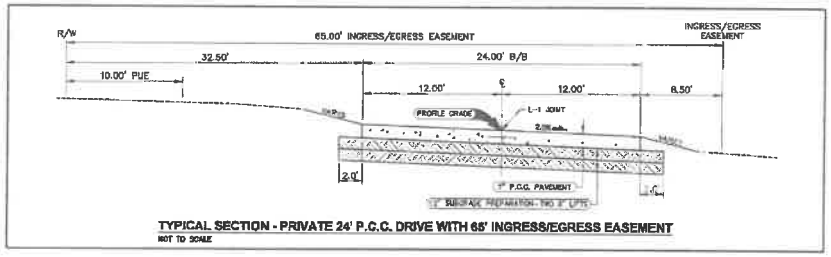
NOTES:

1. PREPARE SUBGRADE IN 2 - 6" LIFTS.
2. TYPICAL C JOINT SPACING IS 15'.

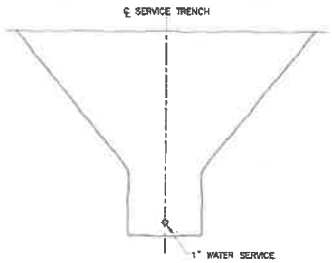
TYPICAL SECTION - 31' P.C.C. DRIVE WITH 100' RIGHT OF WAY (BOONEVILLE ROAD, FUTURE)
NOT TO SCALE



TYPICAL SECTION - BOONEVILLE ROAD GRADING
NOT TO SCALE

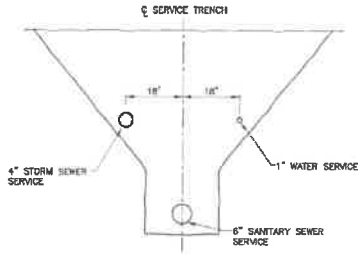


TYPICAL SECTION - PRIVATE 24' P.C.C. DRIVE WITH 65' INGRESS/EGRESS EASEMENT
NOT TO SCALE



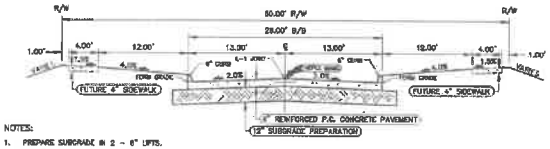
NOTE: WATER SERVICES NEED TO STOP 10 FOOT BEYOND PAVEMENT. MARK ENDS OF SERVICES WITH STEEL POSTS. CONTRACTOR SHALL COORDINATE ALL SERVICE LINE CROSSINGS WITH MAIN UTILITIES.

TYPICAL SERVICE INSTALLATION DETAILS (LOTS 1-4)
NOT TO SCALE



NOTE: EXTEND SANITARY AND STORM SERVICES A MINIMUM OF 1 FOOT BEYOND RIGHT OF WAY LINE PER WEST DES MOINES DETAIL 4.15 AND 5.15. WATER SERVICES NEED TO STOP 1 FOOT SHORT OF FUTURE SIDEWALK PER WEST DES MOINES WATER WORKS DETAIL 12. MARK ENDS OF SERVICES WITH STEEL POSTS. CONTRACTOR SHALL COORDINATE ALL SERVICE LINE CROSSINGS WITH MAIN UTILITIES.

TYPICAL SERVICE INSTALLATION DETAILS (LOTS 5-13)
NOT TO SCALE



NOTES:

1. PREPARE SUBGRADE IN 2 - 6" LIFTS.
2. TYPICAL C JOINT SPACING IS 15'.

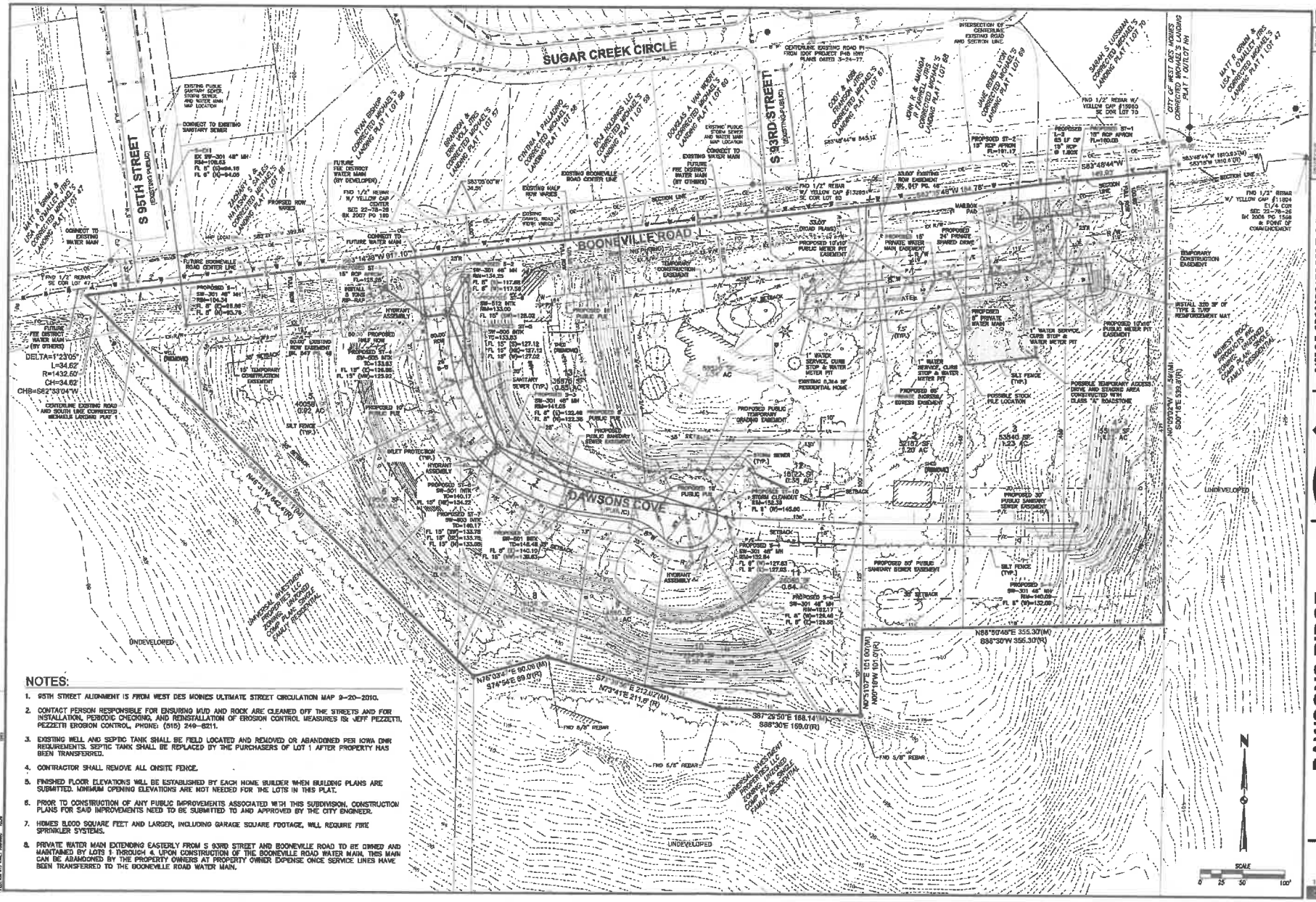
TYPICAL SECTION - 28' B/B P.C.C. ROADWAY
NOT TO SCALE

REVISIONS	DATE
THIRD SUBMITTAL	3/27/18
SECOND SUBMITTAL	3/01/18
FIRST SUBMITTAL	12/28/17

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

DAWSONS RIDGE
PRELIMINARY PLAT
WEST DES MOINES, IOWA

2/3
1704.214



NOTES:

1. 95TH STREET ALIGNMENT IS FROM WEST DES MOINES ULTIMATE STREET CIRCULATION MAP 9-20-2010.
2. 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: JEFF PEZZETTI, PEZZETTI EROSION CONTROL, PHONE: (515) 249-8211.
3. EXISTING WELL AND SEPTIC TANK SHALL BE FIELD LOCATED AND REMOVED OR ABANDONED PER IOWA DNR REQUIREMENTS. SEPTIC TANK SHALL BE REPLACED BY THE PURCHASERS OF LOT 1 AFTER PROPERTY HAS BEEN TRANSFERRED.
4. CONTRACTOR SHALL REMOVE ALL ONSITE FENCE.
5. FINISHED FLOOR ELEVATIONS WILL BE ESTABLISHED BY EACH HOME BUILDER WHEN BUILDING PLANS ARE SUBMITTED. MINIMUM OPENING ELEVATIONS ARE NOT NEEDED FOR THE LOTS IN THIS PLAT.
6. 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.
7. HOMES 8,000 SQUARE FEET AND LARGER, INCLUDING GARAGE SQUARE FOOTAGE, WILL REQUIRE FIRE SPRINKLER SYSTEMS.
8. PRIVATE WATER MAIN EXTENDING EASTERLY FROM S 93RD STREET AND BOONEVILLE ROAD TO BE OWNED AND MAINTAINED BY LOTS 1 THROUGH 4. UPON CONSTRUCTION OF THE BOONEVILLE ROAD WATER MAIN, THIS MAIN CAN BE ABANDONED BY THE PROPERTY OWNERS AT PROPERTY OWNER EXPENSE ONCE SERVICE LINES HAVE BEEN TRANSFERRED TO THE BOONEVILLE ROAD WATER MAIN.

REVISIONS	DATE
THIRD SUBMITTAL	3/21/18
SECOND SUBMITTAL	3/01/18
FIRST SUBMITTAL	1/12/18

DAWSONS RIDGE
PRELIMINARY PLAT

WEST DES MOINES, IOWA

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

3/3

1704.214

EXHIBIT II

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

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING THE DAWSON RIDGE PRELIMINARY PLAT (PP-003738-2018) TO SUBDIVIDE THE PROPERTY 13 SINGLE FAMILY LOTS, AND 2 STREET LOTS

WHEREAS, pursuant to the provisions of Title 10, Subdivision Regulations, and Title 9, Zoning Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, 117 Land Company LLC., has requested approval for a Preliminary Plat (PP-003738-2018) for approximately 12.69 acre site located at 9450 Booneville Road;

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 April 9, 2018, the Plan and Zoning Commission did recommend to the City Council approval of the Dawson Ridge Preliminary Plat (PP-003738-2018);

WHEREAS, on, April 16, 2018, this City Council held a duly-noticed meeting to consider the application for Dawson Ridge Preliminary Plat (PP-003738-2018);

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

SECTION 1. The finding of consistency with the Comprehensive Plan as stated in the staff report, dated April 16, 2018, or as amended orally at the City Council hearing of April 16, 2018, are adopted.

SECTION 2. Dawson Ridge Preliminary Plat (PP-003738-2018) to subdivide the property into 13 single family lots, and 2 street lots is approved, subject to compliance with all the conditions in the staff report, dated April 16, 2018, 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 April 16, 2018.

_____

Steven K. Gaer
Mayor

ATTEST:

Ryan T. Jacobson
City Clerk

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on April 16, 2018, by the following vote:

ATTEST:

Ryan T. Jacobson
City Clerk

Exhibit A
CONDITIONS OF APPROVAL

1. Applicant acknowledging and agreeing that a Temporary Construction Easement along the north edge of the plat shall be submitted prior to the approval of the final plat.

2. Applicant acknowledging and agreeing that no structure, landscaping or other physical impedance, including but not limited to, sheds, gazebos, fences, play structures, trees, or bushes shall be located in the Temporary Construction Easement until the improvements to Booneville Road are completed.

EXHIBIT II

RESOLUTION NO. PZC-20-009

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, IOWA, RECOMMENDING TO THE CITY COUNCIL THAT IT REAFFIRM THE APPROVAL OF THE DAWSON RIDGE PRELIMINARY PLAT (PP-003738-2020)

WHEREAS, pursuant to the provisions of Title 9 and Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, 117 Land Company LLC, has requested approval of a Preliminary Plat (PP-003738-2018) to create thirteen (13) single-family lots and two (2) public street lots for that property located south of Booneville Road and approximately ½ mile west of S 88th Street; and

WHEREAS, on April 9, 2018, this Commission approved the Preliminary Plat (PP-003738-2018); however, that approval has since expired as the associated Final Plat was not approved by the City Council within the timeframe required per Title 10, Chapter 2, Section 1.G.3c of city code; 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, there are no changes on the Preliminary Plat that is being considered for reapproval from the Preliminary Plat that was approved April 9, 2018; and

WHEREAS, on March 9, 2020, this Commission held a duly noticed meeting to reconsider the Preliminary Plat (PP-003738-2018).

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, dated March 9, 2020, or as amended orally at the Plan and Zoning Commission hearing of March 9, 2020, are adopted.

SECTION 2. PRELIMINARY PLAT (PP-003738-2018) to create thirteen (13) single-family lots and two (2) public street lots is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, dated March 9, 2020, 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 March 9, 2020.

Erica Andersen, 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 March 9, 2020, by the following vote:

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

ATTEST:
Recording Secretary

EXHIBIT III

Prepared by: L. Twedt, City of West Des Moines Development Services PO 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 DAWSONS RIDGE (PP-003738-2018) FOR THE PURPOSE OF SUBDIVIDING PROPERTY INTO 13 LOTS FOR SINGLE FAMILY DEVELOPMENT AND TWO STREET LOTS

WHEREAS, pursuant to the provisions of Title 9 and Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant and property owner, 117 Land Company, LLC., has requested approval for a Preliminary Plat (PP-003738-2018) for that certain 12.69 acre site south of Booneville Road approximately ½ mile west of S. 88th Street for the purpose of subdividing the property into thirteen (13) lots for single family development and two (2) street lots;

WHEREAS, on April 16, 2018, this City Council approved the Preliminary Plat (PP-003738-2018); however, that approval has since expired as the associated Final Plat was not approved by the City Council within the timeframe required per Title 10, Chapter 2, Section 1, Subsection G.3c of city code; 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, there are no changes on the Preliminary Plat that is being considered for reapproval from the Preliminary Plat that was approved April 16, 2018; and

WHEREAS, on March 9, 2020, the Plan and Zoning Commission did reaffirm their approval and recommend to the City Council approval of the Preliminary Plat (PP-003738-2018);

WHEREAS, on, March 16, 2020, this City Council held a duly noticed meeting to consider the application for the Preliminary Plat (PP-003738-2018);

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, dated March 16, 2020, or as amended orally at the City Council hearing of March 16, 2020, are adopted.

SECTION 2. PRELIMINARY PLAT (PP-003738-2018) is approved, subject to compliance with all the conditions in the staff report, dated March 16, 2020, including conditions added at the Hearing, 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 16, 2020.

_____
Steven K. Gaer
Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

Exhibit A
Conditions of Approval

1. Applicant acknowledging and agreeing that a Temporary Construction Easement along the north edge of the plat shall be submitted prior to the approval of the final plat.

2. Applicant acknowledging and agreeing that no structure, landscaping or other physical impediment, including but not limited to, sheds, gazebos, fences, play structures, trees or bushes shall be located in the Temporary Construction Easement until the improvements to Booneville Road are completed.