CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: November 2, 2020

ITEM: Banks Landing Plat 1 – Northwest corner of S. 88th Street and Booneville Road - Subdivide property into 27 lots for single family development, one public street lot and two outlots – Banx Landing LLC - PP-004788-2020

RESOLUTION: Approval of Preliminary Plat

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant and owner, Banx Landing, LLC, represented by Ed Arp of CEC, is requesting approval of a Preliminary Plat for approximately 12.5 acres located near the northwest corner of the intersecting streets of Booneville Road and S. 88th Street. As part of Plat 1, the applicant proposes to subdivide the property into 27 lots for single family development, one lot for a public street, one outlot for storm water management, and one outlot for future multi-family development.

Plan and Zoning Commission Action:
Vote: 7- 0 for approval
Date: October 26, 2020
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. Staff would note that Condition of Approval #4 has been completed since the P&Z's consideration of the preliminary plat. Additionally, since the Commission's meeting, staff determined that street tree implementation and spacing requirements included in the Tallyn's Reach (aka: Michael's Landing or Woodland Hills) PUD do not apply to this parcel. In lieu of street trees (planted in ROW), the subdivision is required to implement streetscape planting within the first 15' of the private portion of the lots along S 91st Street. Sheet #5 within the plat drawings provides a planting plan for trees within the streetscape in accordance with numbers as required per the PUD. Condition of approval #6 is not applicable, thus staff requests removal of condition of approval #6.

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 – July 20, 2020*
- Staff Review and Comments –
  - *Phasing*
  - *Buffers*
- Comprehensive Plan Consistency
- Staff Recommendations 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 27 lots for single family development, one public street lot, one outlot for storm water management and one outlot for future development, subject to the applicant meeting all City Code requirements and the following:

1. The applicant acknowledging that the associated Final plat must be approved by the City and recorded with the County prior to the issuance of any building permits, including footing and foundation permits, for any single-family lot within the plat.
2. The applicant acknowledging that Outlot Z must be re-platted through the preliminary and final plat process in accordance with the associated zoning classifications prior to physical development.
3. The applicant receiving City approval of Public Improvement Construction Plans for any public improvements prior to implementation of said improvements. Additionally, the applicant acknowledging that public improvements must be constructed and accepted by the city prior to issuance of any occupancy permits, including temporary occupancy permits for any dwelling within the plat.
4. ~~The applicant acknowledging and agreeing to submit revised preliminary plat drawings that reflects minor revisions requested by Staff prior to the case being heard by the City Council.~~ *Condition fulfilled.*
5. Applicant providing suitable access roads and water infrastructure to the satisfaction of the City's Fire Marshal prior to issuance of any building permits for above ground construction.
6. ~~The City Council waives the street tree requirements of the Tally's Reach PUD Ordinance.~~ *Not applicable, therefore, this Condition of Approval is removed from this plat request.*

Lead Staff Member: Bryce C. Johnson

Staff Reviews:

Department Director	
Appropriations/Finance	
Legal	JDS
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		
Date Reviewed	7/20/2020		
Recommendation	Yes ☒	No ☐	Split ☐

ATTACHMENTS:

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

Exhibit II - City Council Resolution
- Exhibit A Legal Description
- Exhibit B Conditions of Approval

**Preliminary Plat included in staff report are for illustrative purposes only – Approved plans on file with the City.

EXHIBIT I

CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION

Meeting Date: October 26, 2020

Item: Banks Landing Preliminary Plat 1 – Northwest corner of the intersection of S. 88th Street and Booneville Road - Subdivide property into 27 lots for single family development, one public street lot, one outlot for storm water management and one outlot for future development – Northwest Corner of S. 88th and Booneville Road - Banx Landing LLC – PP-004788-2020

Requested Action: Recommend Approval of Preliminary Plat

Case Advisor: Bryce C. Johnson

Applicant's Request: The applicant and owner, Banx Landing LLC, and represented by Ed Arp of Civil Engineering Consultants, Inc., is requesting approval of a Preliminary Plat for approximately 12.5 acres located near the northwest corner of the intersection of S. 88th Street and Booneville Road. The applicant proposes to subdivide the property into 27 lots for single family development, one (1) lot for a public street, and two (2) outlots (see Attachment A – Location Map and Attachment B – Preliminary Plat).

History: The property is undeveloped and part of Parcel 'I' the Tallyn's Reach (aka Michael's Landing and Woodland Hills) Planned Unit Development (PUD). In June 2020, a Comprehensive Plan Amendment (CPA-004674-2020) was approved to change the land use designation from Neighborhood Commercial (NC) to 7.5 acres of Single Family Residential (SF) and 5.0 acres of Medium Density Residential (RM) land uses to facilitate the proposed development of single-family homes and future townhomes. In addition, this area was also rezoned (ZC-004675-2020) from Neighborhood Commercial (NC) to 7.5 acres of Residential Single Family (RS-5) and 5.0 acres to Medium Density Residential (RM-12).

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee on July 20, 2020; 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, however, staff would like to mention the following:

- Phasing. This preliminary plat will only establish developable lots for the single-family residential portion of this project. The townhome development, identified as Outlot Z, is directly East of these single-family lots, and will be platted at a later date.

- Buffers. A 30-foot buffer easement was established on this parcel along Booneville Road and South 88th Street with the original plat to buffer the development from these roadways and a landscape buffer was established along the west edge of this parcel because at the time of the original plat, the use of this parcel was anticipated to be more intense than the parcel to the west. Over time, the zoning for both parcels have changed and are now similar, negating the need for the buffer. The applicant is proposing to vacate the west buffer as part of this platting process and will establish a small segment of the Booneville landscape buffer over a vacated street right of way also along the west edge of the development.

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 the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

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 27 lots for single family development, one public street lot, one outlot for storm water management and one outlot for future development, subject to the applicant meeting all City Code requirements and the following:

1. The applicant acknowledging that the associated Final plat must be approved by the City and recorded with the County prior to the issuance of any building permits, including footing and foundation permits, for any single family lot within the plat.

2. The applicant acknowledging that Outlot Z must be re-platted through the preliminary and final plat process in accordance with the associated zoning classifications prior to physical development.

3. The applicant receiving City approval of Public Improvement Construction Plans for any public improvements prior to implementation of said improvements. Additionally, the applicant acknowledging that public improvements must be constructed and accepted by the city prior to issuance of any occupancy permits, including temporary occupancy permits for any dwelling within the plat.

4. The applicant acknowledging and agreeing to submit revised preliminary plat drawings that reflects minor revisions requested by Staff prior to the case being heard by the City Council.

5. Applicant providing suitable access roads and water infrastructure to the satisfaction of the City's Fire Marshal prior to issuance of any building permits for above ground construction.

6. The City Council waives the street tree requirements of the Tally's Reach PUD Ordinance.

Property Owner:

Banx Landing, LLC
2614 Railroad Highway
Council Bluffs, Iowa 51503

Applicant(s):

Cody Forristall
Banx Landing, LLC
2614 Railroad Highway
Council Bluffs, Iowa 51503
(712) 256-8702
cody@powertechteam.com

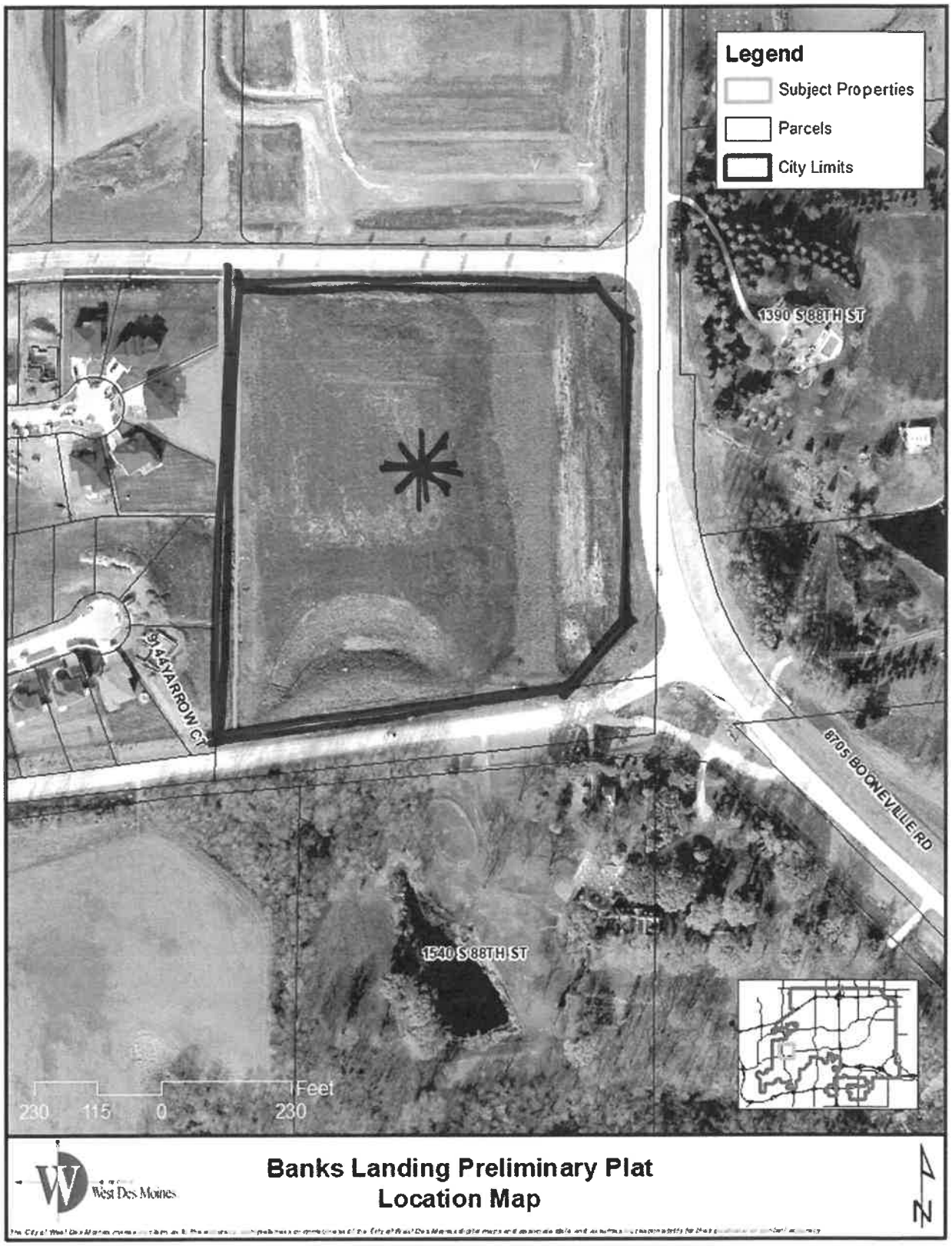
Applicant's Representative:

Edward H. Arp
Civil Engineering Consultants
2400 86th Street
Urbandale, IA 50322
515-276-4884
Attn: Ed Arp
arp@ceclac.com

Attachments:

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

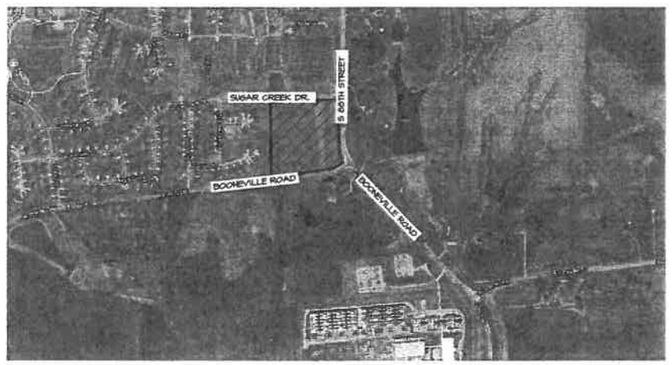
**Plans included in staff report are for illustrative purposes only – Approved plans on file with the City.


Legend
Subject Properties
Parcels
City Limits
1390 S 88TH ST
9 44 YARROW CT
8705 BOONEVILLE RD
1540 S 88TH ST
Feet
230 115 0 230
West Des Moines
Banks Landing Preliminary Plat
Location Map
N

ATTACHMENT B

PRELIMINARY PLAT OF BANKS LANDING PLAT 1

WEST DES MOINES, IOWA



VICINITY MAP
NO SCALE

NORTH

Sheet List Table

SHEET NUMBER	SHEET TITLE
1	COVER
2	GEOMETRIC PLAN
3	GRADING PLAN
4	UTILITY PLAN
5	LANDSCAPING PLAN

BENCHMARKS

BM # 37
SOUTH 88TH STREET, 2640 + FEET SOUTH OF MILLS CIVIC PARKWAY, 32 FEET EAST OF THE CENTERLINE OF SOUTH 88TH STREET (X AVENUE, DALLAS COUNTY), NEAR THE 1/4 SECTION LINE, 1 FOOT WEST OF THE NORTH/SOUTH FENCE LINE.

ELEVATION = 194.80 WDM DATUM

BM #38
INTERSECTION OF BOONEVILLE ROAD AND XAVIER AVENUE (DALLAS COUNTY), NORTHEAST CORNER OF INTERSECTION, 58 FEET NORTH OF THE CENTERLINE OF BOONEVILLE ROAD, 36 FEET EAST OF THE CENTERLINE OF SOUTH 88TH STREET, 5 FEET WEST OF THE NORTH/SOUTH FENCE LINE, 11 FEET NORTH OF FENCE CORNER POST.

ELEVATION = 154.12 WDM DATUM

NOTES

1. THE UNADJUSTED ERROR OF CLOSURE IS NOT GREATER THAN 1:10000 FOR SUBDIVISION BOUNDARIES AND IS NOT GREATER THAN 1:5000 FOR INDIVIDUAL LOTS.
2. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
3. MONUMENTS TO BE SET WITHIN ONE YEAR THE FINAL PLAT'S RECORDING DATE.
4. ALL EASEMENTS SHOWN ARE EXISTING EASEMENTS OF RECORD UNLESS LABEL AS **(PROPOSED)**.

GENERAL LEGEND

PROPOSED	EXISTING
FLAT BOUNDARY	LOT LINE
SECTION LINE	SANITARY/STORM MANHOLE
LOT LINE	WATER VALVE
CENTERLINE	FIRE HYDRANT
EASEMENT LINE	STORM SEWER SINGLE INTAKE
FLARED END SECTION	STORM SEWER DOUBLE INTAKE
DRAIN BASIN OR SEDIMENT RISER	STORM SEWER ROUND INTAKE
DRAIN BASIN WITH SOLID GRATE	FLARED END SECTION
WATER VALVE	DECIDUOUS TREE
FIRE HYDRANT ASSEMBLY	CONIFEROUS TREE
BLOW-OFF HYDRANT	SHRUB
SCOUR STOP MAT	POWER POLE
TURF REINFORCEMENT MAT	STREET LIGHT
STORM SEWER WITH SIZE	GUY ANCHOR
WATER SEWER WITH SIZE	ELECTRIC TRANSFORMER
WATER SERVICE	GAS METER
PROPOSED CONTOUR	TELEPHONE RISER
SILT FENCE	SIGN
ADDRESS	UNDERGROUND TELEVISION
RIPRAP	UNDERGROUND ELECTRIC
	UNDERGROUND GAS
	UNDERGROUND FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	SANITARY SEWER WITH SIZE
	STORM SEWER WITH SIZE
	WATER MAIN WITH SIZE
	EXISTING CONTOUR
	TREELINE
	BUILDING SETBACK LINE
	PUBLIC UTILITY EASEMENT
	MINIMUM OPENING ELEVATION
	UNLESS NOTED OTHERWISE

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

SANITARY & WATER SERVICE:

THERE IS AN EXISTING SANITARY SEWER IN THE NORTHWEST CORNER OF THE PROPERTY. PUBLIC SANITARY WILL BE EXTENDED BY APPLICANT TO CONNECT TO UPSTREAM PROPERTIES.

THERE IS AN EXISTING 12" WATER MAIN ON THE NORTH SIDE OF BOONVILLE ROAD. THERE IS AN EXISTING 8" WATER MAIN ON THE SOUTH SIDE OF SUGAR CREEK DRIVE. 16" WATER MAIN ON WEST SIDE OF 88TH STREET. 8" PUBLIC WATER MAIN TO BE EXTENDED BY APPLICANT ALONG ALL STREETS AND CONNECT TO LIVE WATER SYSTEM AT EXTREMITIES.

EROSION AND SEDIMENT CONTROL

TO BE DETERMINED

STORM WATER NOTE

BANX LANDING, LLC. IS RESPONSIBLE FOR DEVELOPING AND IMPLEMENTING A POLLUTION PREVENTION PLAN CONSISTENT WITH REQUIREMENTS PER IOWA NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGE. ADDITIONALLY, BANX LANDING, LLC. IS RESPONSIBLE FOR COMPLETING A NOTICE OF INTENT TO THE IOWA DEPARTMENT OF NATURAL RESOURCES AND RECEIVING A LETTER OF AUTHORIZATION.

CONTROLS

- EXISTING VEGETATION IS PRESERVED WHENEVER POSSIBLE.
- PERMANENT SEEDING AND/OR SODDING AFTER CONSTRUCTION.
- VEGETATIVE BUFFER STRIPS THROUGHOUT PROJECT.
- PROTECTION OF TREES AND PRESERVATION OF MATURE VEGETATION WHEREVER POSSIBLE.
- SILT FENCES
- DRAINAGE SWALES
- FLOW ATTENUATION BY USE OF OPEN VEGETATED SWALES AND NATURAL DEPRESSIONS.
- INFILTRATION OF RUNOFF ON SITE
- VELOCITY DISSIPATION DEVICES AT DISCHARGE LOCATIONS TO PROVIDE NON-EROSIVE VELOCITY FLOWS.
- ALL MATERIAL WASTES MUST BE REMOVED FROM THE SITE.
- OFF-SITE VEHICLE TRACKING OF SEDIMENTS SHALL BE MINIMIZED.
- STABILIZE THE ENTRANCE WITH 8-INCHES OF LIMESTONE.
- TOTAL COMPLIANCE WITH APPLICABLE STATE/LOCAL WASTE DISPOSAL REGULATIONS.
- CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL THE CONSTRUCTION ACTIVITY IS COMPLETE AND FINAL STABILIZATION HAS BEEN REACHED.
- CLEAN ALL DEBRIS AND MUD FROM PUBLIC STREETS AS SOON AS POSSIBLE.
- PROVIDE A ROCK AREA FOR EQUIPMENT TO BE CLEANED PRIOR TO ENTERING THE PUBLIC STREETS.
- CODY FORRISTALL WITH BANX LANDING, LLC WILL BE RESPONSIBLE FOR INSURING MUD AND ROCK ARE CLEANED OFF PUBLIC STREETS.

GRADING NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND WDM ADDENDUMS.
3. ALL SPOT ELEVATIONS ARE AT GUTTER, UNLESS NOTED OTHERWISE.
4. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING UTILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
5. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OF APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
6. STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO RECEIVE STRUCTURAL FILL.
7. AREAS TO RECEIVE FILL TO BE BENCHED.
8. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO A DEPTH OF 6-INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RECOMPACTED WITH ON-SITE FILL.
9. ALL SITE GRADING FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
10. ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE THE TOP 12-INCHES DISCED AND RECOMPACTED TO 95% STANDARD PROCTOR DENSITY.
11. THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL MATCH URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, BETWEEN 0 AND 4% OVER OPTIMUM MOISTURE.
12. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
13. FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
14. BACKFILL TO TOP OF ALL CURBS.

UTILITY NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
2. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
3. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CALL IOWA ONE-CALL BEFORE STARTING WORK.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND WDM ADDENDUMS.
5. THE SITE UTILITY CONTRACTOR SHALL COORDINATE THE BUILDING SERVICE CONNECTIONS WITH THE BUILDING MECHANICAL CONTRACTOR.
6. VERIFY WATER MAIN AND SANITARY SEWER SERVICE LOCATIONS WITH ARCHITECTURAL DRAWINGS AND MECHANICAL PLANS.
7. 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.
8. 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 ENGINEERING SERVICES. (BEN MCALISTER, 515-222-3475) TO OBTAIN ANY AND ALL CITY PERMITS THAT MAY BE NECESSARY.
9. AT LEAST 48 HOURS PRIOR TO ANY WATER MAIN CONSTRUCTION, CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS.
10. BUILD TO WEST DES MOINES WATER WORKS SPECIFICATIONS.
11. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
12. THE CONTRACTOR SHALL VERIFY THAT OFFSITE GRADING AND UTILITY EASEMENTS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION.
13. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
14. CONTACT BUILDING INSPECTION AT (515-222-3630) A MINIMUM OF A 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTION.
16. 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 1247, 54-1998. 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.
17. ALL CONNECTIONS TO THE PUBLIC SEWERS SHALL BE CORE DRILLED.
18. 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.

PROPERTY OWNER:

BANX LANDING, LLC
2614 RAILROAD HIGHWAY
COUNCIL BLUFFS, IOWA 51503
CONTACT: CODY FORRISTALL
PH: 712.256.8702
EMAIL: CODY@POKERTECHTEAM.COM

TOTAL LAND AREA:

SINGLE FAMILY RESIDENTIAL =7.70 ACRES
MEDIUM DENSITY RESIDENTIAL=4.77 ACRES.
TOTAL SITE = 12.47 ACRES.

PROPERTY APPLICANT:

BANX LANDING, LLC
2614 RAILROAD HIGHWAY
COUNCIL BLUFFS, IOWA 51503
CONTACT: CODY FORRISTALL
PH: 712.256.8702
EMAIL: CODY@POKERTECHTEAM.COM

PROPOSED LAND USE DENSITIES:

SINGLE FAMILY RESIDENTIAL
MEDIUM DENSITY RESIDENTIAL RM-12, 12 DU/AC. MAX.

PROJECT MANAGER:

EDWARD H. ARP, PLA, ASLA
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, #12
DES MOINES, IOWA 50322
515-276-4884 EXT. #213
ARP@CECLAC.COM

EXISTING LAND USE:

TALLYN'S REACH PLANNED UNIT DEVELOPMENT (PUD #80)
SINGLE-FAMILY RESIDENTIAL (RS-5)
MEDIUM DENSITY RESIDENTIAL (RM-12)

EXISTING ZONING:

TALLYN'S REACH PLANNED UNIT DEVELOPMENT (PUD #80)
SINGLE-FAMILY RESIDENTIAL (RS-5)
MEDIUM DENSITY RESIDENTIAL (RM-12)

LEGAL DESCRIPTION

(WARRANTY DEED BOOK 2020, PAGE 15903)
OUTLOT "S" IN CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA.

AND

ALL OF STREET LOT "J" IN CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, EXCEPT THAT PORTION OF STREET LOT "J" THAT HAS CONVEYED TO KH DEVELOPMENT, L.C. BY THE CITY OF WEST DES MOINES, IOWA, AS RECORDED ON NOVEMBER 30, 2015 IN BOOK 2015, PAGE 19167 IN THE OFFICE OF THE DALLAS COUNTY, IOWA, RECORDER.

NOTES

1. ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY:
   A. WEST DES MOINES ENGINEERING SERVICES - BEN MCALISTER (515-222-3475)
   B. BANX LANDING, LLC - CODY FORRISTALL (712-256-8702)
   C. CIVIL ENGINEERING CONSULTANTS, INC. (515-276-4884)
2. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
3. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
4. PROVIDE 2' CONCRETE BOXOUT AROUND ALL INTAKES AND MANHOLES WITHIN PAVED AREAS.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND WDM ADDENDUMS.
6. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
7. SIDEWALK & DRIVE APPROACH INSTALLATIONS TO BE INSPECTED BY CITY OF WEST DES MOINES ENGINEERING DEPARTMENT, MINIMUM 24 HOUR NOTICE.
8. ALL DEBRIS SPILLED ON CITY R.O.W. AND ADJOINING PROPERTY SHALL BE REMOVED BY THE OWNER/CONTRACTOR IN TIMELY FASHION.
9. ALL CONSTRUCTION WITHIN THE CITY OF WEST DES MOINES R.O.W. SHALL COMPLY WITH THE CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS.
10. PUBLIC STREET PAVEMENT THICKNESS SHALL BE 7" P.C.C. W/ 6" P.C.C. CURB & GUTTER.
11. THIS SUBDIVISION WILL COMPLY AND CONFORM TO ALL THE REQUIREMENTS OF THE ORDINANCES AND REGULATIONS OF THE CITY AND TO PLATTING PROCEDURES AND CONDITIONS.
12. OUTLOT 'Y' (STORMWATER DETENTION) AND OUTLOT 'Z' (FUTURE DEVELOPMENT) ARE NOT BUILDABLE.
13. FUTURE DRIVEWAYS ARE NOT ALLOWED ON SUGAR CREEK DRIVE OR BOONEVILLE ROAD.
14. PROPERTY OWNER/DEVELOPER(S) SHALL BE RESPONSIBLE FOR THE INSTALLATION OF SIDEWALKS ADJACENT TO ALL PUBLIC STREETS THAT BORDER THE PROPERTY.

CERTIFICATIONS

PRELIMINARY

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.

PATRICK J. SHEPARD, IOWA LIC. NO. 12269 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
PAGES OR SHEETS COVERED BY THIS SEAL:

PRELIMINARY

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JEFFREY A. GADDIS, IOWA LICENSE NO. 18361 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
SHEETS

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

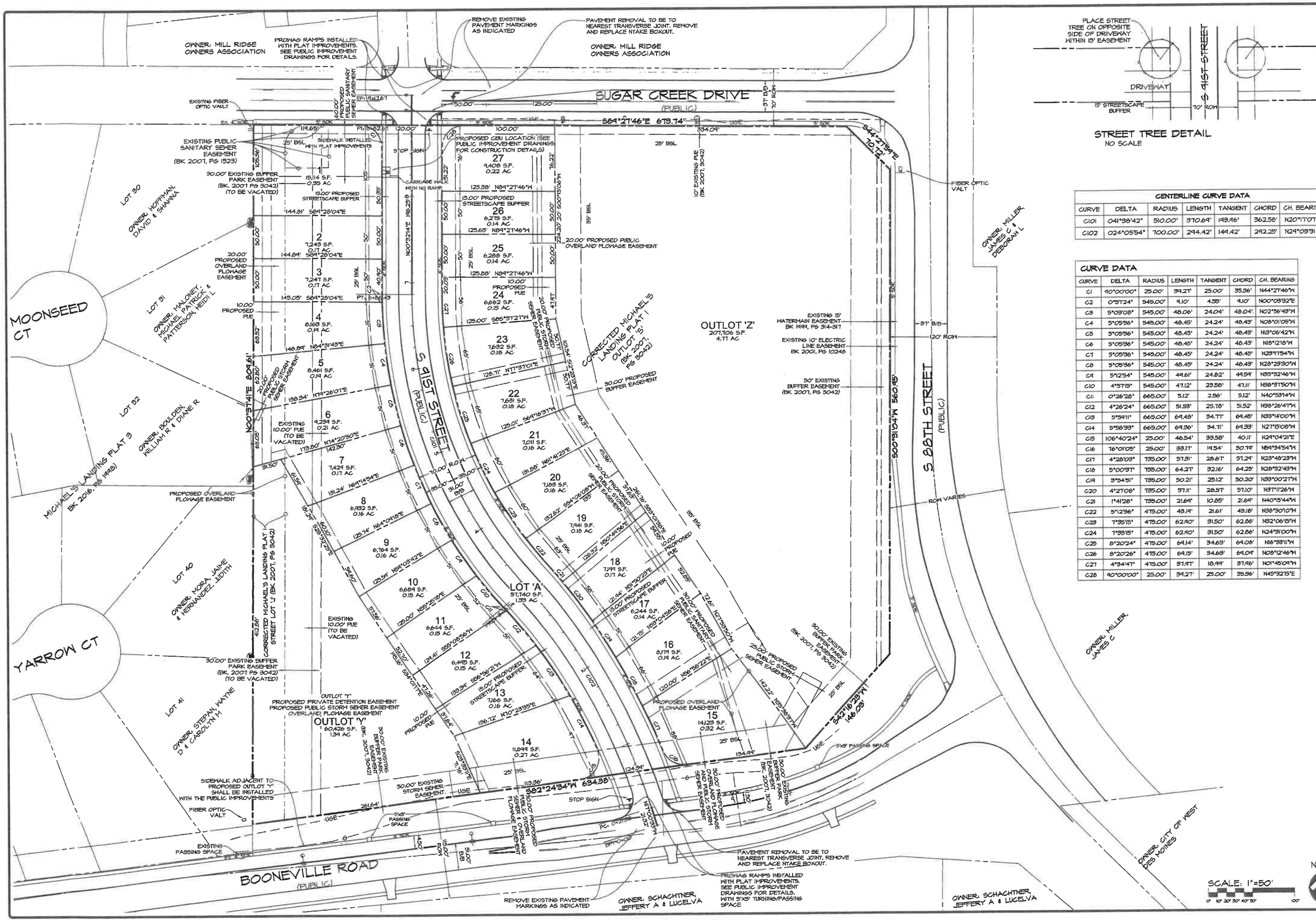
DATE:	
2020-10-21	5TH SUBMITTAL
2020-10-07	4TH SUBMITTAL
2020-09-25	3RD SUBMITTAL
2020-08-10	2ND SUBMITTAL
DATE OF SURVEY:	MAR. 13, 2020
DESIGNED BY:	EHA
DRAWN BY:	MM

PRELIMINARY

BANKS LANDING PLAT 1
WEST DES MOINES, IOWA
COVER

SHEET ___ OF 5

A-2084



STREET TREE DETAIL
NO SCALE

CENTERLINE CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C101	041°38'42"	510.00'	370.64'	193.46'	362.58'	N20°17'07"W
C102	024°05'54"	700.00'	294.42'	149.42'	292.25'	N29°03'31"W

CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	90°00'00"	25.00'	39.27'	25.00'	35.36'	N44°27'46"W
C2	0°57'24"	545.00'	9.10'	4.55'	9.10'	N00°09'32"E
C3	5°09'08"	545.00'	48.06'	24.04'	48.04'	N02°56'43"W
C4	5°05'36"	545.00'	48.45'	24.24'	48.43'	N08°01'05"W
C5	5°05'36"	545.00'	48.45'	24.24'	48.43'	N13°06'42"W
C6	5°05'36"	545.00'	48.45'	24.24'	48.43'	N18°12'18"W
C7	5°05'36"	545.00'	48.45'	24.24'	48.43'	N23°17'54"W
C8	5°05'36"	545.00'	48.45'	24.24'	48.43'	N28°23'30"W
C9	5°12'54"	545.00'	49.61'	24.82'	49.59'	N33°32'46"W
C10	4°57'13"	545.00'	47.12'	23.58'	47.11'	N38°37'50"W
C11	0°26'28"	665.00'	5.12'	2.56'	5.12'	N40°53'14"W
C12	4°26'24"	665.00'	51.53'	25.78'	51.52'	N36°26'47"W
C13	5°54'11"	665.00'	69.48'	34.77'	69.45'	N33°14'00"W
C14	5°58'33"	665.00'	69.36'	34.71'	69.33'	N27°15'08"W
C15	106°40'24"	25.00'	46.54'	33.58'	40.11'	N24°04'21"E
C16	76°01'05"	25.00'	33.17'	19.54'	30.79'	N54°34'54"W
C17	4°28'03"	735.00'	57.31'	28.67'	57.29'	N23°48'23"W
C18	5°00'37"	735.00'	64.27'	32.16'	64.25'	N28°32'43"W
C19	3°54'51"	735.00'	50.21'	25.12'	50.20'	N33°00'21"W
C20	4°21'08"	735.00'	57.11'	28.57'	57.10'	N37°11'26"W
C21	1°41'28"	735.00'	21.64'	10.82'	21.64'	N40°15'44"W
C22	5°12'36"	475.00'	43.19'	21.61'	43.18'	N38°30'10"W
C23	7°35'15"	475.00'	62.80'	31.50'	62.86'	N32°06'13"W
C24	7°35'15"	475.00'	62.80'	31.50'	62.86'	N24°31'00"W
C25	8°20'24"	475.00'	69.14'	34.63'	69.08'	N16°39'11"W
C26	8°20'26"	475.00'	69.15'	34.63'	69.09'	N08°12'46"W
C27	4°34'47"	475.00'	37.47'	18.99'	37.46'	N01°45'09"W
C28	90°00'00"	25.00'	39.27'	25.00'	35.36'	N45°32'15"E

SCALE: 1"=50'

NORTH

PRELIMINARY

BANKS LANDING PLAT 1
WEST DES MOINES, IOWA

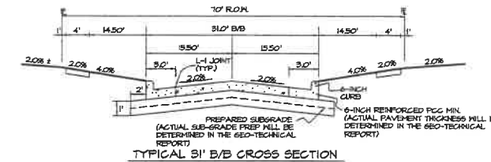
GEOMETRIC PLAN

SHEET 2 OF 5

A-2034

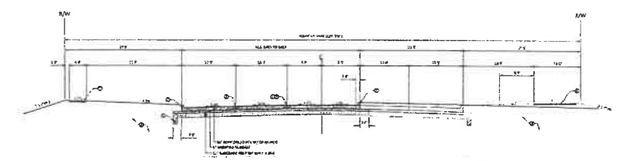
Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 · Des Moines, Iowa 50322
515.276.4884 · mail@ceciac.com

DATE:	
	2020-10-21 - 5TH SUBMITTAL
	2020-10-01 - 4TH SUBMITTAL
	2020-09-25 - 3RD SUBMITTAL
	2020-08-10 - 2ND SUBMITTAL
DATE OF SURVEY:	MAR. 13, 2020
DESIGNED BY:	EHA
DRAWN BY:	MM

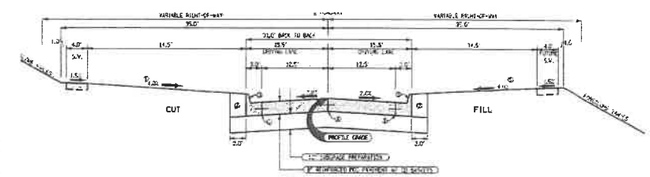


TYPICAL 31' B/B CROSS SECTION

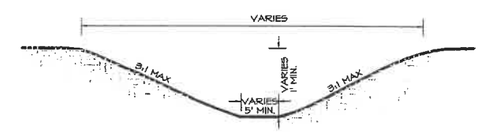
NO SCALE



TYPICAL SECTION 88TH STREET



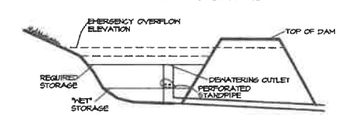
TYPICAL SECTION BOONEVILLE ROAD



TYPICAL SWALE DETAIL

NO SCALE

TEMPORARY SEDIMENT BASIN DETAIL



SB1

BASIN 30" ø PERFORATED STAND PIPE
TOP OF BERM = 131.50, EMERGENCY OVERFLOW = 131.00 (WEIR OPENING ELEVATION), "WET" STORAGE ELEVATION = 124.82
TOP OF SANDFIPE = 132.24, TOP OF PERFORATIONS = 131.99,
INVERT OUT = 124.00, 3 HORIZONTAL ROWS 1.5" @ 12.25" O.C. - 6
VERTICAL COLUMNS @ 11.05" O.C., STARTING AT ELEVATION = 124.00

SCALE: 1"=50'

0' 10' 20' 30' 40' 50' 100'

NORTH

PRELIMINARY

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

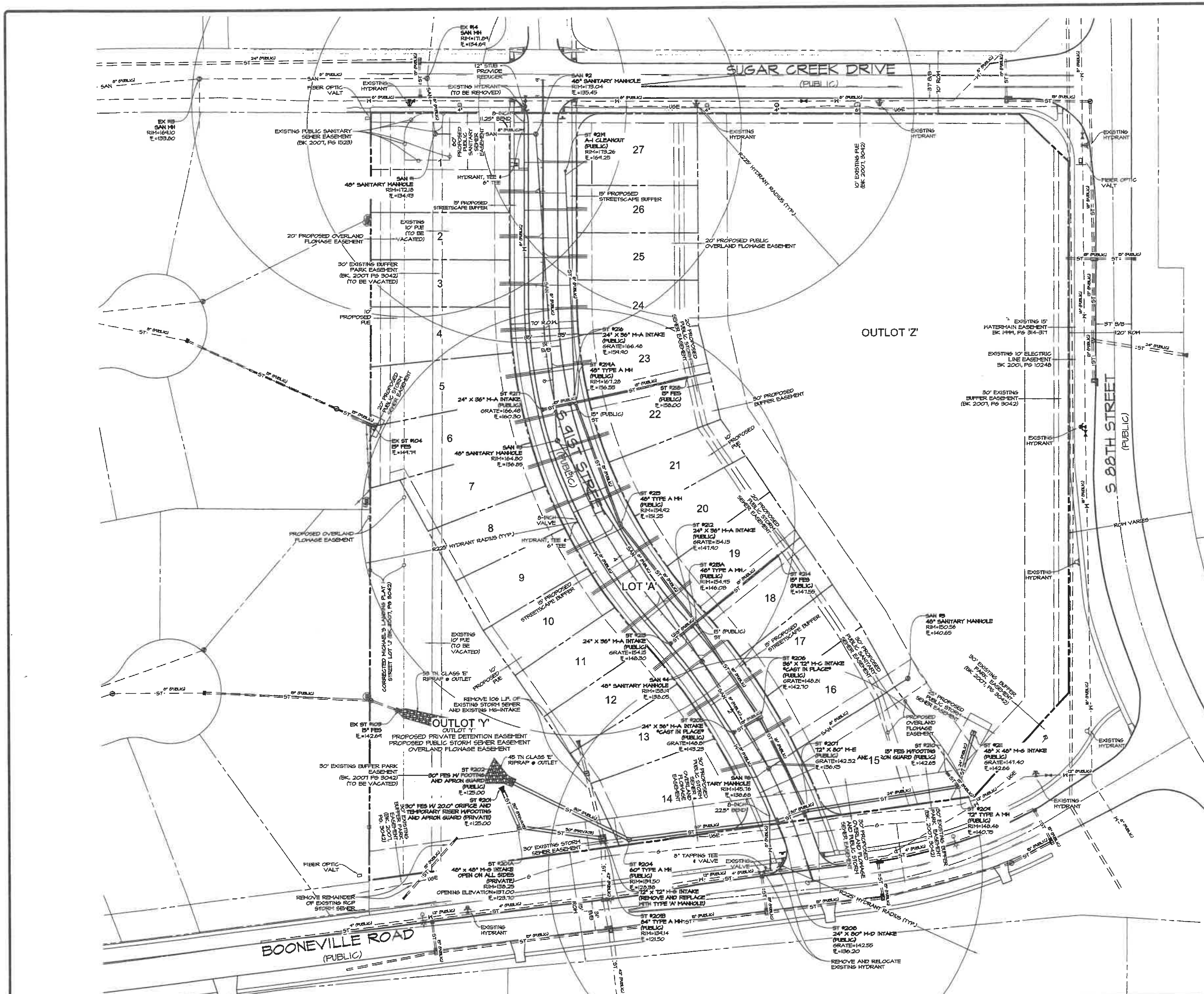
DATE:	
	2020-10-21 - 5TH SUBMITTAL
	2020-10-07 - 4TH SUBMITTAL
	2020-09-25 - 3RD SUBMITTAL
	2020-08-10 - 2ND SUBMITTAL
DATE OF SURVEY:	MAR. 19, 2020
DESIGNED BY:	EHA
DRAWN BY:	MM

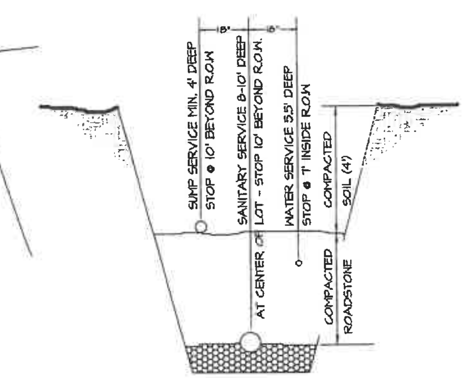
BANKS LANDING PLAT 1
WEST DES MOINES, IOWA

GRADING PLAN

SHEET 3 OF 5

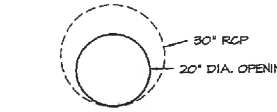
A-2034





PAINT CURB GREEN FOR BOTH SANITARY AND SUMP SERVICES, AND BLUE FOR WATER SERVICE
PLACE ONE 6 FT. STEEL POST BURIED 3 FT. AT WATER CURB BOX

SERVICE LOCATION DETAIL
NO SCALE



ORIFICE DETAIL: ST #201
NO SCALE
NOTE: PLACE ORIFICE PLATE IN FIRST SECTION OF PIPE DOWNSTREAM FROM THE INLET F.E.S.

SCALE: 1"=50'
0' 10' 20' 30' 40' 50' 100'
NORTH

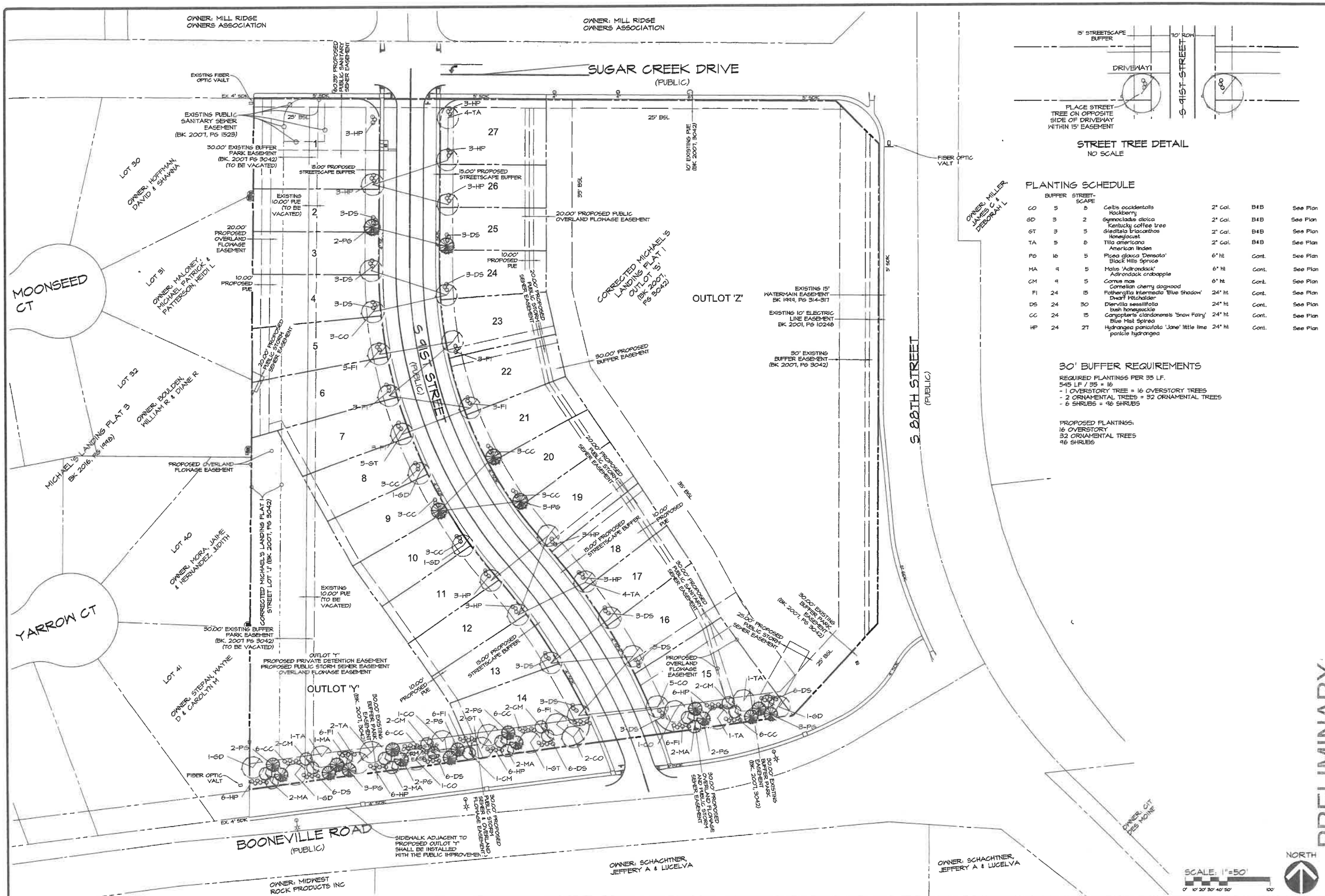
PRELIMINARY

BANKS LANDING PLAT 1
WEST DES MOINES, IOWA
UTILITY PLAN

DATE:	2020-10-21 - 5TH SUBMITTAL
	2020-10-07 - 4TH SUBMITTAL
	2020-09-25 - 3RD SUBMITTAL
	2020-08-10 - 2ND SUBMITTAL
DATE OF SURVEY:	MAR. 13, 2020
DESIGNED BY:	EHA
DRAWN BY:	MM

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

SHEET 4 OF 5
A-2034



STREET TREE DETAIL

NO SCALE

PLANTING SCHEDULE

	BUFFER	STREET-SCAPE				
CO	5	8	Celtis occidentalis Hackberry	2" Cal.	B&B	See Plan
GD	3	2	Gymnocladus dioica Kentucky coffee tree	2" Cal.	B&B	See Plan
GT	3	5	Gleditsia triacanthos Honeylocust	2" Cal.	B&B	See Plan
TA	5	8	Tilia americana American linden	2" Cal.	B&B	See Plan
PG	16	5	Picea glauca 'Densata' Black Hills Spruce	6' ht.	Cont.	See Plan
MA	9	5	Malus 'Adirondack' Adirondack crabapple	6' ht.	Cont.	See Plan
CM	9	5	Cornus mas Cornelian cherry dogwood	6' ht.	Cont.	See Plan
FI	24	15	Fothergilla intermedia 'Blue Shadow' Dwarf Witchalder	24" ht.	Cont.	See Plan
DS	24	30	Diervilla sessilifolia bush honeysuckle	24" ht.	Cont.	See Plan
CC	24	15	Caryopteris clandonensis 'Snow Fairy' Blue Mist Spirea	24" ht.	Cont.	See Plan
HP	24	27	Hydrangea paniculata 'Jane' little lime panicle hydrangea	24" ht.	Cont.	See Plan

30' BUFFER REQUIREMENTS

REQUIRED PLANTINGS PER 35 LF.
545 LF / 35 = 16
- 1 OVERSTORY TREE = 16 OVERSTORY TREES
- 2 ORNAMENTAL TREES = 32 ORNAMENTAL TREES
- 6 SHRUBS = 96 SHRUBS

PROPOSED PLANTINGS:
16 OVERSTORY
32 ORNAMENTAL TREES
96 SHRUBS

PRELIMINARY

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

DATE:	
	2020-10-21 - 5TH SUBMITTAL
	2020-10-07 - 4TH SUBMITTAL
	2020-09-25 - 3RD SUBMITTAL
	2020-08-10 - 2ND SUBMITTAL
DATE OF SURVEY:	MAR. 13, 2020
DESIGNED BY:	EHA
DRAWN BY:	MM

BANKS LANDING PLAT 1
WEST DES MOINES, IOWA

LANDSCAPING PLAN

SHEET 5 OF 5

A-2034

RESOLUTION NO. PZC-20-060

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 27 LOTS FOR SINGLE FAMILY DEVELOPMENT, ONE PUBLIC STREET LOT AND TWO OUTLOTS FOR STORMWATER DETENTION AND FUTURE DEVLEOPMENT

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant and owner, Banx Landing, LLC, has requested approval for a Preliminary Plat (PP-004788-2020) to create 27 single family residential lots, one public street lot, one outlot for stormwater detention and one outlot for future development on a 12.5 acre site located near the northwest corner of the intersection of S. 88th Street and 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 October 26, 2020, this Commission held a duly-noticed public hearing 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 hearing are adopted.

SECTION 2. The Preliminary Plat (PP-004788-2020) to subdivide the property into 27 single family residential lots, one public street lot, one outlot for stormwater detention and one outlot for future development, is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report including conditions added at the Hearing, 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 October 26, 2020.

Erica Andersen

Erica Andersen, Chair
Plan and Zoning Commission

ATTEST:

Michelle Riesenberg

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 October 26, 2020, by the following vote:

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

ATTEST:

Michelle Riesenberg
Recording Secretary

Exhibit A
CONDITIONS OF APPROVAL

1. The applicant acknowledging that the associated Final plat must be approved by the City and recorded with the County prior to the issuance of any building permits, including footing and foundation permits, for any single family lot within the plat.

2. The applicant acknowledging that Outlot Z must be re-platted through the preliminary and final plat process in accordance with the associated zoning classifications prior to physical development.

3. The applicant receiving City approval of Public Improvement Construction Plans for any public improvements prior to implementation of said improvements. Additionally, the applicant acknowledging that public improvements must be constructed and accepted by the city prior to issuance of any occupancy permits, including temporary occupancy permits for any dwelling within the plat.

4. The applicant acknowledging and agreeing to submit revised preliminary plat drawings that reflects minor revisions requested by Staff prior to the case being heard by the City Council.

5. Applicant providing suitable access roads and water infrastructure to the satisfaction of the City's Fire Marshal prior to issuance of any building permits for above ground construction.

6. The City Council waives the street tree requirements of the Tally's Reach PUD Ordinance.

Prepared by: Bryce C. Johnson, 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 BANKS LANDING PLAT 1 PRELIMINARY PLAT (PP-00-4788-2020) TO SUBDIVIDE THE PROPERTY INTO 27 LOTS FOR SINGLE FAMILY DEVELOPMENT, ONE PUBLIC STREET LOT AND TWO OUTLOTS

WHEREAS, pursuant to the provisions of Title 10, Subdivision Regulations, and Title 9, Zoning Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant and owner, Banx Landing LLC, has requested approval for a Preliminary Plat (PP-004788-2020) for that 12.5 acre site located near the northwest corner of Booneville Road and S. 88th Street and legally described on Exhibit "A" for the purpose of subdividing the property into 27 lots for single family development, one public street lot, one outlot for stormwater detention and one outlot for future development.

Legal Description of Property

See attached Exhibit "A"

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 October 26, 2020, the Plan and Zoning Commission did recommend to the City Council approval of the Banks Landing Plat 1 Preliminary Plat (PP-004788-2020);

WHEREAS, on, November 2, 2020, this City Council held a duly-noticed hearing to consider the application for Banks Landing Plat 1 Preliminary Plat (PP-004788-2020);

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 November 2, 2020, or as amended orally at the City Council hearing of November 2, 2020, are adopted.

SECTION 2. Banks Landing Plat 1 Preliminary Plat (PP-004788-2020) to subdivide the property into 27 lots for single family development, one public street lot, one outlot for stormwater detention and one outlot future development is approved, subject to compliance with all the conditions in the staff report, dated November 2, 2020, including conditions added at the Hearing, and attached hereto as Exhibit "B". 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 November 2, 2020.

_____
Steven K. Gaer
Mayor

ATTEST:

_____
Ryan 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 November 2, 2020, by the following vote:

ATTEST:

_____
Ryan Jacobson, City Clerk

EXHIBIT "A"
LEGAL DESCRIPTION

OUTLOT "S" IN CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA.

AND

ALL OF STREET LOT "J" IN CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, EXCEPT THAT PORTION OF STREET LOT "J" THAT WAS CONVEYED TO KH DEVELOPMENT, L.C. BY THE CITY OF WEST DES MOINES, IOWA, AS RECORDED ON NOVEMBER 30, 2015 IN BOOK 2015, PAGE 19167 IN THE OFFICE OF THE DALLAS COUNTY, IOWA, RECORDER.

EXHIBIT "B"
CONDITIONS OF APPROVAL

1. The applicant acknowledging that the associated Final plat must be approved by the City and recorded with the County prior to the issuance of any building permits, including footing and foundation permits, for any single-family lot within the plat.
2. The applicant acknowledging that Outlot Z must be re-platted through the preliminary and final plat process in accordance with the associated zoning classifications prior to physical development.
3. The applicant receiving City approval of Public Improvement Construction Plans for any public improvements prior to implementation of said improvements. Additionally, the applicant acknowledging that public improvements must be constructed and accepted by the city prior to issuance of any occupancy permits, including temporary occupancy permits for any dwelling within the plat.
4. ~~The applicant acknowledging and agreeing to submit revised preliminary plat drawings that reflects minor revisions requested by Staff prior to the case being heard by the City Council.~~ *Condition fulfilled.*
5. Applicant providing suitable access roads and water infrastructure to the satisfaction of the City's Fire Marshal prior to issuance of any building permits for above ground construction.
6. ~~The City Council waives the street tree requirements of the Tally's Reach PUD Ordinance.~~ *Not applicable, therefore, this Condition of Approval is removed from this plat request.*