CITY OF WEST DES MOINES
STAFF REPORT COMMUNICATION

Meeting Date: September 7, 2021

ITEM: Woodland Estates Plat 1, NE corner of S. Kingswood Court and Stagecoach Drive – Approve a Preliminary Plat to create 22 lots for Single Family Residential development, one outlot for future development and one street lot – Silo 9 LLC – PP-005161-2021

Resolution: Approval of Preliminary Plat

Background: Jared Murray with Civil Design Advantage, on behalf of the applicant and property owner, Jerry Bussanmas dba Silo 9, LLC, is requesting approval of a preliminary plat for the approximately 22-acre property generally located at the northeast corner of S. Kingswood Court and Stagecoach Drive. The applicant wishes to split one of the lots defined within the original preliminary plat, necessitating the approval of this revised preliminary plat illustrating the additional lot. This plat is phase 1 of an intended subdivision of the approximately 80-acre property locally known as the Neff property.

Staff Review & Comment:

- *History:* On August 2, 2021, City Council approved a preliminary plat for a 21-lot single-family residential development known as Woodland Estates Plat 1. The applicant has now submitted a revised preliminary plat to create one additional lot by splitting the largest lot (Lot 15) into two. The proposed development will provide 22 single family residential lots instead of 21 lots as originally approved. A revised preliminary plat demonstrating the additional lot can be appropriately served by roads and utilities must be reviewed and approved prior to approval of the final plat. This preliminary plat provides the necessary information.

- *Key Development Aspects:* Key development aspects were outlined in the staff report provided for the original Preliminary Plat approval. Full discussion of these aspects can be found in the August 2, 2021 staff report. The appropriate conditions of approval have been carried from the original approval. The following summarizes these aspects:

    - *Public Utility Easements (PUEs):* Provision for the placement of PUEs in the front yards of all lots due to topographic challenges and the desire to preserve trees.

    - *Individual Dwelling Driveways:* Due to the classification of and anticipated traffic volumes, no single-family driveways shall be allowed off of Stagecoach Drive. Additionally, due to the anticipated traffic volume in combination with the curve of the roadway and anticipated vehicle speeds, accesses to the lots along S 95th Street shall be such so as to allow for forward vehicle movements (no backing out) from the lot onto S 95th Street.

    - *Stagecoach Streetscape:* Although double-frontage lots, due to the depth of the lots and presence of existing trees, the traditional thirty-foot (30') buffer along the rear lot line (Stagecoach Drive) is waived in favor of continuing the streetscape plantings done as part of the adjoining plats within the Tallyn's Reach (fka Michael's Landing; nka Woodland Hills) development.

- *Lot 10 Buffer:* A future roadway extension out of the adjoining Majestic Oaks Subdivision is intended that would border the rear lot line of Lot 10 thus making it a double frontage lot. A minimum thirty-foot (30') landscape buffer is required; however, so as to not disturb the buffer plantings, installation of the buffer is deferred until such time that the roadway extension is constructed.

- *Stagecoach Trail:* A typical ten foot (10') Public Trail is planned for along the north side of Stagecoach Drive but will not be installed until such time that the grading for the widening of Stagecoach Drive is complete. The developer is only responsible for four feet (4'), the typical sidewalk width. A 60/40 Trail Agreement will be executed in conjunction with the Final Plat.

- *Parkland Dedication:* With the additional lot, 67 lots are anticipated within the full 80-acre development. The associated Parkland Agreement will be updated and executed in conjunction with the appropriate associated Final Plat. The developer is providing parkland as part of a future phase with improvements including provision of natural open space, the potential establishment of a dog park, and potentially other private amenities as desired by the developer. Woodland Hills Neighborhood Park is located just to the south of the development and provides traditional city park amenities.

- *Traffic Impact Study Findings:* A new study with the additional lot was not done as there is no concerns with traffic generation for the extra lot. The original study identified that the site is expected to generate less traffic than previously analyzed. The study indicates that S 95th Street should be a 2-lane roadway widening to 3-lanes for left turns at Stagecoach Drive (and ultimately at Mills Civic Parkway and possible Cascade Avenue). An additional lane of Stagecoach Drive adjacent to the development will be needed in the future.

- *Developer Responsibilities:* The developer is responsible for all typical public infrastructure improvements including public streets, public storm and sanitary sewer, sidewalks, and streetlights. Additionally, as noted in the Traffic Impact Study section, an additional lane of Stagecoach Drive, including all appurtenances necessary, will be required in the future. The City Attorney's Office is preparing a Development Agreement detailing this responsibility of the developer. Staff recommends that this agreement be executed prior to approval of the associated Final Plat.

- *Plat Validity:* Per City Code, the associated Final Plat must be presented to the City Council for approval within 12 months of the approval of this Revised Preliminary Plat if surety is being posted for Public Improvements; or, within 18 months if Public Improvements are being constructed prior to Final Plat consideration. It is the responsibility of the developer to be aware of these deadlines and request an extension of the Preliminary Plat approval prior to the Preliminary Plat expiration date.

Outstanding Issues: There are no outstanding issues.

Plan and Zoning Commission Action:

Date:	August 23, 2021
Vote:	5 yes, 0 no, with Commissioners Andersen and Costa absent
Recommendation:	Approval of Preliminary Plat

Recommendation: Approve the Preliminary Plat subject to the applicant meeting all City Code requirements, and the following conditions of approval:

1. The Applicant acknowledging the responsibility for the future construction of an additional lane of Stagecoach Drive. The applicant agreeing that their execution of the associated Development Agreement shall be provided to the City prior to City Council consideration of the associated final plat.
2. The Applicant acknowledging that no individual single-family driveways are allowed on Stagecoach Drive. The applicant also acknowledging and agreeing to require buyers of lots that front to S 95th Street to ensure all turns onto S 95th Street are a forward movement and agreeing that backing out onto S 95th Street is prohibited.
3. The City Council granting allowance of the placement of Public Utility Easements (PUEs) in the front yard of all lots.
4. The City Council accepting the continuation of the Stagecoach Drive Streetscape Planting Plan in lieu of a thirty-foot (30') buffer along the rear (south) lot line of lots 15-22 and the side (south) lot line of lot 1.
5. The City Council granting a deferral of the installation of the buffer along the rear lot line of Lot 10 until such time that the adjacent future street is graded and any construction that may affect the survivability of the buffer plantings is complete.
6. The City Council deferring the installation of the ten foot (10') trail along the north side of Stagecoach Drive until such time that Stagecoach Drive is widened or the trail is necessary to make a connection to trails along Stagecoach Drive immediately to the east and west.
7. The applicant indicating on the Revised Preliminary Plat drawing and providing a Permanent Grading Easement on Lot 15 to allow for future construction of the remainder of the sidewalk/trail.
8. The Revised Preliminary Plat drawing being updated as necessary to address remaining staff comment prior to proceeding to City Council.
9. The Applicant acknowledging that before any building permits will be issued for construction of any dwelling structures within Woodland Estates Plat 1, a Final Plat must be recorded. Permits associated with the installation of site utilities may be issued.
10. The Applicant constructing and receiving City approval and acceptance of all public improvements or providing surety for all public improvements prior to City Council consideration of the associated final plat. In the event that surety is provided, City Council acceptance of the public improvements shall occur prior to issuance of any occupancy permit, including temporary occupancy for any dwelling constructed.
11. Prior to issuance of any building permits for construction, available water and appropriate vehicle accesses to the satisfaction of the City's Fire Marshal shall be available.
12. The Applicant providing the following, prior to City Council consideration of the associated final plat:
    a. Surety for buffers and sidewalks.
    b. Payment of all fees, including fees related to streetlights, street signs, sewer cap charges and water connection fees.
    c. All legal agreements and easements, including Parkland Dedication Agreement.

d. Executed Storm Water Management Facility Maintenance Agreement. Certification letter and as-built drawings shall be required to be provided prior to issuance of any occupancy permits, including temporary occupancy permits for any of the last five (5) dwellings constructed within this Phase 1 development area.

Lead Staff Member: Bryce Johnson

Approval Meeting Dates:

Plan and Zoning Commission	August 23, 2021
City Council	September 7, 2021

Staff Report Reviews:

Plan & Zoning Commission	☒ Development Coordinator (or) ☐ Director	☒ Legal Department
City Council	☒ Director ☐ Appropriations/Finance	☒ Legal Department ☑ Agenda Acceptance

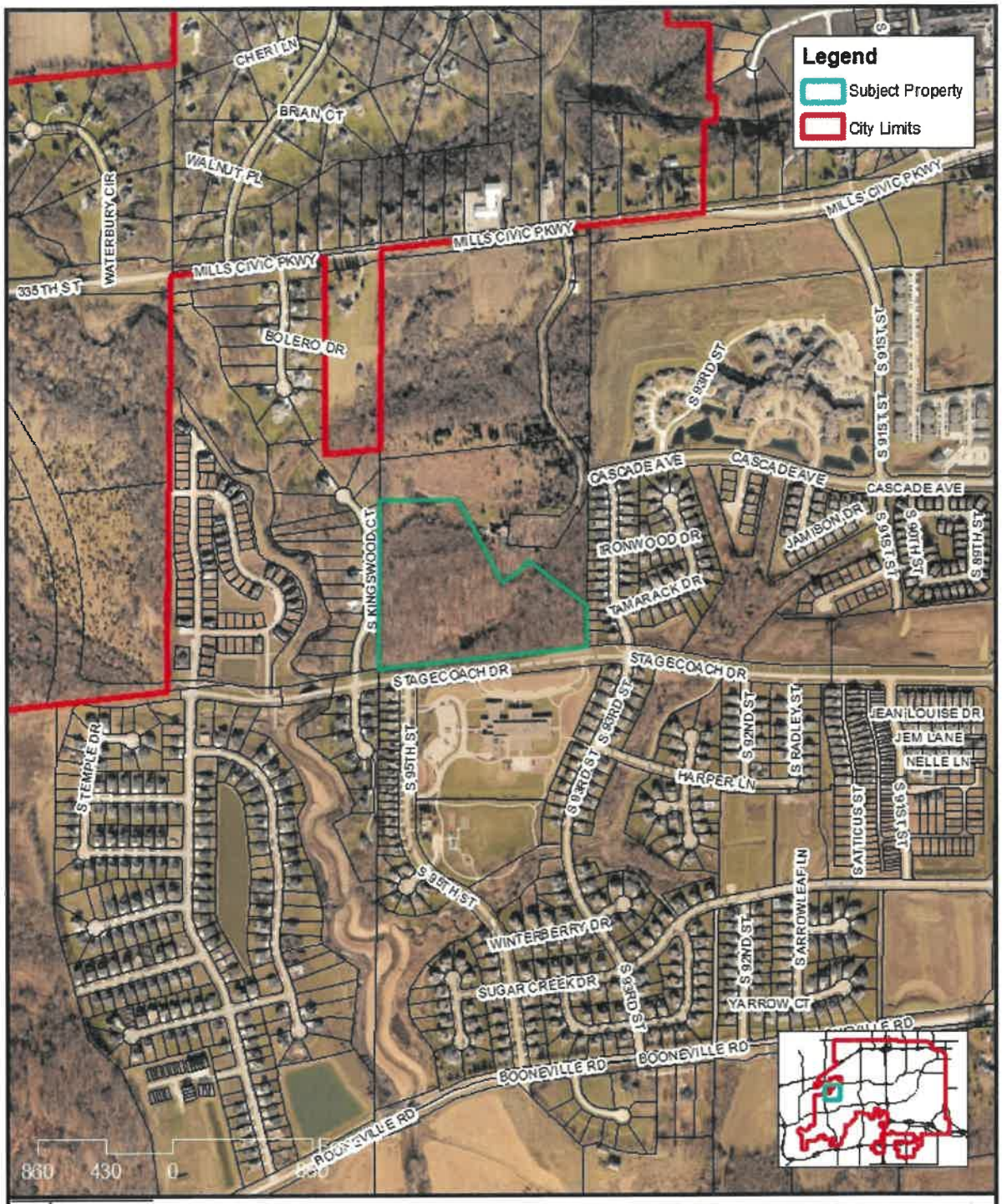
Publications (if applicable)

Published In:	Des Moines Register Community Section
Date(s) Published	n/a
Date(s) of Mailed Notices	n/a

Council Subcommittee Review (if applicable)

Subcommittee	Development & Planning
Date Reviewed	August 16, 2021
Recommendation	☒ Yes ☐ No ☐ Split

Location Map



Aerial Location Map

The City of West Des Moines makes no claim as to the accuracy, completeness or correctness of the City of West Des Moines digital maps and associate data and assumes no responsibility for their positional or content accuracy.

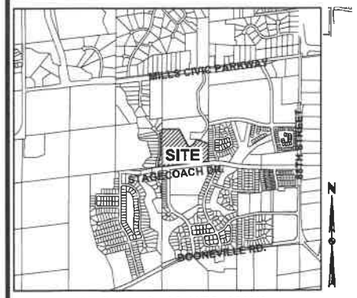
PRELIMINARY PLAT FOR:

WOODLAND ESTATES PLAT 1

WEST DES MOINES, IOWA

VICINITY MAP

NOT TO SCALE



WEST DES MOINES, IOWA

OWNER

MAJESTIC OAKS LAND COMPANY LLC
3900 WESTOWN PARKWAY SUITE 100
WEST DES MOINES, IA 50266

SCOTT NEFF LIVING TRUST
9520 MILLS CIVIC PARKWAY
WEST DES MOINES, IA 50266

APPLICANT

SILO 9, LLC
JERRY BUSSANMAS
PO BOX 71038
CLIVE, IA 50325

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
CONTACT: JARED MURRAY
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400

DATE OF SURVEY

JANUARY 25, 2021

ZONING

R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT

COMPREHENSIVE LAND USE

SINGLE FAMILY RESIDENTIAL (SF)

BULK REGULATIONS

SETBACKS	
FRONT YARD	= 30 FT
REAR YARD	= 35 FT
SIDE YARD	= 7 FT (14 FT TOTAL)
MINIMUM LOT WIDTH	= 50 FT (ADDITIONAL 25 FT FOR CORNER LOTS)
MINIMUM LOT FRONTAGE	= 40 FT
MINIMUM LOT AREA	= 7,500 SF

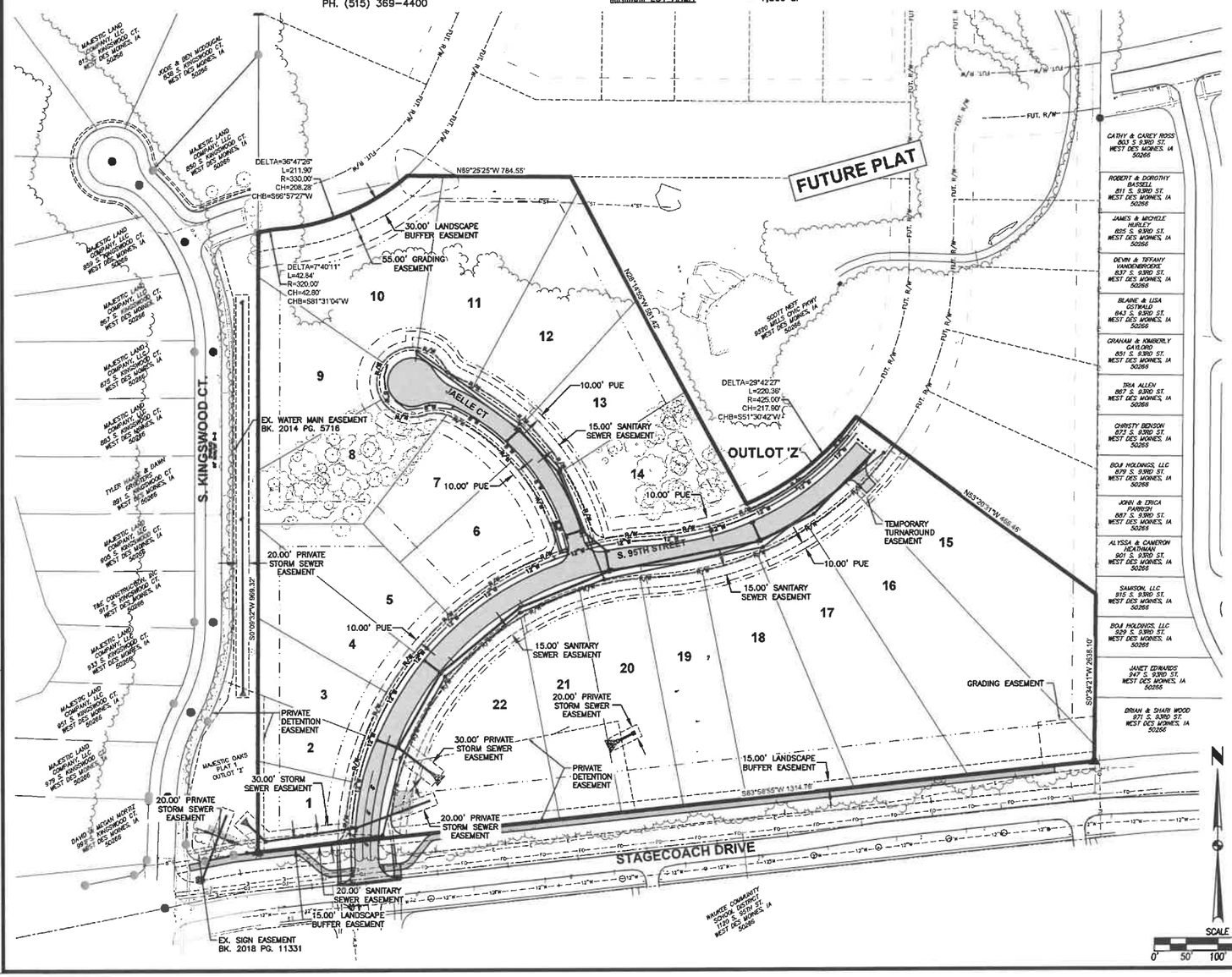
BENCHMARKS

BM#2 WDM BM#87
3960 ± FEET WEST OF INTERSECTION OF SOUTH 88TH STREET AND 335TH STREET (DALLAS COUNTY), 3 FEET NORTH OF EAST/WEST FENCE, 10 FEET EAST OF NORTH/SOUTH FENCE, ON 335TH STREET ACROSS FROM THE HOUSE #3307 AND #3309.
ELEVATION=167.72

BM#3 SET BM NW BURY BOLT ON HYDRANT NORTH SIDE OF SUGAR CREEK DRIVE
ELEVATION=165.62

DEVELOPMENT SUMMARY

TOTAL AREA OF SITE = 21.47 ACRES (935,159 SF)



PLANS INCLUDED ARE FOR ILLUSTRATIVE PURPOSES ONLY – APPROVED PLANS ON FILE WITH THE CITY

LEGEND

FEATURES

PROPOSED

- GROUND SURFACE CONTOUR
- TYPE SW-501 STORM INTAKE
- TYPE SW-502 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 STORM INTAKE
- TYPE SW-512 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- FLARED END SECTION
- TYPE SW-301 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- SIGN
- DETECTABLE WARNING PANEL
- SANITARY SEWER WITH SIZE
- STORM SEWER
- WATERMAIN WITH SIZE

SURVEY	FOUND	SET
SECTION CORNER	▲	△
1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)	●	○
ROW MARKER	■	□
ROW RAIL	H	H
PLATTED DISTANCE	(P)	
MEASURED BEARING & DISTANCE	(M)	
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		
1/4 1/4 SECTION LINE		
EASEMENT LINE		
LOT LINE		
RIGHT OF WAY		
BUILDING SETBACK		
PLAT BOUNDARY		

EXISTING

- GROUND SURFACE CONTOUR
- 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
- GAS MAIN
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- FIELD TILE
- SANITARY SEWER W/ SIZE
- STORM SEWER W/ SIZE
- WATER MAIN W/ SIZE

LEGAL DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, 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:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 15; THENCE SOUTH 83°58'55" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, 1314.76 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00°09'32" EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, 969.32 FEET TO THE NORTHEAST CORNER OF OUTLOT 'Z', MAJESTIC OAKS PLAT 1, AN OFFICIAL PLAT; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 320.00 FEET, WHOSE ARC LENGTH IS 42.84 FEET AND WHOSE CHORD BEARS NORTH 81°31'04" EAST, 42.80 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 330.00 FEET, WHOSE ARC LENGTH IS 211.90 FEET AND WHOSE CHORD BEARS NORTH 66°57'27" EAST, 208.28 FEET; THENCE SOUTH 89°25'25" EAST, 253.52 FEET; THENCE SOUTH 28°14'55" EAST, 581.42 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 425.00 FEET, WHOSE ARC LENGTH IS 220.36 FEET AND WHOSE CHORD BEARS NORTH 51°30'42" EAST, 217.90 FEET; THENCE SOUTH 53°20'31" EAST, 466.46 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 00°34'21" WEST ALONG SAID EAST LINE, 261.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.47 ACRES (935,159 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

LICENSED PROFESSIONAL ENGINEER
JARED M. MURRAY
23496
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.

JARED M. MURRAY, P.E. DATE

LICENSE NUMBER 23496
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
PAGES OR SHEETS COVERED BY THIS SEAL:
ALL SHEETS

REVISIONS	DATE
8TH SUBMITTAL	08/09/2021
5TH SUBMITTAL	07/23/2021
4TH SUBMITTAL	07/14/2021
3RD SUBMITTAL	07/01/2021
2ND SUBMITTAL	06/07/2021
1ST SUBMITTAL	05/03/2021

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

WOODLAND ESTATES PLAT 1
PRELIMINARY PLAT - OVERALL
WEST DES MOINES, IOWA

2011.635

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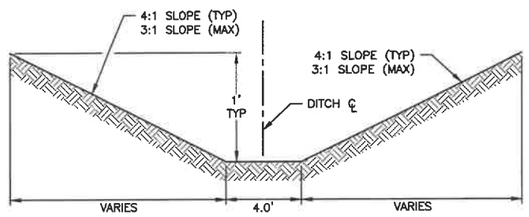
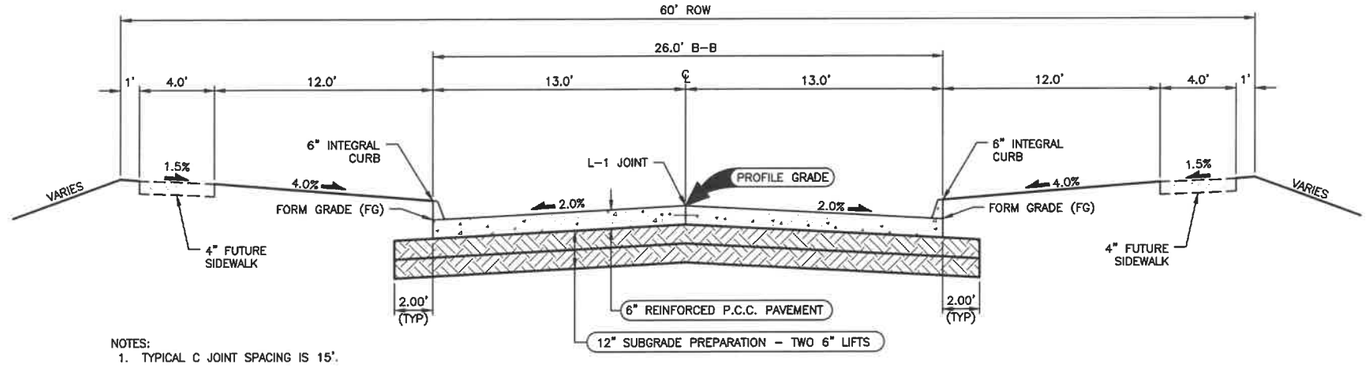
PLOTTED BY: JARED MURRAY TOOL:

NOTES

1. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH THE 2020 EDITION OF 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 CONTRATOR 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. NO STRUCTURES, INCLUDING SHEDS, PLAY STRUCTURES, DECKS, GAZEBOS, ETC. MAY BE LOCATED WITHIN A BUFFER PARK.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND WDM ADDENDUMS.
7. ALL WATER MAIN, SANITARY SEWER AND STORM SEWER ARE PUBLIC.
8. ALL CONNECTIONS TO THE PUBLIC SEWERS SHALL BE CORE DRILLED.
9. THE STORMWATER DETENTION FACILITIES AND PRIVATE STORM SEWERS WILL BE MAINTAINED BY THE HOMEOWNWER'S ASSOCIATION.
10. 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 (222-3475) TO SCHEDULE ANY REQUIRED INSPECTIONS. R.O.W. EXCAVATION PERMITS CAN BE OBTAINED AT THE PUBLIC SERVICES FACILITY (222-3480). IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICANT OBTAINING ALL NECESSARY EASEMENTS/AGREEMENTS AND APPLICABLE PERMITS.
11. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH THE 2020 EDITION OF SUDAS STANDARD SPECIFICATIONS AND THE WEST DES MOINES WATER WORKS SUPPLEMENTAL SPECIFICATIONS.
12. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
13. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
14. PRIOR TO CONSTRUCTION ANY PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, CONSTRUCTION PLANS FOR SAID IMPROVEMENTS NEED TO BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER.
15. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
16. PROPERTY OWNER/DEVELOPER(S) WILL BE RESPONSIBLE FOR THE INSTALLATION OF SIDEWALKS ADJACENT TO ALL PUBLIC STREETS BORDERING THE PROPERTY.
17. PROTECT EXISTING SIDEWALK ADJACENT TO S. KINGSWOOD CT. ANY SIDEWALK DAMAGED WILL NEED TO BE REPLACED PRIOR TO ACCEPTANCE OF PUBLIC IMPROVEMENTS.
18. BACKING ONTO S. 95TH STREET IS PROHIBITED. ALL LOTS ACCESSING S. 95TH STREET SHALL PROVIDE SPACE TO TURN AROUND ON SITE.
19. DRIVEWAY ACCESS TO THE FUTURE STREET ADJACENT TO THE NORTH PROPERTY LINE FOR LOT 10 IS NOT PERMITTED.

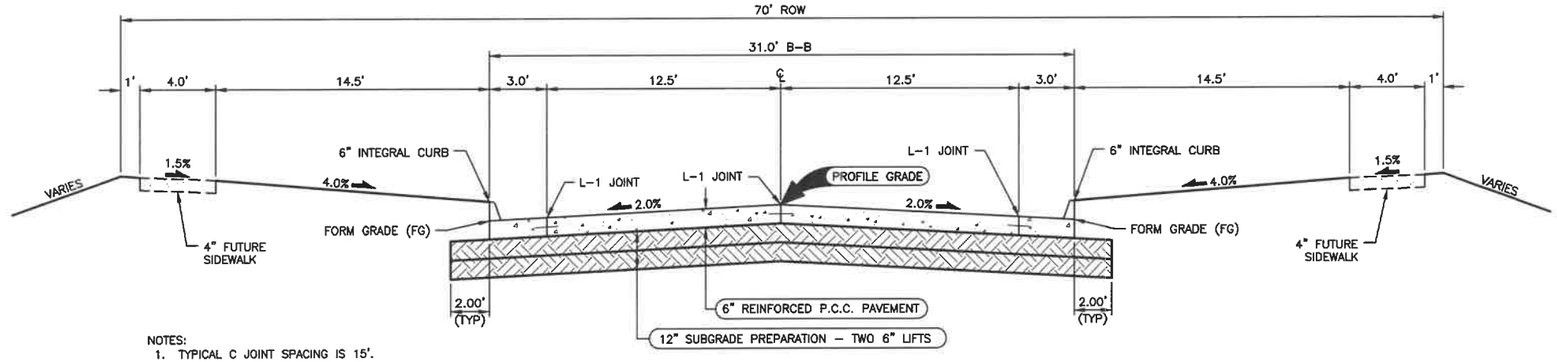


TYPICAL SWALE SECTION
NOT TO SCALE



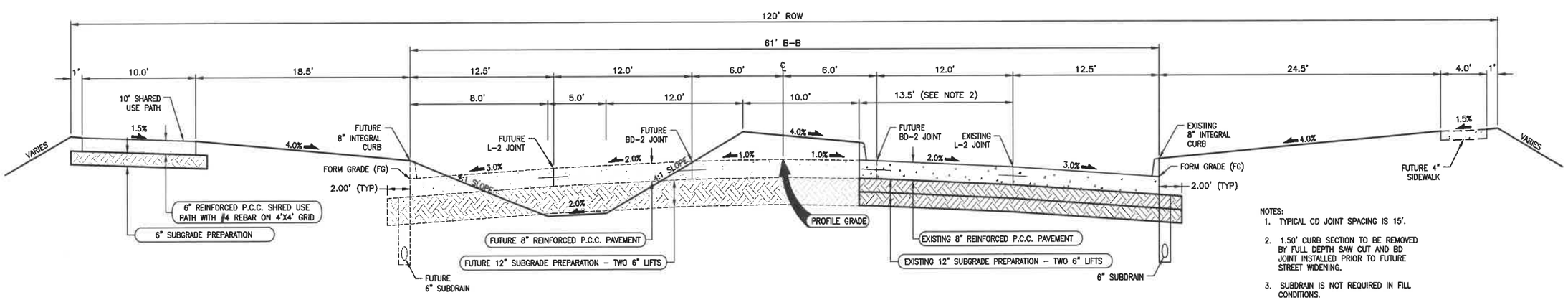
NOTES:
1. TYPICAL C JOINT SPACING IS 15'.

TYPICAL SECTION - 26' B-B PCC ROADWAY
NOT TO SCALE JAELLE CT



NOTES:
1. TYPICAL C JOINT SPACING IS 15'.

TYPICAL SECTION - 31' B-B PCC ROADWAY
NOT TO SCALE S. 95TH STREET



NOTES:
1. TYPICAL CD JOINT SPACING IS 15'.
2. 1.50' CURB SECTION TO BE REMOVED BY FULL DEPTH SAW CUT AND BD JOINT INSTALLED PRIOR TO FUTURE STREET WIDENING.
3. SUBDRAIN IS NOT REQUIRED IN FILL CONDITIONS.

TYPICAL SECTION - 61' B-B PCC ROADWAY - STAGECOACH DRIVE
NOT TO SCALE

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6TH SUBMITTAL	08/09/2021
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CIVIL DESIGN ADVANTAGE

WOODLAND ESTATES PLAT 1
TYPICAL SECTIONS AND DETAILS
WEST DES MOINES, IOWA

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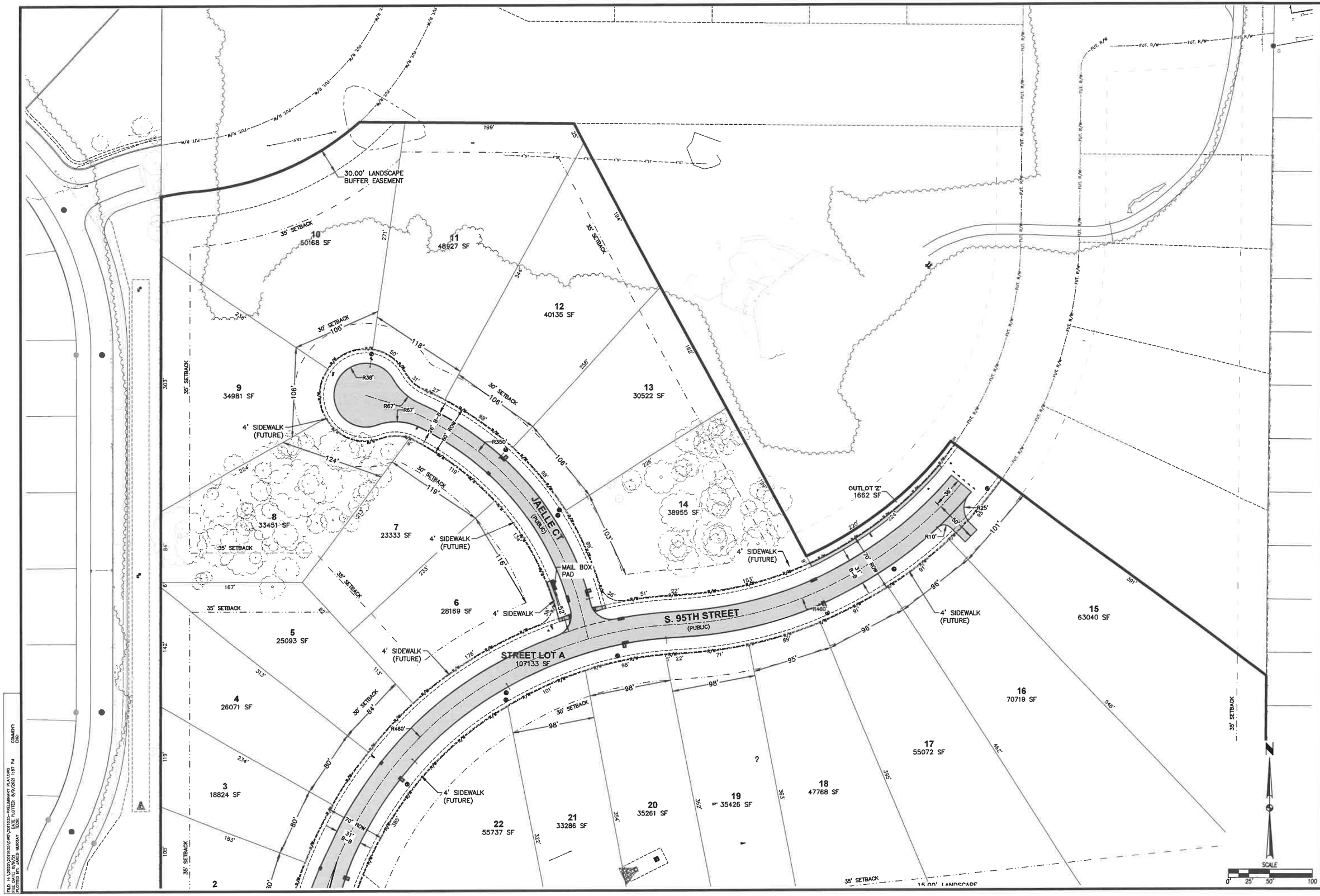

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WEST DES MOINES, IOWA

WOODLAND ESTATES PLAT 1
DIMENSION PLAN

2011.635

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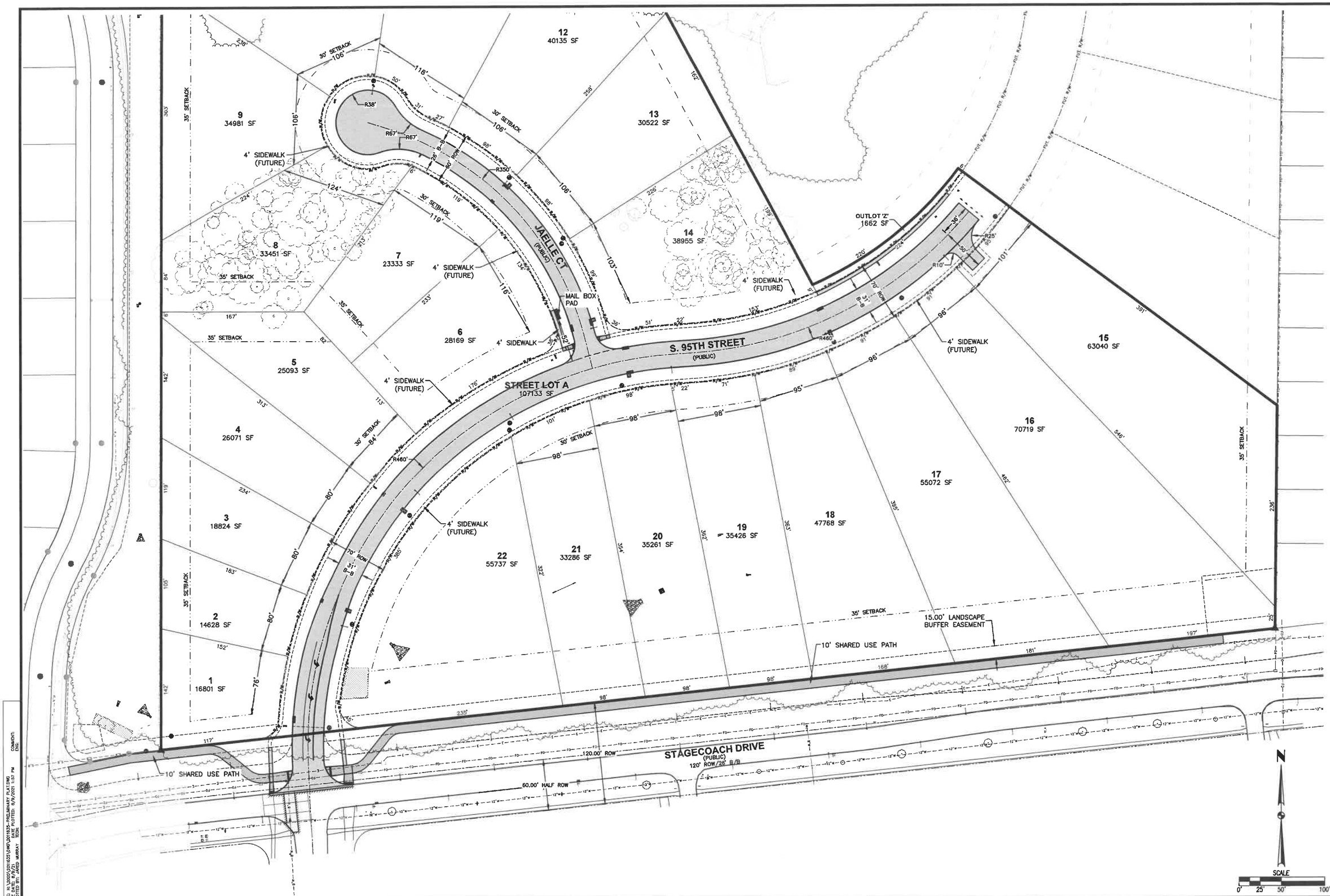

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CIVIL DESIGN ADVANTAGE

WOODLAND ESTATES PLAT 1

DIMENSION PLAN

WEST DES MOINES, IOWA

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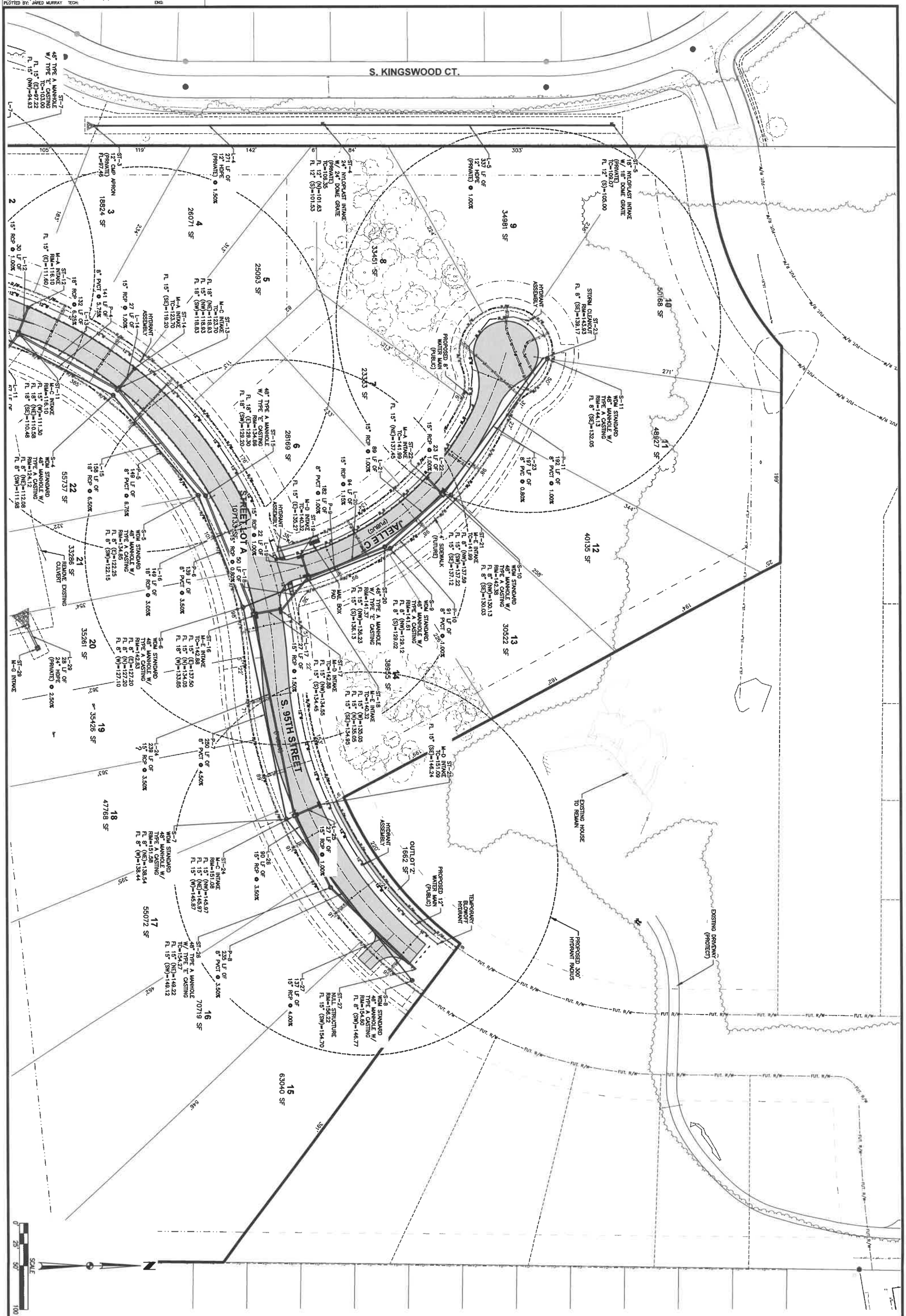
PLOTTED BY: JARED MURRAY TEXP: ENG:



WOODLAND ESTATES PLAT 1

UTILITY PLAN

WEST DES MOINES, IOWA

5 / 9

2011.635

CIVIL DESIGN ADVANTAGE

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

ENGINEER: JMM

TECH: CWO

REVISIONS	DATE
6TH SUBMITTAL	08/09/2021
5TH SUBMITTAL	07/23/2021
4TH SUBMITTAL	07/14/2021
3RD SUBMITTAL	07/01/2021
2ND SUBMITTAL	06/07/2021
1ST SUBMITTAL	05/03/2021

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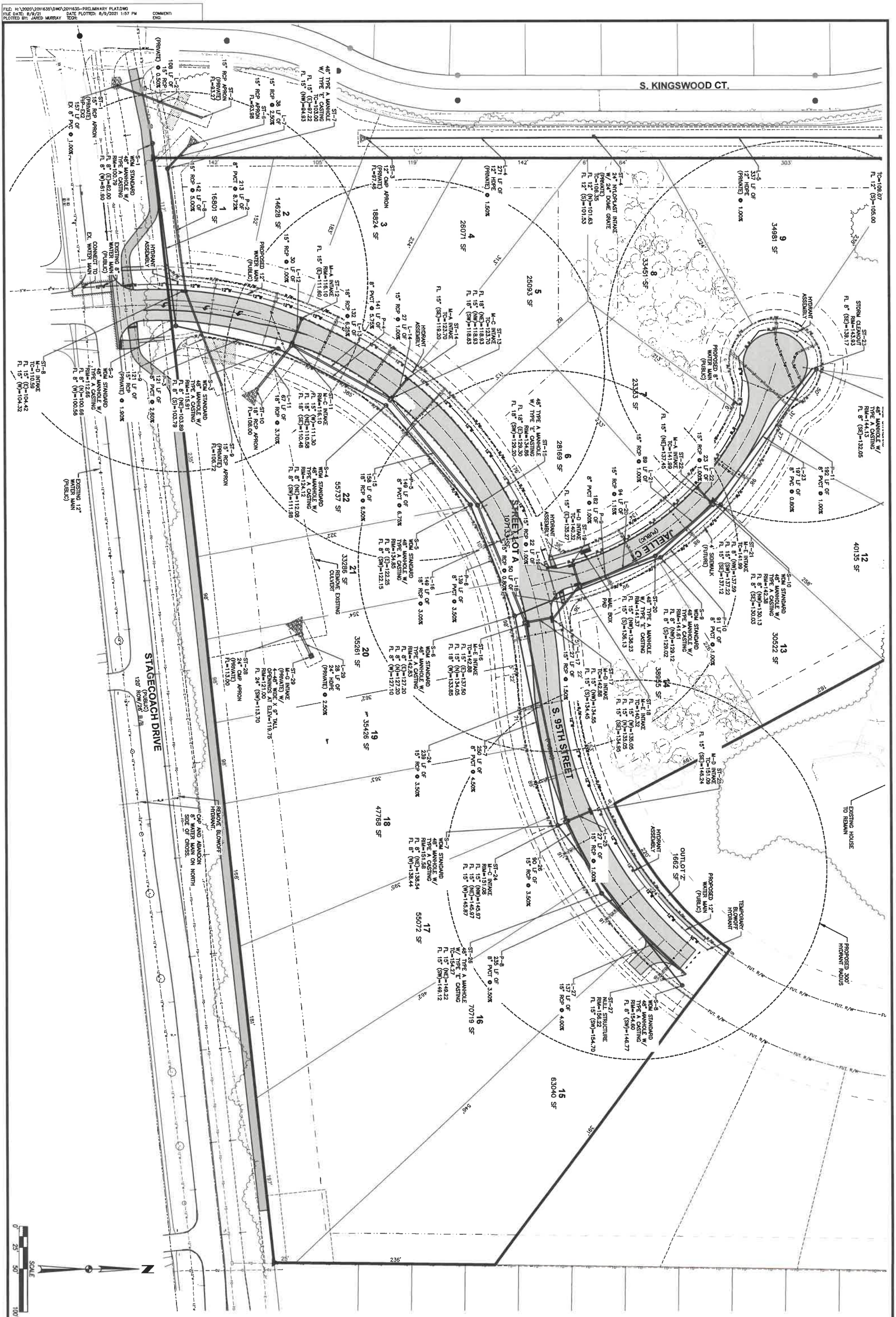

WOODLAND ESTATES PLAT 1

UTILITY PLAN

WEST DES MOINES, IOWA

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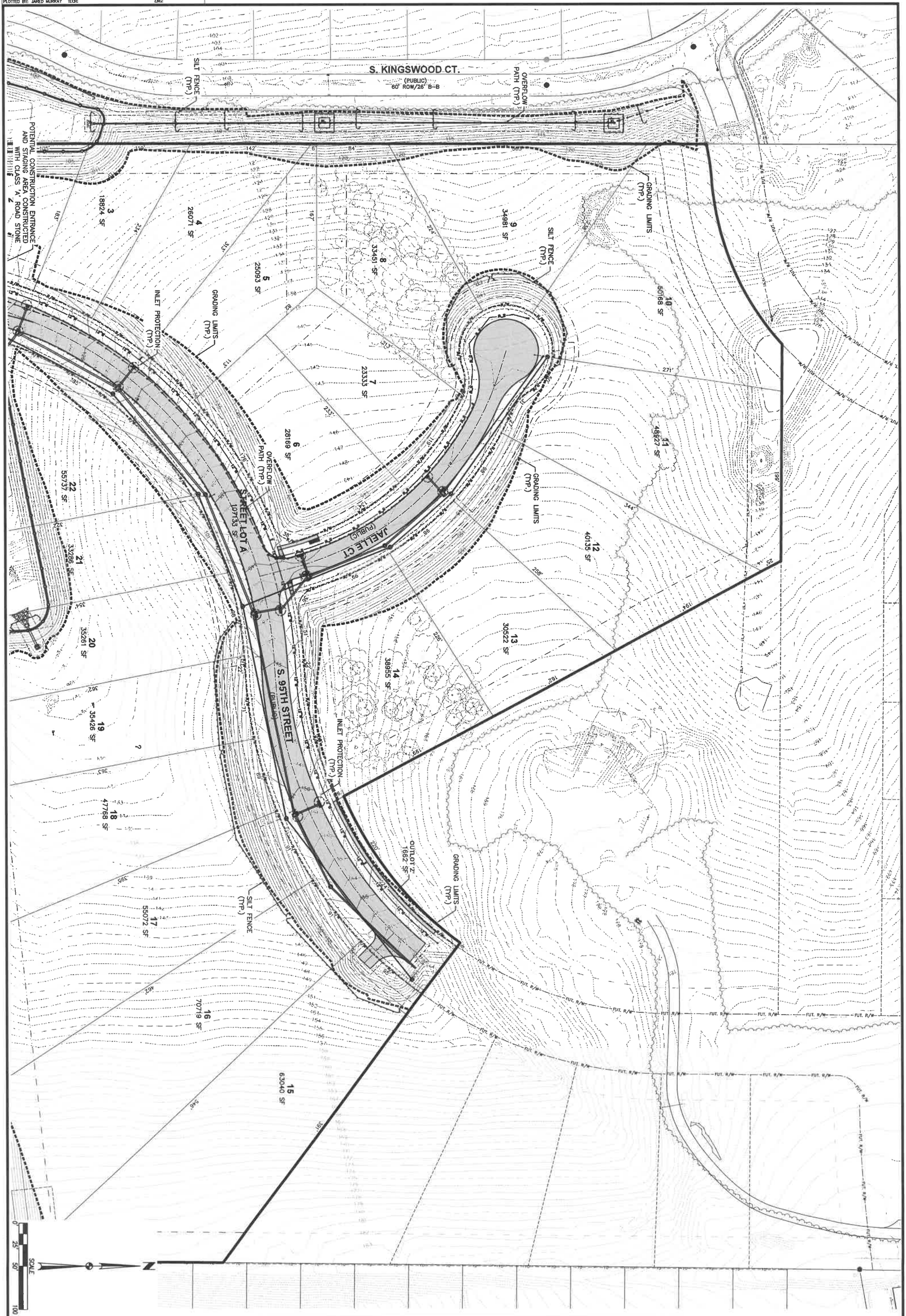

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WOODLAND ESTATES PLAT 1

GRADING PLAN

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: JMM

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REVISIONS	DATE
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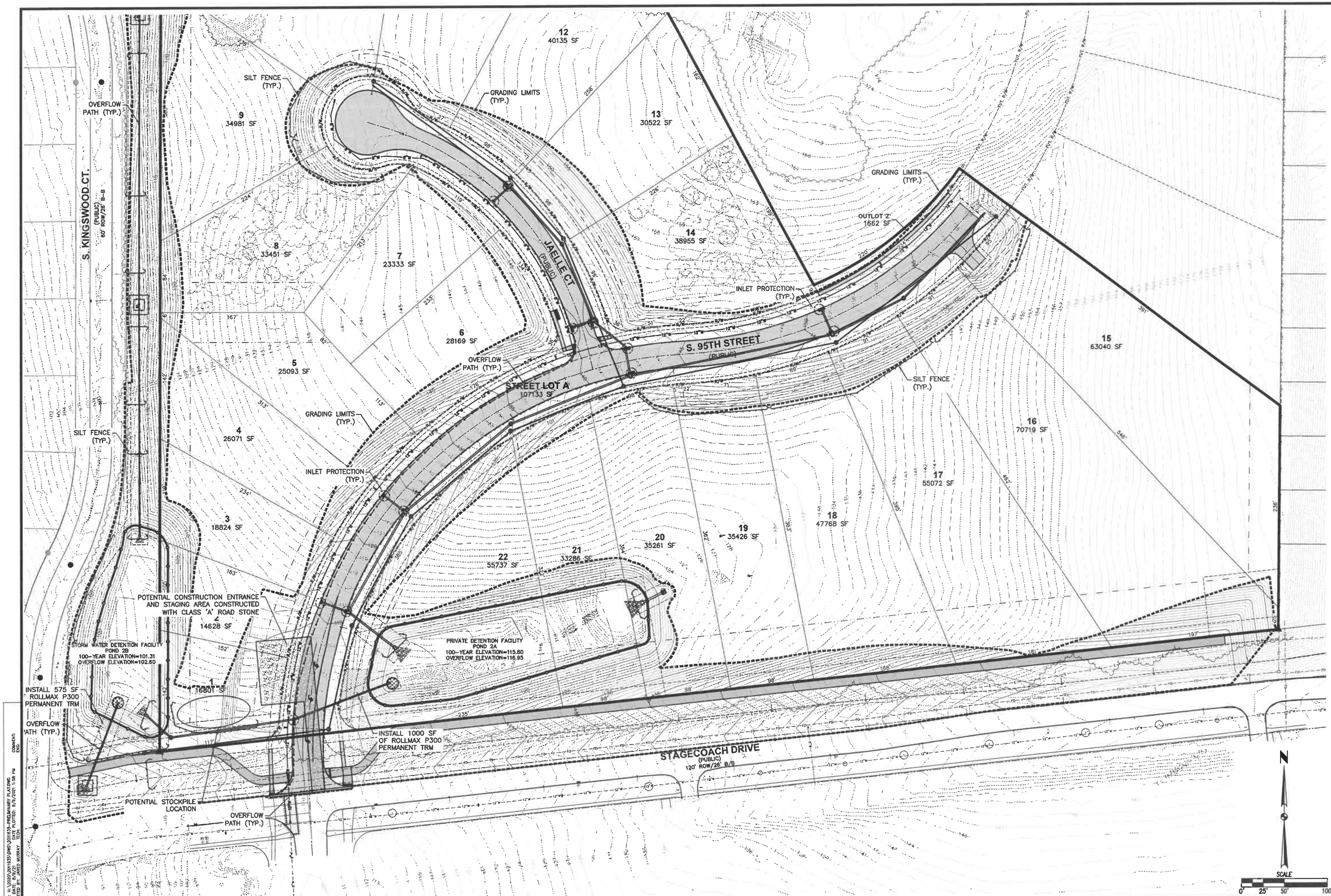

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CIVIL DESIGN ADVANTAGE

WOODLAND ESTATES PLAT 1

GRADING PLAN

WEST DES MOINES, IOWA

2011.635

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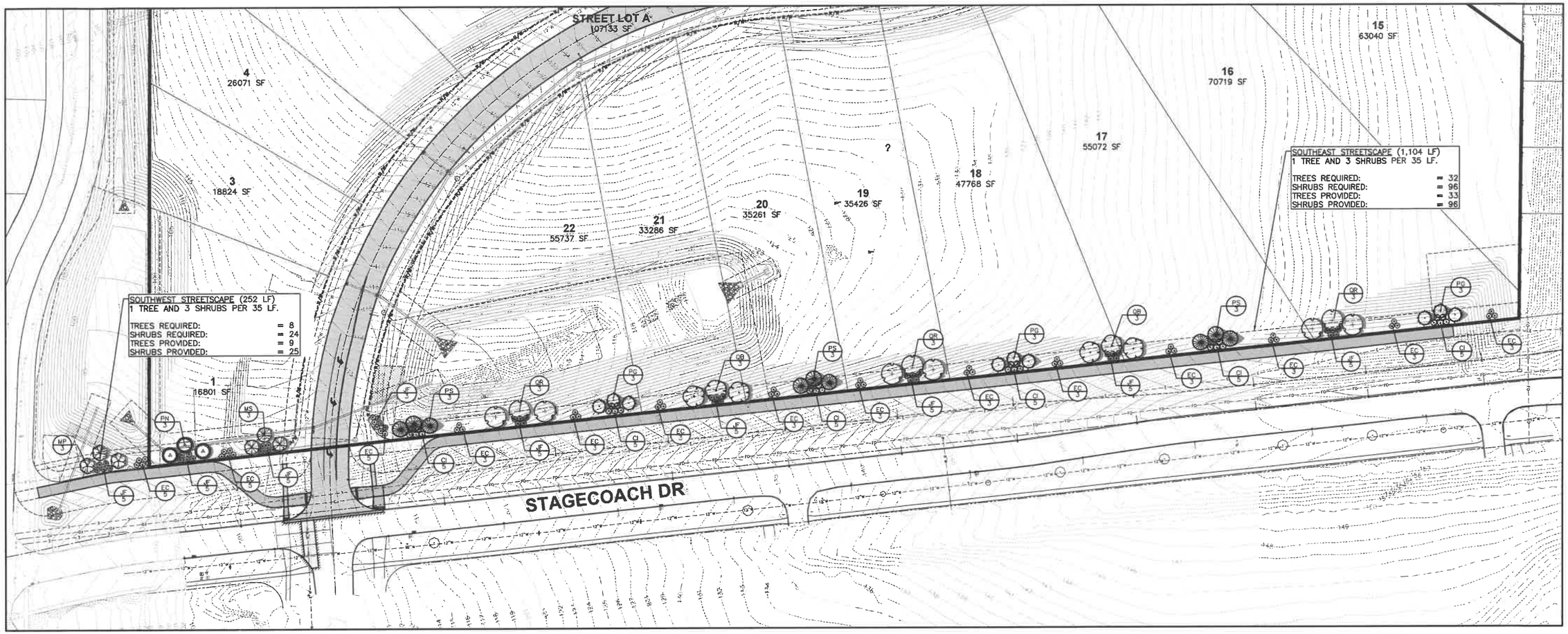

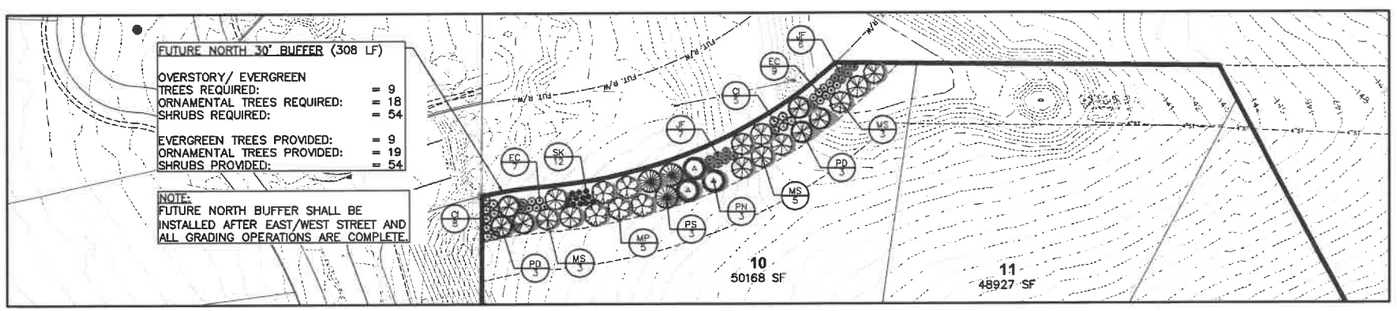

PLANT SCHEDULE - SOUTHEAST STREETSCAPE				
TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
PG	9	Colorado Blue Spruce	Picea pungens 'Glauca'	B&B, 6' HEIGHT
PS	9	White Pine	Pinus strobus	B&B, 6' HEIGHT
QB	6	Swamp White Oak	Quercus bicolor	B&B, 2" CALIPER
QR	9	Red Oak	Quercus rubra	B&B, 2" CALIPER
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
CI	30	Isanti Redosier Dogwood	Cornus sericea 'Isanti'	36" HT.
EC	38	Compact Burning Bush	Euonymus alatus 'Compactus'	24" HT.
JF	28	Sea Green Juniper	Juniperus chinensis 'Sea Green'	24" HT.

PLANT SCHEDULE - FUTURE NORTH STREETSCAPE				
TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
MP	5	Prairifire Crab Apple	Malus x 'Prairifire'	B&B, 1.5" CALIPER
MS	11	Spring Snow Crab Apple	Malus x 'Spring Snow'	B&B, 1.5" CALIPER
PD	6	Douglas Fir	Pseudotsuga menziesii	B&B, 6' HEIGHT
PN	3	Newport Flowering Plum	Prunus cerasifera 'Newport'	B&B, 1.5" CALIPER
PS	3	White Pine	Pinus strobus	B&B, 6' HEIGHT
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
			icea 'Isanti'	36" HT.
			alatus 'Compactus'	24" HT.
			hinensis 'Sea Green'	24" HT.
			escens 'Miss Kim'	24" HT.

NOTE:
FUTURE NORTH STREETSCAPE SHALL BE INSTALLED AFTER EAST/WEST STREET AND ALL GRADING OPERATIONS ARE COMPLETE.

PLANT SCHEDULE - SOUTHWEST STREETSCAPE				
TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
MP	3	Prairifire Crab Apple	Malus x 'Prairifire'	B&B, 1.5" CALIPER
MS	3	Spring Snow Crab Apple	Malus x 'Spring Snow'	B&B, 1.5" CALIPER
PN	3	Newport Flowering Plum	Prunus cerasifera 'Newport'	B&B, 1.5" CALIPER
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
EC	10	Compact Burning Bush	Euonymus alatus 'Compactus'	24" HT.
JF	15	Sea Green Juniper	Juniperus chinensis 'Sea Green'	24" HT.

LANDSCAPE NOTES

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

STREETSCAPE REQUIREMENTS (STAGECOACH DRIVE)

ONE TREE AND THREE SHRUBS PER 35 LF OF STREET FRONTAGE.

30' BUFFER REQUIREMENTS (LOT 10)

- A LANDSCAPED AND BERMED AREA OF NOT LESS THAN THIRTY FEET (30') IN WIDTH COMPRISED OF LANDSCAPE PLANTINGS.
- THE EQUIVALENT OF ONE OVERSTORY TREE OR UPRIGHT EVERGREEN TREE, TWO (2) UNDERSTORY TREES AND SIX (6) SHRUBS SHALL BE PROVIDED PER THIRTY FIVE (35) LINEAR FEET OF THE BUFFER PARK.
- OF THE REQUIRED NUMBER OF TREES WITHIN A BUFFER, A MINIMUM OF FIFTY PERCENT (50%) SHALL BE EVERGREEN

PLANT SUBSTITUTIONS

- (2) ORNAMENTAL TREES = (1) OVERSTORY TREE OR EVERGREEN
- (10) SHRUBS = (1) UNDERSTORY TREE

*NO MORE THAN 50% OF THE REQUIRED PLANT TYPE MAY BE SUBSTITUTED.

N

SCALE
0' 25' 50' 100

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CIVIL DESIGN ADVANTAGE

WOODLAND ESTATES PLAT 1
LANDSCAPE PLAN
WEST DES MOINES, IOWA

9/9

2011.635

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FILE DATE: 8/9/21
PLOTTED BY: JARED MURRAY DATE PLOTTED: 8/9/2021 1:58 PM
TECH:
COMMENT:
ENG:

A RESOLUTION OF THE PLAN AND ZONING COMMISSION
NO. PZC-21-075

WHEREAS, pursuant to the provisions of Title 9, Zoning and Title 10, Subdivision Regulations of the West Des Moines Municipal Code, the applicant and property owner, Jerry Bussanmas dba Silo 9, LLC, request approval of the Preliminary Plat for the purpose of subdividing that approximately 22-acre property generally located at NE corner of S. Kingswood Court and Stagecoach Drive as depicted on the location map included in the staff report. The applicant proposes the creation of 22 lots for detached single family residential development, 1 outlot for future development, and 1 street lot to be dedicated to the City; and

WHEREAS, the Revised Preliminary Plat complies with Iowa Code Chapters 354 and 414, the Comprehensive Plan and City Code.

NOW THEREFORE, the Plan and Zoning Commission of the City of West Des Moines recommends the City Council approve the Revised Preliminary Plat (PP-005161-2021) subject to compliance with all the conditions of approval as stated in the staff report, including conditions added at the meeting, and attached hereto as Exhibit "A", if applicable.

PASSED AND ADOPTED on August 23, 2021.

Jennifer Drake, Vice Chair
Plan and Zoning Commission

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 on August 23, 2021, by the following vote:

AYES: Conlin, Crowley, Davis, Drake, Hatfield
NAYS:
ABSTENSTIONS:
ABSENT: Andersen, Costa

ATTEST:

Recording Secretary

Prepared by: Bryce Johnson, City of West Des Moines Development Services Dept., PO Box 65320, West Des Moines, Iowa 50265-0320, 515-222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265-0320

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING A PRELIMINARY PLAT TO CREATE 22 LOTS FOR DETACHED SINGLE FAMILY RESIDENTIAL DEVELOPMENT, 1 OUTLOT FOR FUTURE DEVELOPMENT, AND 1 STREET LOT

WHEREAS, pursuant to the provisions of Title 9, Zoning and Title 10, Subdivision Regulations, of the West Des Moines Municipal Code, the applicant and property owner, Jerry Bussanmas dba Silo 9, LLC, requests approval of Woodland Estates Plat 1 Preliminary Plat for that property generally located at the NE corner of S. Kingswood Court and Stagecoach Drive and legally described in attached Exhibit 'B' for the purpose of subdividing the approximately 22-acre property into 22 lots for detached single family residential development, 1 outlot for future development, and 1 street lot for dedication to the City; 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, the Preliminary Plat complies with Iowa Code Chapters 354 and 414, the comprehensive plan and city code; and

WHEREAS, on August 23, 2021, the Plan and Zoning Commission recommended to the City Council, by a 5-0 vote, for approval of the Preliminary Plat; and

WHEREAS, on this day the City Council held a duly noticed meeting to consider the application for the revised Preliminary Plat.

NOW, THEREFORE, The City Council does approve the Woodland Estates Plat 1 Preliminary Plat (PP-005161-2021) illustrating 22-lots, subject to compliance with all of the conditions of approval, including any conditions added at the meeting, 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 September 7, 2021 .

_____
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 September 7, 2021, by the following vote.

Exhibit A: Conditions of Approval

1. The Applicant acknowledging the responsibility for the future construction of an additional lane of Stagecoach Drive. The applicant agreeing that their execution of the associated Development Agreement shall be provided to the City prior to City Council consideration of the associated final plat.
2. The Applicant acknowledging that no individual single-family driveways are allowed on Stagecoach Drive. The applicant also acknowledging and agreeing to require buyers of lots that front to S 95th Street to ensure all turns onto S 95th Street are a forward movement and agreeing that backing out onto S 95th Street is prohibited.
3. The City Council granting allowance of the placement of Public Utility Easements (PUEs) in the front yard of all lots.
4. The City Council accepting the continuation of the Stagecoach Drive Streetscape Planting Plan in lieu of a thirty-foot (30') buffer along the rear (south) lot line of lots 15-22 and the side (south) lot line of lot 1.
5. The City Council granting a deferral of the installation of the buffer along the rear lot line of Lot 10 until such time that the adjacent future street is graded and any construction that may affect the survivability of the buffer plantings is complete.
6. The City Council deferring the installation of the ten foot (10') trail along the north side of Stagecoach Drive until such time that Stagecoach Drive is widened or the trail is necessary to make a connection to trails along Stagecoach Drive immediately to the east and west.
7. The applicant indicating on the Revised Preliminary Plat drawing and providing a Permanent Grading Easement on Lot 15 to allow for future construction of the remainder of the sidewalk/trail.
8. The Revised Preliminary Plat drawing being updated as necessary to address remaining staff comment prior to proceeding to City Council.

9. The Applicant acknowledging that before any building permits will be issued for construction of any dwelling structures within Woodland Estates Plat 1, a Final Plat must be recorded. Permits associated with the installation of site utilities may be issued.

10. The Applicant constructing and receiving City approval and acceptance of all public improvements or providing surety for all public improvements prior to City Council consideration of the associated final plat. In the event that surety is provided, City Council acceptance of the public improvements shall occur prior to issuance of any occupancy permit, including temporary occupancy for any dwelling constructed.

11. Prior to issuance of any building permits for construction, available water and appropriate vehicle accesses to the satisfaction of the City's Fire Marshal shall be available.

12. The Applicant providing the following, prior to City Council consideration of the associated final plat:
    a. Surety for buffers and sidewalks.
    b. Payment of all fees, including fees related to streetlights, street signs, sewer cap charges and water connection fees.
    c. All legal agreements and easements, including Parkland Dedication Agreement.
    d. Executed Storm Water Management Facility Maintenance Agreement. Certification letter and as-built drawings shall be required to be provided prior to issuance of any occupancy permits, including temporary occupancy permits for any of the last five (5) dwellings constructed within this Phase 1 development area.

Exhibit B: Legal Description

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, 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:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 15; THENCE SOUTH 83°58'55" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, 1314.76 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00°09'32" EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, 969.32 FEET TO THE NORTHEAST CORNER OF OUTLOT 'Z', MAJESTIC OAKS PLAT 1, AN OFFICIAL PLAT; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 320.00 FEET, WHOSE ARC LENGTH IS 42.84 FEET AND WHOSE CHORD BEARS NORTH 81°31'04" EAST, 42.80 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 330.00 FEET, WHOSE ARC LENGTH IS 211.90 FEET AND WHOSE CHORD BEARS NORTH 66°57'27" EAST, 208.28 FEET; THENCE SOUTH 89°25'25" EAST, 253.52 FEET; THENCE SOUTH 28°14'55" EAST, 581.42 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 425.00 FEET, WHOSE ARC LENGTH IS 220.36 FEET AND WHOSE CHORD BEARS NORTH 51°30'42" EAST, 217.90 FEET; THENCE SOUTH 53°20'31" EAST, 466.46 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 00°34'21" WEST ALONG SAID EAST LINE, 261.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.47 ACRES (935,159 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.