# CITY OF WEST DES MOINES
# STAFF REPORT COMMUNICATION

**Meeting Date:** February 19, 2024

**ITEM:** Cross Creek, 2475 SE 1st Street – Approve a Preliminary Plat to create twenty-three lots for Single Family Residential development, one outlot and one street lot – Savannah Homes, Inc. – PP-006173 -2023

**Resolution:** **Approval of Preliminary Plat and Acceptance of Parkland Dedication Agreement**

**Background:** Keven Crawford with Cooper Crawford & Associates, on behalf of the applicant, and property owner, Savannah Homes, Inc., requests approval of a Preliminary Plat for the approximately 6.3-acre property located at 2475 SE 1st Street. The applicant proposes to subdivide the property into twenty-three (23) lots for single family residential development, one (1) outlot for storm water detention, and one (1) street lot to be dedicated to the city.

**Staff Review & Comment:**

- *Financial Impact:* There is no City funding of this project; however, there is staff time for processing of development application and inspections during construction.

- *History:* The property is currently undeveloped. On July 17, 2023, the City Council approved an Ordinance Amendment to allow for modify regulations pertaining to Single Family Detached Residential Setback Regulations as explained in the following bullet.

- *Key Development Aspects:*
    1. Reduced Setbacks: The code amendment allows for reduced setbacks on an individual parcel/lot within a subdivision zoned RS-5-7 if the lot meets all of the following criteria, without exception:
        - Lot size range from a minimum of 5,000 sq. ft. to a maximum of 7,999 sq. ft. (up to a maximum of 11,000 sq. ft. for a corner lot).
        - Lot width is a maximum of 50 feet wide at the building setback line (75 feet for a corner lot).
        - Lot has a minimum of 40 feet of street frontage.
        - When a lot meets these parameters, the front yard setback may be reduced to no less than 25', the rear yard setback reduced to no less than 30' and the side yard reduced to no less than 6' with a minimum total of 12' combined side yards.

    The reduced setback dimensions and buildable area are graphically illustrated on the subdivision plat drawings and the bulk standards notes detail both the standard RS-5 zoning setback and the reduced setback dimensions. The lots that meet the reduced setback in this proposed subdivision are Lots 1-7 and Lots 14-23. Lots 1 and 23 may also utilize the 25' front yard setback along SE 1st Street.

    2. Landscape Buffer: A landscape buffer is desired along Veterans Parkway to soften the harshness of pavement at the ultimate width and to mitigate impacts on Lots 11, 12 & 13 of the amount of traffic expected on the roadway. Due to the limited

depth of lot 12, Staff raised concerns with the buffer consuming essentially all of Lot 12's rear yard since no structures, including decks, patios, play structures, sheds, etc. are allowed in a designated buffer. Due to the depth and shape of Lots 11 and 13, the buffer would not have as detrimental effect on the usability of the backyard of these lots. Staff discussed with the applicant about placing the 30' double frontage lot buffer that typically would be located within the private lots, to instead be placed immediately adjacent to Veterans Parkway. However, an existing WRA Sewer easement is located immediately adjacent to the Veterans Parkway right-of-way which prohibits the placement of vegetation within the easement area. Adjacent to the easement are then existing wetlands and the anticipated storm water detention facility for the subdivision (see enclosed exhibit illustrating the location of the Veterans Pkwy, WRA easement and detention/wetland area). Instead of placing the buffer within the individual lots and greatly impacting the usability of the limited rear yard of Lot 12, the applicant would like to request a wavier of the 30' landscape buffer. The request is made not only because of the hindrances of the WRA Sewer Easement and wetlands/ detention areas, but also due to the separation between Veterans Parkway to the rear lot line of lots 11, 12, and 13 (approximately 50' at closest point). The applicant is proposing to locate a row of trees (no shrubs) between the rear lot line of lots 11, 12 and 13 and the detention/wetland area. Given the uniqueness of this situation, Staff agrees with the request as we feel it meets the intent of a buffer on a double frontage lot to mitigate the impact of the roadway on the private lot(s) with the added benefit of not creating a situation in which Lot 12 finds out after constructing the home that they have no rear yard to use as they may wish.

3. Veterans Parkway Sidewalk: Veterans Parkway is currently not built to full width. Widening of the roadway is anticipated in the future. Cross Creek is the first subdivision/development on the east side of Veterans Parkway. There are currently no sidewalks constructed along the east side of Veterans Parkway. The applicant requests deferral of the installation of the Veterans Parkway sidewalk until such time that either Veterans Parkway has been widened and/or development of ground on either side of this subdivision occurs.

   City Code 9-3-11: Sidewalks Required provides the following:

   *D. In the event that no grade has been set or there is no curb and gutter on the street upon which the sidewalk(s) is to be placed, the Council may defer the sidewalk requirement on application of the affected property owner(s) and upon the affected property owner(s) signing an agreement to install such a sidewalk(s) within one hundred twenty (120) days after the property owner(s) has been notified that a curb and gutter has been installed and/or that the grade has been set. The agreement shall be verified and placed on record in the Office of the County Recorder of the applicable county, and shall be a covenant running with the land, and shall be binding upon the heirs, assigns, and successors of the property owner.*

   *F. When the strict application of standards or requirements established by this section would cause substantial hardship or impose unreasonable restrictions regarding the installation of a sidewalk(s) because of natural or*

*physical conditions or limitations not created by the property owner, the City Council may grant such deferrals and/or waivers from these standards or requirements as may be necessary pursuant to the following procedure. At such time when the conditions or limitations are eliminated, the property owner(s) will be required to install such sidewalk(s) within one hundred twenty (120) days after written notification by the City.*

*The applicant may request a waiver or deferral of the sidewalk installation requirement, which on any new development will be forwarded to the Planning and Zoning Commission for its review and recommendation to the City Council, and all requests will be presented to the City Council, who shall either approve, approve subject to conditions, or disapprove of the request based upon criteria adopted by the City Council.*

While staff agrees that is it premature to install the sidewalk along Veterans Parkway, staff does have concerns that the responsibility will become that of the Homeowner's Association rather than an obligation of the developer. Prior to the presentation of the Final Plat to the City Council, the agreement referred to in code will need to be executed and details of surety to cover the future costs will need to be determined.

- *Traffic Impact Study Findings:* The Traffic Impact Study was completed on September 20, 2023. The proposed development is expected to generate less traffic than originally planned for the site. The existing roadway network has adequate capacity to support the development.
- *Developer Responsibilities:* In conjunction with platting of the lots, the developer will be responsible for construction and/or installation of all required public and private infrastructure improvements necessary to support development.
- *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 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.

Planning and Zoning Commission Action:

| | |
|---|---|
| Date: | February 12, 2024 |
| Vote: | 5-0 for approval, with Commissioners Conlin and McCoy absent |
| Recommendation: | Approve Preliminary Plat |

Staff would note that as part of this approval, the Council is approving and accepting the following:

- Parkland Dedication Agreement which specifies improvements required of the development.

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

1. ~~Applicant acknowledging and agreeing that the Stormwater Management Plan (SWMP) and Storm Water Pollution Prevention Plan (SWPPP) will be updated to address remaining comments to staff's satisfaction prior to proceeding to City Council.~~ *(Applicant has provided)*
2. City Council granting a waiver of a 30' Landscape Buffer along Veterans Parkway and accepting in lieu thereof the installation of trees in the common area immediately adjacent to the rear lot line of lots 11, 12, and 13 towards fulfilling the intent of the buffer. Said trees shall be installed prior to the issuance of a final occupancy permit for the last dwelling constructed on lots 11, 12, or 13.
3. The City Council granting a deferral of the installation of the public sidewalk along Veterans Parkway until such time that Veterans Parkway is widened, and/or sidewalks are implemented as part of development of ground on either side of this subdivision, and/or the City Council otherwise directs the installation of the sidewalk.

**Lead Staff Member: Kate Devine**

**Approval Meeting Dates:**

| | |
|---|---|
| Planning and Zoning Commission | February 12, 2024 |
| City Council | February 19, 2024 |

**Staff Report Reviews:**

| | | |
|---|---|---|
| Planning & Zoning Commission | ☒ Development Coordinator (or)<br>☒ Director | ☒ Legal Department |
| City Council | ☒ Director<br>☐ Appropriations/Finance | ☒ Legal Department<br>☐ Agenda Acceptance |

**Publications (if applicable)**

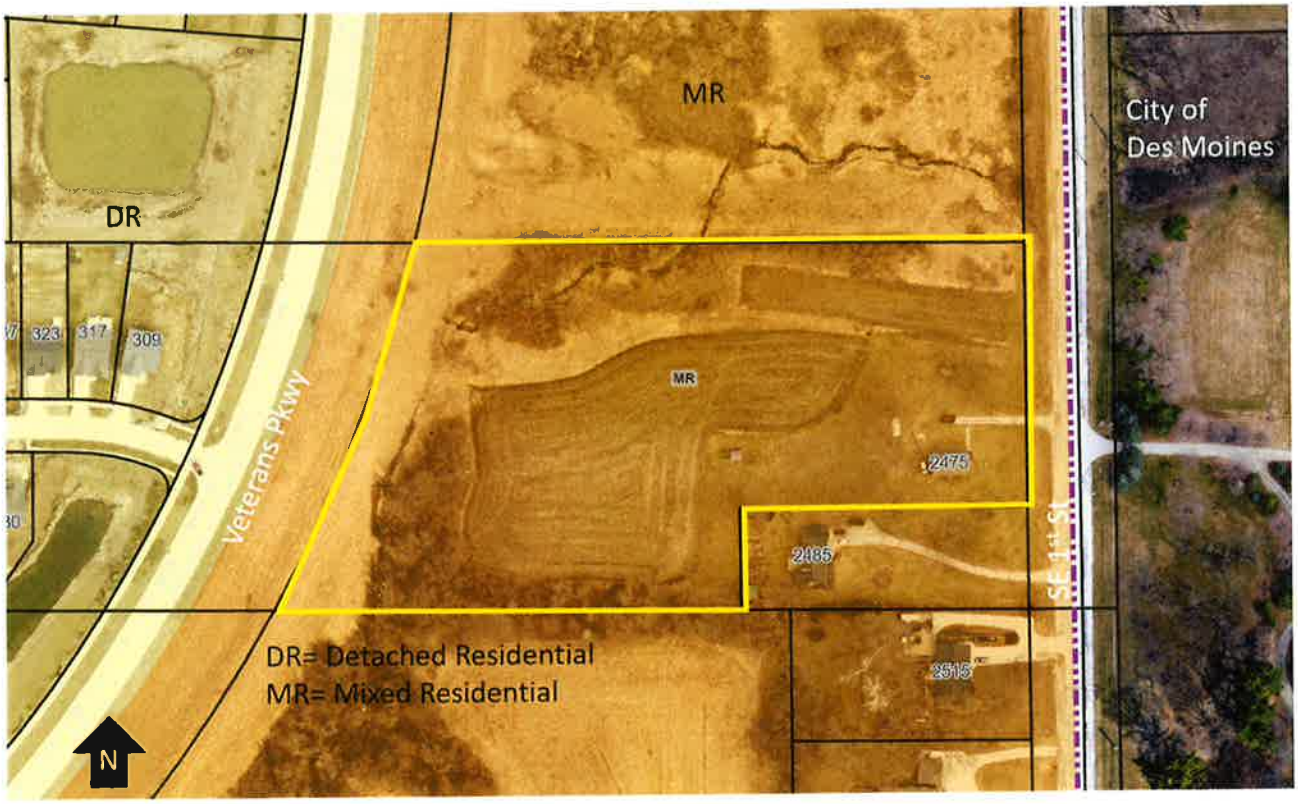
| | |
|---|---|
| Published In: | Des Moines Register Community Section |
| Date(s) Published | n/a |
| Date(s) of Mailed Notices | n/a |

**Council Subcommittee Review (if applicable)**

| | |
|---|---|
| Subcommittee | Development & Planning |
| Date Reviewed | 9/18/23 |
| Recommendation | ☒ Yes ☐ No ☐ Split |

Location Map

**Vicinity Map – Land Uses**



## A RESOLUTION OF THE PLANNING AND ZONING COMMISSION
**NO. PZC-24-004**

**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, Savannah Homes, Inc., request approval of the Preliminary Plat for the purpose of subdividing that approximately 6.3-acre property located at 2475 SE 1st Street as depicted on the location map included in the staff report. The applicant proposes the creation of twenty-three (23) lots for single family residential development, one (1) outlot for storm water detention, and one (1) street lot to be dedicated to the city; and

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

**NOW THEREFORE,** the Planning and Zoning Commission of the City of West Des Moines recommends the City Council approve the Preliminary Plat (PP-006173-2023) 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 February 12, 2024.

Tina Shaw, Vice Chair
Planning and Zoning Commission

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Planning and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting on February 12, 2024, by the following vote:

AYES: Costa, Crowley, Davis, Hatfiield, Shaw

NAYS:

ABSTENTIONS:

ABSENT: Conlin, McCoy

ATTEST:

Recording Secretary

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

# PRELIMINARY PLAT
# CROSS CREEK

CASE NUMBER PP-006173-2023

## SHEET INDEX


1 DIMENSION PLAN
2 GRADING PLAN
3 UTILITY PLAN
4 LANDSCAPE PLAN
5 DETAILS


## BENCHMARKS

WDM #57
400 Block of Browns Woods Drive, 20 feet East of entrance to Browns Woods Park, 30 feet North of centerline of Browns Woods Drive. Standard Benchmark.

Elevation_____935.60 (NAVD88 Datum)
161.59 (WDM Datum)

WDM #100
Intersection of South 1st Street and Southwest Leland Avenue, 133 feet South of the centerline of Southwest Leland Avenue extended, 47.5 feet West of the centerline of South 1st Street. Standard Benchmark

Elevation_____963.85 (NAVD88 Datum)
189.84 (WDM Datum)

## NOTES

1. All water work, public or private, shall be done in accordance with West Des Moines Water Works Standard Specifications.
2. Contractor shall notify West Des Moines Water Works at least one week prior to building construction.
3. The General Contractor shall be responsible for the coordination of work of all subcontractor(s) involved in the project.
4. Contact Building Inspection (515-222-3630) a minimum of 24 hours in advance for private utility installation inspections.
5. The General Contractor shall be responsible for compliance with the West Des Moines Water Works and the City's Cross Connection Control/Containment Prvision.
6. The General Contractor shall be responsible for the propert installation of an approved Backflow Prevention Assembly(ies) for containment in all new construction. Backflow prevention to be installed per City Ordinance 1297, 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.
7. Designated buffers shall be labeled as a "NO BUILD AREA".
8. All streets to be deeded to the city of West Des Moines for Public Street.
9. No direct access to Veterans Parkway is permitted for the single family residential lots.
10. At time of platting, the applicant/developer shall be responsible for the cost and installation of required street lights for all public streets within the proposed development.
11. Outlot 'z' to be used for detention and will be owned and maintained by the Homeowner's Association.
12. Construction Plans must be approved by the city of West Des Moines Engineer prior to construction of any public improvements.
13. Outlots are unbuildable unless dedicated for parks and greenway.

## LEGAL DESCRIPTION

A part of the Southeast ¼ of the Northwest ¼ of Section 26, Township 78 North, Range 25 West of the 5th P.M., city of West Des Moines, Polk County, Iowa; that is more particularly described as follows:

Commencing at the Center of Section 26, Township 78 North, Range 25 West of the 5th P.M., city of West Des Moines, Polk County, Iowa; thence N89°51'14"W, 385.45 feet along the South line of the Northwest ¼ of said Section 26, to the Point of Beginning; thence continuing N89°51'14"W, 527.44 feet along said South line, to the East right-of-way line of Veterans Parkway, as it is presently established, and to a non-tangent 1719.52 feet radius curve concave to the Northwest; thence Northeasterly 443.75 feet along said curve, and along said East right-of-way line, said curve having a chord length of 442.52 feet and a chord bearing of N21°36'17"E; thence S89°51'14"E, 687.51 feet, to the West right-of-way line of SE 1st Street, as it is presently established; thence S00°20'58"E, 298.85 feet along said West right-of-way line; thence N89°51'14"W, 325.51 feet; thence S00°20'58"E, 113.00 feet, to the South line of the Northwest ¼ of said Section 26, and to the Point of Beginning.

Said tract of land contains 6.341 acres more or less.

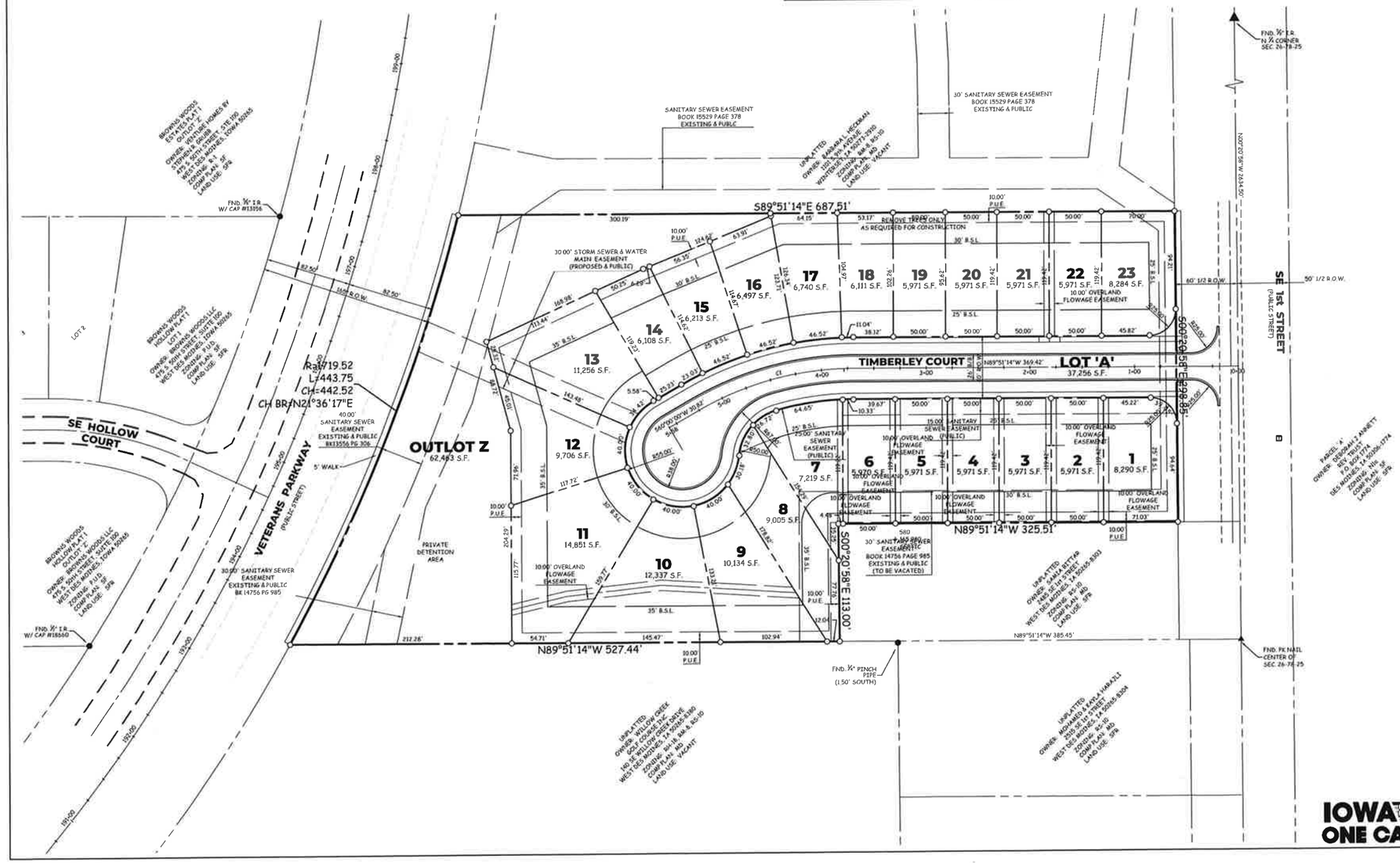
Said tract of land being subject to any and all easements of record.

## CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD | CH. BEARING |
|---|---|---|---|---|---|---|
| C1 | 30°08'46" | 300.00 | 157.84 | 80.79 | 156.03 | S75°04'23"W |

## VICINITY SKETCH

NORTH
SCALE: 1"=2,000'




IOWA 811 ONE CALL

## LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- ST 18" — STORM SEWER & SIZE
- SAN 8" — SANITARY SEWER & SIZE
- W 8" — WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- F.E.S.
- 990 — EXISTING CONTOURS
- 990 — PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK


EMAIL: kcrawford@cooper-crawford.com


## OWNER/APPLICANT

SAVANNAH HOMES INC
800 S. 50th STREET, SUITE 101
WEST DES MOINES, IOWA 50265-5382
ATTN: TED GROB
(515) 202-4705
bldrone@aol.com

## ZONING

RESIDENTIAL SINGLE FAMILY (RS-5)

## COMPREHENSIVE PLAN DESIGNATION

MIXED RESIDENTIAL (MR)

## LAND USE

EXISTING: AGRICULTURE
PROPOSED: SINGLE FAMILY RESIDENTIAL

## BULK STANDARDS

| SETBACKS LOTS 1-7, 14-23 | LOTS 8-13 |
|---|---|
| FRONT - 25' | FRONT - 30' |
| REAR - 30' | REAR - 35' |
| SIDE - 6' (12' TOTAL) | SIDE - 7' (14' TOTAL) |

MIN. LOT WIDTH - 50'
MIN. LOT SIZE - 5,000 SQ FT

## DENSITIES

EXISTING: 0 UNITS/ACRE
PROPOSED: 3.6 UNITS/ACRE

## UTILITIES

WATER SERVICE - WEST DES MOINES WATER WORKS
SANITARY SERVICE - CITY OF WEST DES MOINES SANITARY SEWER SYSTEM

## CERTIFICATION

LICENSED PROFESSIONAL ENGINEER
KEVEN J. CRAWFORD
13156
IOWA

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

KEVEN J. CRAWFORD, P.E. IOWA LICENSE NO. 13156
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024

PAGES OR SHEETS COVERED BY THIS SEAL:
Sheets 1-5


COOPER CRAWFORD & Associates
Civil Engineers & Land Surveyors
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345


DATE: 8-22-2023
REVISIONS: 10-20-2023
1-05-2024
1-31-2024

0 25 50
SCALE: 1"=50'

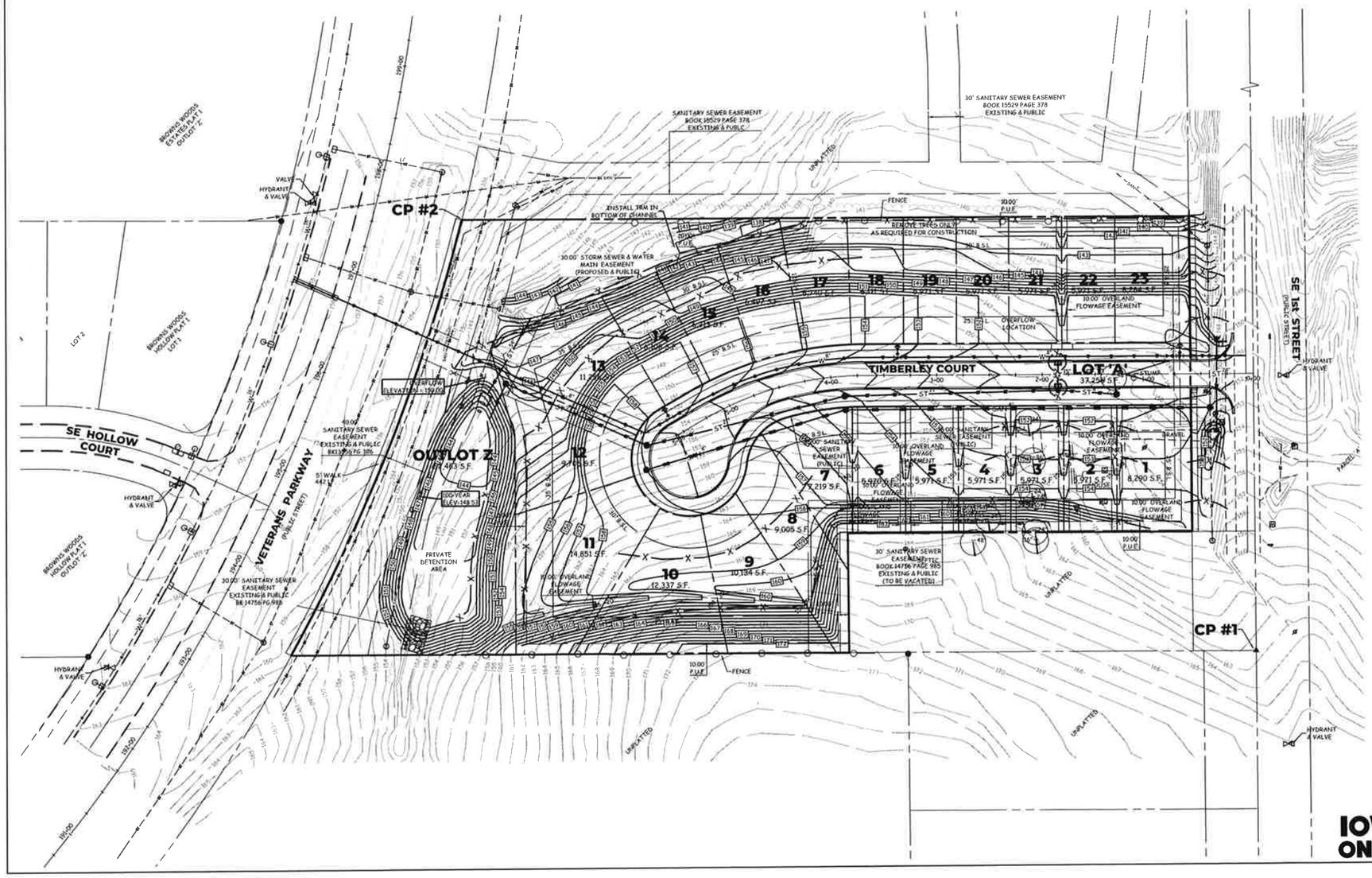
AS-BUILT: ---

JOB NUMBER
CC 2647

PRELIMINARY PLAT
CROSS CREEK

SHEET 1 OF 5

# PRELIMINARY PLAT
# CROSS CREEK




## MINIMUM PROTECTION ELEVATIONS (M.P.E.)

| LOT # | M.P.E. |
|---|---|
| 1 | 153.90 |
| 2 | 153.90 |
| 3 | 153.90 |
| 4 | 154.10 |
| 5 | 154.90 |
| 6 | 156.20 |
| 7 | 156.20 |
| 8 | 159.00 |
| 9 | 159.00 |
| 10 | 159.00 |
| 11 | 151.00 |
| 12 | 151.00 |
| 13 | 145.50 |
| 14 | 145.50 |
| 15 | 145.50 |
| 16 | 145.50 |
| 17 | 145.50 |
| 18 | 145.50 |
| 19 | 145.50 |
| 20 | 145.50 |
| 21 | 145.50 |
| 22 | 145.50 |
| 23 | 145.50 |

## QUANTITIES

2900 L.F. SILT FENCE

## BENCHMARKS

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SHEET 2 OF 5

# PRELIMINARY PLAT

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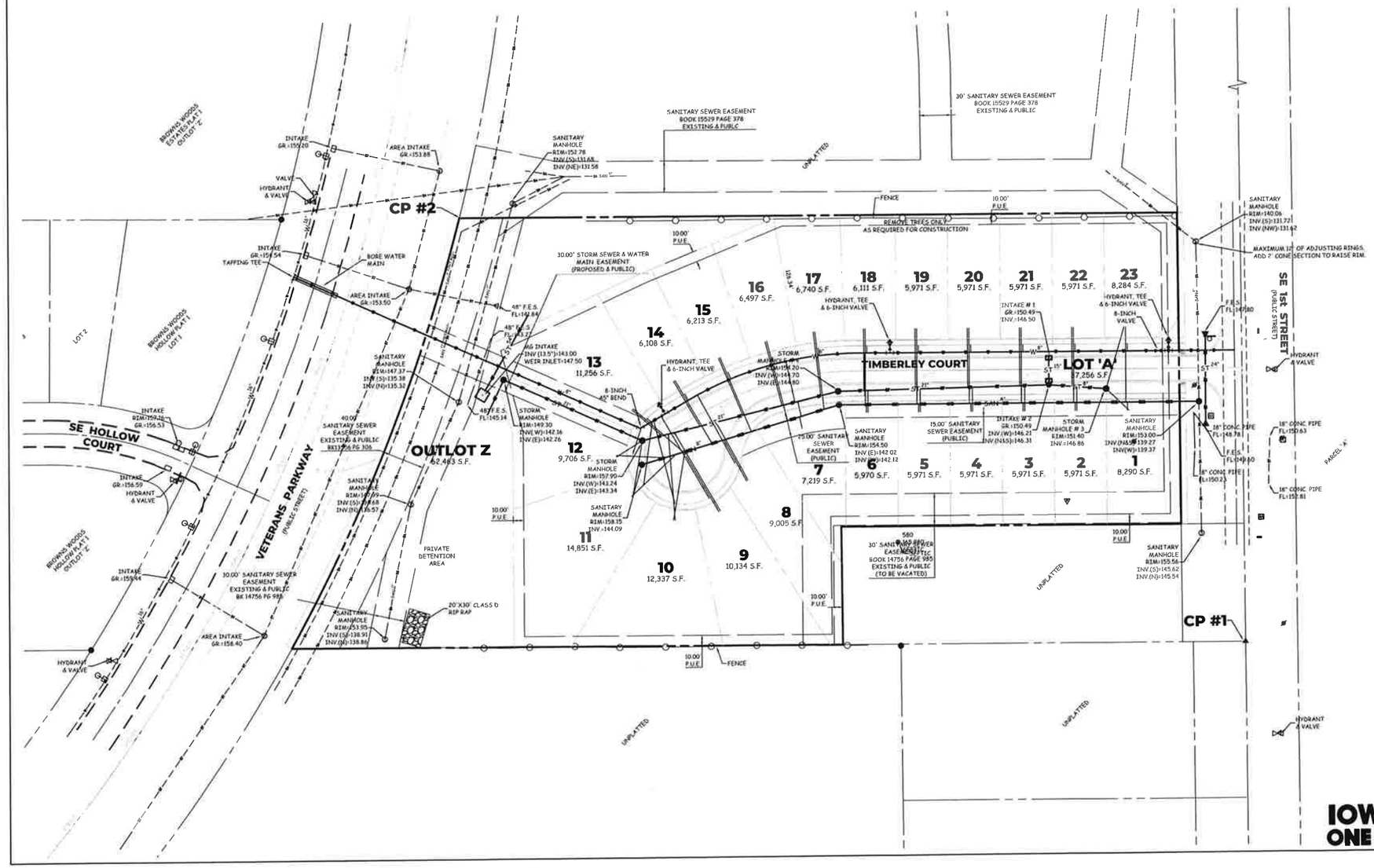


## GENERAL NOTES

1. All water work, public or private, shall be done in accordance with West Des Moines Water Works Standard Specifications.
2. Contractor shall notify West Des Moines Water Works (515-222-3465) at least one week prior to building construction.
3. Any water use from a hydrant, public or private, requires the use of a West Des Moines Water Works hydrant meter. Call 515-222-3465 to reserve a meter.
4. The General Contractor shall be responsible for compliance with the West Des Moines Water Works and the City's Cross Connection Control/Containment Provisions.
5. The General Contractor shall be responsible for the proper installation of an approved Backflow Prevention Assembly(ies) for containment in all new construction. Backflow prevention to be installed per City Ordinance 1297, 54-1998. Contractor shall notify West Des Moines Water Works, Ralph Renterio, Engineering Technician (515-222-3465) a minimum of 24 hours after installation and testing of all backflow devices to schedule final inspection.
6. All connections to public sewers shall be core drilled.

## WATER QUANTITIES

| | |
|---|---|
| 00 | LF, 8-INCH WATER MAIN |
| 00 | EA, 8-INCH VALVE |
| 00 | EA, 10-INCH VALVE |
| 00 | EA, 16"x16"x8" TAPPING TEE |
| 00 | EA, 10"x10"x8"x8" CROSS |
| 00 | EA, 10"x10"x8" TEE |
| 00 | EA, 22 1/2° BEND |
| 00 | EA, 45° BEND |
| 00 | EA, HYDRANT, TEE & 6-INCH VALVE |
| 00 | EA, HYDRANT, REDUCER & 6-INCH VALVE |
| 23 | EA, SERVICES |

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SHEET 3 OF 5

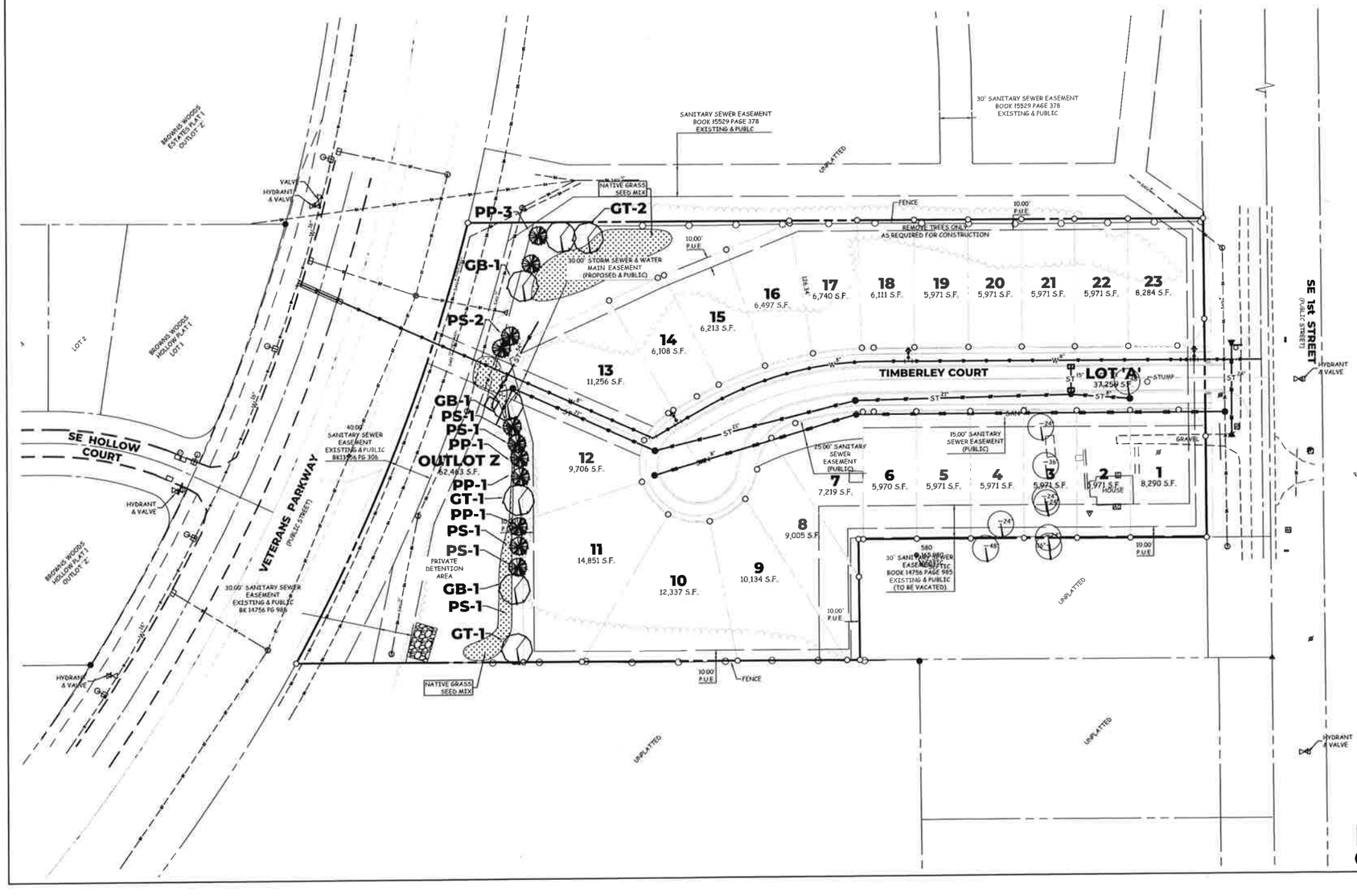
# PRELIMINARY PLAT

# CROSS CREEK

## PLANTING SCHEDULE

| COUNT | KEY | Botanical name/COMMON NAME | SIZE | CONDITION | REMARKS |
|---|---|---|---|---|---|
| 4 | GT | Gleditsia triacanthos SKYLINE HONEYLOCUST | 2 1/2" cal. | TS / B&B | SEE PLAN |
| 3 | GB | Gingko biloba GINGKO | 2 1/2" cal. | TS / B&B | MALE ONLY8 |
| 6 | PP | Picea pungens glauca COLORADO BLUE SPRUCE | 6'-8' ht | TS/B&B | SEE PLAN |
| 7 | PS | Pinus strobus WHITE PINE | 6'-8' ht. | TS/B&B | SEE PLAN |

****NOTE: WE ARE REQUESTING A WAIVER FROM THE LANDSCAPE BUFFER DUE TO THE SANITARY SEWER EASEMENT WHICH CONTAINS AN 8" FORCE MAIN AND A 72" FORCE MAIN.




## GENERAL NOTES

1. ANY SUBSTITUTIONS OF MATERIAL IN EITHER SIZE OF SPECIES MUST HAVE APPROVAL OF LANDSCAPE ARCHITECT PRIOR TO PLANTING.
2. LANDSCAPE CONTRACTOR TO HAVE ALL UTILITIES LOCATED IN FIELD BEFORE STARTING WORK. LANDSCAPE CONTRACTOR SHALL ALSO MAKE A THOROGH FIELD INVESTIGATION BEFORE WORK BEGINS AND INFORM THE CITY OF WEST DES MOINES OF ANY CORRECTIVE MEASURES NEEDED. ALL DAMAGE TO UTILITIES OF OTHER UNDERGROUND STRUCTURES CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE REPAIRED, AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE OWNER.
3. THE LANDSCAPE ARCHITECT/OWNER SHALL RETAIN THE RIGHT TO INSPECT ALL MATERIAL BEFORE INSTALLATION, INCLUDING AT THE LANDSCAPE CONTRACTOR'S SOURCE NURSERY.
4. PLANT QUANTITIES SHOWN FOR INFORMATION ONLY. DRAWING SHALL PREVAIL IF CONFLICT OCCURS.
5. THE LANDSCAPE CONTRACTOR SHALL STAKE OR PRELOCATE ALL MATERIAL FOR APPROVAL PRIOR TO INSTALLATION AND CONTACT LANDSCAPE ARCHITECT @ COOPER CRAWFORD & ASSOCIATES, LLC (224-1344).
6. LANDSCAPE CONTRACTOR RESPONSIBLE FOR FIRST INITIAL WATERING ON SAME DAY OF MATERIAL PLANTING AND SUBSEQUENT WATERINGS FOR A PERIOD OF TWO WEEKS FOLLOWING PLANTING. QUANTITY AND FREQUENCY OF WATERING WILL BE DETERMINED BY LANDSCAPE ARCHITECT AND WEATHER CONDITIONS AT THE TIME.
7. PROTECT ALL EXISTING STRUCTURES INCLUDING SIGNAGE, WILDFLOWER AREAS, PARKING LOTS, BUILDINGS, SIDEWALKS, AND EXISTING TREES. THE SITE TO BE CLEAN AND CLEAR OF ANY DEBRIS RESULTING FROM LANDSCAPE WORK.
8. PLACE A MINIMUM OF 3" OF SHREDDED BARK MULCH AROUND EACH INDIVIDUAL TREE, SHRUB AND PERENNIAL GROUPINGS WHERE SHOWN ON PLAN.
9. ALL DISTURBED TURF AREAS SHALL BE REPLACED, AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
10. LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF INSTALLATION.
11. ALL PLANT MATERIAL SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 - 1996" OR MOST RECENT EDITION.
12. PLANT BED PREPARATION FOR PERENNIAL AND GRASS LOCATIONS - SOIL IN THESE AREAS TO BE AMENDED WITH 2" HORSE MANURE, BLACK COMPOST, OR SPHAGNUM PEAT AND THOROGHLY TILLED IN. A 'DUSTING' OF PERLITE PRIOR TO TILLING WILL ALSO BE REQUIRED. 'TREFLAN' OR APPROVED EQUAL PRE-EMERGENT TO BE APPLIED PRIOR TO PLANTING.
13. NO TREES ARE ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.

## BENCHMARKS

WDM #57
400 Block of Browns Woods Drive, 20 feet East of entrance to Browns Woods Park, 30 feet North of centerline of Browns Woods Drive. Standard Benchmark.

Elevation_____935.60 (NAVD88 Datum)
161.59 (WDM Datum)

WDM #100
Intersection of South 1st Street and Southwest Leland Avenue, 133 feet South of the centerline of Southwest Leland Avenue extended, 47.5 feet West of the centerline of South 1st Street. Standard Benchmark.

Elevation_____963.85 (NAVD88 Datum)
189.84 (WDM Datum)

## LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- ST 18" — STORM SEWER & SIZE
- SAN 8" — SANITARY SEWER & SIZE
- W 8" — WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- F.E.S.
- 990 — EXISTING CONTOURS
- 990 — PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK


COOPER CRAWFORD & Associates
Civil Engineers & Land Surveyors
475 S. 50th STREET, SUITE B00, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345


DATE: 8-22-2023
REVISIONS: 10-20-2023, 1-05-2024, 1-31-2024

SCALE: 1"=50' (0 25 50)

AS-BUILT: ---

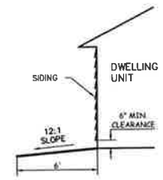
JOB NUMBER CC 2647

PRELIMINARY PLAT CROSS CREEK

SHEET 4 OF 5

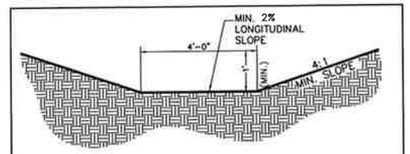
IOWA ONE CALL

# PRELIMINARY PLAT
# CROSS CREEK



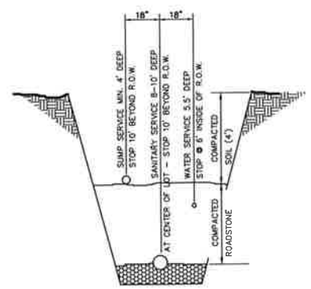

FOUNDATION GRADING DETAIL

NO SCALE




TYPICAL SWALE SECTION

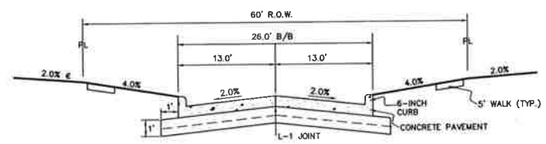
NO SCALE




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

SERVICE LOCATION DETAIL

NO SCALE

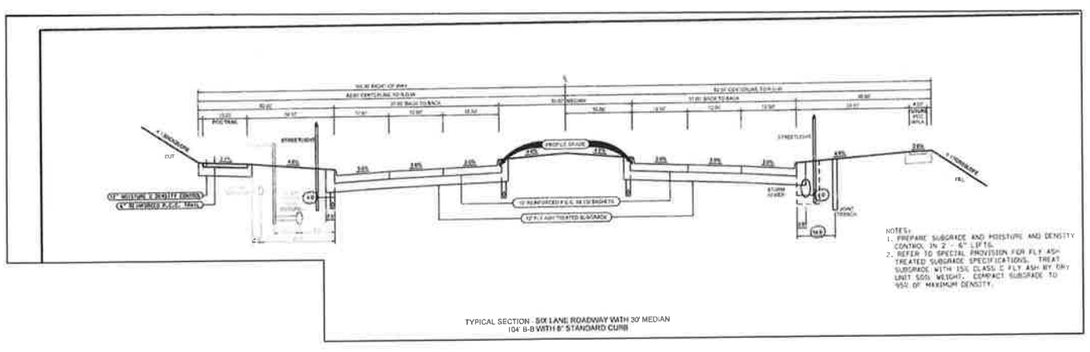



TYPICAL 26' B/B CROSS SECTION (60' R.O.W.)

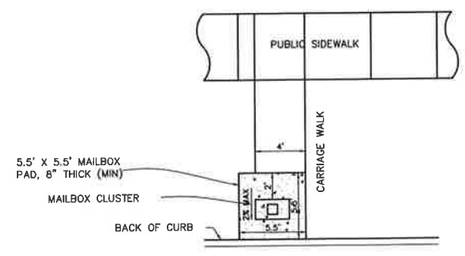
NO SCALE

NOTE

1. STREET CROSS SECTIONS ARE FOR GRADING PURPOSES ONLY, THE CITY APPROVED CONSTRUCTION PLANS SHALL BE REFERENCED FOR THE CONSTRUCTION OF STREETS.




TYPICAL SECTION - SIX LANE ROADWAY WITH 30' MEDIAN
104' B-B WITH 8" STANDARD CURB




STANDARD CLUSTER MAILBOX PAD DETAIL

NO SCALE

## BENCHMARKS

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IOWA ONE CALL


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SCALE: 1"=50'

DATE: 8-22-2023
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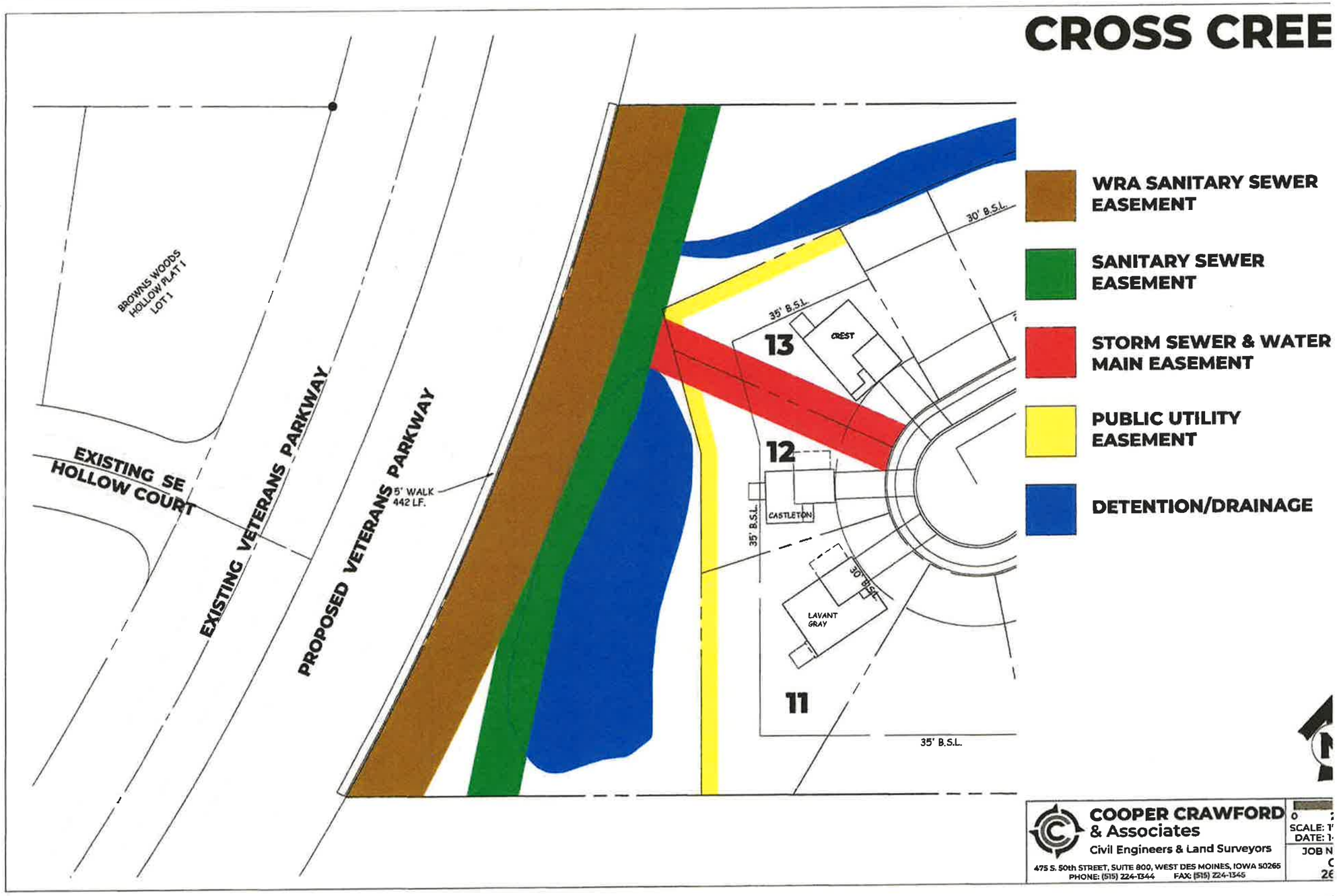
PRELIMINARY PLAT
CROSS CREEK

SHEET 5 OF 5

# CROSS CREE


BROWNS WOODS HOLLOW PLAT 1 LOT 1
EXISTING SE HOLLOW COURT
EXISTING VETERANS PARKWAY
PROPOSED VETERANS PARKWAY
5' WALK 442 LF.
30' B.S.L.
35' B.S.L.
13
CREST
12
CASTLETON
35' B.S.L.
30' B.S.L.
LAVANT GRAY
11
35' B.S.L.
WRA SANITARY SEWER EASEMENT
SANITARY SEWER EASEMENT
STORM SEWER & WATER MAIN EASEMENT
PUBLIC UTILITY EASEMENT
DETENTION/DRAINAGE
COOPER CRAWFORD & Associates
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SCALE:
DATE:
JOB N

Prepared by: Kate DeVine, 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 TWENTY-THREE LOTS, ONE OUTLOT AND ONE 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, Savannah Homes, Inc., requests approval of the Cross Creek Preliminary Plat for that property located at 2475 SE 1st Street and legally described in attached Exhibit "B" for the purpose of subdividing the 6.3-acre property into twenty-three (23) lots for single family residential development, one (1) outlot for storm water detention, and one (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 February 12, 2024, the Planning and Zoning Commission recommended to the City Council, by a 5-0 vote, approval of the Preliminary Plat; and

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

**WHEREAS,** the City Council is approving a Parkland Dedication Agreement which specifics improvements required of the development; and

**NOW, THEREFORE,** The City Council does approve the Cross Creek Preliminary Plat (PP-006173-2023), 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 February 19, 2024.

_____
Russ Trimble, 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 February 19, 2024, by the following vote.

**Exhibit A: Conditions of Approval**

1. ~~Applicant acknowledging and agreeing that the Stormwater Management Plan (SWMP) and Storm Water Pollution Prevention Plan (SWPPP) will be updated to address remaining comments to staff's satisfaction prior to proceeding to City Council.(~~ *(Applicant has provided)*
2. City Council granting a waiver of a 30' Landscape Buffer along Veterans Parkway and accepting in lieu thereof the installation of trees in the common area immediately adjacent to the rear lot line of lots 11, 12, and 13 towards fulfilling the intent of the buffer. Said trees shall be installed prior to the issuance of a final occupancy permit for the last dwelling constructed on lots 11, 12, or 13.
3. The City Council granting a deferral of the installation of the public sidewalk along Veterans Parkway until such time that Veterans Parkway is widened, and/or sidewalks are implemented as part of development of ground on either side of this subdivision, and/or the City Council otherwise directs the installation of the sidewalk.

## Exhibit B: Legal Description

A part of the Southeast ¼ of the Northwest ¼ of Section 26, Township 78 North, Range 25 West of the 5th P.M., city of West Des Moines, Polk County, Iowa, that is more particularly described as follows:

Commencing at the Center of Section 26, Township 78 North, Range 25 West of the 5th P.M., city of West Des Moines, Polk County, Iowa; thence N89°51'14"W, 385.45 feet along the South line of the Northwest ¼ of said Section 26, to the Point of Beginning; thence continuing N89°51'14"W, 527.44 feet along said South line, to the East right-of-way line of Veterans Parkway, as it is presently established, and to a non-tangent 1719.52 feet radius curve concave to the Northwest; thence Northeasterly 443.75 feet along said curve, and along said East right-of-way line, said curve having a chord length of 442.52 feet and a chord bearing of N21°36'17"E; thence S89°51'14"E, 687.51 feet, to the West right-of-way line of SE 1st Street, as it is presently established; thence S00°20'58"E, 298.85 feet along said West right-of-way line; thence N89°51'14"W, 325.51 feet; thence S00°20'58"E, 113.00 feet, to the South line of the Northwest ¼ of said Section 26, and to the Point of Beginning.

Said tract of land contains 6.341 acres more or less.

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