

Date July 23, 2007

WHEREAS, the final subdivision plat entitled Sawyer's Landing Plat 2, for land located in the vicinity of Twana Drive and 29th Street, to be developed by Savannah Homes, Inc., represented by Ted Grob, Principal, was submitted to the Community Development Department on July 18, 2007; and,

WHEREAS, the City Plan and Zoning Commission approved the preliminary subdivision plat on April 20, 2006; and,

WHEREAS, the Permit and Development Coordinator has recommended approval of the final subdivision plat, subject to completion of the required public improvements and completion within three years of the required sidewalks, and,

WHEREAS, the necessary attorney's title opinion for the plat has been submitted, but must be updated; and,

WHEREAS, subject to the conditions identified below, the said subdivision plat conforms to Iowa Code Sections 355.8, 354.6, and 354.11, and said subdivision plat conforms to the standards and conditions set forth in Chapter 106 of the Municipal Code of the City of Des Moines, Iowa; NOW THEREFORE,

BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

1. It is hereby determined that the subdivision plat identified above conforms to the Des Moines 2020 Community Character Land Use Plan and the subdivision, with the required installation of public improvements, will not unduly burden public improvements in the area and will provide an appropriate balance of interests between current proprietors, future purchasers and the public interest.
2. The subdivision plat entitled Sawyer's Landing Plat 2 is hereby approved, subject to receipt of an updated title opinion and satisfactory security in the amount of \$108,313 for the completion of the required public improvements and sidewalks within the plat, and approval of the same by the City Legal Department.
3. Upon satisfaction of the conditions set forth above, the Mayor and City Clerk are hereby authorized and directed to execute approval on all copies of said subdivision plat as appropriate.
4. The City Clerk is hereby directed to provide the approved subdivision plat, a certified copy of this resolution, the attorney's title opinion and the attachments to the plat to the Community Development Department for delivery to the County Auditor for recording

(continued)

Date..... July 23, 2007

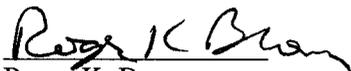
by the plat proprietors. The City Clerk is hereby further directed to send a copy of the subdivision plat to the Board of Education, Qwest Communications, Mid-American Energy, MediaCom, Des Moines Water Works, U.S. Post Office – Post Master, U.S. Post Office – Technical Sales and Services, City Engineer, City Land Records, Public Works – Street Department, Public Works – Forestry Division, Fire Department, Police Department – Research and Development Section, City Traffic and Transportation Division, Information Technology Department, and Community Development Department.

- 5. The Permanent Easement for Storm Sewer and Surface Water Flowage, Permanent Easement for Sanitary Sewer Right of Way, Permanent Easement for Storm Sewer Right of Way, Permanent Conservation Easement, and Temporary Easement for Vehicular Turnaround provided incident to the said subdivision plat are hereby approved and accepted, and the City Clerk is hereby authorized and directed to certify to the City's acceptance on each such easements.

(Council Communication No. 07- 454)

MOVED by _____ to adopt.

FORM APPROVED:


 Roger K. Brown
 Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
MEYER				
VLASSIS				
TOTAL				

MOTION CARRIED

APPROVED

.....
 Mayor

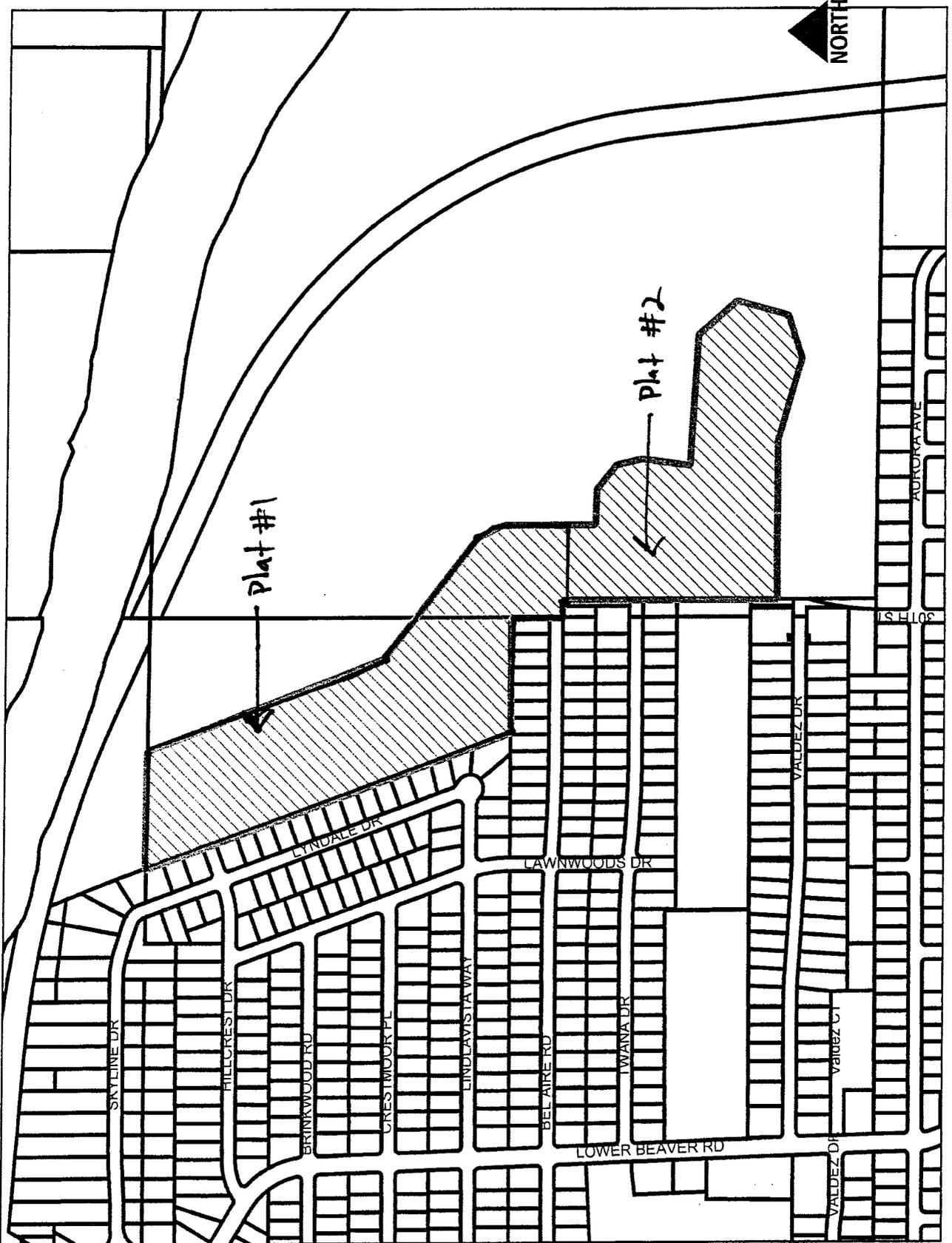
CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

 City Clerk

Sawyer's Landing Plat 2



DEPARTMENT OF ENGINEERING

CITY OF DES MOINES, IOWA

SUBDIVISION IMPROVEMENT ESTIMATE

DATE: July 16, 2007

Before approval may be given to the plat entitled SAWYER'S LANDING PLAT 2 bonds are required for the following improvements in the amount of these estimated costs:

Costs associated with extending Merced Drive to the west subdivision boundary

Removal of temporary cul-de-sac	4,940 SF @ \$4.00/ SF =	\$ 19,760.00
New curb and gutter	232 LF @ \$70.00/ LF =	\$ 16,240.00
Removal of driveways for lots 65, 66 & 68	900 SF @ \$2.00/ SF =	\$ 1,800.00
Removal of driveway for lot 67	750 SF @ \$2.00/ SF =	\$ 1,500.00
New approaches (6-inch thickness) lots 65, 66, 67 & 68	736 SF @ \$5.50/ SF =	\$ 4,048.00
New driveways (4-inch thickness) lots 65, 66, 67 & 68	2,240 SF @ \$4.50/ SF =	\$ 10,080.00
Engineering and inspection	\$ 53,428.00 @ 6% =	\$ 3,206.00
	Total improvements	\$ 56,634.00

COMPUTED BY Amir Akshik APPROVED BY JLE Brown
 (City Engineer)

CHECKED BY Robert H. Spill APPROVED BY Larry Huber
 (Community Development Director)

DEPARTMENT OF ENGINEERING

CITY OF DES MOINES, IOWA

SUBDIVISION IMPROVEMENT ESTIMATE

DATE: June 27, 2007

Before approval may be given to the plat entitled SAWYER'S LANDING PLAT 2 bonds are required for the following improvements in the amount of these estimated costs:

Sidewalk (4 feet wide)

Sawyer's Drive (Lot A) both sides	367 LF		
Twana Drive (Lot B) both sides	729 LF		
29 th Street (Lot C) both sides	603 LF		
Merced Drive (Lot D) both sides	1,883 LF		
30 th Street (Lot E) East side only	<u>186 LF</u>		
	3,768 LF @ \$ 12.00/ LF		\$ 45,216.00
Engineering and inspection	\$ 45,216.00 @ 6%	=	\$ <u>2,713.00</u>
	Total sidewalk		\$ 47,929.00

As-built survey costs

Storm sewer structures Plan file 466- 098 / 109 (Phase 2) Activity ID number 08-2007-106	25 @ \$150.00 each	=	\$ 3,750.00
	Total improvements	=	\$ 51,679.00

COMPUTED BY Amir Akshik APPROVED BY JLEBrew
 (City Engineer)

CHECKED BY Charles A. Gypsh APPROVED BY Larry Huber
 (Community Development Director)

NOTE

Although 10-foot wide Pedestrian easements exist across lots 37 and 38 and across lot 50 Planning did not elect to bond for the walkways at this time due to grade problems.