



Memo

Department of Planning & Housing

TO: Mayor and City Council

FROM: City Manager

DATE: October 17, 2008

SUBJECT: Revised Lot Dimensions for Phase 22 of the Preliminary Plat for Somerset Subdivision

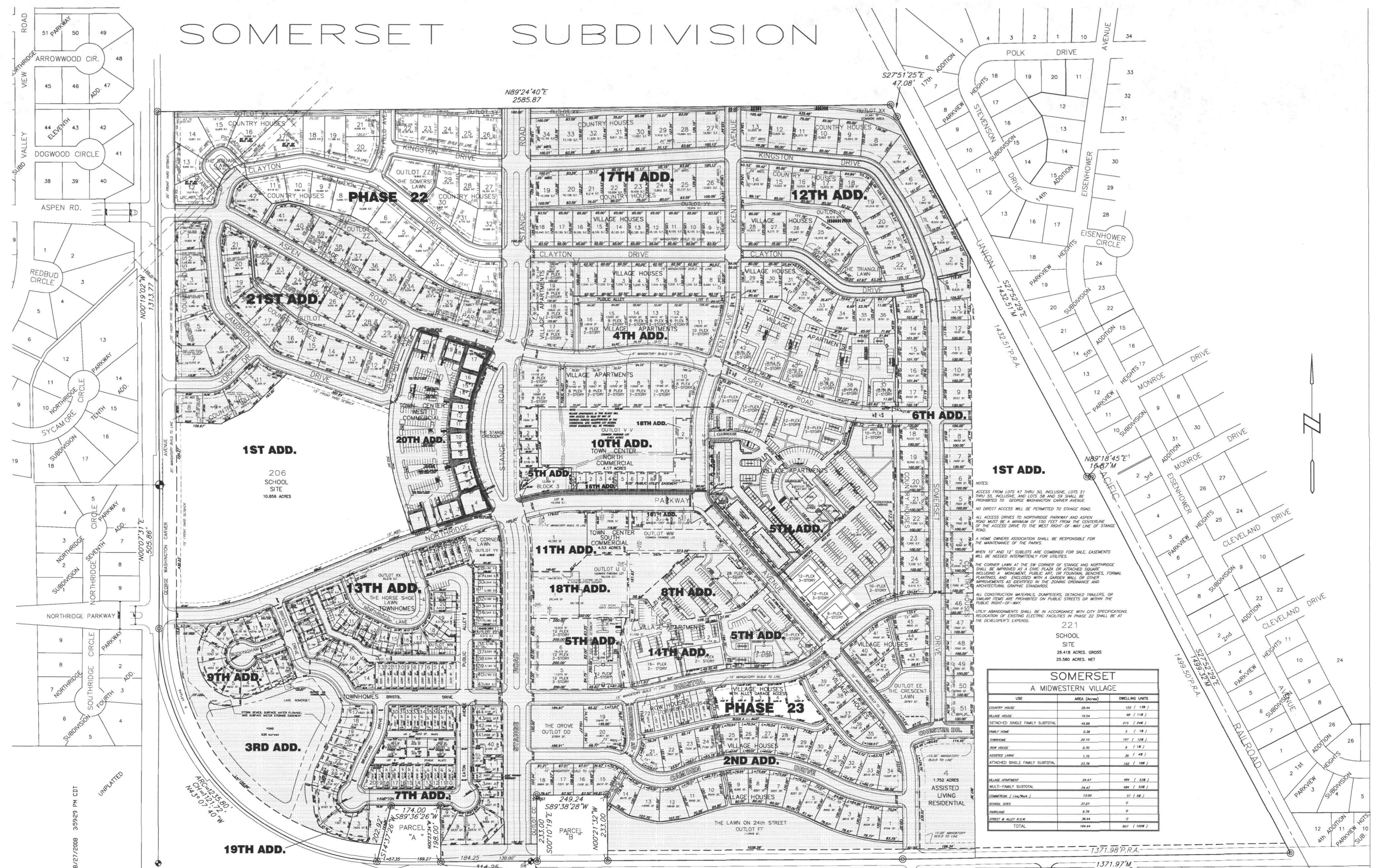
On October 14, 2008, the City Council conducted a public hearing, which is to be continued at the October 28 City Council meeting to consider revisions to the Major Site Development Plan/Preliminary Plat for Somerset Subdivision. The City Council was informed at that meeting that the developer was preparing revisions to the Preliminary Plat which would change the width of lots in Phase 22 of the subdivision. These lots are to comply with the minimum required lot width of 72 feet for "Country Houses" in the Somerset Village. The revised Preliminary Plat with the changes requested has now been received (see attached) and is available for review by the City Council and the public at the October 28, 2008 meeting.

The Planning and Zoning Commission, on October 1, recommended approval of the proposed revisions to the overall dimensions of lots in Phase 22 of Somerset Subdivision, with a condition for approval. The condition specifies that the applicant modify the widths of Lots 23, 24, 25, 28, and 29 to meet the minimum lot width requirement of 72 feet for "Country House" lots, prior to consideration by the City Council. With receipt of the revised Preliminary Plat and changes to lot widths that have been made by the developer, the condition included with the Planning and Zoning Commission recommendation for approval has now been satisfied.

It is therefore recommended that the City Council approve revisions to Phase 22 of the Preliminary Plat for Somerset Subdivision.

RDA\clh

SOMERSET SUBDIVISION



NOTES:
 ACCESS FROM LOTS 47 THRU 50, INCLUDING LOTS 51 THRU 53, INCLUSIVE, AND LOTS 58 AND 59 SHALL BE PROHIBITED TO GEORGE WASHINGTON CARVER AVENUE.
 NO DIRECT ACCESS WILL BE PERMITTED TO STANGE ROAD.
 NO ACCESS DRIVEN TO NORTHBRIDGE PARKWAY AND ASPEN ROAD MUST BE A MINIMUM OF 150 FEET FROM THE CENTERLINE OF THE ACCESS DRIVE TO THE WEST RIGHT-OF-WAY LINE OF STANGE ROAD.
 A HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PARKS.
 THE CORNER LAMN AT THE SW CORNER OF STANGE AND NORTHBRIDGE SHALL BE IMPROVED AS A CONC PAVEN OR ATTACHED SQUARE INCLUDING A MONUMENT, PUBLIC ART, OR FOUNTAIN, BENCHES, FORMAL PLANTINGS AND ENCLOSED WITH A GARDEN WALL OR OTHER IMPROVEMENTS AS DESCRIBED IN THE ZONING ORDINANCE AND ARCHITECTURAL GUIDING STANDARDS.
 ALL CONSTRUCTION MATERIALS, DEBRIS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.
 UTILITY ADJUSTMENTS SHALL BE IN ACCORDANCE WITH CITY SPECIFICATIONS. RELOCATION OF EXISTING UTILITY FACILITIES IN PHASE 22 SHALL BE AT THE DEVELOPER'S EXPENSE.

221
 SCHOOL
 SITE
 26.418 ACRES, GROSS
 25.580 ACRES, NET

SOMERSET A MIDWESTERN VILLAGE		
USE	AREA (Acres)	DWELLING UNITS
COUNTRY HOUSE	28.44	102 (128)
BLDG HOUSE	118.84	66 (118)
DETACHED SINGLE FAMILY SUBTOTAL	147.28	168 (246)
FAMILY HOME	0.08	2 (18)
TOWNHOME	20.10	102 (128)
ROW HOUSE	0.00	0 (18)
ASSISTED LIVING	1.75	36 (48)
ATTACHED SINGLE FAMILY SUBTOTAL	21.83	138 (168)
MULTI-FAMILY SUBTOTAL	21.83	138 (168)
TOTAL	169.11	306 (414)

REVISED 6-30-08

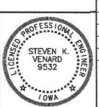
DIMENSION PLAN

NO.	PER DRC COMMENTS	DATE	BY
1	PER DRC COMMENTS	6/27/08	SVK
2	PER DRC COMMENTS	6/27/08	SVK
3	UPDATE FOR 22ND AND 23RD ADD.	6/30/08	SVK
4	PER DRC COMMENTS	7/28/08	SVK
5	UPDATE FOR VILLAGE APARTMENTS & 20TH & 21ST ADD.	8/26/08	SVK
6	UPDATE VILLAGE APARTMENT UNIT COUNTS BLDG TYPE	1/24/09	SVK
7	PER DRC COMMENTS	1/24/09	SVK

Bishop Engineering Company
 3501 104th Street
 Des Moines, Iowa

UTILITY SYMBOLS
 WATER MAINS
 SANITARY SEWERS
 STORM SEWERS
 TELEPHONE CABLES
 ELECTRIC CABLES
 FENCE LINES

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.
 LICENSE RENEWAL DATE: DECEMBER 31, 2009
 BY: STEVEN K. VENARD
 DATE: JUNE 30, 2008
 SCALE: SEE EACH SCALE
 FOR: MANUELA FLORIAN & FREDRICK
 SIGNED: STEVEN K. VENARD, PE



SOMERSET SUBDIVISION
 PRELIMINARY PLAT/MAJOR SITE PLAN

06
 118

1313.77



21ST ADD

PHASE 22

N89°24'4C
2585.8'