

**CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION**

Meeting Date: July 18, 2016

Item: Westport, 33346 V Court – approval to grade site for future residential development – Westport Development, LLC– GP-003152-2016

Requested Action: Approval of a Grading Plan

Case Advisor: Brian S. Portz, AICP *BS P*

Applicant's Request: The applicant, Westport Development, LLC, is requesting approval of a grading plan to rough grade the property in preparation for a future single family subdivision.

History: The property was recently annexed into the City at the request of the applicant in early 2015. The property has not been previously platted; however, Staff is currently reviewing the preliminary plat for the development of 141 single family lots on the property. A Comprehensive Plan Amendment and rezoning of the property was approved in October of 2015 for the development of single family homes.

City Council Subcommittee: The Westport Preliminary Plat was presented to the Development and Planning Subcommittee for information at its June 27, 2016 meeting. There was no discussion.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment. Based on that review, staff would note the following:

- **NPDES Permit:** A National Pollutant Discharge Elimination System (NPDES) General Permit No. 2 from the Iowa Department of Natural Resources for this project will be required prior to grading commencing on the property. This is recommended as a condition of approval.
- **Plan review:** Staff provided comments to the applicant regarding the grading plan submittal. These comments will need to be addressed prior to grading occurring on the property. The outstanding comments are indicated on Attachment B. This is recommended as a condition of approval.

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

Staff Recommendations and Conditions of Approval: Based upon the preceding review and a finding of consistency with the Comprehensive Plan, staff recommends that the Plan and Zoning Commission adopt a resolution approving the Westport grading plan, subject to the applicant meeting all City Code requirements and the following:

1. The applicant acknowledging that no grading shall occur on the property until all grading plan comments have been addressed to the satisfaction of the City and once addressed, the plans stamped as "Approved" by the City.
2. The applicant acknowledging and agreeing that any work done prior to approval of the associated Westport preliminary plat is at the applicant's own risk, and that the final site grades will need to comply with any changes that are deemed necessary as part of those approvals.
3. The applicant submitting the National Pollutant Discharge Elimination System (NPDES) General Permit No. 2 from the Iowa Department of Natural Resources for this project prior to any grading on the property.
4. The applicant installing and maintaining all necessary soil erosion measures and establishing the appropriate cover crop to aid in erosion prevention and mitigate soil runoff.
5. The applicant properly mowing and maintaining the cover crop to prevent weed growth and the establishment of volunteer trees and brush.

Property Owner/Applicant: Westport Development, LLC
P.O. Box 373
Johnston, IA 50131
Attn: Willis Van Zee
Mx483@aol.com

Applicant's Representatives: Engineering Resource Group, Inc.
2413 Grand Avenue
Des Moines, IA 50312
Attn: Doug Saltgaver
doug@ergcorp.com

Attachments:

Attachment A	-	Plan and Zoning Commission Resolution
Exhibit A	-	Conditions of Approval
Attachment B	-	Staff Comments
Attachment C	-	Location Map
Attachment D	-	Grading Plan

RESOLUTION NO.

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, APPROVING THE WESTPORT GRADING PLAN PERMIT (GP-003152-2016) FOR THE PURPOSE OF ROUGH GRADING OF THE SITE IN PREPARATION FOR FUTURE SINGLE FAMILY RESIDENTIAL DEVELOPMENT

WHEREAS, pursuant to the provisions of Title 8, Building, Chapter 5, Site Grading Regulations, et seq, of the West Des Moines Municipal Code, the property owner, Westport Development, LLC, has requested approval for a Grading Plan (GP-003152-2016) for that approximately 63.4 acre site located at 33346 V Court to prepare the site for future development;

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 July 18, 2016, this Commission held a duly-noticed meeting to consider the application for Grading Plan Permit;

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, dated July 18, 2016, or as amended orally at the Plan and Zoning Commission meeting of July 18, 2016, are adopted.

SECTION 2. The **GRADING PLAN PERMIT** to grade the site for future development is hereby approved by the Plan and Zoning Commission, subject to compliance with all the conditions in the staff report, dated July 18, 2016, including conditions added at the meeting, 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 July 18, 2016.

Craig Erickson, Chair
Plan and Zoning Commission

ATTEST:

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 July 18, 2016, by the following vote:

AYES:
NAYS:
ABSTENTIONS:
ABSENT:

ATTEST:

Recording Secretary

EXHIBIT A
CONDITIONS OF APPROVAL

1. The applicant acknowledging that no grading shall occur on the property until all grading plan comments have been addressed to the satisfaction of the City and once addressed, the plans stamped as "Approved" by the City.
2. The applicant acknowledging and agreeing that any work done prior to approval of the associated Westport preliminary plat is at the applicant's own risk, and that the final site grades will need to comply with any changes that are deemed necessary as part of those approvals.
3. The applicant submitting the National Pollutant Discharge Elimination System (NPDES) General Permit No. 2 from the Iowa Department of Natural Resources for this project prior to any grading on the property.
4. The applicant installing and maintaining all necessary soil erosion measures and establishing the appropriate cover crop to aid in erosion prevention and mitigate soil runoff.
5. The applicant properly mowing and maintaining the cover crop to prevent weed growth and the establishment of volunteer trees and brush.

ATTACHMENT B

City Project #: GP-003152-2016

Case Planner: Brian Portz

Action: Grading Plan

Subdivision File: Westport

Brief Project Description: Mass grading of property in preparation for future single family subdivision.

Pre-Application Meeting: 8/16/14

1st submittal of the Grading Plan received by Engineering: 07/12/16

Engineering review comment due date: 07/15/21/16

Following are Engineering review comments regarding the 1st submittal:

Prior to any filling within proposed/existing public street R.O.W., the Applicant will need to have a Geotechnical Report developed to determine need for subdrain subsurface drainage, compaction requirements, etc. Since a Geotechnical Report will be needed eventually for this project to determine pavement design analysis, etc., Applicant may want to consider having one report prepared at this time that will cover all necessary issues grading, paving, etc. Having one report prepared at this time would help to minimize Construction Plan review & approval time since report would already be prepared at such time that Construction Plans are submitted to the City for review & approval. The Applicant should also be aware the removal of subgrade in a cut operation cannot go any lower than the finished top of slab of the future public street.

It appears the grading plan as is will not function without storm sewer structures in place which can not be constructed with this action. The plan will need to demonstrate how the site will drain and not impact adjacent properties. Grading plan approval will allow the construction of temporary sedimentation ponds with temporary overflow weirs etc. to be used until a preliminary plat is approved. The grading plan will need to show all temporary measures.

The preliminary plat comments recommended a connection to the north property. This grading plan does not address that. Applicant should be made aware all grading will be at their own risk since the preliminary plat is not approved at this time.

As indicated with the preliminary plat comments, existing contours need to extend outside of the plat boundary at least 100ft.

Verify all text is readable.

The SWPPP is hard to read at the provided scale. Please provide a SWPPP at a scale that is readable so all proposed erosion control measures can be clearly identified.

MS4 permit documentation will need to be provided prior to a grading permit being issued. Submit the permit to the Chief Building Official.

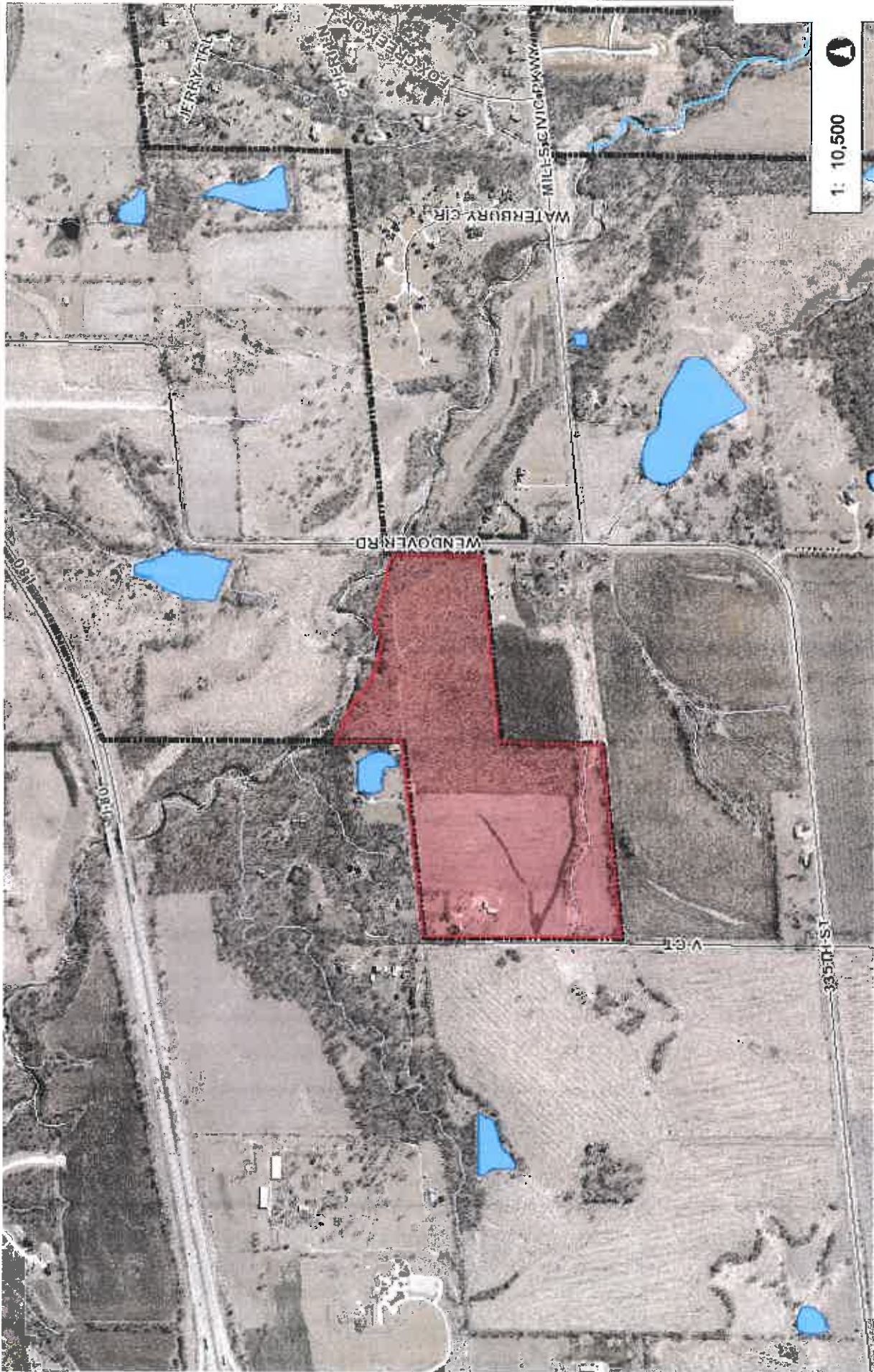
Remove all public sewers from the plan.

Grading on V Ct., Wendover Rd and Mills Civic Pkwy will need to be deleted from the plan. Grading in these areas will be approved with the preliminary plat and/or public improvement plans.

Note provided on Sheet 16 indicates Flow Partially Diverted into Existing Pond. Applicant will need temporary easements/agreements in plan

Indicate how the construction entrance will be stabilized.

Westport



1,750.0 0 875.00 1,750.0 Feet

NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet
© City of West Des Moines, Iowa

1: 10,500



Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein

THIS MAP IS NOT TO BE USED FOR NAVIGATION

- LEGEND**
- FOUND MONUMENT (AS NOTED)
 - MONUMENT SET (5/8" REBAR W/ YELLOW CAP #15268)
 - △ SECTION CORNER FOUND (AS NOTED)
 - △ SECTION CORNER MONUMENT SET (5/8" REBAR W/ YELLOW CAP #15268)
 - (R) AS PREVIOUSLY RECORDED DIMENSION
 - (M) AS MEASURED DIMENSION
 - R.O.W. RIGHT-OF-WAY
 - PUE PUBLIC UTILITY EASEMENT
 - GAS GAS MAIN EASEMENT
 - SWFE SURFACE WATER FLOWAGE EASEMENT
 - P.O.B. POINT OF BEGINNING
 - MOE MINIMUM OPENING ELEVATION
 - MGS MINIMUM GRADE AT STRUCTURE
 - MBE MINIMUM BASEMENT ELEVATION
 - 123 STREET ADDRESS NUMBER
 - INLET/PIPE PROTECTION
 - SILT FENCE/WATTLE
 - EMERGENCY OVERFLOW DIRECTION
 - EX EXISTING FLOW/DRAINAGE DIRECTION
 - PR PROPOSED FLOW/DRAINAGE DIRECTION

SITE ADDRESS:
33346 V COURT
WAUKEE, IOWA 50263

OWNER/DEVELOPER/APPLICANT:
WESTPORT DEVELOPMENT, LLC
PO BOX 573
JOHNSTON, IOWA 50131
(515) 480-4560
MX483@AOL.COM
CONTACT: WILLIS VAN ZEE

CURRENT ZONING:
R-1, SINGLE FAMILY RESIDENTIAL
ONE (1) RESIDENCE PER LOT
2.5 LOTS/ACRE

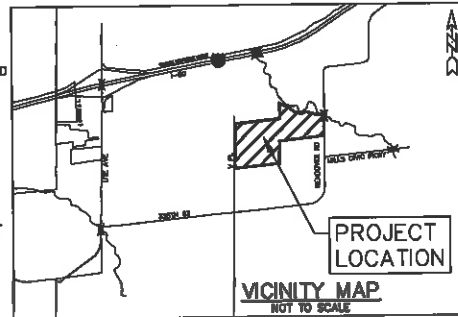
PROPOSED SETBACKS:
FRONT = 30 FEET
SIDE = 7 FEET, SUM 15 FEET
REAR = 35 FEET

MINIMUM LOT = 8,750 SQ. FT.

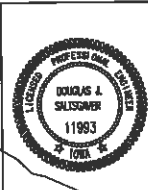
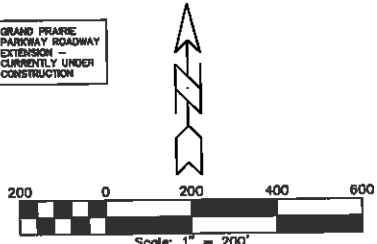
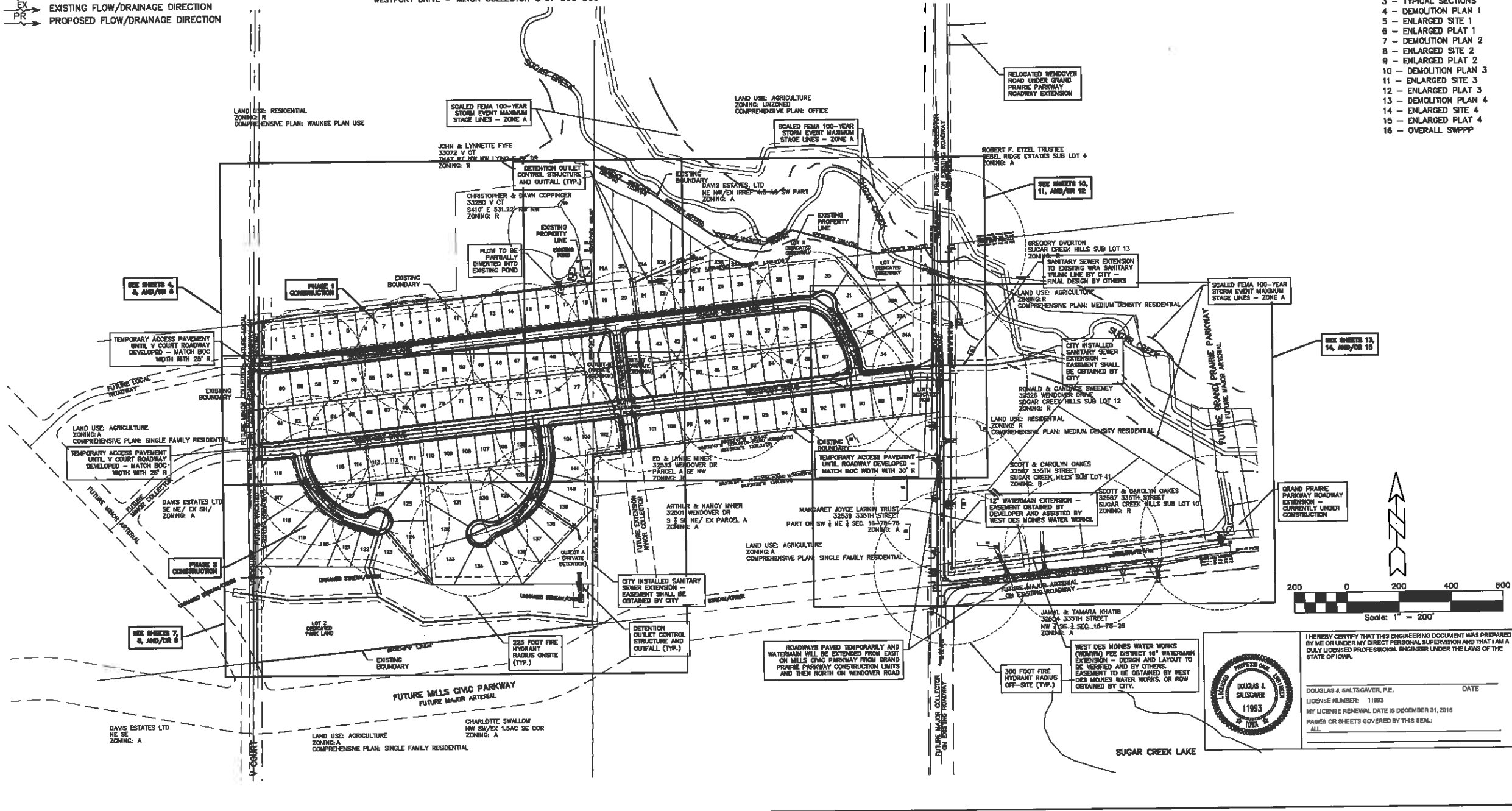
ROADWAY CLASSIFICATIONS AND WIDTHS:
HILLCREST COURT - LOCAL @ 26' BOC-BOC
MILLS CIVIC PARKWAY - MAJOR ARTERIAL @ 24' EOP-EOP (TEMPORARY)
REEDER RIDGE - LOCAL @ 26' BOC-BOC
SUGAR CREEK LANE - LOCAL @ 26' BOC-BOC
TAYLOR STREET -
LOCAL @ 26' BOC-BOC - BETWEEN WESTPORT DRIVE AND SUGAR CREEK LANE
MINOR COLLECTOR @ 31' BOC-BOC - SOUTH OF WESTPORT DRIVE
V COURT -
LOCAL @ EXISTING GRAVEL - NORTH OF SUGAR CREEK LANE
MINOR COLLECTOR @ EXISTING GRAVEL - NORTH OF WESTPORT DRIVE
LOCAL @ EXISTING GRAVEL - SOUTH OF WESTPORT DRIVE (TO BE VACATED)
WENDOVER ROAD - MAJOR COLLECTOR @ 24' EOP-EOP (TEMPORARY) OR EXISTING GRAVEL
WESTPORT DRIVE - MINOR COLLECTOR @ 31' BOC-BOC

PROJECT BENCHMARKS:
1. CITY OF WEST DES MOINES (WDM) #095
BRASS DISK 1.1 MILES WEST OF INTERSECTION OF 88TH STREET AND
335TH STREET, (DALLAS COUNTY), TOP OF SOUTHWEST CONCRETE
BRIDGE RAIL ON BRIDGE OVER FOX CREEK.
ELEVATION - WDM DATUM=107.68 FEET (NAVD88=881.68 FEET)

2. CITY OF WEST DES MOINES (WDM) #130
STANDARD BENCHMARK SOUTHWEST CORNER OF BOONEVILLE ROAD
AND "V" PLACE, 3 FEET NORTH OF SOUTH RIGHT-OF-WAY FENCE
ON BOONEVILLE ROAD AND IN LINE WITH EAST EDGE OF "V" PLACE,
WEST SIDE OF FIELD ENTRANCE.
ELEVATION - WDM DATUM=99.85 FEET (NAVD88=873.86 FEET)



- INDEX OF SHEETS:**
- 1 - OVERALL PLAT
 - 2 - NOTES AND INFORMATION
 - 3 - TYPICAL SECTIONS
 - 4 - DEMOLITION PLAN 1
 - 5 - ENLARGED SITE 1
 - 6 - ENLARGED PLAT 1
 - 7 - DEMOLITION PLAN 2
 - 8 - ENLARGED SITE 2
 - 9 - ENLARGED PLAT 2
 - 10 - DEMOLITION PLAN 3
 - 11 - ENLARGED SITE 3
 - 12 - ENLARGED PLAT 3
 - 13 - DEMOLITION PLAN 4
 - 14 - ENLARGED SITE 4
 - 15 - ENLARGED PLAT 4
 - 16 - OVERALL SWPPP



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.

DOUGLAS J. SILSBERG, P.E. DATE _____
 LICENSE NUMBER: 11993
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016
 PAGES OR SHEETS COVERED BY THIS SEAL:
 ALL

WESTPORT PRELIMINARY PLAT - OVERALL PLAT

NO.	REVISION	DATE	BY	FOR

ERG
Engineering Resources Group, Inc.
Engineers and Surveyors
2413 GRAND AVENUE
DES MOINES, IOWA 50312
(515) 281-4466

LEGAL DESCRIPTION:

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (W 1/2 SW 1/4 NW 1/4) OF SECTION SIXTEEN (16), TOWNSHIP SEVENTY-EIGHT (78) NORTH OF RANGE TWENTY-SIX (26) WEST OF THE 5th P.M., DALLAS COUNTY, IOWA.

CONTAINING 63.34 ACRES

STORM SEWER PIPES AND STRUCTURES:

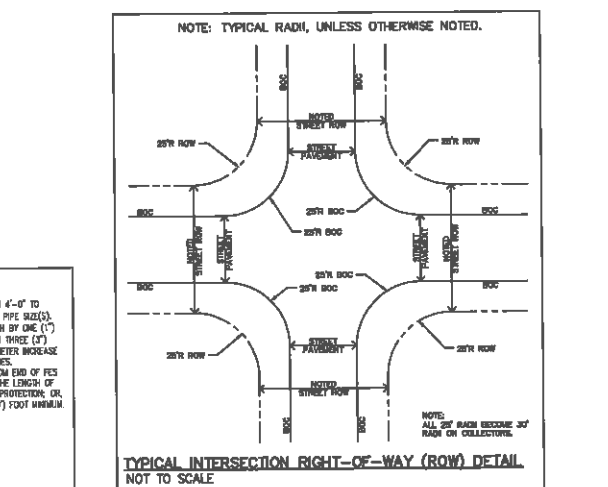
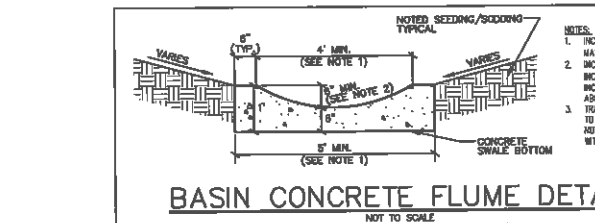
Table with columns: Form Number, Station, Elevation, Offset, Pipe Size, Structure, Invert, Rise, Slope, etc. Lists storm sewer details for various streets including Taylor Street, Westport Drive, Sugar Creek Lane, and Reader Ridge.

CITY OF WEST DES MOINES STANDARD NOTES:

- 1. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF IOWA SDAS STANDARDS AND SPECIFICATIONS...
2. ALL CONTRACTOR(S) SHALL NOTIFY THE WEST DES MOINES WATER WORKS AT LEAST ONE (1) 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...

NOTES:

- 1. FINAL LOT LAYOUT AND EASEMENTS MAY CHANGE WITH COMPLETE SITE DESIGN AND DEVELOPMENT PHASING.
2. ALL UTILITIES ARE PUBLIC, UNLESS OTHERWISE NOTED.
2.1. WATERMAINS ARE TYPICALLY AT 5.5 FEET FROM FINAL GRADE TO TOP OF PIPE...

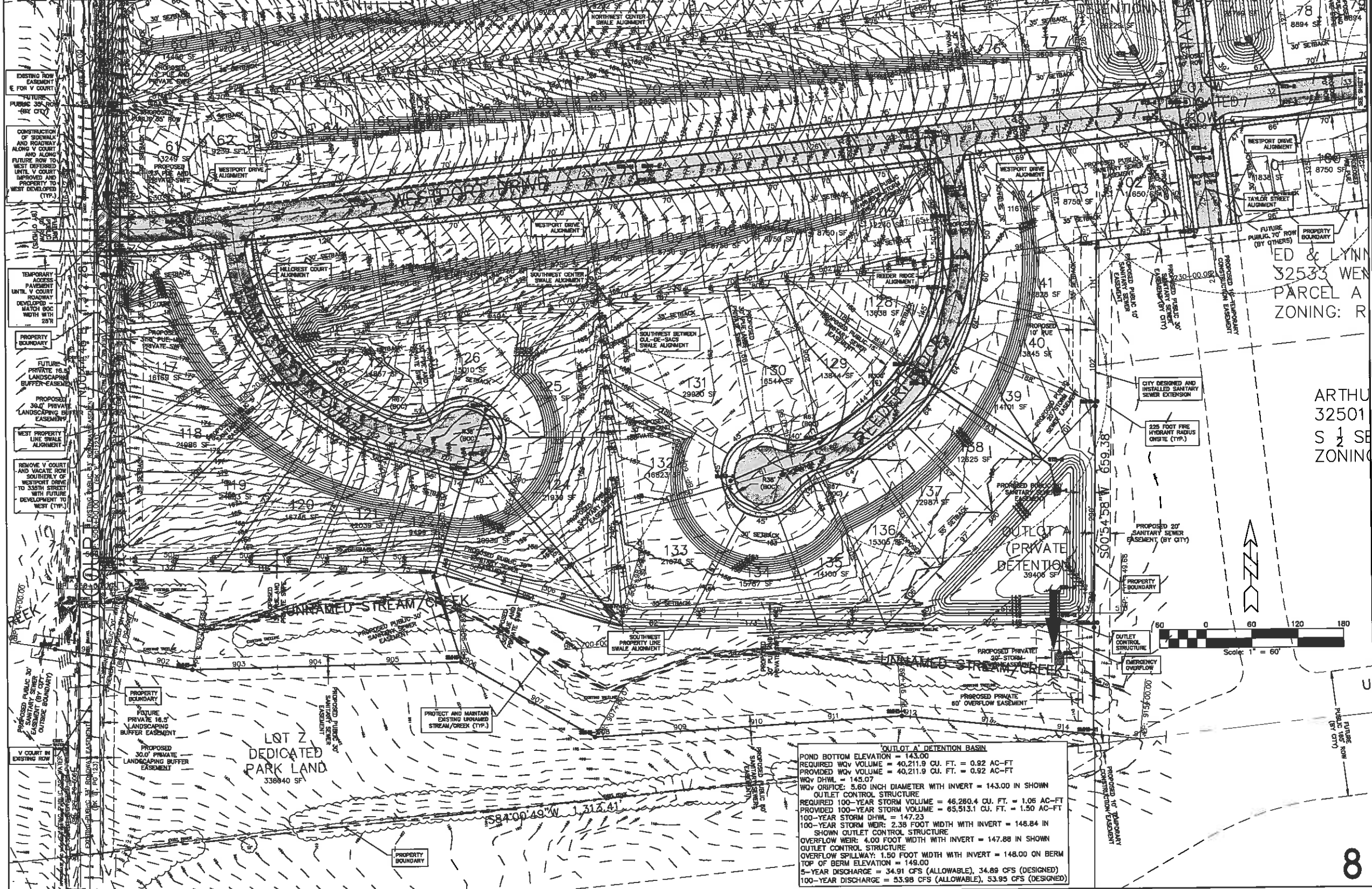


SANITARY SEWER PIPES AND STRUCTURES:

Table with columns: Form Number, Station, Elevation, Offset, Pipe Size, Structure, Invert, Rise, Slope, etc. Lists sanitary sewer details for various streets including Westport Drive, Reader Ridge, and Hillcrest Court.

WESTPORT PRELIMINARY PLAT - NOTES AND INFORMATION. Includes project details: DRAWN BY: ERG, DATE: 07/12/2010, SHEET: 2 OF 16, and a large number '2' at the bottom.

- NOTES:**
1. STORM SEWER PIPE AND STRUCTURE INFORMATION MAY BE FOUND ON SHEET 2.
 2. STORM SEWER FES PROTECTION INFORMATION MAY BE FOUND ON SHEET 2.
 3. SANITARY SEWER PIPE AND STRUCTURE INFORMATION MAY BE FOUND ON SHEET 2.



EXISTING ROW EAST-SIDE
FOR V COURT

FUTURE PUBLIC 35' ROW
(BY CITY)

CONSTRUCTION OF SIDEWALK AND DRIVEWAY ALONG V COURT AND ALONG FUTURE ROW TO WEST DEFERRED UNTIL V COURT IMPROVED AND PROPERTY TO WEST DEVELOPED (TYP.)

TEMPORARY PAVEMENT UNTIL V COURT DEVELOPED - MATCH BOX WIDTH WITH 28\"/>

PROPERTY BOUNDARY

FUTURE PRIVATE 16.5' LANDSCAPING BUFFER-EASEMENT

PROPOSED 30.0' PRIVATE LANDSCAPING BUFFER EASEMENT

WEST PROPERTY LINE SWALE ALIGNMENT

REMOVE V COURT AND VIGATE ROW SOUTHERLY OF WESTPORT DRIVE TO SIXTH STREET WITH FUTURE DEVELOPMENT TO WEST (TYP.)

PROPOSED PUBLIC 30' SANITARY SEWER EASEMENT (BY CITY) OUTSIDE BOUNDARY

PROPERTY BOUNDARY

FUTURE PRIVATE 16.5' LANDSCAPING BUFFER EASEMENT

PROPOSED 30.0' PRIVATE LANDSCAPING BUFFER EASEMENT

V COURT IN EXISTING ROW

EXISTING PUBLIC 30' SANITARY SEWER EASEMENT (BY CITY) OUTSIDE BOUNDARY

PROPERTY BOUNDARY

FUTURE PRIVATE 16.5' LANDSCAPING BUFFER EASEMENT

PROPOSED 30.0' PRIVATE LANDSCAPING BUFFER EASEMENT

LOT 2 DEDICATED PARK LAND
338840 SF

'OUTLET A' DETENTION BASIN

POND BOTTOM ELEVATION = 143.00
 REQUIRED WQV VOLUME = 40,211.9 CU. FT. = 0.92 AC-FT
 PROVIDED WQV VOLUME = 40,211.9 CU. FT. = 0.92 AC-FT
 WQV DHWL = 145.07
 WQV ORIFICE: 5.60 INCH DIAMETER WITH INVERT = 143.00 IN SHOWN

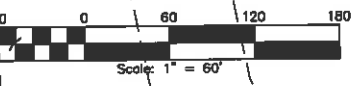
OUTLET CONTROL STRUCTURE

REQUIRED 100-YEAR STORM VOLUME = 46,280.4 CU. FT. = 1.06 AC-FT
 PROVIDED 100-YEAR STORM VOLUME = 65,513.1 CU. FT. = 1.50 AC-FT
 100-YEAR STORM DHWL = 147.23
 100-YEAR STORM WEIR: 2.38 FOOT WIDTH WITH INVERT = 148.84 IN SHOWN
 SHOWN OUTLET CONTROL STRUCTURE

OVERFLOW WEIR: 4.00 FOOT WIDTH WITH INVERT = 147.88 IN SHOWN

OUTLET CONTROL STRUCTURE

OVERFLOW SPILLWAY: 1.50 FOOT WIDTH WITH INVERT = 148.00 ON BERM
 TOP OF BERM ELEVATION = 149.00
 5-YEAR DISCHARGE = 34.91 CFS (ALLOWABLE), 34.89 CFS (DESIGNED)
 100-YEAR DISCHARGE = 53.98 CFS (ALLOWABLE), 53.95 CFS (DESIGNED)



ED & LYNN
32533 WEN
PARCEL A
ZONING: R

ARTHUR
32501
S 1/2 SE
ZONING

WESTPORT PRELIMINARY PLAT - ENLARGED SITE 2

NO.	REVISION	DATE	BY	FOR

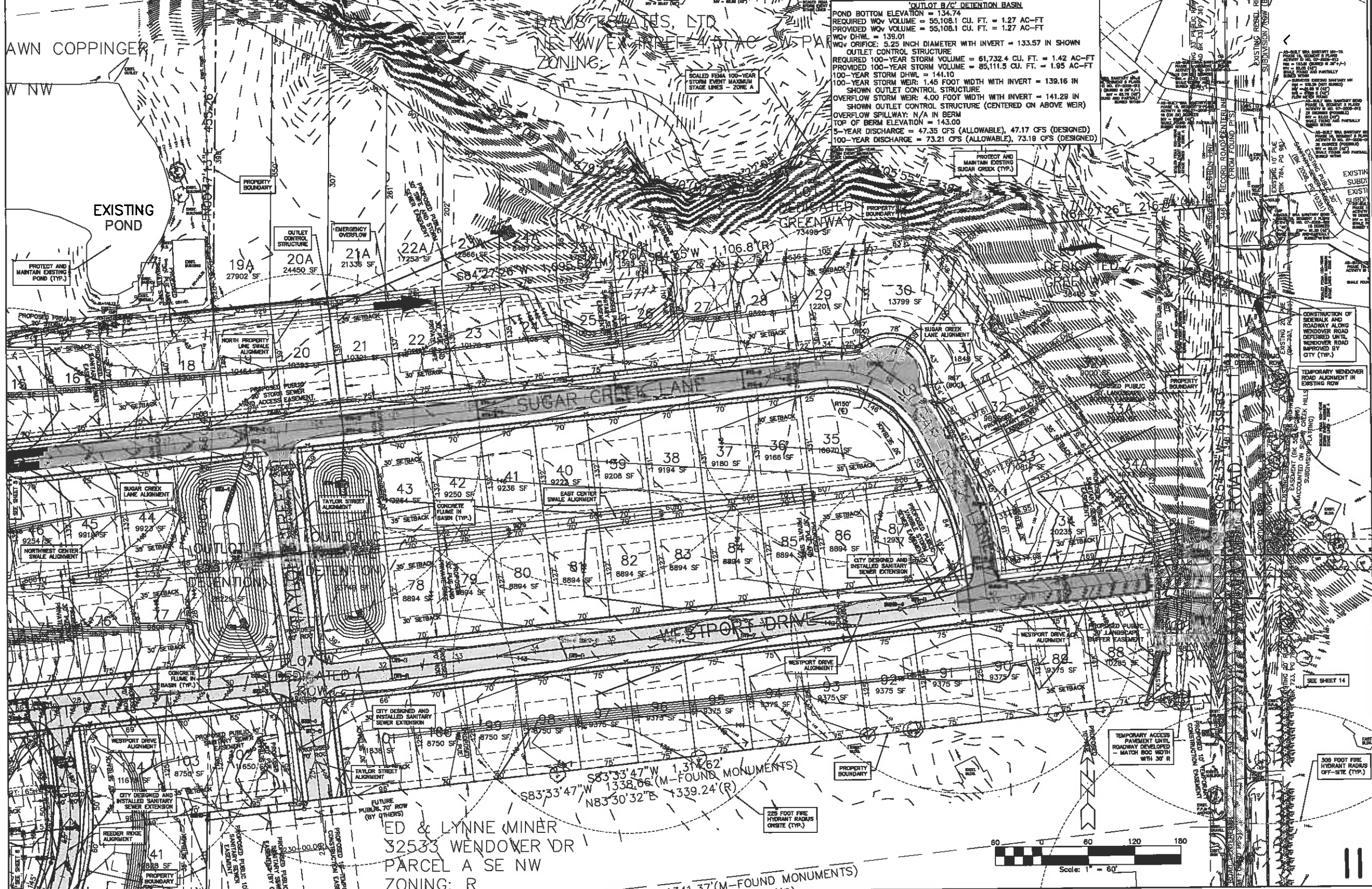
LOCATION: _____

SCALE: AS NOTED
 DESIGNED BY: JAK
 CHECKED BY: DJS
 DRAWN BY: JAK
 DATE: 07/17/2016
 FILE NO.: 15-262
 SHEET 8 OF 16
 FIELD BOOK: _____

ERG
Engineering Resource Group, Inc.
Engineers and Surveyors
8415 GRAND AVENUE
DENVER, CO 80231
REG. NO. 00000000
(A15) EBB-AUG

15-262

- NOTES:**
1. STORM SEWER PIPE AND STRUCTURE INFORMATION MAY BE FOUND ON SHEET 2.
 2. STORM SEWER FES PROTECTION INFORMATION MAY BE FOUND ON SHEET 2.
 3. SANITARY SEWER PIPE AND STRUCTURE INFORMATION MAY BE FOUND ON SHEET 2.



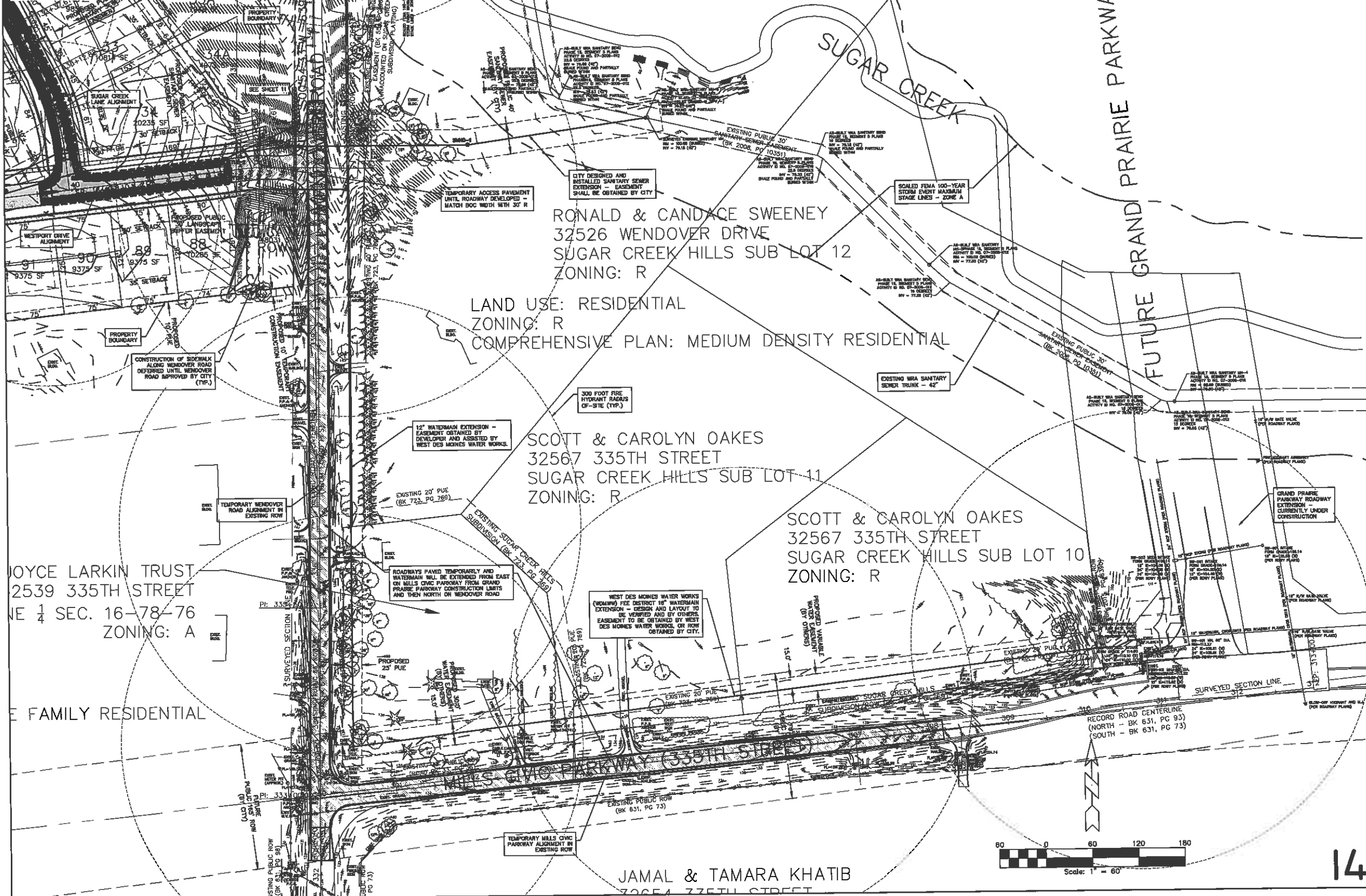
WESTPORT PRELIMINARY PLAT - ENLARGED SITE 3

ERG
 Engineering Resources Group, Inc.
 Engineers and Surveyors
 8413 GRAND AVENUE
 DES MOINES, IOWA 50315
 (515) 281-6622

SCALE:	AS NOTED	DESIGNED BY:	JKK	DRAWN BY:	JKK
DWG. NO.:	15-262_PRE-PLAT.dwg	CHECKED BY:	DJS	DATE:	07/17/2016
FIELD BOOK:		LOCATION:		SHEET	11 OF 18
REVISION	NO.	DATE	BY	FOR	

- NOTES:**
1. STORM SEWER PIPE AND STRUCTURE INFORMATION MAY BE FOUND ON SHEET 2.
 2. STORM SEWER FES PROTECTION INFORMATION MAY BE FOUND ON SHEET 2.
 3. SANITARY SEWER PIPE AND STRUCTURE INFORMATION MAY BE FOUND ON SHEET 2.

ZONING: R
 COMPREHENSIVE PLAN: MEDIUM DENSITY RESIDENTIAL



JOYCE LARKIN TRUST
 2539 335TH STREET
 NE 1/4 SEC. 16-78-76
 ZONING: A

FAMILY RESIDENTIAL

JAMAL & TAMARA KHATIB
 72654 335TH STREET

WESTPORT PRELIMINARY PLAT - ENLARGED SITE 4

SCALE: AS NOTED	DESIGNED BY: JRK	DRAWN BY: JRK
DWG: 15-262_PRE-PLAT.dwg	CHECKED BY: DJS	DATE: 07/12/2016
FIELD BOOK:	SHEET 14 OF 16	FILE NO.: 15-262
LOCATION:	FOR:	DATE:
REVISION:	BY:	
NO.		

ERG
 Engineering Resources Group, Inc.
 Engineers and Surveyors
 2418 GRAND AVENUE
 DES MOINES, IOWA 50312
 (515) 288-4865

15-262