

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

Meeting Date: February 27, 2017

Item: Grand Valley Plat 2, Northeast corner of S. 35th Street and Grand Avenue –
Subdivide property into 10 single family lots, 11 outlots, and 1 street lot–
Engel Associates. Inc. – PP-003317-2016

Requested Action: Approval of Preliminary Plat

Case Advisor: J. Bradley Munford 

Applicant's Request: The applicant, Bob Gibson of Civil Design Advantage, on behalf of Russ Ver Ploeg of Engel Assoc. Inc., is requesting approval of a Preliminary Plat for approximately 28.53 acres located at the northeast corner of S35th Street and Grand Avenue. The applicant proposes to subdivide the property into 10 single family lots, 11 outlots, and 1 street lot. The outlots consist of three parcels for future development, one parcel for a detention pond, with the remaining six parcels being located along the rear lot line of Lots 6 through 10 and the eastern lot line of Lot1 for storm water management purposes. By creating outlots rather than incorporating the ground into the lot for the home, the need for costly flood insurance can be avoided. Staff recommends a condition of approval requiring the sale of the respective outlot in conjunction with the sale of the house lot, a condition requiring the execution of a legal agreement tying maintenance responsibilities to the respective lot, and a condition stating that the outlots for storm water management purposes are non-buildable for any structures, including sheds, solid fencing, gazebos, play structures, or other which could impact storm water management and water flow.

History: In 1990 the property was zoned to R-5 Multi-Family Residential District (Medium Density). In 1998 as a part of the larger City-Wide Consistency Zoning, the property was zoned to Residential Medium-Density (RM-7). On December 15, 2014 the property was rezoned to Planned Unit Development (PUD) to allow for the development of a Single Family Residential and Residential Medium Density project. On December 14, 2015, a final plat for 20 single family lots, 17 outlots, and 1 street lot was approved by the City Council.

City Council Subcommittee: The Grand Valley project was presented to Development and Planning Subcommittee for information at its January 9, 2017 meeting. The Subcommittee was supportive of the Development

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment. There are no outstanding issues.

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.

Findings: This proposed project was distributed to various city departments for review and comment. Based upon that review, the following findings have been made on the proposed project:

1. The proposed development and use is consistent with the West Des Moines Comprehensive Plan in that 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.
2. The proposed development and use does assure compatibility of property uses within the zone and general area in that this project was reviewed by various City Departments for compliance with the Zoning Ordinance.

3. All applicable standards and conditions have been imposed which protects the public health, safety and welfare in that this project was reviewed by various City Departments and public agencies for compliance with the various state and local regulations. Based upon that review a finding is made that the project has been adequately conditioned to protect the health, welfare and safety of the community.
4. There is adequate on-site and off-site public infrastructure to support the proposed development in that this project was reviewed by various public agencies and City Departments and public utilities to ensure that either the petitioner will construct or the project has been conditioned to construct adequate public infrastructure to serve the development.
5. The proposed development and use has met the requirements contained in the City Code in that this project was reviewed by various City Departments and the project has complied with or has been conditioned to comply with all City Code requirements.
6. The proposed development and use is in keeping with the scale and nature of the surrounding neighborhood in that the proposed project is consistent with the zoning designation and Comprehensive Plan which designates this site as suitable for development such as that proposed by this project.

Staff Recommendation And Conditions Of Approval: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Grand Valley Plat 2 Preliminary Plat to create 10 single family lots, 11 outlots, and 1 street lot, subject to the applicant meeting all City Code requirements and the following:

1. Grand Valley Drive as proposed would have a dead end length over 750 feet. A temporary turnaround built to fire code standards or a thru connection shall be provided before building permits can be issued for the lots in this plat.
2. During the final plat the applicant shall execute the appropriate legal documents requiring the sale of the associated outlot adjacent to lot1 and lots 6 through 10 with the main dwelling lot, restricting the sale of the main lot separate from the outlot, and binding responsibilities for maintenance to the associated lot or an established association.
3. The applicant shall include a note on the Final Plat indicating that no structures which could impact storm water management measures of the outlot or impede water flow/drainage, including but not limited to, sheds, gazebos, solid fences, and play structures, be located within the outlot.
4. The final plat shall be approved and recorded prior to the issuance of any building permits
5. Approval of the public improvement plans shall be obtained prior to the construction of any of the public improvements.
6. The public improvements shall be completed or surety must be provided prior to the final plat's approval.

Applicant:

Russ Ver Ploeg
4812 Pleasant Street
Des Moines, Iowa 50312
Rvp@verploegarch.com

Applicant Representative:

Civil Design Advantage
Bob Gibson
3405 SE Crossroads Drive, Suite G
Grimes, IA 50111
bobg@cda-eng.com

ATTACHMENTS:

- Attachment A - Plan and Zoning Commission Resolution
- Exhibit A - Conditions of Approval
- Attachment B - Location Map
- Attachment C - Preliminary Plat

RESOLUTION NO. PZC

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE GRAND VALLEY PLAT 2 PRELIMINARY PLAT TO SUBDIVIDE THE PROPERTY INTO 10 SINGLE FAMILY LOTS, 11 OUTLOTS, AND 1 STREET LOT.

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Engel Associates. Inc., has requested approval for a Preliminary Plat (PP-003317-2016) to create 20 single family residential lots, 11 outlots for the purposes of buffers, storm water management, and future development, and 1 public street lot on the 28.53 acre site located at the northeast corner of S. 35th Street and Grand Avenue;

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 February 27, 2017, this Commission held a duly-noticed public meeting to consider the application for Grand Valley Plat 2 Preliminary Plat (PP-003317-2016);

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 or as amended orally at the Plan and Zoning Commission meeting are adopted.

SECTION 2. PRELIMINARY PLAT (PP-003317-2016) to subdivide the property into 0 single family lots, 11 outlots, and 1 street lot, is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report 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 February 27, 2017.

Craig Erickson, Chairperson
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 February 27, 2017, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

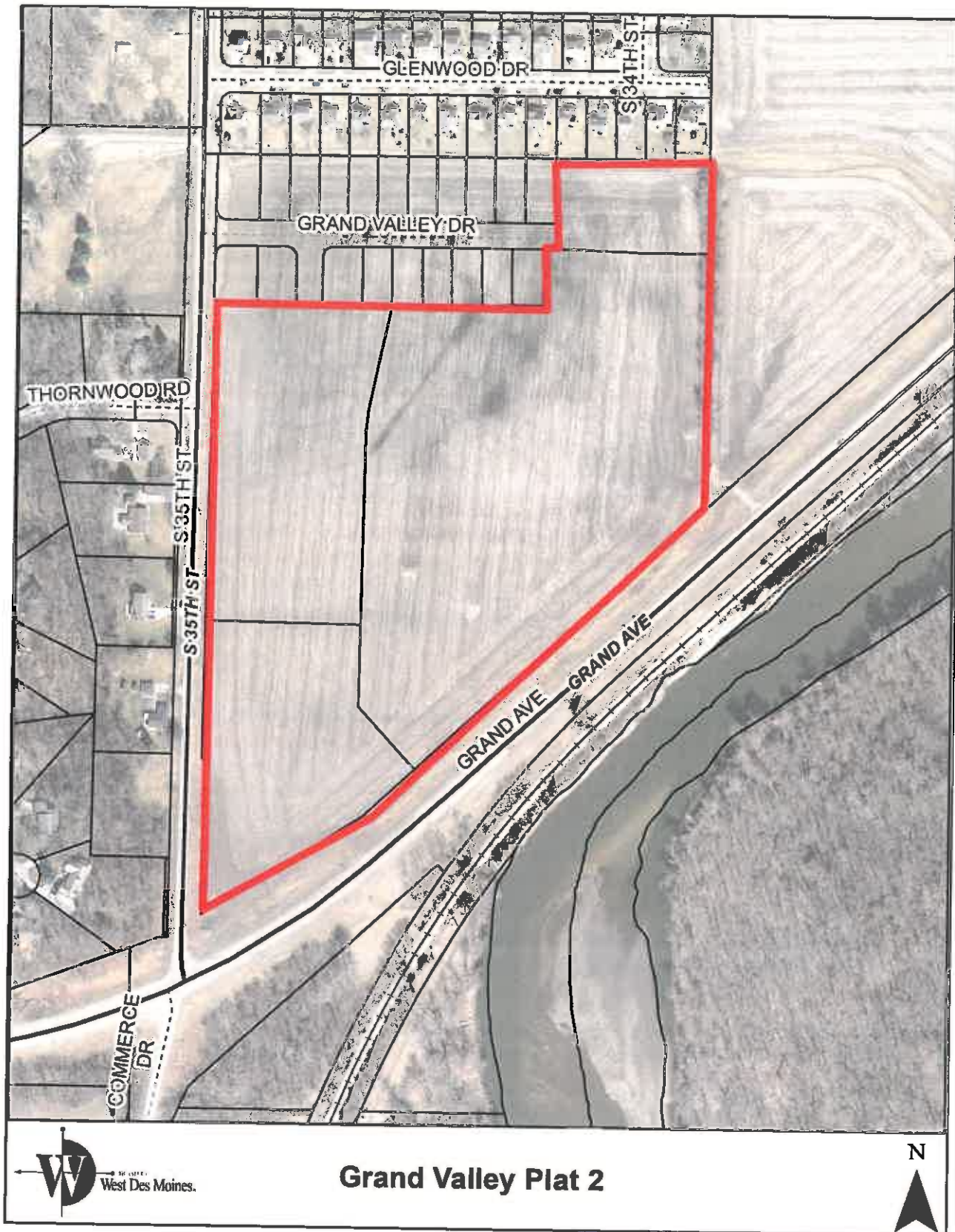
ABSENT:

ATTEST:

Recording Secretary

**Exhibit A
CONDITIONS OF APPROVAL**

1. Grand Valley Drive as proposed would have a dead end length over 750 feet. A temporary turnaround built to fire code standards or a thru connection shall be provided before building permits can be issued for the lots in this plat.
2. During the final plat the applicant shall execute the appropriate legal documents requiring the sale of the associated outlot adjacent to lot1 and lots 6 through 10 with the main dwelling lot, restricting the sale of the main lot separate from the outlot, and binding responsibilities for maintenance to the associated lot or an established association.
3. The applicant shall include a note on the Final Plat indicating that no structures which could impact storm water management measures of the outlot or impede water flow/drainage, including but not limited to, sheds, gazebos, solid fences, and play structures, be located within the outlot.
4. The final plat shall be approved and recorded prior to the issuance of any building permits
5. Approval of the public improvement plans shall be obtained prior to the construction of any of the public improvements.
6. The public improvements shall be completed or surety must be provided prior to the final plat's approval.



Grand Valley Plat 2

DATE	REVISIONS
02-02-17	THIRD SUBMITTAL
01-08-17	SECOND SUBMITTAL
12-30-16	FIRST SUBMITTAL

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



CIVIL DESIGN ADVANTAGE
WEST DES MOINES, IOWA

GRAND VALLEY PLAT 2
PRELIMINARY PLAT

1/2
1312.492

PRELIMINARY PLAT FOR:
GRAND VALLEY PLAT 2

WEST DES MOINES, IOWA

OWNER / APPLICANT

ENGL ASSOCIATES, INC.
4812 PLEASANT STREET
DES MOINES, IOWA 50312
PH. (515) 274-1010

APPLICANT REPRESENTATIVE

CIVIL DESIGN ADVANTAGE
CONTACT: BOB GIBSON
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX (515) 369-4410

LEGAL DESCRIPTION

OUTLOT 'W', OUTLOT 'X', OUTLOT 'Y', AND OUTLOT 'Z' GRAND VALLEY PLAT 1
TOTAL ACRES: 28.53

SETBACKS

FRONT YARD: 30', HOWEVER, A FRONT PORCH WHICH MEASURES AT LEAST 5' IN WIDTH MAY EXTEND INTO THE FRONT SETBACK BUT SHALL BE NO CLOSER THAN 25' TO THE PROPERTY LINE.
REAR YARD: 35', UNLESS ABUTTING A BUFFER PARK, IN WHICH CASE THE REAR SETBACK MAY BE REDUCED TO 25'.
SIDE YARD: 5', AS MEASURED TO THE CLOSEST ELEMENT INCLUDING ROOF OVERHANG, EGRESS WINDOWS, BUMP OUTS, ETC.
FACE OF GARAGE SHOULD BE SETBACK A MINIMUM OF 25' UNLESS SIDE LOADED, IN WHICH CASE IT MAY BE SETBACK 20' FROM THE FRONT PROPERTY LINE.

COMPREHENSIVE PLAN DESIGNATION

EXISTING: MEDIUM DENSITY RESIDENTIAL
PROPOSED: MEDIUM DENSITY RESIDENTIAL

ZONING

EXISTING: PUD GRAND VALLEY PLANNED UNIT DEVELOPMENT

LEGEND

PROPOSED	EXISTING
GROUND SURFACE CONTOUR	GROUND SURFACE CONTOUR
TYPE M-A STORM INTAKE	SANITARY MANHOLE
TYPE M-C STORM INTAKE	WATER VALVE BOX
TYPE M-D STORM INTAKE	FIRE HYDRANT
TYPE M-E STORM INTAKE	WATER CURB STOP
TYPE M-G STORM INTAKE	WELL
TYPE A STORM MANHOLE	STORM SEWER MANHOLE
TYPE SANITARY MANHOLE	STORM SEWER SINGLE INTAKE
STORM/SANITARY CLEANOUT	STORM SEWER DOUBLE INTAKE
WATER VALVE	FLARED END SECTION
FIRE HYDRANT ASSEMBLY	DECIDUOUS TREE
SIGN	CONIFEROUS TREE
DETECTABLE WARNING PANEL	CONIFEROUS SHRUB
SANITARY SEWER WITH SIZE	ELECTRIC POWER POLE
STORM SEWER	GUY ANCHOR
WATERMAIN WITH SIZE	STREET LIGHT
ADDRESS	POWER POLE W/ TRANSFORMER
ADJACENT LOT REFERENCE NUMBER	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

BENCH MARK:

BM#1
WEST DES MOINES STD BM #45 118 FEET ± WEST OF CENTERLINE ENTRANCE TO RACCOON RIVER REGIONAL PARK
ELEVATION=43.26

BM#2
WEST DES MOINES STD BM #44 3400 BLOCK OF GRAND AVENUE, 94 FEET NORTH OF THE CENTERLINE OF GRAND AVENUE, 48 FEET WEST OF THE WEST SIDE OF THE WEST DES MOINES LIFT STATION (3421 GRAND AVE.), 18 FEET EAST OF THE NORTH/SOUTH FENCE LINE.
ELEVATION=46.13

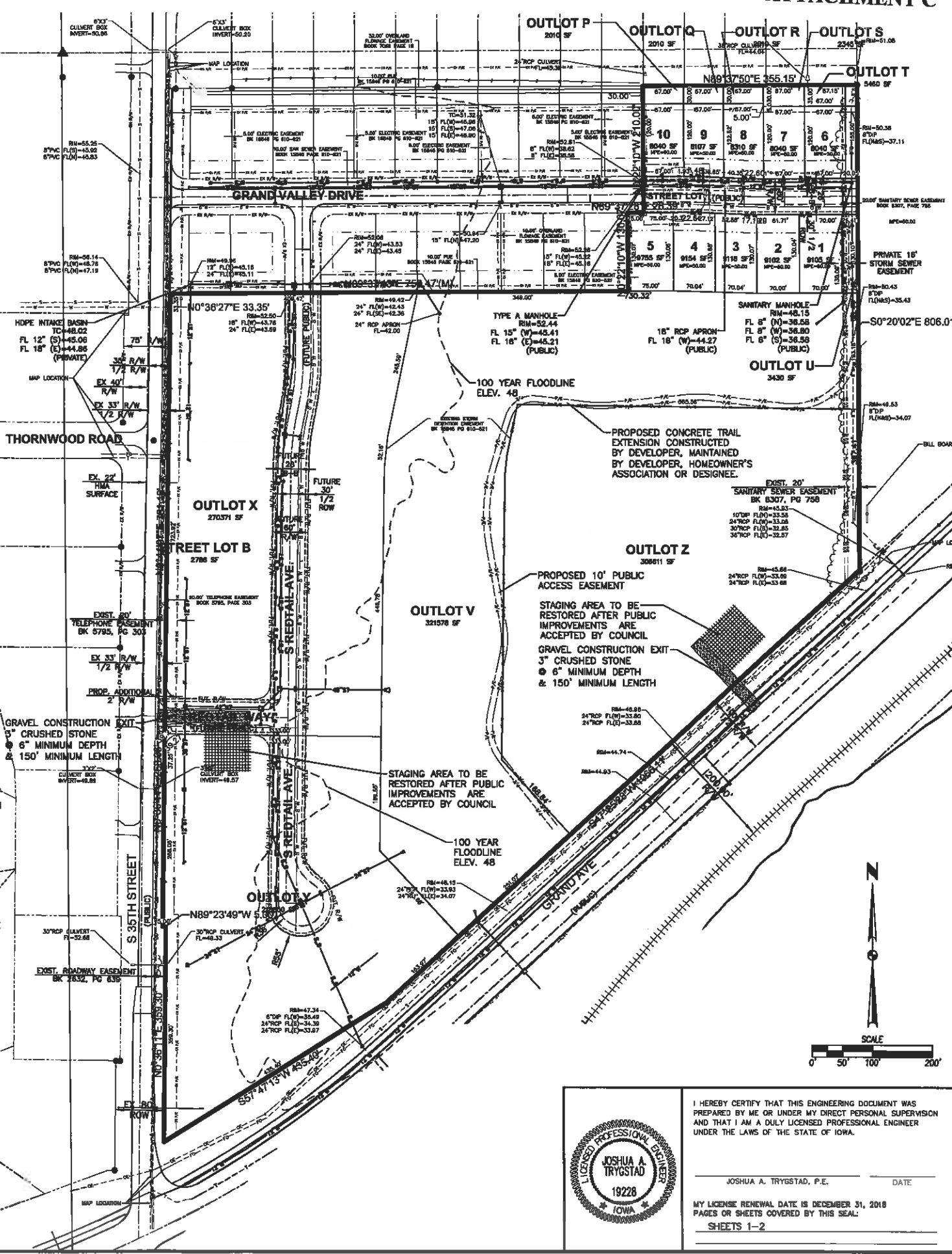
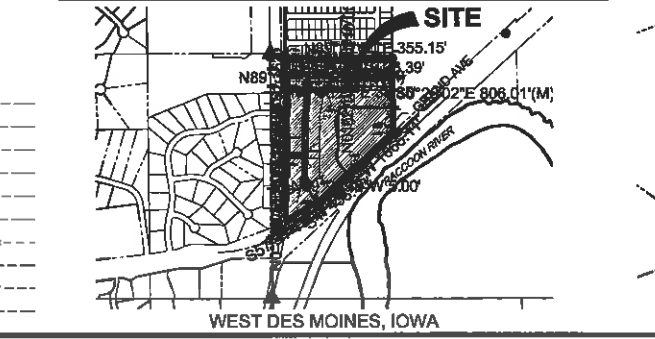
NOTES

- NO STRUCTURES, INCLUDING SHEDS, PLAY STRUCTURES, DECKS, GAZEBOS, ETC. MAY BE LOCATED WITHIN A BUFFER PARK.
- NO INDIVIDUAL RESIDENTIAL DRIVEWAY ACCESS TO 35TH STREET IS ALLOWED.
- 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.
- ALL UTILITIES ARE PUBLIC UNLESS OTHERWISE NOTED.
- ALL CONNECTIONS TO THE PUBLIC SEWERS SHALL BE CORE DRILLED.
- THE STORMWATER DETENTION FACILITY AND PRIVATE STORM SEWERS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- 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 CONSTRUCTION DIVISION 'CLINT CARPENTER' (222-3480) TO OBTAIN APPLICABLE CITY PERMITS THAT MAY BE NECESSARY. IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICANT OBTAINING ALL NECESSARY EASEMENTS/AGREEMENTS AND APPLICABLE PERMITS.
- ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
- 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.
- CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
- CONTACT PERSON RESPONSIBLE FOR ENSURING MUD AND ROCK ARE CLEANED OFF THE STREETS IS: MATT DYKSTRA, MCANINCH CORP. PHONE: (515) 267-2500.
- CONTACT PERSON FOR INSTALLATION, PERIODIC CHECKING, AND REINSTALLATION OF EROSION CONTROL MEASURES IS: JEFF PIZZETTI, PEZZETTI EROSION CONTROL PHONE: (515) 249-8211.

OUTLOT NOTES

- LOTS 1 AND 8 THROUGH 10 SHALL NOT BE CONVEYED AS INDIVIDUAL LOTS. EACH LOT SHALL BE CONVEYED WITH A DESIGNATED OUTLOT AS FOLLOWS:
 - LOT 1 SHALL BE CONVEYED WITH OUTLOT U
 - LOT 6 SHALL BE CONVEYED WITH OUTLOT T
 - LOT 7 SHALL BE CONVEYED WITH OUTLOT S
 - LOT 8 SHALL BE CONVEYED WITH OUTLOT R
 - LOT 9 SHALL BE CONVEYED WITH OUTLOT Q
 - LOT 10 SHALL BE CONVEYED WITH OUTLOT P
- OUTLOT P, Q, R, S, T, U ARE FOR SEPARATING THE FLOODPLAIN FROM THE BUILDABLE LOTS. NO STRUCTURES, SUCH AS, BUT NOT LIMITED TO, SHEDS, GAZEBOS, SOLID FENCES, AND PLAY STRUCTURES THAT WOULD IMPACT STORM WATER MANAGEMENT MEASURES OR IMPEDE WATER FLOW OR DRAINAGE SHALL BE PLACED ON THE OUTLOTS.
- OUTLOT V IS FOR THE POND, TO BE OWNED BY THE GRAND VALLEY MASTER ASSOCIATION.
- OUTLOTS X AND Y ARE FOR FUTURE SINGLE OR MULTI-FAMILY DEVELOPMENT.
- OUTLOT Z IS FOR FUTURE MULTI-FAMILY DEVELOPMENT.

VICINITY MAP



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.

JOSHUA A. TRYGSTAD, P.E. DATE _____

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-2

PRELIMINARY PLAT FOR: GRAND VALLEY PLAT 2 WEST DES MOINES, IOWA

ADJACENT LOT OWNERS

SCENIC VALLEY PLAT 3

LOT #	PROPERTY OWNER
15	JAMES MOBLEY, MEGAN COADY
16	JOSHUA J & TRACY R VAN WINKLE
17	JOSEPH S & JENNIFER L RICH
18	CHRISTIAN HARMS & MEGAN CHRISTIE
19	MOHAMED H RHEEM
20	JAMES D & VALARIE J MCFADDEN
21	JUSTIN W RUEGG & RYAN A PENNING
22	MICHAEL & JESSIE MASTELLER
23	GREGORY R & CYNTHIA L RAMSAY
24	LARRY & BRENDA SUTHERLAND
25	JESTIN D & EMILY L HAUGH
26	LAURA CALVERT
27	TIM POWELL
28	JUDITH A RUSSELL
29	WILLIAM T & ANNA M KRAHL
30	WILLIAM R STUMP

THORNWOOD ADDITION

LOT #	PROPERTY OWNER
15	STEPHEN D & SHIRLEY A SYMONDS

THORNWOOD 2ND ADDITION

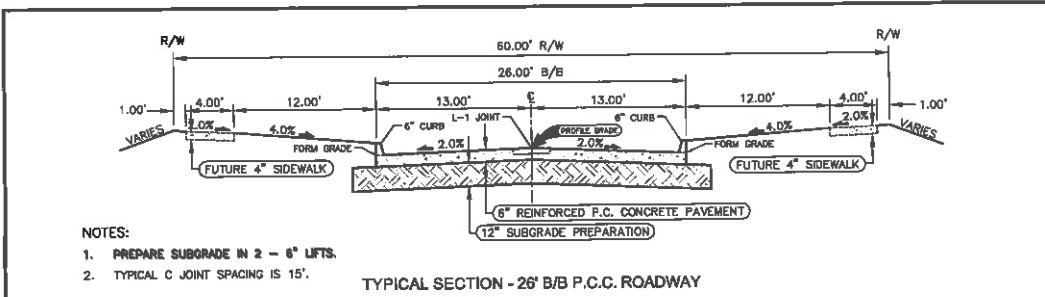
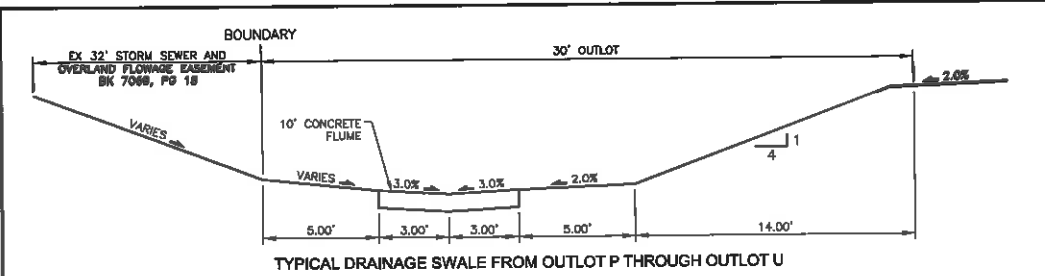
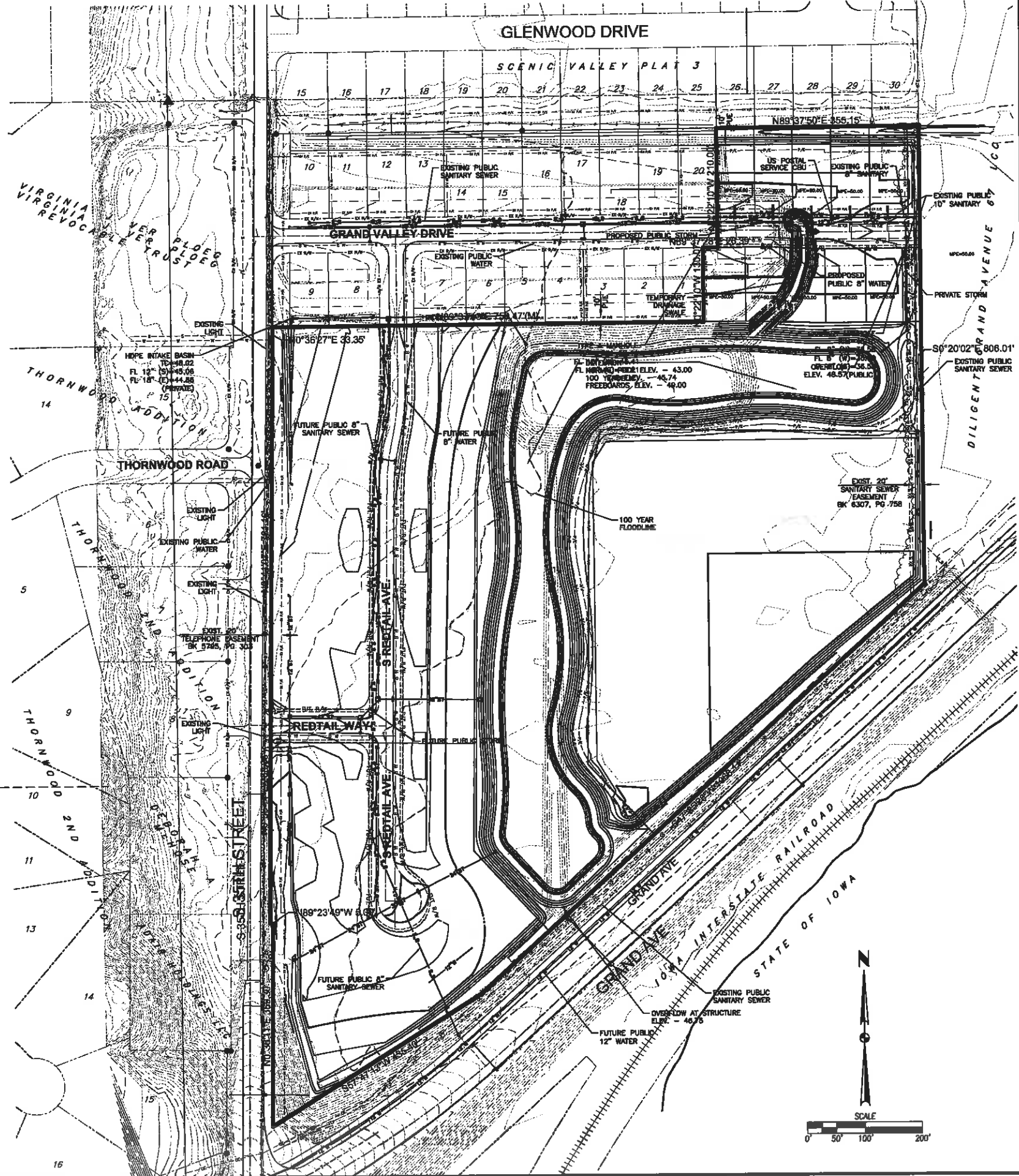
LOT #	PROPERTY OWNER
6	INGRID GUTTIN
7	BARBARA J & TERRY L GRAY
8	GARY D & DEBORAH D CREWS
15	FREDERICK A & LYNNE E BELL

GRAND VALLEY PLAT 1

LOT #	PROPERTY OWNER
1	DES MOINES AREA PROPERTIES, LLC
2	DES MOINES AREA PROPERTIES, LLC
3	DES MOINES AREA PROPERTIES, LLC
4	DES MOINES AREA PROPERTIES, LLC
5	DES MOINES AREA PROPERTIES, LLC
6	DES MOINES AREA PROPERTIES, LLC
7	DES MOINES AREA PROPERTIES, LLC
8	DES MOINES AREA PROPERTIES, LLC
9	DES MOINES AREA PROPERTIES, LLC
10	DES MOINES AREA PROPERTIES, LLC
11	DES MOINES AREA PROPERTIES, LLC
12	DES MOINES AREA PROPERTIES, LLC
13	DES MOINES AREA PROPERTIES, LLC
14	DES MOINES AREA PROPERTIES, LLC
15	DES MOINES AREA PROPERTIES, LLC
16	DES MOINES AREA PROPERTIES, LLC
17	KRM PROPERTIES COMPANY INC
18	DES MOINES AREA PROPERTIES, LLC
19	DES MOINES AREA PROPERTIES, LLC
20	COLE PREVOST & JENNIFER KLEIN

NOTES

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- CONTACT BUILDING INSPECTION (515-222-3530) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
- CONTACT PERSON RESPONSIBLE FOR ENSURING MUD AND ROCK ARE CLEANED OFF THE STREETS IS: MATT DYKSTRA, MCANINCH CORP. (515) 267-2500



- NOTES:
- PREPARE SUBGRADE IN 2 - 6" LIFTS.
 - TYPICAL C JOINT SPACING IS 15'.

DATE	REVISIONS
02-02-17	
01-09-17	
12-08-16	

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



GRAND VALLEY PLAT 2
PRELIMINARY PLAT
WEST DES MOINES, IOWA