

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

**Meeting Date:** February 27, 2017

**Item:** Grand Avenue Estates, 3600 Grand Avenue – Approval of Preliminary Plat for Four Single Family Lots and Two Street Lots – Premier Development – PP-003313-2016

**Requested Action:** Approval of Preliminary Plat

**Case Advisor:** Kara Tragesser, AICP 

**Applicant's Request:** The applicant, Premier Development, represented by Doug Mandernach of Civil Design Advantage, is requesting approval of a Preliminary Plat for approximately 5.510 acres to subdivide the lot at 3600 Grand Avenue into four lots for single family development and two street lots (see Attachment B – Location Map and Attachment C – Preliminary Plat).

**History:** The property has one existing residential structure using a driveway from Grand Avenue. The property is zoned Residential Estate (RE-1A) allowing 40,000 sq. ft. lots.

**City Council Subcommittee:** This item was presented to the Development and Planning City Council Subcommittee on January 9, 2017; 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. Staff notes the following:

**Public Utility Easements (PUE) in the front yard:** The City's policy is that public utility easements (PUEs) for utilities such as electric and gas be placed in the rear or side yards of lots. Partially, this is to keep the transformers and connection boxes from public view and partially to maintain separation of public utilities such as sewer and water from these other utilities. For this plat the applicant has proposed that the PUEs be placed in all of the front yards along the private street. The applicant's represents that placing these easements in the rear of the property will interfere with the installation of the buffer plantings and the existing tree cover. Therefore, the applicant requests that the PUEs shown in the front yards be approved as part of the preliminary plat. Staff is supportive of this request.

**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 Preliminary Plat to create four lots for single family development, and two public street lots, subject to the applicant meeting all City Code requirements and the following:

1. The applicant providing final drawings, addressing staff comments, of the preliminary plat prior to the construction of any improvements on the site and prior to the final plat proceeding to the City Council for approval.
2. Applicant acknowledging that the associated Final plat must be approved and released for recordation by the City and recorded with the County prior to the issuance of any building permits, including footing and foundation permits for any lot within the plat;
3. That the City Council allows the public utility easements to be located in the front of lots 1 -4.

**Applicant:** Premier Development  
2540 73<sup>rd</sup> Street  
Urbandale IA 50322  
James Rizzuti

**Owners:** Geraldine M. Adams  
3600 Grand Avenue  
West Des Moines IA 50265

**Applicant's Representatives:** Doug Mandernach  
Civil Design Advantage  
3405 Crossroads Drive, Suite G  
Grimes IA 50111

**ATTACHMENTS:**

|              |   |                                       |
|--------------|---|---------------------------------------|
| Attachment A | - | Plan and Zoning Commission Resolution |
| 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 A PRELIMINARY PLAT TO SUBDIVIDE PROPERTY INTO FOUR LOTS FOR SINGLE FAMILY DEVELOPMENT AND TWO PUBLIC STREET LOTS**

**WHEREAS**, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Premier Development, has requested approval for a Preliminary Plat (PP-003313-2016) to create four single family residential lots on a 5.510 acres site located at 3600 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 a Preliminary Plat;

**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.** The Preliminary Plat to subdivide the property into four single family residential lots is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report including conditions added at the Hearing, 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:

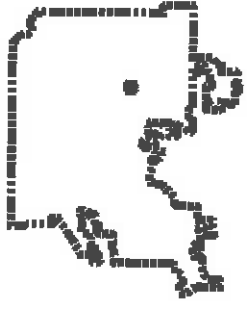
\_\_\_\_\_  
Recording Secretary

**Exhibit A**  
**CONDITIONS OF APPROVAL**

1. The applicant providing final drawings, addressing staff comments, of the preliminary plat prior to the construction of any improvements on the site and prior to the final plat proceeding to the City Council for approval.
2. Applicant acknowledging that the associated Final plat must be approved and released for recordation by the City and recorded with the County prior to the issuance of any building permits, including footing and foundation permits for any lot within the plat;
3. That the City Council allows the public utility easement to be located in the front of lots 1-4.



# Grand Avenue Estates 3600 Grand Avenue



### Legend

- Parcels
- Parks
- Greenways



1: 2,142



357.1      0      178.54      357.1 Feet

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

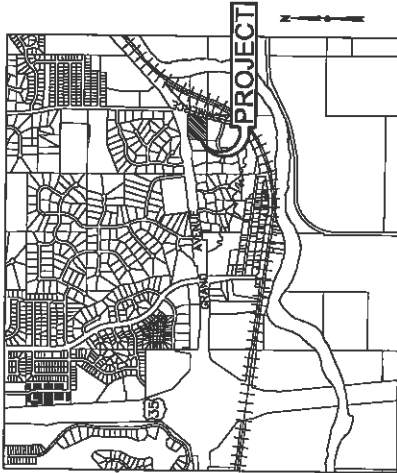
PRELIMINARY PLAT AND SITE PLAN FOR:

# GRAND AVENUE ESTATES

WEST DES MOINES, IOWA

VICINITY MAP

NOT TO SCALE



WEST DES MOINES, IOWA

INDEX OF SHEETS

| NO. | DESCRIPTION              |
|-----|--------------------------|
| 1   | TITLE SHEET              |
| 2   | DEMOLITION / TOPO SURVEY |
| 3   | DETAILS                  |
| 4   | PRELIMINARY PLAT         |
| 5   | DIMENSION / UTILITY PLAN |
| 6   | GRADING PLAN             |
| 7   | LANDSCAPE PLAN           |

GENERAL LEGEND

| PROPOSED                     | EXISTING                    |
|------------------------------|-----------------------------|
| SECTION LINE                 | SANITARY MANHOLE            |
| CENTER LINE                  | WATER VALVE BOX             |
| RIGHT OF WAY                 | PIPE JOINT                  |
| PERMANENT EASEMENT           | WATER CURB STOP             |
| TEMPORARY EASEMENT           | WELL                        |
| TYPE SW-301 STORM INTAKE     | STORM SEWER MANHOLE         |
| TYPE SW-302 STORM INTAKE     | STORM SEWER SINGLE INTAKE   |
| TYPE SW-303 STORM INTAKE     | STORM SEWER DOUBLE INTAKE   |
| TYPE SW-304 STORM INTAKE     | FLARED END SECTION          |
| TYPE SW-305 STORM INTAKE     | DECIDUOUS TREE              |
| TYPE SW-306 STORM INTAKE     | CONIFEROUS SHRUB            |
| TYPE SW-307 STORM INTAKE     | CONIFEROUS SHRUB            |
| TYPE SW-401 STORM MANHOLE    | ELECTRIC POWER POLE         |
| TYPE SW-402 STORM MANHOLE    | STREET LIGHT                |
| TYPE SW-501 SANITARY MANHOLE | UTILITY POLE W/ TRANSFORMER |
| STORM/SANITARY CLEANOUT      | UTILITY POLE W/ LIGHT       |
| PIPE JOINT ASSEMBLY          | ELECTRIC TRANSFORMER        |
| RESCALABLE WARNING PANEL     | ELECTRIC MANHOLE OR VAULT   |
| WATER CURB STOP              | TRAFFIC SIGN                |
| STORM SEWER STRUCTURE NO.    | TELEPHONE JUNCTION BOX      |
| SANITARY SEWER STRUCTURE NO. | TELEPHONE MANHOLE/VAULT     |
| SANITARY SEWER PIPE NO.      | TELEPHONE PALE              |
| SANITARY SEWER WITH SIZE     | CABLE TV JUNCTION BOX       |
| STORM SEWER WITH SIZE        | CABLE TV MANHOLE/VAULT      |
| WATERMAIN WITH SIZE          | MAIL BOX                    |
| WATER SERVICE                | BENCHMARK                   |
| WATER SERVICE (FULL DEPTH)   | UNDERGROUND TV CABLE        |
| SEI (FEET)                   | GAS MAIN                    |
| USE AS CONSTRUCTED           | PREST OPTIC                 |
| MINIMUM PROTECTION ELEVATION | UNDERGROUND TELEPHONE       |
| TOP OF PROPOSED GROUND       | OVERHEAD TELEPHONE          |
|                              | FIELD TELE                  |
|                              | SANITARY SEWER W/ SIZE      |
|                              | STORM SEWER W/ SIZE         |
|                              | WATER MAIN W/ SIZE          |

THE MOST RECENT EDITION OF THE WEST DES MOINES STANDARD CONSTRUCTION STANDARDS WITH THE WEST DES MOINES ADDENDUM AND THE WEST DES MOINES STANDARD SPECIFICATIONS FOR SUBDIVISIONS SHALL APPLY TO ALL PROJECTS. THE PROJECT DESIGNER SHALL BE RESPONSIBLE FOR SUBMITTING ALL NECESSARY PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE PROJECT TO THE CITY OF WEST DES MOINES FOR REVIEW AND APPROVAL. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE PROJECT TO THE CITY OF WEST DES MOINES FOR REVIEW AND APPROVAL. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE PROJECT TO THE CITY OF WEST DES MOINES FOR REVIEW AND APPROVAL. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE PROJECT TO THE CITY OF WEST DES MOINES FOR REVIEW AND APPROVAL.

OWNER

CHRISTINE M. ADAMS  
WEST DES MOINES, IA 50323

APPLICANT

PRIME DEVELOPMENT  
2800 ZAND ST.  
OSWEGO, IA 50323

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC  
CONTRACT: 1005 BANNERBACH  
CROSSROADS DR., SUITE G  
DES MOINES, IOWA 50311  
PH: (515) 282-4400  
FX: (515) 282-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC  
CONTRACT: 1005 BANNERBACH  
CROSSROADS DR., SUITE G  
DES MOINES, IOWA 50311  
PH: (515) 282-4400  
FX: (515) 282-4410

DATE OF SURVEY:

NOVEMBER 4, 2010

ZONING

RESIDENTIAL ESTATE (RE-1)

COMPREHENSIVE PLAN LAND USE

LOW DENSITY

LEGAL DESCRIPTION

PARCEL A AS SHOWN IN THE PLAT OF SURVEY RECORDED IN THE BOOK 5425 PAGE 518 OF THE SOUTHEAST QUARTER OF THE RANGE 25 NORTH OF THE 5TH T1M IN THE CITY OF WEST DES MOINES, IOWA, IOWA COUNTY, IOWA, CONTAINING 5.93 ACRES (MAYBE 30 FEET LESS).

BENCH MARK

WEST DES MOINES CITY BM 445 SOUTH SIDE OF GRAND AVENUE & ENTRANCE TO MADISON TRAIL PARK.  
ELEVATION=4328

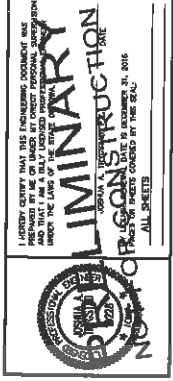
WEST DES MOINES CITY BM 412 4000 BLOCK OF COMMERCE DRIVE, WEST OF THE CENTERLINE OF CONCRETE ENTRANCE TO 4020 COMMERCE DRIVE.  
ELEVATION=8817

NOTES

1. ALL CONNECTIONS TO PUBLIC MANHOLES SHALL BE DONE IN ACCORDANCE WITH THE CITY OF WEST DES MOINES STANDARD SPECIFICATIONS FOR SUBDIVISIONS.
2. PRIOR TO ANY GRADING, PROVIDE A COPY OF THE WORKS PERMIT TO THE CITY OF WEST DES MOINES.
3. ANY PUBLIC INFRASTRUCTURE SHOWN ON THIS PRELIMINARY PLAT WILL REQUIRE SEPARATE PUBLIC CONSTRUCTION PERMITS.
4. GENERAL CONTRACTOR RESPONSIBLE FOR OBTAINING OF STREETS ON DAILY BASIS. CONTACT DEAN KOWAL 315-004-7470 FOR PERMITS.
5. CONSTRUCTION CONTROL #2342626. 315-282-0261

SUBMITTAL DATES

FIRST SUBMITTAL: 12-8-10  
SECOND SUBMITTAL: 1-15-11  
THIRD SUBMITTAL: 2-1-11  
FOURTH SUBMITTAL: 2-12-11

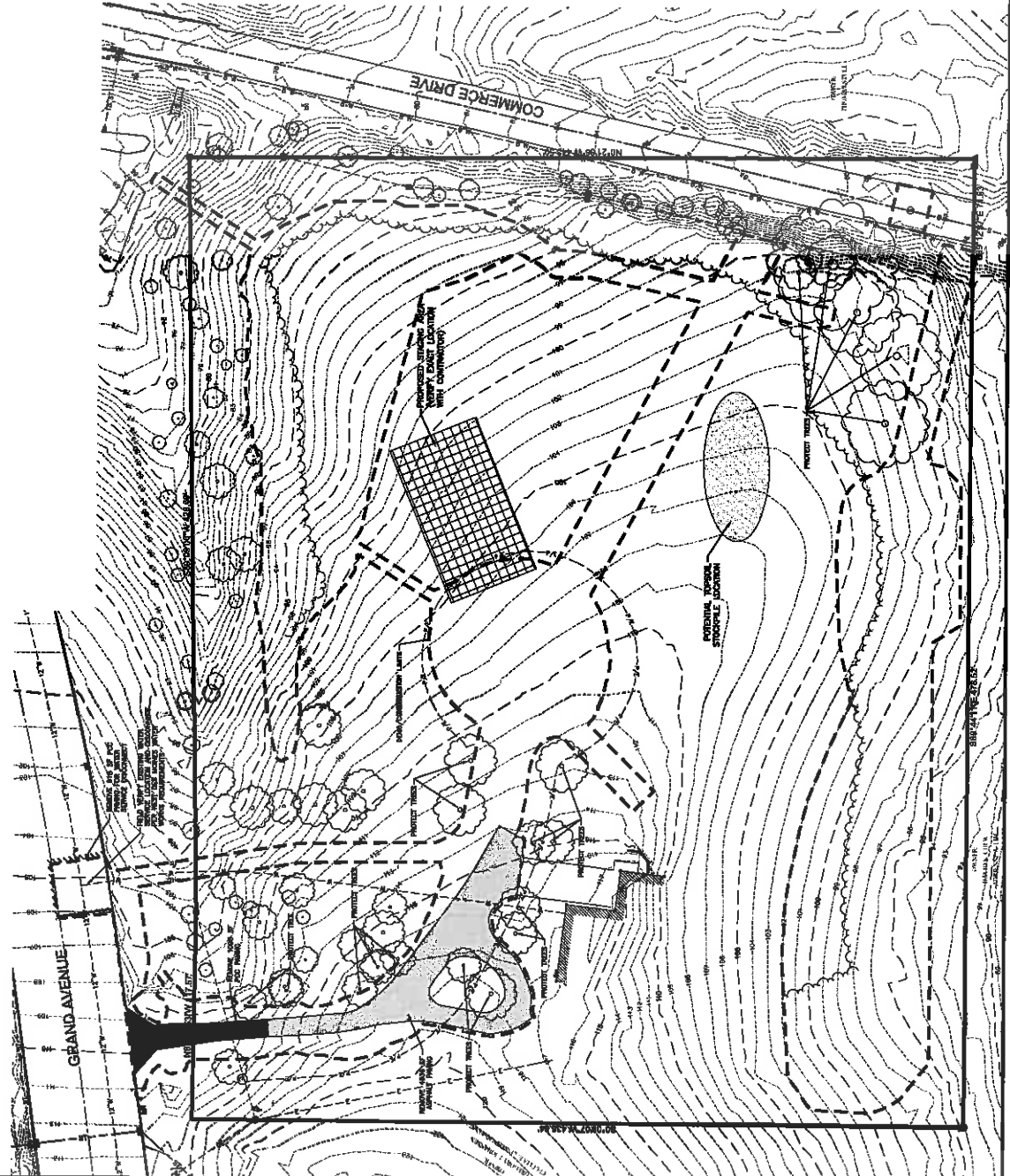


**CIVIL DESIGN ADVANTAGE**  
8405 SE CROSSROADS DR., SUITE G GRIMES, IOWA 50111  
PH: (515) 388-4400 FX: (515) 388-4410  
PROJECT NO. 1608.455

|          |               |
|----------|---------------|
| DATE     | REVISIONS     |
| 12-22-17 | AS SUBMITTED  |
| 1-16-17  | 2ND SUBMITTAL |
| 12-14-16 | 1ST SUBMITTAL |

**DEMOLITION NOTES**

- THIS PROJECT REQUIRES AN EROSION CONTROL PLAN, CIVIL DESIGN ADVANTAGE WILL PROVIDE THE EROSION AND SEDIMENT CONTROL PLAN. THE EROSION CONTROL PLAN SHALL BE SUBMITTED TO THE IOWA DEPARTMENT OF NATURAL RESOURCES FOR REVIEW AND APPROVAL. THE EROSION CONTROL PLAN SHALL BE APPROVED BY THE IOWA DEPARTMENT OF NATURAL RESOURCES BEFORE CONSTRUCTION BEGINS.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF WEST DES MOINES AND THE IOWA DEPARTMENT OF NATURAL RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST OF SUCH PERMITS.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF WEST DES MOINES AND THE IOWA DEPARTMENT OF NATURAL RESOURCES AT LEAST 14 DAYS BEFORE THE START OF DEMOLITION WORK.
- DO NOT REMOVE EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
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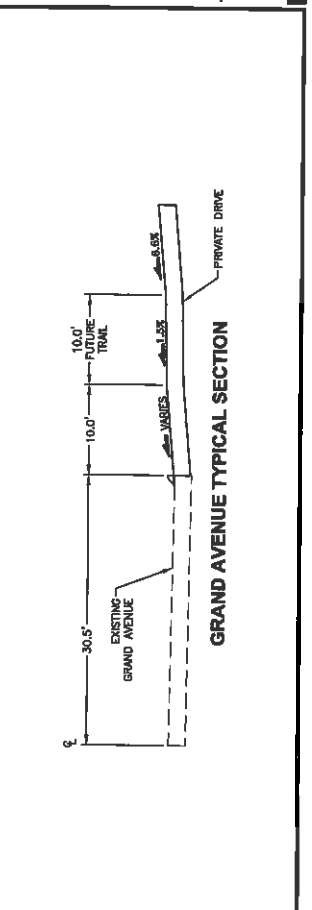
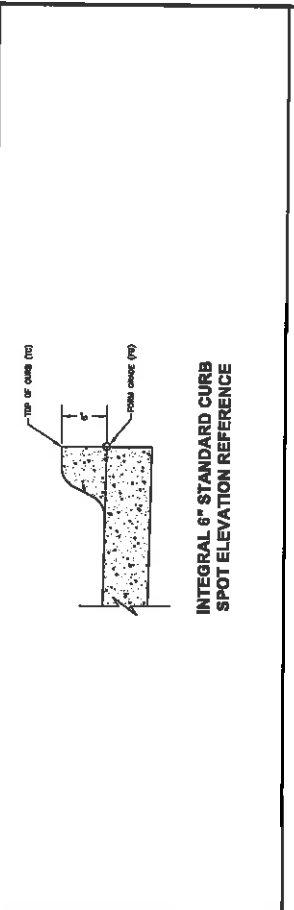
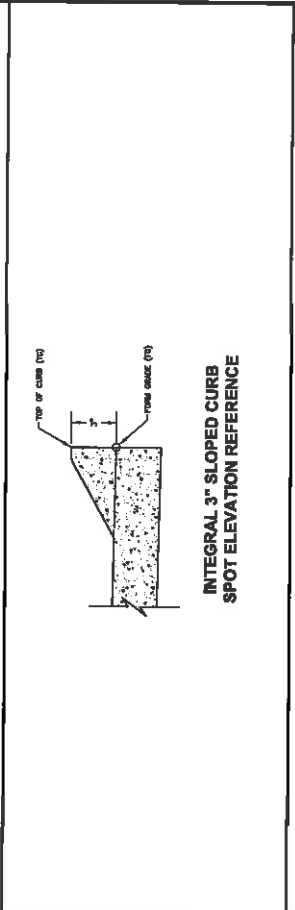
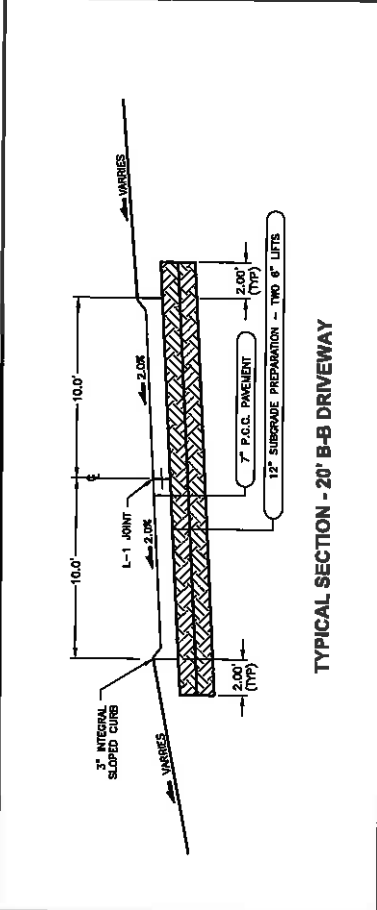
|           |   |
|-----------|---|
| DATE      | 02-28-17  |
| REVISIONS | 1.11.17 SUBMITTAL<br>2.14.17<br>1.16.17<br>12.01.17 |

3405 S.E. CROSSROADS DRIVE, SUITE G  
GRAMES, IOWA 50118  
PHONE: (515) 369-4400 FAX: (515) 369-4410  
ENGINEER: JAT  
PE: JUN

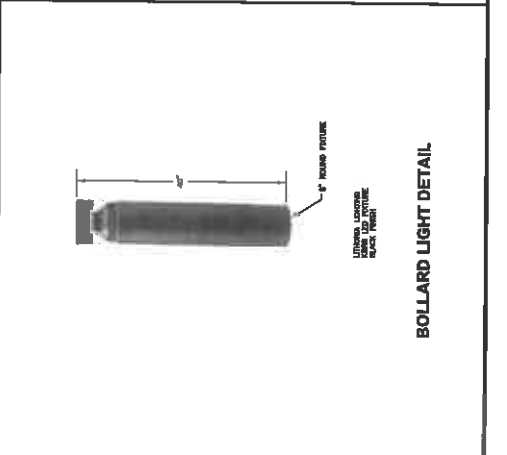
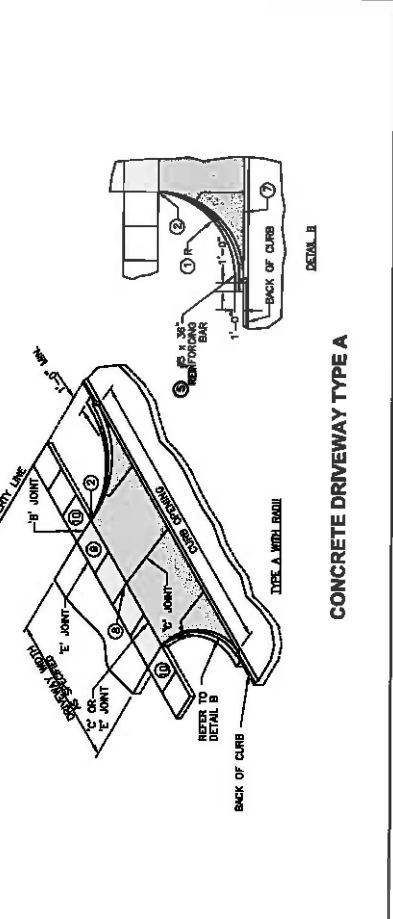


# GRAND AVENUE ESTATES DETAILS

1808.455  
3/7



- ① DRIVEWAY RADIUS (R).
- ② TRANSITION THE CURB HEIGHT TO 0 INCHES AT END OF TAPER/RADIUS OR AT THE FRONT EDGE OF SIDEWALK TO NOT EXTEND RAISED CURB ACROSS SIDEWALK.
- ③ PARALLEL THICKNESS: RESIDENTIAL: 6 INCHES MINIMUM. COMMERCIAL AND INDUSTRIAL: 7 INCHES MINIMUM.
- ④ SIDEWALK THICKNESS THROUGH DRIVEWAY TO MATCH THICKNESS OF DRIVEWAY.
- ⑤ CENTER REINFORCING BAR VERTICALLY IN THE PAVEMENT.
- ⑥ MATCH THICKNESS OF ADJACENT ROADWAY, 8 INCHES MINIMUM.
- ⑦ PROVIDE 1/4\"/>







**GRAND AVENUE ESTATES**  
**DIMENSION / UTILITY PLAN**

WEST DES MOINES, IOWA  
 ENGINEER: JAT  
 ENGINEER: JAT  
 PHONE: (515) 389-4400 FAX: (515) 389-4410  
 3405 E. CROSSROADS DRIVE, SUITE G  
 DES MOINES, IOWA 50311  
 G.M.A. ARCHITECTS  
 1515 UNIVERSITY  
 DES MOINES, IOWA 50319



| DATE     | REVISIONS     |
|----------|---------------|
| 12-17-11 |               |
| 1-15-12  | 1ST SUBMITTAL |
| 2-15-12  | 2ND SUBMITTAL |
| 3-23-12  | 3RD SUBMITTAL |
| 4-17-12  | FINAL         |

**UTILITY NOTES**

1. ALL UTILITIES SHALL BE STUMPED 20 FEET INTO EACH LOT.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBURBANE.
5. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATER MAINS.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER MAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WEST DES MOINES PLUMBING CODE.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND SANITARY SEWER PIPES, 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAINS, AND 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAINS.
9. MAINTAIN A MINIMUM 6' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND PUBLIC WATER MAINS.
10. OWNER WILL MAINTAIN ALL PRIVATE SEWERS, STRUCTURES AND DETENTION BASINS.
11. EXISTING OR PRIVATE UTILITY UTILITIES ARE SHOWN AS EXISTING ON THE PLANS. THE CONTRACTOR TO VERIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION OF SERVICE, UNDEGROUND FACILITY, SIZE, LOCATION AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND WHERE POSSIBLE THERE MAY BE OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL EXISTING LOCATIONS AND TO OBTAIN NECESSARY INFORMATION TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY INTERFERENCE ON ANY EXISTING UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY INTERFERENCE ON ANY EXISTING UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY INTERFERENCE ON ANY EXISTING UTILITY.
12. AT LEAST ONE WORK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC ALLEYS AND EXISTENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY INFORMATION FROM THE PUBLIC UTILITIES DIVISION (222-3460) TO OBTAIN APPLICABLE CITY PERMITS THAT MAY BE NECESSARY.
13. PRIVATE UTILITIES TO BE INSTALLED PER CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBURBANS AND THE 2008 INTERNATIONAL PLUMBING CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY INTERFERENCE ON ANY EXISTING UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY INTERFERENCE ON ANY EXISTING UTILITY.
14. ALL CONNECTIONS TO PUBLIC SEWERS ARE TO BE MADE IN ACCORDANCE WITH THE CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBURBANS AND THE 2008 INTERNATIONAL PLUMBING CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY INTERFERENCE ON ANY EXISTING UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY INTERFERENCE ON ANY EXISTING UTILITY.
15. ALL STORM SEWERS ARE PRIVATE UNLESS OTHERWISE NOTED.
16. ALL SANITARY SEWERS ARE PUBLIC UNLESS OTHERWISE NOTED.
17. EXISTING WATER SERVICE OFF OF GRAND AVENUE TO BE FIELD LOCATED AND DISCONNECTED FROM THE GRAND AVENUE WATER MAIN. REMOVE CURB AND INSTALL 8" NEW 15' DIAMETER WATER MAIN TO BE INSTALLED BY OWNER.

**PRIVATE WATER MAIN QUANTITIES**

- 0" - 45' BOND 3 EA
- 12" TAPPING ASSEMBLY 1 EA
- 6" WATER MAIN 50 LF
- 6" WATER MAIN 50 LF
- FIRE HYDRANT ASSEMBLY 2 EA

**WEST DES MOINES WATER WORKS NOTES**

1. WATER WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WEST DES MOINES WATER MAINS STANDARD SPECIFICATIONS.
2. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTORS INVOLVED IN THE PROJECT.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER MAINS AND CITY'S CROSS-CONNECTION CONTROL/CONTAINMENT PROVISION.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION OF AN EXISTING WATER MAIN AND WATER MAINS TO BE INSTALLED PER CITY POLICE 1997, 6-1-1998. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, BALCH CONSULTING ENGINEERS AND THE CITY OF WEST DES MOINES PRIOR TO ANY CONSTRUCTION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE PLAN.
6. CONTACT BUILDING INSPECTION (515) 222-3630 A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTION.

