CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: April 20, 2020

ITEM: The Preserve Estates Plat 1, East side of SW Grand Prairie Parkway, south of the Raccoon River – Preliminary Plat to subdivide property into 12 residential lots and 2 Street Lots – Raccoon River Land Development Company, LLC – PP-004582-2019

Resolution: Approval of Preliminary Plat

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant, Raccoon River Land Development Company, LLC, requests approval of a preliminary plat to subdivide 41.5 acres located on the east side of SW Grand Prairie Parkway, south of the Raccoon River into 12 residential estate lots (40,000 square foot minimum lot size) and 2 street lots to be dedicated to the City. The property is located within The Preserve development.

Plan and Zoning Commission Action:
Vote: 5-0 approval, with Commissioner Costa abstaining and Commissioner Drake absent.
Date: April 13, 2020
Motion: Adopt a resolution recommending the City Council approve the Preliminary Plat

Plan & Zoning Commission Discussion:
Staff provided the Plan & Zoning Commission with a memo regarding the location of Public Utility Easements within the lots on the Preserve Estates Plat 1. City Code requires that PUE's be located in the side or rear yards of lots. The applicant is proposing to locate Public Utility Easements (PUE's) along the front of the lots within the Preserve Estates Plat 1 Preliminary Plat. The applicant has indicated that the topography of these lots will make it difficult to locate utilities in the rear yards and it is also their intent to save as many trees in the rear yards of these lots as possible. Staff doesn't have any issues with allowing the PUE's in the front yard of this plat; however, the City Council must grant a waiver of this requirement. The Plan & Zoning Commission recommends a condition of approval be added to The Preserves Estates Plat 1 Preliminary Plat regarding this waiver.

OUTSTANDING ISSUES: There are no outstanding issues.
The following items of interest are noted in the attached Plan and Zoning Commission report (see Exhibit I):

- Applicant's Request
- History
- City Council Subcommittee - Development & Planning: *January 21, 2020*
- Staff Review and Comments
  - *Sanitary Sewer*
  - *Storm Water Management Plans*
  - *Fire Sprinklering*
- Comprehensive Plan Consistency
- Findings
- Staff Recommendation and Conditions of Approval
- Owner/Applicant/Applicant Representative Information

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, the Plan and Zoning Commission recommends the City Council approve The Preserve Estates Plat 1 Preliminary Plat to subdivide the property into 12 single family lots and 2 street lots for dedication to the City, subject to the applicant meeting all City Code requirements and the following conditions of approval:

1. No building permits, including footing and foundation permits, shall be issued until the public sewer and lift station constructed by the City to serve this property are functional.

2. No building permits, including footing and foundation permits, shall be issued for individual lots until individual storm water management plans are submitted for the respective lot and approved by the City.

3. Homes constructed on Lots 2, 3, 4, 5, 6, 7, 8, & 9 of the Preserve Estates Plat 1 Preliminary Plat are required to be fire sprinklered regardless of the size of the house.

4. The City Council allowing the locating of Public Utility Easements within the front yard of the lots within The Preserve Estates Plat 1 subdivision as necessary due to topography of the lots and preservation of existing tree cover.

Lead Staff Member: Brian Portz, AICP

Staff Reviews:

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	not requried	
Date(s) Published	NA	
Letter sent to surrounding property owners		NA

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning		
Date Reviewed	January 21, 2020		
Recommendation	Yes ☒	No ☐	Split ☐

ATTACHMENTS:

Exhibit I - Plan and Zoning Commission Communication
- Attachment A - Commission Resolution
  - Exhibit A - Conditions of Approval
- Attachment B - Location Map
- Attachment C - Preliminary Plat (For illustrative purposes only – Approved plans in file)

Exhibit II - City Council Resolution
- Exhibit A - Conditions of Approval

EXHIBIT I

CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION

Meeting Date: April 13, 2020

Item: The Preserve Estates Plat 1, East side of SW Grand Prairie Parkway, south of the Raccoon River – Preliminary Plat to subdivide property into 12 residential lots and 2 Street Lots – Raccoon River Land Development Company, LLC – PP-004582-2019

Requested Action: Approval of a Preliminary Plat

Case Advisor: Brian Portz, AICP

Applicant's Request: The applicant, Raccoon River Land Development Company, LLC, requests approval of a preliminary plat to subdivide 41.5 acres located on the east side of SW Grand Prairie Parkway, south of the Raccoon River into 12 residential estate lots (40,000 square foot minimum lot size) and 2 street lots to be dedicated to the City. The property is located within The Preserve development.

History: The property was annexed into the City in 2010 as a part of the Raccoon River annexation. The property has not been previously platted. In October 2019, land use amendments were approved and The Preserve Planned Unit Development was created for the development of the overall site. The 2019 PUD placed medium density land use on the subject property. In conjunction with this preliminary plat request, a Comprehensive Plan amendment and a PUD amendment are being requested to modify the land uses to allow for the development of the residential estate lots on the property.

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee on January 21, 2020 as an informational item only. Councilmembers had no comments and expressed no disagreement with the proposal.

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 would summarize the following key points of interest:

- *Sanitary Sewer*: A public sanitary sewer force main and lift station are currently under construction by the City which will provide sanitary sewer service to the Preserve development. The applicant will need to construct the local collector sewers serving the single family homes. Since any homes constructed within the Preserve Estates plat will need to connect to these sanitary sewer mains, staff recommends a condition of approval that the discharge force main and the lift station be functional prior to any building permits, including footing and foundation permits, being issued within the Preserve Estates Plat 1 development.

- *Storm Water Management Plans:* As required by the Preserve PUD, each lot within the Preserve Estates Plat 1 Preliminary Plat area are required to prepare individual Storm Water Management Plans to capture and treat the water quality volume in accordance with the Iowa Stormwater Management Manual. Supporting calculations and construction details are required to be submitted in conjunction with the building permit for the dwelling structure on each lot and must be approved by the City prior to issuance of a building permit, including footing and foundation permits, for the respective lot. Although language is included in the PUD, staff recommends a condition of approval to draw additional awareness that no building permit be issued for individual lots until individual storm water management plans are submitted and approved for the respective lot.

- *Fire Sprinklering:* The Fire Code identifies the maximum length of a dead-end roadway as 750' as measured from the last full intersection with the roadway. The proposed street through the Preserve Estates development will be approximately 1,300' in length. The Fire Marshal will allow the street to be at this length because a "bulb out" was added at the midpoint of the street to allow emergency vehicles to turnaround. Also, due to the length of the proposed street exceeding 750',

homes located on Lots 2, 3, 4, 5, 6, 7, 8, & 9 will be required to be fire sprinklered regardless of the size of the house. As with the storm water management plans, although the PUD includes language specifying this, staff recommends a condition of approval to draw additional awareness to this requirement.

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. *Sanitary sewer infrastructure is being constructed by the City to serve this area. A condition of approval is recommended that the sanitary sewer system currently under construction to serve this area be functional prior to building permits being issued for the single family lots within the Preserve Estates Plat 1 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 Preserve Estates Plat 1 Preliminary Plat to subdivide the property into 12 single family lots and 2 street lots for dedication to the City, subject to the applicant meeting all City Code requirements and the following:

1. No building permits, including footing and foundation permits, shall be issued until the public sewer and lift station constructed by the City to serve this property are functional.

2. No building permits, including footing and foundation permits, shall be issued for individual lots until individual storm water management plans are submitted for the respective lot and approved by the City.

3. Homes constructed on Lots 2, 3, 4, 5, 6, 7, 8, & 9 of the Preserve Estates Plat 1 Preliminary Plat are required to be fire sprinklered regardless of the size of the house.

Property Owner/Applicant:
Raccoon River Land Company, LLC
C/o Knapp Properties
5000 Westown Parkway, Suite 400
West Des Moines, IA 50266
Attn: Aimee Staudt
aimee.staudt@knappproperties.com

Applicant's Representatives:
Civil Engineering Consultants
2400 86th Street #12
Des Moines, IA 50322
Attn: Paul Clausen
clausen@ceclac.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-20-013

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, IOWA, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE THE PRESERVE ESTATES PLAT 1 PRELIMINARY PLAT (PP-004582-2019) FOR THAT PROPERTY LOCATED ON THE EAST SIDE OF SW GRAND PRAIRIE PARKWAY, SOUTH OF THE RACCOON RIVER

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Raccoon River Land Company, LLC, has requested approval of a Preliminary Plat to allow the subdivision of the property into 12 single family lots and 2 street lots to be dedicated to the City for that property located on the east side of SW Grand Prairie Parkway, south of the Raccoon River; and

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; and

WHEREAS, on April 13, 2020, this Commission held a duly-noticed meeting to consider the Preserve Estates Plat 1 Preliminary Plat (PP-004582-2019).

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 April 13, 2020, or as amended orally at the Plan and Zoning Commission meeting of April 13, 2020, are adopted.

SECTION 2. PRELIMINARY PLAT (PP-004582-2019) to subdivide the property into 12 single family lots and 2 street lots is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, dated April 13, 2020, 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 April 13, 2020.

Erica Andersen

Erica Andersen, Chair
Plan and Zoning Commission

ATTEST: Jennifer Canaday

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 April 13, 2020, by the following vote:

AYES: Andersen, Conlin, Crowley, Hatfield, Southworth
NAYS:
ABSTENTIONS: Costa
ABSENT: Drake

ATTEST:

Jennifer Canaday

Recording Secretary

Exhibit A
Conditions of Approval

1. No building permits, including footing and foundation permits, shall be issued until the public sewer and lift station constructed by the City to serve this property are functional.

2. No building permits, including footing and foundation permits, shall be issued for individual lots until individual storm water management plans are submitted for the respective lot and approved by the City.

3. Homes constructed on Lots 2, 3, 4, 5, 6, 7, 8, & 9 of the Preserve Estates Plat 1 Preliminary Plat are required to be fire sprinklered regardless of the size of the house.

4. The City Council allowing the locating of Public Utility Easements within the front yard of the lots within The Preserve Estates Plat 1 subdivision as necessary due to topography of the lots and preservation of existing tree cover.

ATTACHMENT B

The Preserve Estates

Legend

Corporate Limits

2,956.8 0 1,478.41 2,956.8 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

© City of West Des Moines, Iowa

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

ATTACHMENT C

PRELIMINARY PLAT
THE PRESERVE ESTATES
SE1/4 - SEC. 34-78-26
WEST DES MOINES, IA 50266

PROJECT CONTACTS

SANITARY SEWER
WEST DES MOINES PUBLIC SERVICES DEPARTMENT
560 S 16th St
WEST DES MOINES, IA 50263
CONTACT: MIKE COUGHLON
PHONE: 515-222-3480

WATER MAIN
WEST DES MOINES WATER WORKS
1505 RAILROAD AVENUE
WEST DES MOINES, IA 50263
CONTACT: WILLIAM MABUCE
PHONE: 515-222-3460

STORM SEWER
WEST DES MOINES PUBLIC SERVICES DEPARTMENT
560 S 16th St
WEST DES MOINES, IA 50263
CONTACT: MIKE COUGHLON
PHONE: 515-222-3480

NATURAL GAS UTILITY
MID AMERICAN ENERGY
666 GRAND AVENUE
DES MOINES, IA 50309
CONTACT: JIM KEISLAR
PHONE: 515-252-6412

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

ELECTRIC
MID AMERICAN ENERGY
666 GRAND AVENUE
DES MOINES, IA 50309
CONTACT: JIM KEISLAR
PHONE: 515-252-6412

TELEPHONE
CENTURY LINK
2103 E UNIVERSITY
DES MOINES, IA 50317
CONTACT: DAVE HARRIS
PHONE: 303-263-7250

BUILDING DEPARTMENT
4200 MILLS CIVIC PARKWAY, SUITE D
PO BOX 65320
WEST DES MOINES IA 50265-0320
PHONE: 515-222-3620

HEALTH DEPARTMENT
DALLAS COUNTY PUBLIC HEALTH
25747 N AVENUE
ADEL, IA 50003
PHONE: 515-993-5750

FIRE DEPARTMENT
3421 ASHWORTH ROAD
WEST DES MOINES, IA 50265
PHONE: (515) 222-3420

PROPOSED CONSTRUCTION SCHEDULE

GRADING ACTIVITIES:	APRIL, 2020
UTILITY PLACEMENT:	MAY, 2020
PAVEMENT:	JUNE, 2020
PUNCH LIST ITEMS:	AUGUST, 2020

BENCHMARKS

City of West Des Moines, Iowa Vertical Control Network — Benchmark: **106**

NAVD88 - FEET	963.96
WDM DATUM - FEET	189.95
NAVD88 - METERS	293.815
NAD83 NORTHING	547394.0
NAD83 EASTING	1551717.7
SECTION	02
TOWNSHIP	T77N
RANGE	R26W
COUNTY	Madison

LOCATION
Intersection of 105th Street and Wildrose Lane, South of intersection, 4 feet East of the centerline of Wildrose Lane extended, 2.5 feet North of East/West fence.

DESCRIPTION
Standard Benchmark.

NOTE

City of West Des Moines, Iowa Vertical Control Network — Benchmark: **USGS E**

NAVD88 - FEET	845.50
WDM DATUM - FEET	71.49
NAVD88 - METERS	257.709
SECTION	28
TOWNSHIP	T78N
RANGE	R26W
COUNTY	Dallas

LOCATION
U.S.G.S. Tablet #845 - Southwest concreta headwall of railroad bridge #370.9 over creek on the North side of Raccoon River Drive, 300+/- West of East line of Section 28, Township 78 North, Range 26 West.

DESCRIPTION
Stamped elevation 845.208 feet;

NOTE

VICINITY MAP
1" = 2000'
NORTH

LEGAL DESCRIPTION

BEGINNING AT THE CENTER OF SECTION 34, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, THENCE S00°26'57"W, 1315.38 FEET ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34 TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34; THENCE S00°11'16"W, 324.25 FEET ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34 TO A POINT; THENCE S70°55'20"W, 167.05 FEET TO A POINT; THENCE N14°05'00"W, 1846.66 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1100.00 FEET AND A CHORD BEARING OF N14°08'30"W, AN ARC LENGTH OF 2.33 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34; THENCE N85°55'05"E, 21.84 FEET ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34 TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34; THENCE CONTINUING N85°55'05"E, 1327.08 FEET ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34 TO THE POINT OF BEGINNING AND CONTAINING 41.49 ACRES MORE OR LESS.

GENERAL LEGEND

PROPOSED	EXISTING
PLAT BOUNDARY	LOT LINE
SECTION LINE	SANITARY/STORM MANHOLE
LOT LINE	WATER VALVE
CENTERLINE	FIRE HYDRANT
EASEMENT LINE	STORM SEWER SINGLE INTAKE
FLARED END SECTION	STORM SEWER DOUBLE INTAKE
DRAIN BASIN OR SEDIMENT RISER	STORM SEWER ROUND INTAKE
DRAIN BASIN WITH SOLID GRATE	FLARED END SECTION
WATER VALVE	DECIDUOUS TREE
FIRE HYDRANT ASSEMBLY	CONIFEROUS TREE
BLOW-OFF HYDRANT	SHRUB
SCOUR STOP MAT	
TURF REINFORCEMENT MAT	POWER POLE
	STREET LIGHT
STORM SEWER WITH SIZE	GUY ANCHOR
WATER SEWER WITH SIZE	ELECTRIC TRANSFORMER
WATER SERVICE	GAS METER
PROPOSED CONTOUR	TELEPHONE RISER
SILT FENCE	SIGN
ADDRESS	UNDERGROUND TELEVISION
RIPRAP	UNDERGROUND ELECTRIC
	UNDERGROUND GAS
	UNDERGROUND FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	SANITARY SEWER WITH SIZE
	STORM SEWER WITH SIZE
	WATER MAIN WITH SIZE
	EXISTING CONTOUR
	TREELINE
	BUILDING SETBACK LINE
	PUBLIC UTILITY EASEMENT
	MINIMUM OPENING ELEVATION

Sheet List Table

Sheet Number	Sheet Title
01	PRELIMINARY PLAT - COVER
02	NOTES AND INFORMATION
03	DIMENSION PLAN
04	UTILITY & LANDSCAPING PLAN
05	GRADING PLAN

SUBMITTAL TABLE

SUBMITTAL DATE	SUBMITTAL NOTES
DECEMBER 30, 2019	INITIAL SUBMITTAL
JANUARY 29, 2020	
FEBRUARY 24, 2020	
MARCH 09, 2020	
MARCH 20, 2020	
APRIL 08, 2020	

PROPERTY OWNER / APPLICANT:
RACCOON RIVER LAND CO, LLC
C/O KNAPP PROPERTIES
5000 WESTOWN PKWY SUITE 400
WEST DES MOINES, IA 50266-5921
CONTACT: AIMEE STAUDT
PH. 515-223-4000
EMAIL: AIMEE.STAUDT@KNAPPPROPERTIES.COM

PROJECT MANAGER:
PAUL CLAUSEN, PE.
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, #12
DES MOINES, IOWA 50322
PH. 515-276-4884 EXT. #217
EMAIL: CLAUSEN@CECLAC.COM

PROFESSIONAL LAND SURVEYOR:
CIVIL ENGINEERING CONSULTANTS, INC.
PH. JEFFERY A. GADDIS, PLS
2400 86TH STREET, SUITE 12
URBANDALE, IA 50322
PH. 515-276-4884 EXT. 221
EMAIL: GADDIS@CECLAC.COM

MUNICIPALITY PLANNER:
PORTZ, BRIAN
DEPARTMENT: DEVELOPMENT SERVICES
DIVISION: PLANNING DIVISION
TITLE: PLANNER
PHONE: (515) 222-3620
FAX: (515) 273-0602

TOTAL LAND AREA:
41.49 ACRES

EXISTING ZONING:
THE PRESERVE PUD.
RESIDENTIAL ESTATE (RE-1A)

PROPOSED ZONING:
RESIDENTIAL ESTATE (RE-1A)

EXISTING COMPREHENSIVE PLAN DESIGNATIONS:
MEDIUM DENSITY RESIDENTIAL

PROPOSED COMPREHENSIVE PLAN DESIGNATIONS:
SINGLE FAMILY (SF)

PROPOSED LAND USE DENSITIES:
RESIDENTIAL ESTATE (RE-1A)
REQUIRED: 0.91 DU/AC. MAX
PROPOSED: 0.28 DU/AC. MAX.

SURROUNDING LAND USES:

NORTH:	EXISTING LAND USE:	CONSERVATION EASEMENT
	EXISTING ZONING:	UNZONED
	COMPREHENSIVE PLAN DESIGNATION:	SINGLE FAMILY RESIDENTIAL
EAST:	EXISTING LAND USE:	AGRICULTURAL
	EXISTING ZONING:	UNZONED
	COMPREHENSIVE PLAN DESIGNATION:	SINGLE FAMILY RESIDENTIAL
SOUTH:	EXISTING LAND USE:	AGRICULTURAL
	EXISTING ZONING:	RM-12
	COMPREHENSIVE PLAN DESIGNATION:	MEDIUM DENSITY RESIDENTIAL
WEST:	EXISTING LAND USE:	AGRICULTURAL
	EXISTING ZONING:	R-1
	COMPREHENSIVE PLAN DESIGNATION:	SINGLE FAMILY RESIDENTIAL

BULK REGULATIONS

RESIDENTIAL ESTATE (RE)

LOT AREA:	40,000 SQ. FT. MIN.
LOT WIDTH:	100' MIN.

SETBACKS:

FRONT YARD:	50'
SIDE YARD:	20'
REAR YARD:	50'

BUILDING HEIGHT:

PRINCIPLE BUILDING:	40' MAX.
ACCESSORY BUILDING	20' MAX.

FLOOD ZONE
ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS.
COMMUNITY-PANEL #19153C0315F

CERTIFICATIONS
*** THIS LAND SURVEYOR'S CERTIFICATION DOES NOT INCLUDE DESIGN SPOT ELEVATIONS, MINIMUM PROTECTION ELEVATIONS, MINIMUM OPENING ELEVATIONS, MINIMUM BASEMENT ELEVATIONS, DETENTION BASIN & STORM WATER EVENT ELEVATIONS, OR ANY OTHER ITEMS THAT MAY FALL UNDER THE PRACTICE OF A PROFESSIONAL CIVIL ENGINEER. ***

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER LAWS OF THE STATE OF IOWA.

JEFFREY A. GADDIS, IOWA LICENSE NO. 20576 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL:

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.

PAUL J.D. CLAUSEN, IOWA REG. NO. 23713 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
PAGES OR SHEETS COVERED BY THIS SEAL:

PRELIMINARY

Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 5032
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.co

PUBLISH DATE: April 8, 2020
DATE OF SURVEY: DEC. XX 2019
DESIGNED BY: PC
DRAWN BY: MEH

THE PRESERVE ESTATES
SW GRAND PRAIRIE PARKWAY, WEST DES MOINES, IA 50266

PRELIMINARY PLAT - COVER

SHEET 01 OF 05

E-8265

PLOT BY: - MARTIN HILL - 2020/04/08 - q:\E-FILES\E-8000\E8265_v3d drawings\Plat\PP\E8265 PP COVER.dwg - ANSI EXPAND D (34.00 X 22.00 INCHES) - AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 - CEC-ADS TEST.CTB - PLOT SCALE = 1:1

GENERAL NOTES:

1. ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY:
   A. CITY OF WEST DES MOINES: BEN MCALISTER 515-222-3475
   B. RACCOON RIVER LAND CO, LLC, C/O KNAPP PROPERTIES - AIMEE STAUDT, 515-222-5225
   C. CIVIL ENGINEERING CONSULTANTS, INC 515-276-4884
   D. WEST DES MOINES WATER WORKS 515-222-3465
2. LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIES LOCATIONS. CIVIL ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE LOCATION OF EXISTING FACILITIES AS SHOWN, OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING AREA, AND IOWA ONE CALL, TO DETERMINE EXTENT AND PRECISE LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION BEGINS.
3. GEOTECHNICAL REPORT IS AVAILABLE BY CONTACTING ENGINEER. CONTRACTOR AND BIDDERS SHALL REFER TO AND FOLLOW RECOMMENDATIONS OF GEOTECHNICAL REPORT PREPARED BY ALLENDER BUTZKE PN 201110.
4. IF THERE IS DISCREPANCY BETWEEN DETAILED PLANS AND QUANTITIES SUMMARY, DETAILED PLANS SHALL GOVERN.
5. CONTRACTOR SHALL VERIFY LOCATION AND PROTECT UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY CONTRACTOR TO SATISFACTION OF OWNER OF UTILITIES.
6. CONTRACTOR SHALL BACKFILL AROUND UNDERGROUND UTILITIES IN 6-INCH LAYERS TO 95% STANDARD PROCTOR DENSITY.
7. NOTE: PROVISIONS FOR SHORING AND BRACING OF DEEP EXCAVATIONS ARE REQUIRED BY O.S.H.A.
8. CONTRACTOR SHALL RECONNECT ALL FIELD TILE INTERCEPTED DURING CONSTRUCTION.
9. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, CONTRACTOR SHALL CONTACT WDM ENGINEERING SERVICES (BEN MCALISTER 515-222-3475) TO OBTAIN APPLICABLE CITY PERMITS AS NECESSARY.
10. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND DES MOINES METROPOLITAN DESIGN STANDARDS MANUAL WITH WEST DES MOINES ADDENDA.
11. ALL PUBLIC SEWERS CONSTRUCTED AS PART OF PLAT WILL NEED TO BE TELEVISED BY CITY OF WEST DES MOINES AS PART OF FINAL INSPECTION. CONTACT PUBLIC SERVICES DEPARTMENT (MIKE COUGHLON 222-3480) TO SCHEDULE TELEVISING. PROVIDE MINIMUM OF 48 HOURS NOTICE.
12. TRAFFIC CONTROL SHALL BE PER MUTCD SPECS.
13. COORDINATE STAGING AND TRAFFIC CONTROL WITH WDM EMERGENCY SERVICES.
14. LANE CLOSURE NOTICES MUST BE SUBMITTED TO CITY OF WEST DES MOINES PUBLIC SERVICES FOR APPROVAL MINIMUM OF 48 HOURS IN ADVANCE OF CLOSURE.
15. CONTRACTOR SHALL COORDINATE WITH OTHER PROJECTS IN AREA.
16. LOTS 'A' AND 'B' SHALL BE DEEDED TO CITY OF WEST DES MOINES FOR STREET PURPOSES.
17. NO RESIDENTIAL DRIVEWAY ACCESS WILL BE PERMITTED DIRECTLY TO SW GRAND PRAIRIE PARKWAY.
18. HOMES 8,000 SQUARE FEET AND LARGER REQUIRE FIRE SPRINKLER SYSTEM TO BE INSTALLED.
19. ALL HOMES, REGARDLESS OF SQUARE FOOTAGE, BEYOND THE 750' MARK OF THE CUL-DE-SAC WILL REQUIRE FIRE SPRINKLER SYSTEMS. THIS INCLUDES LOTS 2, 3, 4, 5, 6, 7, 8, & 9.

SANITARY NOTES:

1. ALL CONNECTIONS TO EXISTING PUBLIC STRUCTURES NEED TO BE CORE DRILLED.
2. ALL PUBLIC SEWER CONSTRUCTED AS PART OF PLAT SHALL BE TELEVISED BY CITY OF WEST DES MOINES AS PART OF THE FINAL INSPECTION. NOTIFY MIKE COUGHLON IN PUBLIC SERVICES AT 222-3480. PROVIDE MINIMUM 48 HOUR NOTICE.
3. EXISTING PIPES WITH NEW SERVICES INSTALLED NEED TO BE TELEVISED AS PART OF FINAL INSPECTION.
4. SANITARY MANHOLE CONE SECTIONS MAY NEED TO BE ROTATED TO AVOID PLACING CASTING IN SIDEWALK OR TRAILS.
5. RIGID OR FACTORY CONNECTIONS ARE REQUIRED WHERE NEW PIPE IS SCHEDULED TO CONNECT TO EXISTING SANITARY SEWER.
6. ALL SANITARY MANHOLES SHALL BE WDM STANDARD.

STORM NOTES:

1. ALL STORM SEWER CONSTRUCTION SHALL BE BUILT IN ACCORDANCE WITH WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS.
2. ALL F.E.S. TO BE BUILT IN ACCORDANCE WITH "CITY OF WEST DES MOINES STANDARD SPECIFICATIONS FOR SUBDIVISIONS" INCLUDING FOOTINGS, TIE LAST THREE SECTIONS AND APRON GUARDS. REFER TO WDM STANDARD DWG 5.13.
3. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE CONNECTED TO PROPOSED STORM SEWER SYSTEM.
4. REFER TO WEST DES MOINES STANDARD SPECS. DRAWING #5.17 FOR SUMP PUMP DRAIN AND SUBDRAIN CLEANOUT DETAIL.
5. SUMP SERVICE LINES WILL BE CONNECTED TO STORM SEWER, NOT SUBDRAIN LINES.
6. ALL PUBLIC SEWER CONSTRUCTED AS PART OF PLAT SHALL BE TELEVISED BY CITY OF WEST DES MOINES AS PART OF FINAL INSPECTION. NOTIFY MIKE COUGHLON IN PUBLIC SERVICES AT 222-3480. PROVIDE MINIMUM 48 HOUR NOTICE.
7. EXISTING PIPES WITH NEW SERVICES INSTALLED NEED TO BE TELEVISED AS PART OF FINAL INSPECTION.
8. ALL PRIVATE INFRASTRUCTURE SHALL BE OWNED & MAINTAINED BY HOMEOWNERS ASSOCIATION.
9. INDIVIDUAL LOTS WILL BE REQUIRED TO PROVIDE STORAGE FOR WATER QUALITY VOLUME IN ACCORDANCE WITH IOWA STORM WATER MANAGEMENT MANUAL.
10. STORM SEWER CONNECTIONS ARE NOT ALLOWED IN CORNERS OF STRUCTURES.

WATER NOTES:

1. ALL WATER MAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH 2019 EDITION OF SUDAS AND WEST DES MOINES WATER WORKS GENERAL SUPPLEMENTAL SPECIFICATIONS.
2. PIPE MATERIAL: AWWA C900 DR18 W/ TRACER WIRE. TRACER WIRE: NO. 12 AWG SOLID STEEL CORE HARD DRAWN EXTRA HIGH STRENGTH DIRECTIONAL DRILL TRACER WIRE UNDER PIPE, BRING TRACER WIRE TO SURFACE AT FIRE HYDRANTS, VALVES, AND NEW DEAD-ENDS. CONNECT NEW TRACER WIRE TO EXISTING TRACER WIRE WITH WATER-PROOF SPLICE.
3. HYDRANTS SHALL BE SET 3 1/2 FEET FROM WATER MAIN EXCEPT WHERE CONFLICTS WITH SIDEWALKS.
4. WATER MAIN TO HAVE 5.5 FEET BURY TYPICAL.
5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH WEST DES MOINES WATER WORKS AND CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
6. ONE WEEK PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONTACT WEST DES MOINES WATER WORKS AT 515-222-3465.
7. PER IDNR GUIDELINES: WATER MAIN SHALL BE SEPARATED FROM GRAVITY SANITARY SEWER AND STORM SEWER MAINS BY HORIZONTAL DISTANCE OF AT LEAST 10 FEET. WATER MAINS CROSSING SANITARY OR STORM SEWERS SHALL BE LAID TO PROVIDE MINIMUM VERTICAL DISTANCE OF AT LEAST 18 INCHES BETWEEN OUTSIDE OF WATER MAIN AND OUTSIDE OF SEWER MAIN. WHERE STORM SEWER CROSSES OVER OR LESS THAN 18 INCHES BELOW WATER MAIN, LOCATE ONE FULL LENGTH OF SEWER PIPE OF WATER MAIN MATERIAL OR REINFORCED CONCRETE PIPE (RCP) WITH FLEXIBLE O-RING GASKET JOINTS SO BOTH JOINTS ARE AS FAR AS POSSIBLE FROM WATER MAIN.
8. WATER SERVICES SHALL BE 2-INCH.
9. WEST DES MOINES WATER WORKS RECOMMENDS AGAINST PLANTING STREET TREES AND OTHER LANDSCAPING OVER PRIVATE WATER INFRASTRUCTURE.

PAVING NOTES:

1. FOR MAINLINE PAVING, THE CONTRACTOR SHALL SUBMIT THE PCC MIX SOURCE(S) TO THE WEST DES MOINES ENGINEERING SERVICES DEPARTMENT (BEN MCALISTER 222-3475) A MINIMUM OF 24 HOURS PRIOR TO PLACEMENT. THE CONTRACTOR SHALL USE THE SAME PCC MIX SOURCE FOR A MINIMUM OF 500 SQUARE YARDS OF CONTINUOUS PAVING.
2. PROVIDE CURB DROPS FOR SIDEWALKS AT INTERSECTIONS. CURB DROPS FOR SIDEWALKS SHALL MEET ADA REQUIREMENTS.
3. IF ADDITIONAL PAVEMENT REMOVAL IS REQUIRED OTHER THAN STANDARD BOX OUT, FULL PANEL REMOVAL WILL BE REQUIRED. NO HALF PANEL REMOVAL WILL BE ALLOWED.
4. ALL PEDESTRIAN RAMPS TO BE INSTALLED AS PART OF PROJECT SHALL HAVE APPROPRIATE DETECTABLE WARNINGS (TRUNCATED DOMES). USE RED/CLAY COLORED FIBERGLASS DOMES.
5. USE APPROPRIATE MEASURES TO PREVENT SLURRY FROM SAWCUT OPERATIONS FROM ENTERING STORM SEWERS & OPEN DRAINAGEWAYS.
6. PAVEMENTS STEEPER THAN 6 PERCENT SHALL BE INSTALLED WITH CUTOFF WALLS AND CROSS DRAINS (WDM DWG. NO. 5.14) OR SHALL BE CHEMICALLY STABILIZED W/FLY ASH TO PREVENT EROSION.
7. RAMPS UP TO AND INCLUDING COMMON SQUARE ARE TO BE CONSTRUCTED WITH PUBLIC IMPROVEMENTS.
8. ALL LONGITUDINAL JOINTS SHALL BE TYPE 'L' OR 'BD' UNLESS LABELED OTHERWISE. SPOT ELEVATIONS ON DETAILS ARE TOP OF SLAB UNLESS LABELED OTHERWISE.
9. CONTRACTOR SHALL FOLLOW PAVEMENT RECOMMENDATIONS OF GEOTECHNICAL REPORT PREPARED BY ALLENDER BUTZKE PN. 201110.
10. FOR MAINLINE PAVING THE CONTRACTOR SHALL SUBMIT THE PCC MIX SOURCE(S) TO THE WEST DES MOINES ENGINEERING SERVICES A MINIMUM OF 24 HOURS PRIOR TO PLACEMENT. THE CONTRACTOR SHALL USE THE SAME PCC MIX SOURCE FOR A MINIMUM OF 500 SY OF CONTINUOUS PAVING.

WEST DES MOINES WATER WORKS STANDARD NOTES

1. 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 WEST DES MOINES ENGINEERING SERVICES DEPARTMENT (BEN MCALISTER 222-3475) TO OBTAIN APPLICABLE CITY PERMITS THAT MAY BE NECESSARY.
2. ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND THE DES MOINES METROPOLITAN DESIGN STANDARDS MANUAL WITH WEST DES MOINES ADDENDA.
3. COORDINATE STAGING AND TRAFFIC CONTROL WITH WDM EMERGENCY SERVICES.
4. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
5. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
6. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED ON PROJECT.
7. CONTACT BUILDING INSPECTION (515-222-3630) MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
8. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH WEST DES MOINES WATER WORKS AND CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
9. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(IES) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1247, 54-1498. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (515-222-3465) MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
10. DESIGNATED BUFFERS SHALL BE LABELED AS "NO BUILD AREA".

QUANTITIES

SANITARY SEWER

2,089 L.F.	8-INCH PVC TRUSS PIPE SANITARY SEWER
621 L.F.	12-INCH PVC SANITARY SEWER
10 EA.	SANITARY MANHOLE
12 EA.	SANITARY SERVICE

STORM SEWER

186 L.F.	15-INCH RCP CL III
80 L.F.	18-INCH RCP CL III
1,248 L.F.	24-INCH RCP CL III
50 L.F.	30-INCH RCP CL III
48 L.F.	48-INCH RCP CL III
1 EA.	30-INCH RCP F.E.S.
2 EA.	48-INCH RCP F.E.S.
5 EA.	TYPE 'A' MANHOLE
4 EA.	TYPE 'M-A' INTAKE
4 EA.	TYPE 'M-C' INTAKE
1 EA.	TYPE 'M-E' INTAKE
1 EA.	TYPE 'M-G' INTAKE
12 EA.	STORM SERVICE
358 TN.	CLASS 'E' RIP RAP OVER ENGINEERING FABRIC

WATER MAIN

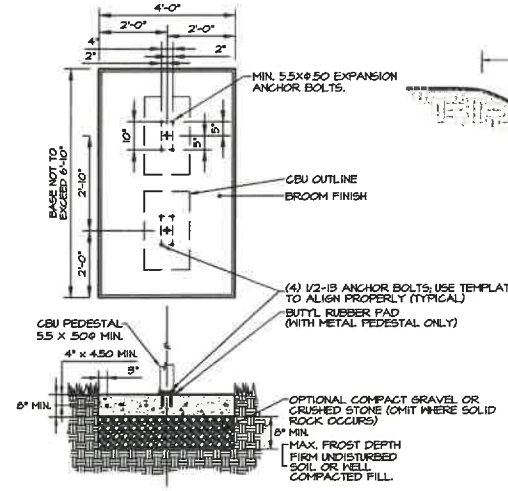
1,491 L.F.	8-INCH WATER MAIN
5 EA.	HYDRANT, TEE AND 6-INCH VALVE
1 EA.	BLOW OFF HYDRANT ASSEMBLY
4 EA.	8-INCH VALVE
1 EA.	12"x12"x24"x24" CROSS
4 EA.	8-INCH BENDS
1 EA.	12" TO 8" REDUCER
50 L.F.	BORE
12 L.F.	2-INCH WATER SERVICE

PAVING

4,673 S.Y.	6-INCH REINFORCED P.C.C. STREET
5,338 S.Y.	SUBGRADE PREP. WORK.
2,080 S.Y.	6-INCH REINFORCED P.C.C. TRAIL & 2 ADA RAMPS
41 S.Y.	DRIVE APRON, 5-FOOT WALK & CBU PAD
108 S.Y.	5-FOOT WALK & ADA RAMP
64 S.Y.	5-FOOT SIDEWALK FOR OVERFLOW

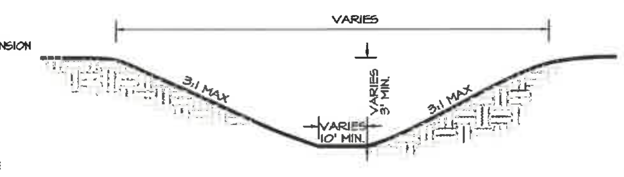
NOTES:

1) EXPANSION BOLTS SHALL BE EQUIVALENT TO THE FOLLOWING PROVIDERS:
   a. HILTI KWIK BOLT (www.us.hilti.com) II-1/2" DIAMETER x 5-1/2" OVERALL LENGTH GALVANIZED, CATALOG #: 000-4353-696 KB II 12-512, STAINLESS STEEL; CATALOG #: 000-454-744 ENDURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 3-1/2"
   a. ITW RAMSET REDHEAD TRUBOLT (www.ramset-redhead.com) GALVANIZED, 1/2" DIAMETER x 7" OVERALL LENGTH; CATALOG NUMBER: WS-1270G ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4-1/8".
   b. RAWL STUD (www.rawl.com) GALVANIZED, 1/2" DIAMETER x 5-1/2" OVERALL LENGTH; CATALOG NUMBER: 7724 ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4".
2) TOP OF PAD SHALL MATCH FUTURE SIDEWALK ELEVATION W/ MAXIMUM CROSS SLOPE OF 2% TOWARDS STREET.
3) ALL C.B.U. SHALL FACE EITHER SOUTH OR EAST TO MINIMIZE FREEZING.



CONCRETE MAILBOX PAD - MULTI-UNIT DETAIL

NOT TO SCALE



TYPICAL SWALE DETAIL

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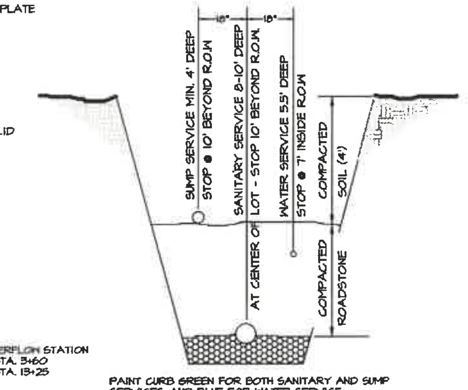
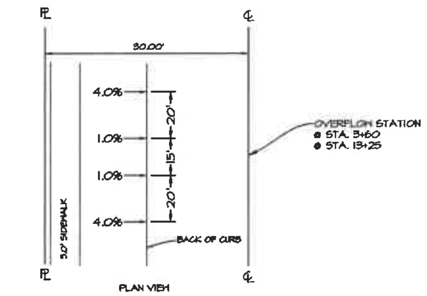


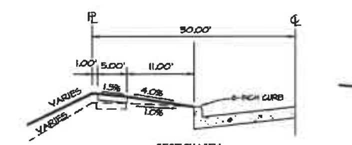
PAINT CURB GREEN FOR BOTH SANITARY AND SUMP SERVICES, AND BLUE FOR WATER SERVICE

PLACE ONE 6 FT. STEEL POST BURIED 3 FT. AT WATER CURB BOX

SERVICE LOCATION DETAIL

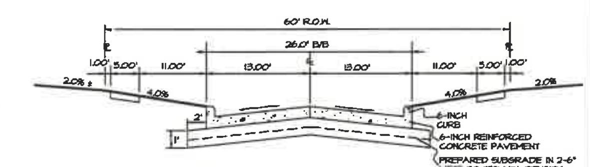
NO SCALE





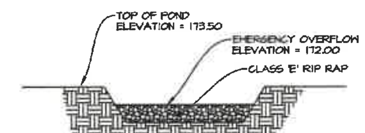
TYPICAL OVERFLOW ROUTE FOR PUBLIC STREET

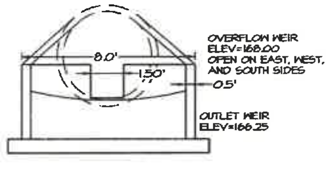
NO SCALE

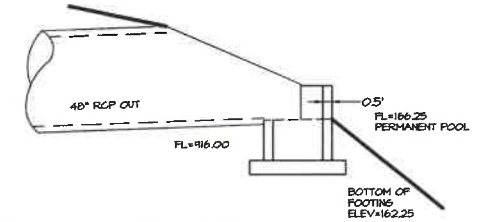


TYPICAL 26' B/B CROSS SECTION

NO SCALE







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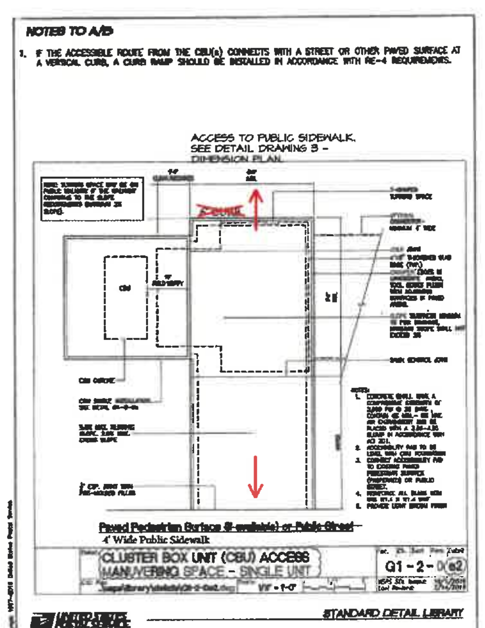
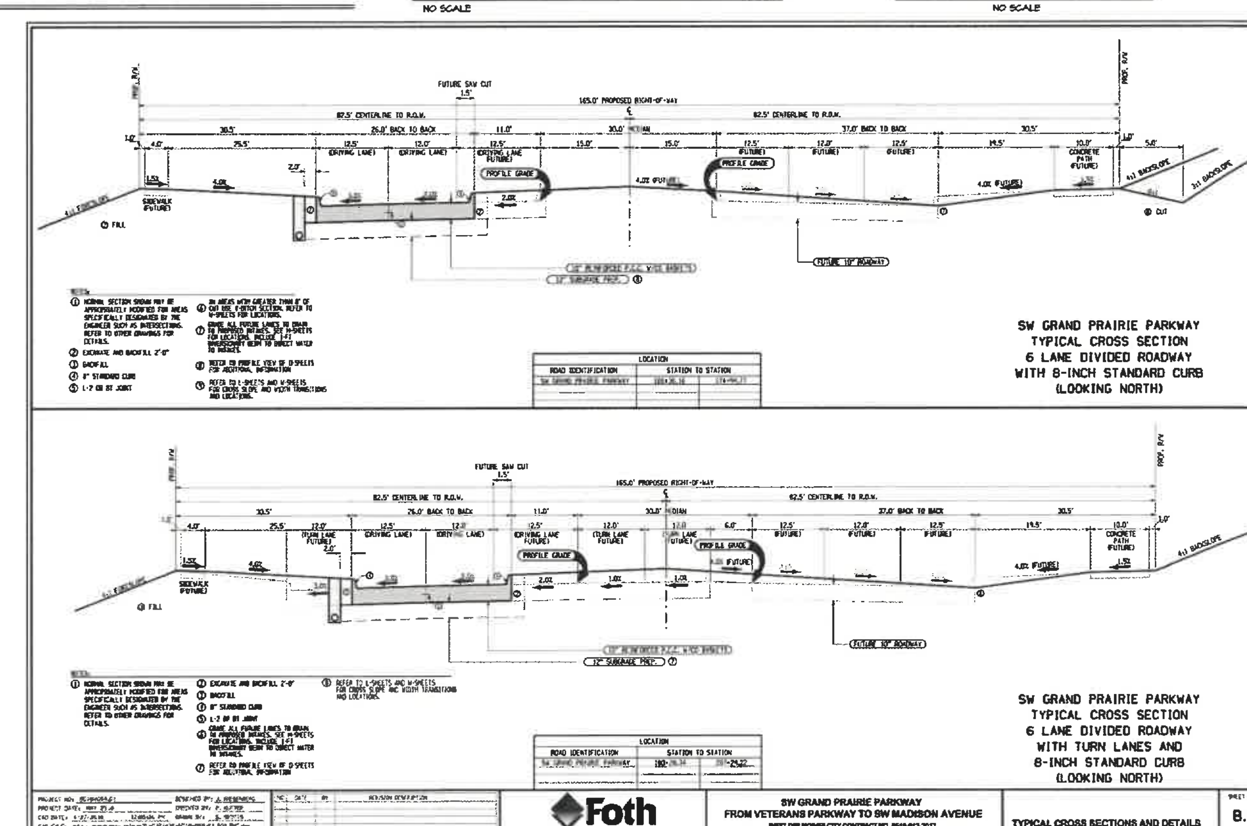
ST 2 DETENTION BASIN OUTLET STRUCTURE DETAIL

NO SCALE





CEC
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DATE OF SURVEY: DEC. XX 2019
DESIGNED BY: PC
DRAWN BY: MEH

PRELIMINARY

THE PRESERVE ESTATES

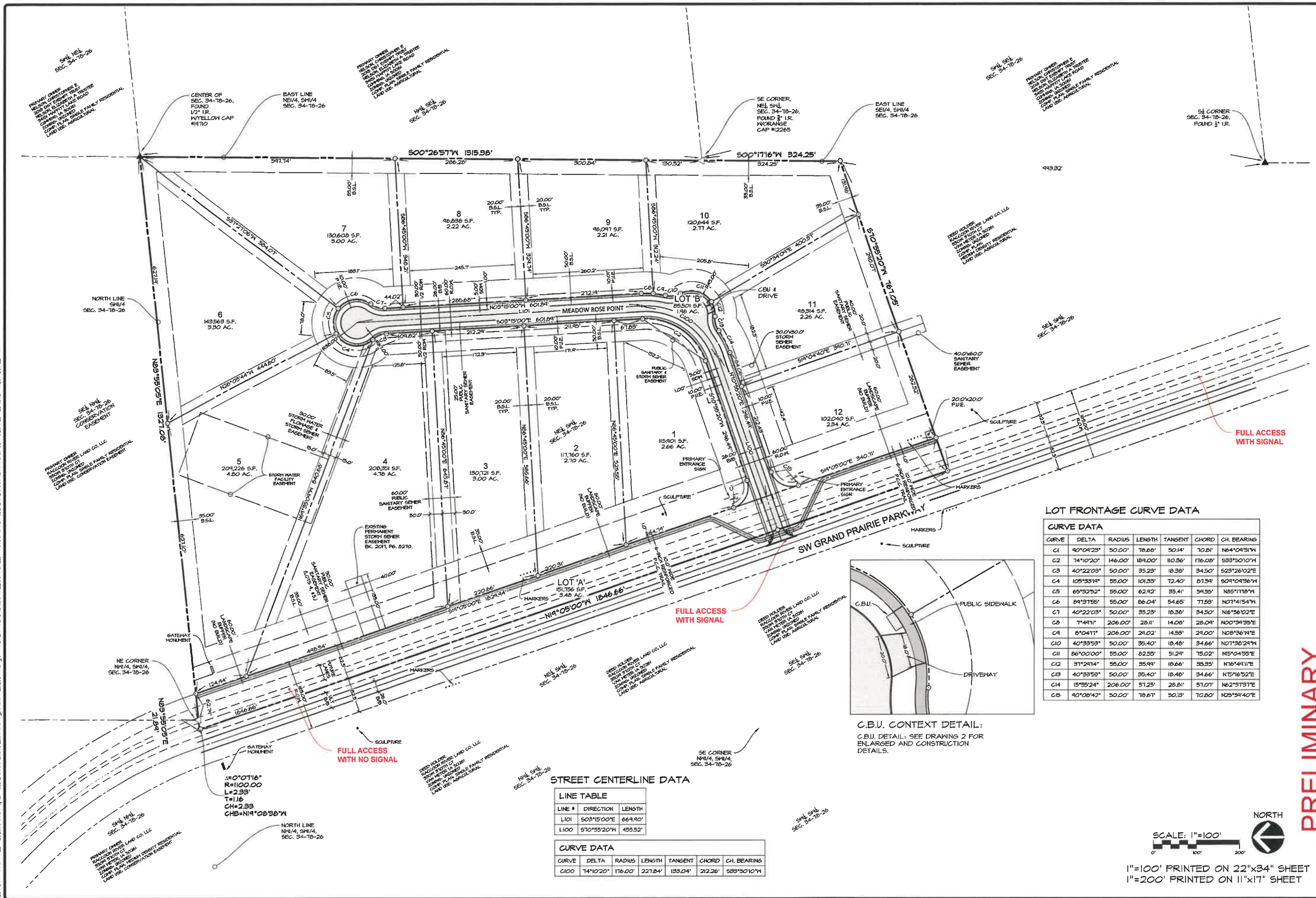
SW GRAND PRAIRIE PARKWAY, WEST DES MOINES, IA 50266

NOTES AND INFORMATION

SHEET 02 OF 05

E-8265

PLOT BY : MARTIN HILL - 2020/04/08 - q:\E-FILES\E-8000\E8265_c3d drawings\Plat\PPE8265 PP NOTES AND INFO SHEET.dwg) - ANSI EXPAND D (34.00 X 22.00 INCHES) - AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 - CEC-XES TEST.CTB - PLOT SCALE = 1:1



LOT FRONTAGE CURVE DATA

CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	90°04'23"	50.00'	78.88'	50.14'	70.81'	N64°09'51"W
C2	74°10'20"	146.00'	189.00'	110.36'	176.08'	S33°50'10"W
C3	40°22'03"	50.00'	35.23'	18.38'	34.50'	S23°26'02"E
C4	105°33'14"	55.00'	101.33'	72.40'	87.54'	S09°09'36"W
C5	65°32'52"	55.00'	62.92'	35.41'	59.55'	N85°17'16"W
C6	89°31'55"	55.00'	86.04'	54.65'	77.58'	N07°41'54"W
C7	40°22'03"	50.00'	35.23'	18.38'	34.50'	N16°56'02"E
C8	7°49'11"	206.00'	28.11'	14.08'	28.09'	N00°39'35"E
C9	8°04'17"	206.00'	29.02'	14.53'	29.00'	N08°36'14"E
C10	40°33'53"	50.00'	35.40'	18.48'	34.66'	N07°38'29"W
C11	86°00'00"	55.00'	82.55'	51.29'	75.02'	N15°04'55"E
C12	37°29'14"	55.00'	35.99'	18.66'	35.35'	N76°49'11"E
C13	40°33'53"	50.00'	35.40'	18.48'	34.66'	N75°16'52"E
C14	15°55'24"	206.00'	57.25'	28.81'	57.07'	N62°57'37"E
C15	90°08'42"	50.00'	78.67'	50.13'	70.80'	N25°59'40"E

C.B.U. CONTEXT DETAIL:

C.B.U. DETAIL: SEE DRAWING 2 FOR ENLARGED AND CONSTRUCTION DETAILS.

STREET CENTERLINE DATA

LINE TABLE		
LINE #	DIRECTION	LENGTH
L101	S03°15'00"E	669.90'
L100	S70°55'20"W	455.52'

CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C100	74°10'20"	176.00'	227.84'	133.04'	212.26'	S33°50'10"W

SCALE: 1"=100'

0' 100' 200'

NORTH

1"=100' PRINTED ON 22"x34" SHEET
1"=200' PRINTED ON 11"x17" SHEET

PRELIMINARY

THE PRESERVE ESTATES
SW GRAND PRAIRIE PARKWAY, WEST DES MOINES, IA 50266

DIMENSION PLAN

SHEET 03 OF 05

E-8265

DATE OF SURVEY: DEC. XX 2019
DESIGNED BY: PC
DRAWN BY: MEH

CEC
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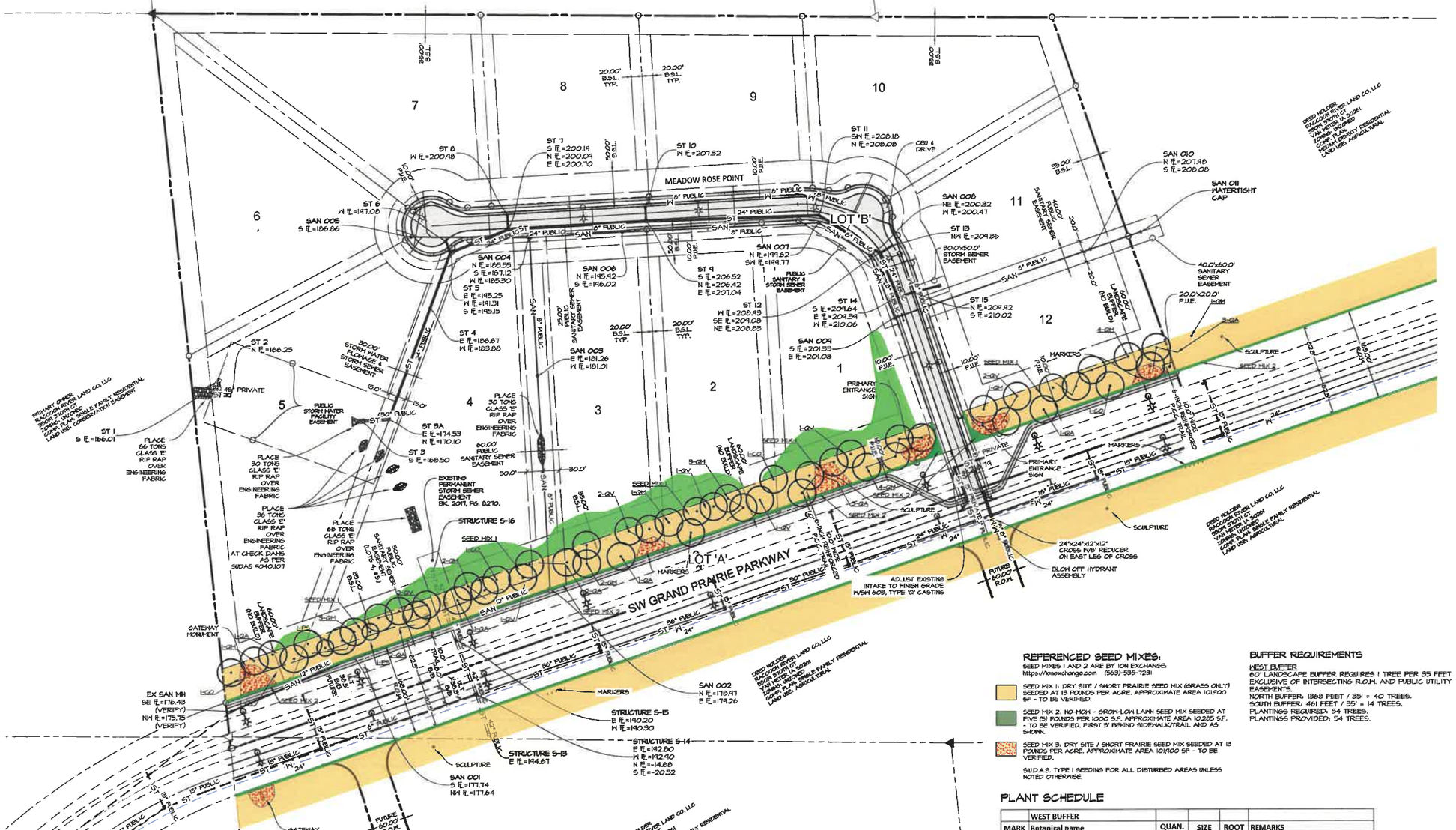
PLOT BY - MARTIN HILL - 2020/04/09 - G:\E-FILES\E-8000\E8265_J\E-8265 drawings\Plats\PP\E8265 PP.dwg) - AUTO EXPAND D (34.00 X 22.00 INCHES) - AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 - DEC-RES TEST.CTB - PLOT SCALE = 1:1

PRELIMINARY PLAT
THE PRESERVE ESTATES
SE1/4 - SEC. 34-78-26
WEST DES MOINES, IA 50266



REFERENCED SEED MIXES:

SEED MIXES 1 AND 2 ARE BY ION EXCHANGE.
https://ionexchange.com (563)-535-1231

- SEED MIX 1: DRY SITE / SHORT PRAIRIE SEED MIX (GRASS ONLY) SEEDED AT 15 POUNDS PER ACRE. APPROXIMATE AREA 101,900 SF - TO BE VERIFIED.
- SEED MIX 2: NO-MOW - GROW-LOW LAWN SEED MIX SEEDED AT FIVE (5) POUNDS PER 1,000 S.F. APPROXIMATE AREA 10,285 S.F. - TO BE VERIFIED. FIRST 5' BEHIND SIDEWALK/TRAIL AND AS SHOWN.
- SEED MIX 3: DRY SITE / SHORT PRAIRIE SEED MIX SEEDED AT 15 POUNDS PER ACRE. APPROXIMATE AREA 101,900 SF - TO BE VERIFIED.

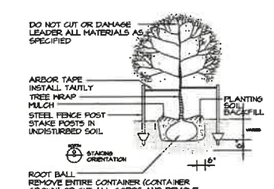
S.U.D.A.S. TYPE 1 SEEDING FOR ALL DISTURBED AREAS UNLESS NOTED OTHERWISE.

BUFFER REQUIREMENTS

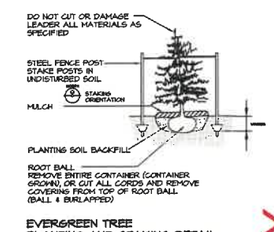
WEST BUFFER
60' LANDSCAPE BUFFER REQUIRES 1 TREE PER 35 FEET EXCLUSIVE OF INTERSECTING R.O.W. AND PUBLIC UTILITY EASEMENTS.
NORTH BUFFER: 1368 FEET / 35' = 40 TREES.
SOUTH BUFFER: 461 FEET / 35' = 14 TREES.
PLANTINGS REQUIRED: 54 TREES.
PLANTINGS PROVIDED: 54 TREES.

PLANT SCHEDULE

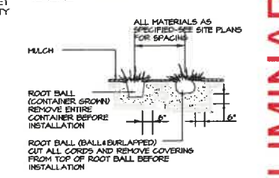
MARK	WEST BUFFER Botanical name COMMON NAME	QUAN.	SIZE	ROOT TYPE	REMARKS
CO	Carya ovata SHAGBARK HICKORY	4	2" CAL.	B&B	MATCHED, SPECIMEN
PS	Prunus serotina BLACK CHERRY	2	2" CAL.	B&B	MATCHED, SPECIMEN
QA	Quercus alba WHITE OAK	15	2" CAL.	B&B	MATCHED, SPECIMEN
QM	Quercus macrocarpa BUR OAK	22	2" CAL.	B&B	MATCHED, SPECIMEN
QV	Quercus velutina BLACK OAK	11	2" CAL.	B&B	MATCHED, SPECIMEN



DECIDUOUS TREE
PLANTING AND STAKING DETAIL
NO SCALE



EVERGREEN TREE
PLANTING AND STAKING DETAIL
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE

SCALE: 1"=100'
0 100' 200'
NORTH

1"=100' PRINTED ON 22"x34" SHEET
1"=200' PRINTED ON 11"x17" SHEET

PRELIMINARY

THE PRESERVE ESTATES
SW GRAND PRAIRIE PARKWAY, WEST DES MOINES, IA 50266

UTILITY & LANDSCAPING PLAN

CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

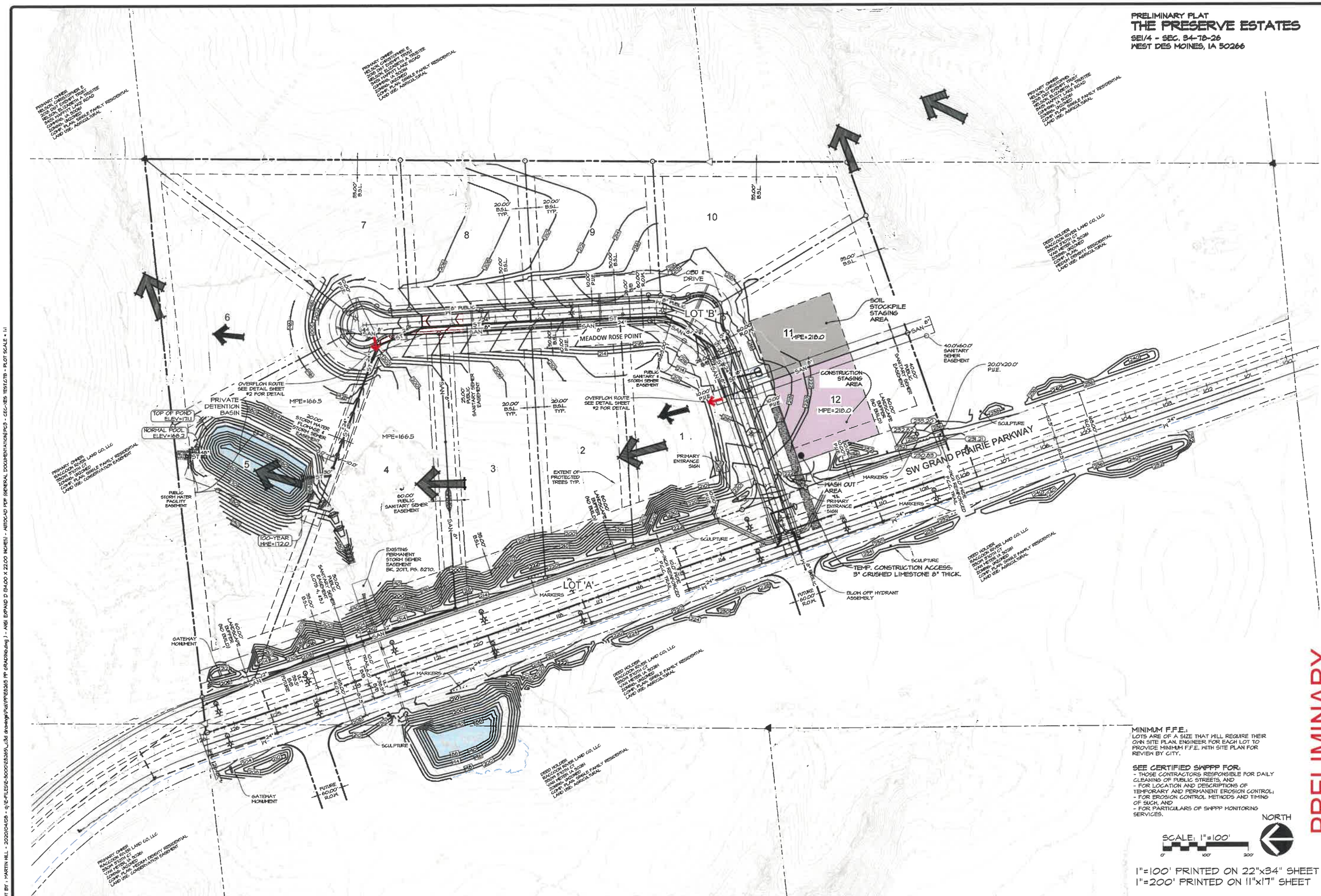
DATE OF SURVEY:	
DESIGNED BY:	DEC. XX 2018
DRAWN BY:	PC
	MEH

SHEET 04 OF 05

E-8265

PLOT BY : MARTIN HILL - 2020/04/08 - q:\E-FILES\E-8000\E8265_L3d drawings\PlanSet\PE8265 PP (2).dwg - ANSI EXPAND D (34.00 X 22.00 INCHES) - AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 - CEC-RES TEST.CTB - PLOT SCALE = 1:1

PRELIMINARY PLAT
THE PRESERVE ESTATES
SE1/4 - SEC. 34-78-26
WEST DES MOINES, IA 50266



MINIMUM F.F.E.:
LOTS ARE OF A SIZE THAT WILL REQUIRE THEIR OWN SITE PLAN. ENGINEER FOR EACH LOT TO PROVIDE MINIMUM F.F.E. WITH SITE PLAN FOR REVIEW BY CITY.

SEE CERTIFIED SWPPP FOR:
- THOSE CONTRACTORS RESPONSIBLE FOR DAILY CLEANING OF PUBLIC STREETS, AND
- FOR LOCATION AND DESCRIPTIONS OF TEMPORARY AND PERMANENT EROSION CONTROL;
- FOR EROSION CONTROL METHODS AND TIMING OF SUCH, AND
- FOR PARTICULARS OF SWPPP MONITORING SERVICES.

NORTH

SCALE: 1"=100'
0' 100' 200'

1"=100' PRINTED ON 22"x34" SHEET
1"=200' PRINTED ON 11"x17" SHEET

PRELIMINARY

THE PRESERVE ESTATES
SW GRAND PRAIRIE PARKWAY, WEST DES MOINES, IA 50266

GRADING PLAN

CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

DATE OF SURVEY:	DEC. XX 2014	
DESIGNED BY:		PC
DRAWN BY:		MEH

SHEET 05 OF 05

E-8265

PLOT BY - MARTIN HILL - 2020/04/28 - q:\E-FILES\E-8000\E8265_c3d drawings\Plots\PRE8265 PP GRADING.dwg - ANSI EXPAND D (34.00 X 22.00 INCHES) - AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 - CEC-XES TEST.CTB - PLOT SCALE = 1:1

EXHIBIT II

Prepared by: B. Portz, City of West Des Moines Development Services, P.O. Box 65320, West Des Moines, IA 50265-0320, 515-222-3620; When Recorded, Return to: City Clerk, City of West Des Moines, P. O. Box 65320, West Des Moines, IA 50265-0320

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING THE PRESERVE ESTATES PLAT 1 PRELIMINARY PLAT (PP-004582-2019) TO SUBDIVIDE THE PROPERTY INTO 12 SINGLE FAMILY LOTS AND 2 STREET LOTS FOR DEDICATION TO THE CITY.

WHEREAS, pursuant to the provisions of Title 9, Zoning, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Raccoon River Land Development Company, LLC, has requested approval for the Preserve Estates Plat 1 Preliminary Plat (PP-004582-2019) for that property located on the east side of SW Grand Prairie Parkway, south of the Raccoon River; and

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; and

WHEREAS, on April 13, 2020, the Plan and Zoning Commission did recommend to the City Council approval of the Preserve Estates Plat 1 Preliminary Plat (PP-004582-2019); and

WHEREAS, on, April 20, 2020, this City Council held a duly-noticed Meeting to consider the application for Preserve Estates Plat 1 Preliminary Plat (PP-004582-2019); and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, stated in the staff report, dated April 20, 2020, or as amended orally at the City Council meeting of April 20, 2020, are adopted.

SECTION 2. PRELIMINARY PLAT (PP-004582-2019) to subdivide the property into 12 residential lots and 2 Street Lots is approved, subject to compliance with all the conditions in the staff report, dated April 20, 2020, including conditions added at the meeting, and attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the entitlement, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on April 20, 2020.

_____
Steven K. Gaer
Mayor

ATTEST:

_____
Ryan Jacobson
City Clerk

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on April 20, 2020, by the following vote:

ATTEST:

_____
Ryan Jacobson
City Clerk

Exhibit A
Conditions of Approval

1. No building permits, including footing and foundation permits, shall be issued until the public sewer and lift station constructed by the City to serve this property are functional.

2. No building permits, including footing and foundation permits, shall be issued for individual lots until individual storm water management plans are submitted for the respective lot and approved by the City.

3. Homes constructed on Lots 2, 3, 4, 5, 6, 7, 8, & 9 of the Preserve Estates Plat 1 Preliminary Plat are required to be fire sprinklered regardless of the size of the house.

4. The City Council allowing the locating of Public Utility Easements within the front yard of the lots within The Preserve Estates Plat 1 subdivision as necessary due to topography of the lots and preservation of existing tree cover.