CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: May 4, 2020

ITEM: Westport 2020 Preliminary Plat, 33346 V Court – Subdivide property into 83 lots for single family development, 5 public street lots, 4 outlots for future development and 1 outlot for storm water detention – Westport Development LLC – PP-004506-2019

Resolution: Approval of Preliminary Plat

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The property owner, Westport Development, LLC, represented by Eric Cannon of Snyder & Associates, Inc., is requesting approval of a revised Preliminary Plat for approximately 30.5 acres located at 33346 V Court. The applicant proposes to subdivide the property into 83 lots for single family development, 5 lots for public streets, 4 outlots for future development and 1 outlot for storm water detention. This portion of the development was indicated as an outlot for future development on the original preliminary plat that was approved in 2016.

Plan and Zoning Commission Action:
Vote: 7-0 approval
Date: April 27, 2020
Motion: Adopt a resolution recommending the City Council approve the Westport 2020 Preliminary Plat

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 - NA
- Staff Review and Comments
  - *V Court Paving*
  - *Outlots*
  - *Temporary Turnarounds*
  - *Preliminary Plat Entitlement*
- 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 Westport 2020 Preliminary Plat to subdivide the property into 83 single family lots, 5 lots for public streets, 4 outlots for future development and 1 outlot for storm water detention, subject to the applicant meeting all City Code requirements and the following conditions of approval:

1. Outlots T, U, V and W are unbuildable until replatted through the City's Subdivision process into buildable residential lots. Outlots U and V do not meet minimum lot width standards in their current form. In order to be built upon, additional land will need to be acquired so that outlots U and V meet minimum lot width requirements.

2. No combustible construction or storage shall occur within the Westport 2020 Preliminary Plat property until the necessary streets and water mains are installed to provide access and water for use by emergency services.

3. The applicant acknowledging that the associated Final plats 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.

4. The applicant receiving City approval of Public Improvement Construction Plans for any public improvements prior to construction. Additionally, the applicant acknowledging that public improvements must be constructed and accepted by the City prior to issuance of any occupancy permits, including temporary occupancy permits for any dwelling within the plat.

5. Applicant agreeing to construct a temporary cul-de-sac turnaround and execute appropriate easements and agreements related to construction and on-going maintenance responsibilities of the turnaround.

6. Applicant acknowledging that all Final Plats shall adhere to and reflect city code requirements adopted at the time of consideration by the City Council. Construction on a legal lot of record must meet the specific development standards (i.e. setback, building separation, building height, etc.) applicable to the designated zoning district that are in effect at the time of construction.

Lead Staff Member: Brian Portz, AICP

Staff Reviews:

Department Director	
Appropriations/Finance	
Legal	JDS
Agenda Acceptance	

PUBLICATION(S) (if applicable)

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

SUBCOMMITTEE REVIEW (if applicable)

Committee	NA		
Date Reviewed	NA		
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

CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION

Meeting Date: April 27, 2020

Item: Westport Revised Preliminary Plat, 33346 V Court – Subdivide property into 83 lots for single family development, 5 public street lots, 4 outlots for future development and 1 outlot for storm water detention – Westport Development LLC – PP-004506-2019

Requested Action: Recommend Approval of Preliminary Plat

Case Advisor: Brian Portz, AICP

Applicant's Request: The property owner, Westport Development, LLC, represented by Eric Cannon of Snyder & Associates, Inc., is requesting approval of a revised Preliminary Plat for approximately 30.5 acres located at 33346 V Court. The applicant proposes to subdivide the property into 83 lots for single family development, 5 lots for public streets, 4 outlots for future development and 1 outlot for storm water detention. This portion of the development was indicated as an outlot for future development on the original preliminary plat that was approved in 2016.

History: The property is undeveloped. The property was annexed into the City at the request of the applicant in early 2015. In September 2015, a Comprehensive Plan Amendment and rezoning was approved to allow for single family development of this property. The eastern part of the Westport subdivision was platted in 2016.

City Council Subcommittee: This item wasn't presented to the Development and Planning City Council Subcommittee.

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 note the following:

- *V Court Paving*: On the Comprehensive Plan adopted ultimate streets map, V Court on the western edge of the Westport development is proposed to be a minor arterial street and will swing further to the west to connect to the future extension of EP True Parkway. This location of V Court will be finalized with development of the property to the west of Westport. The existing V Court location will become a local street to provide access to the existing residences at the end of V Court. Since the Westport development is adjacent to V Court, the developer is required to pave 1 ½ lanes of V Court or provide surety for the eventual paving of the street. The developer does not intend to pave V Court at this time, so he will be submitting surety for the paving. Surety will be submitted as a part of each final plat that directly connects to V Court. As proposed, this will be when the final plats for Plat 2 and Plat 3 are approved by the City Council.

- *Outlots*: Outlots are proposed as a part of the preliminary plat. Outlots T, U, V and W are being reserved as outlots for future development as individual residential lots. These lots are being platted as outlots since it is not determined at this time exactly where V Court will be located in the future. Since outlots are unbuildable lots, these outlots will need to be replatted prior to development. It should be noted that outlots U and V could not be developed as residential lots in their proposed form because they do not meet minimum lot width for corner lots. The applicant is aware of this and expects that when the actual location of V Court is determined, these lots will gain property from the V Court right-of-way and will be replatted at that time. Staff recommends a condition of approval stipulating that Outlots U and V do not meet minimum corner lot width requirements and therefore cannot be developed as residential lots in their proposed form. Staff recommends an

additional condition of approval raising awareness that outlots are unbuildable until such time that they are replatted through the City's Subdivision process.

- *Temporary Turnarounds*: A temporary gravel turnaround will be located at the dead end of Wesport Drive until such time that this street is extended in the future as a part of Plat 3. The turnaround will be sized such that public services vehicles and emergency vehicles can turnaround without having to back up. A temporary turnaround easement for public access and maintenance responsibilities will be executed in conjunction with the Plat 2 final plat for this turnaround.

- *Preliminary Plat Entitlement*: A Preliminary Plat is intended to demonstrate that the intended development can abide by code provisions for the specific applicable zoning district and use and that the transportation and utility networks are sufficient for the development and may be appropriately extended to surrounding areas. City Code states: "*The approval of the preliminary plat by Council shall be null and void unless the final plat is presented to the Council within one year after date of approval of the preliminary plat.*" A developer can choose to present one Final Plat that includes all of the area included in the associated Preliminary Plat or phase development and include only a portion of the area with each Final Plat. Phasing is done for various reasons, but most commonly to either force sales of lots within a certain area prior to opening up other areas or because a developer doesn't have the financial means to provide for all of the infrastructure within the full Preliminary Plat area. What is unclear with the current code language is whether phasing the project and submitting multiple Final Plats based on an approved Preliminary Plat allows a developer to ignore any code changes that occur between the time of Preliminary Plat approval and the Council's consideration of a Final Plat. Until such time that city code can be amended to clarify, staff recommends that all lots included within a final plat be required to meet regulations stated in the city code adopted at the time of final plat consideration by the City Council, including code changes that have occurred since approval of the Preliminary Plat. This approach could result in minor changes from the Preliminary Plat such as the number of lots created (both increase or decrease), change to the buildable area of a lot due to increase or decrease in setback requirements, or street geometry adjustments. Buildings (i.e. homes) to be constructed within a final platted area must always be constructed according to Building and Fire Codes at the time of construction. A condition of approval is recommended clarifying adherence to city code at time of Final Plat.

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 83 lots for single family development, 5 lots for public streets, 4 outlots for future development and 1 outlot for storm water detention, subject to the applicant meeting all City Code requirements and the following:

1. Outlots T, U, V and W are unbuildable until replatted into buildable residential lots. Outlots U and V do not meet minimum lot width standards in their current form. In order to be built upon, additional land will need to be acquired so that outlots U and V meet minimum lot width requirements.

2. No combustible construction or storage shall occur on the Westport Revised Preliminary Plat property until the necessary streets and water mains are installed to provide access and water for use by emergency services.

3. The applicant acknowledging that the associated Final plats 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.

4. The applicant receiving City approval of Public Improvement Construction Plans for any public improvements prior to implementation. Additionally, the applicant acknowledging that public improvements must be constructed and accepted by the City prior to issuance of any occupancy permits, including temporary occupancy permits for any dwelling within the plat.

5. Applicant agreeing to construct a temporary cul-de-sac turnaround and execute appropriate easements and agreements related to construction and on-going maintenance responsibilities of the turnaround.

6. All Final Plats shall adhere to and reflect city code requirements adopted at the time of consideration by the City Council. Construction on a legal lot of record must meet the specific development standards (i.e. setback, building separation, building height, etc.) applicable to the designated zoning district that are in effect at the time of construction.

Property Owner/Applicant: Westport Development, LLC
11059 Brookdale Drive
West Des Moines, IA 50266
Attn: Willis Van Zee
will@dynastypartners.com

Applicant's Representatives: Snyder & Associates, Inc.
2727 SW Snyder Boulevard
Ankeny, IA 50023
Attn: Eric Cannon
ecannon@snyder-associates.com

Attachments:

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

ATTACHMENT A

RESOLUTION NO. PZC-20-016

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 83 LOTS FOR SINGLE FAMILY DEVELOPMENT, 5 LOTS FOR PUBLIC STREETS, 4 OUTLOTS FOR FUTURE DEVELOPMENT, AND 1 OULOT FOR STORM WATER DETENTION

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Westport Development, LLC, has requested approval for a Preliminary Plat (PP-004506-2019) to create 83 single family residential lots, 5 lots for public streets, 4 outlots for future development and 1 outlot for storm water detention, on that 30.5 acre site located at 33346 V Court; 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 27, 2020, 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 (PP-004506-2019) to subdivide the property into 83 single family residential lots, 5 lots for public streets, 4 outlots for future development and 1 outlot for storm water detention, 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 April 27, 2020.

Erica Andersen

Erica Andersen, Chairperson
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 27, 2020, by the following vote:

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

ATTEST:

Jennifer Canaday

Recording Secretary

S:_Development Services\JC\CURRENT\Meetings\P&Z\2020\4.27.20\PP-004506-2019_SR_Westport Revised Preliminary Plat_04-27-2020_PZ_Copy.Docx

Exhibit A
CONDITIONS OF APPROVAL

1. Outlots T, U, V and W are unbuildable until replatted into buildable residential lots. Outlots U and V do not meet minimum lot width standards in their current form. In order to be built upon, additional land will need to be acquired so that outlots U and V meet minimum lot width requirements.

2. No combustible construction or storage shall occur on the Westport Revised Preliminary Plat property until the necessary streets and water mains are installed to provide access and water for use by emergency services.

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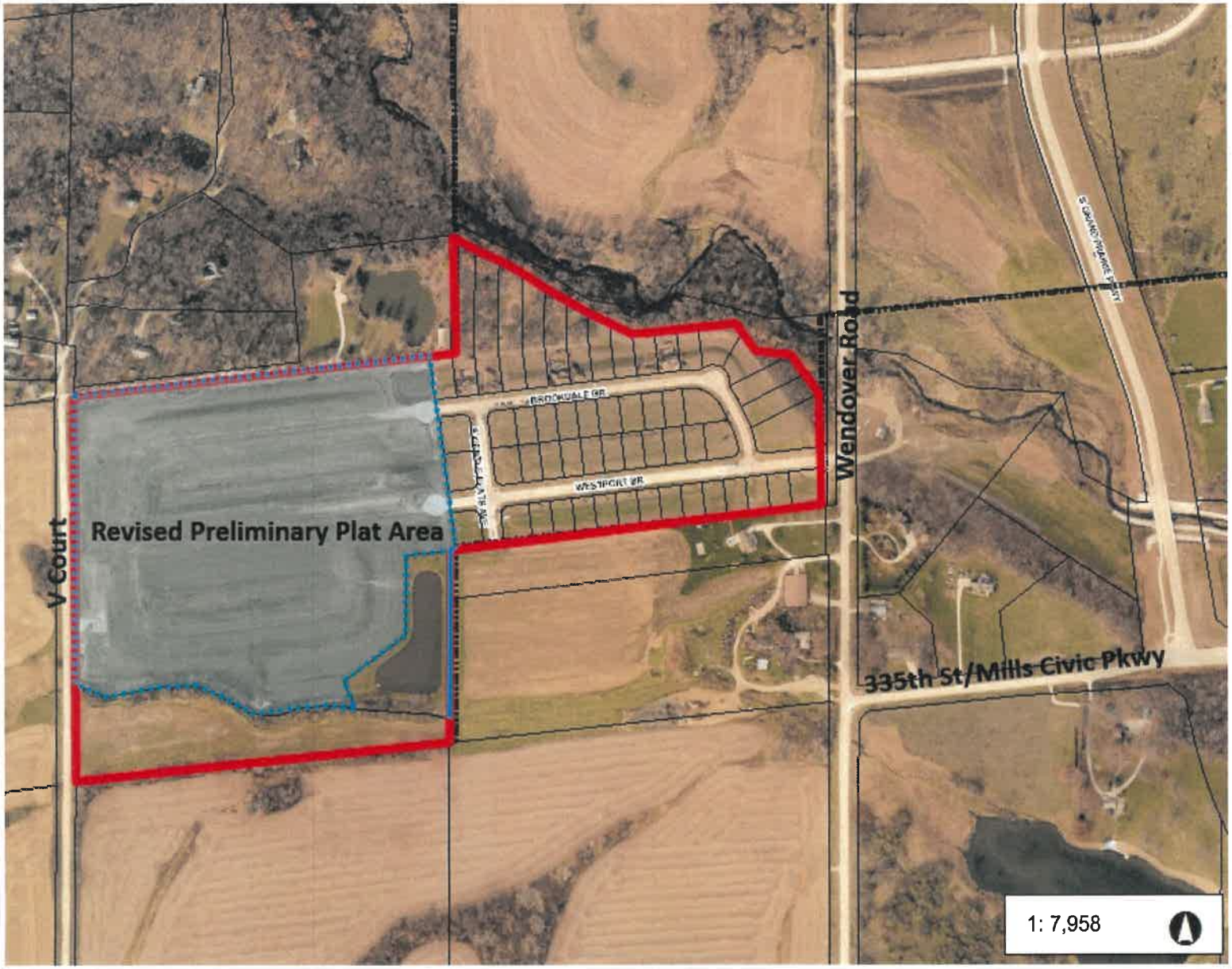
Westport



Legend

- Corporate Limits
- Parcels

1,326.3 0 663.13 1,326.3 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 B

ATTACHMENT C

WESTPORT 2020

PRELIMINARY PLAT

LEGEND

Features	Existing	Proposed
Spot Elevation	93.0	93.0
Contour Elevation	93	93
Fence (Barbed, Field, Hog)	—x—x—	
Fence (Chain Link)	—//—//—	
Fence (Wood)		
Fence (Silt)		
Tree Line		
Tree Stump		
Deciduous Tree \ Shrub		
Coniferous Tree \ Shrub		
Communication	C(*)	C
Overhead Communication	OC(*)	OC
Fiber Optic	FO(*)	FO
Underground Electric	E(*)	E
Overhead Electric	OE(*)	OE
Gas Main with Size	4" G(*)	4" G
High Pressure Gas Main with Size	4" HPG(*)	4" HPG
Water Main with Size	8" W(*)	8" W
Sanitary Sewer with Size	8" S(*)	8" S
Duct Bank	DUCT(*)	
Test Hole Location for SUE w/ID	1	

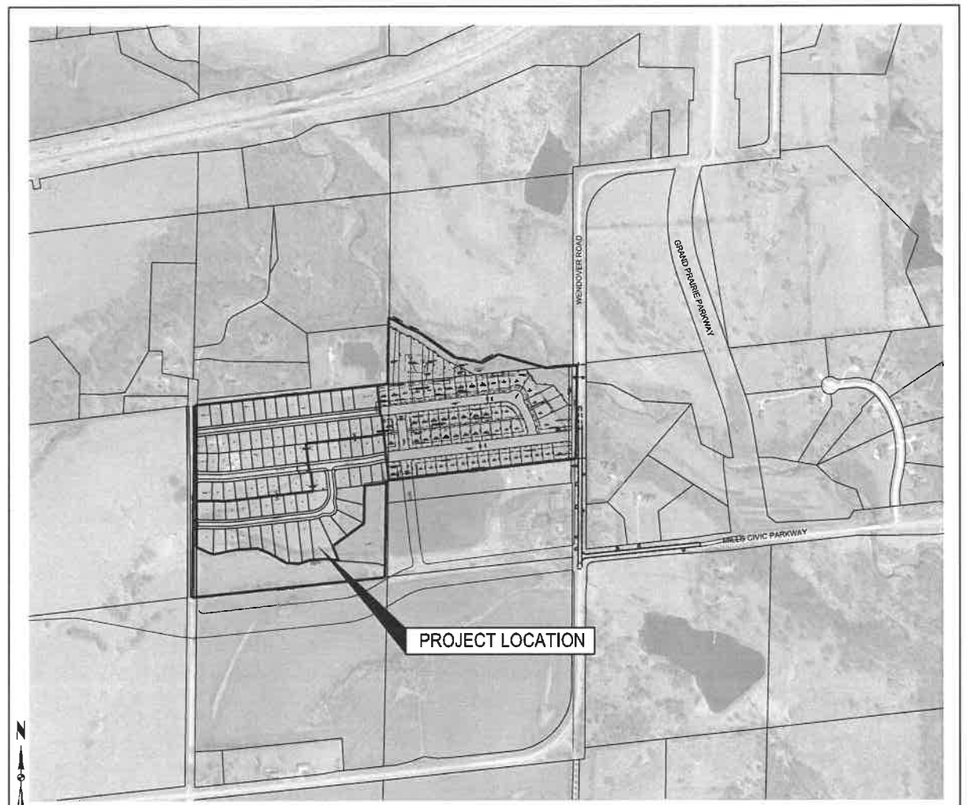
(*) Denotes the survey quality service level for utilities

Sanitary Manhole		
Storm Sewer with Size	12" ST	12" ST
Storm Manhole		
Single Storm Sewer Intake		
Double Storm Sewer Intake		
Fire Hydrant		
Fire Hydrant on Building		
Water Main Valve		
Water Service Valve		
Well		
Utility Pole		
Guy Anchor		
Utility Pole with Light		
Utility Pole with Transformer		
Street Light		
Yard Light		
Electric Box	EB	
Electric Transformer		
Traffic Sign		
Communication Pedestal		
Communication Manhole		
Communication Handhole		
Fiber Optic Manhole		
Fiber Optic Handhole		
Gas Valve		
Gas Manhole		
Gas Apparatus		
Fence Post or Guard Post		
Underground Storage Tank		
Above Ground Storage Tank		
Sign		
Satellite Dish		
Mailbox		
Soil Boring		

LEGEND

Survey	Found	Set
Section Corner		
1/2" Rebar, Cap # 11579 (Unless Otherwise Noted)		
ROW Marker		
ROW Rail		
Control Point	CP	
Bench Mark		
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

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



VICINITY MAP

INDEX OF SHEETS

1. TITLE SHEET
2. GENERAL NOTES AND PROJECT INFORMATION
3. TYPICAL SECTIONS
4. OVERALL SITE LAYOUT PLAN
5. LAYOUT PLAN
6. UTILITY PLAN
7. GRADING AND EROSION CONTROL PLAN

PLAT DESCRIPTION

OUTLOT "X" AND THE NORTH 10.00 FEET OF OUTLOT "Z", WESTPORT PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA.

OWNER

WESTPORT DEVELOPMENT, LLC.
P.O. BOX 573
JOHNSTON, IA 50131
CONTACT: WILLIS VAN ZEE
PHONE: 515-480-4560

ENGINEER

SNYDER & ASSOCIATES, INC.
2727 SNYDER BLVD
P.O. BOX 1159
ANKENY IA 50023
CONTACT: ERIC CANNON
515-964-2020

COMPREHENSIVE PLAN LAND USE

EXISTING: SINGLE FAMILY RESIDENTIAL
PROPOSED: SINGLE FAMILY RESIDENTIAL

ZONING

EXISTING: R-1 SINGLE FAMILY RESIDENTIAL
PROPOSED: R-1 SINGLE FAMILY RESIDENTIAL

BULK REGULATIONS (R-1 DISTRICT)

MINIMUM LOT AREA = 7,500 SF
MINIMUM LOT WIDTH = 60' (Measured at Building Setback Line)
(Corner Lots Require an additional 25' of width at Building Setback Line)
FRONT YARD SETBACK = 30'
REAR YARD SETBACK = 35'
SIDE YARD SETBACK = 7' Minimum (15' Total)

BENCHMARKS

CITY OF WEST DES MOINES (WDM) #095
BRASS DISK 1.1 MILES WEST OF INTERSECTION OF 88TH STREET AND 335TH STREET, (DALLAS COUNTY), TOP OF SOUTHWEST CONCRETE BRIDGE RAIL ON BRIDGE OVER FOX CREEK.
ELEVATION - WDM DATUM=107.68 FEET (NAVD88=881.69 FEET)
NORTHING:567621.611
EASTING:1544673.022

CITY OF WEST DES MOINES (WDM) #130
STANDARD BENCHMARK SOUTHWEST CORNER OF BOONEVILLE ROAD AND "V" PLACE, 3 FEET NORTH OF SOUTH RIGHT-OF-WAY FENCE ON BOONEVILLE ROAD AND IN LINE WITH EAST EDGE OF "V" PLACE, WEST SIDE OF FIELD ENTRANCE.
ELEVATION - WDM DATUM=99.85 FEET (NAVD88=873.86 FEET)
NORTHING:559767.987
EASTING:1540020.283

BM31
NORTHING: 567379.451
EASTING: 1542757.397
ELEVATION: 906.975

BM32
NORTHING: 568756.239
EASTING: 1542758.270
ELEVATOIN: 882.855

BM33
NORTHING: 567182.809
EASTING: 1540068.717
ELEVATION: 950.606

BM34
NORTHING: 568418.257
EASTING: 1540050.764
ELEVATION: 971.244

NOTES

SEE SHEET 2of7 FOR GENERAL NOTES WEST DES MOINES PN# PP-003107-2016

LICENSED PROFESSIONAL ENGINEER
ERIC D. CANNON
P18954
IOWA

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.

Eric D. Cannon, P.E. Date

License Number P18954

My License Renewal Date is December 31, 2021

Pages or sheets covered by this seal:

MARK	REVISION	DATE	BY
5	REVISED AS PER CITY COMMENTS	4-21-20	JWM
4	REVISED AS PER CITY COMMENTS	3-27-20	JWM
3	REVISED AS PER OWNER	3-13-20	JWM
2	REVISED AS PER OWNER	2-21-20	JWM
1	REVISED AS PER CITY COMMENTS	11-08-19	JWM

Engineer: KMM | Checked By: EDC | Scale: 1"= 500'
Technician: JWM | Date: 09-27-19 | Field Bk: | Pg:

Project No: 117.1012

Sheet 1 of 7

WEST DES MOINES, IA

WESTPORT 2020

PRELIMINARY PLAT - TITLE SHEET

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Project No: 117.1012

Sheet 1 of 7

GENERAL NOTES

1. ALL SINGLE FAMILY LOTS SHALL COMPLY WITH (R-1) ZONING REGULATIONS FOR SINGLE FAMILY DEVELOPMENT AS SPELLED OUT IN THE WEST DES MOINES ZONING ORDINANCE.
2. BEFORE ANY GRADING OR SITE WORK TAKES PLACE, THE BUILDING DIVISION SHALL BE FORWARDED A COPY OF THE NPDES PERMIT.
3. CONTACT THE WEST DES MOINES WATER WORKS ONE WEEK BEFORE WORK COMMENCES ON PROJECT AND ALSO SHOW ALL CONSTRUCTION NEEDS IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
4. ALL CONSTRUCTION WITHIN PUBLIC ROW/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 AS WELL AS THE GEOTECH REPORT PREPARED BY ALLENDER BUTZKE PN 141464.
5. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC ROW/EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE WEST DES MOINES ENGINEERING SERVICES BEN MCALISTER (222-3475) TO SCHEDULE ANY REQUIRED INSPECTIONS. ROW EXCAVATION PERMITS CAN BE OBTAINED AT THE PUBLIC WORKS FACILITY (222-3480). IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICANT OBTAINING ALL NECESSARY EASEMENTS/AGREEMENTS AND APPLICABLE PERMITS.
6. CONSTRUCTION DOCUMENTS NEED TO BE APPROVED BY THE CITY OF WEST DES MOINES PRIOR TO ANY CONSTRUCTION OF PUBLIC IMPROVEMENTS.
7. THIS PROPERTY IS NOT LOCATED WITH ANY FLOOD HAZARD ZONES.
8. NO STRUCTURES INCLUDING FENCES, PLAY STRUCTURES, SHEDS, ETC. MAY BE LOCATED WITHIN ANY BUFFER PARK EASEMENTS LOCATED ON LOT 1 AND LOTS 11-18. FENCES MAY BE PLACED WITHIN PUBLIC UTILITY EASEMENTS BUT THE PROPERTY OWNER IS RESPONSIBLE FOR ALL LABOR AND COSTS ASSOCIATED WITH REMOVING AND REPLACING THE FENCE AS NECESSARY. FENCES MAY BE PLACED WITHIN AN OVERLAND FLOWAGE EASEMENT PER CITY CODE WITH REQUIREMENTS ON MATERIALS AND GROUND CLEARANCE.
9. ALL PAVEMENT AND SIDEWALK REPLACEMENT WILL BE DONE AT THE SOLE COST OF THE PROPERTY OWNER.
10. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
11. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1297, 54-1998. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (515-222-3465) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTORS INVOLVED IN THE PROJECT.
13. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
14. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
15. ALL CONNECTIONS TO PUBLIC SEWERS SHALL BE CORE DRILLED.
16. CONSTRUCTION DRAWINGS FOR PROPOSED PUBLIC IMPROVEMENTS SHALL BE SUBMITTED AND APPROVED BY THE CITY ENGINEER.
17. ALL OVERLAND FLOWAGE EASEMENTS ARE ADEQUATE TO CONTAIN THE 100 YEAR STORM WITHIN THE EASEMENT AREA.
18. ALL OUTLOTS ARE UNBUILDABLE UNTIL THE TIME THAT THEY ARE RE-PLATED INTO BUILDABLE LOTS.
19. OUTLOT "Y" SHALL BE DEDICATED TO THE CITY OF WEST DES MOINES.
20. NO FUTURE MODIFICATIONS INCLUDING FILL, BRIDGES OR LANDSCAPING SHALL BE ALLOWED WITHIN THE SURFACE WATER FLOWAGE EASEMENT IN THE REAR YARD OF LOTS 1-13.
21. ALL SIDEWALK SECTIONS THROUGH RESIDENTIAL DRIVEWAYS SHALL BE 5' IN WIDTH.
22. ALL EXISTING WELLS ON SITE SHALL BE CAPPED AND ABANDONED OR REMOVED IN ACCORDANCE WITH ALL IDNR RULES AND REGULATIONS. SEE SHEET 5 FOR APPROXIMATE LOCATION.
23. PROVIDE ROAD CLOSURE AND DETOURS SHALL BE PROVIDED BY THE CONTRACTOR IN ACCORDANCE WITH MUTCD STANDARDS AND THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF WEST DES MOINES, DALLAS COUNTY AND ADJACENT PROPERTY OWNERS PRIOR TO CONSTRUCTION.
24. THE EXISTING SITE SURVEY WAS PROVIDED BY ENGINEER RESOURCE GROUP AND THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE EXISTING SITE CONDITIONS AS REPRESENTED ON THE DESIGN DRAWINGS. CONTRACTOR TO VERIFY ALL SITE CONDITIONS AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
25. ALL CONNECTIONS TO EXISTING PUBLIC STRUCTURES SHALL BE CORE DRILLED.
    ALL PUBLIC SEWERS CONSTRUCTED AS PART OF THIS PLAT WILL NEED TO BE TELEVISED BY THE CITY OF WEST DES MOINES AS PART OF THE FINAL INSPECTION. NOTIFY WEST DES MOINES PUBLIC WORKS (RON WIESE 515-222- 3480) 48-HOURS IN ADVANCE OF INSPECTION.
26. IF ADDITIONAL PAVEMENT REMOVAL IS REQUIRED OTHER THAN A STANDARD BOX OUT, FULL PANEL REMOVAL WILL BE REQUIRED. NO HALF PANEL REMOVAL WILL BE ALLOWED.
27. 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.
28. 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.
29. 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.
30. COORDINATE STAGING AND TRAFFIC CONTROL WITH WDM EMERGENCY SERVICES.
31. LANE CLOSURE NOTICES MUST BE SUBMITTED TO WEST DES MOINES PUBLIC WORKS FOR APPROVAL A MINIMUM OF 48 HOURS IN ADVANCE OF CLOSURE.
32. SUBMITTAL OF SWPPP TO THE CITY OF WEST DES MOINES IS REQUIRED PRIOR TO STARTING CONSTRUCTION.

UTILITIES

WATER: WEST DES MOINES WATER WORKS
SANITARY: CITY OF WEST DES MOINES

PUBLIC QUANTITIES		PRIVATE QUANTITIES	
8" SANITARY SEWER	3670 LF		
4" SANITARY SERVICE	85 EA		
SANITARY MANHOLE 48"DIA SW-301	17 EA		
CONNECT TO EXISTING SANITARY	2 LS		
8" WATER MAIN	3585 LF		
HYDRANT ASSEMBLY	8 EA		
BLOW-OFF HYDRANT	3 EA		
8" RW VALVE	9 EA		
1" WATER SERVICE	85 EA		
CONNECT TO EXISTING WATER MAIN	2 LS		
		6" PERFORATED SUBDRAIN	765 LF
15" RCP STORM SEWER	2582 LF	15" RCP STORM SEWER	47 LF
15" FES	2 EA		
18" RCP STORM SEWER	234 LF	18" RCP STORM SEWER	15 LF
24" RCP STORM SEWER	85 LF	24" RCP STORM SEWER	308 LF
		24" FES	2 EA
1.5" SERVICE	85 EA		
8" SUMP DRAIN	1035 LF		
STORM SEWER MANHOLE, 48"DIA TYPE A	3 EA	STORM SEWER MANHOLE, TYPE A	1 EA
STORM SEWER INTAKE, TYPE M-A	9 EA		
STORM SEWER INTAKE, TYPE M-C	7 EA		
SOTRM SEWER INTAKE, TYPE M-D	3 EA		
STORM SEWER INTAKE, TYPE M-E	3 EA		
		STORM SEWER INTAKE, 24"DIA TYPE SW-512	
		WITH TYPE 5 GRATE	1 EA
RIP RAP 10'x10'x2'	15 TONS		
EROSION STONE	15 TONS	RIP RAP 10'x10'x2'	15 TONS
WESTPORT DRIVE PAVEMENT QUANTITIES			
6" DEPTH FULLY REINFORCED PCC PAVING	4542 SY		
12" DEPTH PREPARED SUBGRADE	5003 SY		
BROOKDALE DRIVE PAVEMENT QUANTITIES			
6" DEPTH PCC	3721 SY		
12" DEPTH PREPARED SUBGRADE	4168 SY		
TWILIGHT DRIVE PAVEMENT QUANTITIES			
6" DEPTH PCC	3725 SY		
12" DEPTH PREPARED SUBGRADE	4138 SY		
6" DEPTH GRANULAR CLASS A ROAD STONE	120 SY		
6" DEPTH PCC TRAIL	222 SY		

POLLUTION PREVENTION NOTES

A. POLLUTION PREVENTION AND EROSION PROTECTION

1. CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.
2. DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.

B. STORM WATER DISCHARGE PERMIT

1. THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 INCLUDING CREATING OR MAINTAINING THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND POSSIBLY OBTAINING THE GENERAL PERMIT COVERAGE FROM THE IDNR.
2. ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING, BUT NOT LIMITED TO, THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.
3. A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.

C. POLLUTION PREVENTION PLAN:

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.
2. THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMP'S AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMP'S FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.
3. THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.
4. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:
   a. UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS, PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.
   b. INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
   c. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
   d. MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
   e. INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.
   f. PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.
   g. INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.
   h. RESPREAD A MINIMUM OF 4 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
   i. STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, OR SOD AS SOON AS PRACTICAL UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES NO LATER THAN 14 CALENDAR DAYS AFTER CONSTRUCTION ACTIVITY HAS FINISHED OR IS PLANNED TO BE DELAYED MORE THAN 21 CALENDAR DAYS.
   j. COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.
   k. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

MARK	REVISION	DATE	BY
5	REVISED AS PER CITY COMMENTS	4-21-20	JWM
4	REVISED AS PER CITY COMMENTS	3-27-20	JWM
3	REVISED AS PER OWNER	3-13-20	JWM
2	REVISED AS PER OWNER	2-21-20	JWM
1	REVISED AS PER CITY COMMENTS	11-08-19	JWM

Engineer: KMM Checked By: EDC Scale: 1"= 60'
Technician: JWM Date: 09-27-19 Field Bk: Pg:
Project No: 117.1012 Sheet 2 of 7

WESTPORT 2020
PRELIMINARY PLAT - GENERAL NOTES AND PROJECT INFORMATION WEST DES MOINES, IA

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Project No: 117.1012
Sheet 2 of 7

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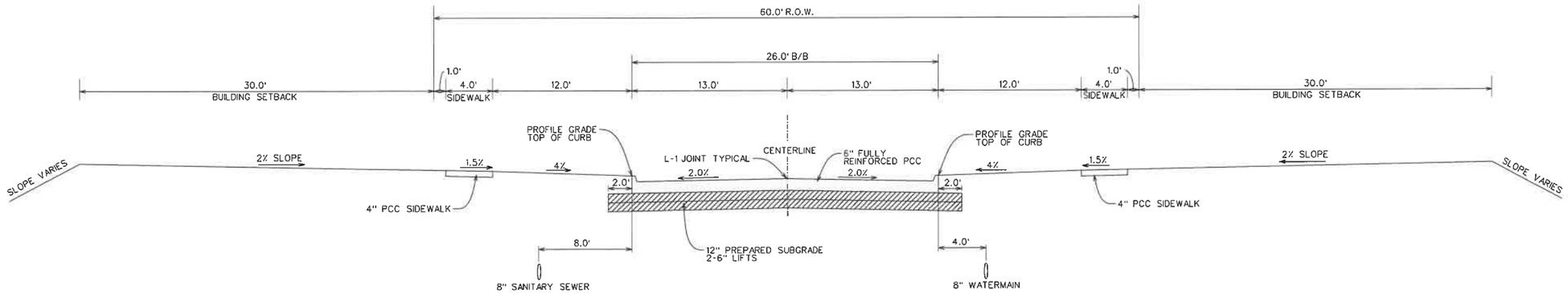
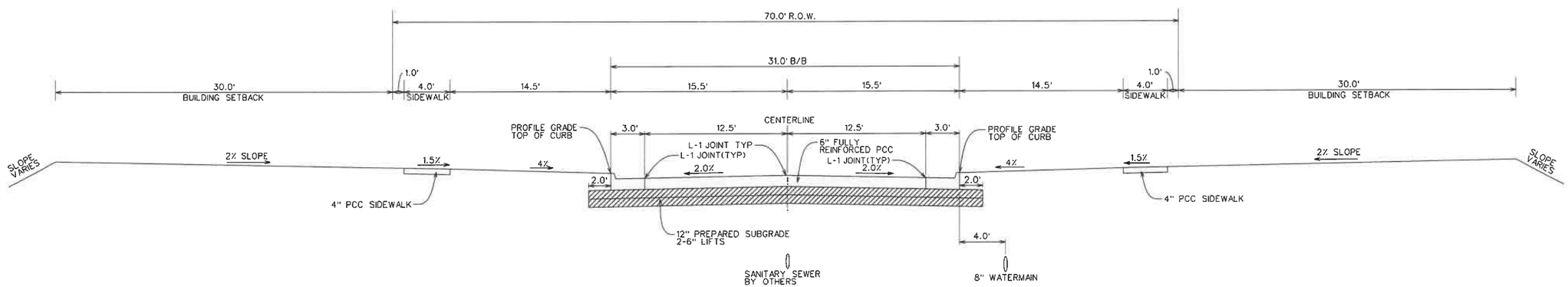


BROOKDALE DRIVE AND TWILIGHT DRIVE



WESTPORT DRIVE

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1	REVISED AS PER CITY COMMENTS	11-08-19	JWM

Engineer: KMM Checked By: EDC Scale: 1"=5'
Technician: JWM Date: 09-27-19 Field Bk: Pg:

Project No: 117.1012

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WEST DES MOINES, IA

WESTPORT 2020

PRELIMINARY PLAT - TYPICAL SECTIONS

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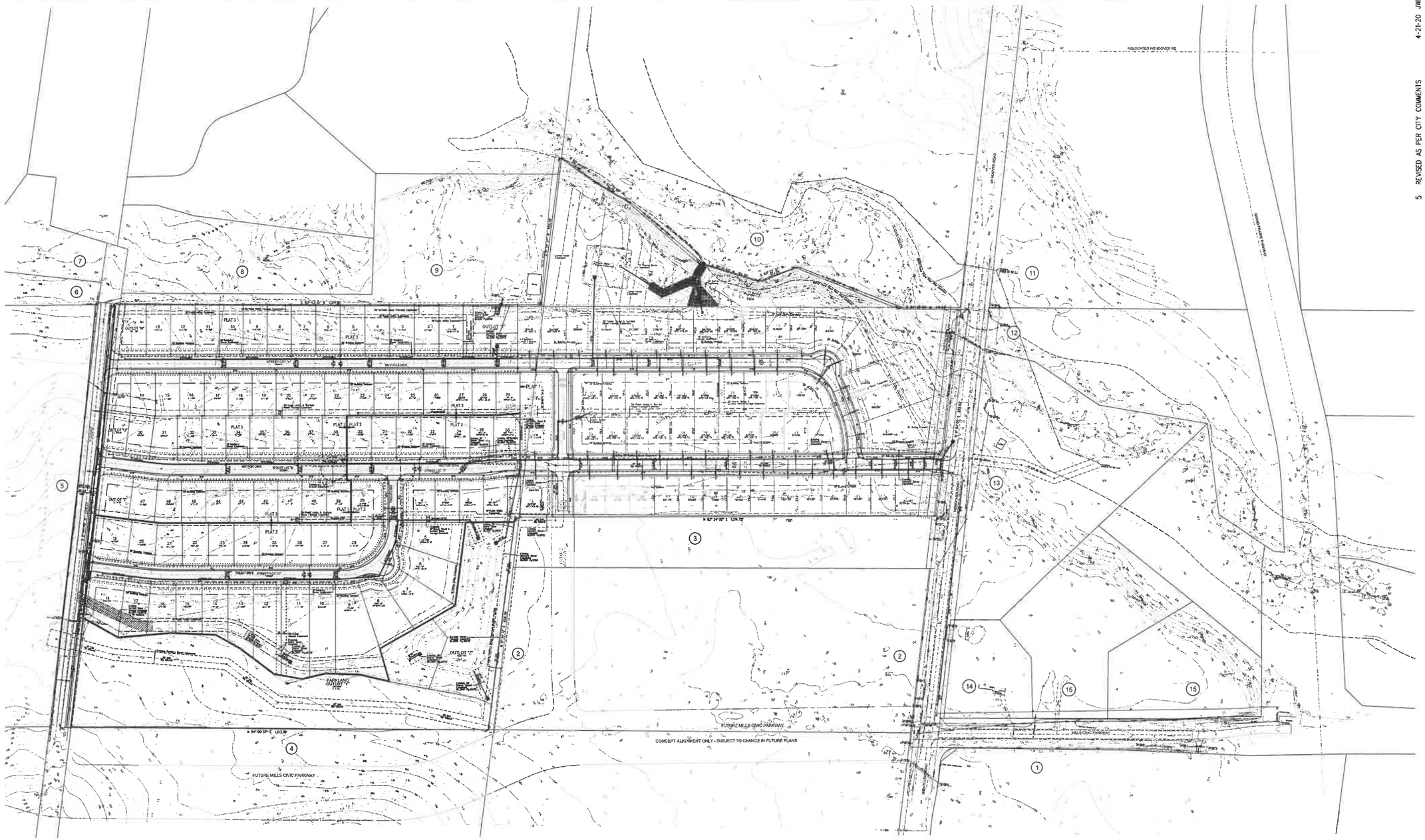

ADJACENT PROPERTY OWNERS

1. JAMAL & TAMARA KHATIB, 32654 335TH ST WAUKEE
2. ARTHUR E & NANCY MINER, 501 WENDOVER RD WAUKEE
3. ED & LYNNE MINER, 32533 WENDOVER RD WAUKEE
4. CHARLOTTE M SWALLOW, 3202 WOLF CREEK RD SW BONDURANT, IA 50035
5. DAVIS ESTATES LTD, 286 S 60TH ST WEST DES MOINES, IA 50266
6. TROY D SR FISHER, 33277 V CT WAUKEE
7. NORMAN L SHEPARD, 33261 V CT WAUKEE
8. MARTY & NATALIE MCDONALD, 33224 V CT WAUKEE
9. CHRISTOPHER D & DAWN M COPPINGER, 33280 V CT WAUKEE
10. DAVIS ESTATES, LTD, 286 S 60TH ST WEST DES MOINES, IA 50266
11. ROBERT F ETZEL , 1851 ASHWORTH RD WEST DES MOINES, IA 50265
12. GREGORY M OVERTON, 8017 TIBURON PL JOHNSTON, IA 50131
13. RONALD M & CANDACE A SWEENEY, 2526 WENDOVER RD WAUKEE, IA 50263
14. MARGARET JOYCE LARKIN, 32539 335TH ST WAUKEE, IA 50263
15. SCOTT & CAROLYN OAKES, 32567 335TH ST WAUKEE, IA 50263

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SCALE (FEET)

MARK	REVISION	DATE	BY
5	REVISED AS PER CITY COMMENTS	4-21-20	JWM
4	REVISED AS PER CITY COMMENTS	3-27-20	JWM
3	REVISED AS PER OWNER	3-13-20	JWM
2	REVISED AS PER OWNER	2-21-20	JWM
1	REVISED AS PER CITY COMMENTS	11-08-19	JWM

Engineer: KMM | Checked By: EDC | Scale: 1"= 150'
Technician: JWM | Date: 09-27-19 | Field Bk: | Pg:

Project No: 117.1012

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WESTPORT 2020

PRELIMINARY PLAT - OVERALL SITE LAYOUT

WEST DES MOINES, IA

SNYDER & ASSOCIATES, INC.
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Project No: 117.1012
Sheet 4 of 7

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3	REVISED AS PER OWNER	3-13-20	JWM
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1	REVISED AS PER CITY COMMENTS	11-08-19	JWM

Engineer: KMM Checked By: EDC Scale: 1"= 60'
Technician: JWM Date: 09-27-19 Field Bk: Pg:
Project No: 117.1012 Sheet 5 of 7

WEST DES MOINES, IA

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WESTPORT 2020

PRELIMINARY PLAT - LAYOUT PLAN

SNYDER & ASSOCIATES, INC.

Project No: 117.1012
Sheet 5 of 7

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MARK	REVISION	DATE	BY
5	REVISED AS PER CITY COMMENTS	4-21-20	JWM
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1	REVISED AS PER CITY COMMENTS	11-08-19	JWM

Engineer: KWM | Checked By: EDC | Scale: 1"= 60'
Technician: JWM | Date: 09-27-19 | Field Bk: Pg:
Project No: 117.1012 | Sheet 6 of 7

WEST DES MOINES, IA

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WESTPORT 2020

PRELIMINARY PLAT - UTILITY PLAN

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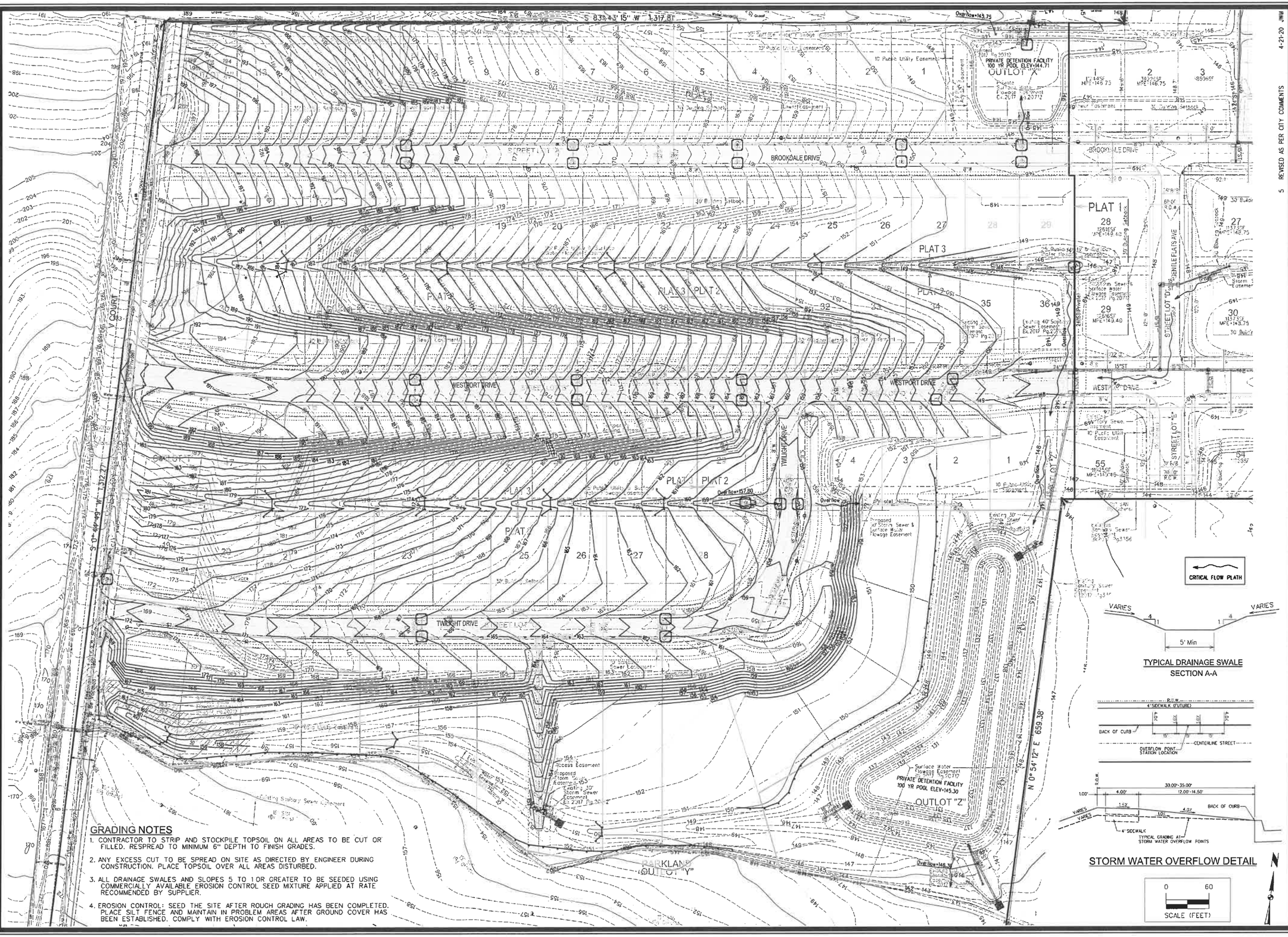

GRADING NOTES

1. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.
2. ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY ENGINEER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
3. ALL DRAINAGE SWALES AND SLOPES 5 TO 1 OR GREATER TO BE SEEDED USING COMMERCIALLY AVAILABLE EROSION CONTROL SEED MIXTURE APPLIED AT RATE RECOMMENDED BY SUPPLIER.
4. EROSION CONTROL: SEED THE SITE AFTER ROUGH GRADING HAS BEEN COMPLETED. PLACE SILT FENCE AND MAINTAIN IN PROBLEM AREAS AFTER GROUND COVER HAS BEEN ESTABLISHED. COMPLY WITH EROSION CONTROL LAW.

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Engineer: KMM Checked By: EDC Scale: 1"= 60'
Technician: JWM Date: 09-27-19 Field Bk: Pg:
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WESTPORT 2020

PRELIMINARY PLAT - GRADING AND EROSION CONTROL PLAN

WEST DES MOINES, IA

SNYDER & ASSOCIATES, INC.
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Sheet 7 of 7

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 WESTPORT 2020 PRELIMINARY PLAT (PP-004506-2019) TO SUBDIVIDE THE PROPERTY INTO 83 SINGLE FAMILY LOTS, 5 STREET LOTS, 4 OUTLOTS FOR FUTURE DEVELOPMENT AND 1 OUTLOT FOR STORM WATER DETENTION.

WHEREAS, pursuant to the provisions of Title 9, Zoning, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Westport Development, LLC, has requested approval for the Westport 2020 Preliminary Plat (PP-004506-2019) for that property located at 33346 V Court; 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 27, 2020, the Plan and Zoning Commission did recommend to the City Council approval of the Westport 2020 Preliminary Plat (PP-004506-2019); and

WHEREAS, on, May 4, 2020, this City Council held a duly noticed Meeting to consider the application for Westport 2020 Preliminary Plat (PP-004506-2019).

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 May 4, 2020, or as amended orally at the City Council meeting of May 4, 2020, are adopted.

SECTION 2. WESTPORT 2020 PRELIMINARY PLAT (PP-004506-2019) to subdivide the property into 83 residential lots, 5 Street Lots, 4 outlots for future development and 1 outlot for storm water detention is approved, subject to compliance with all the conditions in the staff report, dated May 4, 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 May 4, 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 May 4, 2020, by the following vote:

ATTEST:

_____
Ryan Jacobson
City Clerk

Exhibit A
Conditions of Approval

1. Outlots T, U, V and W are unbuildable until replatted through the City's Subdivision process into buildable residential lots. Outlots U and V do not meet minimum lot width standards in their current form. In order to be built upon, additional land will need to be acquired so that outlots U and V meet minimum lot width requirements.

2. No combustible construction or storage shall occur within the Westport 2020 Preliminary Plat property until the necessary streets and water mains are installed to provide access and water for use by emergency services.

3. The applicant acknowledging that the associated Final plats 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.

4. The applicant receiving City approval of Public Improvement Construction Plans for any public improvements prior to construction. Additionally, the applicant acknowledging that public improvements must be constructed and accepted by the City prior to issuance of any occupancy permits, including temporary occupancy permits for any dwelling within the plat.

5. Applicant agreeing to construct a temporary cul-de-sac turnaround and execute appropriate easements and agreements related to construction and on-going maintenance responsibilities of the turnaround.

6. Applicant acknowledging that all Final Plats shall adhere to and reflect city code requirements adopted at the time of consideration by the City Council. Construction on a legal lot of record must meet the specific development standards (i.e. setback, building separation, building height, etc.) applicable to the designated zoning district that are in effect at the time of construction.