

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

**Meeting Date:** October 26, 2020

**Item:** Banks Landing Preliminary Plat 1 – Northwest corner of the intersection of S. 88<sup>th</sup> Street and Booneville Road - Subdivide property into 27 lots for single family development, one public street lot, one outlot for storm water management and one outlot for future development – Northwest Corner of S. 88<sup>th</sup> and Booneville Road - Banx Landing LLC – PP-004788-2020

**Requested Action:** Recommend Approval of Preliminary Plat

**Case Advisor:** Bryce C. Johnson

**Applicant's Request:** The applicant and owner, Banx Landing LLC, and represented by Ed Arp of Civil Engineering Consultants, Inc., is requesting approval of a Preliminary Plat for approximately 12.5 acres located near the northwest corner of the intersection of S. 88<sup>th</sup> Street and Booneville Road. The applicant proposes to subdivide the property into 27 lots for single family development, one (1) lot for a public street, and two (2) outlots (see Attachment A – Location Map and Attachment B – Preliminary Plat).

**History:** The property is undeveloped and part of Parcel 'I' the Tallyn's Reach (aka Michael's Landing and Woodland Hills) Planned Unit Development (PUD). In June 2020, a Comprehensive Plan Amendment (CPA-004674-2020) was approved to change the land use designation from Neighborhood Commercial (NC) to 7.5 acres of Single Family Residential (SF) and 5.0 acres of Medium Density Residential (RM) land uses to facilitate the proposed development of single-family homes and future townhomes. In addition, this area was also rezoned (ZC-004675-2020) from Neighborhood Commercial (NC) to 7.5 acres of Residential Single Family (RS-5) and 5.0 acres to Medium Density Residential (RM-12).

**City Council Subcommittee:** This item was presented to the Development and Planning City Council Subcommittee on July 20, 2020; the Subcommittee was supportive of the development.

**Staff Review and Comment:** This request was distributed to other City departments and other agencies for their review and comment. There are no outstanding issues, however, staff would like to mention the following:

- Phasing. This preliminary plat will only establish developable lots for the single-family residential portion of this project. The townhome development, identified as Outlot Z, is directly East of these single-family lots, and will be platted at a later date.
- Buffers. A 30-foot buffer easement was established on this parcel along Booneville Road and South 88<sup>th</sup> Street with the original plat to buffer the development from these roadways and a landscape buffer was established along the west edge of this parcel because at the time of the original plat, the use of this parcel was anticipated to be more intense than the parcel to the west. Over time, the zoning for both parcels have changed and are now similar, negating the need for the buffer. The applicant is proposing to vacate the west buffer as part of this platting process and will establish a small segment of the Booneville landscape buffer over a vacated street right of way also along the west edge of the development.

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

**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 27 lots for single family development, one public street lot, one outlot for storm water management and one outlot for future development, subject to the applicant meeting all City Code requirements and the following:

1. The applicant acknowledging that the associated Final plat must be approved by the City and recorded with the County prior to the issuance of any building permits, including footing and foundation permits, for any single family lot within the plat.
2. The applicant acknowledging that Outlot Z must be re-platted through the preliminary and final plat process in accordance with the associated zoning classifications prior to physical development.
3. The applicant receiving City approval of Public Improvement Construction Plans for any public improvements prior to implementation of said improvements. 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.
4. The applicant acknowledging and agreeing to submit revised preliminary plat drawings that reflects minor revisions requested by Staff prior to the case being heard by the City Council.
5. Applicant providing suitable access roads and water infrastructure to the satisfaction of the City's Fire Marshal prior to issuance of any building permits for above ground construction.
6. The City Council waives the street tree requirements of the Tally's Reach PUD Ordinance.

**Property Owner:**

Banx Landing, LLC  
2614 Railroad Highway  
Council Bluffs, Iowa 51503

**Applicant(s):**

Cody Forristall  
Banx Landing, LLC  
2614 Railroad Highway  
Council Bluffs, Iowa 51503  
(712) 256-8702  
[cody@powertechteam.com](mailto:cody@powertechteam.com)

**Applicant's Representative:**

Edward H. Arp  
Civil Engineering Consultants  
2400 86<sup>th</sup> Street  
Urbandale, IA 50322  
515-276-4884  
Attn: Ed Arp  
[arp@ceclac.com](mailto:arp@ceclac.com)

**Attachments:**

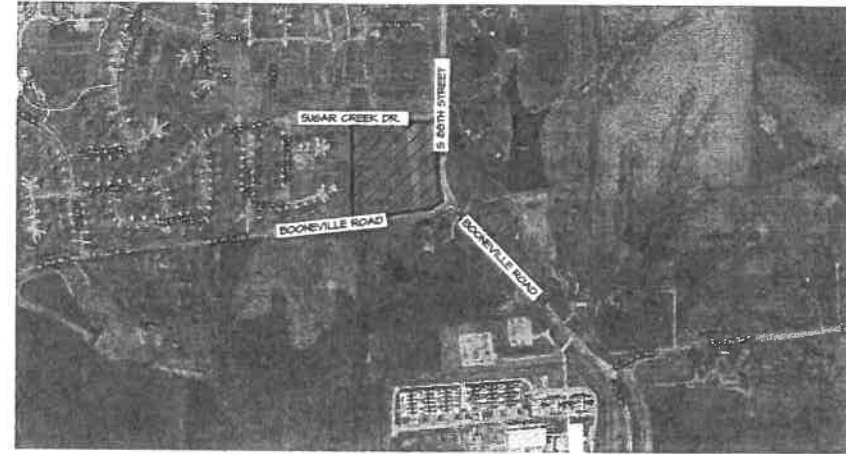
- Attachment A - Location Map
- Attachment B - Preliminary Plat\*\*
- Attachment C - Plan and Zoning Commission Resolution
- Exhibit A - Conditions of Approval

\*\*Plans included in staff report are for illustrative purposes only – Approved plans on file with the City.



# BANKS LANDING PLAT I

## PRELIMINARY PLAT OF WEST DES MOINES, IOWA



VICINITY MAP  
NO SCALE

SHEET NUMBER	SHEET TITLE
1	COVER
2	GEOMETRIC PLAN
3	GRADING PLAN
4	UTILITY PLAN
5	LANDSCAPING PLAN

**PROPERTY OWNER:**  
BANKS LANDING, LLC  
2614 RAILROAD HIGHWAY  
COUNCIL BLUFFS, IOWA 51503  
CONTACT: CODY FORRISTALL  
PH: 712.256.8702  
EMAIL: CODY@POWERTECHTEAM.COM

**PROJECT MANAGER:**  
EDWARD H. ARP, P.L.A., A.S.L.A.  
CIVIL ENGINEERING CONSULTANTS  
2400 86TH STREET, #12  
DES MOINES, IOWA 50322  
515-276-4884 EXT. #215  
ARP@CECLAG.COM

**TOTAL LAND AREA:**  
SINGLE FAMILY RESIDENTIAL = 7.70 ACRES  
MEDIUM DENSITY RESIDENTIAL = 4.77 ACRES.  
TOTAL SITE = 12.47 ACRES.

**PROPERTY APPLICANT:**  
BANKS LANDING, LLC  
2614 RAILROAD HIGHWAY  
COUNCIL BLUFFS, IOWA 51503  
CONTACT: CODY FORRISTALL  
PH: 712.256.8702  
EMAIL: CODY@POWERTECHTEAM.COM

**PROPOSED LAND USE DENSITIES:**  
SINGLE FAMILY RESIDENTIAL RM-12, 12 DU/AC. MAX.  
MEDIUM DENSITY RESIDENTIAL

**EXISTING LAND USE:**  
TALLYNS REACH PLANNED UNIT DEVELOPMENT (PUD #80)  
SINGLE-FAMILY RESIDENTIAL (RS-5)  
MEDIUM DENSITY RESIDENTIAL (RM-12)

**EXISTING ZONING:**  
TALLYNS REACH PLANNED UNIT DEVELOPMENT (PUD #80)  
SINGLE-FAMILY RESIDENTIAL (RS-5)  
MEDIUM DENSITY RESIDENTIAL (RM-12)

**LEGAL DESCRIPTION**

(WARRANTY DEED BOOK 2020, PAGE 15403)  
OUTLOT '5' IN CORRECTED MICHAEL'S LANDING PLAT I, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA.

AND

ALL OF STREET LOT 'J' IN CORRECTED MICHAEL'S LANDING PLAT I, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, EXCEPT THAT PORTION OF STREET LOT 'J' THAT HAS CONVEYED TO KH DEVELOPMENT, LLC, BY THE CITY OF WEST DES MOINES, IOWA, AS RECORDED ON NOVEMBER 30, 2015 IN BOOK 2015, PAGE 11617 IN THE OFFICE OF THE DALLAS COUNTY, IOWA, RECORDER.

**NOTES**

- ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY:
  - WEST DES MOINES ENGINEERING SERVICES - BEN MCALISTER (515-222-3475)
  - BANKS LANDING, LLC - CODY FORRISTALL (712-256-8702)
  - CIVIL ENGINEERING CONSULTANTS, INC. (515-276-4884)
- ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
- THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
- PROVIDE 2' CONCRETE BOXOUT AROUND ALL INTAKES AND MANHOLES WITHIN PAVED AREAS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND WDM ADDENDUMS.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- SIDEWALK & DRIVE APPROACH INSTALLATIONS TO BE INSPECTED BY CITY OF WEST DES MOINES ENGINEERING DEPARTMENT, MINIMUM 24 HOUR NOTICE.
- ALL DEBRIS SPILLED ON CITY ROAD AND ADJOINING PROPERTY SHALL BE REMOVED BY THE OWNER/CONTRACTOR IN TIMELY FASHION.
- ALL CONSTRUCTION WITHIN THE CITY OF WEST DES MOINES R.O.W. SHALL COMPLY WITH THE CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS.
- PUBLIC STREET PAVEMENT THICKNESS SHALL BE 7" P.C.C. W/ 6" P.C.C. CURB & GUTTER.
- THIS SUBDIVISION WILL COMPLY AND CONFORM TO ALL THE REQUIREMENTS OF THE ORDINANCES AND REGULATIONS OF THE CITY AND TO PLATTING PROCEDURES AND CONDITIONS.
- OUTLOT 'Y' (STORMWATER DETENTION) AND OUTLOT 'Z' (FUTURE DEVELOPMENT) ARE NOT BUILDABLE.
- FUTURE DRIVEWAYS ARE NOT ALLOWED ON SUGAR CREEK DRIVE OR BOONEVILLE ROAD.
- PROPERTY OWNER/DEVELOPER(S) SHALL BE RESPONSIBLE FOR THE INSTALLATION OF SIDEWALKS ADJACENT TO ALL PUBLIC STREETS THAT BORDER THE PROPERTY.

**CERTIFICATIONS**

PRELIMINARY

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.

PATRICK J. SHEPARD, IOWA LIC. NO. 12265 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021 PAGES OR SHEETS COVERED BY THIS SEAL.

PRELIMINARY

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 THE LAWS OF THE STATE OF IOWA.

JEFFREY A. SADDIS, IOWA LICENSE NO. 10361 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020

- NOTES**
- THE UNADJUSTED ERROR OF CLOSURE IS NOT GREATER THAN 1:10000 FOR SUBDIVISION BOUNDARIES AND IS NOT GREATER THAN 1:5000 FOR INDIVIDUAL LOTS.
  - THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
  - MONUMENTS TO BE SET WITHIN ONE YEAR THE FINAL PLAT'S RECORDING DATE.
  - ALL EASEMENTS SHOWN ARE EXISTING EASEMENTS OF RECORD UNLESS LABEL AS \*\*PROPOSED\*\*.

GENERAL LEGEND	
	PROPOSED FLAT BOUNDARY
	SECTION LINE
	LOT LINE
	CENTERLINE
	EASEMENT LINE
	FLARED END SECTION
	DRAIN BASIN OR SEDIMENT RISER
	DRAIN BASIN WITH SOLID GRATE
	WATER VALVE
	FIRE HYDRANT ASSEMBLY
	BLOW-OFF HYDRANT
	SCOUR STOP MAT
	TURF REINFORCEMENT MAT
	STORM SEWER WITH SIZE
	WATER SEWER WITH SIZE
	WATER SERVICE
	PROPOSED CONTOUR
	SILT FENCE
	ADDRESS
	RIPRAP
	LOT LINE
	SANITARY/STORM MANHOLE
	WATER VALVE
	FIRE HYDRANT
	STORM SEWER SINGLE INTAKE
	STORM SEWER DOUBLE INTAKE
	STORM SEWER ROUND INTAKE
	FLARED END SECTION
	DECIDUOUS TREE
	CONIFEROUS TREE
	SHRUB
	POWER POLE
	STREET LIGHT
	GUY ANCHOR
	ELECTRIC TRANSFORMER
	GAS METER
	TELEPHONE RISER
	SIGN
	CATV
	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
	UNLESS NOTED OTHERWISE

**BENCHMARKS**  
BM # 37  
SOUTH 88TH STREET, 2640 + FEET SOUTH OF MILLS CIVIC PARKWAY, 32 FEET EAST OF THE CENTERLINE OF SOUTH 88TH STREET (X AVENUE, DALLAS COUNTY), NEAR THE 1/4 SECTION LINE, 1 FOOT WEST OF THE NORTH/SOUTH FENCE LINE.

ELEVATION = 194.80 WDM DATUM

BM #36  
INTERSECTION OF BOONEVILLE ROAD AND XAVIER AVENUE (DALLAS COUNTY), NORTHEAST CORNER OF INTERSECTION, 58 FEET NORTH OF THE CENTERLINE OF BOONEVILLE ROAD, 36 FEET EAST OF THE CENTERLINE OF SOUTH 88TH STREET, 3 FEET WEST OF THE NORTH/SOUTH FENCE LINE, 11 FEET NORTH OF FENCE CORNER POST.

ELEVATION = 154.12 WDM DATUM

**SANITARY & WATER SERVICE:**  
THERE IS AN EXISTING SANITARY SEWER IN THE NORTHWEST CORNER OF THE PROPERTY. PUBLIC SANITARY WILL BE EXTENDED BY APPLICANT TO CONNECT TO UPSTREAM PROPERTIES.

THERE IS AN EXISTING 12" WATER MAIN ON THE NORTH SIDE OF BOONEVILLE ROAD. THERE IS AN EXISTING 8" WATER MAIN ON THE SOUTH SIDE OF SUGAR CREEK DRIVE. 16" WATER MAIN ON WEST SIDE OF 88TH STREET. 8" PUBLIC WATER MAIN TO BE EXTENDED BY APPLICANT ALONG ALL STREETS AND CONNECT TO LIVE WATER SYSTEM AT EXTREMITIES.

**EROSION AND SEDIMENT CONTROL**  
TO BE DETERMINED

**STORM WATER NOTE**  
BANKS LANDING, LLC, IS RESPONSIBLE FOR DEVELOPING AND IMPLEMENTING A POLLUTION PREVENTION PLAN CONSISTENT WITH REQUIREMENTS PER IOWA NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGE. ADDITIONALLY, BANKS LANDING, LLC, IS RESPONSIBLE FOR COMPLETING A NOTICE OF INTENT TO THE IOWA DEPARTMENT OF NATURAL RESOURCES AND RECEIVING A LETTER OF AUTHORIZATION.

- CONTROLS**
- EXISTING VEGETATION IS PRESERVED WHENEVER POSSIBLE.
  - PERMANENT SEEDING AND/OR SODDING AFTER CONSTRUCTION.
  - VEGETATIVE BUFFER STRIPS THROUGHOUT PROJECT.
  - PROTECTION OF TREES AND PRESERVATION OF MATURE VEGETATION WHEREVER POSSIBLE.
  - SILT FENCES.
  - DRAINAGE SWALES.
  - FLOW ATTENUATION BY USE OF OPEN VEGETATED SWALES AND NATURAL DEPRESSIONS.
  - INFILTRATION OF RUNOFF ON SITE.
  - VELOCITY DISSIPATION DEVICES AT DISCHARGE LOCATIONS TO PROVIDE NON-EROSIVE VELOCITY FLOWS.
  - ALL MATERIAL WASTES MUST BE REMOVED FROM THE SITE.
  - OFF-SITE VEHICLE TRACKINGS OF SEDIMENTS SHALL BE MINIMIZED.
  - STABILIZE THE ENTRANCE WITH 8-INCHES OF LIMESTONE.
  - TOTAL COMPLIANCE WITH APPLICABLE STATE/LOCAL WASTE DISPOSAL REGULATIONS.
  - CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL THE CONSTRUCTION ACTIVITY IS COMPLETE AND FINAL STABILIZATION HAS BEEN REACHED.
  - CLEAN ALL DEBRIS AND MUD FROM PUBLIC STREETS AS SOON AS POSSIBLE.
  - PROVIDE A ROCK AREA FOR EQUIPMENT TO BE CLEANED PRIOR TO ENTERING THE PUBLIC STREETS.
  - CODY FORRISTALL WITH BANKS LANDING, LLC WILL BE RESPONSIBLE FOR INSURING MUD AND ROCK ARE CLEANED OFF PUBLIC STREETS.

**GRADING NOTES**

- ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND WDM ADDENDUMS.
- ALL SPOT ELEVATIONS ARE AT GUTTER, UNLESS NOTED OTHERWISE.
- THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING UTILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OF APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO RECEIVE STRUCTURAL FILL.
- AREAS TO RECEIVE FILL TO BE BENCHED.
- PREPARE BOTTOM OF BENCH FOR FILL BY DISCS TO A DEPTH OF 6-INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF FINING ACTION SHALL BE UNDERCUT AND RECOMPACTED WITH ON-SITE FILL.
- ALL SITE GRADING FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
- ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE THE TOP 12-INCHES DISCED AND RECOMPACTED TO 95% STANDARD PROCTOR DENSITY.
- THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL MATCH URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, BETWEEN 0 AND 4% OVER OPTIMUM MOISTURE.
- MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
- FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
- BACKFILL TO TOP OF ALL CURBS.

**UTILITY NOTES**

- ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
- THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CALL IOWA ONE-CALL BEFORE STARTING WORK.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND WDM ADDENDUMS.
- THE SITE UTILITY CONTRACTOR SHALL COORDINATE THE BUILDING SERVICE CONNECTIONS WITH THE BUILDING MECHANICAL CONTRACTOR.
- VERIFY WATER MAIN AND SANITARY SEWER SERVICE LOCATIONS WITH ARCHITECTURAL DRAININGS AND MECHANICAL PLANS.
- ALL CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS.
- AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE WDM ENGINEERING SERVICES, (BEN MCALISTER, 515-222-3475) TO OBTAIN ANY AND ALL CITY PERMITS THAT MAY BE NECESSARY.
- AT LEAST 48 HOURS PRIOR TO ANY WATER MAIN CONSTRUCTION, CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS.
- BUILD TO WEST DES MOINES WATER WORKS SPECIFICATIONS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
- THE CONTRACTOR SHALL VERIFY THAT OFFSITE GRADING AND UTILITY EASEMENTS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
- CONTACT BUILDINGS INSPECTION AT (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(IES) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1247, 54-149B. 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.
- ALL CONNECTIONS TO THE PUBLIC SEWERS SHALL BE CORE DRILLED.
- PRIOR TO CONSTRUCTION OF ANY PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, CONSTRUCTION PLANS FOR SAID IMPROVEMENTS NEED TO BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER.



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

CEC

DATE: 2020-10-21 - 5TH SUBMITTAL  
2020-10-07 - 4TH SUBMITTAL  
2020-04-29 - 3RD SUBMITTAL  
2020-08-10 - 2ND SUBMITTAL  
DATE OF SURVEY: MAR. 15, 2020  
DESIGNED BY: EHA  
DRAWN BY: MM

PRELIMINARY

BANKS LANDING PLAT I  
WEST DES MOINES, IOWA

COVER

SHEET  
OF 5

A-2084

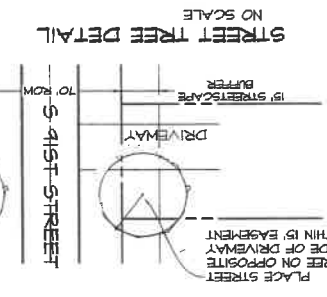


OF  
5  
ft  
12  
ft  
BANKS LANDING PLAT I  
WEST DES MOINES, IOWA  
GEOMETRIC PLAN

PRELIMINARY

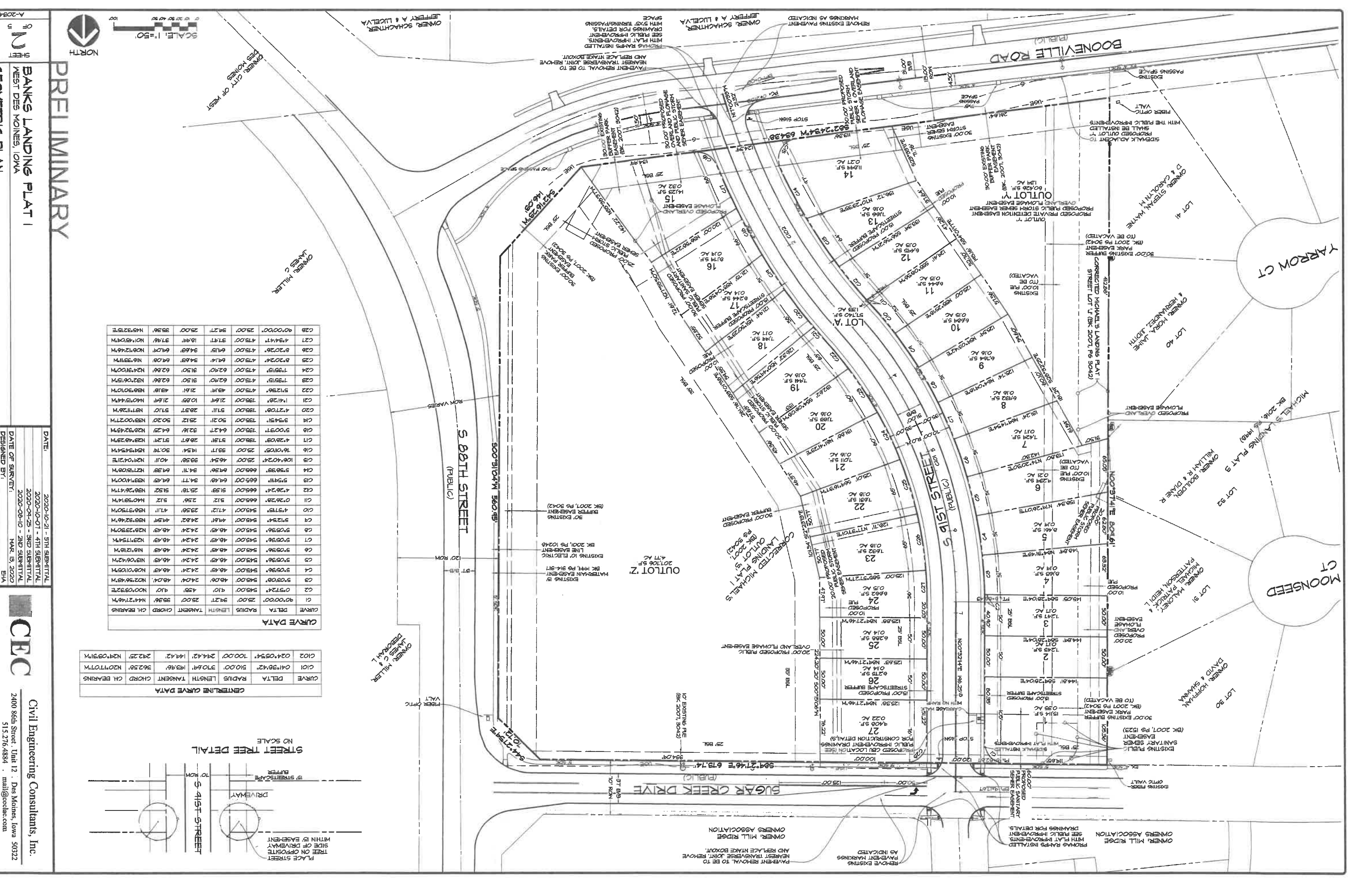
CURVE	DELTA	RADIUS	LENGTH	CHORD	CH. BEARINGS
C1	90°00'00"	25.00'	94.27'	25.00'	N44°21'46"W
C2	0°57'14"	25.00'	91.0'	4.95'	N00°03'32"E
C3	5°09'08"	48.06'	24.04'	48.04'	N02°56'43"W
C4	5°09'36"	45.00'	24.24'	48.43'	N08°01'03"W
C5	5°09'36"	45.00'	24.24'	48.43'	N23°17'54"W
C6	5°09'36"	48.45'	24.24'	48.43'	N28°23'30"W
C7	5°09'36"	45.00'	24.24'	48.43'	N28°23'30"W
C8	5°12'54"	44.81'	24.82'	44.81'	N58°32'46"W
C9	4°57'15"	45.00'	47.12'	23.58'	N64°37'50"W
C10	0°7'56"36"	66.500'	5.12'	2.56'	N40°59'44"W
C11	0°7'56"36"	66.500'	5.12'	2.56'	N56°26'47"W
C12	4°26'24"	51.53'	25.78'	51.52'	N58°26'47"W
C13	5°59'11"	64.48'	34.71'	64.45'	N59°14'00"W
C14	5°58'33"	66.500'	64.36'	64.36'	N27°15'08"W
C15	106°40'24"	25.00'	46.54'	33.58'	N24°04'21"E
C16	76°10'25"	25.00'	35.17'	14.54'	N24°54'44"W
C17	4°28'09"	78.00'	37.19'	26.87'	N28°48'23"W
C18	5°00'37"	75.00'	64.23'	64.23'	N28°32'43"W
C19	5°44'51"	50.21'	23.12'	50.20'	N53°00'27"W
C20	4°27'09"	75.00'	57.11'	26.57'	N57°11'28"W
C21	1°41'28"	75.00'	21.64'	10.25'	N40°15'44"W
C22	5°12'56"	47.500'	43.18'	N58°30'10"W	
C23	7°35'15"	47.500'	62.40'	62.86'	N52°06'15"W
C24	1°35'15"	47.500'	31.50'	62.86'	N24°31'00"W
C25	8°20'24"	34.63'	34.63'	64.08'	N6°53'17"W
C26	8°20'26"	47.500'	64.15'	64.04'	N09°14'46"W
C27	4°34'41"	47.500'	37.47'	18.44'	N01°45'04"W
C28	40°00'00"	25.00'	54.27'	35.56'	N45°32'35"E

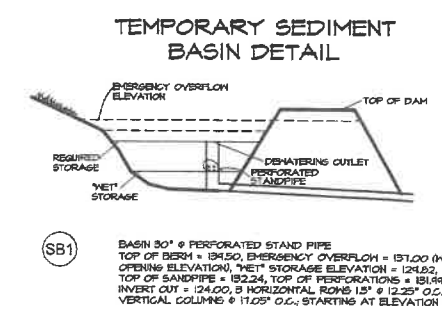
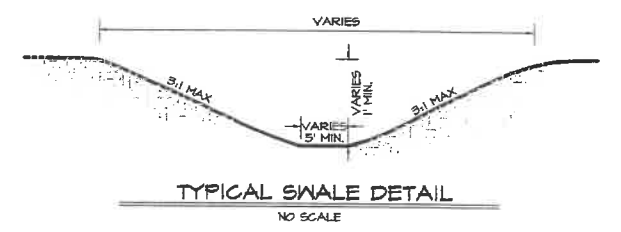
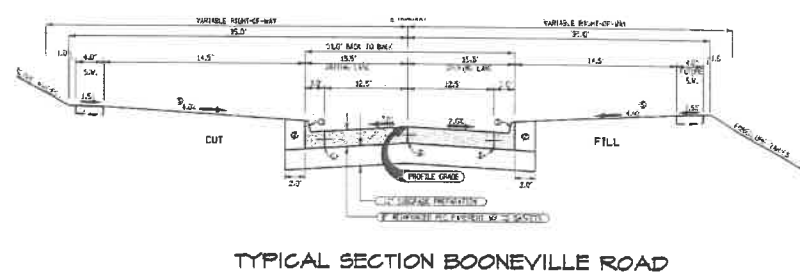
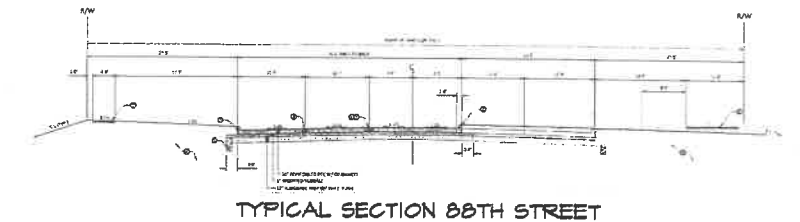
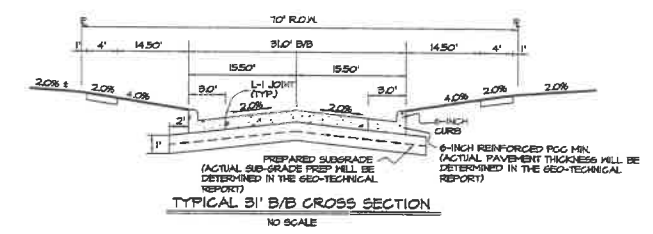
CURVE	DELTA	RADIUS	LENGTH	CHORD	CH. BEARINGS
C101	041°38'42"	510.00'	370.64'	352.25'	N20°11'07"W
C102	024°05'54"	100.00'	244.42'	242.25'	N24°03'11"W



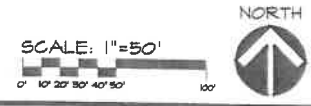
DATE: 2020-10-21 - 5TH SUBMITTAL  
2020-10-07 - 4TH SUBMITTAL  
2020-09-25 - 3RD SUBMITTAL  
DATE OF SURVEY: 2020-08-10 - 2ND SUBMITTAL  
DESIGNED BY: MAR. 15, 2020  
DRAWN BY: HMA

Civil Engineering Consultants, Inc.  
2400 86th Street, Unit 12 · Des Moines, Iowa 50322  
515.276.4884 · mail@cecoinc.com





(SB1) BASIN 30' x PERFORATED STAND PIPE  
 TOP OF BERM = 124.50, EMERGENCY OVERFLOW = 121.00 (HEIR)  
 OPENING ELEVATION, YET STORAGE ELEVATION = 124.62  
 TOP OF SANDPILE = 122.24, TOP OF PERFORATIONS = 121.84  
 INVERT OUT = 124.00, 8 HORIZONTAL ROPS 15' x 12.25" O.C. - 6  
 VERTICAL COLLUMS @ 11.05' O.C., STARTING AT ELEVATION = 124.00



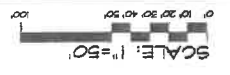
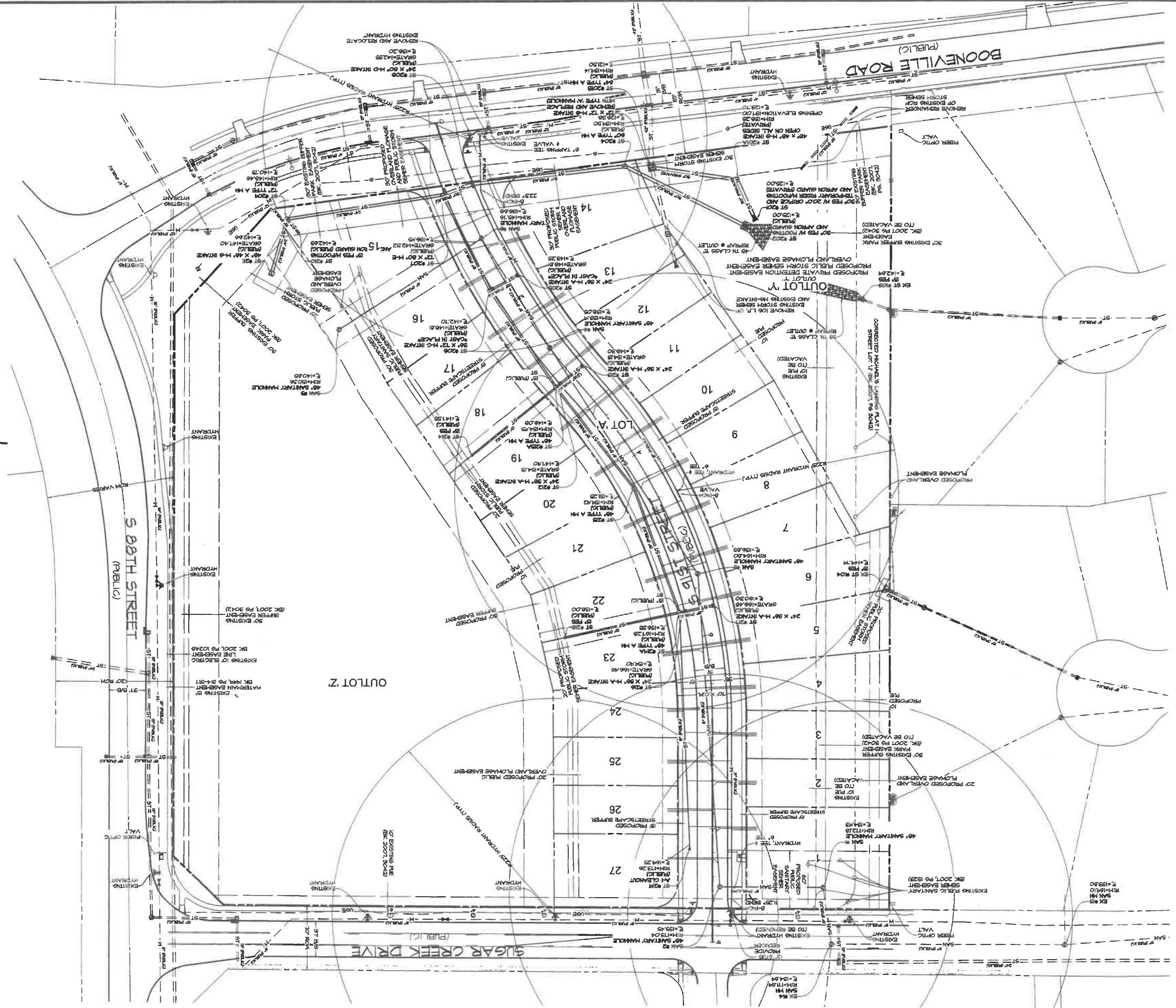
**Civil Engineering Consultants, Inc.**  
 2400 86th Street, Unit 12, Des Moines, Iowa 50322  
 515.276.4884, mail@cecinc.com

**CEC**

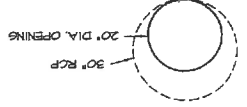
DATE:	2020-10-21 - 5TH SUBMITTAL
	2020-10-07 - 4TH SUBMITTAL
	2020-09-25 - 3RD SUBMITTAL
	2020-08-10 - 2ND SUBMITTAL
DATE OF SURVEY:	MAR. 18, 2020
DESIGNED BY:	BHA
DRAWN BY:	MM

**PRELIMINARY**  
**BANKS LANDING FLAT 1**  
**MEST DES MOINES, IOWA**  
**GRADING PLAN**

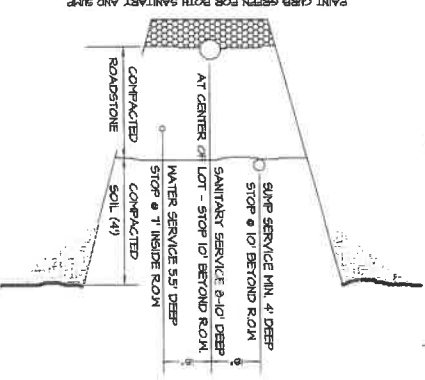
SHEET  
 OF 5  
 A-2084



ORIFICE DETAIL: ST #201  
 NO SCALE  
 NOTE: PLACE ORIFICE PLATE IN FIRST SECTION OF  
 PIPE DOWNSTREAM FROM THE INLET P.E.S.



SERVICE LOCATION DETAIL  
 NO SCALE  
 PAINT CURB GREEN FOR BOTH SANITARY AND SAMP  
 SERVICE AND BLUE FOR WATER SERVICE.  
 PLACE ONE 6 FT. STEEL POST BARRIED 3 FT. AT  
 WATER CURB BOX



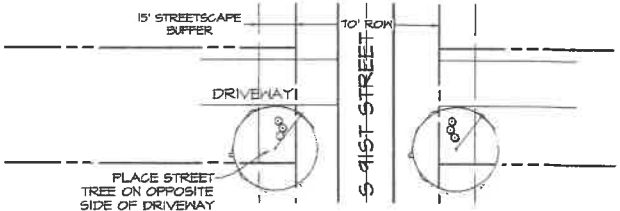
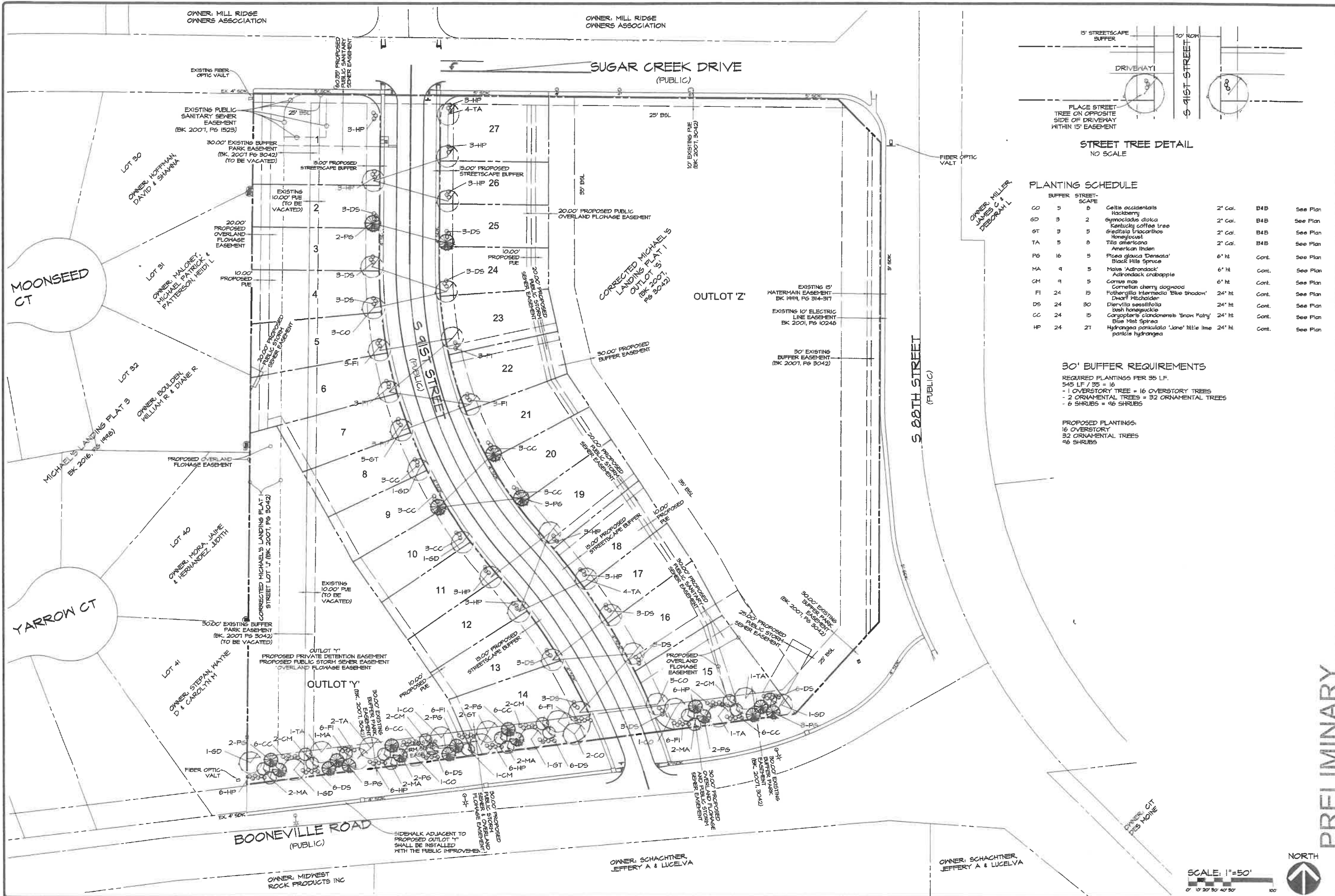
A-2034  
 OF 5  
 NORTH

**PRELIMINARY**  
**BANKS LANDING PLAT I**  
 WEST DES MOINES, IOWA  
 UTILITY PLAN

DATE:	2020-10-21 - 5TH SUBMITTAL
DATE:	2020-10-07 - 4TH SUBMITTAL
DATE:	2020-04-25 - 3RD SUBMITTAL
DATE:	2020-08-10 - 2ND SUBMITTAL
DATE OF SURVEY:	MAR. 13, 2020
DESIGNED BY:	BHA
DRAWN BY:	MH

Civil Engineering Consultants, Inc.  
 2400 86th Street, Unit 12 · Des Moines, Iowa 50322  
 515.276.4884 · mail@cecinc.com





STREET TREE DETAIL  
NO SCALE

PLANTING SCHEDULE

CODE	QUANTITY	STREET-SCALE	PLANT SPECIES	HEIGHT	CONT.	SEE PLAN
CO	5	8	Celtis occidentalis Hackberry	2' Cal.	B4B	See Plan
GD	3	2	Symnolobos dioica Kentucky coffee tree	2' Cal.	B4B	See Plan
GT	3	5	Sideroxylon tiliaceum Honeylocust	2' Cal.	B4B	See Plan
TA	5	8	Tilia americana American Linden	2' Cal.	B4B	See Plan
PG	16	5	Picea glauca 'densata' Black Hills Spruce	6' ht.	Cont.	See Plan
MA	4	5	Malva 'Adirondack' Adirondack crabapple	6' ht.	Cont.	See Plan
CM	4	5	Cornus mas Cornelian cherry dogwood	6' ht.	Cont.	See Plan
FI	24	15	Fothergilla intermedia 'Blue Shadow' Dwarf Fothergilla	24' ht.	Cont.	See Plan
DS	24	30	Diervilla sessilifolia Oak honeysuckle	24' ht.	Cont.	See Plan
CC	24	15	Caryopteris clandestina 'Snow Fairy' Blue Mist Spirea	24' ht.	Cont.	See Plan
HP	24	27	Hydrangea paniculata 'Jane' little lime panicia hydrangea	24' ht.	Cont.	See Plan

30' BUFFER REQUIREMENTS

REQUIRED PLANTINGS PER 35 LF.  
 545 LF / 35 = 16  
 - 1 OVERSTORY TREE = 16 OVERSTORY TREES  
 - 2 ORNAMENTAL TREES = 32 ORNAMENTAL TREES  
 - 6 SHRUBS = 46 SHRUBS

PROPOSED PLANTINGS:  
 16 OVERSTORY  
 32 ORNAMENTAL TREES  
 46 SHRUBS

**Civil Engineering Consultants, Inc.**  
 2400 86th Street, Unit 12 - Des Moines, Iowa 50322  
 515.276.4884 · mail@cecinc.com

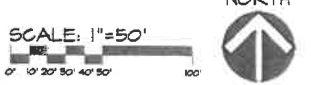
**CEC**

DATE:	2020-10-21 - 5TH SUBMITTAL	DATE:	2020-10-07 - 4TH SUBMITTAL
DESIGNED BY:	2020-04-25 - 3RD SUBMITTAL	DATE OF SURVEY:	2020-08-10 - 2ND SUBMITTAL
DRAWN BY:	MAR. 13, 2020	DATE OF SURVEY:	MAR. 13, 2020
		DESIGNED BY:	EHA
		DRAWN BY:	PHI

**PRELIMINARY**

**BANKS LANDING PLAT I**  
 WEST DES MOINES, IOWA  
**LANDSCAPING PLAN**

SHEET  
 OF 5  
 A-2084



## RESOLUTION NO. PZC-20-060

**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 27 LOTS FOR SINGLE FAMILY DEVELOPMENT, ONE PUBLIC STREET LOT AND TWO OUTLOTS FOR STORMWATER DETENTION AND FUTURE DEVELOPMENT**

**WHEREAS**, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant and owner, Banx Landing, LLC, has requested approval for a Preliminary Plat (PP-004788-2020) to create 27 single family residential lots, one public street lot, one outlot for stormwater detention and one outlot for future development on a 12.5 acre site located near the northwest corner of the intersection of S. 88<sup>th</sup> Street and Booneville Road;

**WHEREAS**, studies and investigations were made and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

**WHEREAS**, on October 26, 2020, this Commission held a duly-noticed public hearing 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 hearing are adopted.

**SECTION 2.** The Preliminary Plat (PP-004788-2020) to subdivide the property into 27 single family residential lots, one public street lot, one outlot for stormwater detention and one outlot for future development, is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report including conditions added at the Hearing, and attached hereto as Exhibit "A." Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on October 26, 2020.

\_\_\_\_\_  
Erica Andersen, Chair  
Plan and Zoning Commission

ATTEST:

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

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on October 26, 2020, by the following vote:

AYES:  
NAYS:  
ABSTENTIONS:  
ABSENT:

ATTEST:

---

Recording Secretary

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

1. The applicant acknowledging that the associated Final plat must be approved by the City and recorded with the County prior to the issuance of any building permits, including footing and foundation permits, for any single family lot within the plat.
2. The applicant acknowledging that Outlot Z must be re-platted through the preliminary and final plat process in accordance with the associated zoning classifications prior to physical development.
3. The applicant receiving City approval of Public Improvement Construction Plans for any public improvements prior to implementation of said improvements. 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.
4. The applicant acknowledging and agreeing to submit revised preliminary plat drawings that reflects minor revisions requested by Staff prior to the case being heard by the City Council.
5. Applicant providing suitable access roads and water infrastructure to the satisfaction of the City's Fire Marshal prior to issuance of any building permits for above ground construction.
6. The City Council waives the street tree requirements of the Tally's Reach PUD Ordinance.