

**CITY OF WEST DES MOINES
STAFF REPORT COMMUNICATION**

Item 4b

Meeting Date: July 12, 2021

ITEM: West Glen Village North, 450 S. Prairie View Drive – Approve a Preliminary Plat to create 184 footprint lots for development, one outlot for common ground, one outlot for storm water management, and one outlot for parkland – WD Real Estate Holdings, Inc. – PP-004964-2020

Resolution: Approval of Preliminary Plat

Background: Ed Arp, Civil Engineering Consultants, on behalf of the applicant and property owner, WD Real Estate Holdings, Inc. requests approval of a Preliminary Plat for the approximately 17-acre property located at 450 S. Prairie View Drive. The applicant proposes to subdivide and develop the property into 184 footprint lots for multi-family residential development, one outlot for storm water management, and one outlot for parkland dedication.

Staff Review & Comment:

- Financial Impact: There is no City funding of this project; however, there is staff time for processing of development application and inspections during construction.
- Key Development Aspects:
 - One outlot will be created for parkland purposes.
 - The development will place two-story townhomes along the private road adjacent to the townhomes on the west of the development with taller townhomes on the balance of the property.
- Traffic Impact Study Findings: The traffic impact study completed for this development indicates that the development is expected to generate less traffic than the previously planned office use.
- Developer Responsibilities: No public improvements are contemplated with this development. The Developer is responsible for maintaining the north-south private access road between the Target property and S. Prairie View Drive.
- Condition of Approval: A revised drawing showing the correct setbacks is needed and not available for this meeting. The setbacks should not impact the overall development proposal. Staff recommends a condition of approval that revised drawings be submitted prior to the preliminary plat proceeding to City Council.
- Plat Validity: Per City Code, the associated Final Plat must be presented to the City Council for approval within 12 months of the approval of this Preliminary Plat if surety is being posted for Public Improvements; or, within 18 months if Public Improvements are being constructed prior to Final Plat consideration. It is the responsibility of the developer to be aware of these deadlines and request an extension of the Preliminary Plat approval prior to the Preliminary Plat expiration date.

Outstanding Issues: There are no outstanding issues.

Plan and Zoning Commission Action:

Date:

Vote:

Recommendation:

Recommendation: Approve the Preliminary Plat request, subject to the applicant meeting all City Code requirements and the following condition:

1. Prior to proceeding to City Council, the plat drawings shall be revised to show the correct setback against the public street.

Lead Staff Member: Kara Tragesser, AICP

Approval Meeting Dates:

Plan and Zoning Commission	July 12, 2021
City Council	

Staff Report Reviews:

Plan & Zoning Commission	<input checked="" type="checkbox"/> Development Coordinator (or) <input checked="" type="checkbox"/> Director	<input checked="" type="checkbox"/> Legal Department
City Council	<input type="checkbox"/> Director <input type="checkbox"/> Appropriations/Finance	<input type="checkbox"/> Legal Department <input type="checkbox"/> Agenda Acceptance

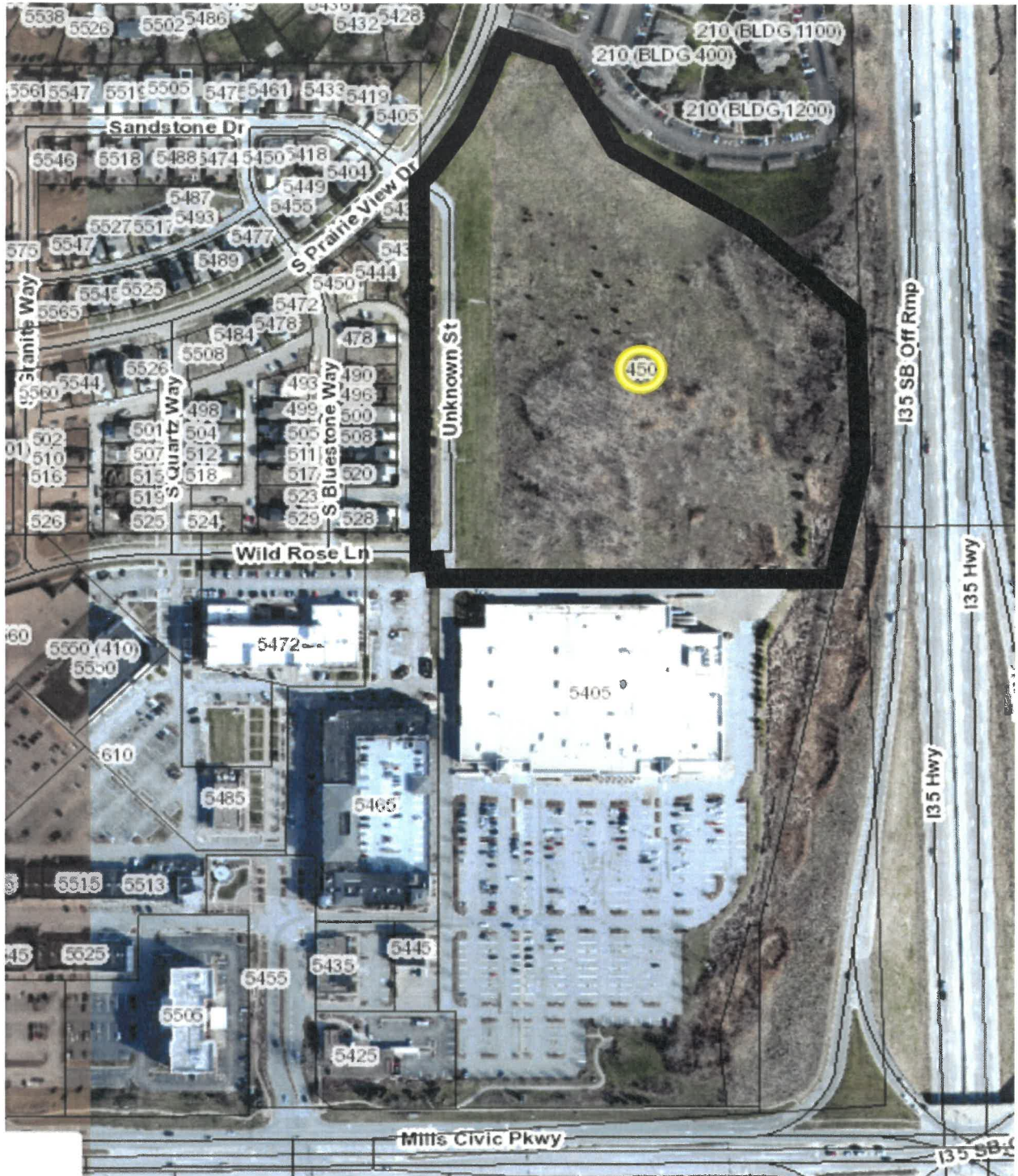
Publications (if applicable)

Published In:	Des Moines Register Community Section
Date(s) Published	n/a
Date(s) of Mailed Notices	n/a

Council Subcommittee Review (if applicable)

Subcommittee	Development & Planning
Date Reviewed	1/4/21
Recommendation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

Location Map



Plans included are for illustrative purposes only.

Approve plans on file with the City.

SITE PLAN AND PRELIMINARY PLAT OF

WESTGLEN VILLAGE NORTH

WEST DES MOINES, IOWA

Civil Engineering Consul
2400 86th Street, Unit 12, Des Moines, IA 50317
515.276.4884 . mail@cecct

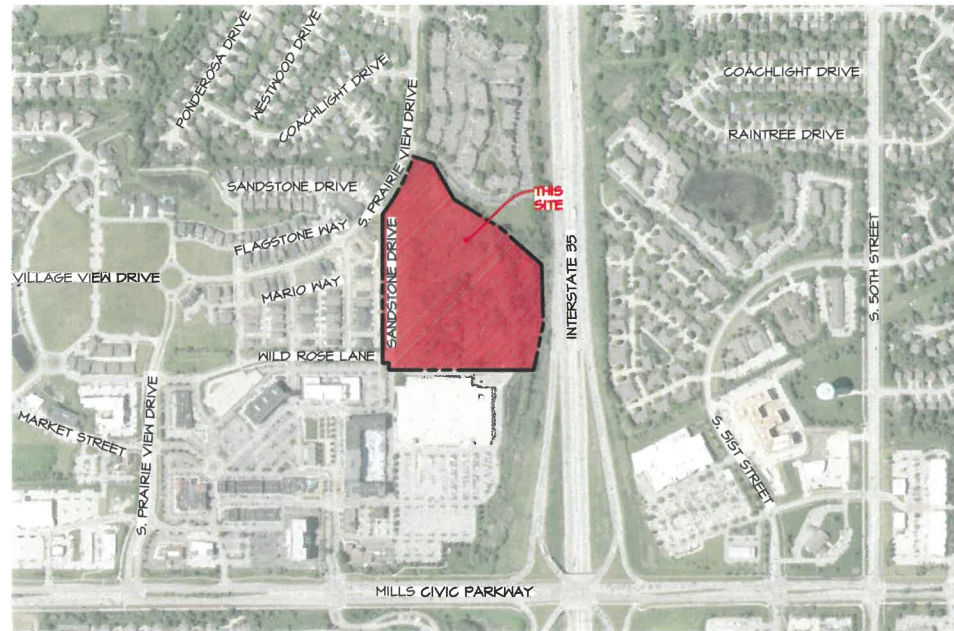


DATE: 6TH SUBMITTAL - JULY 8, 2021
5TH SUBMITTAL - JUNE 24, 2021
4TH SUBMITTAL - JUNE 18, 2021
DATE OF SURVEY: NOVEMBER 25, 2020
DESIGNED BY: EHA
DRAWN BY: LKT

WESTGLEN VILLAGE NORTH
WEST DES MOINES, IOWA
COVER

SHEET
OF 10
A-1861

- GENERAL LEGEND**
- PROPOSED**
- FLAT BOUNDARY
 - SECTION LINE
 - LOT LINE
 - CENTERLINE
 - EASEMENT LINE
 - FLARED END SECTION
 - TYPE SW-501 STORM INTAKE
 - TYPE SW-502 STORM INTAKE
 - TYPE SW-503 STORM INTAKE
 - TYPE SW-504 STORM INTAKE
 - TYPE SW-505 STORM INTAKE
 - TYPE SW-506 STORM INTAKE
 - TYPE SW-511 STORM INTAKE
 - TYPE SW-512 STORM INTAKE
 - TYPE SW-513 STORM INTAKE
 - TYPE SW-401 STORM MANHOLE
 - TYPE SW-402 STORM MANHOLE
 - TYPE SW-403 STORM MANHOLE
 - TYPE SW-301 SANITARY MANHOLE
 - TYPE SW-302 SANITARY MANHOLE
 - TYPE SW-304 SANITARY MANHOLE
 - STORM/SANITARY CLEANOUT
 - WATER VALVE
 - FIRE HYDRANT ASSEMBLY
 - BLOW-OFF HYDRANT
 - DETECTABLE WARNING PANEL
 - SANST SANITARY SEWER WITH SIZE
 - SAN SANITARY SERVICE
 - STST STORM SEWER WITH SIZE
 - ST STORM SERVICE
 - WST WATER SEWER WITH SIZE
 - W WATER SERVICE
 - 426 PROPOSED CONTOUR
 - SILT FENCE
 - TREE PROTECTION FENCE
 - RIP RAP
 - 1234 ADDRESS
 - INLET FILTERS OR INLET SOCKS
 - 100 YR-ELEV
- EXISTING**
- 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
 - UNDERGROUND TELEVISION
 - 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
 - TREE REMOVAL AREA
 - DECIDUOUS TREE TO BE REMOVED
 - CONIFEROUS TREE TO BE REMOVED
 - SHRUB TO BE REMOVED
 - DIVERSION DITCH



VICINITY MAP
1" = 1000'

Sheet List Table

SHEET NUMBER	SHEET TITLE
1	COVER
2	NOTES
3	GEOMETRIC PLAN
4	GRADING PLAN
5	UTILITY PLAN - WATER MAIN (NORTH)
6	UTILITY PLAN - WATER MAIN (SOUTH)
7	UTILITY PLAN - HYDRANT RADIUS COVERAGE
8	UTILITY PLAN - STORM SEWER (NORTH)
9	UTILITY PLAN - STORM SEWER (SOUTH)
10	LANDSCAPE PLAN

Submittal Table

Submittal Date	Submittal Notes
DECEMBER 7, 2020	FIRST SUBMITTAL
JANUARY 20, 2021	SECOND SUBMITTAL
MARCH 19, 2021	THIRD SUBMITTAL
JUNE 18, 2021	FOURTH SUBMITTAL

LEGAL DESCRIPTION
LOT 1, WESTGLEN TOWN CENTER PLAT 2, AN OFFICIAL PLAT, CITY OF WEST DES MOINES, POLK COUNTY, IOWA, CONTAINING 11.28 ACRES MORE OR LESS.

PROPOSED CONSTRUCTION SCHEDULE

GRADING ACTIVITIES: SUMMER 2021
UTILITY PLACEMENT: SUMMER 2021
PAVEMENT: FALL 2021
PUNCH LIST ITEMS: FALL 2021

ZONING:
P.U.D. - MEDIUM DENSITY RESIDENTIAL

DENSITY:
184 UNITS / 11.28 ACRES = 10.1 DU/ACRE

PARKING REQUIREMENTS
4 SPACES PER UNIT + 1 VISITOR PARKING SPACE PER 10 UNITS
184 UNITS X 4 = 736 SPACES REQUIRED
184 UNITS / 10 = (18.4) 19 VISITOR SPACES REQUIRED

TOTAL PROPOSED = 712 SPACES
62 VISITOR SPACES
639 PROPOSED SPACES

COMPREHENSIVE PLAN LAND USE:
EXISTING: OFFICE
PROPOSED: RESIDENTIAL MEDIUM-DENSITY

AREAS

BUILDING =	138,352 SF	20%
PAVING =	228,871 SF	33%
OPEN SPACE =	328,866 SF	47%
TOTAL =	696,089 SF	100%

IMPERVIOUS = 380,288 SF 55%

OPEN SPACE
REQUIRED: 696,089 (LOT 1) X 25% = 174,022 SF
PROVIDED: 328,866 SF (47%)

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: 515-252-6472

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. #213
ARP@CECLAG.COM

CIVIL ENGINEER:
CODY T. HEAVER, P.E.
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, #12
DES MOINES, IOWA 50322
515-276-4884 EXT. #227
HEAVER@CECLAG.COM

LAND SURVEYOR:
JEFFREY A. GADDIS, P.L.S.
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2400 86TH STREET, #12
DES MOINES, IOWA 50322
515-276-4884 EXT. #221
GADDIS@CECLAG.COM

ELECTRIC

MID AMERICAN ENERGY
666 GRAND AVENUE
DES MOINES, IA 50309
CONTACT: JIM KEISLAR
PHONE: 515-252-6472

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

FIRE DEPARTMENT

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

PROPERTY OWNER:

ROBERT G FULVER (TRUSTEE)
1310 TULIP TREE LN
WEST DES MOINES, IA 50266-6643

PROPERTY APPLICANT:

WD REAL ESTATE HOLDINGS, INC.
7152 ELDRADO POINTE
WEST DES MOINES, IOWA

CERTIFICATIONS

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.

PRELIMINARY

CODY T. HEAVER, IOWA LIC. NO. 25085 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL:

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED 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.

PRELIMINARY July 8, 2021

JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

SHEETS 1 - 3

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

PRELIMINARY DATE:

EDWARD H. ARP, IOWA REG. NO. 250
MY LICENSE RENEWAL DATE IS: JUNE 30, 2022
PAGES OR SHEETS COVERED BY THIS SEAL:

SHEET 10



BENCHMARK
CITY OF WEST DES MOINES NETWORK POINT #010
Intersection of 60th Street and Wistful Vista Drive, 150 feet North on 60th Street, Intersection of 60th Street and Beech Tree Drive, 520 feet South on 60th Street, 31 feet West of centerline 60th Street.

CITY OF WEST DES MOINES NETWORK POINT #128
Northwest corner of E.P. True Parkway and Prairie View Drive, 61.5 feet West of the traffic signal marhale and 8.5 feet North of back of walk.

CITY OF WEST DES MOINES DATUM = 174.49

CITY OF WEST DES MOINES DATUM = 136.22

Q:\ARFILES\A-1861\A-1861 - 2020_CTD Design\Construction Documents\Site Plans\A1861 (01) COVER.dwg, 7/8/2021 5:22:14 PM, sswenr, 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. MD REAL ESTATE HOLDINGS, INC.
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...
3. GEOTECHNICAL REPORT IS AVAILABLE BY CONTACTING ENGINEER, CONTRACTOR AND BIDDERS SHALL REFER TO AND FOLLOW RECOMMENDATIONS OF GEOTECHNICAL REPORT PREPARED BY ALLENDER BUTZKE ENGINEERS INC., FN. 21168, DATED 4-2-2021.
4. IF THERE IS DISCREPANCY BETWEEN DETAILED PLANS AND QUANTITIES SUMMARY, DETAILED PLANS SHALL GOVERN.
5. CONTRACTOR SHALL RECONNECT ALL FIELD TILE INTERCEPTED DURING CONSTRUCTION.
6. CONTRACTOR TO SATISFACTION OF OWNER OF UTILITIES.
7. CONTRACTOR SHALL BACKFILL AROUND UNDERGROUND UTILITIES IN 6-INCH LAYERS TO 95% STANDARD PROCTOR DENSITY.
8. NOTE: PROVISIONS FOR SHORING AND BRACING OF DEEP EXCAVATIONS ARE REQUIRED BY O.S.H.A.
9. CONTRACTOR SHALL FIELD TILE INTERCEPTED DURING CONSTRUCTION.
10. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.M./EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, CONTRACTOR SHALL CONTACT NDM ENGINEERING SERVICES (BEN MCALISTER, 515-222-3475) TO OBTAIN APPLICABLE CITY PERMITS AS NECESSARY.
11. ALL CONSTRUCTION WITHIN PUBLIC R.O.M./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.
12. ALL PUBLIC SEWERS CONSTRUCTED AS PART OF THE FLAT WILL NEED TO BE TELEVIEWED BY CITY OF WEST DES MOINES AS PART OF FINAL INSPECTION. CONTACT PUBLIC SERVICES DEPARTMENT (MIKE COUGHLIN, 222-3480) TO SCHEDULE TELEVIEWING. PROVIDE MINIMUM OF 48 HOURS NOTICE.
13. TRAFFIC CONTROL SHALL BE PER MUTCD SPECS.
14. COORDINATE STAGING AND TRAFFIC CONTROL WITH NDM EMERGENCY SERVICES.
15. LANE CLOSURE NOTICES MUST BE SUBMITTED TO CITY OF WEST DES MOINES PUBLIC SERVICES FOR APPROVAL MINIMUM OF 48 HOURS IN ADVANCE OF CLOSURE.
16. CONTRACTOR SHALL COORDINATE WITH OTHER PROJECTS IN AREA.
17. MD REAL ESTATE HOLDINGS, INC. IS RESPONSIBLE FOR DEVELOPING AND IMPLEMENTING A POLLUTION PREVENTION PLAN CONSISTENT WITH REQUIREMENTS PER IOWA NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGE PRIOR TO APPROVAL OF THE PRELIMINARY FLAT.
18. MD REAL ESTATE HOLDINGS, INC. IS RESPONSIBLE FOR COMPLETING A NOTICE OF INTENT TO THE IOWA DEPARTMENT OF NATURAL RESOURCES AND RECEIVING A LETTER OF AUTOMATIC STANDARD CONSTRUCTION WITHIN PUBLIC R.O.M./EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, CONTRACTOR SHALL COORDINATE WITH OTHER PROJECTS IN AREA.
19. ANY EXISTING UTILITIES THAT REQUIRE RELOCATION SHALL BE OWNER'S EXPENSE.
20. DESIGNATED BUFFERS SHALL BE LABELED AS A "NO BUILD AREA".
21. ALL LIGHTS SHALL BE DOWNCAST CUTOFF VARIETY. WALLPACKS ARE PROHIBITED. THE MAXIMUM ILLUMINATION ALLOWED AT THE PROPERTY LINE IS ONE FOOT-CANDLE. THE MAXIMUM HEIGHT PERMITTED FOR PARKING LOT LIGHT POLES ON THIS SITE IS TWENTY-EIGHT FEET.
22. CONSTRUCTION SHALL NOT BEGIN UNTIL APPROVAL OF PUBLIC IMPROVEMENT DRAINING BY THE CITY ENGINEER (BEN MCALISTER, 515-222-3475).
23. ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT FROM THE NORTH VIA THE INTERSECTION OF SANDSTONE DRIVE AND S PRAIRIE VIEW DRIVE THENCE FOLLOWING PUBLIC STREETS ONLY. NO CONSTRUCTION TRAFFIC IS PERMITTED ON PRIVATE DRIVES EXCEPT FOR SANDSTONE DRIVE AT THE EXTENTS OF THIS PROJECT.

STORM NOTES:

- 1. ALL STORM SEWER CONSTRUCTION SHALL BE BUILT IN ACCORDANCE WITH WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS.
2. ALL P.E.S. TO BE BUILT IN ACCORDANCE WITH "CITY OF WEST DES MOINES STANDARD SPECIFICATIONS FOR SUBDIVISIONS" INCLUDING FOOTINGS, TIE IN AT THREE SECTIONS AND APPROX GUARDS REFER TO NDM STANDARD DWS 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 #S17 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 FLAT SHALL BE TELEVIEWED BY CITY OF WEST DES MOINES AS PART OF FINAL INSPECTION. NOTIFY MIKE COUGHLIN IN PUBLIC SERVICES AT 222-3480. PROVIDE MINIMUM 48 HOUR NOTICE.
7. EXISTING PIPES WITH NEW SERVICES INSTALLED NEED TO BE TELEVIEWED AS PART OF FINAL INSPECTION.
8. STORM SEWER CONNECTIONS ARE NOT ALLOWED IN CORNERS OF STRUCTURES.
9. ALL CONNECTIONS TO PUBLIC STORM SEWERS AND STRUCTURES SHALL BE CORE DRILLED.
10. ALL PROPOSED STORM SEWER AND STRUCTURES SHALL BE PRIVATE.

PAVING NOTES:

- 1. FOR MAINLINE PAVING, THE CONTRACTOR SHALL SUBMIT THE P.C.G. 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 P.C.G. 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 CUT, 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 DOME) USE RED/CLAY COLORED FIBERGLASS DOME.
5. USE APPROPRIATE MEASURES TO PREVENT SLURRY FROM SANKUT OPERATIONS FROM ENTERING STORM SEWERS & OPEN DRAINAGEWAYS.
6. PAVEMENTS STEEPER THAN 6 PERCENT SHALL BE INSTALLED WITH CUTOFF WALLS AND CROSS DRAINS (NDM DWS. NO. 5.14) OR SHALL BE CHEMICALLY STABILIZED HWFLY ASH TO PREVENT EROSION.
7. RAMPS UP TO AND INCLUDING COMMON SQUARE ARE TO BE CONSTRUCTED WITH PUBLIC IMPROVEMENTS.
8. ALL SPOT ELEVATIONS ON DETAILS ARE TOP OF SLAB UNLESS LABELED OTHERWISE.
9. CONTRACTOR SHALL FOLLOW PAVING RECOMMENDATIONS OF GEOTECHNICAL REPORT PREPARED BY XXX, FN. XXX, DATED XXX.
10. PUBLIC STREET PAVEMENT THICKNESS SHALL BE 7" P.C.C. W/ 6" P.C.C. CURB & GUTTER.

WATER NOTES:

- 1. ALL WATER MAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH 2020 EDITION OF SUDAS AND WEST DES MOINES WATER WORKS GENERAL SUPPLEMENTAL SPECIFICATIONS.
2. PIPE MATERIAL, ALPHA C900 DR10 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 PROVISIONS.
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. WEST DES MOINES WATER WORKS RECOMMENDS AGAINST PLANTING STREET TREES AND OTHER LANDSCAPING OVER PRIVATE WATER INFRASTRUCTURE.
9. ALL PROPOSED WATER MAIN AND STRUCTURES SHALL BE PRIVATE.

WEST DES MOINES WATER WORKS STANDARD NOTES

- 1. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.M./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 NDM 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 PROVISIONS.
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 1241, 54-149B. 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.

GRADING NOTES:

- 1. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
2. ALL SPOT ELEVATIONS ARE AT GUTTER, UNLESS NOTED OTHERWISE.
3. STRIP, STOCKPILE, AND RESPADE TOPSOIL IN ACCORDANCE WITH NPDES GENERAL PERMIT #2 REQUIREMENTS.
4. AREAS TO RECEIVE FILL TO BE BENCHED.
5. 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 PUMPING ACTION SHALL BE UNDERGUT AND RECOMPACTED WITH ON-SITE FILL.
6. ALL SITE GRADING FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
7. ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE THE TOP 12-INCHES DISCED AND RECOMPACTED TO 95% STANDARD PROCTOR DENSITY.
8. THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL MATCH NDM STANDARD SPECIFICATIONS FOR SUBDIVISIONS, BETWEEN 0% AND 4% OVER OPTIMUM MOISTURE.
9. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
10. FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
11. BACKFILL (3) FOR CURBS.
12. KENT JOHNSON, SOIL-TEK (515-496-3521), SHALL BE RESPONSIBLE FOR INSTALLATION, PERIODIC CHECKING AND REINSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES.

SANITARY NOTES:

- 1. SEE PUBLIC IMPROVEMENT DRAWINGS FOR SANITARY SEWER DETAILS.

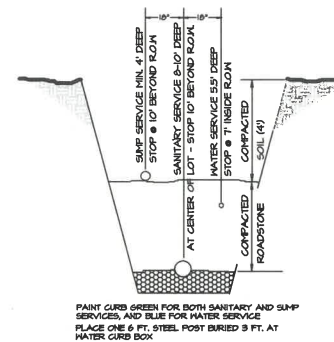
DEMOLITION NOTES:

- 1. ALL DEMOLITION SHALL ADHERE TO THE CURRENT SUDAS SPECIFICATIONS FOR DEMOLITION FOUND IN SECTION III.0. PLEASE REFER TO SECTION III.0, 3.03 SPECIFICALLY FOR REMOVAL OF ANY FUEL STORAGE TANKS.
2. UNLESS DIRECTED OTHERWISE IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL:
A. REMOVE AND PROPERLY DISPOSE OF ALL STRUCTURES, TRASH, RUBBISH, BASEMENT WALLS, FLOORS, FOUNDATIONS, SIDEWALKS, STEPS AND DRIVEWAYS FROM THE SPECIFIED PARCEL.
B. REMOVE ANY FUEL TANKS, OUTDOOR TOILETS AND SEPTIC TANKS, CISTERNS, METER PITS, AND PLUG OR ABANDON WELLS.
C. REMOVE THE MATERIALS FROM THE DEMOLITION SITE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.
D. REMOVE AND DISPOSE OF APPLIANCES AND OTHER ITEMS THAT MAY CONTAIN REFRIGERANTS IN ACCORDANCE WITH 40 CFR, PART 82. APPLIANCES AND OTHER ITEMS THAT MAY CONTAIN REFRIGERANTS INCLUDE, BUT ARE NOT LIMITED TO, REFRIGERATORS, FREEZERS, DEHUMIDIFIERS AND PORTABLE OR CENTRAL AIR CONDITIONERS.
E. REMOVE AND LEGALLY DISPOSE OF MERCURY-CONTAINING MATERIALS INCLUDING FLUORESCENT, HIGH-PRESSURE SODIUM, MERCURY VAPOR, METAL HALIDE LIGHT BULBS, AND THERMOSTATS CONTAINING A LIQUID FILLED CAPSULE. PCB-CONTAINING MATERIALS INCLUDE CAPACITORS, BALLASTS, AND TRANSFORMERS WHERE THE COMPONENT IS CONTAINED WITHIN A METAL JACKET AND DOES NOT HAVE A SPECIFIC, LEGIBLE LABEL STATING NO PCBs ARE PRESENT.
F. DISCONNECT ALL UTILITY SERVICES BEFORE DEMOLITION.
G. PERFORM SITE CLEARANCE, GRADING AND RESTORATION.
H. COMPLETE THE DEMOLITION WORK IN ACCORDANCE WITH THE PLANS AND THESE TECHNICAL SPECIFICATIONS AND ANY SPECIAL PROVISIONS INCLUDED IN THE CONTRACT DOCUMENTS.

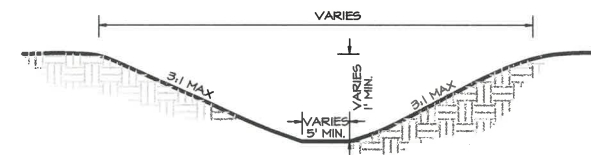
TREE PRESERVATION

EXISTING TREE COVER ON THE SITE SHALL BE PROTECTED AND ANY LOSS MITIGATED. REMOVAL OF TREES WILL BE PERMITTED FOR DISEASED, DEAD, DAMAGED, OR OF A SPECIES NOT COMMONLY RECOGNIZED AS BEING DESIRABLE. FOR ALL OTHER TREES REMOVED ONE INCH OF OVERSTORY TREE SHALL BE PROVIDED FOR EVERY INCH OF CALIPER AT BREAST HEIGHT OF REMOVED TREES. AT THE TIME OF BUILDING PERMIT APPLICATION FOR EACH HOME, TREES TO BE REMOVED SHALL BE INDICATED AND DOCUMENTATION FROM A CERTIFIED ARBORIST OR ASLA LICENSED LANDSCAPE PROFESSIONAL INDICATING THE REASON FOR TREE REMOVAL AND WHETHER REPLACEMENT IS REQUIRED SHALL BE PROVIDED TO THE DEVELOPMENT SERVICES DEPARTMENT OF THE CITY. TREE REPLACEMENT SHALL OCCUR PRIOR TO ISSUANCE OF A FINAL OCCUPANCY PERMIT FOR THE HOME.

- 1. TREES SHALL NOT BE PLANTED CLOSER THAN 5 FEET (5') TO A SIDEWALK AS MEASURED FROM THE CENTER OF THE TREE.
2. NO VEGETATION WHICH OBSTRUCTS VISIBILITY SHALL BE LOCATED WITHIN THE SITE TRIANGLE OF INTERSECTING STREETS AND PRIVATE DRIVES, INCLUDING RESIDENTIAL DRIVEWAYS.

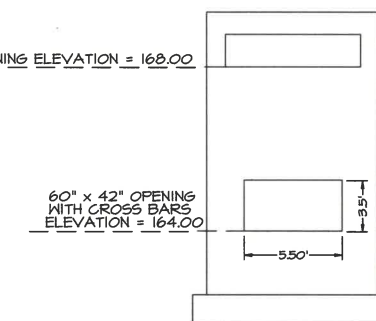


SERVICE LOCATION DETAIL



TYPICAL SWALE DETAIL

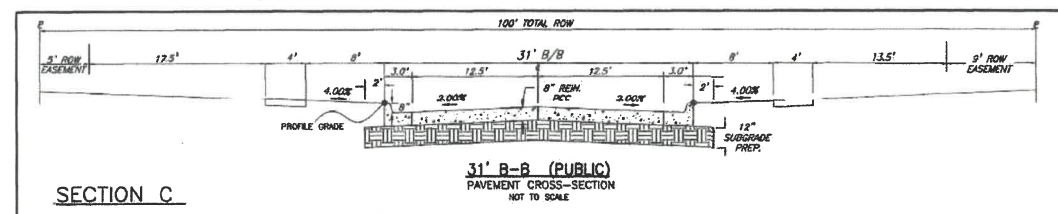
NO SCALE



ST 002
12' x 12' SH-518
IN 5'E = 160.41 - NOT SHOWN FOR CLARITY
OUT NE E = 160.31 - NOT SHOWN FOR CLARITY

**ST 002
PROPOSED BASIN
OUTLET STRUCTURE DETAIL**

NO SCALE



SECTION C

**S. PRAIRIE VIEW DRIVE
CROSS SECTION DETAIL**

NO SCALE

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DATE: 6TH SUBMITTAL - JULY 8, 2021
5TH SUBMITTAL - JUNE 24, 2021
4TH SUBMITTAL - JUNE 15, 2021
DATE OF SURVEY: NOVEMBER 25, 2020
DESIGNED BY: EHA
DRAWN BY: LKT

WESTGLEN VILLAGE NORTH
WEST DES MOINES, IOWA
NOTES

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INTERSTATE 35

OWNER: STATE OF IOWA

OUTLOT 'Z'
2.64 AC.

501°41'24"E
312.85'

511°54'51"W
255.88'

EXISTING 30' BUFFER PARK
(BK. 1018, PG. 241)

EXISTING 30' BUFFER PARK
(BK. 1018, PG. 241)

OWNER: SK SIGNATURE
PLACE LLC
ZONING: PUD HD
LAND USE: HD

OWNER: TARGET
CORPORATION
ZONING: PUD B+C
LAND USE:

OWNER: VILLAGE OF PONDEROSA MASTER
ASSOCIATION INC
ZONING: PUD B+C
LAND USE: SF

OWNER: FAIR GROUNDS
LLC
ZONING: PUD B+C
LAND USE: RC

D = 18°20'37"S
R = 1010.00'
L = 323.56'
T = 163.08'
CH = 321.98'
CB = N27°19'10"E

N00°04'46"E
34.71'
S89°45'33"W
34.13'

SCALE: 1"=50'



DATE:	6TH SUBMITTAL - JULY 6, 2021
5TH SUBMITTAL - JUNE 24, 2021	
4TH SUBMITTAL - JUNE 10, 2021	
DATE OF SURVEY:	NOVEMBER 25, 2020
DESIGNED BY:	EVA
DRAWN BY:	LKT

WESTLEN VILLAGE NORTH
WEST DES MOINES, IOWA
GEOMETRIC PLAN

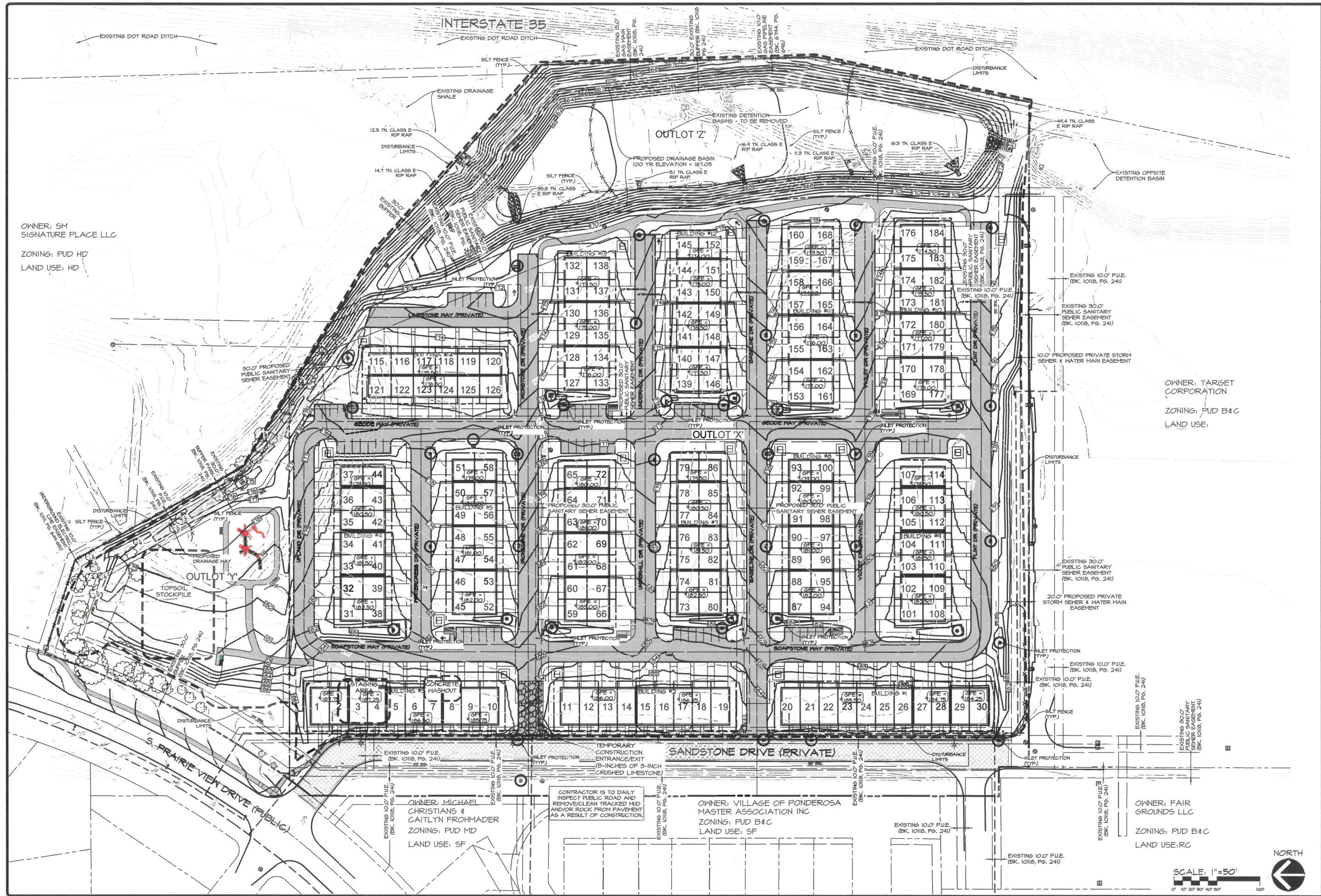
SHEET
OF 10
A-1861

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515.276.4884
mail@cecinc.com



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Q:\ARFILES\A1800\A1801 - 2020_CDD Drawings\Construction Documents\Site Plan\A1801 (03).GRA\N03.dwg, 7/8/2021 5:22:23 PM, envarace, 1:1



OWNER: SM SIGNATURE PLACE LLC
ZONING: PUD HD
LAND USE: HD

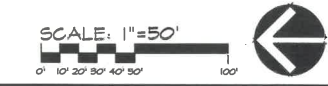
OWNER: TARGET CORPORATION
ZONING: PUD B&C
LAND USE:

OWNER: MICHAEL CHRISTIANS & CAITLYN FROHMADER
ZONING: PUD MD
LAND USE: SF

OWNER: VILLAGE OF PONDEROSA MASTER ASSOCIATION INC
ZONING: PUD B&C
LAND USE: SF

OWNER: FAIR GROUNDS LLC
ZONING: PUD B&C
LAND USE: RC

CONTRACTOR IS TO DAILY INSPECT PUBLIC ROAD AND REMOVE/CLEAN TRACKED MUD AND/OR ROCK FROM PAVEMENT AS A RESULT OF CONSTRUCTION.



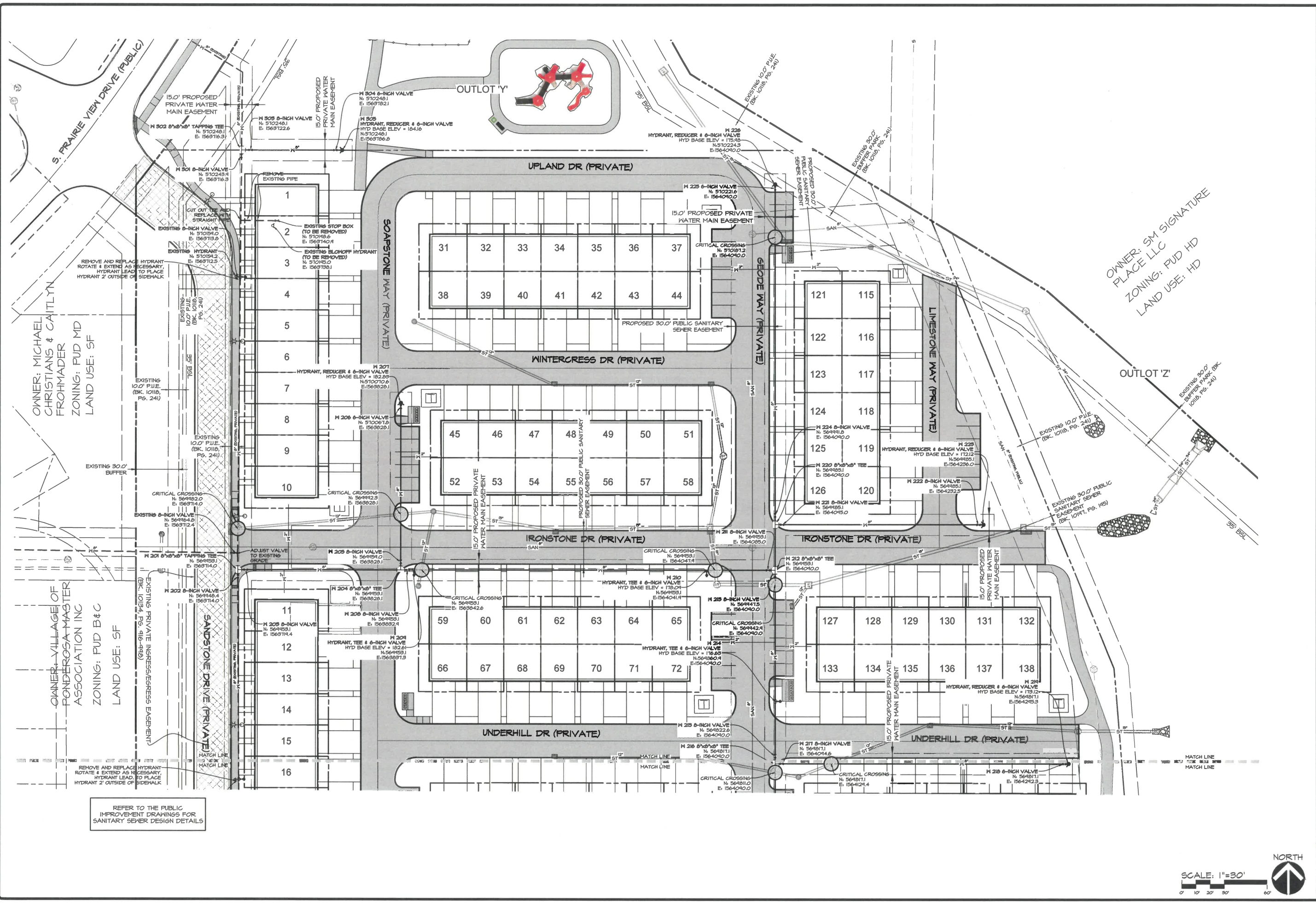
DATE:	11-19-2020	EHA	LKT
6TH SUBMITTAL -	JULY 9, 2021		
5TH SUBMITTAL -	JUNE 24, 2021		
4TH SUBMITTAL -	JUNE 16, 2021		
DATE OF SURVEY:	NOVEMBER 25, 2020		
DESIGNED BY:			
DRAWN BY:			

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WESTGLEN VILLAGE NORTH
WEST DES MOINES, IOWA
GRADING PLAN

SHEET 4 OF 10
A-1061

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REFER TO THE PUBLIC IMPROVEMENT DRAWINGS FOR SANITARY SEWER DESIGN DETAILS

OWNER: MICHAEL CHRISTIANS & CAITLYN FROMMADER
ZONING: PUD MD
LAND USE: SF

OWNER: VILLAGE OF PONDEROSA MASTER ASSOCIATION INC
ZONING: PUD B&C
LAND USE: SF

SOAPSTONE WAY (PRIVATE)

UPLAND DR (PRIVATE)

WINTERCROSS DR (PRIVATE)

IRONSTONE DR (PRIVATE)

UNDERHILL DR (PRIVATE)

SANDSTONE DRIVE (PRIVATE)

GEODE WAY (PRIVATE)

LIMESTONE WAY (PRIVATE)

OWNER: SM SIGNATURE PLACE LLC
ZONING: PUD HD
LAND USE: HD

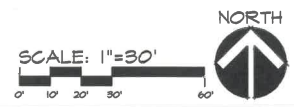
Civil Engineering Consultants, Inc.
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515.276.4884
mail@cecinc.com



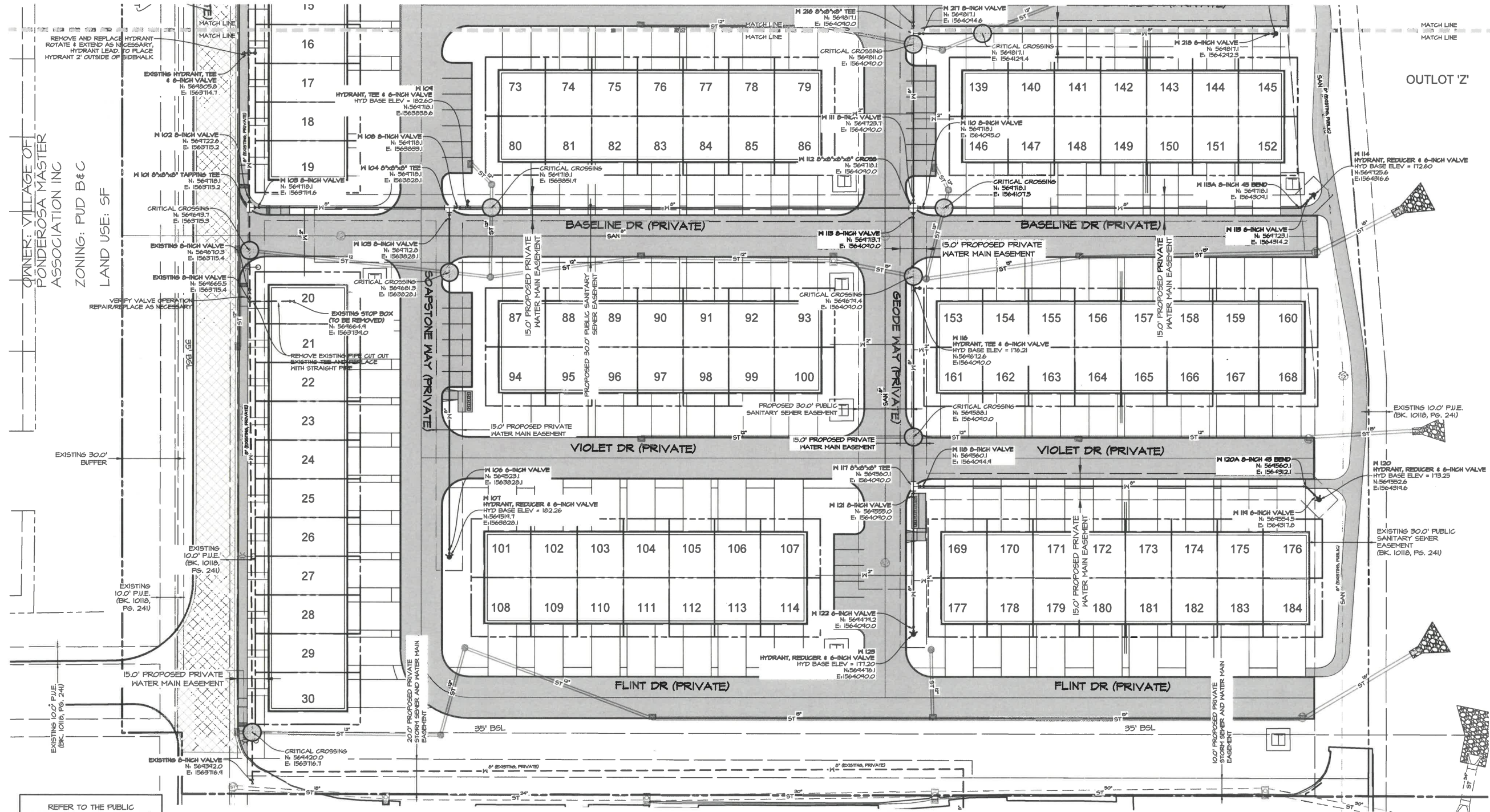
DATE:	6TH SUBMITTAL - JULY 6, 2021	EHA	LST
	5TH SUBMITTAL - JUNE 24, 2021		
	4TH SUBMITTAL - JUNE 16, 2021		
DATE OF SURVEY:	NOVEMBER 25, 2020		
DESIGNED BY:			
DRAWN BY:			

WESTGLEN VILLAGE NORTH
WEST DES MOINES, IOWA
UTILITY PLAN - WATER MAIN (NORTH)

SHEET 11 OF 10
A-1861

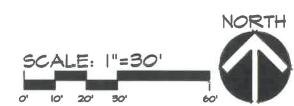


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OWNER: VILLAGE OF PONDEROSA MASTER ASSOCIATION INC
 ZONING: PUD B&C
 LAND USE: SF

REFER TO THE PUBLIC IMPROVEMENT DRAWINGS FOR SANITARY SEWER DESIGN DETAILS



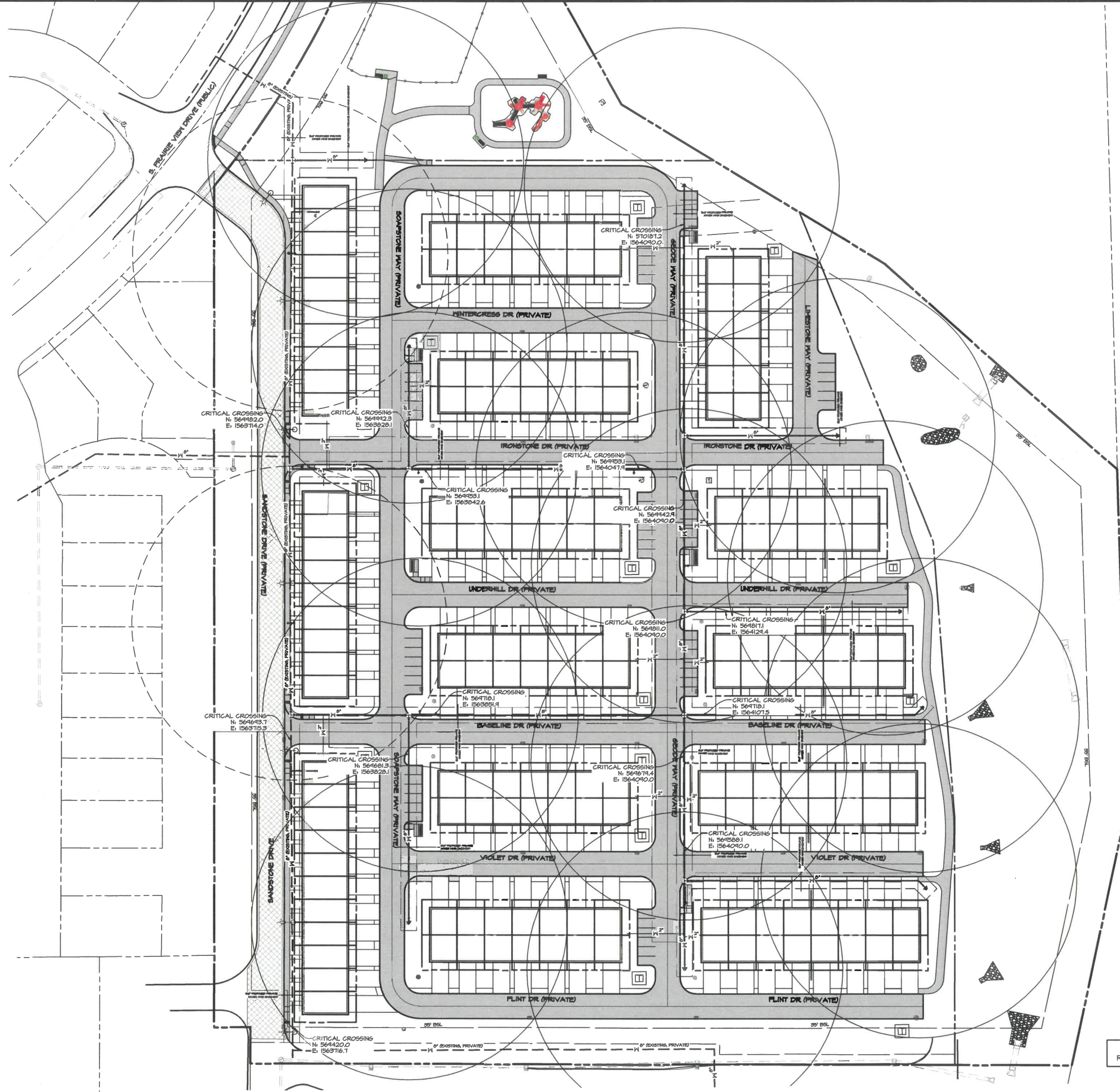
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 515.276.4884 mail@cecclac.com



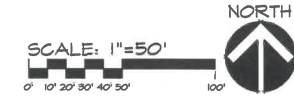
DATE: 6TH SUBMITTAL - JULY 6, 2021
 5TH SUBMITTAL - JUNE 24, 2021
 4TH SUBMITTAL - JUNE 15, 2021
 DATE OF SURVEY: NOVEMBER 25, 2020
 DESIGNED BY: EHA
 DRAWN BY: LKT

WESTLEN VILLAGE NORTH
 WEST DES MOINES, IOWA
 UTILITY PLAN - WATER MAIN (SOUTH)

SHEET 6 OF 10
 A-1061



150-FT HYDRANT RADIUS COVERAGE



INTERSTATE 35

DATE:	6TH SUBMITTAL - JULY 6, 2021
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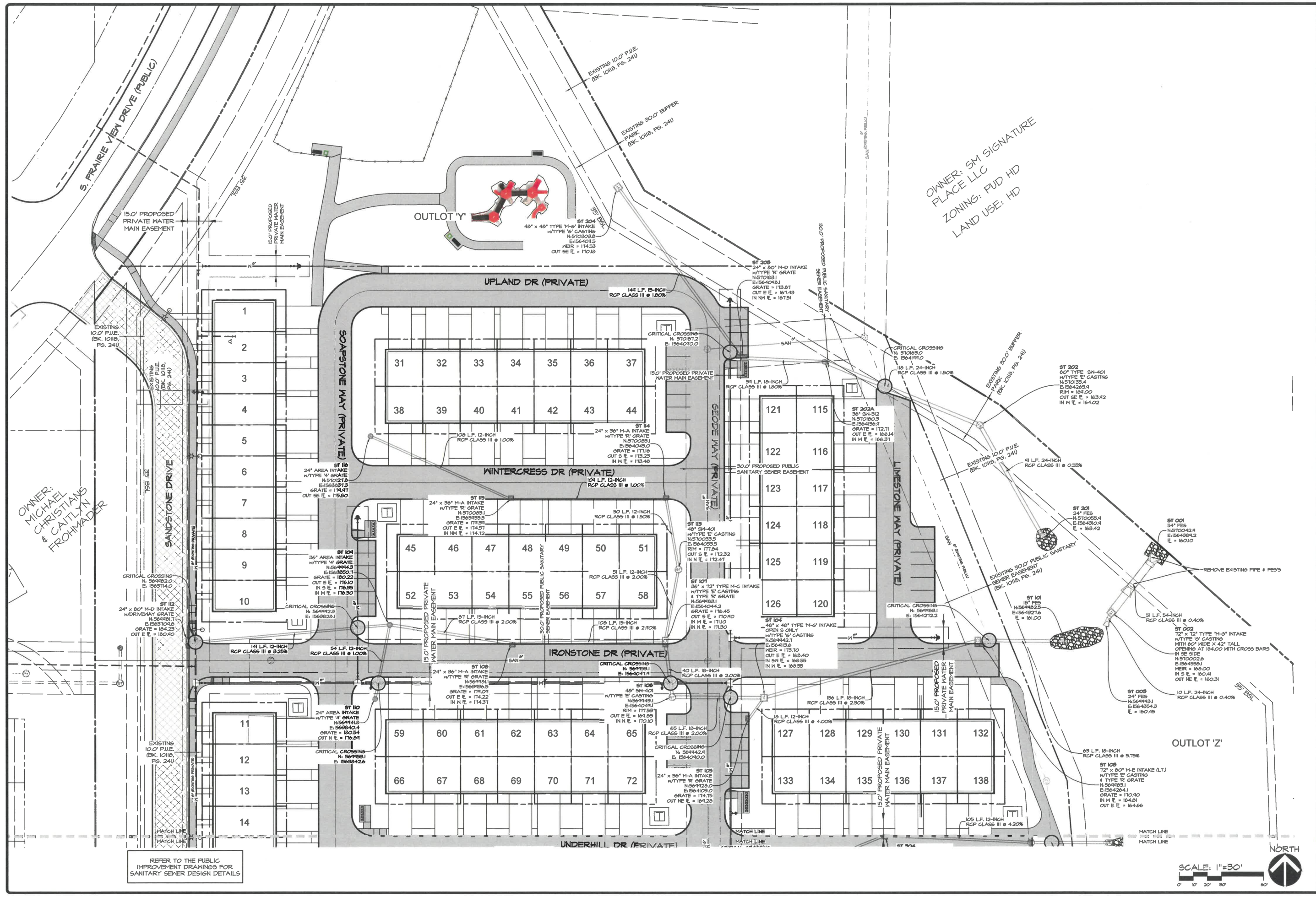
WESTGLEN VILLAGE NORTH
WEST DES MOINES, IOWA

UTILITY PLAN - HYDRANT RADIUS COVERAGE

SHEET
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CEC
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515.276.4884 - mail@cecinc.com

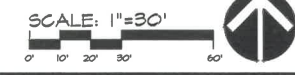
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OWNER: SM SIGNATURE
 PLACE LLC
 ZONING: PUD HD
 LAND USE: HD

OWNER:
 MICHAEL
 CHRISTIANS
 & CAITLYN
 FROHMAYER

REFER TO THE PUBLIC
 IMPROVEMENT DRAWINGS FOR
 SANITARY SEWER DESIGN DETAILS



DATE:	6TH SUBMITTAL - JULY 6, 2021
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DATE OF SURVEY:	NOVEMBER 25, 2020
DESIGNED BY:	EHA
DRAWN BY:	LKT

WESTLEN VILLAGE NORTH
 WEST DES MOINES, IOWA
 UTILITY PLAN - STORM SEWER (NORTH)

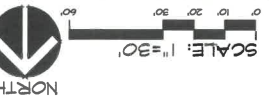
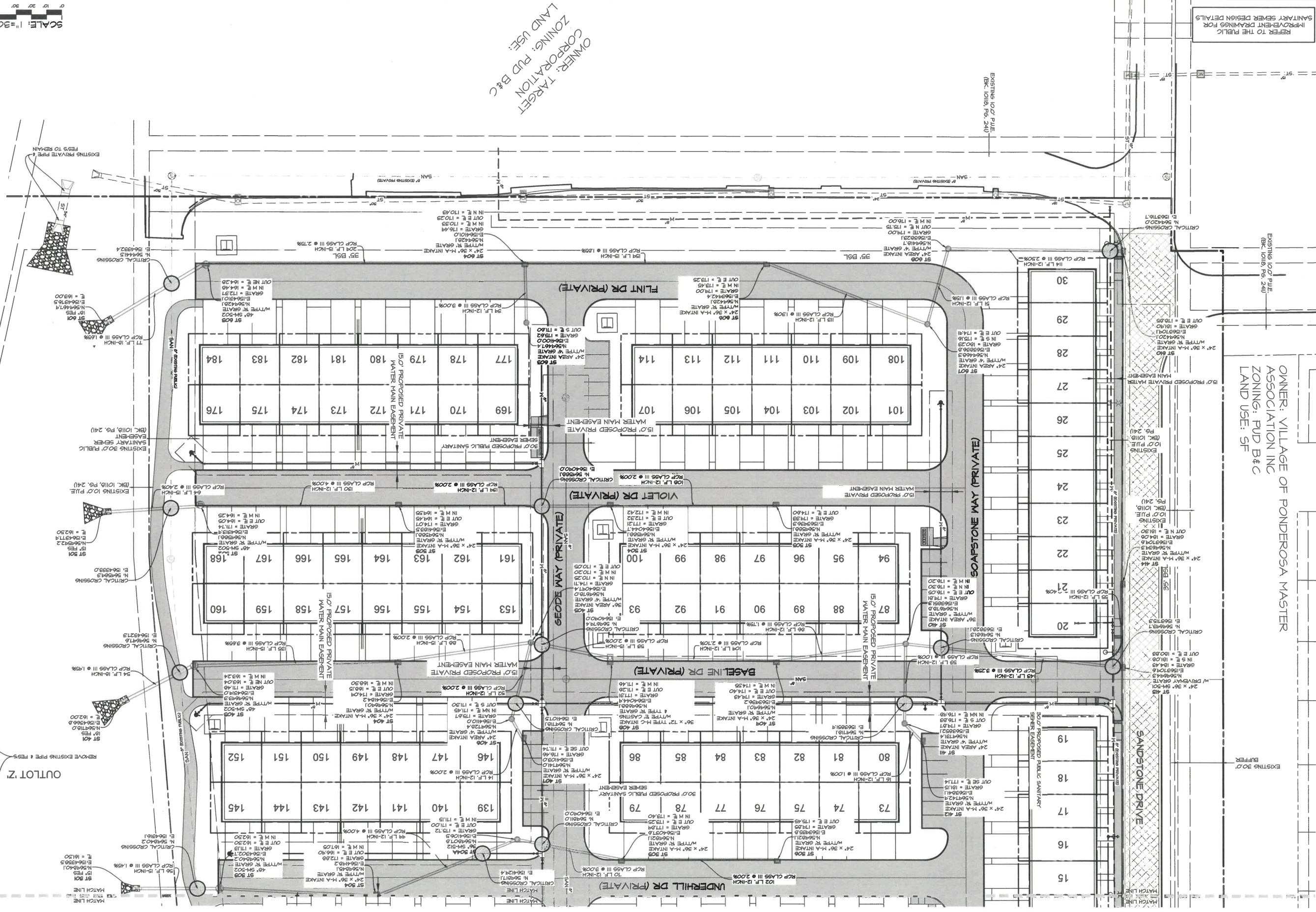
SHEET
 OF 10
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CEC
 Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12, Des Moines, Iowa 50322
 515.276.4884 mail@cecinc.com

REFER TO THE PUBLIC
SANITARY SEWER DESIGN DETAILS

OWNER: VILLAGE OF PONDEROSA MASTER
ASSOCIATION INC
ZONING: PUD B&C
LAND USE: SF

OWNER: TARGET
CORPORATION
ZONING: PUD B&C
LAND USE:



9 SHEET OF 10

WESTGLEN VILLAGE NORTH
WEST DES MOINES, IOWA

UTILITY PLAN - STORM SEWER (SOUTH)

DATE: 6TH SUBMITTAL - JULY 8, 2021
5TH SUBMITTAL - JUNE 24, 2021
DATE OF SURVEY: 4TH SUBMITTAL - JUNE 10, 2021
DESIGNED BY: NOVEMBER 23, 2020 EHA
DRAWN BY: LKT

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

**A RESOLUTION OF THE PLAN AND ZONING COMMISSION
NO. PZC-21-056**

WHEREAS, pursuant to the provisions of Title 9, Zoning and Title 10, Subdivision Regulations of the West Des Moines Municipal Code, the applicant and property owner, WD Real Estate Holdings, Inc. request approval of the Preliminary Plat for the purpose of subdividing that approximately 17-acre property located at 450 S. Prairie View Drive as depicted on the location map included in the staff report. The applicant proposes the creation of 184 footprint lots for townhome development, one outlot for storm water management and one outlot for parkland dedication; and

WHEREAS, the Preliminary Plat complies with Iowa Code Chapters 354 and 414, the Comprehensive Plan and City Code; and

NOW THEREFORE, the Plan and Zoning Commission of the City of West Des Moines recommends the City Council approve the Preliminary Plat (PP-004965-2020), subject to compliance with all the conditions of approval as stated in the staff report, including conditions added at the meeting, and attached hereto as Exhibit "A", if applicable.

PASSED AND ADOPTED on July 12, 2021.

Erica Andersen, Chair
Plan and Zoning Commission

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 on July 12, 2021, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

Recording Secretary