

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

**Meeting Date:** May 8, 2023

**ITEM:** Woodland Estates Plat 2, 9510 and 9520 Mills Civic Parkway – Approve a Preliminary Plat to create 37 lots for Single Family Residential development, 1 Outlot and 1 Street Lot – Silo 9 Plat 1, LLC – PP-005911 -2023

**Resolution: Approval of Preliminary Plat**

**Background:** Jared Murray with Civil Design Advantage, on behalf of the applicant and property owner, Jake Reid from Silo 9 Plat 1, LLC, requests approval of a Preliminary Plat for the approximately 35-acre property generally located at 9150 and 9520 Mills Civic Parkway. The applicant proposes to subdivide the property into thirty-seven (37) lots for detached single family residential development, one (1) outlot for private parkland, and one (1) street lot to be dedicated to the city.

**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.
- **History:** The approximately 78.5 acres of property locally known as the Neff Property intended to develop the single family detached residential lots in three phases. On February 21, 2022, City Council approved the Final Plat for the first phase of the development, which was approximately 21-acres.
- **Key Development Aspects:**
  1. **Public Utility Easements (PUEs):** City code provides that utility cables and boxes shall be located in the rear and side yards and not along the front of single-family residential lots. City code does provide for City Council approval of the placement of utilities in the front yard when situations such as topography, trees or other unique site situation makes placement in the rear or side yard difficult. The proposed development area overall is very wooded and is rolling topography with quite a bit of elevation change. While it may be possible to accommodate a PUE in the rear yard on a couple lots, overall, it would be more detrimental to tree preservation and the costs to route utilities back and forth from the front and back and would greatly increase the costs. Therefore, the applicant requests that PUEs be allowed in the front yard of all lots due to the terrain along with the desire to maintain as many trees as possible. Staff is in agreement that there is adequate justification and supports the request for front yard PUEs.
  2. **Driveways on S. 95<sup>th</sup> Street:** Stagecoach Drive is classified as a Minor Arterial and S. 95<sup>th</sup> Street is classified as a Major Collector. Per city code, no new single-family driveways that require drivers to back out from a driveway are to be located directly on S. 95<sup>th</sup> Street. Driveways will need to be designed in such a manner to allow drivers to utilize a forward movement when entering onto S. 95<sup>th</sup> Street. A note has been added to the plat drawing and Staff recommends a condition of approval to ensure awareness of this aspect.

3. Private Parkland: All residential developments with four or more dwellings are required to provide park amenities. The dedicated land is to be of a size and shape to accommodate a recreational use similar to that provided by the City such as open play area, playground, sitting area, trail, etc. This parkland will be privately owned and maintained by the developer, homeowner's association, or other designee. The development specific Parkland Dedication Agreement will be approved by the Parks Board, executed by the developer and provided to staff prior to City Council consideration of the associated Final Plat.
  4. Storm Water Management Facility Maintenance Agreement: An executed maintenance easement agreement and maintenance covenant is required for sites with runoff controls. As part of the maintenance covenant the Applicant will be responsible to provide a letter certifying the detention facility is in conformance with the approved storm water management plan and as-builts of the detention facility. The Storm Water Management Facility Maintenance Agreement will need to be provided to staff prior to City Council consideration of the associated Final Plat.
- Traffic Impact Study Findings: Traffic Impact Study was conducted in March 2023 and reanalyzed in April 2023. The key findings are summarized below.
    1. The development is expected to generate more traffic than the previously assumed March 2023 traffic analysis, but less traffic than what was assumed in earlier studies. Lane configurations for the major roadways downstream of the site, as recommended in the March 2023 and earlier traffic analysis, remain adequate.
    2. S. 95<sup>th</sup> Street is a major collector roadway that is ultimately planned to extend from Mills Civic Parkway to Grand Avenue. As recommended in previous traffic studies, S. 95<sup>th</sup> Street should a 2-lane roadway, widening to 3-lanes at Mills Civic Parkway and Stagecoach Drive to provide left-turn lanes. The June 2015 analysis noted that a 3-lane section may be needed at Cascade Avenue, as well, but a 2-lane section through this intersection would be acceptable based on the currently projected volumes.
    3. Single-family driveways are not recommended on S. 95<sup>th</sup> Street due to the heavier volumes/speed on the major collector street, as well as the horizontal curve at the south end of the site. If possible, driveways should be located on the east/west local street or Cascade Avenue instead. Driveways that are located on S. 95<sup>th</sup> Street must be designed to allow drivers to turn onto S. 95<sup>th</sup> Street via a forward movement.
  - Developer Responsibilities: In conjunction with site development or platting of the lots, whichever occurs first, the developer will be responsible for construction and/or installation of all required public and private infrastructure improvements necessary to support development. The following items are known improvements and additional improvements may be required in response to development proposals:
    1. Street Extensions:
      - S. 95<sup>th</sup> Street

2. Future Traffic Signals: The cost of future traffic signals, when warranted, at the internal drive connections to S. 95<sup>th</sup> Street shall be the responsibility of the developer pursuant to the assessment policy of the city.
- 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.

Planning and Zoning Commission Action:

Date: 5/8/2023

Vote:

Recommendation:

**Recommendation**: Approve the Preliminary Plat subject to the applicant meeting all City Code requirements, and the following conditions of approval:

1. The City Council granting allowance of the placement of Public Utility Easements (PUEs) in the front yard of all lots.
2. The developer acknowledging and agreeing to require buyers of lots that front to S. 95<sup>th</sup> Street to ensure all turns onto S. 95<sup>th</sup> Street are a forward movement and agreeing that backing out onto S. 95<sup>th</sup> Street is prohibited.
3. The applicant acknowledging that prior to issuance of any building permits for above ground construction, appropriate emergency vehicle access and water service is provided to the satisfaction of the City Fire Marshal.

**Lead Staff Member: Kate Devine**

**Approval Meeting Dates:**

Planning and Zoning Commission	May 8, 2023
City Council	

**Staff Report Reviews:**

Planning & Zoning Commission	<input checked="" type="checkbox"/> Development Coordinator (or) <input 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

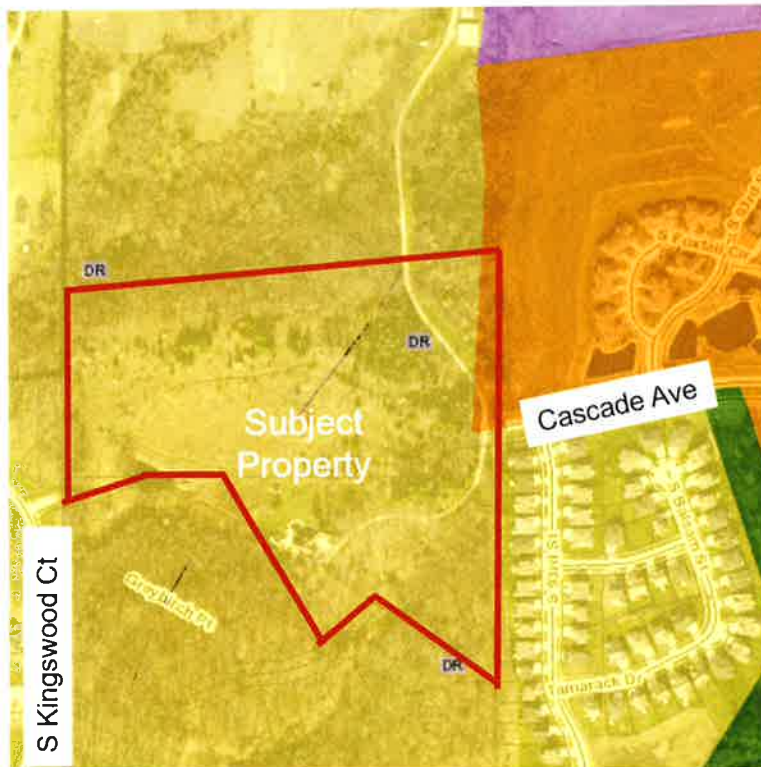
**Council Subcommittee Review (if applicable)**

Subcommittee	Development & Planning
Date Reviewed	2/20/23
Recommendation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

### Location Map



### Vicinity Map – Land Uses



**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION**

**NO. PZC-23-024**

**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, Silo 9 Plat 1, LLC requests approval of the Preliminary Plat for the purpose of subdividing that approximately 35-acre property located at 9510 and 9520 Mills Civic Parkway as depicted on the location map included in the staff report. The applicant proposes the creation of into 37 lots for detached single family residential development, 1 outlot for private parkland, and 1 street lot to be dedicated to the city; and

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

**NOW THEREFORE**, the Planning and Zoning Commission of the City of West Des Moines recommends the City Council approve the Preliminary Plat (PP-005911-2023) 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 May 8, 2023.

\_\_\_\_\_  
Andrew Conlin, Chair  
Planning and Zoning Commission

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Planning and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting on May 8, 2023, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

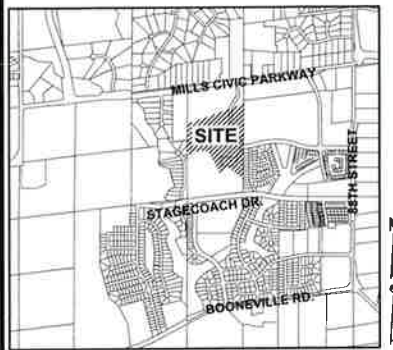
ATTEST:

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

# PRELIMINARY PLAT FOR: WOODLAND ESTATES PLAT 2

PLANS INCLUDED ARE FOR ILLUSTRATIVE PURPOSES ONLY - APPROVED PLANS ON FILE WITH THE CITY

VICINITY MAP  
NOT TO SCALE



WEST DES MOINES, IOWA  
PP-005911-2023

**OWNER / APPLICANT**  
SILO 9 PLAT 1, LLC  
CONTACT: JAKE RIED  
6205 MILLS CIVIC PARKWAY, SUITE 200  
WEST DES MOINES, IOWA 50266  
PH. (515) 202-5690

**ENGINEER / SURVEYOR**  
CIVIL DESIGN ADVANTAGE, LLC  
CONTACT: JARED MURRAY  
4121 NW URBANDALE DRIVE  
URBANDALE, IOWA 50322  
PH. (515) 369-4400

**DATE OF SURVEY**  
JANUARY 25, 2021

**ZONING**  
R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT

**COMPREHENSIVE LAND USE**  
DETACHED RESIDENTIAL (DR)

**BULK REGULATIONS**

<b>SETBACKS</b>	
FRONT YARD	= 30 FT
REAR YARD	= 35 FT
SIDE YARD	= 7 FT (14 FT TOTAL)
<b>MINIMUM LOT WIDTH FOR</b>	= 50 FT (ADDITIONAL 25 FT CORNER LOTS)
<b>MINIMUM LOT FRONTAGE</b>	= 40 FT
<b>MINIMUM LOT AREA</b>	= 7,500 SF

**BENCHMARKS**

**BM#1** WDM BM#37 - SOUTH 88TH STREET, ±2640' SOUTH OF MILLS CIVIC PARKWAY, 32' EAST OF CENTERLINE OF SOUTH 88TH STREET, NEAR THE 1/4 SECTION LINE, 1' WEST OF THE NORTH/SOUTH FENCE LINE. ELEVATION=194.80

**BM#2** WDM BM#87 3960 ± FEET WEST OF INTERSECTION OF SOUTH 88TH STREET AND 335TH STREET (DALLAS COUNTY), 3 FEET NORTH OF EAST/WEST FENCE, 10 FEET EAST OF NORTH/SOUTH FENCE, ON 335TH STREET ACROSS FROM THE HOUSE #3307 AND #3309. ELEVATION=167.72

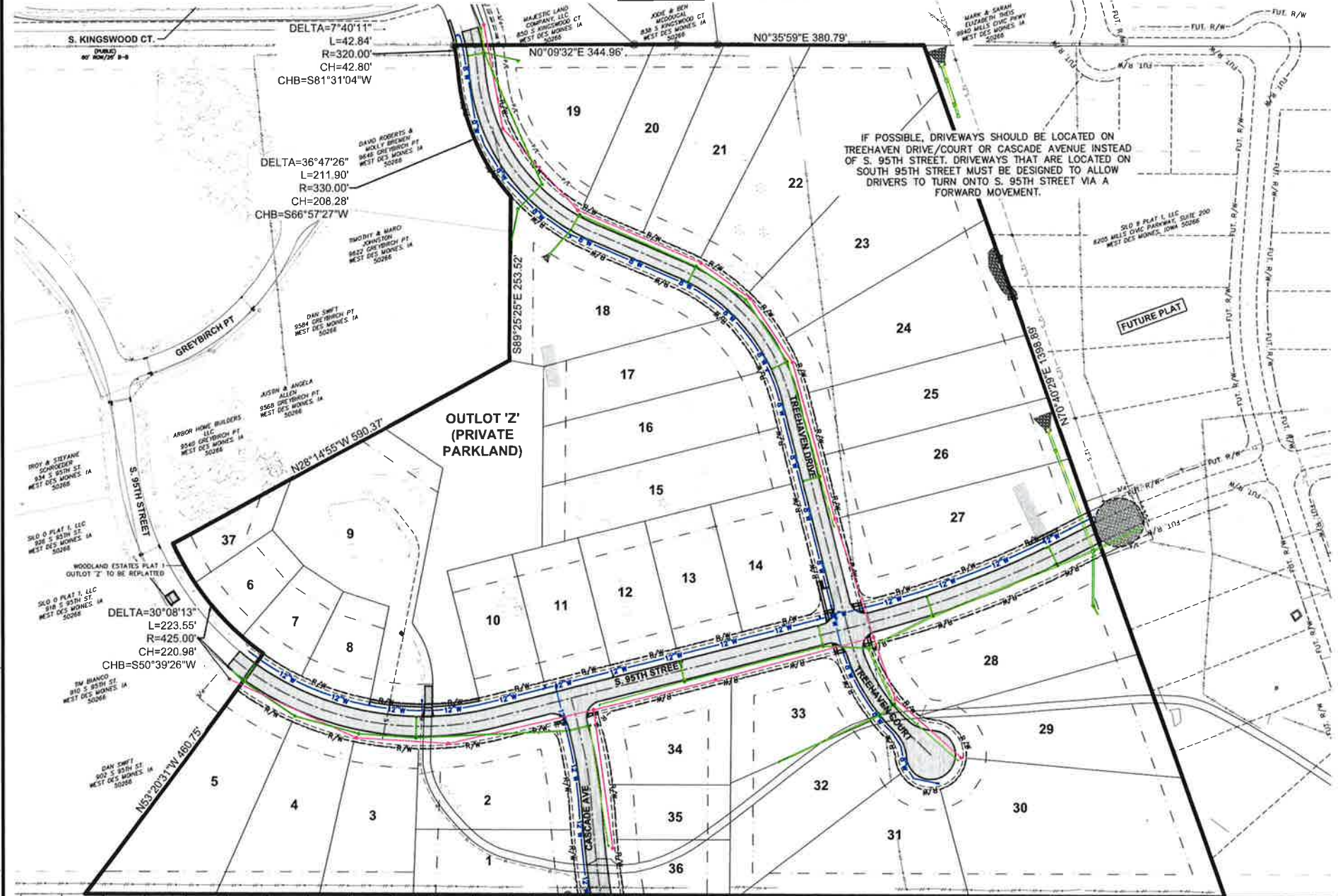
**DEVELOPMENT SUMMARY**  
TOTAL AREA OF SITE = 34.54 ACRES (1,504,731 SF)

## LEGEND

PROPOSED	EXISTING
GROUND SURFACE CONTOUR	GROUND SURFACE CONTOUR
TYPE SW-501 STORM INTAKE	SANITARY MANHOLE
TYPE SW-502 STORM INTAKE	WATER VALVE BOX
TYPE SW-503 STORM INTAKE	FIRE HYDRANT
TYPE SW-505 STORM INTAKE	WATER CURB STOP
TYPE SW-506 STORM INTAKE	WELL
TYPE SW-512 STORM INTAKE	STORM SEWER MANHOLE
TYPE SW-513 STORM INTAKE	STORM SEWER SINGLE INTAKE
TYPE SW-401 STORM MANHOLE	STORM SEWER DOUBLE INTAKE
TYPE SW-402 STORM MANHOLE	FLARED END SECTION
FLARED END SECTION	DECIDUOUS TREE
TYPE SW-301 SANITARY MANHOLE	CONIFEROUS TREE
STORM/SANITARY CLEANOUT	DECIDUOUS SHRUB
WATER VALVE	CONIFEROUS SHRUB
FIRE HYDRANT ASSEMBLY	ELECTRIC POWER POLE
SIGN	GUY ANCHOR
DETECTABLE WARNING PANEL	STREET LIGHT
SANITARY SEWER WITH SIZE	POWER POLE W/ TRANSFORMER
STORM SEWER	UTILITY POLE W/ LIGHT
WATERMAIN WITH SIZE	ELECTRIC BOX
	ELECTRIC TRANSFORMER
	ELECTRIC MANHOLE OR VAULT
	TRAFFIC SIGN
	TELEPHONE JUNCTION BOX
	TELEPHONE MANHOLE/VAULT
	TELEPHONE POLE
	GAS VALVE BOX
	CABLE TV JUNCTION BOX
	CABLE TV MANHOLE/VAULT
	MAIL BOX
	BENCHMARK
	SOIL BORING
	UNDERGROUND TV CABLE
	GAS MAIN
	FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE

**SURVEY**

FOUND	SET
SECTION CORNER	SECTION CORNER
1/2" REBAR, YELLOW CAP #18860 (UNLESS OTHERWISE NOTED)	1/2" REBAR, YELLOW CAP #18860 (UNLESS OTHERWISE NOTED)
ROW MARKER	ROW MARKER
ROW RAIL	ROW RAIL
PLATTED DISTANCE	PLATTED DISTANCE
MEASURED BEARING & DISTANCE	MEASURED BEARING & DISTANCE
RECORDED AS	RECORDED AS
DEED DISTANCE	DEED DISTANCE
CALCULATED DISTANCE	CALCULATED DISTANCE
CURVE ARC LENGTH	CURVE ARC LENGTH
MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION	MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION
CENTERLINE	CENTERLINE
SECTION LINE	SECTION LINE
1/4 SECTION LINE	1/4 SECTION LINE
EASEMENT LINE	EASEMENT LINE
LOT LINE	LOT LINE
RIGHT OF WAY	RIGHT OF WAY
BUILDING SETBACK	BUILDING SETBACK
PLAT BOUNDARY	PLAT BOUNDARY



## LEGAL DESCRIPTION

PARCEL '21-143' AND A PART OF PARCEL '21-142' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2022, PAGE 3430, AND A PART OF PARCEL '21-13' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 14902, AND OUTLOT 'Z', WOODLAND ESTATES PLAT 1, AN OFFICIAL PLAT, ALL IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

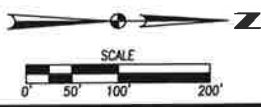
BEGINNING AT THE NORTHWEST CORNER OF SAID WOODLAND ESTATES PLAT 1; THENCE NORTH 00°09'32" EAST ALONG THE WEST LINE OF SAID PARCEL '21-13' AND THE WEST LINE OF SAID PARCEL '21-142', A DISTANCE OF 344.96 FEET; THENCE NORTH 00°35'59" EAST ALONG THE WEST LINE OF SAID PARCEL '21-142', A DISTANCE OF 380.79 FEET; THENCE NORTH 70°40'29" EAST, 1398.89 FEET TO THE EAST LINE OF SAID PARCEL '21-142'; THENCE SOUTH 00°34'21" WEST ALONG SAID EAST LINE AND THE EAST LINE OF SAID PARCEL '21-143', A DISTANCE OF 1758.52 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL '21-143'; THENCE NORTH 53°20'31" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL '21-143', A DISTANCE OF 460.75 FEET TO THE EAST CORNER OF SAID OUTLOT 'Z', BEING A POINT ALONG THE NORTHERLY RIGHT OF WAY LINE OF S. 95TH STREET; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 425.00 FEET, WHOSE ARC LENGTH IS 223.55 FEET AND WHOSE CHORD BEARS SOUTH 50°39'26" WEST, 220.98 FEET TO THE SOUTH CORNER OF SAID OUTLOT 'Z'; THENCE NORTH 28°14'55" WEST ALONG THE WESTERLY LINE OF SAID OUTLOT 'Z' AND THE WESTERLY LINE OF SAID PARCEL '21-143', A DISTANCE OF 590.37 FEET TO THE NORTHWEST CORNER OF SAID PARCEL '21-143'; THENCE NORTH 89°25'25" WEST ALONG THE NORTHERLY LINE OF SAID WOODLAND ESTATES PLAT 1, A DISTANCE OF 253.52 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 330.00 FEET, WHOSE ARC LENGTH IS 211.90 FEET AND WHOSE CHORD BEARS SOUTH 66°57'27" WEST, 208.28 FEET; THENCE WESTERLY ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 320.00 FEET, WHOSE ARC LENGTH IS 42.84 FEET AND WHOSE CHORD BEARS SOUTH 81°31'04" WEST, 42.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.54 ACRES (1,504,731 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

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**  
**NOT FOR CONSTRUCTION**

DATE: \_\_\_\_\_  
LICENSE NUMBER: 23496  
RENEWAL DATE IS DECEMBER 31, 2023  
PAGES OR SHEETS COVERED BY THIS SEAL: \_\_\_\_\_  
ALL SHEETS



REVISIONS: FINAL SUBMITTAL, 5TH SUBMITTAL, 4TH SUBMITTAL, 3RD SUBMITTAL, 2ND SUBMITTAL, 1ST SUBMITTAL

4121 NW URBANDALE DRIVE  
URBANDALE, IOWA 50322  
PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: CWO/JDS  
ENGINEER: JMM

**WOODLAND ESTATES PLAT 2**  
**PRELIMINARY PLAT**

WEST DES MOINES, IOWA

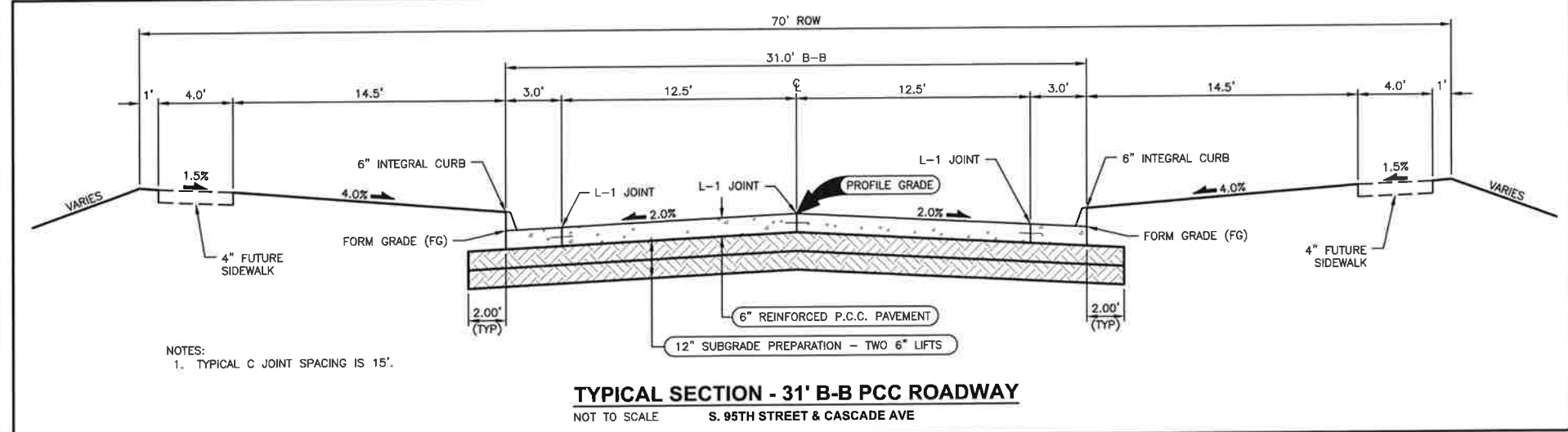
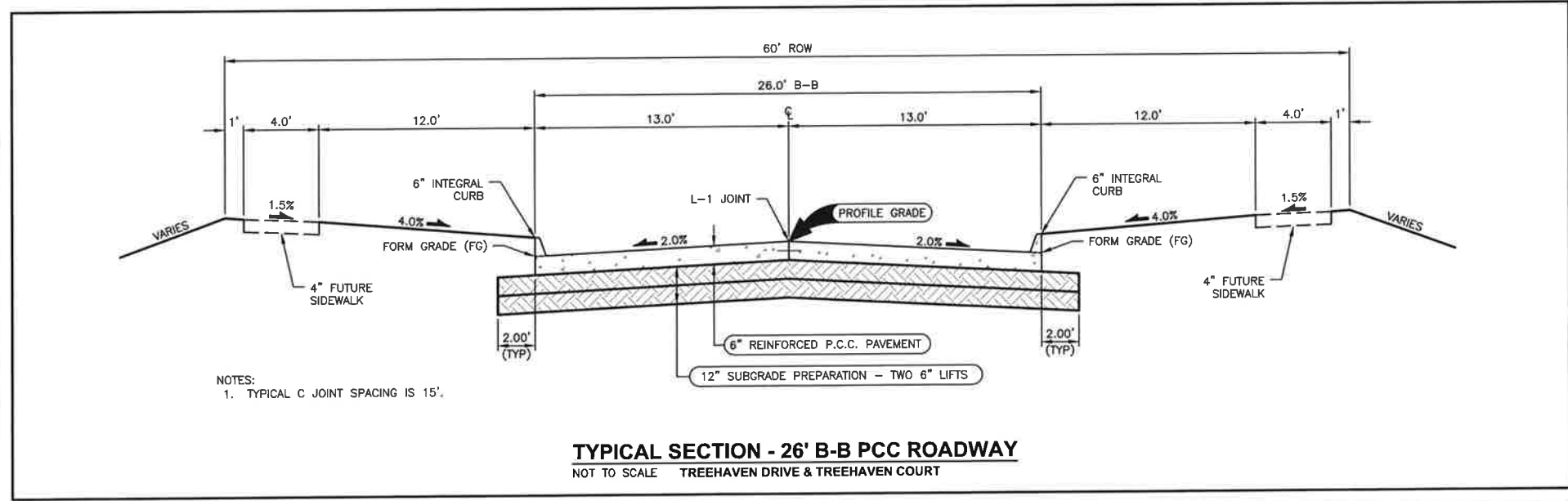
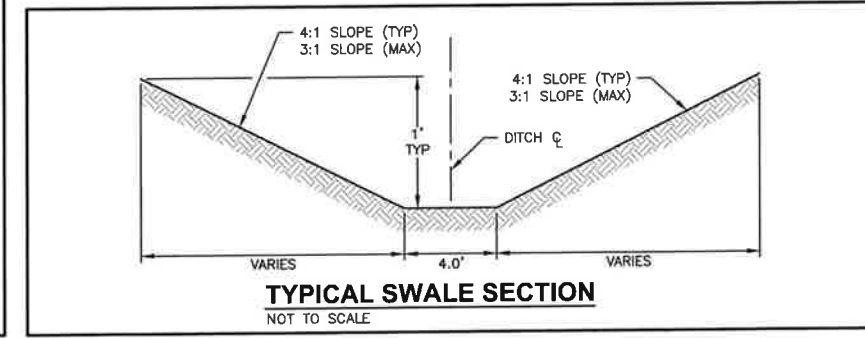
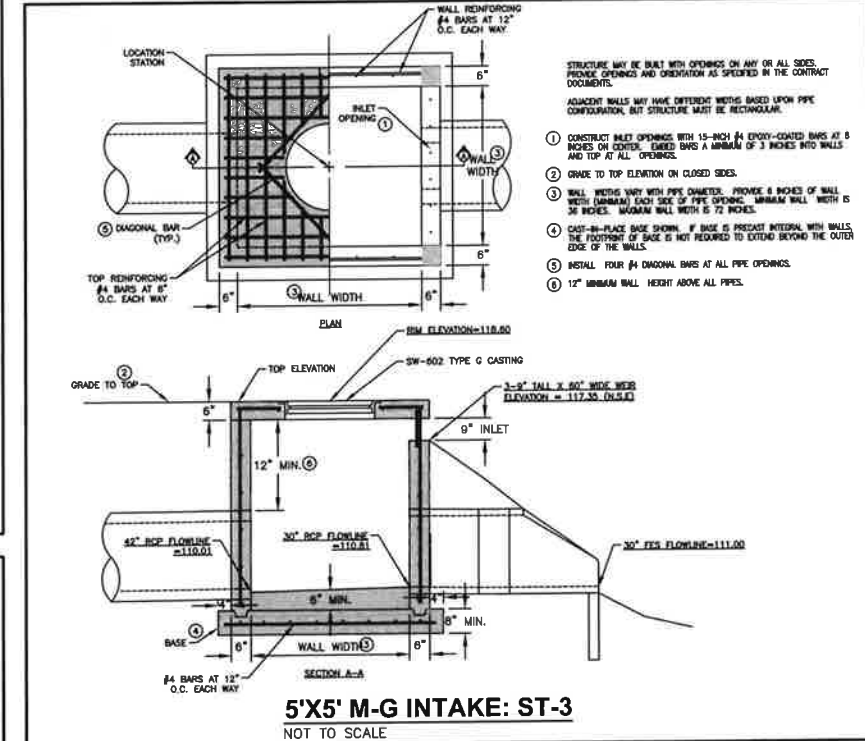
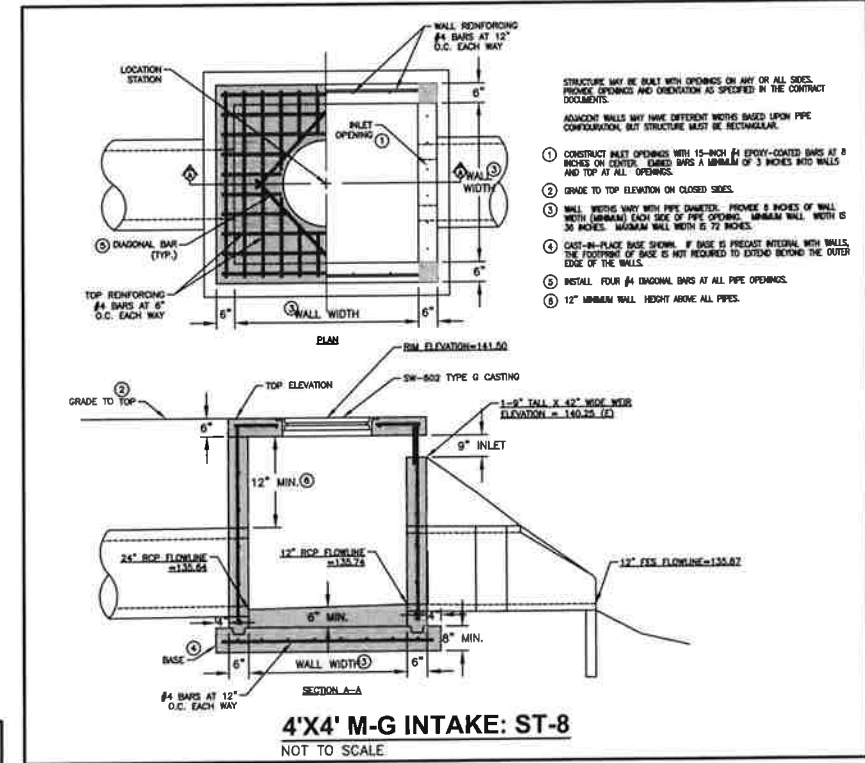
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**NOTES**

1. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH THE 2023 EDITION OF WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
3. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
4. NO STRUCTURES, INCLUDING SHEDS, PLAY STRUCTURES, DECKS, GAZEBO'S, ETC. MAY BE LOCATED WITHIN A BUFFER PARK.
5. 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, DSM METRO DESIGN STANDARDS AND WDM ADDENDUMS.
6. ALL WATER MAIN, SANITARY SEWER AND STORM SEWER ARE PUBLIC UNLESS OTHERWISE NOTED.
7. ALL CONNECTIONS TO THE PUBLIC SEWERS SHALL BE CORE DRILLED.
8. THE STORMWATER DETENTION FACILITIES AND PRIVATE STORM SEWERS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
9. 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 (222-3475) TO SCHEDULE ANY REQUIRED INSPECTIONS. R.O.W. EXCAVATION PERMITS CAN BE OBTAINED AT THE PUBLIC SERVICES 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.
10. PRIOR TO CONSTRUCTION ANY PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, CONSTRUCTION PLANS FOR SAID IMPROVEMENTS NEED TO BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER.
11. PROPERTY OWNER/DEVELOPER(S) WILL BE RESPONSIBLE FOR THE INSTALLATION OF SIDEWALKS ADJACENT TO ALL PUBLIC STREETS BORDERING THE PROPERTY.
12. BACKING ONTO S. 95TH STREET IS PROHIBITED. ALL LOTS ACCESSING S. 95TH STREET SHALL PROVIDE SPACE TO TURN AROUND ON SITE.
13. OUTLOT '2' TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AS A PRIVATE PARK.
14. ALL OUTLOTS ARE UNBUILDABLE.
15. HOMES 8,000 GROSS SQUARE FEET AND BIGGER REQUIRE FIRE SPRINKLER SYSTEMS. GROSS SQUARE FOOTAGE INCLUDES ALL LEVELS OF THE HOME INCLUDING THE GARAGE, ATTACHED CANOPIES, COVERED PORCHES AND STRUCTURES WITHIN 20 FEET.

**WEST DES MOINES WATER WORKS STANDARD NOTES:**

1. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
2. ANY WATER USE FROM A HYDRANT, PUBLIC OR PRIVATE, REQUIRES THE USE OF A WEST DES MOINES WATER WORKS HYDRANT METER. CALL 515-222-3465 TO RESERVE A METER.
3. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS (515-222-3465) AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISIONS.
5. 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 1297, 54-1998. CONTRACTOR SHALL NOTIFY THEIR PROJECT'S WEST DES MOINES WATER WORKS ENGINEERING TECHNICIAN (515-222-3465) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING STATIC WATER PRESSURE AND, WHERE REQUIRED BY THE CITY OF WEST DES MOINES PLUMBING CODE, SHALL INSTALL A PRESSURE REDUCING VALVE(S) WITH EXPANSION TANK(S). WHERE REQUIRED, PRESSURE REDUCING VALVE(S) AND TANK(S) SHALL BE INSTALLED DOWNSTREAM OF THE WATER METER(S) AND BACKFLOW PREVENTION ASSEMBLY(IES) SERVING THE SITE.



**WOODLAND ESTATES PLAT 2**  
TYPICAL SECTIONS AND DETAILS

WEST DES MOINES, IOWA

4121 NW URBANDALE DRIVE  
URBANDALE, IOWA 50322  
PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: CWO/JDS  
ENGINEER: JMM

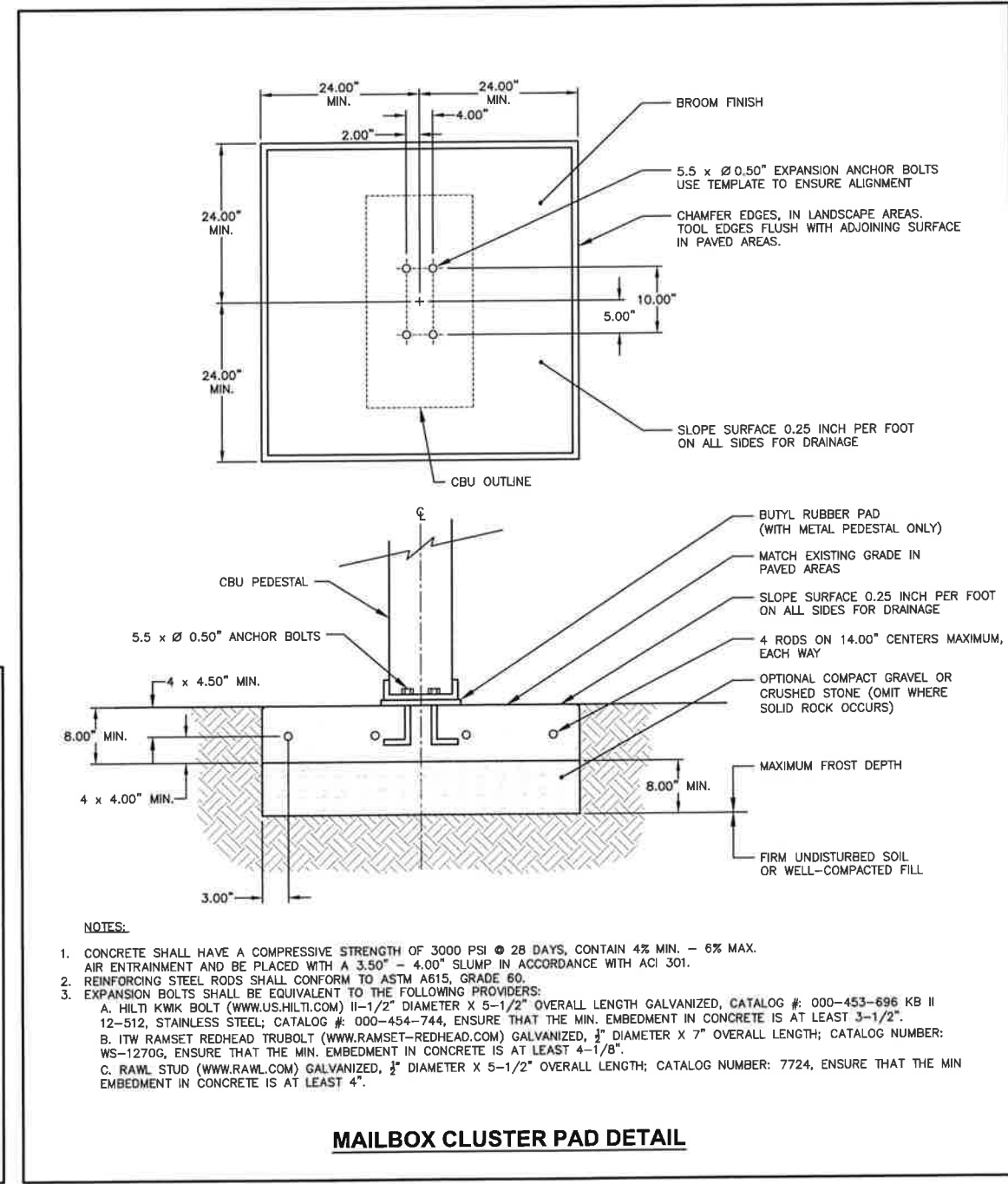
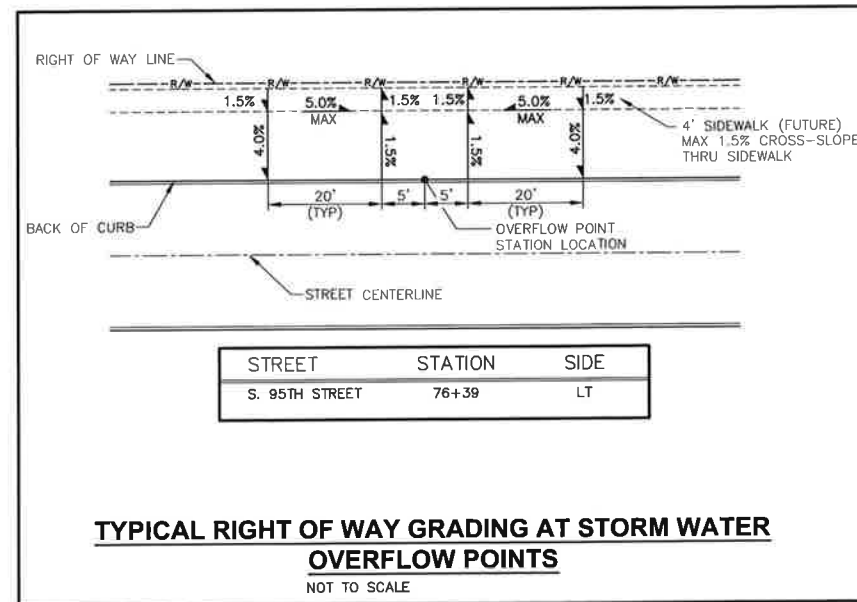
REVISIONS:

DATE	DESCRIPTION
05/02/2023	FINAL SUBMITTAL
04/26/2023	5TH SUBMITTAL
04/17/2023	4TH SUBMITTAL
03/31/2023	3RD SUBMITTAL
02/14/2023	2ND SUBMITTAL
01/26/2023	1ST SUBMITTAL

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FILE: S:\2023\1567\WOODLAND ESTATES\WOODLAND ESTATES PLAT 2.dwg  
 DATE PLOTTED: 5/2/2023 3:02 PM  
 PLOTTED BY: JAMES HUBBARD, TECH

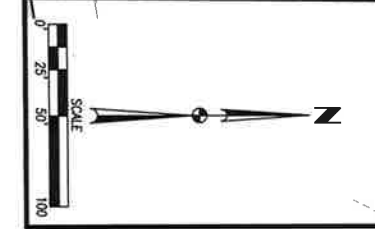


REVISIONS	DATE
FINAL SUBMITTAL	05/02/2023
5TH SUBMITTAL	04/26/2023
4TH SUBMITTAL	04/17/2023
3RD SUBMITTAL	03/31/2023
2ND SUBMITTAL	02/14/2023
1ST SUBMITTAL	01/26/2023

4121 NW URBANDALE DRIVE  
 URBANDALE, IOWA 50322  
 PHONE: (515) 369-4400 FAX: (515) 369-4410  
 ENGINEER: JMM TECH: CWO/JDS



**WOODLAND ESTATES PLAT 2**  
**TYPICAL SECTIONS AND DETAILS**  
 WEST DES MOINES, IOWA



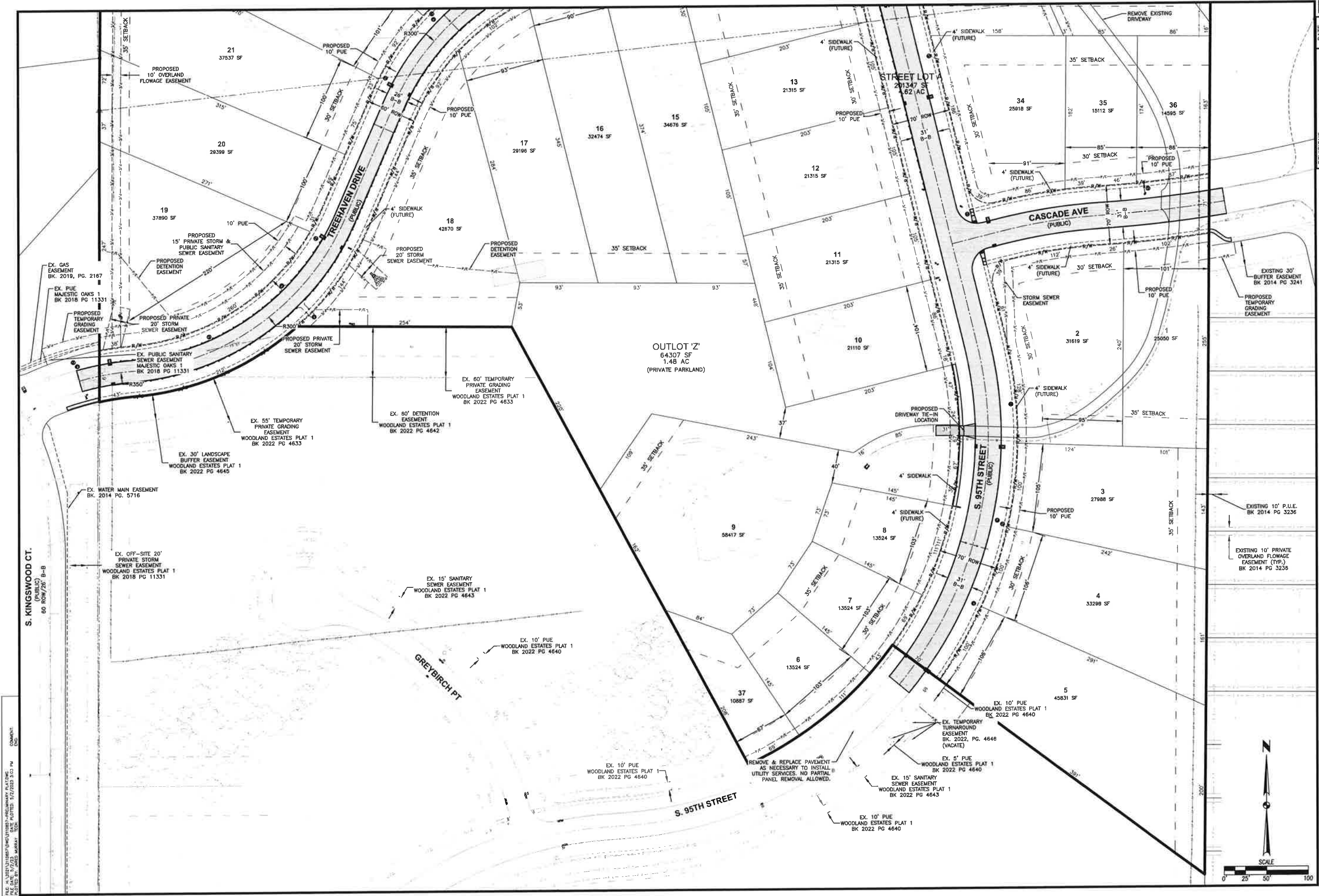
**4** **WOODLAND ESTATES PLAT 2**  
**DIMENSION PLAN**  
 WEST DES MOINES, IOWA



4121 NW URBANDALE DRIVE  
 URBANDALE, IOWA 50322  
 PHONE: (515) 369-4400 FAX: (515) 369-4410  
 ENGINEER: JMM TECH: CWO/JDS

REVISIONS	DATE
FINAL SUBMITTAL	05/02/2023
5TH SUBMITTAL	04/26/2023
4TH SUBMITTAL	04/17/2023
3RD SUBMITTAL	03/31/2023
2ND SUBMITTAL	02/14/2023
1ST SUBMITTAL	01/26/2023





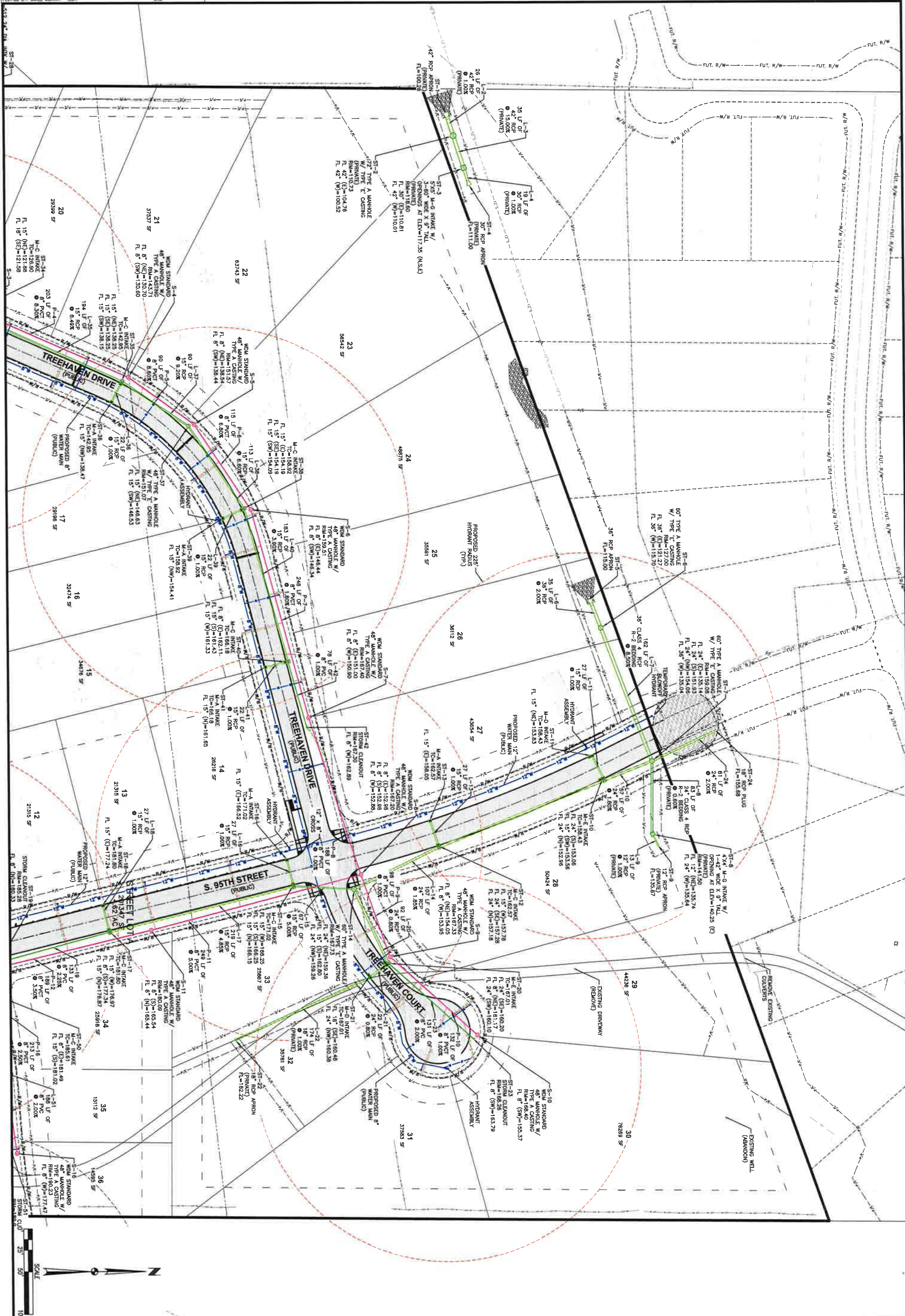
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 PLOTTED BY: JAMES WARDEN

REVISIONS	DATE
FINAL SUBMITTAL	05/02/2023
5TH SUBMITTAL	04/26/2023
4TH SUBMITTAL	04/17/2023
3RD SUBMITTAL	03/31/2023
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1ST SUBMITTAL	01/26/2023

4121 NW URBANDALE DRIVE  
 URBANDALE, IOWA 50322  
 PHONE: (515) 369-4400 FAX: (515) 369-4410  
 ENGINEER: JMM TECH: CWO/JDS



**WOODLAND ESTATES PLAT 2**  
**DIMENSION PLAN**  
 WEST DES MOINES, IOWA  
 5/10  
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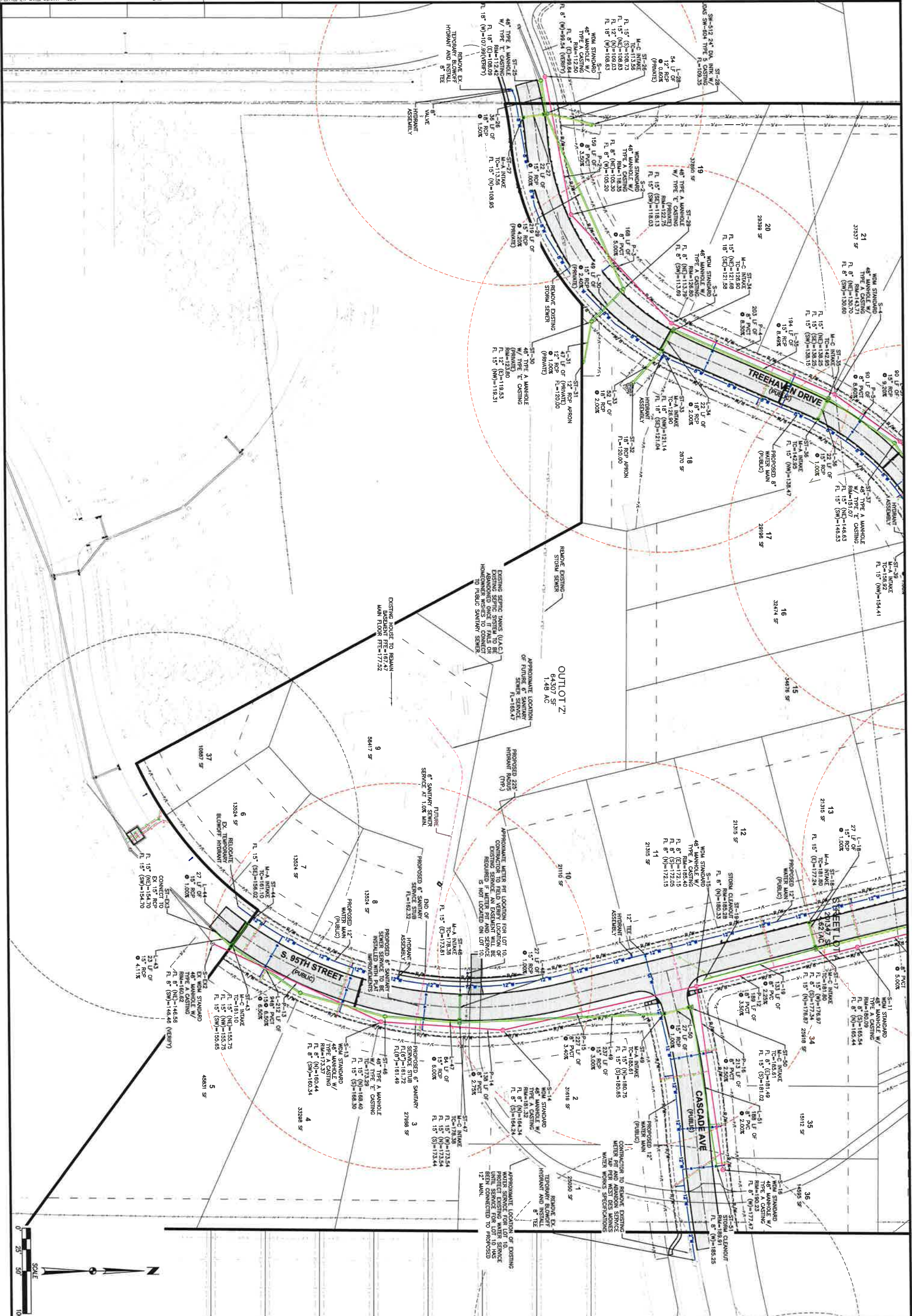


**WOODLAND ESTATES PLAT 2**  
**UTILITY PLAN**  
 WEST DES MOINES, IOWA



4121 NW URBANDALE DRIVE  
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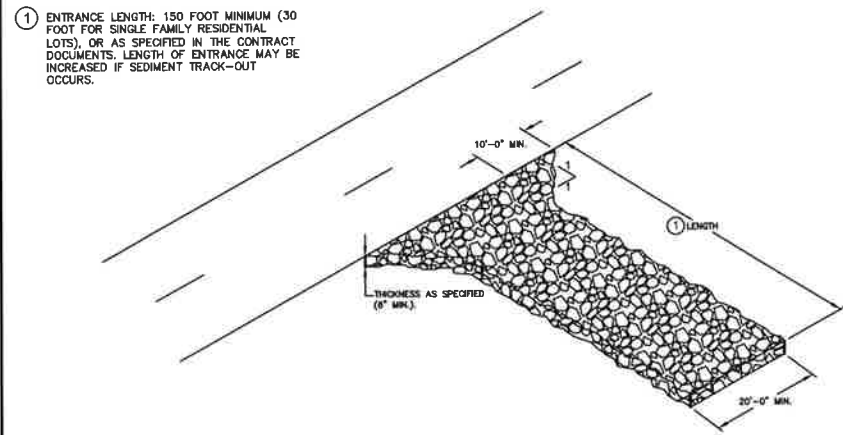
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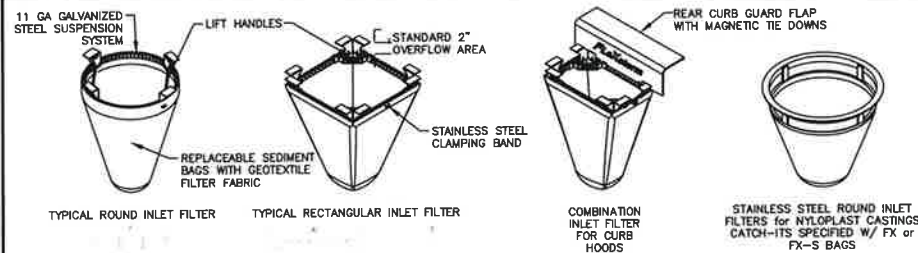
	<h2 style="margin: 0;">WOODLAND ESTATES PLAT 2</h2> <h3 style="margin: 0;">UTILITY PLAN</h3> <p style="font-size: small; margin: 0;">WEST DES MOINES, IOWA</p>	<p>4121 NW URBANDELA DRIVE        URBANDELA, IOWA 50322        PHONE: (515) 369-4400 FAX: (515) 369-4410</p> <p>ENGINEER: JMM      TECH: CWO/JDS</p>	<table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th style="text-align: left;">REVISIONS</th> <th style="text-align: left;">DATE</th> </tr> </thead> <tbody> <tr> <td>FINAL SUBMITTAL</td> <td>05/02/2023</td> </tr> <tr> <td>5TH SUBMITTAL</td> <td>04/26/2023</td> </tr> <tr> <td>4TH SUBMITTAL</td> <td>04/17/2023</td> </tr> <tr> <td>3RD SUBMITTAL</td> <td>03/31/2023</td> </tr> <tr> <td>2ND SUBMITTAL</td> <td>02/14/2023</td> </tr> <tr> <td>1ST SUBMITTAL</td> <td>01/26/2023</td> </tr> </tbody> </table>	REVISIONS	DATE	FINAL SUBMITTAL	05/02/2023	5TH SUBMITTAL	04/26/2023	4TH SUBMITTAL	04/17/2023	3RD SUBMITTAL	03/31/2023	2ND SUBMITTAL	02/14/2023	1ST SUBMITTAL	01/26/2023
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**NOTES:**

- DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING OF TRENCHES AND EXCAVATIONS, ARE PROHIBITED UNLESS MANAGED BY APPROPRIATE CONTROLS.
- STABILIZATION OF DISTURBED AREAS MUST, AT A MINIMUM, BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. IN DROUGHT-STRIKEN AREAS AND AREAS THAT HAVE RECENTLY RECEIVED SUCH HIGH AMOUNTS OF RAIN THAT SEEDING WITH FIELD EQUIPMENT IS IMPOSSIBLE AND INITIATING VEGETATIVE STABILIZATION IMMEDIATELY IS INFEASIBLE, ALTERNATIVE STABILIZATION MEASURES MUST BE EMPLOYED AS SPECIFIED BY THE DEPARTMENT. IN LIMITED CIRCUMSTANCES, STABILIZATION MAY NOT BE REQUIRED IF THE INTENDED FUNCTION OF A SPECIFIC AREA OF THE SITE NECESSITATES THAT IT REMAIN DISTURBED.
- OFF-SITE VEHICLE TRACKING OF SEDIMENTS SHALL BE MINIMIZED.



**STABILIZED CONSTRUCTION ENTRANCE**  
NOT TO SCALE



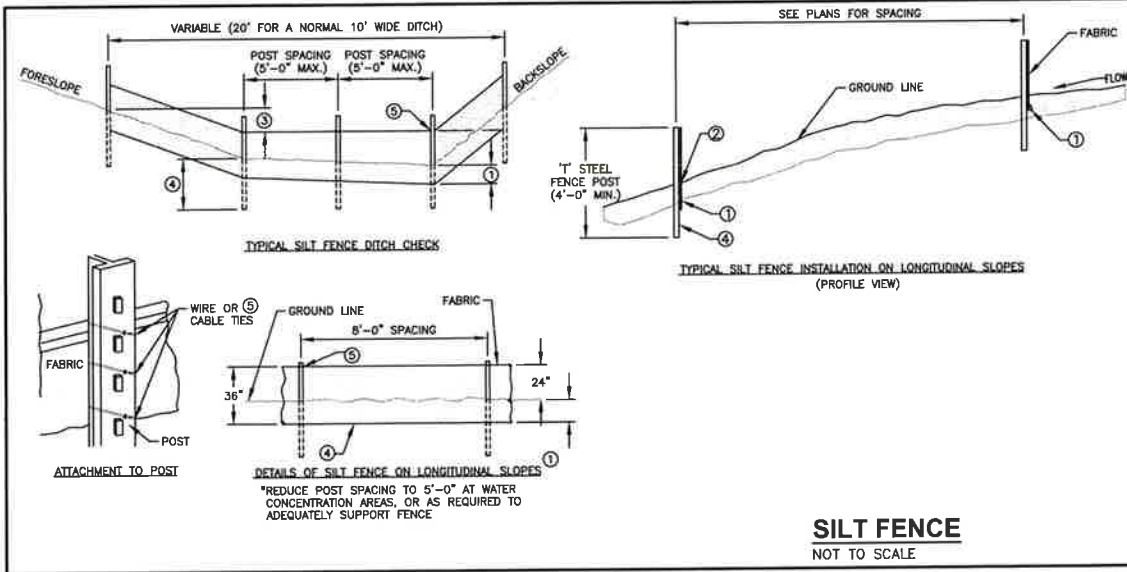
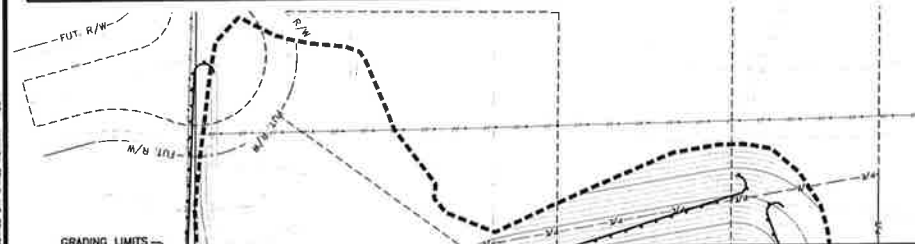
ITEM	DESCRIPTION	QUANTITY	UNIT
1	11 GA GALVANIZED STEEL SUSPENSION SYSTEM	1	EA
2	LIFT HANDLES	2	EA
3	STANDARD 2" OVERFLOW AREA	1	EA
4	STAINLESS STEEL CLAMPING BAND	1	EA
5	REAR CURB GUARD FLAP WITH MAGNETIC TIE DOWNS	1	EA
6	STAINLESS STEEL ROUND INLET FILTERS FOR NYLOPLAST CASTINGS CATCH-ITS SPECIFIED W/ FX or FX-S BAGS	1	EA

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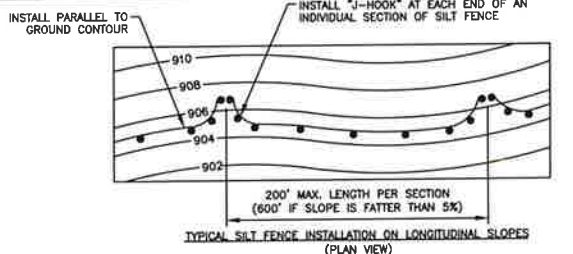
- NOTES:**
- ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL (ZINC PLATED OR GALVANIZED) FOR 7 YEAR MINIMUM SERVICE LIFE.
  - UPON ORDERING CONFIRMATION OF THE DOT CALLOUT, PRECAST OR CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE YOUR CUSTOMIZED FLEXSTORM INLET FILTER. PART NUMBER ALONE IS NOT SUFFICIENT.
  - FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT [WWW.INLETFILTERS.COM](http://WWW.INLETFILTERS.COM)

ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC A DIVISION OF AIB, INC. [WWW.INLETFILTERS.COM](http://WWW.INLETFILTERS.COM) (866) 267-8655 PH (650) 395-9477 FX [INFO@INLETFILTERS.COM](mailto:INFO@INLETFILTERS.COM)

**FLEXSTORM CATCH-IT FILTERS FOR TEMPORARY INLET PROTECTION PRODUCT SELECTION AND SPECIFICATION DRAWING**  
NOT TO SCALE



**SILT FENCE**  
NOT TO SCALE



- GENERAL NOTES:**  
INSTALL SILT FENCE ACCORDING TO THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS AND AT LOCATIONS SHOWN IN THE CONTRACT DOCUMENTS OR AS DIRECTED BY THE JURISDICTIONAL ENGINEER.
- INSERT 12 IN. OF FABRIC A MINIMUM OF 6 IN. DEEP (FABRIC MAY BE FOLDED BELOW THE GROUND LINE)
  - COMPACT GROUND BY DRIVING ALONG EACH SIDE OF THE SILT FENCE AS REQUIRED TO SUFFICIENTLY SECURE THE FABRIC IN THE TRENCH TO PREVENT PULLOUT AND FLOW UNDER THE FENCE.
  - IN DITCHES, EXTEND SILT FENCE UP SIDE SLOPE SO THE BOTTOM ELEVATION AT THE END OF THE FENCE IS A MINIMUM OF 2 IN. HIGHER THAN THE TOP OF THE FENCE IN THE LOW POINT OF THE DITCH.
  - STEEL POSTS TO BE EMBEDDED 20 IN. UNLESS OTHERWISE ALLOWED BY THE JURISDICTIONAL ENGINEER.
  - SECURE TOP OF ENGINEERING FABRIC TO STEEL POSTS USING WIRE OR PLASTIC TIES (50 LB. MIN.). SEE DETAILS OF "ATTACHMENT TO POSTS."



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**WOODLAND ESTATES PLAT 2**  
**GRADING PLAN**

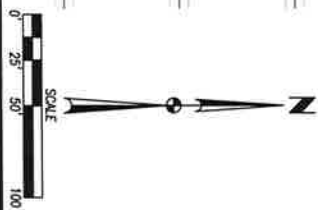
WEST DES MOINES, IOWA



CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE  
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**10/10**  
**WOODLAND ESTATES PLAT 2**  
**GRADING PLAN**  
 WEST DES MOINES, IOWA



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