

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

Meeting Date: June 10, 2024

ITEM: Westport 2024, Intersection of Westport Dr. & Twilight Dr. – Approve a Revised Preliminary Plat to create forty-six (46) lots for Single Family Residential development, 3 Outlots and 3 Street Lots – Heartland Land Development, L.L.C. – PP-006340-2024

Resolution: Approval of Revised Preliminary Plat

Background: The property owner, Heartland Land Development, L.L.C., requests approval of a Revised Preliminary Plat for the approximately 15.4-acre property generally located at the intersection of Westport Dr. & Twilight Dr. The applicant proposes to subdivide the property into forty-six (46) lots for single family residential development, three (3) outlots for future development, and three (3) street lots 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 property was annexed into the City at the request of the applicant in early 2015. In September 2015, a Comprehensive Plan Amendment and rezoning was approved to allow for single family development of this property. The eastern part of the Westport subdivision was platted in 2016 with the western half placed into an outlot. Outlots are considered unbuildable until such time that they are replatted. In 2020, the western half of the property was preliminary platted with outlots located just immediately adjacent to V Court due to difficulty in aligning construction of the west end of the internal Westport street connections to V Court. The southern half of this western portion was final platted into lots in November 2020 with the northern half of this western portion designated as an outlot. This subject preliminary plat is for the outlot.
- **Key Development Aspects:**
 1. **V Court/Brookdale Drive Intersection:** V Court is located on the far west side of the Westport development. It is currently a dead-end gravel road that provides access to approximately 8 single family homes. The City's ultimate streets map envisions this road realigning to the west in the future as the properties around it develop. Reconstruction of V Court will require significant grading and utility relocations. Since the ultimate location of V Court is undermined at this time and the adjacent property owner to the west is unwilling to participate, City staff recommends the Applicant provide surety for their share of future improvements to V Court directly adjacent to the platted area prior to final plat approval. In the interim, temporary paving will be constructed connecting Brookdale Drive to V Court in order to provide emergency access. Driveways will only be allowed to connect to permanent paving to minimize future disruption.

As noted, future reconstruction of V Court will involve significant grading. In order to minimize the impact of that grading on adjacent properties Outlots Y & Z will remain under developer ownership. Once reconstruction is complete, if there is sufficient square footage and suitable grades to accommodate homes, the developer could replat these outlots; or the developer can leave as outlots and sell

or donate the outlots to the adjacent property owners for incorporation into their parcels. If the lots are donated or sold, in conjunction with the transfer of ownership, lot tie agreements will need to be executed to tie the outlots to the adjacent platted lots.

An irrevocable offer of right-of-way dedication will be required prior to final plat approval for any easements necessary to complete the grading.

- Traffic Impact Study Findings: The number of dwelling units in the proposed development is lower than analyzed in previous traffic studies. The recommendation from previous studies remains valid.
- Developer Responsibilities: As part of the platting of the lots, 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; additional improvements may be required in response to development proposals:
 - Brookdale Drive extension to V Court
 - Westport Drive extension to V Court
 - All internal streets
 - Provision of typical utilities
- Plat Validity: Per City Code, the associated Final Plat(s) 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: June 10, 2024

Vote:

Recommendation:

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

1. As part of the final plat, the developer provide surety for their share of future improvements to V Court directly adjacent to the platted area prior to final plat approval.
2. As part of the final plat, a condition of approval shall be placed requiring the lot tying of the outlots to the adjacent property should they not be replatted into standalone buildable lots.

Lead Staff Member: Brian Portz

Approval Meeting Dates:

Planning and Zoning Commission	June 10, 2024
City Council	

Staff Report Reviews:

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

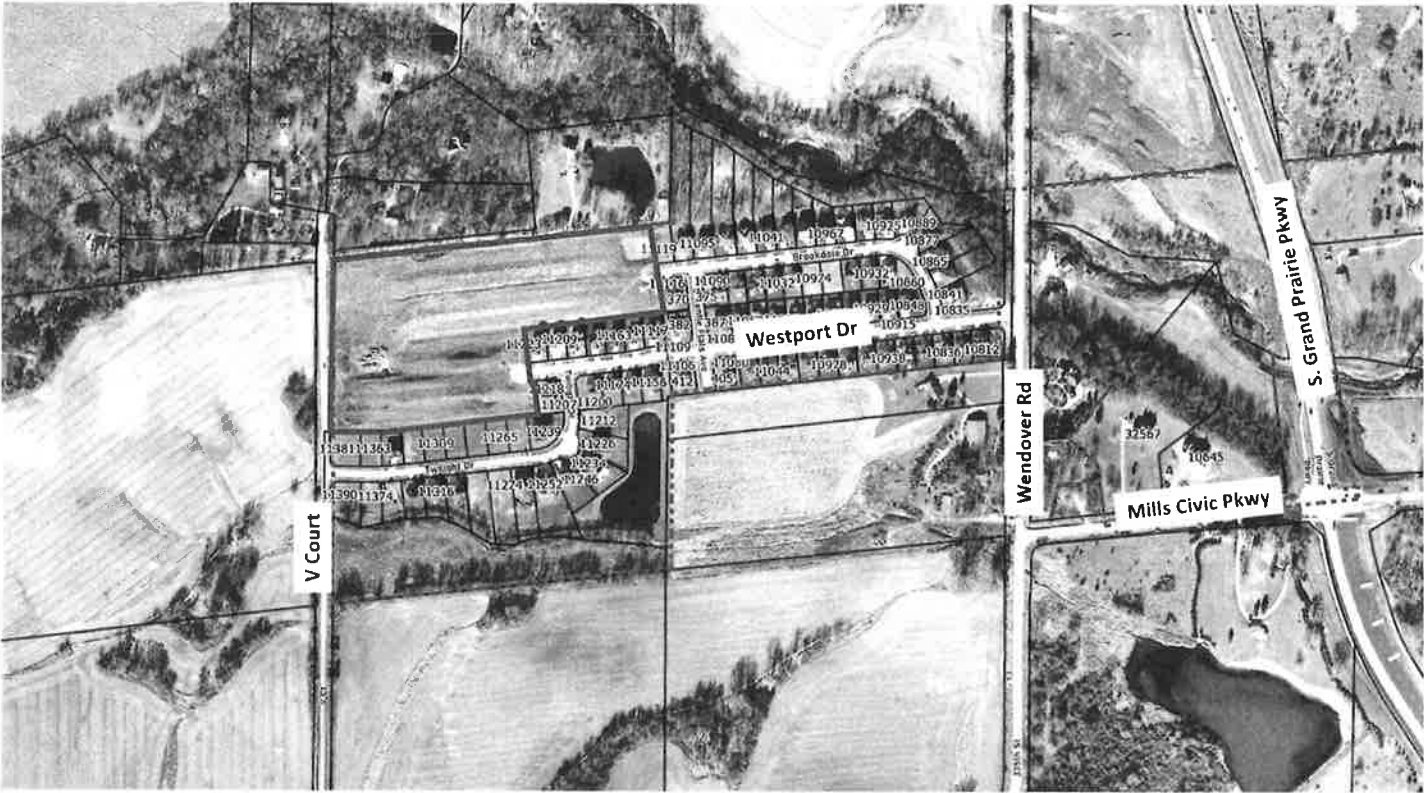
Publications (if applicable)

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

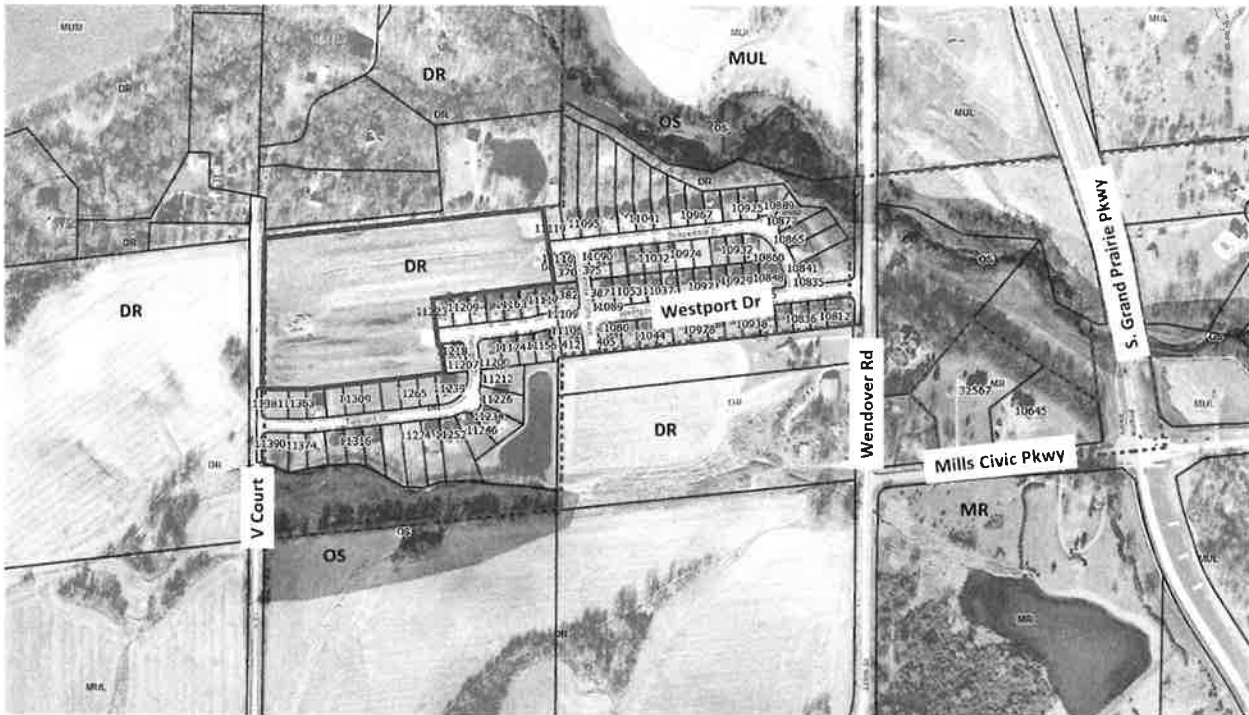
Council Subcommittee Review (if applicable)

Subcommittee	Development & Planning
Date Reviewed	4/1/24
Recommendation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

Location Map



Current Land Use Map



A RESOLUTION OF THE PLANNING AND ZONING COMMISSION

NO. PZC-24-027

WHEREAS, pursuant to the provisions of Title 9, Zoning and Title 10, Subdivision Regulations of the West Des Moines Municipal Code, the property owner, Heartland Land Development, L.L.C., requests approval of the Preliminary Plat for the purpose of subdividing that approximately 15.4-acre property generally located at the intersection of Westport Dr. & Twilight Dr. as depicted on the location map included in the staff report. The applicant proposes the creation of forty-six (46) lots for single family residential development, three (3) outlots for future development, and three (3) street lots 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-006340-2024) 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 June 10, 2024.

Tina Shaw, 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 June 10, 2024, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

Recording Secretary

Prepared by: Brian Portz, City of West Des Moines Development Services Dept., PO Box 65320,
West Des Moines, Iowa 50265-0320 515-222-3620

When Recorded, Return to: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265-0320

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING A PRELIMINARY PLAT TO CREATE 46 LOTS, 3 OUTLOTS AND 3 STREET LOTS

WHEREAS, pursuant to the provisions of Title 9, Zoning and Title 10, Subdivision Regulations, of the West Des Moines Municipal Code, the property owner, Heartland Land Development, requests approval of the Westport 2024 Preliminary Plat for that property generally located at the intersection of Westport Dr. & Twilight Dr. and legally described in attached Exhibit "B" for the purpose of subdividing the 15.4-acre property into forty-six (46) lots for single family residential development, three (3) outlots for possible future development, and three (3) street lots to be dedicated to the city; and

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

WHEREAS, the Preliminary Plat complies with Iowa Code Chapters 354 and 414, the comprehensive plan and city code; and

WHEREAS, on June 10, 2024, the Planning and Zoning Commission recommended to the City Council, by a X-X vote, for approval of the Preliminary Plat; and

WHEREAS, on this day the City Council held a duly noticed meeting to consider the application for the Preliminary Plat.

NOW, THEREFORE, The City Council does approve the X Preliminary Plat (PP-006340-2024), subject to compliance with all of the conditions of approval, including any conditions added at the meeting, 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 June 17, 2024.

Russ Trimble, Mayor

ATTEST:

Ryan Jacobson, City Clerk

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on June 17, 2024, by the following vote.

Exhibit A: Conditions of Approval

1. As part of the final plat, the developer provide surety for their share of future improvements to V Court directly adjacent to the platted area prior to final plat approval.
2. As part of the final plat, a condition of approval shall be placed requiring the lot tying of the outlots to the adjacent property should they not be replatted into standalone buildable lots.

Exhibit B: Legal Description

OUTLOT "V", WESTPORT PLAT 2, AN OFFICIAL PLAT IN THE
CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA.

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

WESTPORT 2024 PRELIMINARY PLAT

PLAT DESCRIPTION
OUTLOT "V", WESTPORT PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA.

OWNER
HEARTLAND DEVELOPMENT, LLC
PO BOX 211
WAUKEE, IA 50263
WILL VAN ZEE
PHONE: 515-480-4560

ENGINEER
SNYDER & ASSOCIATES, INC
2727 SNYDER BLVD
ANKENY, IA
CONTACT: ERIC CANNON
PHONE: 515-964-2020

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

BULK REGULATIONS (R-1 DISTRICT)
MINIMUM LOT AREA = 7,500 SF
MINIMUM LOT WIDTH = 50'
FRONT YARD SETBACK = 30'
REAR YARD SETBACK = 35'
SIDE YARD SETBACK = 7' MIN. (14' TOTAL)

BENCHMARKS
WEST DES MOINES VERTICAL DATUM
BM500 N=568038- E=1540872- Z=169.57
BURY BOLT ON HYDRANT LOCATED SOUTH SIDE WESTPORT DRIVE AT END OF PAVEMENT. (AS SHOWN ON SURVEY)
BM501 N=568423- E=1541361- Z=149.81
BURY BOLT ON HYDRANT LOCATED SOUTH SIDE BROOKDALE DRIVE, AT END OF PAVEMENT. (AS SHOWN ON SURVEY)

NOTES
1. SEE SHEET C101 FOR GENERAL NOTES WEST DES MOINES.
2. WESTPORT 2024 IS SUBJECT TO AN EXECUTED AGREEMENT AND WAIVER FOR FUTURE IMPROVEMENTS TO V. COURT, REFER TO BOOK 2017, PAGE 20722.
3. WESTPORT 2024 IS SUBJECT TO AN EXECUTED AGREEMENT AND WAIVER FOR FUTURE INSTALLATION OF STREETLIGHTS ADJACENT TO WENDOVER ROAD, REFER TO BOOK 2017, PAGE 20715.
4. WESTPORT 2024 IS SUBJECT TO AN EXECUTED STREETLIGHT AGREEMENT FOR FUTURE INSTALLATION OF STREETLIGHTS ADJACENT TO V. COURT, REFER TO BOOK 2017, PAGE 20717.
5. WESTPORT 2024 IS SUBJECT TO AN EXECUTED SIDEWALK AGREEMENT FOR FUTURE INSTALLATION OF SIDEWALKS ADJACENT TO V. COURT, REFER TO BOOK 2017, PAGE 20716.
6. WESTPORT 2024 IS SUBJECT TO AN EXECUTED STORM WATER MANAGEMENT FACILITY MAINTENANCE AGREEMENT (SWMFA) REFER TO BOOK 2020, PAGE 31612.

INDEX OF SHEETS

Sheet Number	Sheet Title
C100	PRELIMINARY PLAT - TITLE SHEET
C101	PRELIMINARY PLAT - GENERAL NOTES AND PROJECT INFORMATION
C200	PRELIMINARY PLAT - TYPICAL SECTIONS
C300	PRELIMINARY PLAT - LAYOUT PLAN
C400	PRELIMINARY PLAT - UTILITY PLAN
C500	PRELIMINARY PLAT - GRADING PLAN



VICINITY MAP

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Eric D. Cannon, P.E. Date _____
License Number P18954
My License Renewal Date is December 31, 2025
Pages or sheets covered by this seal: _____

REVISED AS PER OWN	MARK	REVISION	Checked By: EDC	Date: 2-16-24
4				
3				
2				
1				

Engineer: KMM Technician: JWM Project No: 123-1503.01

WEST DES MOINES, IA
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | WWW.SNYDER-ASSOCIATES.COM

WESTPORT 2024
PRELIMINARY PLAT - TITLE SHEET
SNYDER & ASSOCIATES, INC.

Project No: 123.1503.01
Sheet **C100**

V:\Projects\2024\1231503_01\0301-0302\3D\CADD\3D PRELIMINARY PLAT - TITLE SHEET.dwg, 11:23 AM ANS FULL BLEED O.D4.00 x 22.00 INCHES

LEGEND

FEATURES

Section Corner
1/2" Rebar, Cap # 11579
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Minimum Protection Elevation
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

FOUND



SET



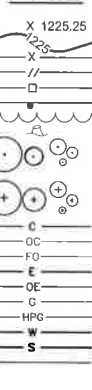
FEATURES

Spot Elevation
Contour Elevation
Fence (Barbed, Field, Hog)
Fence (Chain Link)
Fence (Wood)
Fence (Silt)
Tree Line
Tree Stump
Deciduous Tree \ Shrub
Coniferous Tree \ Shrub
Communication
Overhead Communication
Fiber Optic
Underground Electric
Overhead Electric
Gas Main with Size
High Pressure Gas Main with Size
Water Main with Size
Sanitary Sewer with Size
Duct Bank
Test Hole Location for SUE w/ID

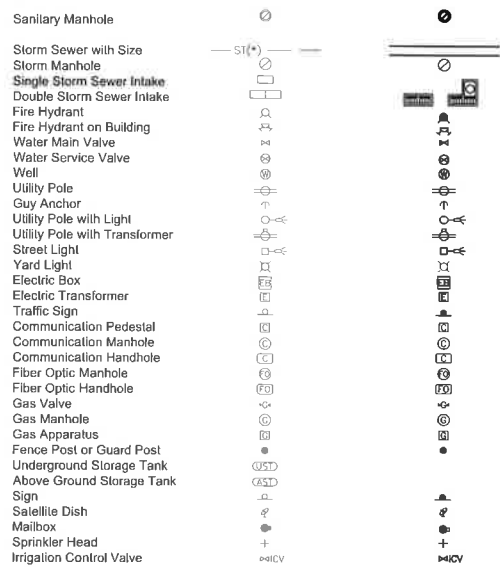
EXISTING



PROPOSED



(*) Denotes the survey quality service level for utilities



UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESIS WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD.
QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.
QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.
QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.
QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

GENERAL NOTES

- 1. ALL SINGLE FAMILY LOTS SHALL COMPLY WITH (R-1) ZONING REGULATIONS FOR SINGLE FAMILY DEVELOPMENT AS SPELLED OUT IN THE WEST DES MOINES ZONING ORDINANCE.
2. BEFORE ANY GRADING OR SITE WORK TAKES PLACE, THE BUILDING DIVISION SHALL BE FORWARDED A COPY OF THE NPDES PERMIT.
3. CONTACT THE WEST DES MOINES WATER WORKS ONE WEEK BEFORE WORK COMMENCES ON PROJECT AND ALSO SHOW ALL CONSTRUCTION NEEDS IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
4. ALL CONSTRUCTION WITHIN PUBLIC ROW/EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND WDM ADDENDUMS AS WELL AS THE GEOTECH REPORT PREPARED BY ALLENDER BUTZKE PN 141464.
5. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC ROW/EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE WEST DES MOINES ENGINEERING SERVICES BEN MCALISTER (222-3475) TO SCHEDULE ANY REQUIRED INSPECTIONS. ROW EXCAVATION PERMITS CAN BE OBTAINED AT THE PUBLIC WORKS FACILITY (222-3480). IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICANT OBTAINING ALL NECESSARY EASEMENTS/AGREEMENTS AND APPLICABLE PERMITS.
6. CONSTRUCTION DOCUMENTS NEED TO BE APPROVED BY THE CITY OF WEST DES MOINES PRIOR TO ANY CONSTRUCTION OF PUBLIC IMPROVEMENTS.
7. THIS PROPERTY IS NOT LOCATED WITH ANY FLOOD HAZARD ZONES.
8. NO STRUCTURES INCLUDING FENCES, PLAY STRUCTURES, SHEDS, ETC. MAY BE LOCATED WITHIN ANY BUFFER PARK EASEMENTS LOCATED ON LOT 1 AND LOTS 11-18. FENCES MAY BE PLACED WITHIN PUBLIC UTILITY EASEMENTS BUT THE PROPERTY OWNER IS RESPONSIBLE FOR ALL LABOR AND COSTS ASSOCIATED WITH REMOVING AND REPLACING THE FENCE AS NECESSARY. FENCES MAY BE PLACED WITHIN AN OVERLAND FLOWAGE EASEMENT PER CITY CODE WITH REQUIREMENTS ON MATERIALS AND GROUND CLEARANCE.
9. ALL PAVEMENT AND SIDEWALK REPLACEMENT WILL BE DONE AT THE SOLE COST OF THE PROPERTY OWNER.
10. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
11. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1297, 54-1998. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (515-222-3465) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTORS INVOLVED IN THE PROJECT.
13. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
14. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
15. ALL CONNECTIONS TO PUBLIC SEWERS SHALL BE CORE DRILLED.
16. CONSTRUCTION DRAWINGS FOR PROPOSED PUBLIC IMPROVEMENTS SHALL BE SUBMITTED AND APPROVED BY THE CITY ENGINEER.
17. ALL OVERLAND FLOWAGE EASEMENTS ARE ADEQUATE TO CONTAIN THE 100 YEAR STORM WITHIN THE EASEMENT AREA.
18. ALL OUTLOTS ARE UNBUILDABLE UNTIL THE TIME THAT THEY ARE RE-PLATED INTO BUILDABLE LOTS.
19. OUTLOT "Y" SHALL BE DEDICATED TO THE CITY OF WEST DES MOINES.
20. NO FUTURE MODIFICATIONS INCLUDING FILL, BRIDGES OR LANDSCAPING SHALL BE ALLOWED WITHIN THE SURFACE WATER FLOWAGE EASEMENT IN THE REAR YARD OF LOTS 1-13.
21. ALL SIDEWALK SECTIONS THROUGH RESIDENTIAL DRIVEWAYS SHALL BE 5' IN WIDTH.
22. ALL EXISTING WELLS ON SITE SHALL BE CAPPED AND ABANDONED OR REMOVED IN ACCORDANCE WITH ALL IDNR RULES AND REGULATIONS. SEE SHEET 5 FOR APPROXIMATE LOCATION.
23. PROVIDE ROAD CLOSURE AND DETOURS SHALL BE PROVIDED BY THE CONTRACTOR IN ACCORDANCE WITH MUTCD STANDARDS AND THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF WEST DES MOINES, DALLAS COUNTY AND ADJACENT PROPERTY OWNERS PRIOR TO CONSTRUCTION.
24. THE EXISTING SITE SURVEY WAS PROVIDED BY ENGINEER RESOURCE GROUP AND THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE EXISTING SITE CONDITIONS AS REPRESENTED ON THE DESIGN DRAWINGS. CONTRACTOR TO VERIFY ALL SITE CONDITIONS AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
25. ALL CONNECTIONS TO EXISTING PUBLIC STRUCTURES SHALL BE CORE DRILLED. ALL PUBLIC SEWERS CONSTRUCTED AS PART OF THIS PLAT WILL NEED TO BE TELEVISED BY THE CITY OF WEST DES MOINES AS PART OF THE FINAL INSPECTION. NOTIFY WEST DES MOINES PUBLIC WORKS (RON WIESE 515-222-3480) 48-HOURS IN ADVANCE OF INSPECTION.
26. IF ADDITIONAL PAVEMENT REMOVAL IS REQUIRED OTHER THAN A STANDARD BOX OUT, FULL PANEL REMOVAL WILL BE REQUIRED, NO HALF PANEL REMOVAL WILL BE ALLOWED.
27. FOR MAINLINE PAVING, THE CONTRACTOR SHALL SUBMIT THE PCC MIX SOURCE(S) TO THE WEST DES MOINES ENGINEERING SERVICES DEPARTMENT (BEN MCALISTER 222-3475) A MINIMUM OF 24 HOURS PRIOR TO PLACEMENT. THE CONTRACTOR SHALL USE THE SAME PCC MIX SOURCE FOR A MINIMUM OF 500 SQUARE YARDS OF CONTINUOUS PAVING.
28. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE WEST DES MOINES ENGINEERING SERVICES DEPARTMENT (BEN MCALISTER 222-3475) TO OBTAIN APPLICABLE CITY PERMITS THAT MAY BE NECESSARY.
29. ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND THE DES MOINES METROPOLITAN DESIGN STANDARDS MANUAL WITH WEST DES MOINES ADDENDA.
30. COORDINATE STAGING AND TRAFFIC CONTROL WITH WDM EMERGENCY SERVICES.
31. LANE CLOSURE NOTICES MUST BE SUBMITTED TO WEST DES MOINES PUBLIC WORKS FOR APPROVAL A MINIMUM OF 48 HOURS IN ADVANCE OF CLOSURE.
32. SUBMITTAL OF SWPPP TO THE CITY OF WEST DES MOINES IS REQUIRED PRIOR TO STARTING CONSTRUCTION.

PLAT 3 - WATER MAIN QUANTITIES

Table with 2 columns: Item Description and Quantity. Includes 8" WATER MAIN (1,970 LF), HYDRANT ASSEMBLY (5 EA), RELOCATED HYDRANT ASSEMBLY (1 EA), 8" VALVE (7 EA), CONNECT TO EXISTING WATER MAIN (2 EA), 1" WATER SERVICE LINE (26 EA).

PLAT 3 - SANITARY SEWER QUANTITIES

Table with 2 columns: Item Description and Quantity. Includes 8" SEWER MAIN (1,220 LF), SW-301 MANHOLE (48") (4 EA), CONNECT TO EXISTING MANHOLE (1 EA), 4" SANITARY SEWER SERVICE (26 EA).

PLAT 3 - STORM SEWER QUANTITIES

Table with 2 columns: Item Description and Quantity. Includes TYPE M-A INTAKE (4 EA), TYPE M-C INTAKE (3 EA), TYPE M-D INTAKE (2 EA), TYPE M-E INTAKE (1 EA), 8" CLEANOUT (2 EA), 24" FES WITH FOOTING (1 EA), 8" PVC SUMP DRAIN (337 LF), 4" PERFORATED SUB DRAIN (266 LF), 15" RCP (1006 LF), 24" RCP (28 LF), 1.5" SUMP SERVICES (28 EA), CONNECT TO EXISTING MANHOLE (1 EA).

PLAT 4 - WATER MAIN QUANTITIES

Table with 2 columns: Item Description and Quantity. Includes 8" WATER MAIN (745 LF), HYDRANT ASSEMBLY (3 EA), 8" VALVE (1 EA), CONNECT TO EXISTING WATER MAIN (2 EA), 1" WATER SERVICE LINE (18 EA).

PLAT 4 - SANITARY SEWER QUANTITIES

Table with 2 columns: Item Description and Quantity. Includes 8" SEWER MAIN (585 LF), SW-301 MANHOLE (48") (3 EA), CONNECT TO EXISTING MANHOLE (1 EA), 4" SANITARY SEWER SERVICE (18 EA).

PLAT 4 - STORM SEWER QUANTITIES

Table with 2 columns: Item Description and Quantity. Includes TYPE M-A INTAKE (2 EA), TYPE M-C INTAKE (2 EA), 8" CLEANOUT (1 EA), 8" PVC SUMP DRAIN (317 LF), 15" RCP (362 LF), 1.5" SUMP SERVICES (18 EA), CONNECT TO EXISTING PIPE (1 EA).

POLLUTION PREVENTION NOTES

A. POLLUTION PREVENTION AND EROSION PROTECTION

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

B. STORM WATER DISCHARGE PERMIT

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

C. POLLUTION PREVENTION PLAN

- 1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.
2. THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMP'S AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMP'S FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.
3. THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.
4. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:
a. UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS. PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.
b. INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
c. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
d. MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
e. INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.
f. PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.
g. INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.
h. RESPREAD A MINIMUM OF 6 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
i. STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOD, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
j. COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP, UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ON SITE.
k. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

WESTPORT 2024

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

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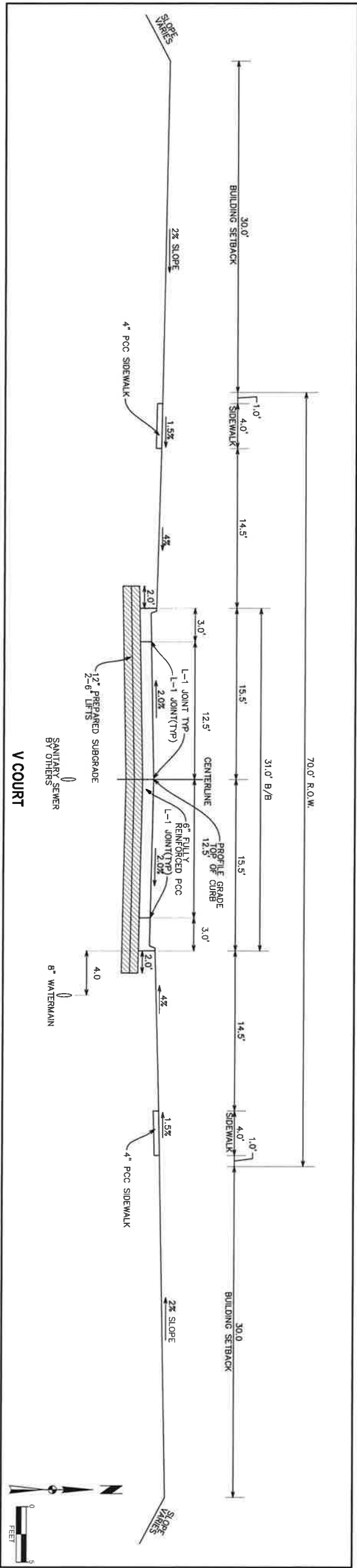
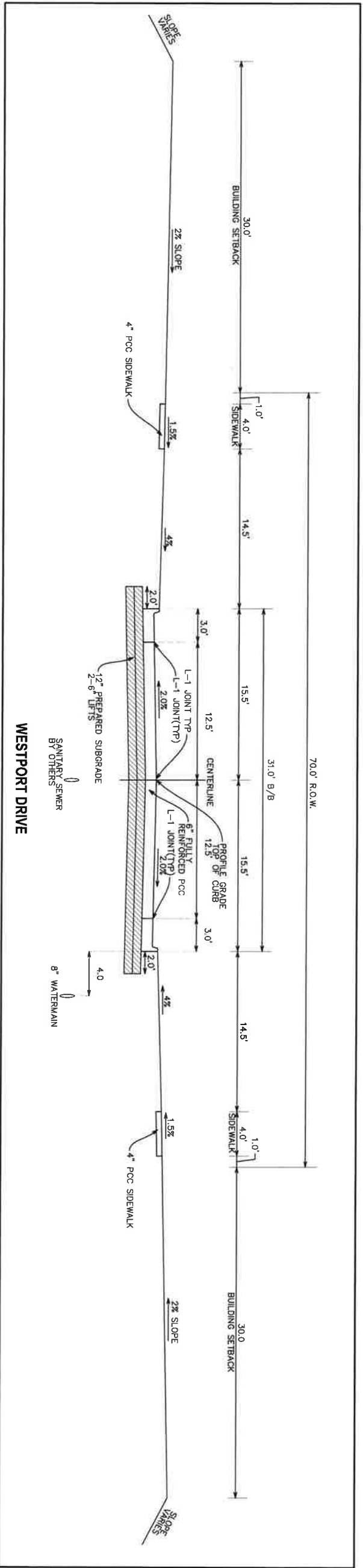
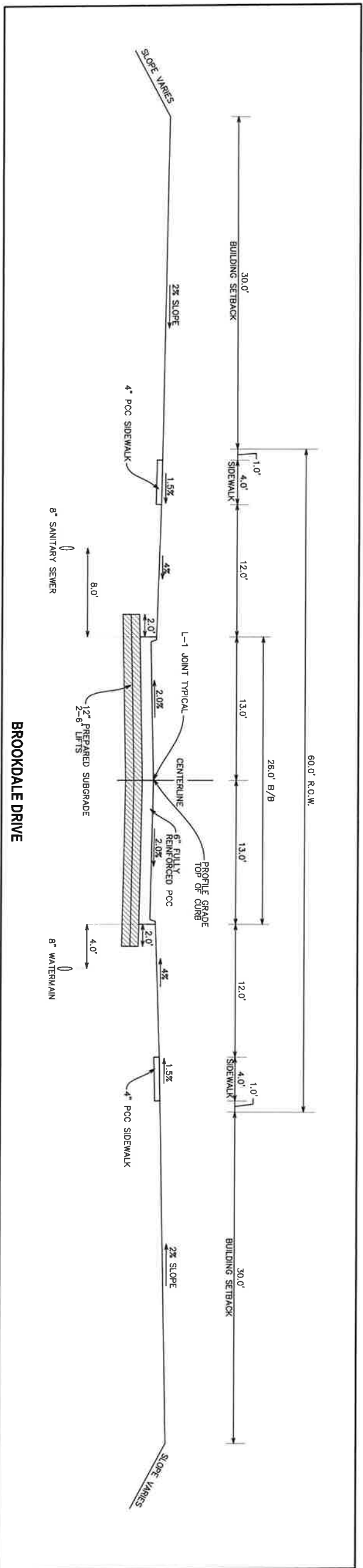


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Sheet C101

Sheet C101

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4	REVISED AS PER OWNER	5-21-24	JWM
3	REVISED AS PER OWNER	4-11-24	JWM
2	REVISED AS PER CITY COMMENTS	4-2-24	JWM
1	REVISED AS PER CITY COMMENTS	3-11-24	JWM
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Technician: JWM	Date: 2-16-24	T-R-S: TTN-RRW-SS	

Project No: 123.1503.01

Sheet C200

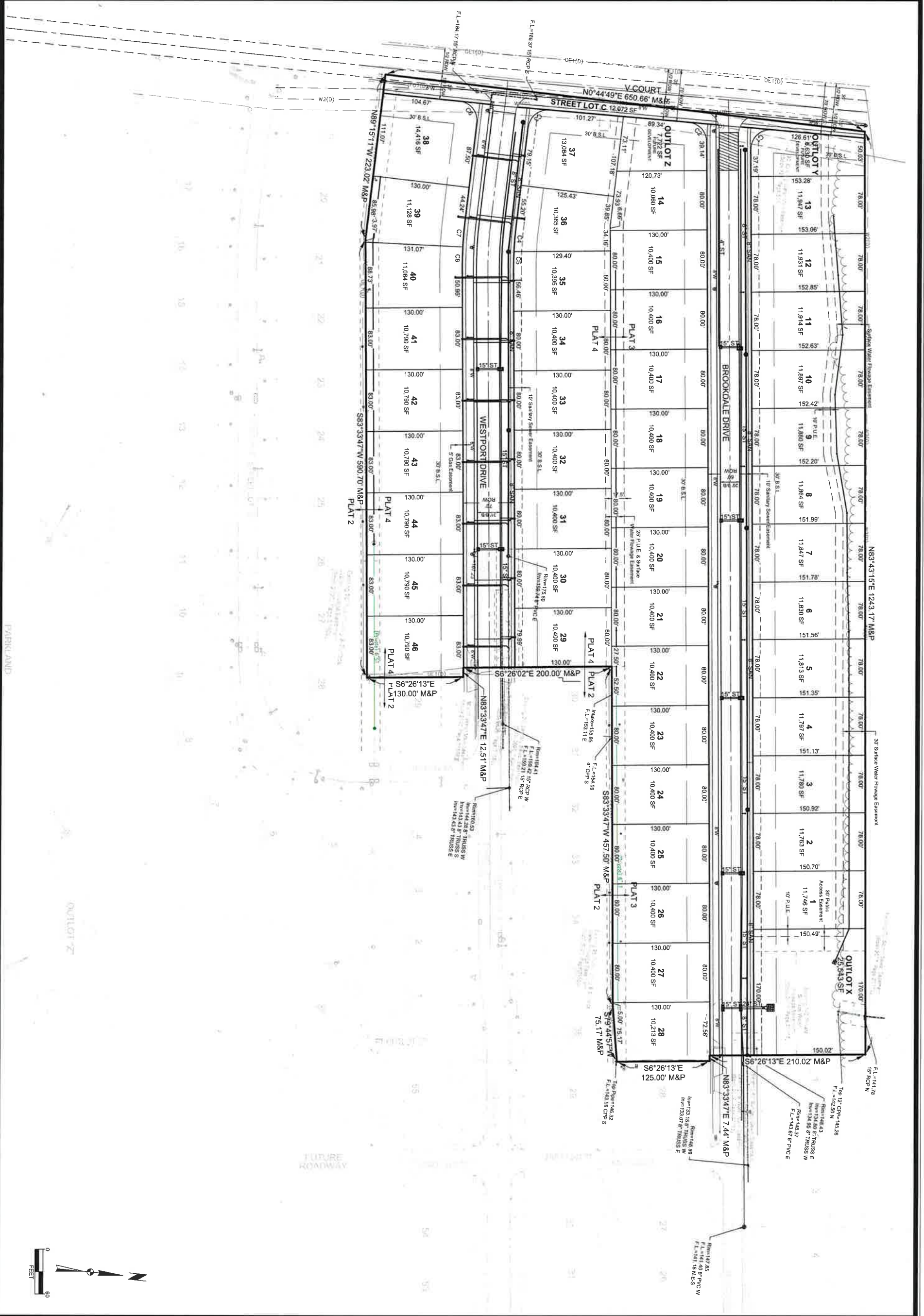
WESTPORT 2024
PRELIMINARY PLAT - TYPICAL SECTIONS
WEST DES MOINES, IA

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Sheet C300

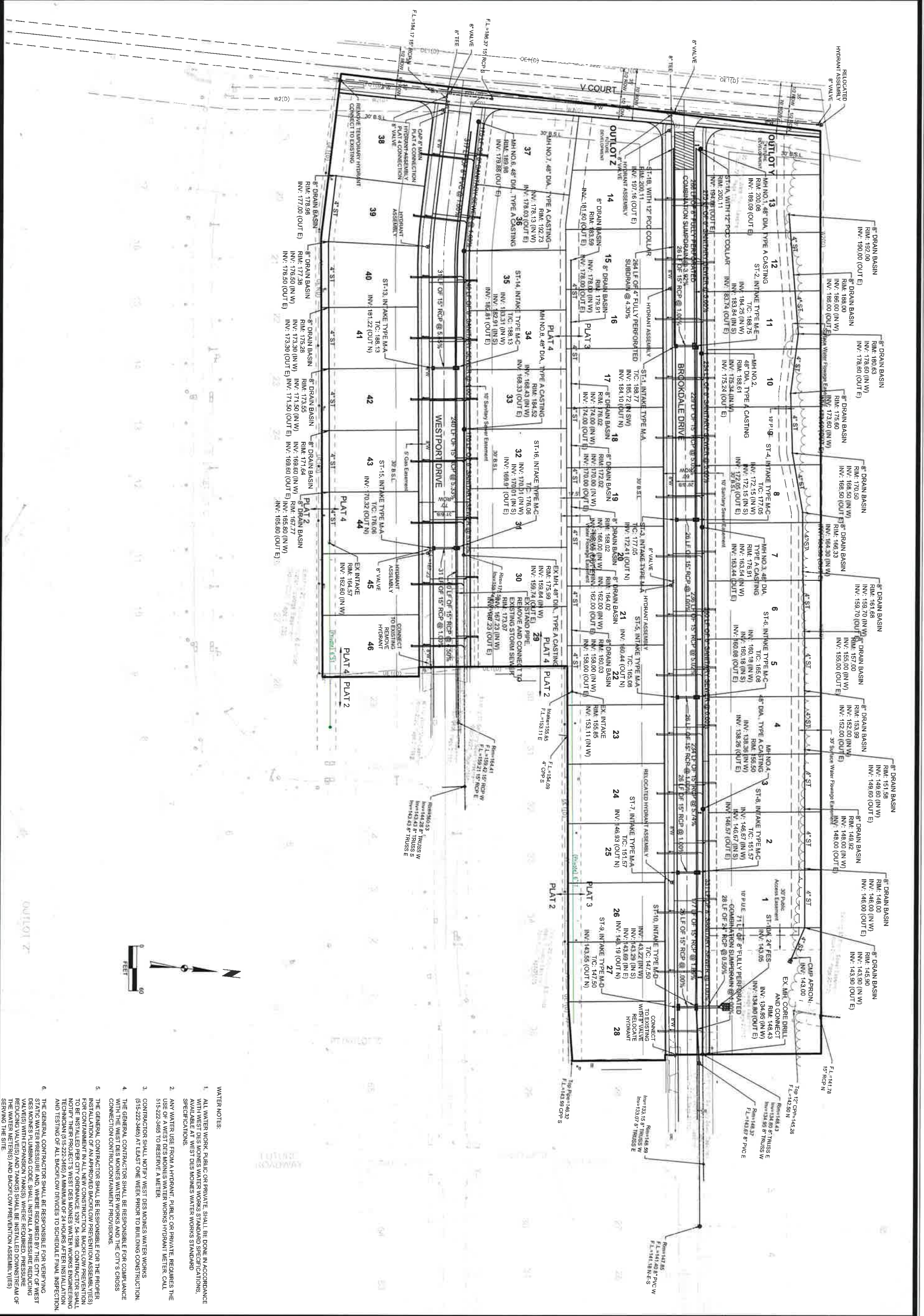
WESTPORT 2024
PRELIMINARY PLAT - LAYOUT PLAN
WEST DES MOINES, IA

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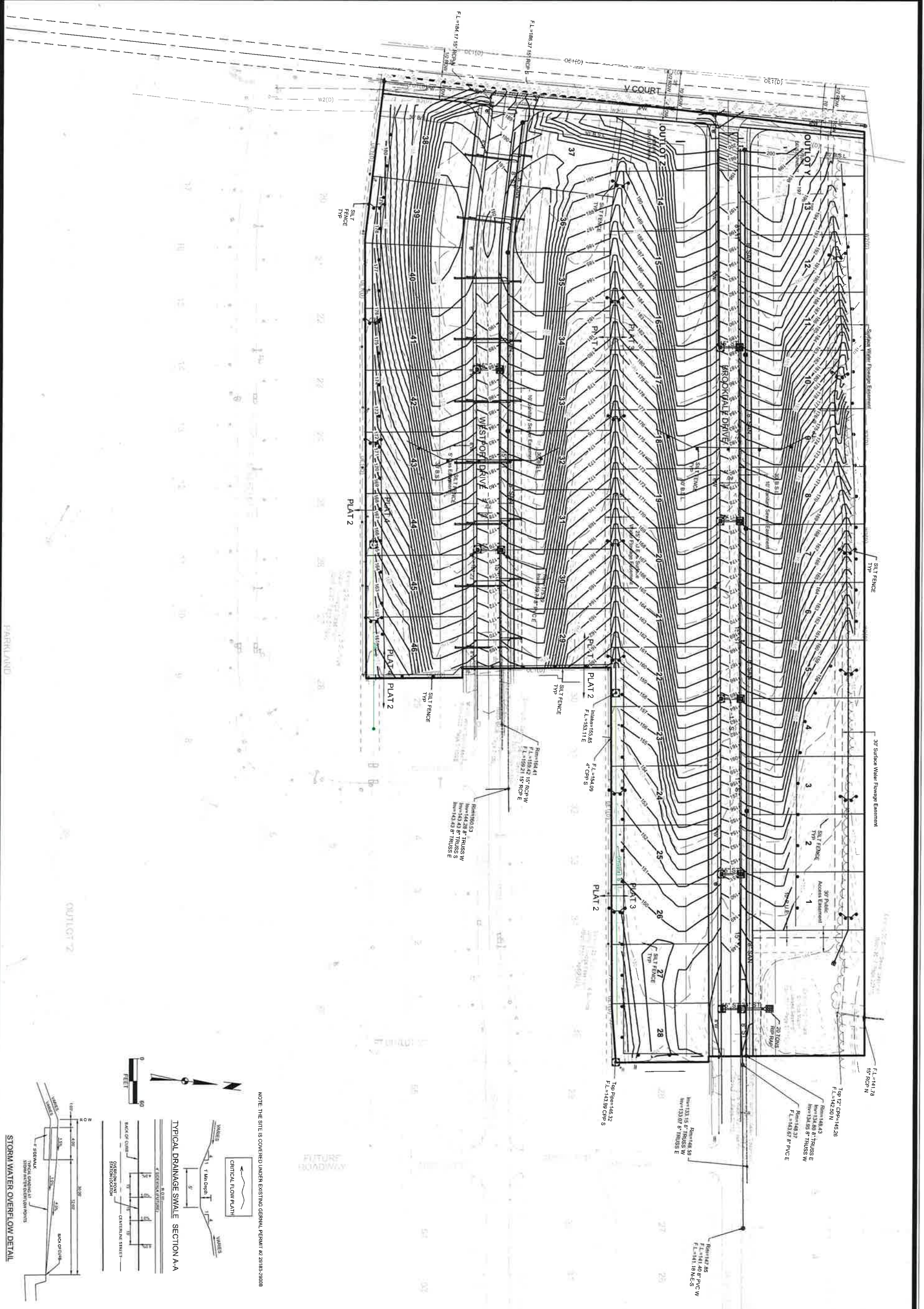
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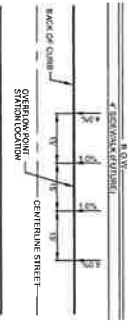
- WATER NOTES:**
1. ALL WATER WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS, AVAILABLE AT WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
 2. ANY WATER USE FROM A HYDRANT, PUBLIC OR PRIVATE, REQUIRES THE USE OF A WEST DES MOINES WATER WORKS HYDRANT METER. CALL 515-222-3468 TO RESERVE A METER.
 3. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS (515-222-3468) AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAMINANT PROVISIONS.
 4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1297, 54-1988. CONTRACTOR SHALL NOTIFY THEIR PROJECT'S WEST DES MOINES WATER WORKS ENGINEERING TECHNICIAN (515-222-3468) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
 5. 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 EXPANSION TANK(S) SHALL BE INSTALLED DOWNSTREAM OF THE WATER METER(S) AND BACKFLOW PREVENTION ASSEMBLY(IES) SERVING THE SITE.

	WESTPORT 2024																						
PRELIMINARY PLAT - UTILITY PLAN		WEST DES MOINES, IA																					
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Project No. 123.1503.01 Sheet C400		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>MARK</th> <th>REVISION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>4</td> <td>REVISED AS PER OWNER</td> <td>5-21-24</td> <td>JWM</td> </tr> <tr> <td>3</td> <td>REVISED AS PER OWNER</td> <td>4-11-24</td> <td>JWM</td> </tr> <tr> <td>2</td> <td>REVISED AS PER CITY COMMENTS</td> <td>4-2-24</td> <td>JWM</td> </tr> <tr> <td>1</td> <td>REVISED AS PER CITY COMMENTS</td> <td>3-11-24</td> <td>JWM</td> </tr> </tbody> </table>	MARK	REVISION	DATE	BY	4	REVISED AS PER OWNER	5-21-24	JWM	3	REVISED AS PER OWNER	4-11-24	JWM	2	REVISED AS PER CITY COMMENTS	4-2-24	JWM	1	REVISED AS PER CITY COMMENTS	3-11-24	JWM	Engineer: KMM Checked by: EDC Scale: 1" = 60' Technician: JWM Date: 2-16-24 T-R-S: TTN-RRW-SS
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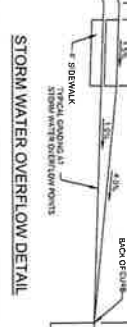


NOTE: THE SITE IS COVERED UNDER EXISTING GENERAL PERMIT #2 20183-29008

TYPICAL DRAINAGE SWALE SECTION A-A



STORM WATER OVERFLOW DETAIL



MARK	REVISION	DATE	BY
4	REVISED AS PER OWNER	5-21-24	JWM
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WESTPORT 2024
PRELIMINARY PLAT - GRADING AND EROSION CONTROL PLAN

WEST DES MOINES, IA

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