CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION

Meeting Date: May 23, 2016

Item: Fox Valley Plat 3, Generally the area south of SE Adams Street and west of SE Orilla Road – Subdivide property into 53 lots for single family development and 4 public street lots – Charles I. & Ruth Colby National Development Trust – PP-003029-2016

Requested Action: Approval of Preliminary Plat

Case Advisor: Brian Portz, AICP BP

Applicant's Request: The applicant, Charles I. & Ruth Colby National Development Trust, represented by Ed Arp of Civil Engineering Consultants, Inc., is requesting approval of a Preliminary Plat for approximately 19.1 acres located south of SE Adams Street and west of SE Orilla Road. The applicant proposes to subdivide the property into 53 lots for single family development and 4 lots for public streets.

History: The property is undeveloped. The property was annexed into the City in 2009. In April 2016, a Comprehensive Plan Amendment was approved to allow for single family development of this property and a portion of this property was rezoned from Medium Density Residential (MD-12) to Single Family Residential (R-1) to allow for single family development. This plat will extend the development to the west from Fox Valley Plat 2 which was approved in October 2014.

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee on April 18, 2016; the Subcommittee was supportive of the development.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment. There are no outstanding issues.

Comprehensive Plan Consistency: The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

Findings: This proposed project was distributed to various city departments for review and comment. Based upon that review, the following findings have been made on the proposed project:

1. The proposed development and use is consistent with the West Des Moines Comprehensive Plan in that the project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan.

2. The proposed development and use does assure compatibility of property uses within the zone and general area in that this project was reviewed by various City Departments for compliance with the Zoning Ordinance.

3. All applicable standards and conditions have been imposed which protects the public health, safety and welfare in that this project was reviewed by various City Departments and public agencies for compliance with the various state and local regulations. Based upon that review a finding is made that the project has been adequately conditioned to protect the health, welfare and safety of the community.

4. There is adequate on-site and off-site public infrastructure to support the proposed development in that this project was reviewed by various public agencies and City Departments and public utilities to ensure that either the petitioner will construct or the project has been conditioned to construct adequate public infrastructure to serve the development.

5. The proposed development and use has met the requirements contained in the City Code in that this project was reviewed by various City Departments and the project has complied with or has been conditioned to comply with all City Code requirements.

6. The proposed development and use is in keeping with the scale and nature of the surrounding neighborhood in that the proposed project is consistent with the zoning designation and Comprehensive Plan which designates this site as suitable for development such as that proposed by this project.

Staff Recommendation And Conditions Of Approval: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Preliminary Plat to create 53 lots for single family development and four (4) lots for public streets, subject to the applicant meeting all City Code requirements and the following:

1. No combustible construction or storage shall occur on the Fox Valley Plat 3 designated property until the necessary streets and water mains are installed to provide access and water for use by emergency services.
2. The applicant acknowledging that the associated Final plat must be approved and released for recordation by the City and recorded with the County prior to the issuance of any building permits, including footing and foundation permits, for any lot within the plat.
3. The applicant receiving City approval of Public Improvement Construction Plans for any public improvements prior to implementation. Additionally, the applicant acknowledging that public improvements must be constructed and accepted by the city prior to issuance of any occupancy permits, including temporary occupancy permits for any dwelling within the plat.

Property Owner/Applicant:

Charles I. and Ruth Colby National Development Trust
6581 University Avenue
Windsor Heights, IA 50311
515-274-3411
Theresa@colbyinterests.com

Applicant's Representative:

Edward H. Arp
Civil Engineering Consultants
2400 86th Street
Urbandale, IA 50322
515-276-4884
arp@ceclac.com

Attachments:

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

RESOLUTION NO. PZC-

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE A PRELIMINARY PLAT TO SUBDIVIDE PROPERTY INTO 53 LOTS FOR SINGLE FAMILY DEVELOPMENT AND FOUR PUBLIC STREET LOTS

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Charles I. and Ruth Colby National Development Trust, has requested approval for a Preliminary Plat (PP-003029-2016) to create 53 single family residential lots and four public street lots on a 19.1 acre site located south of SE Adams Street and west of SE Orilla Road;

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

WHEREAS, on May 23, 2016, this Commission held a duly-noticed public meeting to consider the application for a Preliminary Plat;

NOW, THEREFORE, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, in the staff report or as amended orally at the Plan and Zoning Commission hearing are adopted.

SECTION 2. The Preliminary Plat (PP-003029-2016) to subdivide the property into 53 single family residential lots and four street lots, is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report including conditions added at the Hearing, and attached hereto as Exhibit "A." Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on May 23, 2016.

_____
Craig Erickson, Chairperson
Plan and Zoning Commission

ATTEST:

_____
Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on May 23, 2016, by the following vote:

AYES:
NAYS:
ABSTENTIONS:
ABSENT:

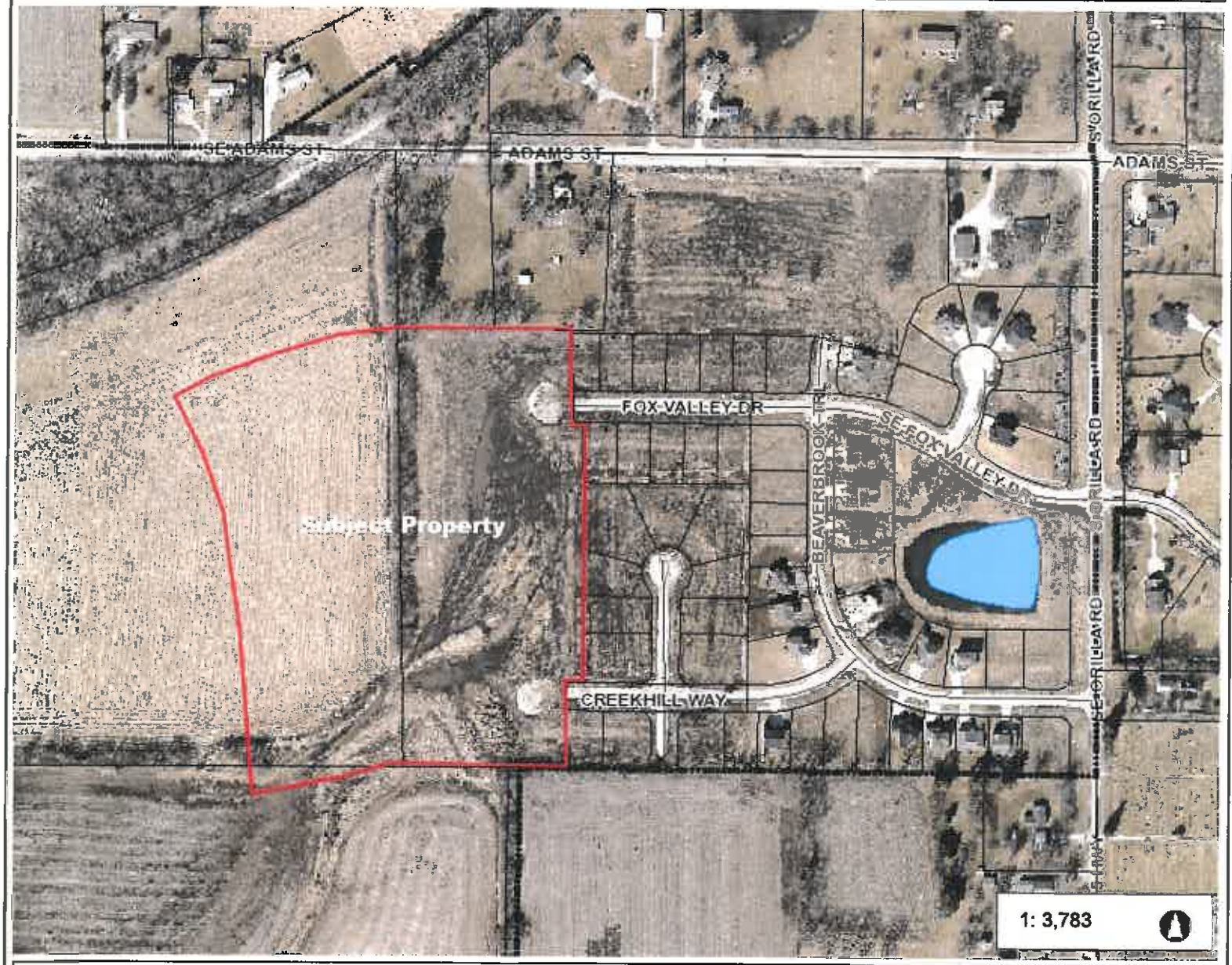
ATTEST:

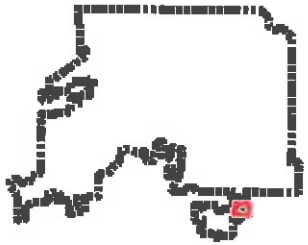
_____
Recording Secretary

Exhibit A
CONDITIONS OF APPROVAL

1. No combustible construction or storage shall occur on the Fox Valley Plat 3 designated property until the necessary streets and water mains are installed to provide access and water for use by emergency services.
2. The applicant acknowledging that the associated Final plat must be approved and released for recordation by the City and recorded with the County prior to the issuance of any building permits, including footing and foundation permits, for any lot within the plat.
3. The applicant receiving City approval of Public Improvement Construction Plans for any public improvements prior to implementation. Additionally, the applicant acknowledging that public improvements must be constructed and accepted by the city prior to issuance of any occupancy permits, including temporary occupancy permits for any dwelling within the plat.

Location Map





Legend

- Parcels
- Parks
- Greenways

630.5 0 315.26 630.5 Feet

NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet

© City of West Des Moines, Iowa

Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

ATTACHMENT B

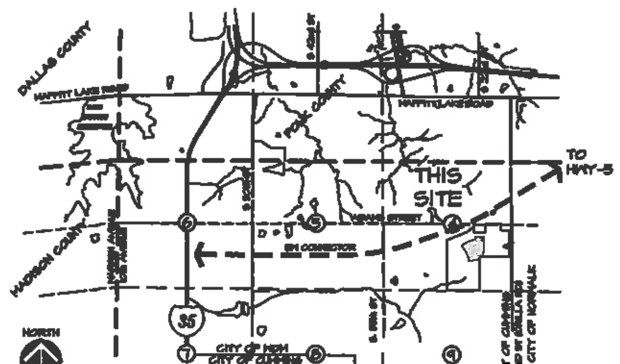
ATTACHMENT C

PRELIMINARY PLAT

FOX VALLEY - PLAT 3

WEST DES MOINES, IOWA

OWNER / DEVELOPER: CHARLES I. COLBY & RUTH COLBY NATIONAL DEVELOPMENT TRUST
6581 UNIVERSITY AVE., WINDSOR HEIGHTS, IOWA 50311



NORTH VICINITY SKETCH

BENCHMARK

CITY OF WEST DES MOINES NETWORK POINT #104
2640 ± FEET SOUTH OF INTERSECTION OF MOFFITT LAKE ROAD AND SOUTH 50TH STREET, 41 FEET WEST OF THE CENTERLINE OF SOUTH 50TH STREET.
CITY OF WEST DES MOINES DATUM = 168.55
USGS DATUM = 857.56

CITY OF WEST DES MOINES NETWORK POINT #110
#5 REBAR ENCASED IN A 6" DIA. X 48" MINIMUM DEPTH CONCRETE CYLINDER WITH A 1-1/2" DIA. ALUMINUM CAP AFFIXED TO THE TOP OF THE REBAR.
CITY OF WEST DES MOINES DATUM = 165.47
USGS DATUM = 854.45

SETBACKS:

FRONT YARD = 30'
REAR YARD = 35'
SIDE YARD = 7' MIN. (15 MIN. BOTH SIDES)

UTILITIES

SANITARY SEWER: DES MOINES METROPOLITAN SEWAGE TREATMENT
WATER: DES MOINES WATER WORKS.

** ALL UTILITIES SHOWN ARE PUBLIC **
UNLESS NOTED OTHERWISE

WATER MAIN QUANTITIES

1074 LF.	12-INCH WATERMAIN
2354 LF.	8-INCH WATERMAIN
1 EA.	12"x8"x12" TEE
1 EA.	8"x8"x6" TEE
1 EA.	8"x8"x8"x6" CROSS
1 EA.	12"x8"x12"x6" CROSS
3 EA.	12-INCH VALVE
8 EA.	8-INCH VALVE
1 EA.	8-INCH 45° BEND
1 EA.	8-INCH 22.5° BEND
2 EA.	8-INCH 11.25° BEND
1 EA.	8-INCH CAP
5 EA.	HYDRANT, TEE & 6-INCH VALVE
1 EA.	HYDRANT, REDUCER & 6-INCH VALVE
3 EA.	TEMPORARY BLOWOFF HYDRANT
53 EA.	WATER SERVICES

SIDEWALK QUANTITIES

6,306 LF.	4' SIDEWALK
10 EA.	PEDESTRIAN RAMPS W/TRUNCATED DOME PANELS

SHEET INDEX

Sheet Number	Sheet Title
1	COVER
2	DIMENSION
3	UTILITY
4	OFF SITE UTILITY
5	GRADING
6	OFF SITE GRADING

OWNER / DEVELOPER:

CHARLES I. COLBY & RUTH COLBY
NATIONAL DEVELOPMENT TRUST
6581 UNIVERSITY AVE.
WINDSOR HEIGHTS, IOWA 50311

ENGINEER/SUREVEYOR:

CIVIL ENGINEERING CONSULTANTS, INC.
2400 86TH STREET, UNIT 12
DES MOINES, IOWA 50322
PH. 515-276-4884

COMPREHENSIVE PLAN USE:

EXISTING: SINGLE FAMILY (SF)

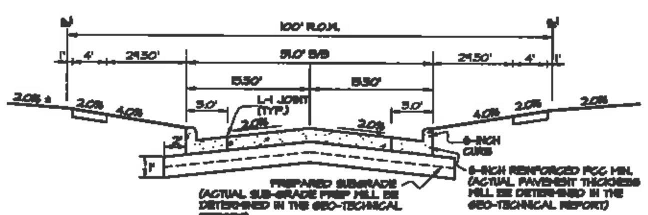
ZONING:

EXISTING: R-1
PROPOSED: R-1

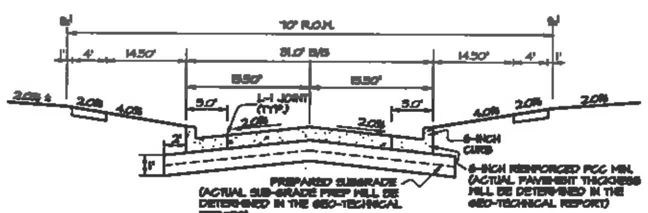
LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE NW1/4 SE1/4 & SW1/4 SE1/4 OF SECTION 04, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5TH P.M. AND PARCEL 'B' OF THE N1/4 SE1/4, AN OFFICIAL PARCEL RECORDED IN BOOK 2014, PAGE 7545 AT THE WARREN COUNTY RECORDER'S OFFICE AND OUTLOT 'Z' OF FOX VALLEY PLAT 2, AN OFFICIAL PLAT RECORDED IN BOOK 2014, PAGE 7545 AT THE WARREN COUNTY RECORDER'S OFFICE, CITY OF WEST DES MOINES, WARREN COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

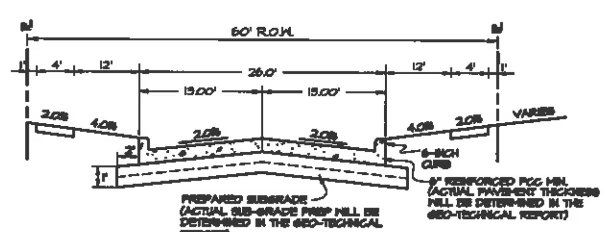
BEGINNING AT THE SW CORNER OF LOT 23 OF SAID FOX VALLEY PLAT 2; THENCE N89°52'12"W, 150.24 FEET ALONG THE SOUTH LINE OF SAID PARCEL 'B' AND THE SOUTH LINE OF THE NE1/4 SE1/4 OF SAID SECTION 04 TO THE NE CORNER OF SAID SW1/4 SE1/4; THENCE S00°41'40"E, 125.36 FEET ALONG THE EAST LINE OF SAID SW1/4 SE1/4 TO A POINT; THENCE S89°18'56"W, 162.51 FEET TO A POINT; THENCE S14°34'22"W, 213.24 FEET TO A POINT; THENCE S84°02'00"W, 100.00 FEET TO A POINT; THENCE N00°58'00"W, 51.76 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 750.00 FEET AND A CHORD BEARING N21°20'55"W, AN ARC LENGTH OF 555.60 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1050.00 FEET AND A CHORD BEARING N35°29'12"W, AN ARC LENGTH OF 224.45 FEET TO A POINT; THENCE EASTERLY ALONG A NONTANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1565.00 FEET AND A CHORD BEARING N53°50'18"E, AN ARC LENGTH OF 108.40 FEET TO A POINT OF REVERSE CURVATURE; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1235.00 FEET AND A CHORD BEARING N68°17'58"E, AN ARC LENGTH OF 618.74 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL 'B'; THENCE N00°42'04"W, 146.25 FEET ALONG THE WEST LINE OF SAID PARCEL 'B' TO THE NW CORNER OF SAID PARCEL 'B', SAID NW CORNER ALSO BEING THE SW CORNER OF PARCEL 'F', AN OFFICIAL PARCEL RECORDED IN BOOK 2008, PAGE 2468 AT THE WARREN COUNTY RECORDER'S OFFICE; THENCE S89°42'29"E, 455.29 FEET ALONG THE NORTH LINE OF SAID PARCEL 'B', SAID NORTH LINE ALSO COINCIDES WITH THE SOUTH LINE OF SAID PARCEL 'F' AND THE NORTH LINE OF SAID OUTLOT 'Z', TO THE NE CORNER OF SAID OUTLOT 'Z'; THENCE S00°16'22"E, 125.10 FEET ALONG THE EAST LINE OF SAID OUTLOT 'Z' TO THE SE CORNER OF SAID OUTLOT 'Z', SAID SE CORNER ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF FOX VALLEY DRIVE AS IT IS PRESENTLY ESTABLISHED AND THE NORTH LINE OF LOT 'B' OF SAID FOX VALLEY PLAT 2; THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2035.00 FEET AND A CHORD BEARING OF S88°36'24"W, AN ARC LENGTH OF 59.82 FEET ALONG THE SOUTH LINE OF SAID OUTLOT 'Z' AND SAID NORTH RIGHT-OF-WAY LINE TO THE NW CORNER OF SAID LOT 'B'; THENCE S01°30'40"E, 70.00 FEET ALONG THE EAST LINE OF SAID LOT 'B' TO THE SW CORNER OF SAID LOT 'B', SAID SW CORNER ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID FOX VALLEY DRIVE; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1965.00 FEET AND A CHORD BEARING OF N88°24'15"W, AN ARC LENGTH OF 17.02 FEET ALONG THE SOUTH LINE OF SAID LOT 'B' AND SAID SOUTH RIGHT-OF-WAY LINE TO THE NW CORNER OF LOT 12 OF SAID FOX VALLEY PLAT 2; THENCE S01°20'54"E, 124.04 FEET ALONG THE WEST LINE OF SAID LOT 12 TO THE SW CORNER OF SAID LOT 12; THENCE S89°52'55"E, 5.45 FEET ALONG THE SOUTH LINE OF SAID LOT 12 TO THE NW CORNER OF LOT 16 OF SAID FOX VALLEY PLAT 2; THENCE S0°27'48"W, 454.16 FEET ALONG THE WEST LINE OF SAID FOX VALLEY PLAT 2 TO THE SW CORNER OF LOT 15 OF SAID FOX VALLEY PLAT 2, SAID SW CORNER ALSO BEING ON THE NORTH LINE OF LOT 'D' OF SAID FOX VALLEY PLAT 2 AND THE NORTH RIGHT-OF-WAY LINE OF CREEKHILL WAY AS IT IS PRESENTLY ESTABLISHED; THENCE N89°52'12"W, 55.00 FEET ALONG SAID NORTH LINE AND SAID NORTH RIGHT-OF-WAY LINE TO THE NW CORNER OF SAID LOT 'D'; THENCE S00°27'48"W, 110.00 FEET ALONG THE WEST LINE OF SAID FOX VALLEY PLAT 2 TO THE POINT OF BEGINNING AND CONTAINING 14.16 ACRES



TYPICAL 31' B/B - 100' R.O.W. CROSS SECTION
NO SCALE



TYPICAL 31' B/B - 70' R.O.W. CROSS SECTION
NO SCALE



TYPICAL 26' B/B CROSS SECTION
NO SCALE

NOTES

1. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
2. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
4. CONTACT BUILDING INSPECTION (515-222-3650) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
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. 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 CONSTRUCTION DIVISION 'CLINT CARPENTER (222-3480) TO OBTAIN APPLICABLE CITY PERMITS THAT MAY BE NECESSARY. IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICANT OBTAINING ALL NECESSARY EASEMENT/AGREEMENTS AND APPLICABLE PERMITS.
7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
8. 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 1217, 34-1998. 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.
9. WORK REQUIRING ENTERING AND LEAVING THE SITE OVER COUNTY ROADWAYS INCLUDING MATERIAL DELIVERY AND MOVEMENT OF EQUIPMENT SHALL NOT BE PERMITTED DURING PERIODS WHEN THE GROUND IS EXCEPTIONALLY SOFT AND WET AND EROSION BY VEHICLE IS A CERTAINTY.
10. DRIVEWAYS ON CORNER LOTS WILL BE NO CLOSER THAN 25' TO THE END OF THE RADIUS OF AN INTERSECTING STREET.
11. PRIOR TO CONSTRUCTION OF ANY PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, CONSTRUCTION PLANS FOR SAID IMPROVEMENTS NEED TO BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER.
12. LOTS A, B, C & D ARE FOR PUBLIC RIGHT-OF-WAY.
13. A STORMWATER MAINTENANCE EASEMENT WILL BE PREPARED FOR ALL DETENTION FACILITIES. THE CITY WILL MAINTAIN THE PUBLIC STRUCTURES WITHIN THE RIGHT-OF-WAY. THE PRIVATE OUTLET STRUCTURES WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
14. ALL PROPOSED RIPRAP SHALL BE CLASS 'E'.
15. ALL CONNECTIONS TO PUBLIC SEWERS SHALL BE CORE DRILLED.
16. SIDEWALK DESIGN AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE PUBLIC ROW ACCESSIBILITY GUIDELINE (PROWAG). CHAPTER 12 OF THE 2013 EDITION OF THE STATEWIDE URBAN DESIGN STANDARDS (SUDAS) IS THE MOST CURRENT DESIGN REFERENCE MATERIAL AVAILABLE FOR CONSTRUCTION OF PUBLIC SIDEWALKS IN IOWA.

UTILITY NOTES

1. ALL CONNECTIONS TO THE PUBLIC SEWERS SHALL BE CORE DRILLED.

GENERAL LEGEND

PROPOSED

- PLAT 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-405 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
- SAN 12" — SANITARY SEWER WITH SIZE
- SAN — SANITARY SERVICE
- ST 15" — STORM SEWER WITH SIZE
- ST — STORM SERVICE
- W 8" — WATER SEWER WITH SIZE
- W — WATER SERVICE
- 926 — PROPOSED CONTOUR
- SILT FENCE
- RIP RAP
- UNDERGROUND ROCK STORAGE (1½"-2" CLEAN)
- 1234 — ADDRESS

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
- CATV — UNDERGROUND TELEVISION
- UGE — UNDERGROUND ELECTRIC
- G — UNDERGROUND GAS
- UGFO — UNDERGROUND FIBER OPTIC
- UGT — UNDERGROUND TELEPHONE
- OHW — OVERHEAD ELECTRIC
- SAN 8" — SANITARY SEWER WITH SIZE
- ST 12" — STORM SEWER WITH SIZE
- W 8" — WATER MAIN WITH SIZE
- 926 — EXISTING CONTOUR
- TREELINE
- B.S.L. — BUILDING SETBACK LINE
- P.U.E. — PUBLIC UTILITY EASEMENT
- M.O.E. — MINIMUM OPENING ELEVATION
- TREE REMOVAL AREA

CONSTRUCTION SCHEDULE

05/15/16 TO 05/30/16 - CLEARING, ROUGH GRADING, SILT FENCE, SEDIMENT BASINS & TEMPORARY SEEDING
05/30/16 TO 07/15/16 - UTILITY CONSTRUCTION
07/15/16 TO 08/15/16 - PAVING
08/15/16 TO 08/31/16 - FINAL GRADING/SEEDING

CERTIFICATION

PROFESSIONAL LAND SURVEYOR — JEFFREY A. GADDIS 18391 — IOWA	I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. JEFFREY A. GADDIS, IOWA LICENSE NO. 18391 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016 PAGES OR SHEETS COVERED BY THIS SEAL:
LICENSED PROFESSIONAL ENGINEER — MELISSA M. HILLS 16023 — IOWA	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA. MELISSA M. HILLS, IOWA REG. NO. 16023 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017 PAGES OR SHEETS COVERED BY THIS SEAL: 1 - 6

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

CEC
Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 . Des Moines, Iowa 5032[illegible]
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.c[illegible]

REVISIONS		COMMENTS
1	04/12/2016	
2	04/20/2016	
3	05/11/2016	
4	.	
5	.	
6		

DATE: 05/11/2016
DATE OF SURVEY:
DESIGNED BY: MMH
DRAWN BY: CM

FOX VALLEY - PLAT 3
WEST DES MOINES, IOWA
PRELIMINARY PLAT / COVER

SHEET 1 OF 6
A-1648

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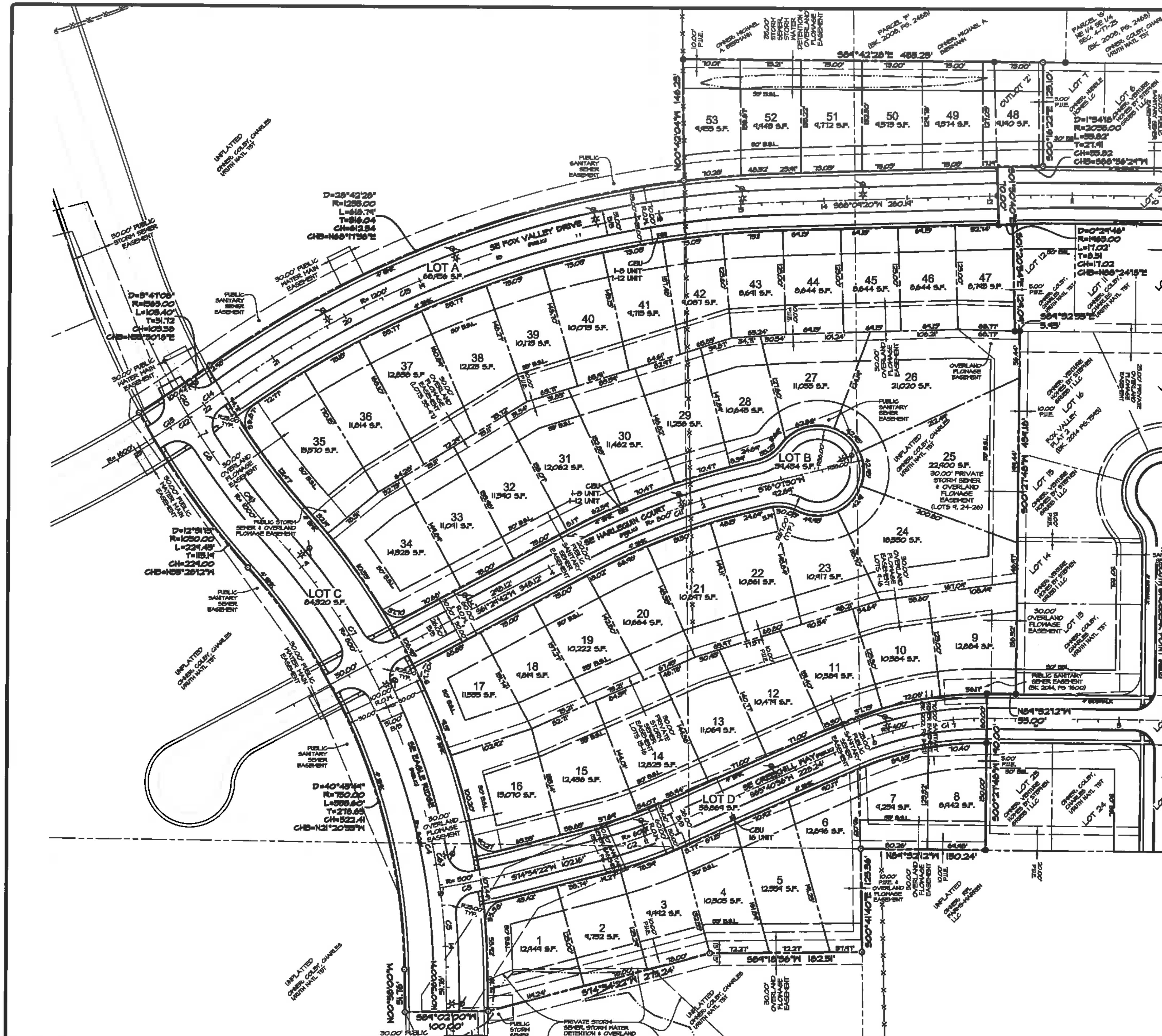


CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	24°46'55"	400.00'	173.01'	87.88'	171.66'	S78°04'22"W
C2	4°15'26"	600.00'	46.59'	46.40'	46.49'	S10°11'54"W
C3	3°22'00"	1000.00'	45.67'	46.87'	45.65'	S77°35'22"W
C4	40°45'44"	800.00'	564.17'	297.25'	557.24'	N21°20'55"W
C5	7°04'16"	800.00'	48.75'	44.45'	48.67'	N04°30'08"W
C6	20°28'02"	800.00'	285.78'	144.45'	284.26'	N18°16'17"W
C7	13°13'51"	800.00'	184.66'	92.74'	184.25'	N55°07'04"W
C8	12°43'12"	1000.00'	222.00'	111.46'	221.55'	N55°22'14"W
C9	10°42'54"	1000.00'	186.91'	93.73'	186.64'	S56°22'52"E
C10	2°00'58"	1000.00'	35.09'	17.55'	35.09'	S80°00'57"E
C11	14°57'48"	800.00'	204.27'	102.64'	203.72'	S68°48'56"W
C12	3°44'54"	1600.00'	107.00'	53.52'	106.98'	S55°51'41"W
C13	1°47'30"	1600.00'	50.03'	25.02'	50.03'	N56°52'58"E
C14	2°02'24"	1600.00'	56.97'	28.44'	56.96'	N54°57'56"E
C15	34°12'56"	1200.00'	716.44'	364.28'	705.84'	S11°08'02"W

SCALE: 1"=60'

NORTH

IOWA ONE CALL 1-800-292-8989

CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

REVISIONS		COMMENTS
1	04/12/2016	
2	04/20/2016	
3	05/11/2016	
4	.	
5	.	
6		

DATE: 05/11/2016
DATE OF SURVEY:
DESIGNED BY: MHH
DRAWN BY: CM

FOX VALLEY - PLAT 3

WEST DES MOINES, IOWA

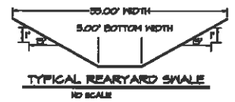
PRELIMINARY PLAT / DIMENSION

SHEET 2 OF 6

A-1648

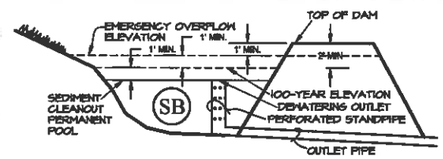
DL= DAYLIGHT ALL OTHER LOTS ARE STANDARD LOTS

NOTE:
ALL PROPOSED UTILITIES ARE PUBLIC UNLESS LABELED OTHERWISE



TYPICAL REARYARD SWALE
NO SCALE

NORTH SEDIMENT BASIN DETAIL



SB 12" Φ PERFORATED STAND PIPE
OVERFLOW = 205.50, "WET" STORAGE ELEV = 204.71
TOP OF STAND PIPE = 205.16, INVERT OUT = 203.00
1 HORZ ROWS @ 3.0" O.C. OF 9 - 1" Φ EVENLY SPACED
STARTING @ ELEV = 204.71

IOWA ONE CALL 1-800-292-8989

NORTH

SCALE: 1"=60'
0' 20' 40' 60' 120'

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515.276.4884 . Fax: 515.276.7084 . mail@ceciac.com

DATE	REVISIONS	COMMENTS
03/11/2016	1 04/12/2016	
	2 04/20/2016	
	3 05/11/2016	
	4	
	5	
	6	

DATE OF SURVEY:
DESIGNED BY: MHH
DRAWN BY: CKI

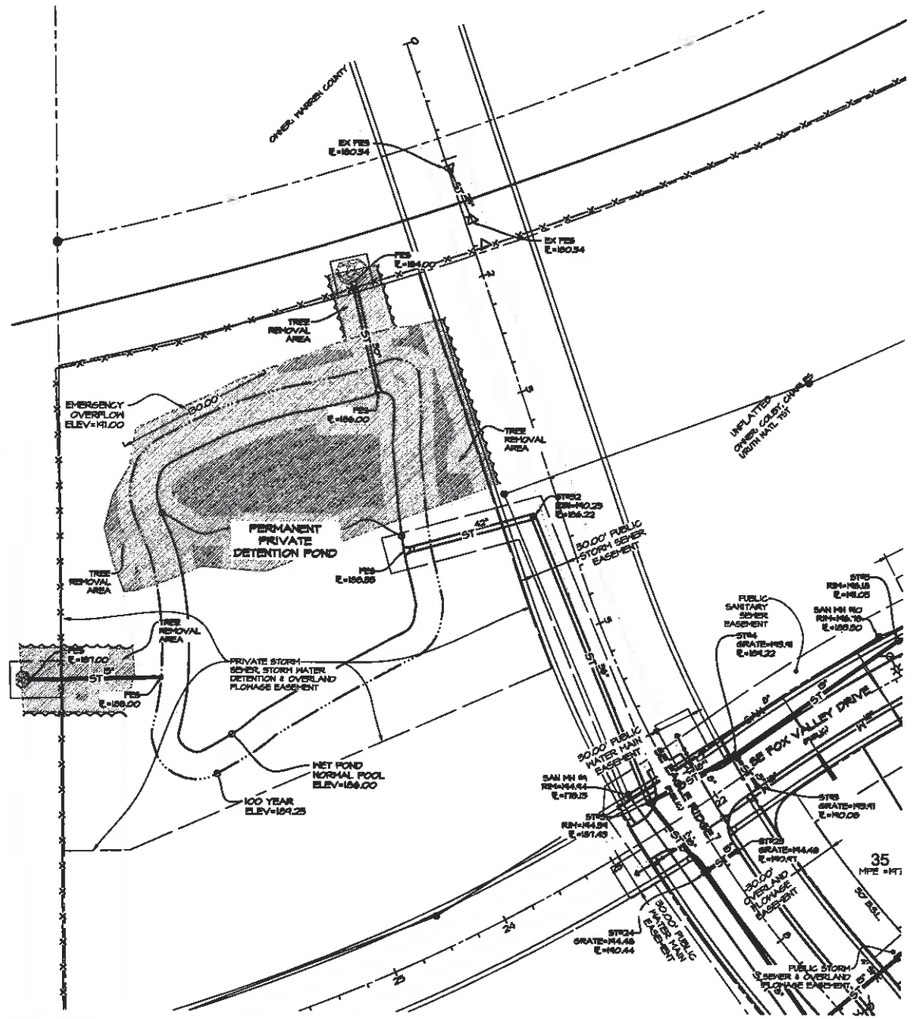
FOX VALLEY - PLAT 3

WEST DES MOINES, IOWA

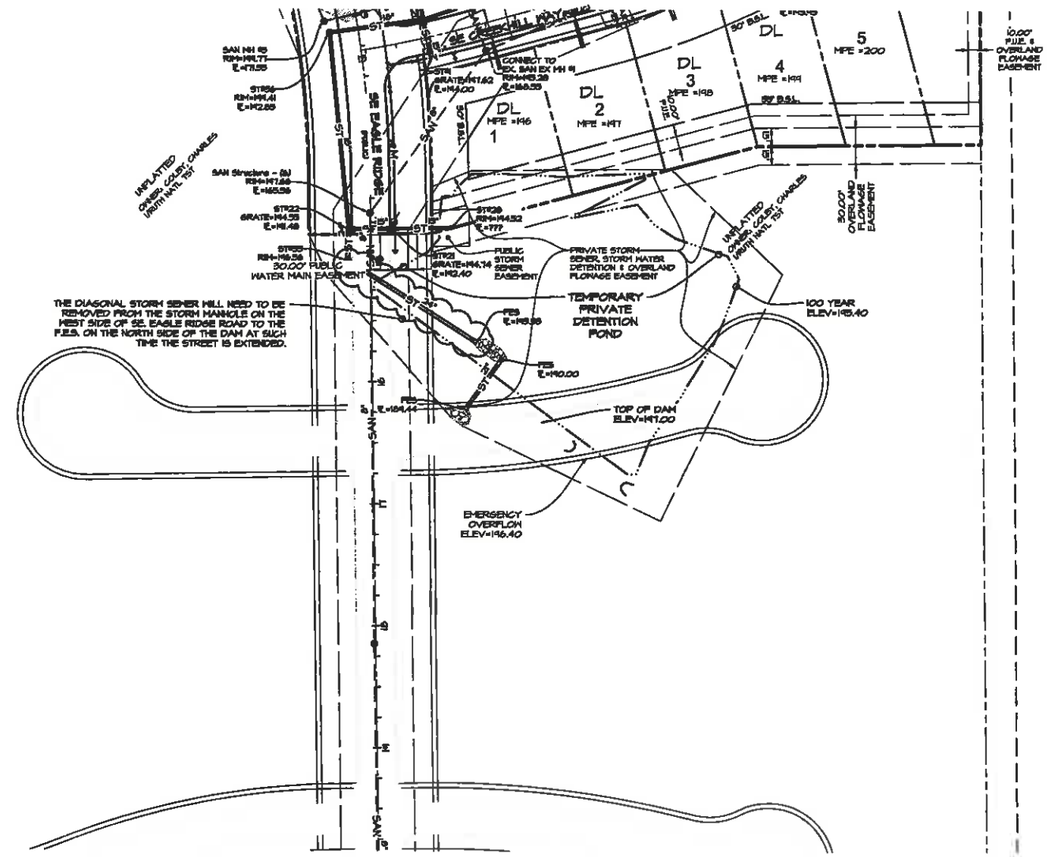
PRELIMINARY PLAT / UTILITY

SHEET 3 OF 6

A-1648

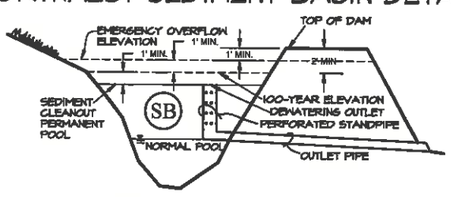


NORTHWEST POND GRADING & UTILITIES



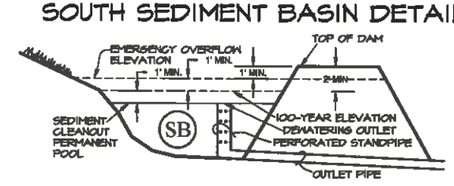
SOUTH POND GRADING & UTILITIES

NORTHWEST SEDIMENT BASIN DETAIL



(SB) 12" Φ PERFORATED STAND PIPE
OVERFLOW = 191.00, "WET" STORAGE ELEV = 186.57
TOP OF STAND PIPE = 187.12, INVERT OUT = 186.00
2 HORZ ROWS @ 3.0" O.C. OF 10 - 1" Φ EVENLY SPACED
STARTING @ ELEV = 186.57
2 REQUIRED STAND PIPES, 1 FOR EACH OUTLET PIPE

SOUTH SEDIMENT BASIN DETAIL



(SB) 15" Φ PERFORATED STAND PIPE
OVERFLOW = 197.00, "WET" STORAGE ELEV = 193.14
TOP OF STAND PIPE = 194.02, INVERT OUT = 190.00
2 HORZ ROWS @ 4.0" O.C. OF 7 - 2" Φ EVENLY SPACED
STARTING @ ELEV = 193.14

IOWA ONE CALL 1-800-292-8989

NORTH

SCALE: 1"=60'

0' 20' 40' 60' 120'

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515.276.4884 . Fax: 515.276.7084 . mail@ccclac.com

DATE	REVISIONS	COMMENTS
08/11/2016	1 04/13/2016	
	2 04/20/2016	
	3 05/11/2016	
	4	
	5	
	6	

DATE OF SURVEY:
DESIGNED BY: MHH
DRAWN BY: CAJ

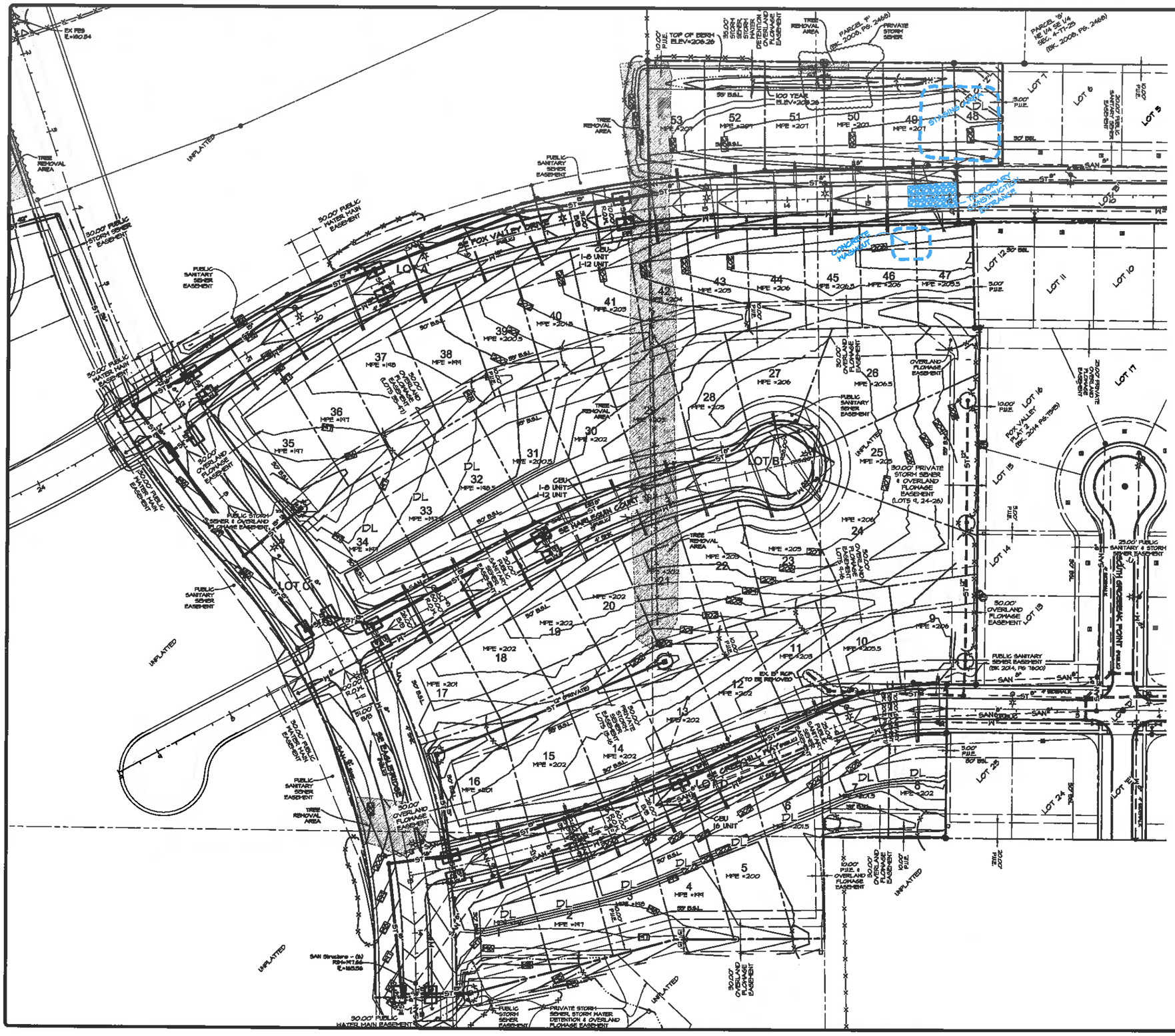
FOX VALLEY - PLAT 3

WEST DES MOINES, IOWA

PRELIMINARY PLAT / OFF SITE UTILITY

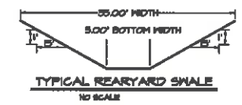
SHEET 4 OF 6

A-1645



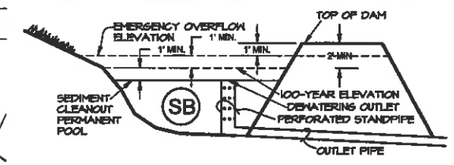
DL= DAYLIGHT ALL OTHER LOTS ARE STANDARD LOTS

NOTE:
ALL PROPOSED UTILITIES ARE PUBLIC UNLESS LABELED OTHERWISE



TYPICAL REARYARD SWALE
NO SCALE

NORTH SEDIMENT BASIN DETAIL



SB 12" Φ PERFORATED STAND PIPE
OVERFLOW = 205.50, "WET" STORAGE ELEV = 204.77
TOP OF STAND PIPE = 205.16, INVERT OUT = 209.00
1 HORZ ROWS @ 5.0" O.C. OF 9 - 1" Φ EVENLY SPACED
STARTING @ ELEV = 204.77

GRADING NOTES:

1. STRIP TOPSOIL A MINIMUM OF 4-INCHES FROM ALL AREAS WHICH ARE TO BE FILLED OR CUT.
2. STOCKPILE SUFFICIENT TOPSOIL RESPREAD A MINIMUM OF 4-INCHES ON UNPAVED AREAS.
3. ALL AREAS TO RECEIVE FILL TO BE BENCHED.
4. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO A DEPTH OF 6-INCHES.
5. ALL SITE GRADING FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
6. THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL NOT DEVIATE FROM OPTIMUM BY MORE THAN -3% TO +4%.
7. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
8. FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.3' OF PLAN GRADE.
9. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL SILT FENCES.
10. ALL AREAS WHICH ARE DISTURBED WILL BE SEEDED WITH EROSION CONTROL MIX OR SODDED.
11. A MINIMUM OF ONE FOOT OF COMPACTED LOW PLASTICITY COHESIVE SUBGRADE SHALL BE PROVIDED BENEATH ALL PAVEMENTS.
12. INSTALL SILT FENCE PRIOR TO CONSTRUCTION.
13. CONTRACTOR SHALL REFER TO & FOLLOW ALL RECOMMENDATIONS CONTAINED IN GEOTECHNICAL REPORT BY ALLENDER BUTZKE'S PN 16462 DATED APRIL 14, 2016.
14. A COPY OF THE NPDES PERMIT SHALL BE FORWARDED TO THE CITY OF WEST DES MOINES BUILDING DIVISION PRIOR TO CONSTRUCTION.
15. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION, PERIODIC CHECKING AND REINSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES.
16. A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE AND SILT FENCING WILL BE USED TO KEEP MUD AND ROCK OFF OF PUBLIC STREETS. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING MUD AND ROCK ARE CLEANED OFF OF PUBLIC STREETS ON A DAILY BASIS.

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

NORTH

SCALE: 1"=60'
0' 20' 40' 60' 120'

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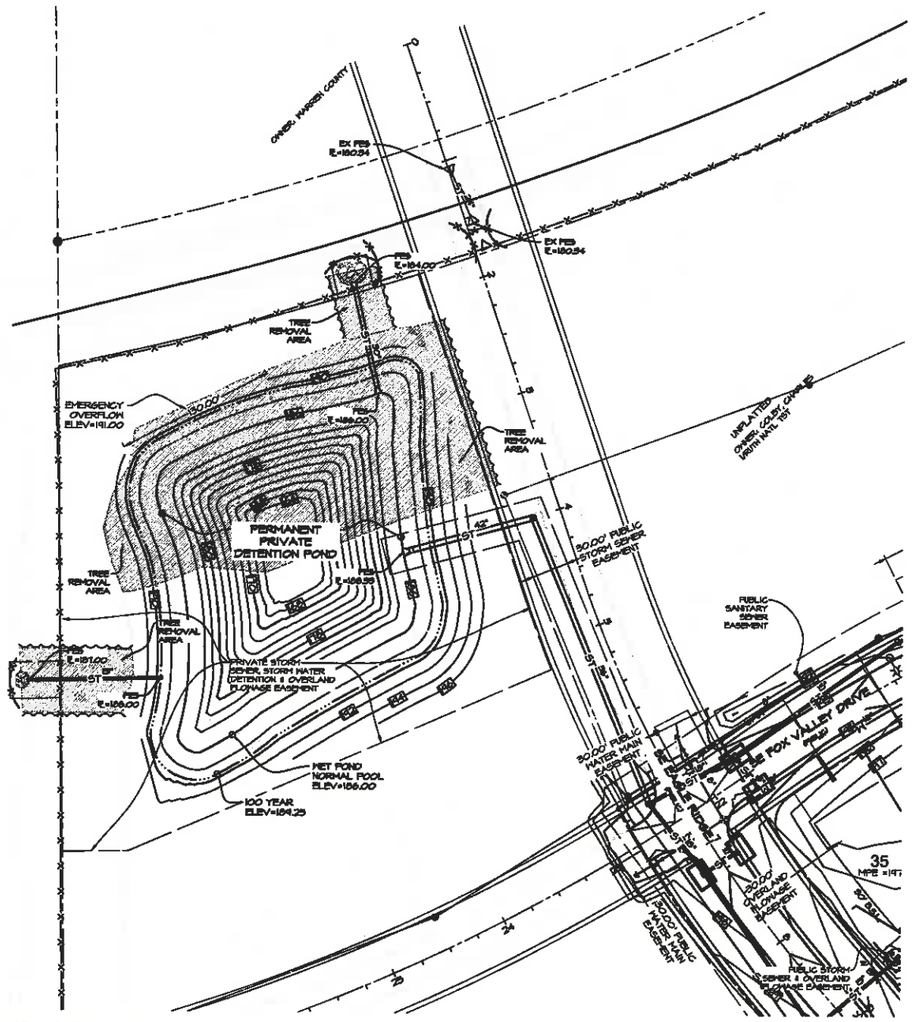
DATE:	REVISIONS	COMMENTS
03/11/2016	1 04/12/2016	
	2 04/20/2016	
	3 05/11/2016	
	4	
DATE OF SURVEY:	5	
DESIGNED BY: M-H	6	
DRAWN BY: CH		

FOX VALLEY - PLAT 3
WEST DES MOINES, IOWA

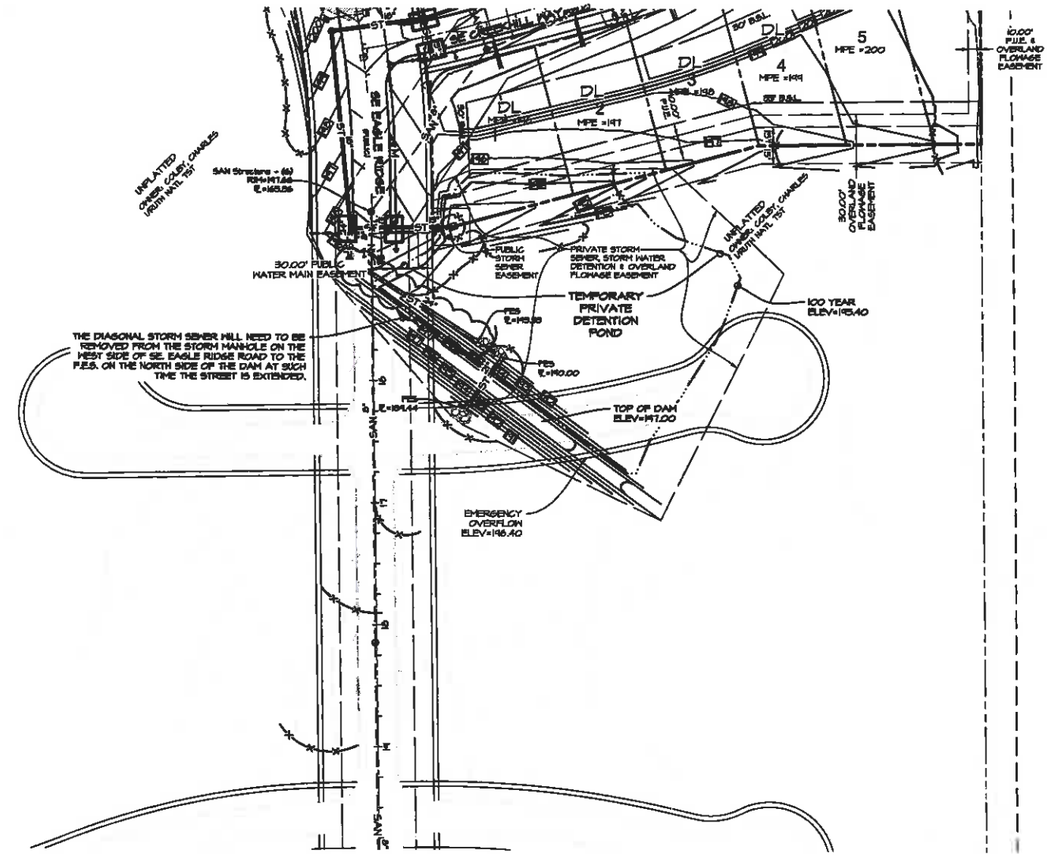
PRELIMINARY PLAT / GRADING

SHEET 5 OF 6

A-1646

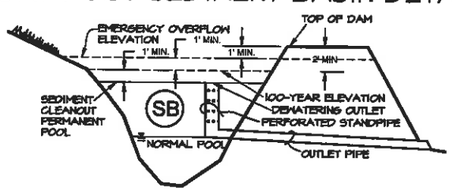


NORTHWEST POND GRADING & UTILITIES



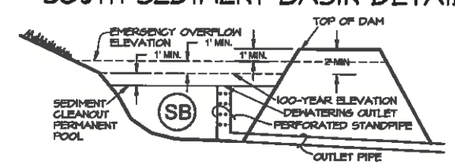
SOUTH POND GRADING & UTILITIES

NORTHWEST SEDIMENT BASIN DETAIL



SB
12" Φ PERFORATED STAND PIPE
OVERFLOW = 191.00, "WET" STORAGE ELEV = 186.51
TOP OF STAND PIPE = 187.12, INVERT OUT = 186.00
2 HORZ ROWS @ 3.0" O.C. OF 10 - 1" Φ EVENLY SPACED
STARTING @ ELEV = 186.51
2 REQUIRED STAND PIPES, 1 FOR EACH OUTLET PIPE

SOUTH SEDIMENT BASIN DETAIL



SB
15" Φ PERFORATED STAND PIPE
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TOP OF STAND PIPE = 194.02, INVERT OUT = 190.00
2 HORZ ROWS @ 4.0" O.C. OF 7 - 2" Φ EVENLY SPACED
STARTING @ ELEV = 193.14

IOWA ONE CALL
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www.iowaonecall.com

NORTH

SCALE: 1"=60'
0' 30' 60' 90' 120'

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REVISIONS		COMMENTS
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2	04/20/2016	
3	05/11/2016	
4	.	
5	.	
6		

DATE: 05/11/2016
DATE OF SURVEY:
DESIGNED BY: MHH
DRAWN BY: CAI

FOX VALLEY - PLAT 3

WEST DES MOINES, IOWA

PRELIMINARY PLAT / OFF SITE GRADING

SHEET 6 OF 6

A-1646

U:\ACTIVE\A-1600s\1646_c3d drawings\Plat3 PP-Grade STUFF.dwg, 5/11/2016 3:16:06 PM, jcamacho, 1:1