CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: September 21, 2015

ITEM: Eldorado Estates, 1450 S. Jordan Creek Parkway – Subdivide property into 14 lots for single family development, 1 street lot, and 1 outlot – Chayse Holdings, LLC – PP-002787-2015

RESOLUTION: Approval of Preliminary Plat

FINANCIAL IMPACT: Undetermined.

BACKGROUND: Chuck Bishop, Bishop Engineering, on behalf of the applicant, Chayse Holdings, LLC, is requesting approval of a Preliminary Plat for that approximately 36 acre parcel located at 1450 S. Jordan Creek Parkway. The applicant proposes to replat existing Lot 2, Roger's Farm into 14 single-family detached residential lots, 1 street lot and 1 outlot for a future right-of-way connection. The lots will be located on a cul-de-sac and will range in size from 1 acre to almost 7 acres.

Plan and Zoning Commission Action:
Vote: 5-0 approval, with Commissioners Anderson and Crowley absent.
Date: September 14, 2015
Motion: Adopt a resolution recommending the City Council approve the Preliminary Plat request.

Plan and Zoning Commission Discussion:
The Plan & Zoning Commission discussed adding a 35' building setback requirement along the west property line of Lot 13 to keep the home away from the future driveway to Lot 14 and to help in aligning the homes on Lots 13 and 14. The Plan & Zoning Commission voted to approve the plat with the addition of a 35' setback along the west property line of Lot 13. The applicant agreed to this and has updated the Preliminary Plat accordingly.

OUTSTANDING ISSUES: There are no outstanding issues. The applicant has stated that they are in agreement with all of staff's recommendations and conditions. The following items of interest are noted in the attached Plan and Zoning Commission report (see Exhibit I):

- Applicant's Request
- History
- City Council Subcommittee - *Development & Planning: May 7, 2015*
- Staff Review and Comments
  - *Building Setbacks*
  - *Outlot Z*
  - *Buffer along S. Jordan Creek Parkway*
  - *Subdivision Sign*
  - *Landscaping on Outlot Z*
- Comprehensive Plan Consistency
- Findings
- Staff Recommendations and Conditions of Approval
- Owner/Applicant/Applicant Representative Information

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, the Plan and Zoning Commission recommends the City Council approve the Preliminary Plat to subdivide the property into fourteen (14) lots for single family residential development, one (1) street lot, and one (1) outlot for a future right-of-way connection, subject to the applicant meeting all City Code requirements and the following conditions of approval:

1. The Eldorado Estates subdivision sign as depicted on the Landscape Plan is not approved as part of the Preliminary Plat approval. A separate review and approval of a sign permit shall be required to erect the sign. The sign location shall be located such that it does not interfere with the site triangle of the future intersection of Eldorado Point and the street that connects the property to the south; and

2. The landscaping as depicted on the Landscape Plan within the future right-of-way of the street connecting the property to the south shall be removed by the applicant at such time that the dedication of right-of-way is required to provide a roadway connection to the property to the south.

Lead Staff Member: Brian S. Portz, AICP BP

Staff Reviews:

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	RTG

PUBLICATION(S) (if applicable)

Published In	Not required
Date(s) Published	
Letter sent to surrounding property owners	

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning		
Date Reviewed	May 7, 2015		
Recommendation	Yes ☒	No ☐	Split ☐

ATTACHMENTS:

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

Exhibit II - City Council Resolution
- Exhibit A - Conditions of Approval

EXHIBIT I

CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION

Meeting Date: September 14, 2015

Item: Eldorado Estates, 1450 S. Jordan Creek Parkway – Subdivide property into 14 lots for single family development and 1 outlot – Chayse Holdings, LLC – PP-002787-2015

Requested Action: Approval of Preliminary Plat

Case Advisor: Brian S. Portz, AICP

Applicant's Request: Chuck Bishop, Bishop Engineering, on behalf of the applicant, Chayse Holdings, LLC, is requesting approval of a Preliminary Plat for that approximately 36 acre parcel located at 1450 S. Jordan Creek Parkway. The applicant proposes to replat the existing Lot 2 of Roger's Farm into 14 single-family detached residential lots and 1 outlot. The lots will be located on a cul-de-sac and will range in size from 1 acre to almost 7 acres.

History: The property is undeveloped. The property was annexed into the City in 2003. In 2013, the property was consistency zoned to the Comprehensive Plan Land Use from unzoned to Residential Estate (RE-1A) zoning. In May 2014, a similar rezoning was approved by the City Council for the far western area of the property owned at that time by Robert Etzel. In September 2014, the property was platted as Lot 2 as a part of the Roger's Farm Final Plat. On August 10, 2015, the Eldorado Estates PUD was approved for the property designating the development regulations that will apply to the property.

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee on May 7, 2015 as an informational item.

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. Staff would note the following.

- *Building setbacks:* The subject property is a very heavily wooded site and in order to preserve as much trees as possible on the site, the PUD allows a reduction in the front yard setbacks to 35' instead of the 50' front yard setback required in an RE district.
- *Outlot Z:* In order to provide a future full access to Jordan Creek Parkway for the property south of the applicant's property, the applicant is proposing a street connection to that property from the street through the applicant's property (Eldorado Point). This connection is designated as an outlot on the preliminary plat to be dedicated as right of way at such time that it is needed in the future. The outlot will be maintained by the Eldorado Estates homeowner's association.
- *Buffer along S. Jordan Creek Parkway*: The applicant is proposing a 30' landscape buffer along the west PUD boundary adjacent to S. Jordan Creek Parkway. This buffer is being proposed by the applicant to limit the impacts of S. Jordan Creek Parkway on the lots directly adjacent to the street. The buffer will be planted by the applicant and will be maintained by the Eldorado Estates homeowner's association.
- *Subdivision Sign:* A subdivision sign is proposed and shown on the Landscape Plan that will be located on the southeast corner of the Jordan Creek Parkway and Eldorado Point intersection. This design and location will not be approved through the preliminary platting process. A separate review and approval of a sign permit will be required to erect the sign. A condition of approval of the preliminary plat is recommended to address this.
- *Landscaping on Outlot Z:* Landscaping is indicated on the landscape plan in the area where right-of-way may be dedicated in the future to provide a connection to the property to the south of the subject property. In the

event the right-of-way needs to be dedicated in the future, this landscaping will have to be removed or relocated.

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 fourteen (14) lots for detached single family residences, one (1) street lot, and one (1) outlot for a future right-of-way connection, subject to the applicant meeting all City Code requirements and the following:

1. The Eldorado Estates subdivision sign as depicted on the Landscape Plan is not approved as part of the Preliminary Plat approval. A separate review and approval of a sign permit shall be required to erect the sign. The sign location shall be located such that it does not interfere with the site triangle of the future intersection of Eldorado Point and the street that connects the property to the south; and

2. The landscaping as depicted on the Landscape Plan within the future right-of-way of the street connecting the property to the south shall be removed by the applicant at such time that the dedication of right-of-way is required to connect to the property to the south.

Owner:

Chayse Holdings, LLC
773 NE 47th Place
Des Moines, IA 50313
toby@priorityexc.com

Applicant:

Trost Development
13503 Village Court
Clive, IA
Mark Trost
Mark@trostdevelopment.com

Applicant's Representative:

Bishop Engineering
3501 104th Street
Urbandale, IA 50322
Chuck Bishop
cbishop@bishopengr.com

ATTACHMENTS:

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

ATTACHMENT A

RESOLUTION NO. PZC-15-069

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE COUNCIL THAT IT APPROVE A PRELIMINARY PLAT TO CREATE FOURTEEN (14) RESIDENTIAL LOTS

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Chayse Holdings, LLC, has requested approval for a Preliminary Plat (PP-002787-2015) for that approximately 36 acre site located at 1450 S. Jordan Creek Parkway to create fourteen (14) single-family residential lots, one (1) street lot, and one (1) outlot for a future right-of-way connection;

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 September 14, 2015, this Commission held a duly-noticed public meeting to consider the application for a Preliminary Plat (PP-002787-2015);

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, September 14, 2015, or as amended orally at the Plan and Zoning Commission meeting of September 14, 2015, are adopted.

SECTION 2. Preliminary Plat (PP-002787-2015) to create fourteen (14) single-family residential lots, one (1) street lot, and one (1) outlot for a future right-of-way connection, is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, dated September 14, 2015, including conditions added at the meeting, 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 September 14, 2015.

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 September 14, 2015, by the following vote:

AYES: Brown, Costa, Erickson, Hatfield, Southworth
NAYS: -0-
ABSTENTIONS: -0-
ABSENT: Andersen, Crowley

ATTEST:

Recording Secretary

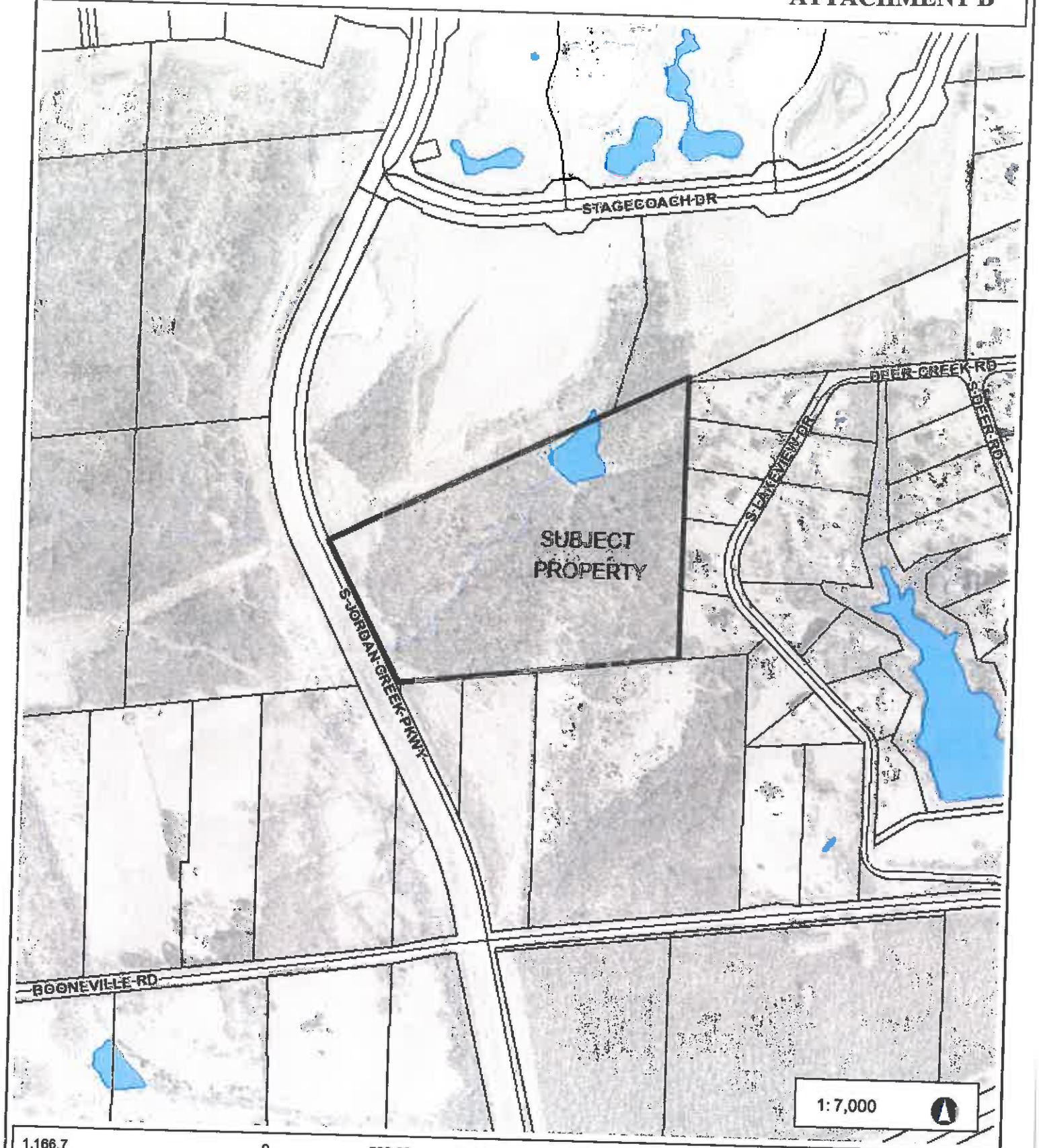
S:__Development Projects\Rogers Farm\Eldorado Estates\Preliminary Plat\PP-002787-2015_SR_Eldorado Estates_09-14-15_PZ.Docx

Exhibit A
CONDITIONS OF APPROVAL

1. The Eldorado Estates subdivision sign as depicted on the Landscape Plan is not approved as part of the Preliminary Plat approval. A separate review and approval of a sign permit shall be required to erect the sign. The sign location shall be located such that it does not interfere with the site triangle of the future intersection of Eldorado Point and the street that connects the property to the south; and
2. The landscaping as depicted on the Landscape Plan within the future right-of-way of the street connecting the property to the south shall be removed by the applicant at such time that the dedication of right-of-way is required to connect to the property to the south.

Location Map

ATTACHMENT B



NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet

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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

ELDORADO ESTATES
PRELIMINARY PLAT

ATTACHMENT C

SHEET INDEX:

C0.1 COVER SHEET
C2.1 LAYOUT PLAN
C3.1 GRADING PLAN
C4.1 UTILITY PLAN
C5.1 DETAILS SHEET
LANDSCAPE PLAN (BY OTHERS)

PROPERTY DESCRIPTION:
LOT 2, ROGER'S FARM, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA.
SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD
SAID TRACT OF LAND CONTAINS 35.99 ACRES MORE OR LESS

ADDRESS:(APPROXIMATE LOCATION)
1450 S JORDAN CREEK PKWY
WEST DES MOINES, IA 50266

OWNER:
CHAYSE HOLDINGS LLC
773 NE 47TH PLACE
DES MOINES, IA 50313
ATTN: TOBY TORSTENSON
PH: (515)208-8325

PREPARED FOR:
ARROW PROPERTIES
475 ALICE'S ROAD, SUITE B
WAUKEE, IA 50263
ATTN: MARK TROST
PH: (515)225-1450

ENGINEER/SURVEYOR:
BISHOP ENGINEERING
ATTN: CHARLES BISHOP
3501 104TH ST.
URBANDALE, IA 50322
PH: (515) 278-0467

COMPREHENSIVE LAND USE:
EXISTING & PROPOSED:
LOW DENSITY RESIDENTIAL

EXISTING ZONING:
PUD

PROPOSED ZONING:
PUD

BULK REGULATIONS:
MINIMUM LOT SIZE: 40,000 SF
MINIMUM LOT WIDTH: 100 FEET AS MEASURED AT BUILDING SETBACK
FRONT YARD SETBACK: 35 FEET
REAR YARD SETBACK: 50 FEET
SIDE YARD SETBACK: 20 FEET
MINIMUM STREET FRONTAGE: 40' FEET
*INFORMATION OBTAINED FROM WWW.STERLINGCODIFIERS.COM FOR THE CITY OF WEST DES MOINES, IA

BENCHMARK:
BM#69 - STANDARD BENCHMARK
410 +- FEET WEST OF INTERSECTION OF SOUTH JORDON CREEK PARKWAY AND BOONEVILLE ROAD, 2 FEET NORTH OF EASTWEST FENCE, SOUTH SIDE OF BOONEVILLE ROAD
WEST DES MOINES DATUM - FEET = 81.57
NAVD88 - FEET = 856.58

BM#66 - STANDARD BENCHMARK
INTERSECTION OF DEER CREEK ROAD AND DEER ROAD, 228' WEST OF THE CENTERLINE OF DEER ROAD EXTENDED, 38 FEET NORTH OF THE CENTERLINE OF DEER CREEK ROAD.
WEST DES MOINES DATUM - FEET = 198.41
NAVD88 - FEET = 972.42

FLOODPLAIN:
THE DEVELOPER WILL FILE CLOMA WITH FEMA TO REDUCE THE FLOODPLAIN AREA DEPICTED ON THE CURRENT FLOOD INSURANCE RATE MAPS FOR THE AREA.

GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES STANDARD SPECIFICATIONS AND ANY AND ALL CITY/COUNTY SUPPLEMENTAL SPECIFICATIONS. THE CITY OF WEST DES MOINES MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
2. IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
5. ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
6. BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
7. THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
8. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SCHEDULE FOR PERFORMANCE OF WORK ITEMS. THIS SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRECONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.
9. LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
10. SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
11. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
12. THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF WEST DES MOINES.
13. GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
14. THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
16. DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.

PAVING NOTES:

1. THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SEEDED IN ACCORDANCE WITH CITY OF WEST DES MOINES STANDARD SPECIFICATIONS AND THE CURRENT VERSION OF WEST DES MOINES.
2. SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUBASE PRIOR TO ANY PAVEMENT BEING PLACED.
3. SEE DETAILS FOR ALL PAVEMENT THICKNESS.
4. ALL PEDESTRIAN WALKWAYS THAT UNLOAD INTO A VEHICLES TRAVELED PATH MUST HAVE A.D.A. DETECTABLE WARNING PLANEL(S) AS PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
5. ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A/CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.
6. PUBLIC SIDEWALKS SHALL BE 4 INCH NON-REINFORCED PCC AND 6 INCH NON-REINFORCED PCC THROUGH DRIVEWAYS.
7. PUBLIC TRAILS SHALL BE 8 INCH REINFORCE PCC AND DOWELED INTO THE EXISTING TRAIL PER CIT SPECIFICATIONS.

UTILITY NOTES:

1. QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
2. THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AS-BUILT TOPO OF DETENTION POND & DETENTION POND STORM SEWER. CONTRACTOR SHALL CONTACT BISHOP ENGINEERING (DAVID BENTZ AT 515-278-0467) TO PERFORM SAID AS-BUILT SURVEY. IF DETENTION PONDS HAVE BEEN GRADED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT TOPO SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.
4. THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
5. ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE.
6. ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
7. ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
8. SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2%. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATERMAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.
9. MANDREL AND PRESSURE TESTS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES. TELEVISING OF THE SANITARY SEWER SYSTEM SHALL BE COMPLETED PRIOR TO PAVING UNLESS OTHERWISE APPROVED BY JURISDICTION. CONTACT THE PUBLIC WORKS DEPARTMENT (RON WIESE 222-3480) TO SCHEDULE TELEVISING. PROVIDE A MINIMUM 48 HOURS NOTICE.
10. WATERMAINS SHALL BE C-900. SIZE OF WATERMAIN AS SHOWN ON PLANS.
11. THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATERMAIN CONSTRUCTION.
12. PROPOSED WATERMAIN SHALL BE PRESSURE TESTED, BACTERIA TESTED AND CHLORINATED. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CONTRACTOR IN COORDINATION WITH WEST DES MOINES WATER WORKS ENGINEERING TECHNICIAN .
13. TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT AND VALVE, CUT WIRE INTO VALVE BOX BELOW LID.
14. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. WEST DES MOINES WATER WORKS WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
15. THE MINIMUM HYDRANT LEAD SHALL BE 3.5 FEET.
16. PRIVATE DETENTION FACILITIES AND STORM SEWER SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
17. LOTS 5 & 7 WILL REQUIRE METER PITS TO BE INSTALLED FOR LONG WATER SERVICES. CONTRACTOR TO COORDINATE INSTALLATION WITH WEST DES MOINES WATER WORKS.
18. STATIC WATER PRESSURES IN THE PROJECT AREA MAY EXCEED 80 PSI, PRESSURE REDUCING VALVES WITH EXPANSION TANKS MAY BE DESIRED BY THE END USER. CONTRACTOR TO COORDINATE INSTALLATION WITH WEST DES MOINES WATER WORKS.
19. INSTALLATION OF MANHOLE CASTINGS IS NOT ALLOWED IN SIDEWALKS OR TRAILS.

UTILITY CONFLICT NOTES:

1. UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
2. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AND EXISTING UTILITY AND PROPOSED CONSTRUCTION.

WETLAND NOTES:

1. BISHOP ENGINEERING DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

WEST DES MOINES NOTES:

1. ALL CONNECTIONS TO EXISTING PUBLIC STRUCTURES NEED TO BE CORE DRILLED.
2. ALL PUBLIC SEWERS CONSTRUCTED AS PART OF THIS PLAN WILL NEED TO BE TELEVISED BY THE CITY OF WEST DES MOINES AS PART OF THE FINAL INSPECTION. CONTACT WDM PUBLIC WORKS - RON WIESE (222-3480) A MINIMUM 48 HOURS PRIOR TO SCHEDULE.
3. IF ADDITIONAL PAVEMENT REMOVAL IS REQUIRED OTHER THAN A STANDARD BOX OUT, FULL PANEL REMOVAL WILL BE REQUIRED. NO HALF PANE REMOVAL WILL BE ALLOWED.
4. FOR MAINLINE PAVING, THE CONTRACTOR SHALL SUBMIT THE PCC MIX SOURCE TO THE WEST DES MOINES PUBLIC WORKS DEPARTMENT (CLINT CARPENTER 222-3480) A MINIMUM OF 24 HOURS PRIOR TO PLACEMENT. THE CONTRACTOR SHALL USE THE SAME PCC MIX SOURCE FOR A MINIMUM OF 500 CUBIC YARDS OF CONTINUOUS PAVING.
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 WDM CONSTRUCTION DIVISION - CLINT CARPENTER (222-3480) TO OBTAIN APPLICABLE CITY PERMITS THAT MAY BE NECESSARY.
6. 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 AND THE DES MOINES METROPOLITAN DESIGN STANDARDS MANUAL WITH WEST DES MOINES ADDENDA.
7. COORDINATE STAGING AND TRAFFIC CONTROL WITH WDM EMERGENCY SERVICES.
8. LANE CLOSURE NOTICES MUST BE SUBMITTED TO CITY OF WDM PUBLIC WORKS FOR APPROVAL A MINIMUM OF 48 HOURS IN ADVANCE OF CLOSURE.
9. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
10. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
11. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTORS INVOLVED IN THE PROJECT.
12. CONTACT BUILDING INSPECTION (515-222-3530) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
13. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
14. 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. CONTRATOR 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.
15. DESIGNATED BUFFERS SHALL BE LABELED AS A NO BUILD AREA.

QUANTITY ESTIMATE:

SANITARY SEWER:	
SANITARY MANHOLE	7 EA
8" SANITARY SEWER	1,146 LF
SANITARY SEWER SERVICE, 8" SDR 23.5	14 EA
CONNECT EX. SAN. STUB	1 EA
WATER MAIN:	
8" WATER MAIN	1002 LF
8" VALVE	1 EA
16"x8" T.S.&V.	1 EA
6" HYDRANT ASSEMBLY	3 EA
WATER SERVICE, 1" COPPER	14 EA
STORM SEWER:	
STORM CLEANOUT W/ TYPE 1-7 CASTING	1 EA
M-D INTAKE W/ TYPE 'R' CASING	5 EA
M-E INTAKE W/ TYPE 'R' CASING	5 EA
54" FES W/ FTG. & TRASH GUARD	2 EA
8" N-12, ST IB	148 LF
15" RCP	535 LF
18" RCP	409 LF
24" RCP	116 LF
54" RCP	200 LF
STORM SEWER SERVICE, 4" PVC	14 EA
OUTLET STRUCTURE	1 EA
RIP-RAP, CLASS E	400 TN
CONC. COLLAR CONNECTION	1 EA
PAVING:	
PAVEMENT, PCC, 8" REINFORCED	3,206 SY
SUBGRADE PREPARATION	3,720 SY
TRAIL, PCC, 6" REINFORCED	63 SY
WALK, PCC, 4" NON-REINFORCED	107 SY
DETECTABLE WARNING PANELS	40 SF
PAVEMENT CUT-OFF WALL	6 EA
TRAIL REMOVAL	115 SY
MISCELLANEOUS ITEMS:	
MOBILIZATION	1 LS
CLEARING & GRUBBING	1 LS
GRADING / EXCAVATION	1 LS
STRIP & STOCKPILE TOPSOIL	1 LS
RE-SPREAD TOPSOIL	1 LS
EROSION CONTROL	1 LS
SEEDING	1 LS
LANDSCAPING	1 LS
LIGHT POLES	5 EA

UTILITY CONTACTS:

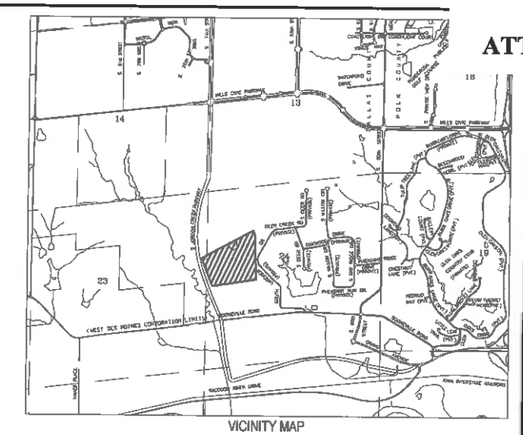
MIDAMERCIAN ENERGY COMPANY
(GAS AND ELECTRIC)
CONTACT: MICHAEL YOUNTS
PH:515-281-2619

MEDIACOM
CONTACT: PAUL MAY
PH: 515-246-2252

CENTURYLINK
CONTACT: JERI OVERLIE
PH: 507-263-7260

IOWA COMMUNICATION NETWORK
CONTACT: KENT FRIESE
PH: 515-725-4725

WEST DES MOINES WATER WORKS
CONTACT: DIANA WILSON
PH: 515-222-3510



VICINITY MAP
NOT TO SCALE

ABBREVIATIONS:

AC	ACRES
ASPH	ASPHALT
BK	BOOK
CONC	CONCRETE
D	DESIGED DISTANCE
EX	EXISTING
ENCL	ENCLOSURE
FF	FINISHED FLOOR
FL	FLOW LINE
FRAC	FRACTIONAL
INV	INVERT
M	MEASURED DISTANCE
MH	MANHOLE
OPC	ORANGE PLASTIC CAP
P	PLATTED DISTANCE
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRA	PREVIOUSLY RECORDED AS
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT OF WAY
SF	SQUARE FEET
SAN	SANITARY
TYP	TYPICAL
YPC	YELLOW PLASTIC CAP
N	NORTH
S	SOUTH
E	EAST
W	WEST

LEGEND:

SAN	SANITARY SEWER		WATER SHUT OFF
ST	STORM SEWER		YARD HYDRANT
W	WATER LINE		ELECTRIC METER
G	GAS LINE		POWER POLE
UE	UNDERGROUND ELECTRIC		TRANSFORMER POLE
—O/E—	OVERHEAD ELECTRIC		LIGHT POLE
—TELE—	TELEPHONE LINE		TRANSFORMER
—F/O—	FIBER OPTIC		GUY WIRE
—CATV—	CABLE TV		ELECTRIC HANDHOLE
	PHASE LINE		GAS METER
	MATCH LINE		GAS VALVE
	STORM MANHOLE		AIR CONDITIONING UNIT
	CURB INTAKE		TELEPHONE RISER
	SURFACE INTAKE		TELEPHONE VAULT
	FLARED END SECTION		TELEPHONE MANHOLE
	SANITARY MANHOLE		TRAFFIC SIGNAL MANHOLE
	CLEANOUT		FIBER OPTIC RISER
	FIRE HYDRANT		FIBER OPTIC FAULT
	SPRINKLER		CABLE TV RISER
	IRRIGATION CONTROL VALVE		PROPERTY CORNER - FOUND AS NOTED
	WATER MANHOLE		PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #12971
	WELL		SECTION CORNER - FOUND AS NOTED
	WATER VALVE		

LICENSED PROFESSIONAL LAND SURVEYOR — LARRY D. HYLER, P.L.S. No. 14775 — 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.

SIGNED:_____ DATE:_____
LARRY D. HYLER, P.L.S. 14775
LICENSE RENEWAL DATE: DEC. 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL: _____

LICENSED PROFESSIONAL ENGINEER — CHARLES J. BISHOP 11055 — 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.

SIGNED:_____ DATE:_____
CHARLES J. BISHOP, P.E. 11055
LICENSE RENEWAL DATE: DEC. 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL: _____

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

UTILITY NOTE:
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND ARE APPROXIMATE LOCATIONS. THE EXACT LOCATIONS OF ALL UTILITIES MUST BE ASCERTAINED IN THE FIELD. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

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Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1959

ELDORADO ESTATES
S. JORDAN CREEK PARKWAY
PRELIMINARY PLAT COVER SHEET

REFERENCE NUMBER:

DRAWN BY: EWM
CHECKED BY: CJB
REVISION DATE:
07-17-15
08-12-15
08-27-15
09-08-15
09-16-15

PROJECT NUMBER: 140333
SHEET NUMBER: C0.1

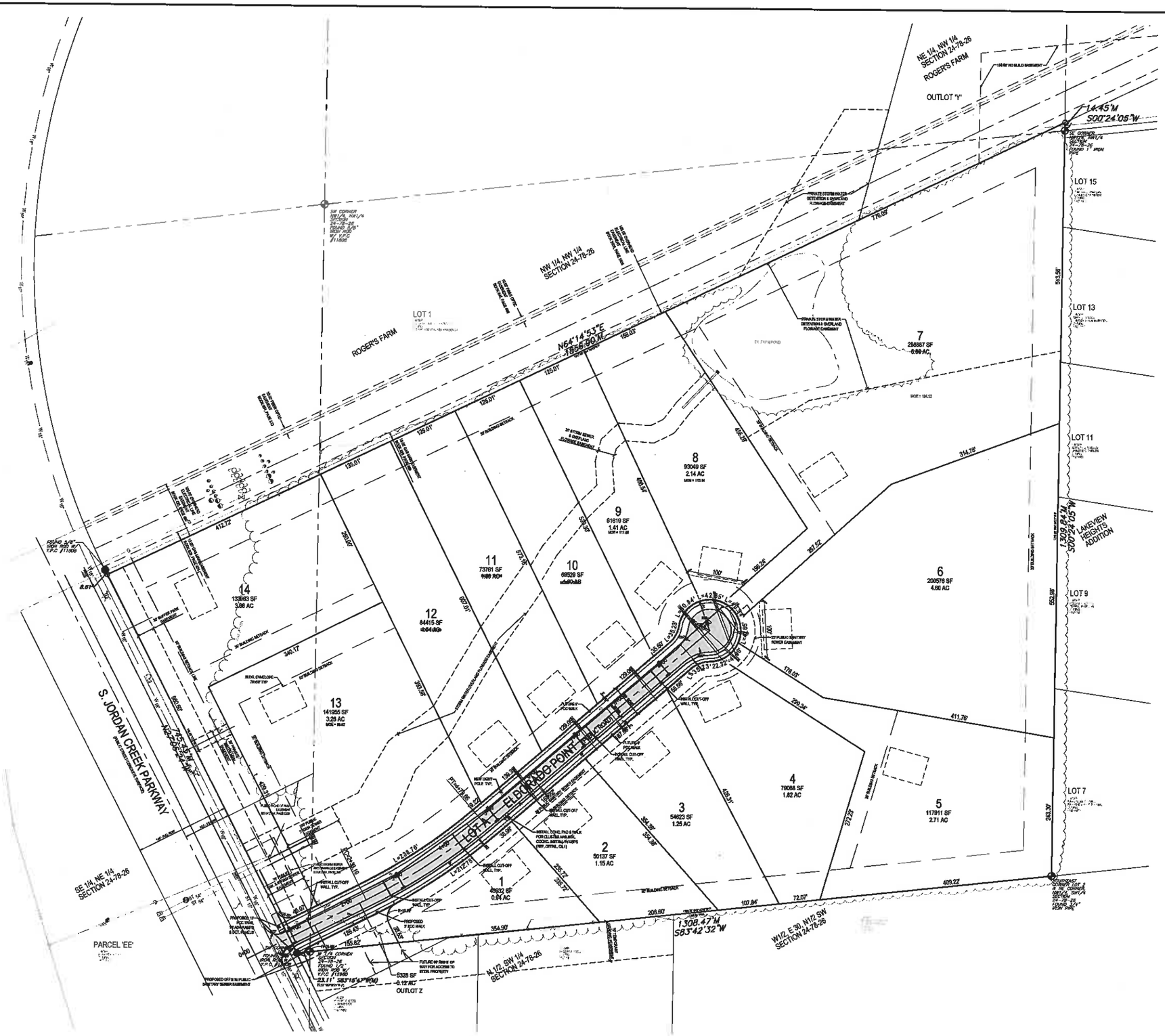
9/16/2015 12:47:17 PM M:\LAND PROJECTS 2014\140333\DWG\PRELIMINARY PLAT.DWG

PLAT NOTES:

1. LOT 13 & 14 WILL HAVE A SHARED DRIVEWAY. DRIVEWAY MUST BE AT LEAST 75 FEET FROM BACK OF CURB ON S. JORDAN CREEK PARKWAY.
2. OUTLOT X TO BE MAINTAINED BY HOMEOWNER'S ASSOCIATION.
3. HOUSE NUMBER IDENTIFICATION PLATES SHOULD BE LOCATED AT THE DRIVEWAY/STREET FOR ANY HOMES SETBACK FROM THE ROAD OR OTHERWISE NOT VISIBLE DUE TO VEGETATION.
4. PRIVATE DETENTION FACILITIES AND STORM SEWER SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
5. THE 30' BUFFER PARK ALONG JORDAN CREEK PARKWAY WILL BE INSTALLED BY THE DEVELOPER AFTER THE GRADING HAS BEEN COMPLETED. THE BUFFER WILL BE MAINTAINED BY THE PROPOSED HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT. NO DRIVEWAYS OR STRUCTURES, INCLUDING SHEDS, FENCES, PLAY STRUCTURES, GAZEBOS, ETC. MAY BE CONSTRUCTED WITHIN THE BUFFER PARK EASEMENT.
6. NO SINGLE FAMILY DRIVEWAYS ARE TO BE LOCATED DIRECTLY TO SOUTH JORDAN CREEK PARKWAY.

ADDRESS LIST:

LOT 1	7268 ELDORADO POINT
LOT 2	7248 ELDORADO POINT
LOT 3	7174 ELDORADO POINT
LOT 4	7152 ELDORADO POINT
LOT 5	7136 ELDORADO POINT
LOT 6	7086 ELDORADO POINT
LOT 7	7095 ELDORADO POINT
LOT 8	7121 ELDORADO POINT
LOT 9	7149 ELDORADO POINT
LOT 10	7167 ELDORADO POINT
LOT 11	7185 ELDORADO POINT
LOT 12	7235 ELDORADO POINT
LOT 13	7271 ELDORADO POINT
LOT 14	7293 ELDORADO POINT



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ELDORADO ESTATES
S. JORDAN CREEK PARKWAY
PRELIMINARY PLAT LAYOUT PLAN

REFERENCE NUMBER:

DRAWN BY: EWM

CHECKED BY: CJB

REVISION DATE:
07-17-15
08-12-15
08-27-15
09-08-15
09-16-15

PROJECT NUMBER: 140333

SHEET NUMBER: C2.1

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MINIMUM PROTECTION ELEVATION NOTES:

1. MINIMUM OPENING ELEVATIONS (MOE) ARE FOR REFERENCE ONLY. ALL LOTS, WITH OR WITHOUT MPE'S, SHALL BE REVIEWED FOR CONFORMANCE WITH THE STORMWATER MANAGEMENT PLAN AND GRADING PLAN.
2. THE HOME BUILDER SHALL ENSURE ALL DRAINAGE SWALES ARE MAINTAINED AND/OR PROTECTED AS DESIGNED DURING HOME CONSTRUCTION AS INTENDED IN THE ORIGINAL DESIGN AND APPROVED BY THE CITY.
3. HOME BUILDERS SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE AWAY FROM HOUSE.

TOPSOIL NOTES:

1. STRIP AND STOCKPILE THE TOP 6" OF SOIL ON ALL DISTURBED AREAS.
2. RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 6" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6".
3. TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
4. TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING; NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

GRADING LEGEND:

EXISTING CONTOUR — 150 —

PROPOSED CONTOUR — 150 —

N

GRAPHIC SCALE

60 0 30 60 120

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ELDORADO ESTATES
S. JORDAN CREEK PARKWAY
PRELIMINARY PLAT GRADING PLAN

REFERENCE NUMBER:

DRAWN BY: EWM

CHECKED BY: CJB

REVISION DATE:
07-17-15
08-12-15
08-27-15
09-08-15
09-16-15

PROJECT NUMBER: 140333

SHEET NUMBER: C3.1

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ELDORADO ESTATES
S. JORDAN CREEK PARKWAY
PRELIMINARY PLAT UTILITY PLAN

REFERENCE NUMBER:	
DRAWN BY:	EWM
CHECKED BY:	CJB
REVISION DATE:	07-17-15 08-12-15 08-27-15 09-08-15 09-16-15
PROJECT NUMBER:	140333
SHEET NUMBER:	C4.1

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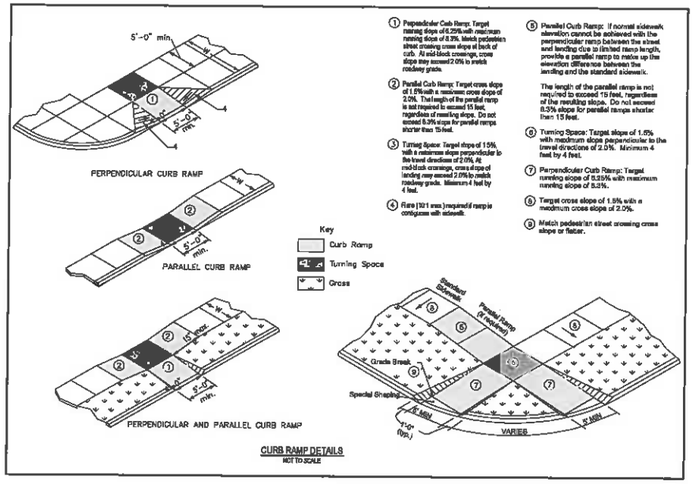


① Perpendicular Curb Ramp: Target running slope of 6.25% with maximum running slope of 8.3%. Match pedestrian street crossing cross slope at back of curb. At mid-block crossings, cross slope may exceed 2.0% to match roadway grade.

② Parallel Curb Ramp: Target cross slope of 1.5% with a maximum cross slope of 2.0%. The length of the parallel ramp is not required to exceed 15 feet, regardless of resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.

③ Turning Space: Target slope of 1.5% with a maximum slope perpendicular to the travel directions of 2.0%. At mid-block crossings, cross slope of landing may exceed 2.0% to match roadway grade. Minimum 4 feet by 4 feet.

④ Flare (10:1 max.) required if ramp is contiguous with sidewalk.

⑤ Parallel Curb Ramp: If normal sidewalk elevation cannot be achieved with the perpendicular ramp between the street and landing due to limited ramp length, provide a parallel ramp to make up the elevation difference between the landing and the standard sidewalk.

The length of the parallel ramp is not required to exceed 15 feet, regardless of the resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.

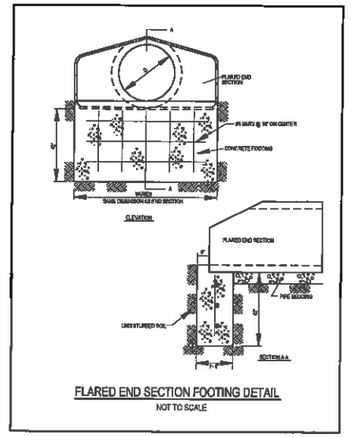
⑥ Turning Space: Target slope of 1.5% with maximum slope perpendicular to the travel directions of 2.0%. Minimum 4 feet by 4 feet.

⑦ Perpendicular Curb Ramp: Target running slope of 8.33% with maximum running slope of 8.3%.

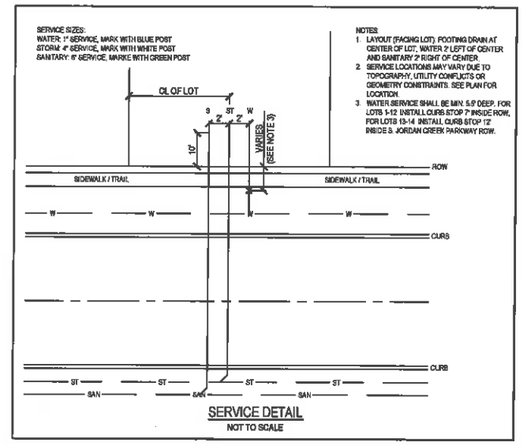
⑧ Target cross slope of 1.5% with a maximum cross slope of 2.0%.

⑨ Match pedestrian street crossing cross slope or flatter.

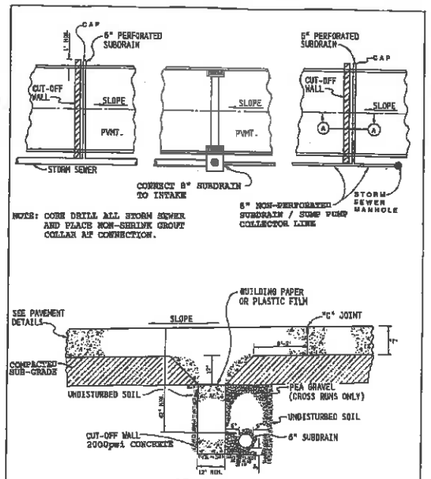
CURB RAMP DETAILS
NOT TO SCALE



FLARED END SECTION FOOTING DETAIL
NOT TO SCALE



SERVICE DETAIL
NOT TO SCALE

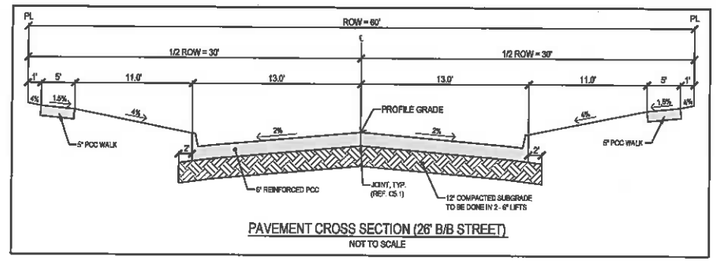


NOTES:
1. INSTALL CUT-OFF WALLS ON ALL STREETS WITH GRADES GREATER THAN 6%
2. INSTALL CUT-OFF WALLS AT A MAXIMUM OF 350' INTERVALS OR AS SHOWN ON PLANS
3. SLOPE SUBDRAIN TO DRAIN.

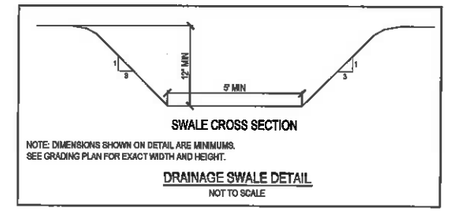
CITY OF WEST DES MOINES
CROSSROADS OF THE INTERSTATES

CUT-OFF WALL

REVISED: 3-94
DWG. NO 5.14



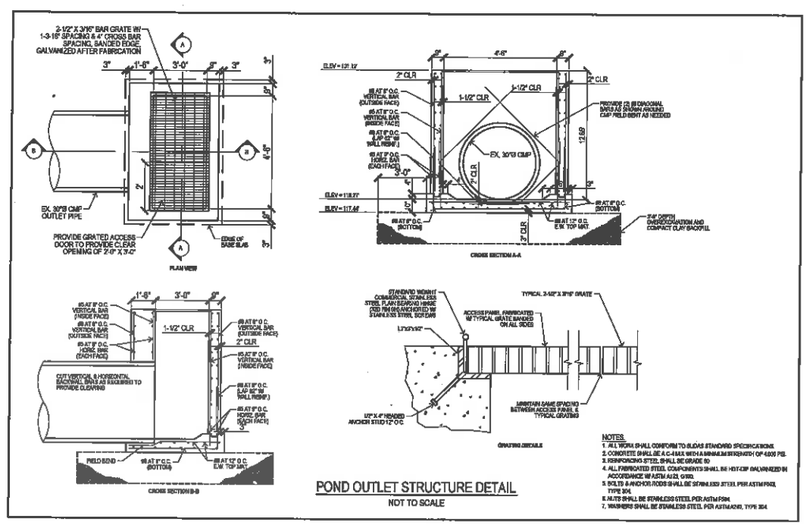
PAVEMENT CROSS SECTION (26' B/B STREET)
NOT TO SCALE



SWALE CROSS SECTION

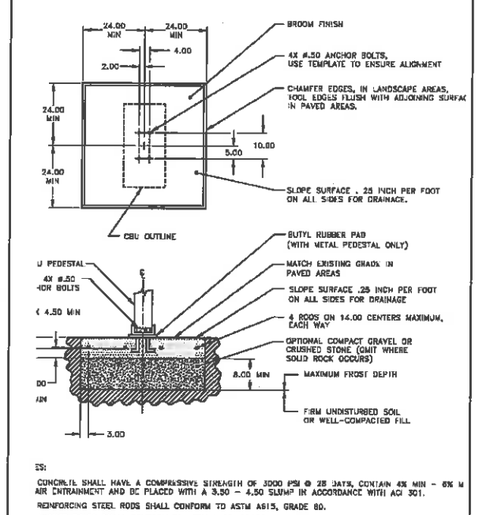
NOTE: DIMENSIONS SHOWN ON DETAIL ARE MINIMUMS.
SEE GRADING PLAN FOR EXACT WIDTH AND HEIGHT.

DRAINAGE SWALE DETAIL
NOT TO SCALE



POND OUTLET STRUCTURE DETAIL
NOT TO SCALE

USPS Approved Specifications – Concrete Pad (Single Unit)



ES:

CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS, CONTAIN 4% MIN - 6% M AIR ENTRAINMENT AND BE PLACED WITH A 3.50 – 4.50 SLUMP IN ACCORDANCE WITH ACI 301.

REINFORCING STEEL RODS SHALL CONFORM TO ASTM A615, GRADE 60.

ANCHOR BOLTS SHALL CONFORM TO ASTM A193, GRADE B8M, TYPE 316 STAINLESS STEEL.

CONCRETE POSTAL PAD DETAIL
NOT TO SCALE

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ELDORADO ESTATES
S. JORDAN CREEK PARKWAY

PRELIMINARY PLAT DETAILS SHEET

REFERENCE NUMBER:

DRAWN BY: EWM

CHECKED BY: CJB

REVISION DATE:
07-17-15
08-12-15
08-27-15
09-08-15
09-16-15

PROJECT NUMBER: 140333

SHEET NUMBER: C5.1

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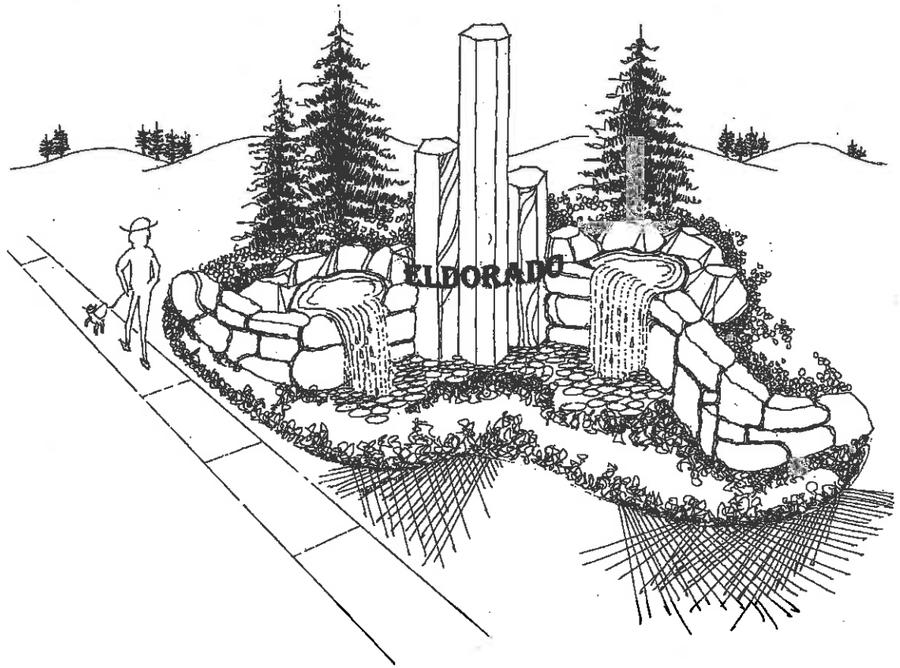
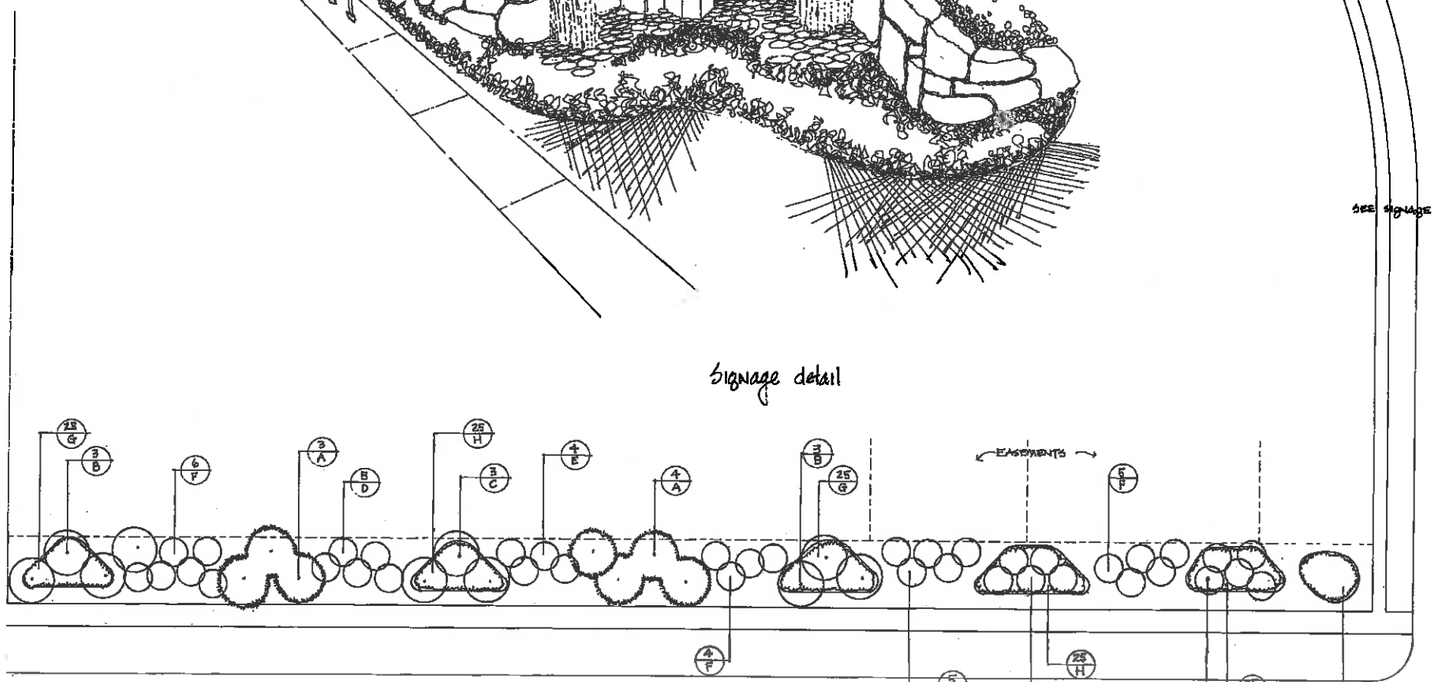
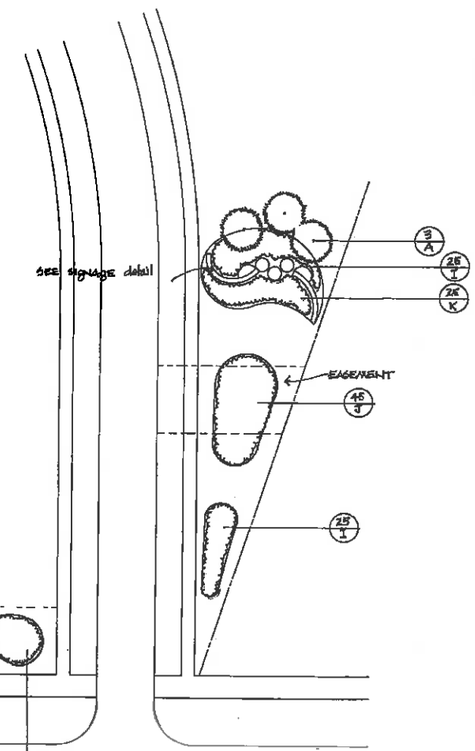


Signage detail



South Jordan Creek Parkway



Code	Quantity	Plant list	Size	West Des Moines PUD Requirements
A	10	Colorado Blue Spruce	8'	For 700' of Buffer; calculates to:
B	6	Heritage Oaks	3" caliber	20 - Overstory Trees
C	3	Red Sunset Maple	3" caliber	39 - Understory Trees
D	13	Amur Maple Clump	2" caliber	117 - Shrubs
E	3	Carpinus (Musclewoods)	2" caliber	
F	15	Japanese Tree Lilac	2" caliber	
G	75	Mystical Flame Hydrangea	3 gallon	Plantings on Plan
H	30	Little Bobo Hydrangea	3 gallon	20 - Overstory Trees (50% Evergreen)
I	65	Feathered Reed Grasses	3 gallon	39 - Understory Trees
J	45	Baby Bluestem Grasses	3 gallon	125 - Shrubs
K	75	Prairie Dropseed Grassed	3 gallon	150 - Ornamental Grasses

TED LARE DESIGN-BUILD
2701 CUMMING AVENUE
CUMMING, IA 50061
515.981.1073

TED LARE DESIGN / BUILD

PLANTING PLAN: ELDORADO ESTATES
SOUTH JORDAN CREEK PARKWAY
WEST DES MOINES, IA

DRAWN
CHECKED
DATE 9/10/2015
SCALE 1" = 30'
JOB NO.
SHEET
OF SHEETS

EXHIBIT II

Prepared by: B. Portz, City of West Des Moines Development Services, P.O. Box 65320, West Des Moines, IA 50265-0320, 515-222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, P. O. Box 65320, West Des Moines, IA 50265-0320

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING THE ELDORADO ESTATES PRELIMINARY PLAT (PP-002787-2015) TO SUBDIVIDE THE PROPERTY INTO 14 LOTS FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT

WHEREAS, pursuant to the provisions of Title 10, Subdivision Regulations, and Title 9, Zoning Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Chayse Holdings, LLC, has requested approval for the Eldorado Estates Preliminary Plat (PP-002787-2015) for that approximately 36 acre site located at 1450 S. Jordan Creek Parkway to create fourteen (14) single-family residential lots, one (1) street lot, and one (1) outlot for a future right-of-way connection;

Legal Description of Property

LOT 2, ROGERS FARM, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA CONTAINING 35.99 ACRES MORE OR LESS

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 September 14, 2015, the Plan and Zoning Commission did recommend to the City Council approval of the Eldorado Estates Preliminary Plat (PP-002787-2015);

WHEREAS, on, September 21, 2015, this City Council held a duly-noticed meeting to consider the application for Eldorado Estates Preliminary Plat (PP-002787-2015);

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The finding of consistency with the Comprehensive Plan as stated in the staff report, dated September 21, 2015 or as amended orally at the City Council meeting of September 21, 2015, are adopted.

SECTION 2. Preliminary Plat (PP-002787-2015) to subdivide the property into fourteen (14) single-family residential lots, one (1) street lot, and one (1) outlot for a future right-of-way connection is approved, subject to compliance with all the conditions in the staff report, dated September 21, 2015, including conditions added at the meeting, and attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the entitlement, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on September 21, 2015.

_____
Steven K. Gaer
Mayor

ATTEST:

_____
Ryan T. 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 September 21, 2015, by the following vote:

ATTEST:

_____
Ryan T. Jacobson
City Clerk

EXHIBIT A
CONDITIONS OF APPROVAL

1. The Eldorado Estates subdivision sign as depicted on the Landscape Plan is not approved as part of the Preliminary Plat approval. A separate review and approval of a sign permit shall be required to erect the sign. The sign location shall be located such that it does not interfere with the site triangle of the future intersection of Eldorado Point and the street that connects the property to the south; and
2. The landscaping as depicted on the Landscape Plan within the future right-of-way of the street connecting the property to the south shall be removed by the applicant at such time that the dedication of right-of-way is required to connect to the property to the south.