CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: October 3, 2016

ITEM: Whisper Rock at Quail Cove, north of Cherrywood Drive, east of I-35, and west of S. 50th Place – Subdivide property into 18 lots for single family development, one outlot for dedication to the City for parkland, three outlots for common space, and one outlot for storm water detention – Prairie Building and Development LLC – PP-002702-2015

RESOLUTION: Approval of Extension of Entitlement

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant, Prairie Building and Development, is requesting an extension of entitlement for a preliminary plat of property north of Cherrywood Drive, east of I-35, and west of S. 50th Place to subdivide the property into 18 lots for single family development, one outlot for dedication to the City for parkland, three outlots for common space, and one outlot for storm water detention. The preliminary plat was approved by the City Council on October 5, 2015. The property owner wishes to extend the entitlement while the property ownership is in transition and the final plat is being prepared.

OUTSTANDING ISSUES: There are no outstanding issues.

FINDINGS: This request has been review by city staff, and based upon that review, the following findings have been made:

1. There have been no changes to the provisions of the comprehensive plan or zoning regulations applicable to the project since the approval of the entitlement;

2. There have been no changes in the character of the site or its surroundings which affect how the standards of the comprehensive plan or zoning regulations apply to the project; and,

3. There have been no changes in the character of the site or its surroundings which detrimentally affect the environment.

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the City Council approve a one year extension of entitlement for the Whisper Rock at Quail Cove preliminary plat to October 5, 2017, subject to the applicant meeting all City Code requirements.

Lead Staff Member: Kara Tragesser, AICP KAR

Staff Reviews:

Department Director	LS
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	n/a	
Date(s) Published	n/a	
Letter sent to surrounding property owners		n/a

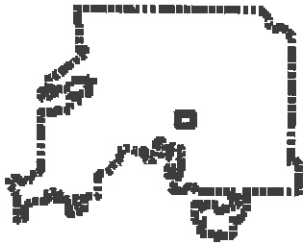
SUBCOMMITTEE REVIEW (if applicable)

Committee			
Date Reviewed			
Recommendation	Yes ☐	No ☐	Split ☐

ATTACHMENTS:

Exhibit I	-	Location Map
Exhibit II	-	Extension Request Letter from Applicant
Exhibit III	-	Preliminary Plat
Exhibit IV	-	City Council Resolution
Exhibit A	-	Conditions of Approval

Whisper Rock at Quail Cove



Legend

- Parcels

656.9 0 328.45 656.9 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

EXHIBIT I

EXHIBIT II

Tragesser, Kara

From: Brad Cooper <bcooper@cooper-crawford.com>
Sent: Tuesday, September 20, 2016 1:53 PM
To: Tragesser, Kara
Cc: Chris Thompson
Subject: RE: Whisper Rock at Quail Cove preliminary plat: Expires October 5, 2016

Hi Kara,

I know they are trying to sell it and use it as was platted, so please extend the PP.

Tx,

Bradley R. Cooper, P.E.

COOPER CRAWFORD & ASSOCIATES, LLC

475 South 50th Street, Ste. 800

West Des Moines, Iowa 50265

515-224-1344

515-224-1345 Fax

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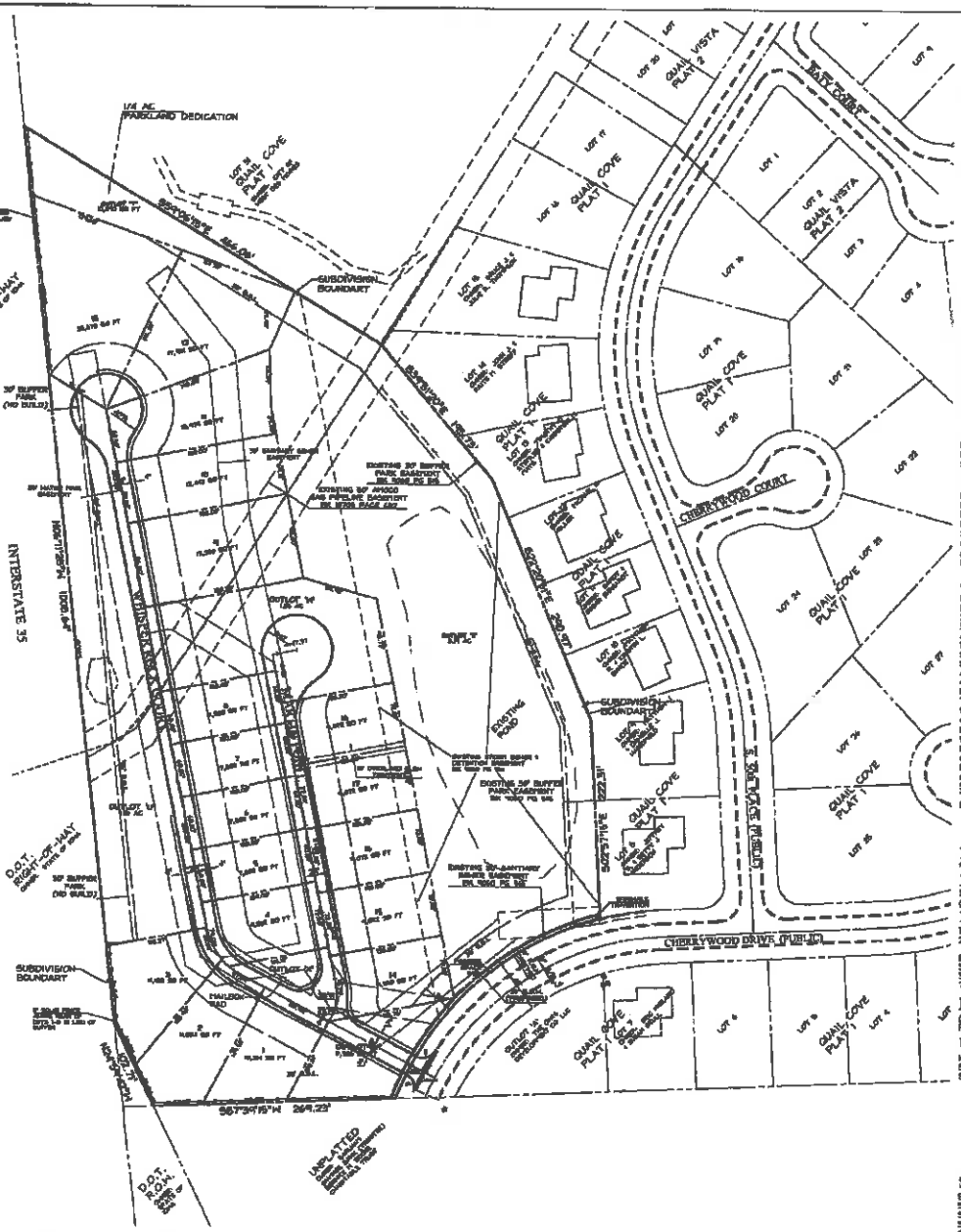
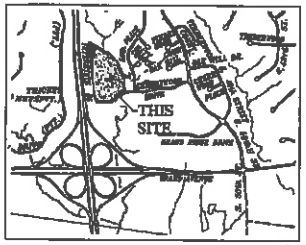
From: Tragesser, Kara [mailto:Kara.Tragesser@wdm.iowa.gov]
Sent: Tuesday, September 20, 2016 1:42 PM
To: Brad Cooper; dvdlbrght2@aol.com
Subject: Whisper Rock at Quail Cove preliminary plat: Expires October 5, 2016

Hello,

City of West Des Moines
PRELIMINARY PLAT
Whisper Rock at Quail Cove
Plan & Zoning Commission: September 28, 2015
City Council: October 5, 2015
Staff Approval Date: October 6, 2015
Case #: PP-002702-2015





VICINITY SKETCH

SCALE: 1"=1000'

COMPREHENSIVE PLAN
MEDIUM DENSITY RESIDENTIAL

LAND USE
MEDIUM DENSITY RESIDENTIAL

LAND USE DENSITY
EXISTING: VACANT
PROPOSED: 1.73 UNITS/ACRE

ZONING
R-1 SINGLE FAMILY

SETBACKS
FRONT-35' (FROM CURB/SIDEWALK TO FACE OF GARAGE)
REAR-35' (TO PLAT BOUNDARY)
SIDE- MIN 7' TOTAL 15'

PIPELINE NOTES
1. CONCRETE DRIVES, SIDEWALKS, AND ROADS REQUIRE A MINIMUM OF 5-1/2 FEET OF COVER OVER BETWEEN THE BOTTOM OF THE INSTALLATIONS AND THE TOP OF THE PIPELINE.
2. WILL BROWN W/ BUCKEYE PARTNERS LP CONTROL CENTER (1-800-331-4155) AND IOWA ONE-CALL (1-800-292-8989) MUST BE CONTACTED AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION NEAR THE PIPELINE.

GENERAL NOTES
1. PROPOSED R.O.W. & PAVING WIDTH MAY VARY, DEPENDING ON FINAL TRAFFIC REPORT.
2. SITE WILL BE GRADED TO BALANCE.
3. 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.
4. 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.
5. 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.
6. LOTS 10-15 WILL NEED TO HAVE FIRE SPRINKLER SYSTEM.
7. OUTLOTS 'U', 'W', 'X', AND 'Z' WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

IMPERVIOUS AREA
91,245 S.F. TOTAL IMPERVIOUS AREA (20.0% OF SITE)

BUFFER PARKS
30' BUFFER PARK
(PER WEST DES MOINES ZONING ORDINANCE)

PARKING REQUIREMENT
REQUIRED:
2 SPACES PER DWELLING UNIT = 36 SPACES

PROPOSED:
36 GARAGE SPACES
36 DRIVEWAY SPACES
72 TOTAL SPACES

DWELLING UNIT TYPE
(18) RANCH AND 2 STORY DETACHED DWELLING UNITS W/ FULL BASEMENTS. 1,419 S.F. - 1,780 S.F. UNITS.

UTILITIES
WATER SERVICE - WEST DES MOINES WATER WORKS
SANITARY SERVICE - CITY OF WEST DES MOINES SANITARY SEWER SYSTEM

SHEET INDEX

SHEET 1 DIMENSION PLAN
SHEET 2 GRADING PLAN
SHEET 3 UTILITY PLAN
SHEET 4 LANDSCAPE PLAN
SHEET 5 DETAILS

IOWA ONE-CALL

PRELIMINARY PLAT/SITE PLAN

WHISPER ROCK AT QUAIL COVE

Sheet 1 of 5

OWNER/APPLICANT
PRAIRIE BUILDING & DEVELOPMENT, LLC
1218 STRATFORD DRIVE
CLIVE, IOWA 50325

LEGAL DESCRIPTION
LOT 20, QUAIL COVE PLAT 1, AN OFFICIAL PLAT, CITY OF WEST DES MOINES, POLK COUNTY, IOWA.

EXCEPT 0.056 ACRES OF D.O.T. RIGHT-OF-WAY RECORDED IN BOOK 13594, PAGE 25 IN THE POLK COUNTY RECORDER'S OFFICE, POLK COUNTY, IOWA.

SAID TRACT OF LAND CONTAINS 10.422 ACRES MORE OR LESS.

SITE AREAS

BUILDINGS	45,020 S.F.	9.58
PAVING	42,710 S.F.	9.46
SIDEWALK	5,545 S.F.	1.21
OPEN SPACE	362,654 S.F.	79.75 (25% REQ.)
TOTAL	453,934 S.F.	100%

FIRM MAP DESIGNATION
THIS SITE IS WITHIN ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS REFERENCED ON FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 19153 0015 C, MAP REVISED FEBRUARY 15, 2006.

BENCHMARK
BM #041
Intersection of Grand Avenue and Bonneville Road, Southeast corner of Intersection, 71.8 feet South of the centerline of Grand Avenue, 372 feet East of the centerline of Bonneville Road. Standard Benchmark.

NGVD DATUM - 56.57 feet
NAVD88 - 880.58 feet

BM #042
4000 Block of Commerce Drive, 20 feet North of the centerline of Commerce Drive, 10 feet West of the centerline of concrete entrance to 4025 Commerce Drive. Standard Benchmark.

NGVD DATUM - 68.97 feet
NAVD88 - 842.49 feet

LEGEND
EXISTING/PROPOSED

- PLAT BOUNDARY
- STORM SEWER & SIZE
- SANITARY SEWER & SIZE
- WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- F.E.S.
- EXISTING CONTOURS
- PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK

CERTIFICATION
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.

BRADLEY R. COOPER, IOWA REGISTRATION NO. 12180
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015
PAGES OR SHEETS COVERED BY THIS SEAL: Sheets 1-5

COOPER CRAWFORD & ASSOCIATES, L.L.C.
CIVIL ENGINEERS
475 S. 50th STREET, SUITE 500, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 4-27-2015
REVISIONS: 9-11-2015

SCALE: 1"=60'

APPROVED: — INITIALED: — AS-BUILT: —

JOB NUMBER CC 1498

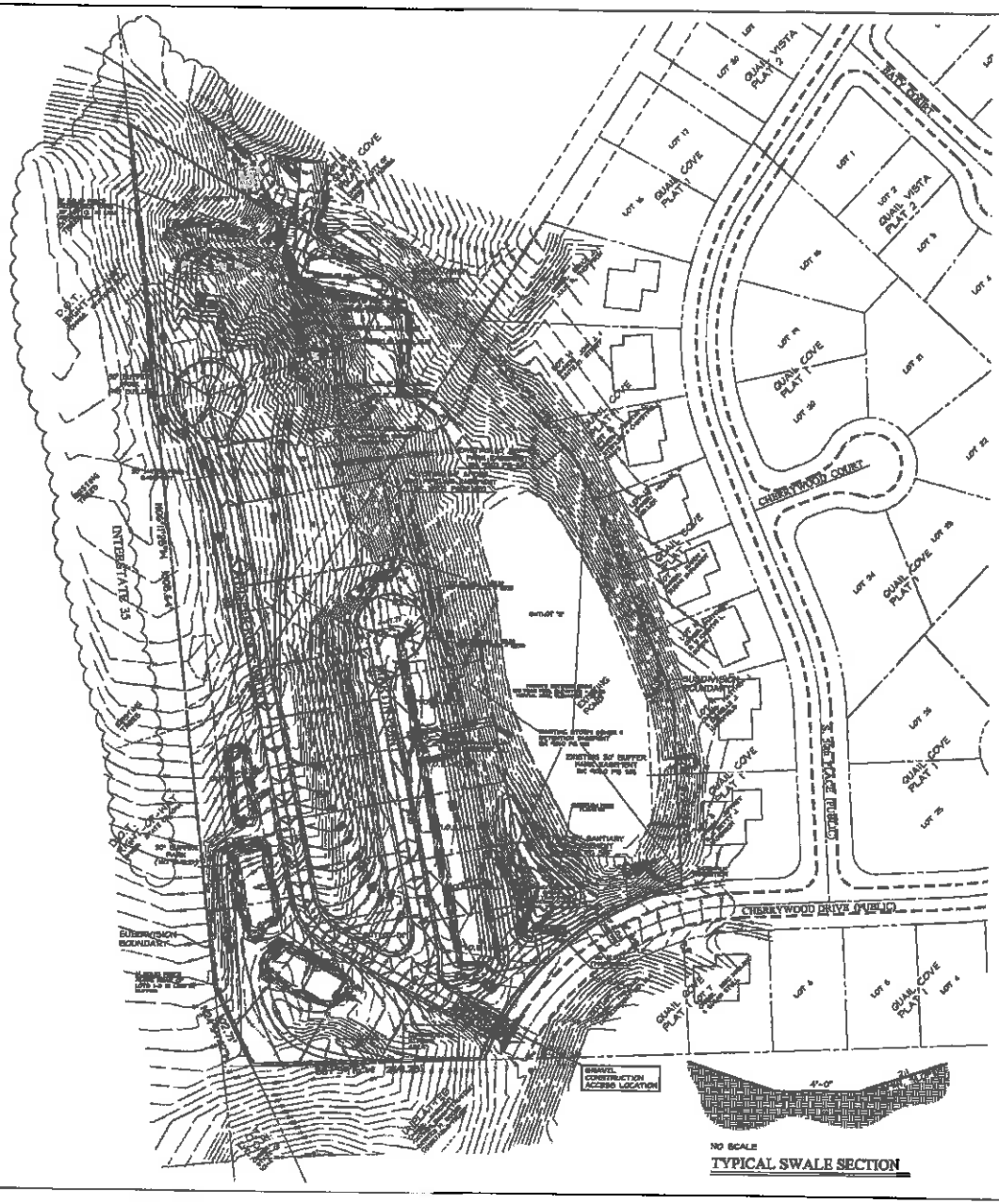
DIMENSION PLAN
WHISPER ROCK AT QUAIL COVE

SHEET 1 OF 5

LOT INFORMATION

#	AREA (SF)	ADDRESS
1	10,214.00	1731
2	11,884.00	1727
3	11,188.00	1723
4	9,582.00	1720
5	7,800.00	1716
6	7,800.00	1712
7	7,800.00	1708
8	7,800.00	1704
9	17,850.00	1692
10	13,442.00	1640
11	15,975.00	1639
12	17,971.00	1646
13	25,678.00	1694
14	9,260.00	1726
15	9,072.00	1727
16	9,072.00	1718
17	9,072.00	1717
18	9,072.00	1710

EXHIBIT III



NO SCALE

TYPICAL SWALE SECTION

STORM WATER POLLUTION PREVENTION PLAN

SITE DESCRIPTION

Location: Part of Sec. 3, T78N, R26W.
Nature of Construction Activity: Single family residential
Area: Total site area = 31.4 acres
Site area disturbed = 5.5 acres
Runoff coefficient = 0.45 (Rational method)
Approximate slope: predominate 3% or flatter.
Runoff from this project will flow into unnamed stream and eventually will flow into the South Skunk.

CONTROLS

Erosion and sediment controls
- Stabilization practices
  - Existing vegetation to preserved wherever possible.
  - Permanent seeding and/or sodding.
- Structural practices
  - Silt fences
  - Drainage swales
  - Rock outlet protection (riprap)
- Storm water management
  - Infiltration of runoff onsite.
  - Velocity dissipation devices at discharge locations to provide non-erosive velocity flows.
- Waste disposal
  - All building material waste must be removed from the site.
  - Off-site vehicle tracking of sediments shall be minimized.

MAINTENANCE

Maintain effective operating conditions of all protective measures identified in this plan.
- Silt fencing is removed when they have lost 50% of their capacity.
- Drainage swales remain unobstructed.
- Rock outlet protection (riprap) remains intact.

INSPECTIONS

Qualified personnel shall inspect disturbed areas of the construction site that have not been finally stabilized at least once every seven calendar days and within 24 hours of the end of a storm that is 0.5 inches or greater.
- Inspect site for evidence of, or the potential of, pollutants entering the drainage system from stored materials.
- Observe erosion and sediment controls to ensure that they are operating correctly.
- Locations where vehicles enter or exit the site shall be inspected for evidence of off-site sediment tracking.
- Inspect discharge locations to ensure whether erosion control measures are effective in preventing significant impacts to receiving waters.
- Any modifications to the plan as a result of an inspection shall be implemented within 7 calendar days of the inspection.
- An inspection report shall be prepared and retained as part of the prevention plan until project termination, the report will contain the following:
  - A summary of the scope of the inspection.
  - A summary of the personnel making the inspection.
  - Major observations relating to the implementation of the prevention plan.
  - Any actions taken.
  - Signature.

NON-STORM WATER DISCHARGES

Water main flushing
- Flushed water will be discharged into the storm sewer system where, when discharged, it will enlarge erosion and sediment controls consisting of:
  - Rock outlet protection (riprap)
  - Silt fencing
  - Existing vegetation

CONTRACTORS

The grading contractor shall have the responsibility of implementing the measures contained in this plan.
- All contractors and subcontractors shall sign a certification statement before conducting any professional service at the site relating to the National Pollutant Discharge Elimination System (NPDES) permit.

GRADING & EROSION CONTROL CONTACT PERSON

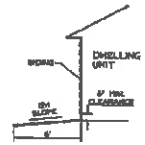
PEZZETI
BRENT CAMBRIDGE
(515) 309-1474

SEEDING / MULCHING TABLE

TEMPORARY
A. OATS, 65 LBS. PER ACRE. PLANT MARCH 1 TO APRIL 30.
B. SUDAN GRASS, 40 LBS. PER ACRE. PLANT MAY 1 TO AUGUST 20.
C. WINTER RYE, 100 LBS. PER ACRE. PLANT AUG 10 TO SEPT. 30.

PERMANENT
40 LBS./ACRE NORTHWEST BLUEGRASS CULTIVAR
40 LBS./ACRE NORTHWEST BLUEGRASS CULTIVAR (NOT SAME AS ABOVE)
20 LBS./ACRE CREEPING RED FESCUE
20 LBS./ACRE CREEPING RED FESCUE
15 LBS./ACRE CERTIFIED PERENNIAL RYEGRASS CULTIVAR
15 LBS./ACRE CERTIFIED PERENNIAL RYEGRASS CULTIVAR (NOT SAME AS ABOVE)

1. PRIOR TO SEEDING, DETERMINE pH LEVEL AND FERTILIZER AND NEEDED. IF NEEDED 2500 LBS. ECO LIMESTONE/ACRE; 500 LBS. NITROGEN/ACRE; 50 LBS. POTASSIUM/ACRE LIME AND FERTILIZER WILL BE INCORPORATED INTO TOP 3 INCHES OF SEEDBED PLANCH.
2. PRIOR TO SEEDING AND MULCHING, THE SEEDBED WILL BE SEASONABLY FIRM, SMOOTH, AND FREE OF RILLS AND GULLIES.
3. IF THE SEED IS BROADCAST, THE SOIL WILL BE CULTIVATED IMMEDIATELY PRIOR TO AND IMMEDIATELY FOLLOWING SEEDING. IF THE SEED IS DRILLED, AND THE DRILL WILL NOT PRESS SEEDS, THE SEEDBED WILL BE FIRMED WITH A CULTIPACKER IMMEDIATELY PRIOR TO AND IMMEDIATELY FOLLOWING THE DRILL.
4. DRY STRAW OR HAY, 2 TONS PER ACRE. ANCHOR STRAW WITH MACHINE TILLER OR ASPHALT TACK @ 400 PER ACRE.
5. WOOD CHIPS OR BARK, 10-15 TONS PER ACRE.



FOUNDATION GRADING DETAIL

NO SCALE

IOWA ONE-CALL

PRELIMINARY PLAT/SITE PLAN

WHISPER ROCK AT QUAIL COVE

Sheet 2 of 5

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 (515-222-3620) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
6. 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 1287, 54-1466. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (515-222-3485) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
7. DESIGNATED BUFFERS SHALL BE LABELED AS A "NO BUILD AREA".
8. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS 48 HOURS BEFORE CONSTRUCTION BEGINS BY CALLING 222-3480.
9. PAVEMENT REMOVAL FOR PRIVATE DRIVEWAY CONNECTION TO PUBLIC STREET SHALL BE TO NEAREST LONGITUDINAL JOINT APPROXIMATELY 3 FEET FROM THE BACK OF CURB AND THE NEAREST TRANSVERSE JOINT AT THE END OF RADIUS; VERIFY REMOVAL LIMITS WITH WDM CONSTRUCTION INSPECTOR PRIOR TO ANY REMOVAL.

BENCHMARK

BM 8041
Intersection of Grand Avenue and Bonneville Road, Southeast corner of intersection, 71.5 feet South of the centerline of Grand Avenue, 372 feet East of the centerline of Bonneville Road. Standard Benchmark.

WDM DATUM = 56.67 feet
NAVD88 = 830.55 feet

BM 8042
4000 Block of Commerce Drive, 20 feet North of the centerline of Commerce Drive, 15 feet West of the centerline of concrete entrance to 4025 Commerce Drive. Standard Benchmark.

WDM DATUM = 68.97 feet
NAVD88 = 842.75 feet

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- 21" STORM SEWER & SIZE
- 8" SANITARY SEWER & SIZE
- 6" WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- F.E.S.
- 800 EXISTING CONTOURS
- 800 PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK

COOPER CRAWFORD & ASSOCIATES, L.L.C.
CIVIL ENGINEERS
475 S. 50th STREET, SUITE 300, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 4-17-2013
REVISIONS: 9-11-2013

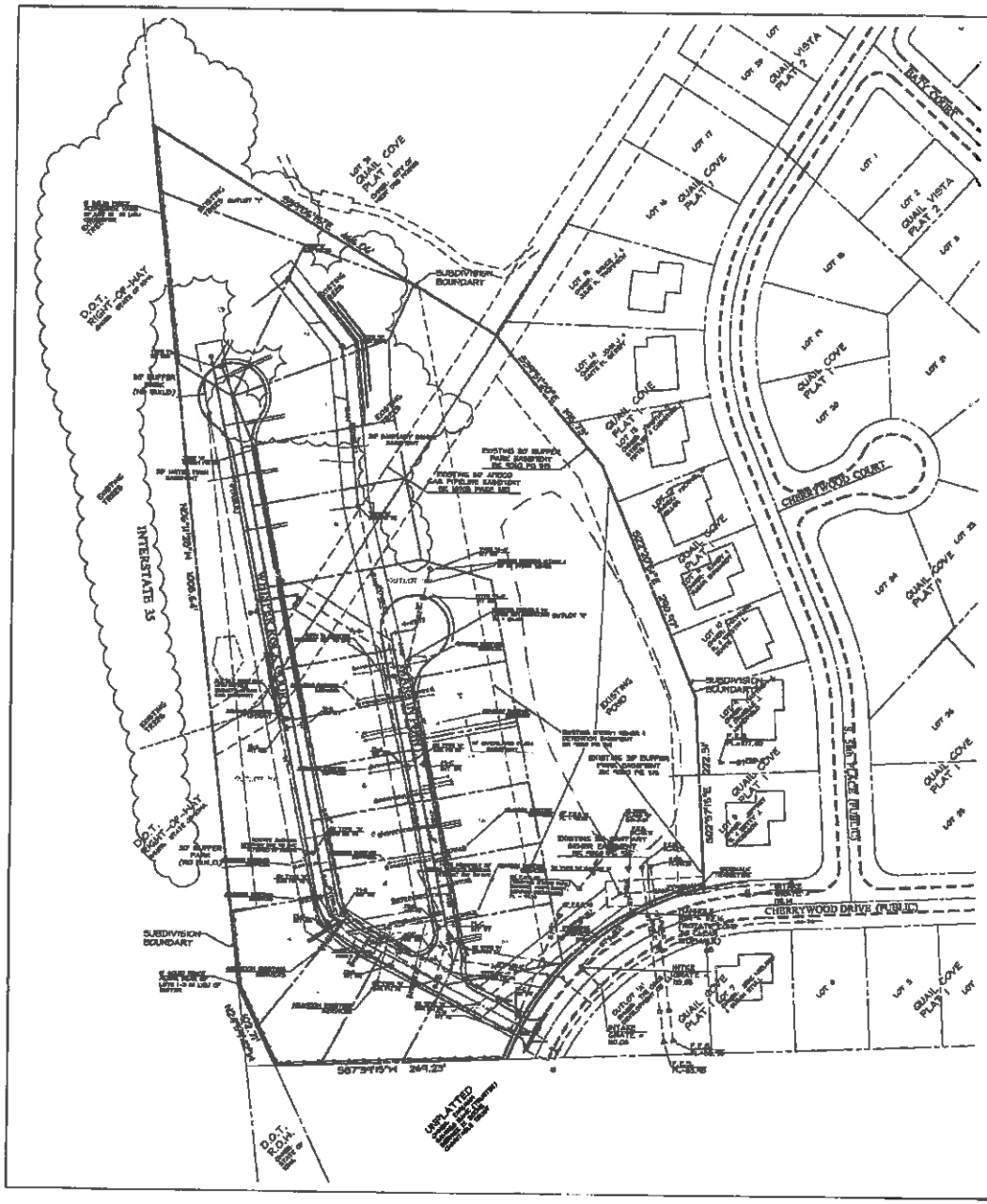
SCALE: 1"=60'

APPROVED: — INITIALED: — AS-BUILT: —

JOB NUMBER: CC 1498

GRADING PLAN
WHISPER ROCK AT QUAIL COVE

SHEET 2 OF 5



SANITARY SEWER

PM #6 TO EX CMP
65 L.F. 8-INCH SANITARY SEWER @ 3.00%

PM #7 TO PM #6
174 L.F. 8-INCH SANITARY SEWER @ 1.00%

PM #8 TO PM #7
38 L.F. 8-INCH SANITARY SEWER @ 1.00%

MANHOLE #6
RIM = 934.80
IN E = 919.75
OUT S = 919.05

MANHOLE #7
RIM = 938.50
IN NW = 922.35
OUT S = 922.25

MANHOLE #8
RIM = 935.50
OUT SE = 921.37

INSTALL 5 EA. SERVICE
REMOVE 5 EA. SERVICE

STORM SEWER

TYPE 11-A1 PM #19
RIM = 941.50
IN N = 937.75
OUT S = 937.65

TYPE 11-A1 INT #29
GRATE = 931.75
OUT S = 929.50

TYPE 11-A1 INT #28
GRATE = 931.50
OUT S = 926.27

MANHOLE 6 IN TO EX INT #17
386 L.F. 12-INCH RCP @ 1.00%

INT #30 TO INT #19
177 L.F. 12-INCH RCP @ 1.00%

INSTALL 5 EA. SERVICE
REMOVE 5 EA. SERVICE

EX. STORM SEWER CHANGES

REMOVE:
TYPE 11-A1 INT #13
GRATE = 939.00
OUT S = 916.57

EX TYPE 11-C INT. 24
CURRENT GRATE = UNKNOWN
ADJ. GRATE TO = 932.50
IN SW = 926.45
IN NW = 926.57
OUT NE = 926.00

EX TYPE 11-C INT. 15
CURRENT GRATE = UNKNOWN
ADJ. GRATE TO = 932.30
OUT NE = 926.30

EX TYPE 11-A1 PM #5
CURRENT GRATE = UNKNOWN
ADJ. GRAT TO = 926.50
IN NW = 922.50
IN S = 924.25
OUT SE = 921.50

EX TYPE 11-A1 INT #5
CURRENT GRATE = 931.50
ADJ. GRATE TO = 931.55
OUT E = 928.50

EX TYPE 11-C INT #6
CURRENT GRATE = UNKNOWN
ADJ. GRATE TO = 934.00
IN W = 929.35
IN N = 926.55
OUT S = 926.15

EX TYPE 11-A1 INT #13
CURRENT GRATE = UNKNOWN
ADJ. GRATE TO = 934.50
OUT E = 928.50

TYPE 11-A1 PM #8
CURRENT GRATE = 928.30
ADJ. RIM TO = 929.43
IN W = 925.57
OUT S = 919.40

EX TYPE 11-C INT #12
CURRENT GRATE = UNKNOWN
ADJ. GRATE = 928.50
IN SW = 921.75
IN NW = 920.05
OUT SE = 919.05

EX TYPE 11-A1 INT #14
CURRENT GRATE = UNKNOWN
ADJ. GRATE TO = 939.50
OUT N = 930.50

EX TYPE 11-C INT #10
CURRENT GRATE = 929.40
ADJ. GRATE TO = 932.30
IN SW = 926.46
IN E = 929.35
OUT SE = 928.26

TYPE 11-C INT #9
CURRENT GRATE = 930.41
ADJ. GRATE TO = 930.30
OUT NE = 926.70

TYPE 11-C INT #17
CURRENT GRATE = 146.46
ADJ. GRATE TO = 148.30
IN N = 940.45
IN W = 940.30
OUT S = 940.21

TYPE 11-A1 INT #16
CURRENT GRATE = 146.37
ADJ. GRATE TO = 148.30
OUT S = 942.19

REMOVE 35 L.F. OF 12-INCH RCP STARTING FROM EX INTAKE #10

EX. SANITARY SEWER CHANGES

SANITARY MANHOLE #12
CURRENT RIM = UNKNOWN
ADJ. RIM TO = 18.30
IN NW = 926.75
OUT NE = 926.64

SANITARY MANHOLE #5
CURRENT RIM = UNKNOWN
ADJ. RIM TO = 930.00
IN NW = 927.50
IN NE = 927.70
OUT SE = 927.60

SANITARY MANHOLE #4
CURRENT RIM = UNKNOWN
ADJ. RIM TO = 931.60
IN N = 928.45
OUT S = 928.25

SANITARY MANHOLE #3
CURRENT RIM = 931.45
ADJ. RIM TO = 931.30
IN N = 929.50
OUT S = 929.40

SANITARY MANHOLE #9
CURRENT RIM = 931.14
ADJ. RIM TO = 931.30
N E = 926.50
OUT SE = 926.40

SANITARY MANHOLE #6
CURRENT RIM = 927.76
ADJ. RIM TO = 927.75
OUT S = 922.49

EXISTING ORIFICE DETAIL
NO SCALE

WATER MAIN QUANTITIES

411	LF. 8-INCH WATER MAIN
1	EA. 8-INCH VALVE
1	EA. 8"X8"X8" TEE
1	EA. HYDRANT, REDUCER & 6-INCH VALVE
1	EA. HYDRANT, TEE & 6-INCH VALVE
76	DUCTILE IRON PIPE
7	EA. SERVICE
7	EA. SERVICE REMOVED/ABANDONED

NOTES:
1. ALL WATERMAINS ARE LOCATED 4' BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL TERMINATE ALL DEAD-END WATER MAINS WITH A BLOW-OFF HYDRANT.
3. ALL SEWERS ARE PRIVATE UNLESS OTHERWISE NOTED.

IOWA ONE-CALL

PRELIMINARY PLAT/SITE PLAN

WHISPER ROCK AT QUAIL COVE

Sheet 3 of 5

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 (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
6. 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 1247, 54-PPB. 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.
7. DESIGNATED BUFFERS SHALL BE LABELED AS A "NO BUILD AREA".
8. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS 48 HOURS BEFORE CONSTRUCTION BEGINS BY CALLING 222-3465.
9. ALL SEWERS ARE PRIVATE UNLESS OTHERWISE NOTED.
10. ALL LIGHTS ARE TO BE DOWNCAST CUTOFF VARIETY. WALL PACKS ARE PROHIBITED. THE MAXIMUM ILLUMINATION ALLOWED AT THE PROPERTY LINE IS 1 FOOT-CANDLE.
11. ABANDONED UTILITY DISCONNECTS MUST BE INSPECTED BEFORE COVERING.

UTILITIES

1. ALL SEWERS ARE PRIVATE UNLESS OTHERWISE NOTED.

BENCHMARK

BM #941
Intersection of Grand Avenue and Bonaville Road, Southeast corner of Intersection, 71.6 feet South of the centerline of Grand Avenue, 572 feet East of the centerline of Bonaville Road. Standard Benchmark.

NGVD DATUM - 956.87 feet
NAVD88 - 890.58 feet

BM #942
4000 Block of Commerce Drive, 20 feet North of the centerline of Commerce Drive, 15 feet West of the centerline of concrete entrance to 4025 Commerce Drive. Standard Benchmark.

NGVD DATUM - 88.47 feet
NAVD88 - 842.45 feet

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- 91" STORM SEWER & SIZE
- 8" SANITARY SEWER & SIZE
- 16" WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- F.E.S.
- EXISTING CONTOURS
- PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK

COOPER CRAWFORD & ASSOCIATES, L.L.C.
CIVIL ENGINEERS
473 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 4-21-2015
REVISION(S): 6-11-2015

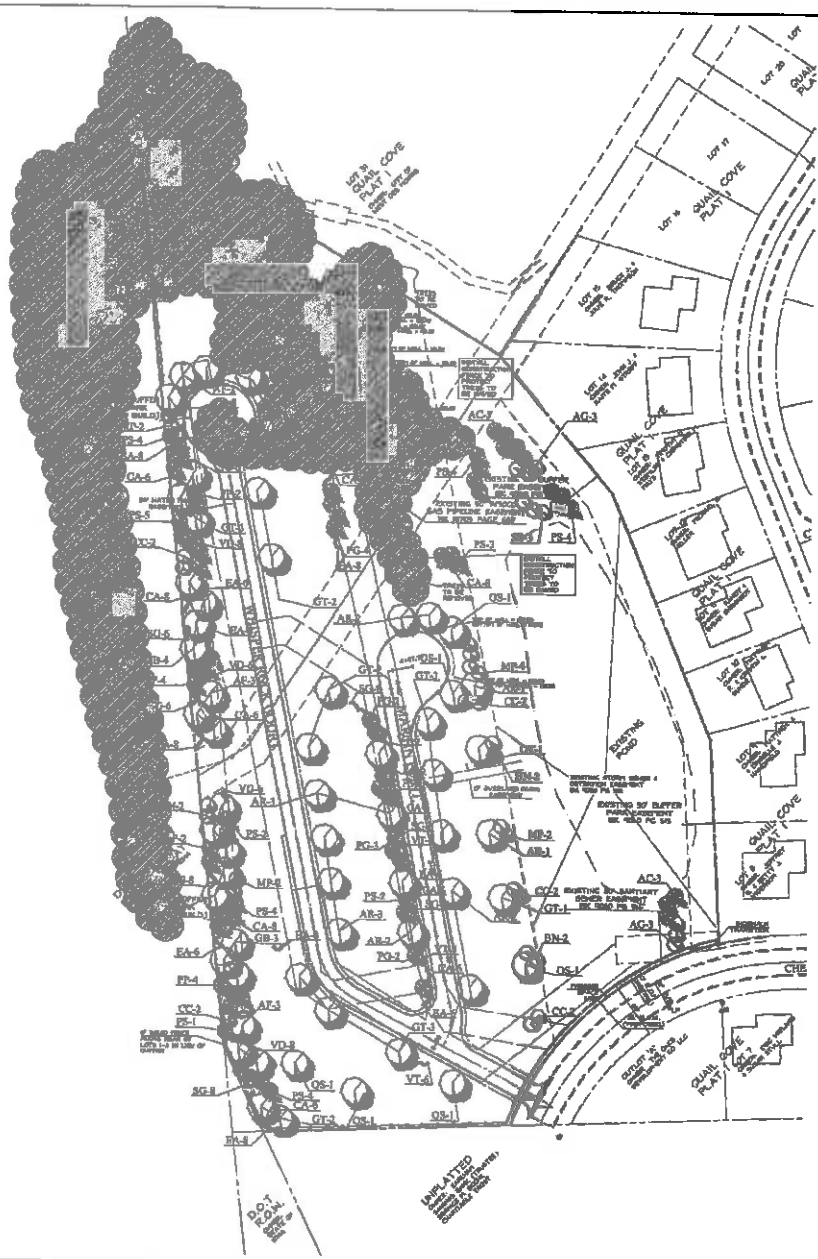
SCALE: 1"=60'

APPROVED: -- INITIALS: -- AS-BUILT: --

JOB NUMBER CC 1498

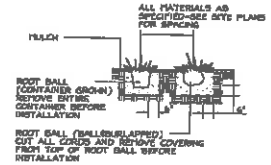
UTILITY PLAN
WHISPER ROCK AT QUAIL COVE

SHEET 3 OF 5

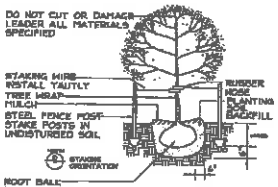


GENERAL NOTES:

1. ANY SUBSTITUTIONS OF MATERIAL IN EITHER SIZE OF SPECIES MUST HAVE APPROVAL OF LANDSCAPE ARCHITECT PRIOR TO PLANTING.
2. LANDSCAPE CONTRACTOR TO HAVE ALL UTILITIES LOCATED IN FIELD BEFORE STARTING WORK. LANDSCAPE CONTRACTOR SHALL ALSO MAKE A THOROGH FIELD INVESTIGATION BEFORE WORK BEGINS AND INFORM THE CITY OF WEST DES MOINES OF ANY CORRECTIVE MEASURES NEEDED. ALL DAMAGE TO UTILITIES OR OTHER UNDERGROUND STRUCTURES CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE REPAIRED, AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE OWNER.
3. THE LANDSCAPE ARCHITECT/OWNER SHALL RETAIN THE RIGHT TO INSPECT ALL MATERIAL BEFORE INSTALLATION, INCLUDING AT THE LANDSCAPE CONTRACTOR'S SOURCE NURSERY.
4. PLANT QUANTITIES SHOWN FOR INFORMATION ONLY. DRAWING SHALL PREVAIL IF CONFLICT OCCURS.
5. THE LANDSCAPE CONTRACTOR SHALL STAKE OR RELOCATE ALL MATERIAL FOR APPROVAL PRIOR TO INSTALLATION AND CONTACT LANDSCAPE ARCHITECT @ COOPER CRAWFORD & ASSOCIATES, LLC (224-1344).
6. LANDSCAPE CONTRACTOR RESPONSIBLE FOR FIRST INITIAL WATERING ON SAME DAY OF MATERIAL PLANTING AND SUBSEQUENT WATERINGS FOR A PERIOD OF TWO WEEKS FOLLOWING PLANTING. QUANTITY AND FREQUENCY OF WATERING WILL BE DETERMINED BY LANDSCAPE ARCHITECT AND WEATHER CONDITIONS AT THE TIME.
7. PROTECT ALL EXISTING STRUCTURES INCLUDING SIGNAGE, WILDFLOWER AREAS, PARKING LOTS, BUILDINGS, SIDEWALKS, AND EXISTING TREES. THE SITE TO BE CLEAN AND CLEAR OF ANY DEBRIS RESULTING FROM LANDSCAPE WORK.
8. PLACE A MINIMUM OF 3" OF SHREDDED BARK MULCH AROUND EACH INDIVIDUAL TREE, SHRUB AND PERENNIAL GROUPINGS WHERE SHOWN ON PLAN.
9. ALL DISTURBED TURF AREAS SHALL BE REPLACED, AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
10. LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF INSTALLATION.
11. ALL PLANT MATERIAL SHALL CONFORM TO THE 'AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 - 1996' OR MOST RECENT EDITION.
12. PLANT BED PREPARATION FOR PERENNIAL AND GRASS LOCATIONS - SOIL IN THESE AREAS TO BE AMENDED WITH 2" HORSE MANURE, BLACK COMPOST, OR SPHAGNUM PEAT AND THOROGHLY TILLED IN. A 'DUSTING' OF PERLITE PRIOR TO TILLING WILL ALSO BE REQUIRED. 'TREFLAN' OR APPROVED EQUAL PRE-EMERGENT TO BE APPLIED PRIOR TO PLANTING.
13. NO TREES ARE ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.
14. THE LANDSCAPING BUFFER ALONG THE INTERSTATE MILL NEED TO BE INSTALLED PRIOR TO THE FINAL PLAT BEING APPROVED.



SHRUB PLANTING DETAIL
NO SCALE



DECIDUOUS TREE PLANTING & STAKING DETAIL
NO SCALE

OPEN SPACE REQUIREMENT

BASE ON 25% OPEN SPACE = 115,447 S.F.
REQUIRED:
2 TREES / 3,000 S.F. OPEN SPACE = 76 TREES
5 SHRUBS / 3,000 S.F. OPEN SPACE = 114 SHRUBS

PROVIDED:
70 TREES
14 SHRUBS

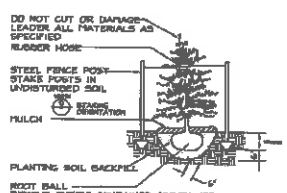
EXISTING TREES TO SATISFY THE REMAINDER OF REQUIRED PLANTINGS

OPEN SPACE PLANTING SCHEDULE

COUNT	KEY	Botanical name/COMMON NAME	SIZE	CONDITION REMARKS	
OVERSTORY TREES					
5	QS	Quercus shumardii SOUTHERN RED OAK	2" cal.	B&B	SEE PLAN
17	AR	Acer rubrum RED MAPLE	2" cal.	B&B	SEE PLAN
12	GT	Gleditsia triacanthos SKYLINE HONEYLOCUST	2" cal.	B&B	SEE PLAN
UNDERSTORY TREES					
4	BN	Betula nigra RIVER BIRCH	8'-10' ht.	B&B	MULTI-STEM
6	CC	Crataegus crusgalli inermis THORNLESS HAWTHORN	6'-7' ht.	B&B	MULTI-STEM
6	PP	Prunus virginiana 'Schubert' PRAIRIFIRE CHERRYPLE	1 1/2" cal.	B&B	SEE PLAN
EVERGREEN TREES					
11	PG	Picea glauca 'Densata' BLACK HILLS SPRUCE	6'-8' ht.	B&B	SEE PLAN
5	PS	Pinus strobus EASTERN WHITE PINE	6'-8' ht.	B&B	SEE PLAN
SHRUBS					
76	VT	Viburnum trilobum AM. CRANBERRY BUSH VIBURNUM	30"-36" ht.	B&B	SEE PLAN
54	EA	Euonymus alatus 'compacta' DWARF BURNING BUSH	18"-24" ht.	CONT.	SEE PLAN
34	CA	Cornus sericea REDTWIG DOGWOOD	24"-30" ht.	CONT.	SEE PLAN
20	SG	Spiraea x 'Goldmound' GOLDMOUND SPIREA	18"-24" ht.		SEE PLAN

(WEST) BUFFER PLANTING SCHEDULE

COUNT	KEY	Botanical name/COMMON NAME	SIZE	CONDITION REMARKS
OVERSTORY TREES				
5	AF	Acer x freemanii 'Jeffersred' AUTUMN BLAZE FREEMAN MAPLE	2" cal.	B&B SEE PLAN
7	GB	Ginkgo biloba CARGO	2" cal.	[illegible] SEE PLAN
10	GT	Gleditsia triacanthos inermis' SKYLINE HONEYLOCUST	2" cal.	[illegible] SEE PLAN
UNDERSTORY TREES				
2	BN	Betula nigra RIVER BIRCH	8'-10' ht.	B&B MULTI-STEM
4	CC	Crataegus crusgalli inermis THORNLESS HAWTHORN	6'-7' ht.	B&B MULTI-STEM
4	PP	Prunus virginiana 'Schubert' PRAIRIFIRE CHERRYPLE	1 1/2" cal.	B&B SEE PLAN
EVERGREEN TREES				
12	PG	Picea pungens glauca COLORADO BLUE SPRUCE	6'-8' ht.	[illegible] SEE PLAN
20	PS	Pinus strobus WHITE PINE	6'-8' ht.	B&B SEE PLAN
SHRUBS				
47	CA	Cornus sericea RED-TWIG DOGWOOD	5 gal.	CONT. SEE PLAN
34	SG	Spiraea x 'Goldmound' GOLDMOUND SPIREA	18"-24" ht.	CONT. SEE PLAN
34	VD	Viburnum dentatum ARROWWOOD VIBURNUM	18"-24" ht.	CONT. SEE PLAN
44	EA	Euonymus alatus compacta' DWARF BURNINGBUSH	18"-24" ht.	CONT. SEE PLAN



EVERGREEN TREE PLANTING & STAKING DETAIL
NO SCALE

IOWA ONE-CALL

PRELIMINARY PLAT/SITE PLAN

WHISPER ROCK AT QUAIL COVE

Sheet 4 of 5

30' (WEST) BUFFER PARK REQUIREMENT

REQUIRED:
1 OVERSTORY, 2 UNDERSTORY AND 6 SHRUBS PER 55 LF. BUFFER.

BASED ON 1,111 LF. BUFFER
OVERSTORY TREES - 32
UNDERSTORY TREES - 64
SHRUBS - 192

PROPOSED:
OVERSTORY TREES - 26
EVERGREEN TREES - 38
UNDERSTORY TREES - 12
SHRUBS - 172

EXISTING TREES TO SATISFY THE REMAINDER OF REQUIRED PLANTINGS

BUFFER PARKS

30' BUFFER PARK
(PER WEST DES MOINES ZONING ORDINANCE)

BENCHMARK

BM #041
Intersection of Grand Avenue and Bonwella Road, Southeast corner of intersection, 71.0 feet South of the centerline of Grand Avenue, 272 feet East of the centerline of Bonwella Road. Standard Benchmark.

NGVD DATUM - 56.57 feet
NAVD88 - 850.58 feet

BM #042
4000 Block of Commerce Drive, 20 feet North of the centerline of Commerce Drive, 15 feet West of the centerline of concrete entrance to 4025 Commerce Drive. Standard Benchmark.

NGVD DATUM - 68.97 feet
NAVD88 - 842.78 feet

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- STORM SEWER & SIZE
- SANITARY SEWER & SIZE (MULTI-STEM)
- WATER MAIN & SIZE (MULTI-STEM)
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- F.E.S.
- EXISTING CONTOURS
- PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS
475 E. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 4-27-2015
REVISED: 9-11-2015

SCALE: 1"=60'

JOB NUMBER CC 1498

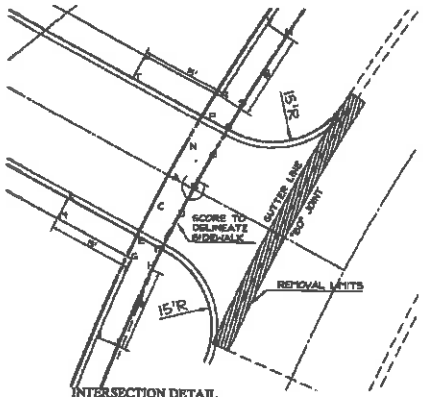
LANDSCAPE PLAN
WHISPER ROCK AT QUAIL COVE

SHEET 4 OF 5

PRELIMINARY PLAT/SITE PLAN

WHISPER ROCK AT QUAIL COVE

Sheet 5 of 5

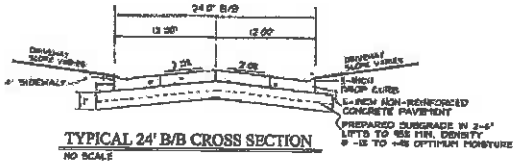


INTERSECTION DETAIL

RAMP ELEVATIONS

SCALE: NONE (GRADES @ TOP OF SLAB)

A =	112.30'
B =	112.22'
C =	112.18'
D =	112.10'
E =	112.06'
F =	111.98'
G =	112.12'
H =	112.04'
I =	113.37'
J =	113.29'
L =	112.87'
M =	112.79'
N =	112.18'
O =	112.10'
P =	112.06'
Q =	111.98'
R =	112.12'
S =	112.06
T =	112.84'
U =	112.95'
V =	112.42'
W =	112.36'

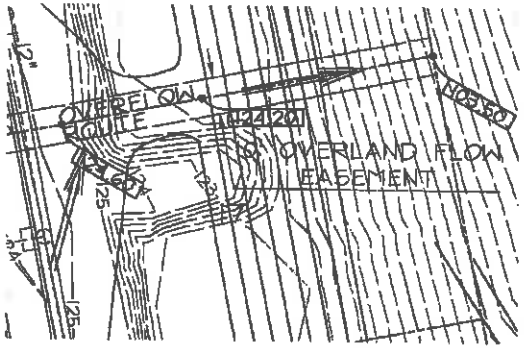


TYPICAL 24' B/B CROSS SECTION

NO SCALE

SIDEWALK DETAIL

NO SCALE

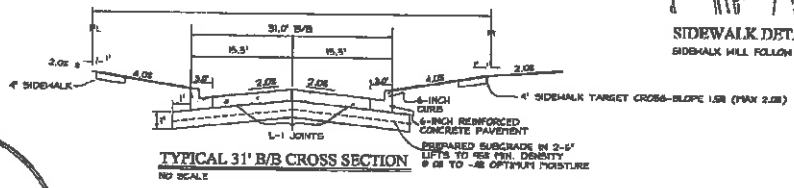


SIDEWALK DETAIL @ OVERLFOW LOCATIONS

SIDEWALK WILL FOLLOW THE BACK OF CURB ELEVATIONS. MINIMUM SLOPE THROUGH THE SWALE WILL BE 1.0%.

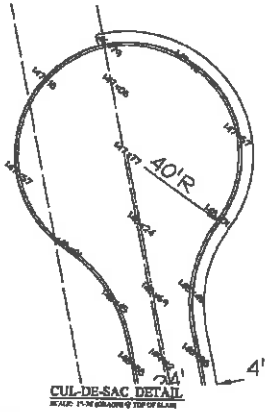
INTERSECTION NOTES:

1. BEFORE THE CONCRETE IS PLACED, THE SAW CUT JOINTS SHALL BE COMPLETELY CLEANED OF ALL LOOSE CONCRETE OR FOREIGN MATERIAL
2. SAW CUT AND REMOVE EXISTING CONCRETE PAVEMENT A WIDTH OF 3' WHEN EXISTING JOINT IS 3' FROM BACK OF CURB. CUT TO NEAREST LONGITUDINAL JOINT AT END OF RADIUS.
3. SAW CUT PAVEMENT JOINTS IN GENERAL CONFORMANCE WITH PORTLAND CEMENT CONCRETE INTERSECTION DETAILS.

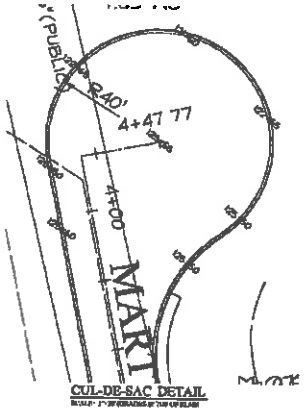


TYPICAL 31' B/B CROSS SECTION

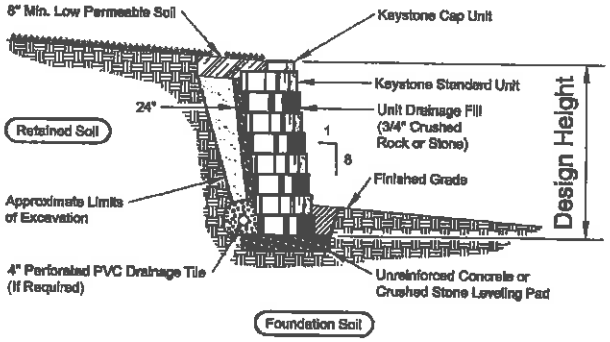
NO SCALE



CUL-DE-SAC DETAIL



CUL-DE-SAC DETAIL



Typical Gravity Wall Section

Standard Unit - 1" Setback

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- STORM SEWER & SIZE
- SANITARY SEWER & SIZE
- WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- F.E.S.
- EXISTING CONTOURS
- PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK

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COOPER CRAWFORD & ASSOCIATES, L.L.C.
CIVIL ENGINEERS
473 S. 30th STREET, SUITE 100, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 4-17-2013
REVISIONS: 8-11-2014

SCALE: 1"=60'

APPROVED: — INITIALED: — AS-BUILT: —

JOB NUMBER CC 1498

DETAILS
WHISPER ROCK AT QUAIL COVE

SHEET 5 OF 5

IOWA ONE-CALL

Prepared by: K.Tragesser, Development Services, City of WDM, 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 AN EXTENSION OF ENTITLEMENT FOR AN APPROVED PRELIMINARY PLAT FOR WHISPER RIDGE AT QUAIL COVE LOCATED NORTH OF CHERRYWOOD DRIVE, EAST OF I-35, AND WEST OF S. 50TH PLACE TO SUBDIVIDE THE PROPERTY INTO 18 LOTS FOR SINGLE FAMILY DEVELOPMENT, ONE OUTLOT FOR DEDICATION TO THE CITY FOR PARKLAND, THREE OUTLOTS FOR COMMON SPACE, AND ONE OUTLOT FOR STORM WATER DETENTION

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Prairie Building and Development, has requested an extension of entitlement for the approved Preliminary Plat Whisper Rock at Quail Cove:

Legal Description of Property

LOT 30, QUAIL COVE PLAT 1, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA.

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, October 3, 2016, this City Council held a duly-noticed meeting to consider the request for an extension of entitlement for the approved Whisper Rock at Quail Cove Preliminary Plat to a date of October 5, 2017;

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

SECTION 1. The findings, as stated in the staff report, dated October 3, 2016, or as amended orally at the City Council meeting of October 3, 2016, are adopted.

SECTION 2. EXTENSION OF ENTITLEMENT for Whisper Rock at Quail Cove preliminary plat is approved, subject to compliance with all the conditions in the staff report, dated October 3, 2016, including conditions added at the Hearing, 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 October 3, 2016.

_____

Steve Gaer, 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 October 3, 2016 by the following vote:

AYES:
NAYS:
ABSTENTIONS:
ABSENT:

ATTEST: _____

Ryan Jacobson
City Clerk

EXHIBIT A

None