

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

Meeting Date: October 24, 2022

ITEM: Stonewood Plat 1, Northeast Corner of S. Grand Prairie Parkway and Booneville Road – Approve a Preliminary Plat to create 40 lots for Single Family Residential development, and 4 outlots and 4 street lots – Stonewood, Inc. – PP-005814-2022

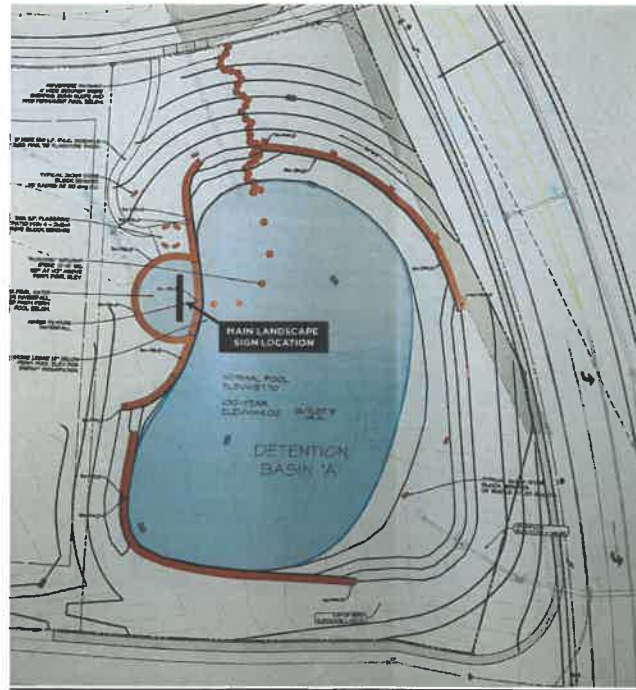
Resolution: Approval of Revised Preliminary Plat

Background: Edward Arp with Civil Engineering Consultants, on behalf of the applicant and property owner, Stonewood, Inc., requests approval of a Revised Preliminary Plat for the approximately 61.6-acre property generally located at Northeast Corner of S. Grand Prairie Parkway and Booneville Road. Like the originally approved Preliminary Plat, the applicant proposes to subdivide the property into forty (40) lots for Single Family Residential Development, three (3) outlots for storm water detention, one (1) outlot for future development and four (4) street lots to be dedicated to the city. As detailed below, this revised Preliminary Plat is being presented to modify the buffer planting plan, provide details for the development entrance signage features and to add a street name.

Staff Review & Comment:

- **Financial Impact:** There is no City funding of this project; however, as part of the improvements for the Microsoft Ginger West project, the City constructed S. Grand Prairie Parkway along the western boundary and reconstructed Booneville Road along the south boundary of the subject project. There will be staff time for inspections as part of the construction of each dwelling.
- **History:** The obtainment of right-of-way for S. Grand Prairie Parkway resulted in small, orphaned pieces of ground on the east side of the then future roadway (now constructed). The property owners negotiated a land swap and the City Council approved three (3) Plats-of-Survey to accommodate the land swap and transfer of ownership: Parcel 21-63 (approved on July 19, 2021), Parcel 21-149 and Parcel 21-150 (approved on February 7, 2022). In March 2022, the City Council amended the Comprehensive Plan and Zoning Map to establish Single-Family (RS-14 & RS-30) and Medium Density Residential (RM-8) land use and zoning. The original Preliminary Plat was approved by the City Council on April 4, 2022.
- **Changes from Original Preliminary Plat:**
 - **Buffer Planting Plan** – City Code requires buffers to provide a combination of overstory, understory and evergreen trees. The evergreens are to be a minimum of 35% of the trees required to provide winter interest in the landscape. The development is a heavily wooded mature ‘Oak Savanna’ and the applicant would like to use additional native deciduous varieties typical of an Oak Savanna and eliminate the evergreens due to inconsistency with typical trees found within a native Oak Savanna. This same rationale was applied to the Preserve development that is located south of the Raccoon River and also within a mature Oak Savanna. Staff is agreeable to the request but does not have authority to allow, thus this revised Preliminary Plat is being provided for consideration by the Commission and approval by the City Council.

- ***Development Entry Feature:*** As indicated in the mock-up illustration below, the developer is planning an elaborate water feature as part of the development sign to be located at the northeast corner of Booneville Road and S. Grand Prairie Parkway. The grading, limestone outcrops and walls were not reflected on the original Preliminary Plat. Additionally, with the change in intent for this corner and modifications to the detention facility, a revised Storm Water Management Plan needed to be prepared and reviewed.



- **Street Name Change:** There is a short street connecting S. Stonewood Dr. to S. Timber Lane. Four corner lots are adjacent to the connector roadway. The front door, not the access determines the address for corner lots. Initially it was indicated that the homes on the corner lots would all be required to face either S. Stonewood Dr. or S. Timber Lane. To provide the option to allow the homes to front to the connector street, the applicant is requesting the connector street be named with house numbers off the connector for each of the lots. This roadway will be named Stonegate Dr.
- **Traffic Impact Study Findings:** There is not change to the original number of lots or street layout thus a new traffic study was not necessary for this revised Preliminary Plat.
- **Developer Responsibilities:** All of the responsibilities required of the original Preliminary Plat remain.
- **Conditions of Approval:** The conditions of approval established with the approved Preliminary Plat remain.
- **Plat Validity:** Per City Code, the associated Final Plat must be presented to the City Council for approval within 12 months of the approval of this Preliminary Plat if surety is being posted for Public Improvements; or, within 18 months if Public Improvements are being constructed prior to Final Plat consideration. It is the responsibility of the developer to be aware of these deadlines and request an extension of the Preliminary Plat approval prior to the Preliminary Plat expiration date.

Outstanding Issues: There are no outstanding issues.

Plan and Zoning Commission Action:

Date: October 24, 2022

Vote:

Recommendation:

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

1. The City Council approving the placement of Public Utility Easements (PUEs) in the front yard of all lots within the single-family portion of the property.
2. The City Council accepting the application of the Street Side Yard provision to lots 1, 19, 20, 27 and 40.
3. The applicant acknowledging and agreeing that an executed copy of the Parkland Dedication Agreement shall be provided and approved by the City's Parks Board prior to the associated Final Plat being presented for City Council consideration.
4. The applicant acknowledging and agreeing that all fees related to development, including Sanitary Sewer Connection Fee District fees shall be paid in full prior to the associated Final Plat being presented for City Council consideration.
5. The City Council waiving the requirement for the installation of conifers within the required buffers.
6. The applicant addressing any staff review comments to the satisfaction of the city prior to the presentation of this Preliminary Plat to the City Council.

Lead Staff Member: Lynne Twedt

Approval Meeting Dates:

Plan and Zoning Commission	October 24, 2022
City Council	

Staff Report Reviews:

Plan & Zoning Commission	<input checked="" type="checkbox"/> Development Coordinator (or) <input type="checkbox"/> Director	<input checked="" type="checkbox"/> Legal Department
City Council	<input type="checkbox"/> Director <input type="checkbox"/> Appropriations/Finance	<input type="checkbox"/> Legal Department <input type="checkbox"/> Agenda Acceptance

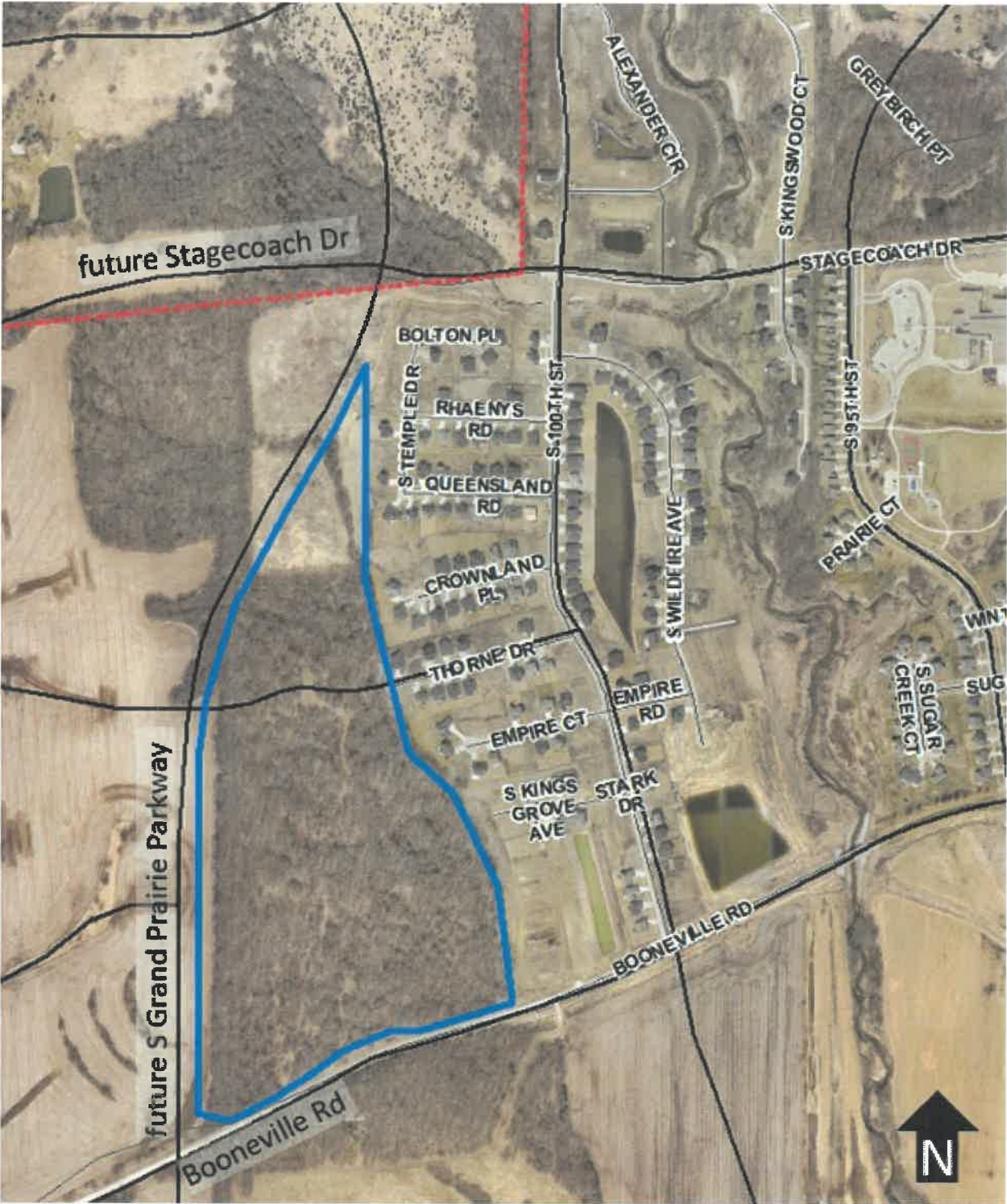
Publications (if applicable)

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

Council Subcommittee Review (if applicable)

Subcommittee	Development & Planning
Date Reviewed	10/17/22
Recommendation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

Location Map



STONEWOOD PLAT

PRELIMINARY PLAT OF WEST DES MOINES, IOWA



VICINITY MAP
SCALE: 1" = 1000'

NOTES

- THE UNADJUSTED ERROR OF CLOSURE IS NOT GREATER THAN 1:10000 FOR INDIVIDUAL BOUNDARIES AND IS NOT GREATER THAN 1:5000 FOR INDIVIDUAL LOTS.
- THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK HAS BEEN PERFORMED BY THIS SURVEYOR.
- MONUMENTS TO BE SET WITHIN ONE YEAR OF THE FINAL PLAT'S RECORDING DATE.
- ALL EASEMENTS SHOWN ARE EXISTING EASEMENTS OF RECORD UNLESS LABEL AS **PROPOSED**.

ZONING:

- SINGLE-FAMILY RESIDENTIAL (R5-14)
- R5-30
- R5-14 = LOTS 21-40
MIN LOT WIDTH = 30'
SIDE YARD SETBACK = 5' @ 1/2, 20'
MULTI-FAMILY RESIDENTIAL - MD
OUTLOT W/ FRONT/REAR SETBACKS**

GENERAL LEGEND	EXISTING
PROPOSED PLAT BOUNDARY	SANITARY SEWER MAIN
SECTION LINE	FIRE HYDRANT
LOT LINE	STORM SEWER SINGLE INTAKE
CENTERLINE	STORM SEWER DOUBLE INTAKE
EASEMENT LINE	STORM SEWER ROUND INTAKE
FLARED END SECTION	FLARED END SECTION
DRAIN BASIN OR SEDIMENT RISER	DECORATIVE TREE
DRAIN BASIN WITH SOLID GRATE	CONIFEROUS TREE
WATER VALVE	SHRUB
FIRE HYDRANT ASSEMBLY	POWER POLE
BLOCK-OFF HYDRANT	STREET LIGHT
SCOUR STOP MAT	GUT GRATE
TURF REINFORCEMENT MAT	ELECTRIC TRANSFORMER
STORM SEWER WITH SIZE	GAS METER
WATER SEWER WITH SIZE	TELEPHONE RISER
WATER SERVICE	PROPOSED CONTOUR
SILT FENCE	UNDERGROUND TELEVISION
ADDRESS	UNDERGROUND ELECTRIC
RIPRAP	UNDERGROUND GAS
	UNDERGROUND FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVER-HEAD ELECTRIC
	SANITARY SEWER WITH SIZE
	STORM SEWER WITH SIZE
	WATER MAIN WITH SIZE
	EXISTING CONTOUR
	TIRELINE
	BUILDINGS SETBACK LINE
	PUBLIC UTILITY EASEMENT
	MINIMUM GROUND ELEVATION
	U.N.O. UNLESS NOTED OTHERWISE

PROPERTY APPLICANT:
STONEWOOD, INC.
4701 21ST ST
URBANDALE, IOWA 50228
CONTACT: DAVE HANSEN
PH: 515.304.4560
EMAIL: DHANSEN@SIGNATURERES.COM

PROJECT MANAGER:
EDWARD H. ARP, P.L.A., A.S.L.A.
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, #12
DES MOINES, IOWA 50322
515-276-4864 EXT. #215
ARPE@CECLAC.COM

PROPERTY OWNER:
STONEWOOD, INC.
4701 21ST ST
URBANDALE, IOWA 50228
CONTACT: DAVE HANSEN
PH: 515.304.4560
EMAIL: DHANSEN@SIGNATURERES.COM

COMPREHENSIVE PLAN:
SINGLE FAMILY RESIDENTIAL

SHEET LIST TABLE

SHEET #	SHEET TITLE
1	COVER
2	DETAILS
3	DIMENSION PLAN
4	DIVISION PLAN (NORTH)
5	SANITARY SEWER PLAN - NORTH
6	SANITARY SEWER SE
7	SANITARY SEWER SW
8	STORM SEWER PLAN - NORTH
9	STORM SEWER PLAN - SOUTHEAST
10	STORM SEWER PLAN - SOUTHWEST
11	WATER MAIN PLAN - NORTH
12	WATER MAIN PLAN - SOUTHEAST
13	WATER MAIN PLAN - SOUTHWEST
14	GRADINGS - NORTH
15	GRADINGS - CENTRAL
16	GRADINGS - SOUTHEAST
17	GRADINGS - SOUTHWEST
18	BUFFER PLAN (GRAND PRAIRIE PARKWAY)
19	BUFFER PLAN (BOONVILLE ROAD)
20	PLANTING PLAN (EAST SIDE FILL IN)
21	PARKLAND DEDICATION IMPROVEMENTS

BENCHMARKS

BM # 36
INTERSECTION OF BOONVILLE ROAD AND XAVIER AVENUE (DALLAS COUNTY), NORTHEAST CORNER OF INTERSECTION, 50 FEET NORTH OF THE CENTERLINE OF BOONVILLE ROAD, 30 FEET EAST OF THE CENTERLINE OF SOUTH 80TH STREET, 5 FEET WEST OF THE NORTH/SOUTH FENCE LINE, 11 FEET NORTH OF FENCE CORNER POST.

ELEVATION = 654.2 FEET DATUM

BM # 30
SOUTHWEST CORNER OF BOONVILLE ROAD AND VY PLACE, THREE FEET NORTH OF SOUTH RIGHT-OF-WAY FENCE ON BOONVILLE ROAD AND IN LINE WITH EAST EDGE OF VY PLACE, WEST SIDE OF FIELD ENTRANCE.

ELEVATION = 643.5 FEET DATUM

SANITARY & WATER SERVICE:

THERE IS AN EXISTING SANITARY SEWER ON THE NORTH SIDE OF THORNE DRIVE AND A PROPOSED SANITARY SEWER ON THE NORTH SIDE OF BOONVILLE ROAD. PUBLIC SANITARY WILL BE EXTENDED BY APPLICANT TO CONNECT TO UPSTREAM PROPERTIES.

THERE IS AN EXISTING 8" WATER MAIN ON THE SOUTH SIDE OF THORNE DRIVE. THERE IS A FUTURE 16" WATER MAIN ON THE NORTH SIDE OF BOONVILLE ROAD AND THE EAST SIDE OF GRAND PRAIRIE PARKWAY (FUTURE). AN 8" PUBLIC WATER MAIN TO BE EXTENDED BY APPLICANT ALONG ALL STREETS AND CONNECT TO LIVE WATER SYSTEM AT EXTERMINALS.

STORM WATER NOTE

STONEWOOD, INC. IS RESPONSIBLE FOR THE DEVELOPING AND IMPLEMENTING A POLLUTION PREVENTION PLAN IN ACCORDANCE WITH REQUIREMENTS PER IOWA DEPARTMENT OF NATURAL RESOURCES (DNR) WATER DISCHARGE, ADDITIONALLY, APPLICANT IS RESPONSIBLE FOR COMPLETING A NOTICE OF INTENT TO THE LOCAL DEPARTMENT OF NATURAL RESOURCE AND RECEIVING A LETTER OF AUTHORIZATION.

CONTROLS

EXISTING VEGETATION IS PRESERVED WHENEVER POSSIBLE. PERMANENT SEEDING AND/OR SOODING AFTER CONSTRUCTION. VEGETATIVE BUFFER STRIPS THROUGHOUT PROJECT. PROTECTION OF TREES AND PRESERVATION OF MATURE VEGETATION WHENEVER POSSIBLE.

- FENCES
- DRAINAGE SHALE
- FLOW ATTENUATION BY USE OF OPEN VEGETATED PRAIRIES AND NATURAL DEPRESSIONS.
- INFILTRATION OF RUNOFF ON SITE
- VELOCITY DISSSIPATION DEVICES AT ENGINEERED LOCATIONS TO PREVENT EROSION AND SODDING AFTER CONSTRUCTION.
- ALL MATERIAL MUST BE REMOVED FROM THE SITE
- TRACKING OF SEEDS SHALL BE MINIMIZED
- STABILIZE THE ENTRANCE WITH 6-INCHES OR 4-INCHES TOTAL COMP LANK WITH WELDED STEEL REINFORCED. WASTE DISPOSAL REGULATIONS.

CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL THE CONSTRUCTION ACTIVITY IS COMPLETE AND FINAL STABILIZATION HAS BEEN REACHED.

- CLEAN ALL DEBRIS AND MUD FROM PUBLIC STREETS AS SOON AS POSSIBLE.
- PROVIDE A ROCK AREA FOR EQUIPMENT TO BE CLEANED PRIOR TO ENTERING THE PUBLIC STREETS.
- DAVE HANSEN WITH STONEWOOD, INC. WILL BE RESPONSIBLE FOR INSURING MUD AND ROCK ARE CLEANED OFF PUBLIC STREETS.

GRADING NOTES

- SEE GEOTECH. REPORTS, ADDITIONAL CONSIDERATIONS ARE NECESSARY.
- ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND NOW ADJOINING.
- ALL SPOT ELEVATIONS ARE AT GUTTER, UNLESS NOTED OTHERWISE.
- THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING UTILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OF APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED, IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO RECEIVE STRUCTURAL FILL.
- AREAS TO RECEIVE FILL TO BE BENCHED.
- PREPARE BOTTOM OF BENCH FOR FILL BY DISCS TO A DEPTH OF 6-INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RECOMPACTED WITH ON-SITE FILL.
- ALL SITE GRADING FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
- ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE THE TOP 12-INCHES DISCED AND RECOMPACTED TO 95% STANDARD PROCTOR DENSITY.
- THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL MATCH URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, BETWEEN 0 AND 4% OVER OPTIMUM MOISTURE.
- MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
- FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE. ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
- BACKFILL TO TOP OF ALL CURBS.

UTILITY NOTES

- ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
- THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OF APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED, IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND NOW ADJOINING.
- THE SITE UTILITY CONTRACTOR SHALL COORDINATE THE BUILDING SERVICE CONNECTIONS WITH THE BUILDING MECHANICAL CONTRACTOR.
- VERIFY WATER MAIN AND SANITARY SEWER SERVICE LOCATIONS WITH ARCHITECTURAL DRAWINGS AND MECHANICAL PLANS.
- 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.
- 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 IOWA ENGINEERING SERVICES (BEN MCALISTER, 515-222-3475) TO OBTAIN ANY AND ALL CITY PERMITS THAT MAY BE NECESSARY.
- AT LEAST 48 HOURS PRIOR TO ANY WATER MAIN CONSTRUCTION, CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS SPECIFICATIONS.
- BUILD TO WEST DES MOINES WATER WORKS SPECIFICATIONS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S WASTE CONNECTIONS.
- CONTROL CONTAINMENT PROVISION.
- THE CONTRACTOR SHALL VERIFY THAT OFFSITE GRADING AND UTILITY EMBANKMENTS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTORS INVOLVED IN THE PROJECT.
- CONTACT BUILDING INSPECTION AT (515-222-3630) A MINIMUM OF A 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
- 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, 54-418B. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS (RALPH REHBERG, ENGINEERING TECHNICIAN, 515-222-3482) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
- ALL CONNECTIONS TO THE PUBLIC SEWERS SHALL BE CORE DRILLED.
- 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.
- ALL WATER WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.

LEGAL DESCRIPTION

A PARCEL OF LAND IN PARCEL 'A' OF THE E 1/2 NE 1/4 AND THE NE 1/4 SE 1/4 OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, AN OFFICIAL PARCEL RECORDED IN BOOK 394, PAGE 394 AT THE DALLAS COUNTY RECORDER'S OFFICE AND PART OF NW 1/4 SE 1/4 AND THE SW 1/4 NE 1/4 OF SAID SECTION 21 LYING EAST OF THE WARRANTY DEED AND ACQUISITION PLATS RECORDED IN BOOK 2021, PAGE 2392 AND BOOK 2021, PAGE 2569 AT THE DALLAS COUNTY RECORDER'S OFFICE, ALL BEING IN SAID SECTION 21, TOWNSHIP 18 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF SAID PARCEL 'A', SAID SE CORNER ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF BOONVILLE ROAD AS IT IS PRESENTLY ESTABLISHED, THENCE S71°28'17" W, 274.44 FEET ALONG THE SOUTH LINE OF SAID PARCEL 'A' AND SAID NORTH RIGHT-OF-WAY LINE TO A POINT, THENCE S12°04'30" W, 202.45 FEET ALONG SAID SOUTH LINE TO A POINT, THENCE N88°56'58" W, 109.00 FEET ALONG SAID SOUTH LINE TO A POINT, THENCE S10°06'46" W, 210.00 FEET ALONG SAID SOUTH LINE TO A POINT, THENCE S54°18'35" W, 307.51 FEET ALONG SAID SOUTH LINE TO A POINT, THENCE S62°20'31" W, 188.46 FEET ALONG SAID SOUTH LINE TO A POINT, THENCE WESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 5680.00 FEET AND A CHORD BEARING S82°10'30" W, AN ARC LENGTH OF 104.10 FEET ALONG SAID SOUTH LINE TO THE EAST CORNER OF THE WARRANTY DEED AND ACQUISITION PLAT RECORDED IN BOOK 2021, PAGE 2569 AT THE DALLAS COUNTY RECORDER'S OFFICE, THENCE S71°56'05" W, 25.73 FEET ALONG THE NORTH LINE OF SAID WARRANTY DEED AND ACQUISITION PLAT TO POINT ON THE WEST LINE OF SAID PARCEL 'A', SAID WEST LINE ALSO BEING THE EAST LINE OF THE NW 1/4 SE 1/4 OF SAID SECTION 21 AND ALSO BEING ON THE EAST LINE OF EXHIBIT 01-06-F3 OF SAID WARRANTY DEED AND ACQUISITION PLAT RECORDED IN BOOK 2021, PAGE 2132; THENCE N76°54'56" W, 125.46 FEET ALONG SAID EAST LINE OF EXHIBIT 01-06-F3 TO A POINT, THENCE N00°32'31" W, 1584.22 FEET ALONG THE EAST LINE OF SAID EXHIBIT 01-06-F3 AND EXHIBIT 01-06-F5 OF SAID WARRANTY DEED AND ACQUISITION PLAT RECORDED IN BOOK 2021, PAGE 2132 TO A POINT OF CURVATURE, THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1175.50 FEET AND A CHORD BEARING N53°23'42" E, AN ARC LENGTH OF 1004.31 FEET ALONG THE EAST LINE OF SAID EXHIBIT 01-06-F3 AND THE EAST LINE OF EXHIBIT 01-05-F2 & 01-05-F3 OF SAID WARRANTY DEED AND ACQUISITION PLAT RECORDED IN BOOK 2021, PAGE 2569 TO A POINT OF TANGENCY, THENCE N30°33'10" E, 606.29 FEET ALONG SAID EAST LINE OF EXHIBIT 01-05-F3 TO A POINT OF CURVATURE, THENCE NORTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2152.50 FEET AND A CHORD BEARING N05°31'19" E, AN ARC LENGTH OF 214.61 FEET ALONG SAID EAST LINE TO POINT ON THE EAST LINE OF SAID PARCEL 'A', SAID EAST LINE COINCIDES WITH THE WEST LINE OF KINGS LANDS PLAT 3, AN OFFICIAL PLAT RECORDED IN BOOK 2019, PAGE 17944 AT THE DALLAS COUNTY RECORDER'S, AND KINGS GROVE TOWNHOMES PLAT 2, AN OFFICIAL PLAT RECORDED IN BOOK 2017, PAGE 22424 AT THE DALLAS COUNTY RECORDER'S, AND KINGS GROVE TOWNHOMES PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 2019, PAGE 14349 AT THE DALLAS COUNTY RECORDER'S OFFICE, THENCE S00°45'50" W, 471.03 FEET ALONG SAID EAST LINE OF PARCEL 'A' TO A POINT, THENCE S15°18'26" E, 807.16 FEET ALONG SAID EAST LINE TO A POINT, THENCE S48°11'56" E, 281.82 FEET ALONG SAID EAST LINE TO A POINT, SAID POINT ALSO BEING THE NW CORNER OF SAID KINGS GROVE TOWNHOMES PLAT 1; THENCE S29°26'06" E, 458.71 FEET ALONG SAID EAST LINE OF PARCEL 'A' AND THE WEST LINE OF SAID KINGS GROVE TOWNHOMES PLAT 1 TO A POINT, THENCE S06°25'55" E, 546.54 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINS 6163 ACRES MORE OR LESS.

NOTES

- ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY:
 - A WEST DES MOINES ENGINEERING SERVICES - BEN MCALISTER (515-222-3475)
 - STONEWOOD, INC. - DAVE HANSEN (515-304-4560)
 - CIVIL ENGINEERING CONSULTANTS, INC. (515-276-4864)
 - WEST DES MOINES WATER WORKS (515-222-3465)
- ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
- THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
- PROVIDE 2" CONCRETE BOXOUT AROUND ALL INTAKES AND MANHOLES WITHIN PAVED AREAS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND NOW ADJOINING.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED, IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- ALL DEBRIS SPILLED ON CITY R.O.W. AND ADJOINING PROPERTY SHALL BE REMOVED BY THE CONTRACTOR IN TIMELY FASHION.
- ALL CONSTRUCTION WITHIN THE CITY OF WEST DES MOINES R.O.W. SHALL COMPLY WITH THE CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS.
- PUBLIC STREET PAVEMENT THICKNESS SHALL BE REINFORCED 6" P.G.C. IN 6" P.G.C. CURB & GUTTER.
- THIS SUBDIVISION WILL COMPLY AND CONFORM TO THE REQUIREMENTS OF THE ORDINANCES AND REGULATIONS OF THE CITY AND TO FLATTING PROCEDURES AND CONDITIONS.
- LOTS 'A', 'B', 'C', AND 'D' SHALL BE DEDICATED FOR PUBLIC USE. OUTLOTS 'X', 'Y', AND 'Z' SHALL BE DEDICATED FOR PRIVATE STORM WATER DETENTION, STORM SEWER, AND OVERLAND FLOWAGE AND SHALL NOT BE BUILDABLE. OUTLOT 'Y' FOR FUTURE DEVELOPMENT.
- THE PARKINGS OF ANY VEHICLES AND/OR EQUIPMENT WITHIN THE DRIPLINE OF ANY TREES TO BE PRESERVED IS PROHIBITED.
- DRIVENAYS ON CORNER LOTS SHALL BE NO CLOSER THAN 25 FEET TO THE END OF INTERSECTING STREET.

CERTIFICATIONS

<p>CODY T. WEAVER 25085 IOWA</p>	<p>I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT HAS BEEN PREPARED BY THE OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.</p> <p>CODY T. WEAVER, IOWA LICENSE NO. 25085 DATE 04-01-2022 PASSES OR FAILS CHECKED BY THIS SEAL</p> <p>SHEETS 1 - 21</p>
<p>JEFFREY A. GADDIS 18381 IOWA</p>	<p>I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT HAS BEEN 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.</p> <p>JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE 06-06-2022 PASSES OR FAILS CHECKED BY THIS SEAL</p> <p>SHEETS 21</p>

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2400 86th Street, Unit 12 - Des Moines, Iowa 50322
515.276.4864
mull@cecinc.com



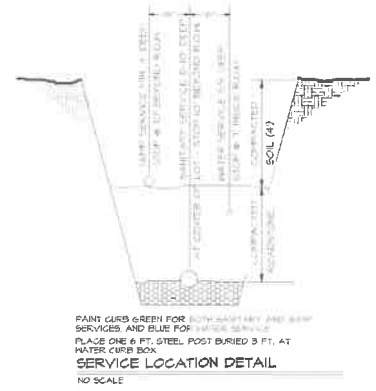
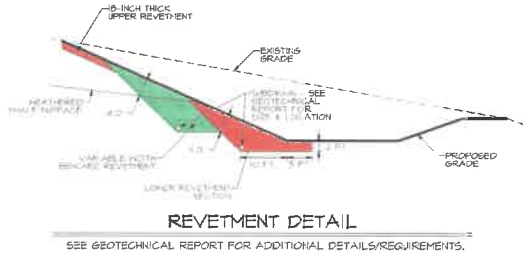
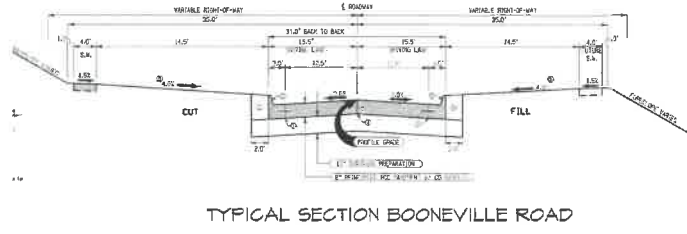
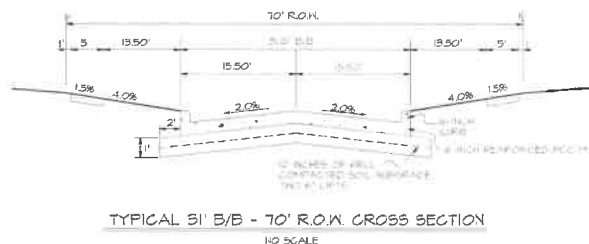
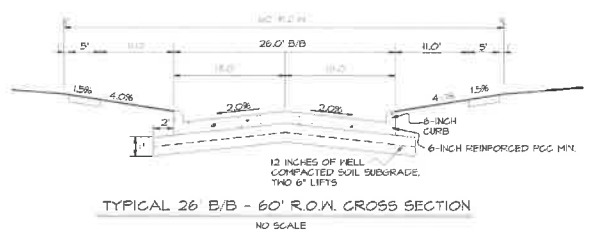
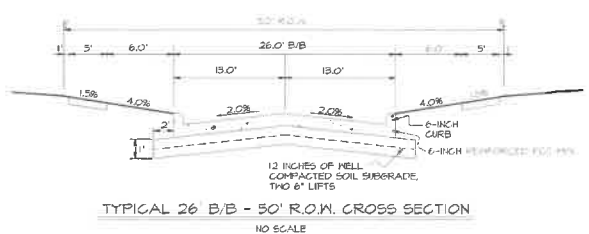
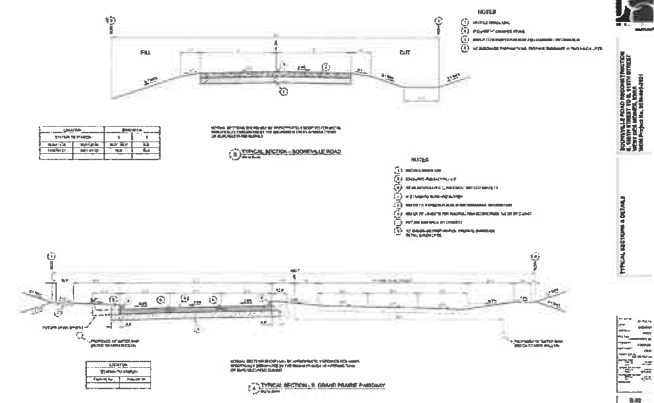
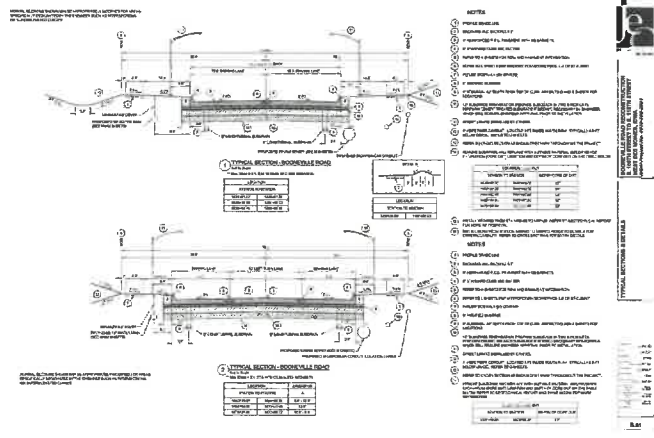
DATE: 2022-09-29 - 0TH SUBMITTAL
2022-09-11 - 1TH SUBMITTAL
2022-09-04 - 2ND SUBMITTAL
2021-02-21 - 3RD SUBMITTAL
DATE OF SURVEY: FEBRUARY 12, 2021
DESIGNED BY: JGA
DRAWN BY: DSMAN/DH

STONEWOOD PLAT 1
WEST DES MOINES, IOWA
COVER

SHEET 1
OF 31
A-2042

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

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 2400 86th Street, Unit 12 Des Moines, Iowa 50322
 515.276.4884 mail@cecinc.com



DATE:	2022-02-20 - 5TH SUBMITTAL	DATE:	2022-02-20 - 5TH SUBMITTAL
	2022-02-17 - 4TH SUBMITTAL		2022-02-04 - 3RD SUBMITTAL
	2021-12-21 - 2ND SUBMITTAL		2021-12-21 - 2ND SUBMITTAL
DATE OF SURVEY:	FEBRUARY 12, 2021	DESIGNED BY:	BVA
		DRAWN BY:	LKT

STONEWOOD PLAT I
 WEST DES MOINES, IOWA
DETAILS

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	1°05'25"	5680.00	104.78	52.34	104.78	N2°14'02"E
C2	30°00'00"	1811.50	1004.38	518.46	1811.50	S85°32'54"W
C3	7°15'50"	2182.50	249.61	111.04	249.61	N26°13'18"E
C4	10°18'28"	2500.00	46.89	33.21	249.61	S12°04'44"E
C5	40°42'55"	910.00	262.11	131.11	251.23	N10°41'23"E
C6	4°15'21"	440.00	32.64	16.39	32.64	N14°01'24"E
C7	18°36'21"	440.00	142.84	72.00	142.84	N27°35'26"E
C8	26°17'48"	440.00	202.22	109.46	202.22	N41°56'34"W
C9	86°51'17"	25.00	39.17	24.51	35.00	S69°50'57"W
C10	8°18'44"	210.00	34.18	19.62	34.18	S64°50'08"W
C11	20°46'21"	330.00	116.64	60.48	116.64	S68°12'22"W
C12	76°26'02"	25.00	33.57	11.70	30.14	S66°17'19"W
C13	20°02'04"	230.00	80.42	40.82	80.42	N69°14'49"W
C14	3°18'52"	170.00	63.46	32.56	63.46	N41°34'10"W
C15	2°15'52"	170.00	64.87	32.87	64.87	N42°50'50"W
C16	54°38'51"	50.00	47.70	25.84	45.91	N24°34'19"W
C17	8°32'02"	350.00	84.60	40.60	80.00	N28°54'33"W
C18	6°18'56"	350.00	84.60	40.60	80.00	S14°41'25"W
C19	85°28'14"	35.00	42.88	35.36	54.48	S27°25'07"W
C20	80°33'02"	35.00	42.88	35.36	54.48	S40°35'35"E
C21	37°46'02"	50.00	26.62	14.72	26.29	S28°20'02"E
C22	23°11'12"	230.00	79.18	47.18	92.44	S34°19'39"E
C23	21°05'35"	230.00	76.78	44.66	95.54	S26°04'02"E
C24	2°52'50"	110.00	6.55	4.27	6.55	S19°54'25"E
C25	50°45'16"	110.00	69.44	36.16	69.44	S19°54'25"E
C26	1°45'06"	50.00	56.64	28.64	56.64	S20°01'30"E
C27	59°14'22"	50.00	46.59	28.64	44.87	S27°03'26"W
C28	6°14'45"	50.00	46.59	28.64	44.87	S18°05'41"W
C29	18°22'58"	55.00	61.86	36.78	61.41	S20°43'04"E
C30	14°00'00"	55.00	75.84	45.54	61.41	N1°18'18"E
C31	40°01'34"	55.00	75.84	45.54	61.41	N24°30'19"W

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C32	32°48'00"	50.00	26.67	14.72	26.29	N29°52'00"W
C33	1°28'17"	230.00	24.94	18.02	24.94	N24°10'13"E
C34	80°41'26"	230.00	128.60	69.83	128.60	N4°54'56"W
C35	18°25'44"	25.00	34.22	20.40	31.61	N28°44'17"E
C36	20°12'08"	210.00	45.41	26.46	45.41	N28°44'17"E
C37	10°04'21"	330.00	58.02	24.04	51.49	N28°44'17"E
C38	1°18'20"	25.00	34.24	20.40	31.61	S61°28'14"E
C39	18°07'00"	440.00	118.04	58.38	118.04	N44°28'36"W
C40	17°02'06"	440.00	120.64	65.81	120.64	N28°28'33"W
C41	5°22'20"	440.00	118.04	51.50	118.04	N41°58'54"W
C42	8°19'24"	25.00	24.92	14.72	24.92	S44°23'43"E
C43	10°01'11"	25.00	33.32	25.05	33.34	S45°36'11"W
C44	24°14'48"	300.00	102.82	51.62	102.82	N17°24'42"W
C45	45°27'05"	300.00	102.82	51.62	102.82	N42°24'44"W
C46	2°14'44"	300.00	102.82	51.62	102.82	N28°58'22"W
C47	18°28'24"	300.00	122.64	61.26	122.64	N11°21'17"E
C48	1°14'43"	430.00	84.40	42.33	84.40	N3°31'46"E
C49	8°32'41"	430.00	120.45	62.61	120.45	N21°58'07"E
C50	5°32'56"	430.00	118.70	60.84	118.70	N19°54'51"W
C51	84°01'33"	25.00	36.66	22.52	36.46	N20°14'27"E
C52	9°14'23"	25.00	40.28	25.17	38.84	S58°17'13"W
C53	12°10'22"	366.00	118.11	64.24	118.11	N15°02'22"W
C54	14°01'01"	366.00	120.17	65.07	120.17	S64°50'56"W
C55	7°10'18"	366.00	120.17	65.07	120.17	S14°11'18"W
C56	4°08'42"	248.00	47.56	23.83	47.56	S19°16'51"W
C57	17°22'55"	248.00	40.40	23.89	40.06	S28°52'20"W
C58	18°02'42"	248.00	43.89	23.89	47.82	N19°44'53"W
C59	8°41'56"	245.00	50.44	25.93	50.82	N51°44'42"W
C60	8°18'38"	366.00	120.17	65.07	120.17	N19°03'42"W
C61	42°01'56"	366.00	244.86	128.51	244.86	N41°27'26"W
C62	2°49'22"	248.00	47.56	23.89	47.56	S28°52'20"W

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C63	18°51'50"	248.00	61.66	44.10	61.66	N16°02'11"W
C64	12°40'41"	248.00	60.84	33.17	60.84	N41°06'13"W
C65	4°51'08"	248.00	60.84	33.17	60.84	N11°24'21"W
C66	14°20'45"	248.00	62.14	46.31	62.14	N10°09'23"W
C67	13°24'56"	248.00	60.84	42.26	60.84	N28°56'04"W
C68	13°18'45"	248.00	60.84	42.26	60.84	S59°42'14"W
C69	8°20'42"	248.00	60.84	26.55	59.56	S14°52'27"E
C70	6°42'48"	248.00	34.82	14.80	34.80	S14°09'34"W
C71	28°44'51"	248.00	118.12	71.55	118.12	N41°12'31"W
C72	4°59'56"	25.00	40.10	40.10	39.83	S21°53'22"E
C73	5°30'01"	181.50	104.21	42.02	104.14	S20°17'43"W
C74	6°22'38"	181.50	106.14	106.14	104.14	S20°14'01"W
C75	9°58'01"	181.50	123.89	123.89	121.54	S14°14'26"W
C76	6°29'30"	181.50	222.29	115.41	222.11	S14°29'12"W
C77	1°50'14"	181.50	262.24	191.89	262.00	S26°59'03"W

CENTERLINE CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C101	44°36'18"	400.00	846.91	124.85	339.59	N19°34'02"W
C102	14°24'18"	400.00	740.62	240.26	673.18	N14°02'28"W
C103	14°07'01"	300.00	782.17	217.87	713.18	N14°02'28"W
C104	02°15'52"	300.00	114.68	57.65	115.76	N58°09'31"E
C105	02°15'52"	200.00	83.76	42.50	83.12	N21°29'30"E
C106	06°48'11"	200.00	264.34	55.54	245.58	N81°29'37"W
C107	06°48'11"	200.00	240.17	56.49	226.00	N49°56'47"W
C108	03°12'19"	333.00	116.41	100.10	116.12	N21°25'04"E
C109	03°12'19"	333.00	116.41	100.10	116.12	N21°25'04"E
C110	03°12'19"	333.00	116.41	100.10	116.12	N21°25'04"E
C111	03°12'19"	333.00	116.41	100.10	116.12	N21°25'04"E
C112	03°12'19"	333.00	116.41	100.10	116.12	N21°25'04"E
C113	03°12'19"	333.00	116.41	100.10	116.12	N21°25'04"E
C114	03°12'19"	333.00	116.41	100.10	116.12	N21°25'04"E
C115	03°12'19"	333.00	116.41	100.10	116.12	N21°25'04"E
C116	03°12'19"	333.00	116.41	100.10	116.12	N21°25'04"E
C117	03°12'19"	333.00	116.41	100.10	116.12	N21°25'04"E



LOT WIDTH AT SETBACK

LOT / LINE #	LENGTH	LOT / LINE #	LENGTH
L1	314.20'	L23	170.00'
L2	143.01'	L24	120.00'
L3	51.03'	L25	120.00'
L4	243.26'	L26	120.00'
L5	252.44'	L27	120.74'
L6	166.44'	L28	90.00'
L7	118.31'	L29	90.00'
L8	120.61'	L30	90.00'
L9	158.96'	L31	90.00'
L10	150.00'	L32	90.00'
L11	150.00'	L33	100.17'
L12	150.00'	L34	65.00'
L13	112.23'	L35	65.00'
L14	128.90'	L36	65.00'
L15	124.56'	L37	65.00'
L16	208.20'	L38	65.00'
L17	156.87'	L39	65.00'
L18	144.21'	L40	166.91'
L19	165.24'	L41	148.80'
L20	110.28'	L42	166.60'
L21	254.15'	L43	134.64'
L22	136.24'	L44	160.84'

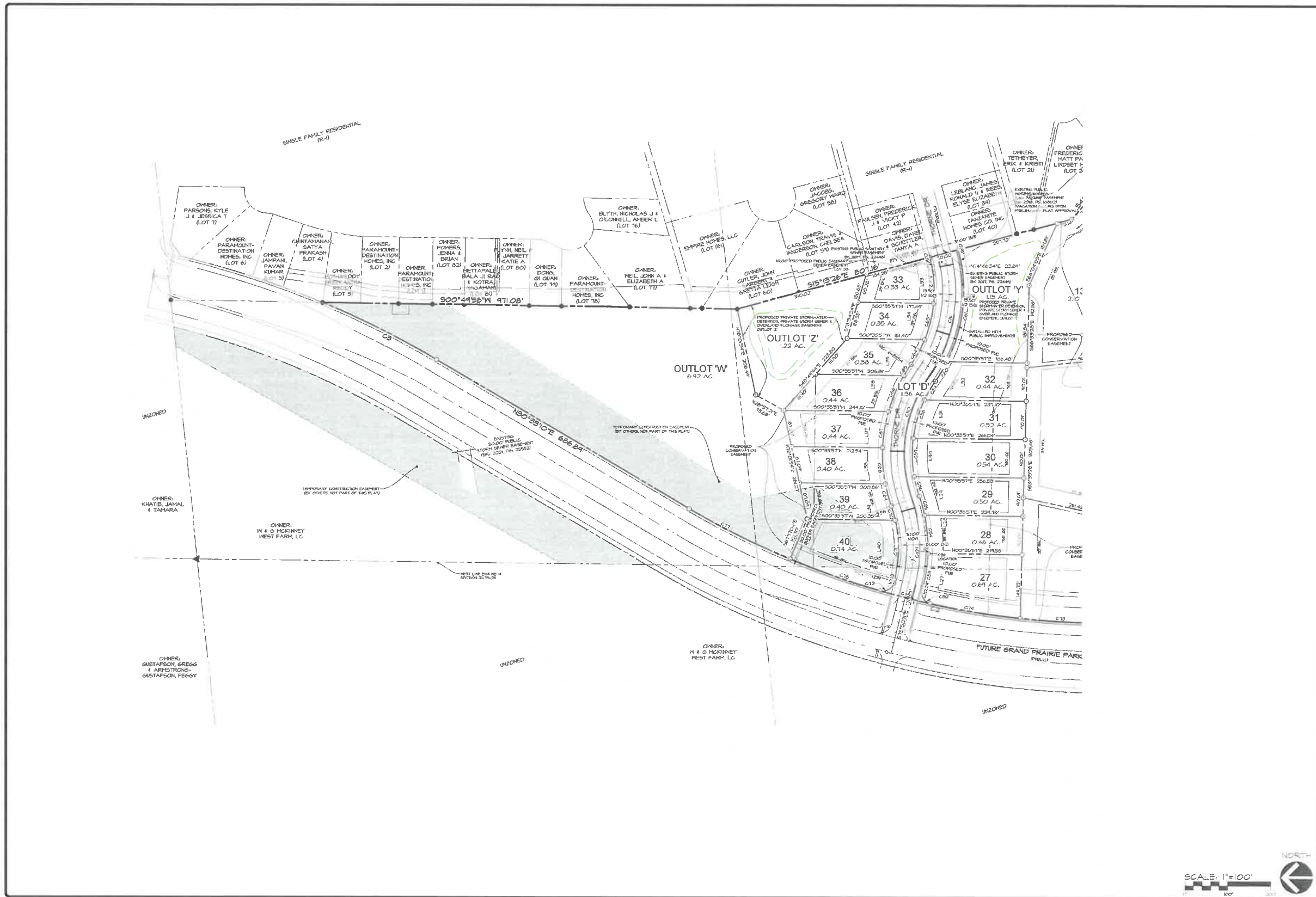
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515.276.4884
mail@cecinc.com

CEC

STONEWOOD PLAT I
WEST DES MOINES, IOWA
DIMENSION PLAN

DATE: 2022-03-25 - 1711 (REVISED)
2022-05-11 - 1711 (REVISED)
DATE OF SURVEY: 2021-12-21 - 2ND SUBMITTAL
DESIGNED BY: EHA
DRAWN BY: LST

A-2042



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 2400 86th Street - Unit 12 Des Moines, Iowa 50322
 515.276.4884 mail@cecinc.com



DATE:	2022-08-25 - 5TH SUBMITTAL
	2022-09-11 - 6TH SUBMITTAL
	2022-09-27 - 7TH SUBMITTAL
DATE OF SURVEY:	2021-2-21 - 2ND SUBMITTAL
DESIGNED BY:	FEBRUARY 12, 2022
DRAWN BY:	DIA

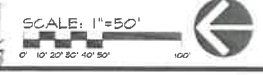
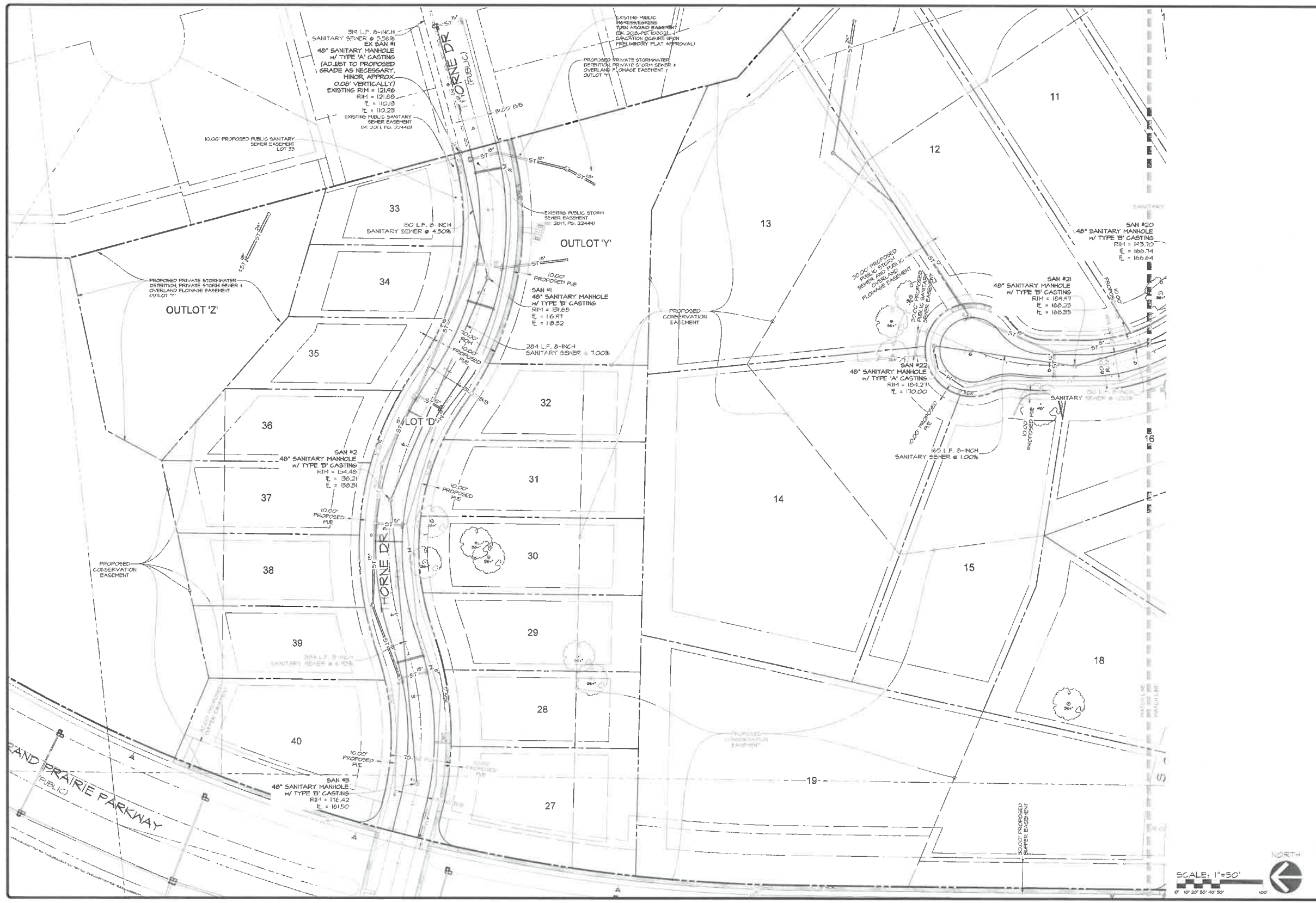
STONEWOOD FLAT I
 WEST DES MOINES, IOWA
 DIMENSION PLAN (NORTH)



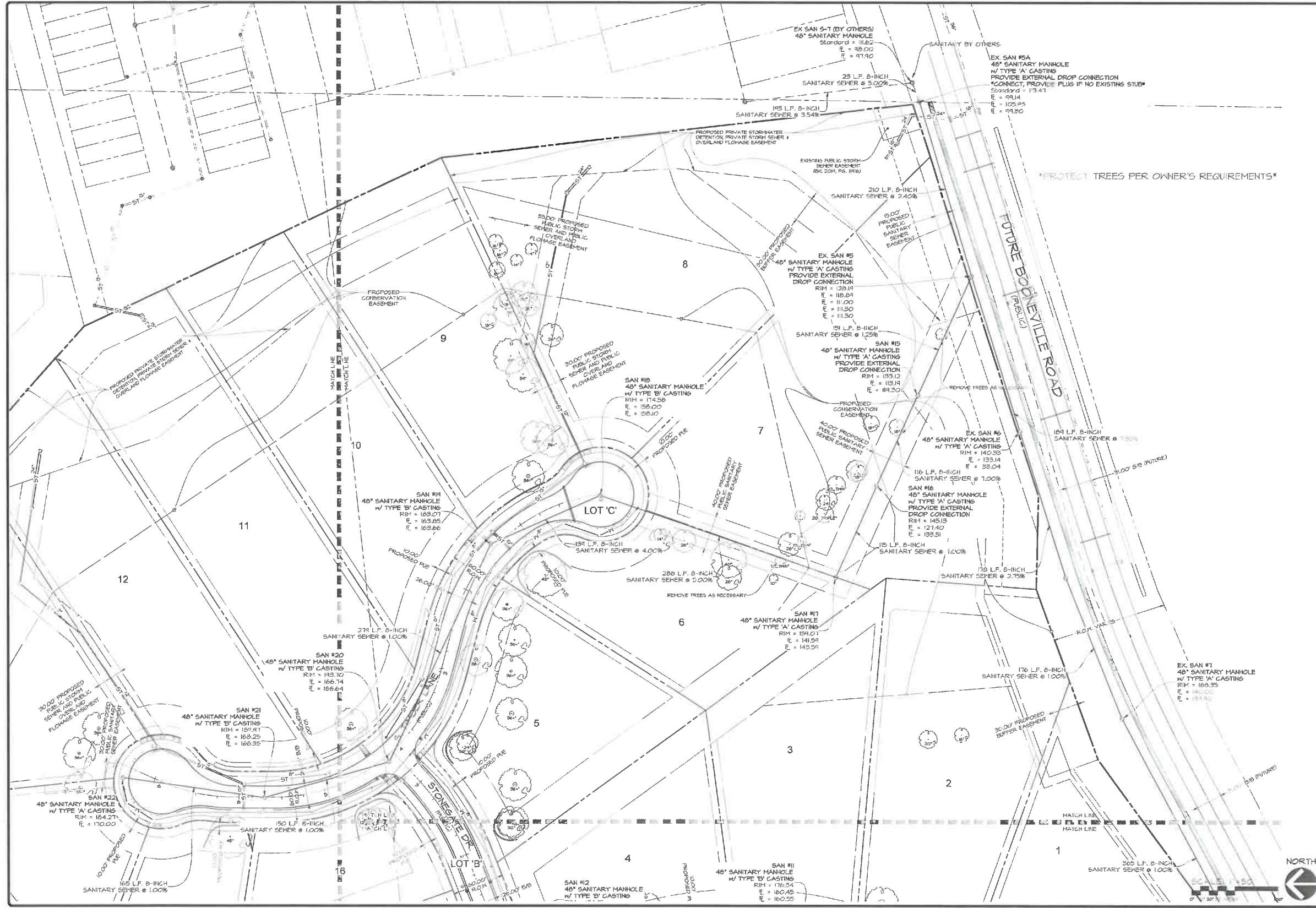
SCALE: 1"=100'

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STONEMOOD FLAT I - NORTH SANITARY SEWER PLAN - NORTH



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STONEWOOD FLAT I WEST DES MOINES, IOWA SANITARY SEWER PLAN - NORTH	DATE: 2023-03-25 - 5TH SUBMITTAL 4TH SUBMITTAL 2023-02-04 - 3RD SUBMITTAL 2023-02-21 - 2ND SUBMITTAL DATE OF SURVEY: FEBRUARY 7, 2021 DESIGNED BY: [Signature] DRAWN BY: [Signature]
 SHEET 21 A-2042	



0' = 1" SCALE
 DATE: 02/25/2021
 1:00 PM
 10/11/2021

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DATE	DESCRIPTION	BY	CHK
2022-02-25	3RD SUBMITTAL		
2022-02-17	4TH SUBMITTAL		
2022-02-04	5RD SUBMITTAL		
2021-12-21	2ND SUBMITTAL		
2021-02-02	1ST SUBMITTAL		

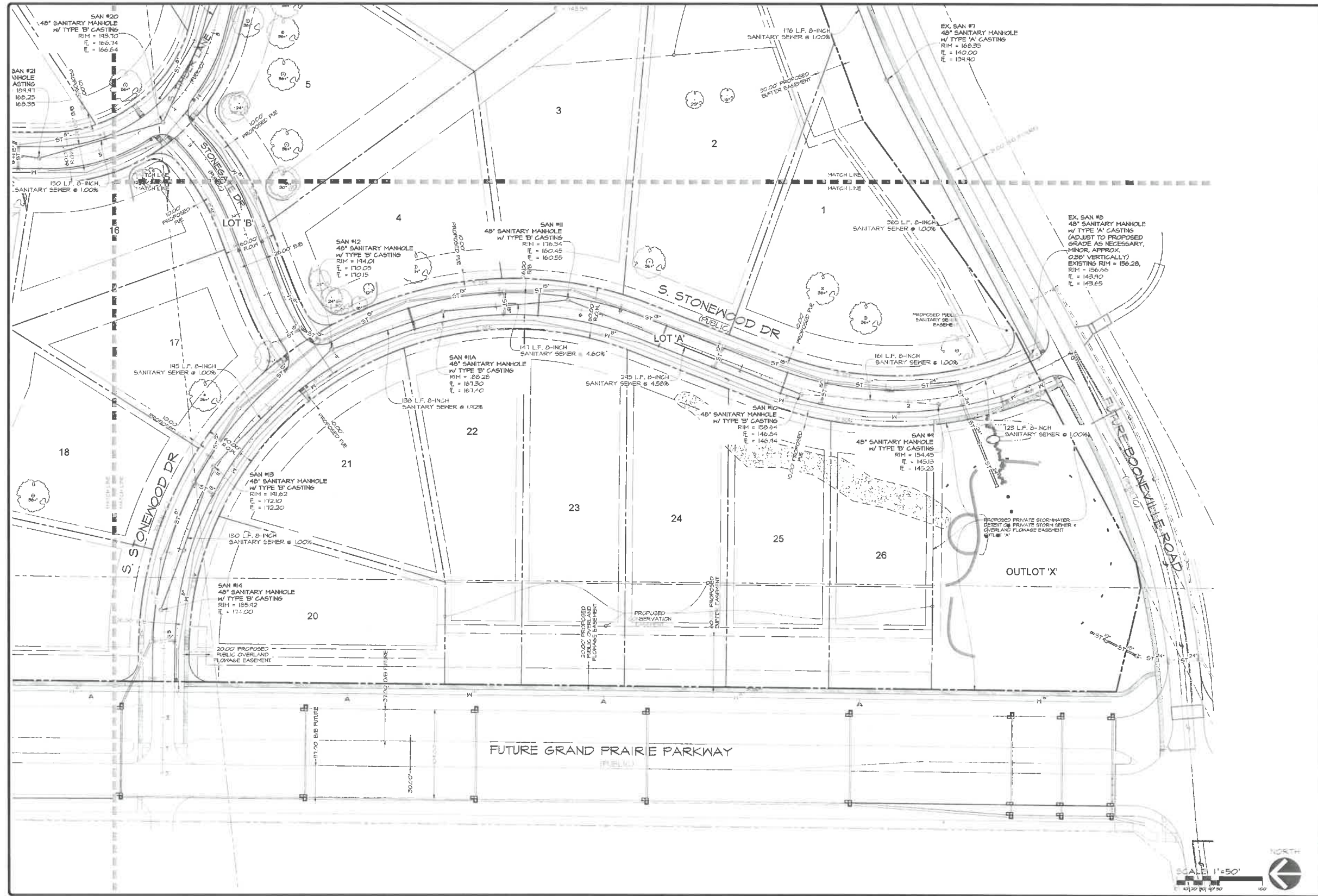
DATE OF SURVEY: FEBRUARY 12, 2021
 DESIGNED BY: [Signature]
 DRAWN BY: [Signature]

STONEWOOD FLAT I
 WEST DES MOINES, IOWA
SANITARY SEWER SE

SHEET
 OF 21
 A-2042



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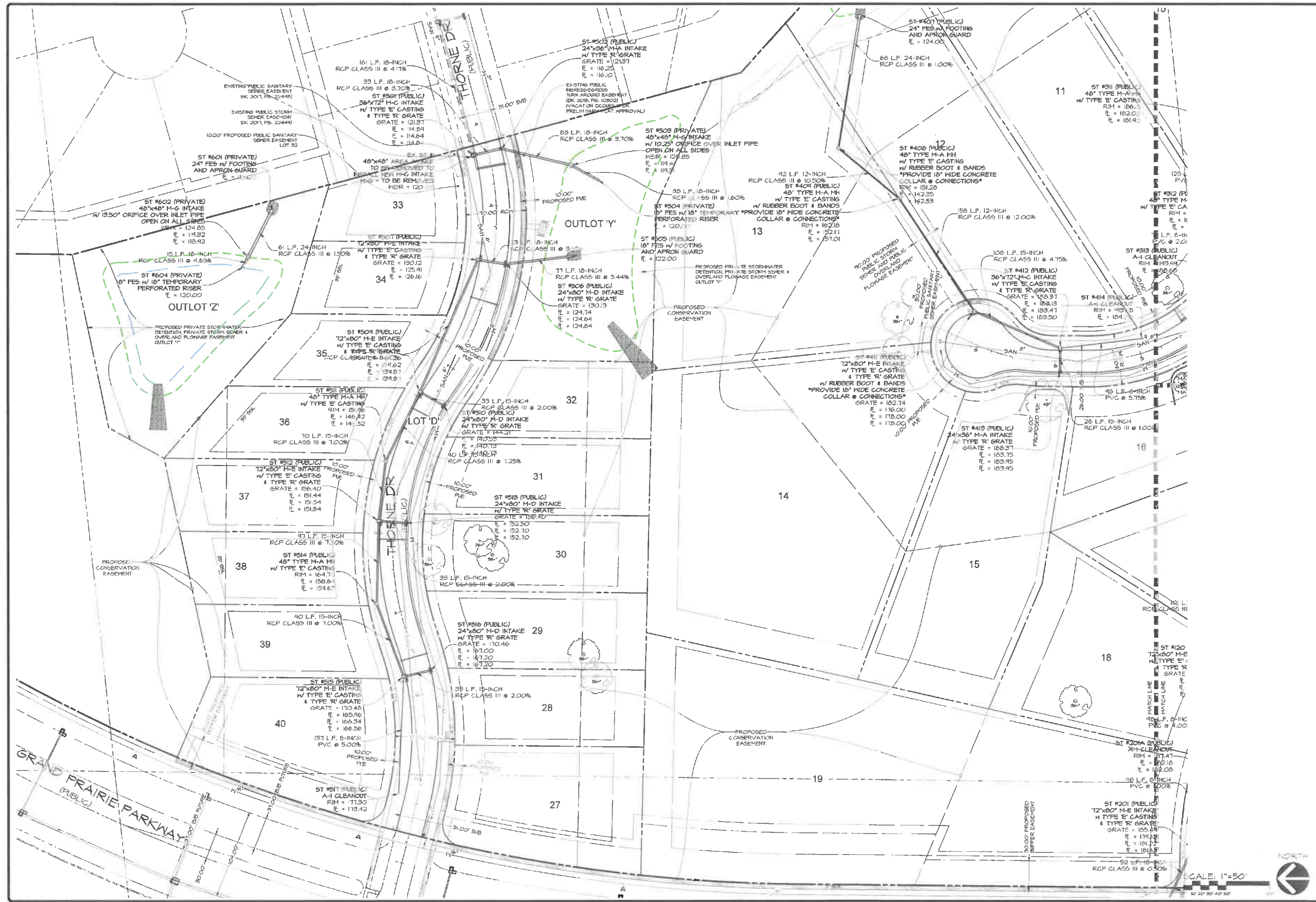


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 515.276.4884
 mail@cecinc.com



DATE	DESCRIPTION	BY	CHK
2022-02-25	5TH SUBMITTAL		
2022-02-17	4TH SUBMITTAL		
2022-02-04	2ND SUBMITTAL		
2021-12-31	1ST SUBMITTAL		
	DATE OF SURVEY:	FEBRUARY 13, 2021	EHA
	DESIGNED BY:		DK
	DRAWN BY:		DK

STONEWOOD PLAT I
 WEST DES MOINES, IOWA
 SANITARY SEWER SW



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 2400 86th Street - Unit 12 - Des Moines, Iowa 50322
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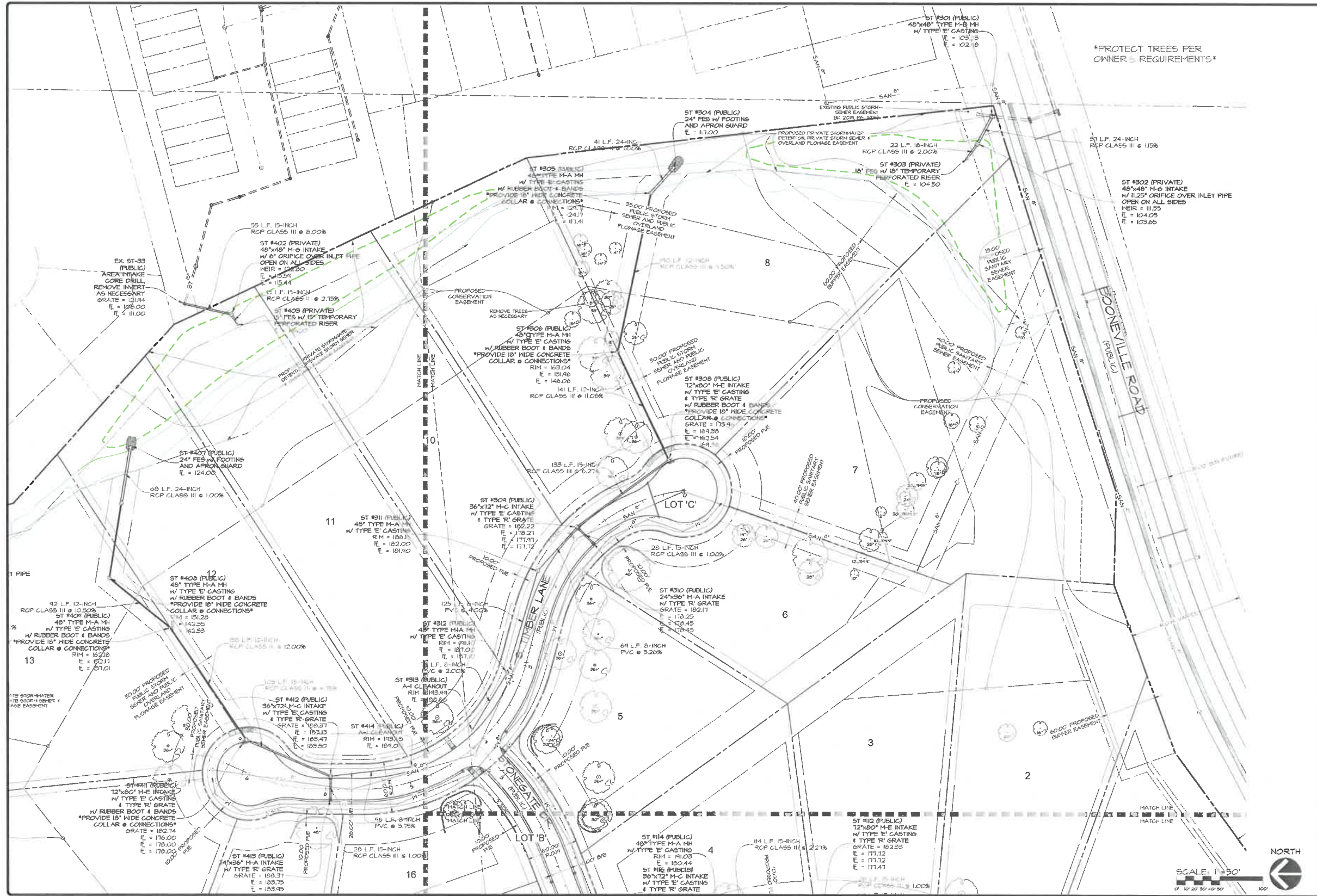


DATE	DESCRIPTION
2022-08-25	5TH SUBMITTAL
2022-05-17	4TH SUBMITTAL
2022-02-04	3RD SUBMITTAL
2021-12-31	2ND SUBMITTAL
DATE OF SURVEY	FEBRUARY 12, 2021
DESIGNED BY	BVA
DRAWN BY	BJT

STONEWOOD PLAT I
 WEST DES MOINES, IOWA
 STORM SEWER PLAN - NORTH

SHEET
 OF 2
 A-2042





PROTECT TREES PER OWNER'S REQUIREMENTS

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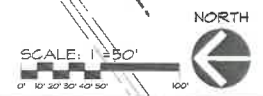


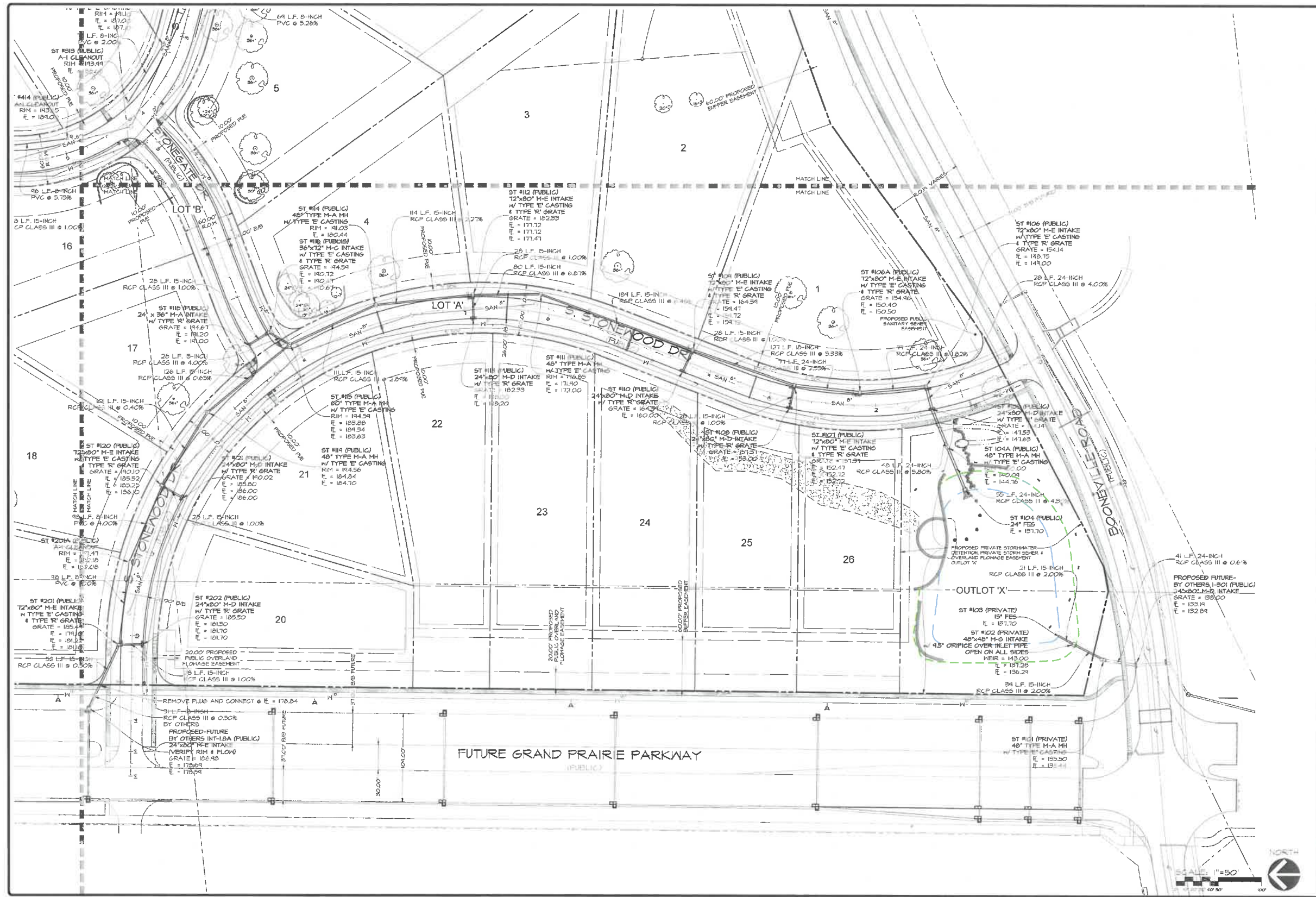
DATE: 2022-03-25 - 5TH SUBMITTAL
 2022-03-24 - 3RD SUBMITTAL
 2022-03-24 - 2ND SUBMITTAL
 DATE OF SURVEY: 2021/12/21 - FEBRUARY 12, 2021
 DESIGNED BY: [Redacted]
 DRAWN BY: [Redacted]

STONEWOOD PLAT I
 WEST DES MOINES, IOWA
 STORM SEWER PLAN - SOUTHEAST

SHEET 1
 OF 21

A-2042





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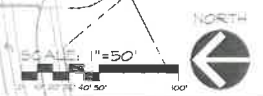
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 515.276.4884 mml@cecinc.com

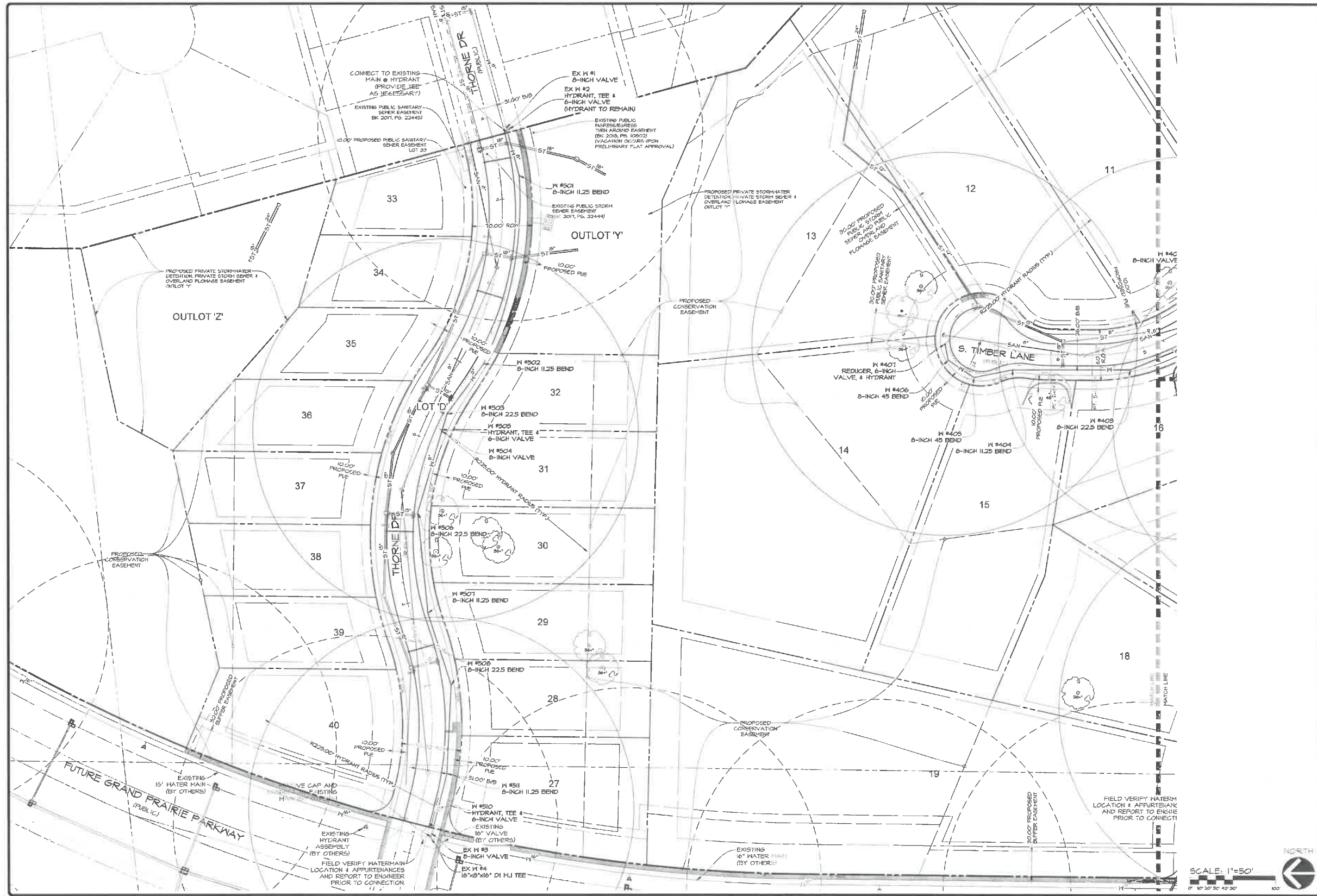


DATE: 2020-08-28, STI SUBMITTAL
 2020-09-17, 1TH SUBMITTAL
 2022-02-04, 2ND SUBMITTAL
 2021-12-21, 2ND SUBMITTAL
 DATE OF SURVEY: FEBRUARY 12, 2021
 DESIGNED BY: EHA
 DRAWN BY: LKT

STONWOOD FLAT I
 WEST DES MOINES, IOWA
STORM SENER PLAN - SOUTHWEST

SHEET 0 OF 21
 A-2042





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DATE: 2023-09-26 - 5TH SUBMITTAL
 2023-09-21 - 4TH SUBMITTAL
 2023-02-04 - 3RD SUBMITTAL
 2021-12-21 - 2ND SUBMITTAL
 DATE OF SURVEY: FEBRUARY 12, 2021
 DESIGNED BY: [Blank]
 DRAWN BY: [Blank]

Civil Engineering Consultants, Inc.
 2400 86th Street - Unit 12 Des Moines, Iowa 50322
 515.276.4884 . mail@cecinc.com

CEC

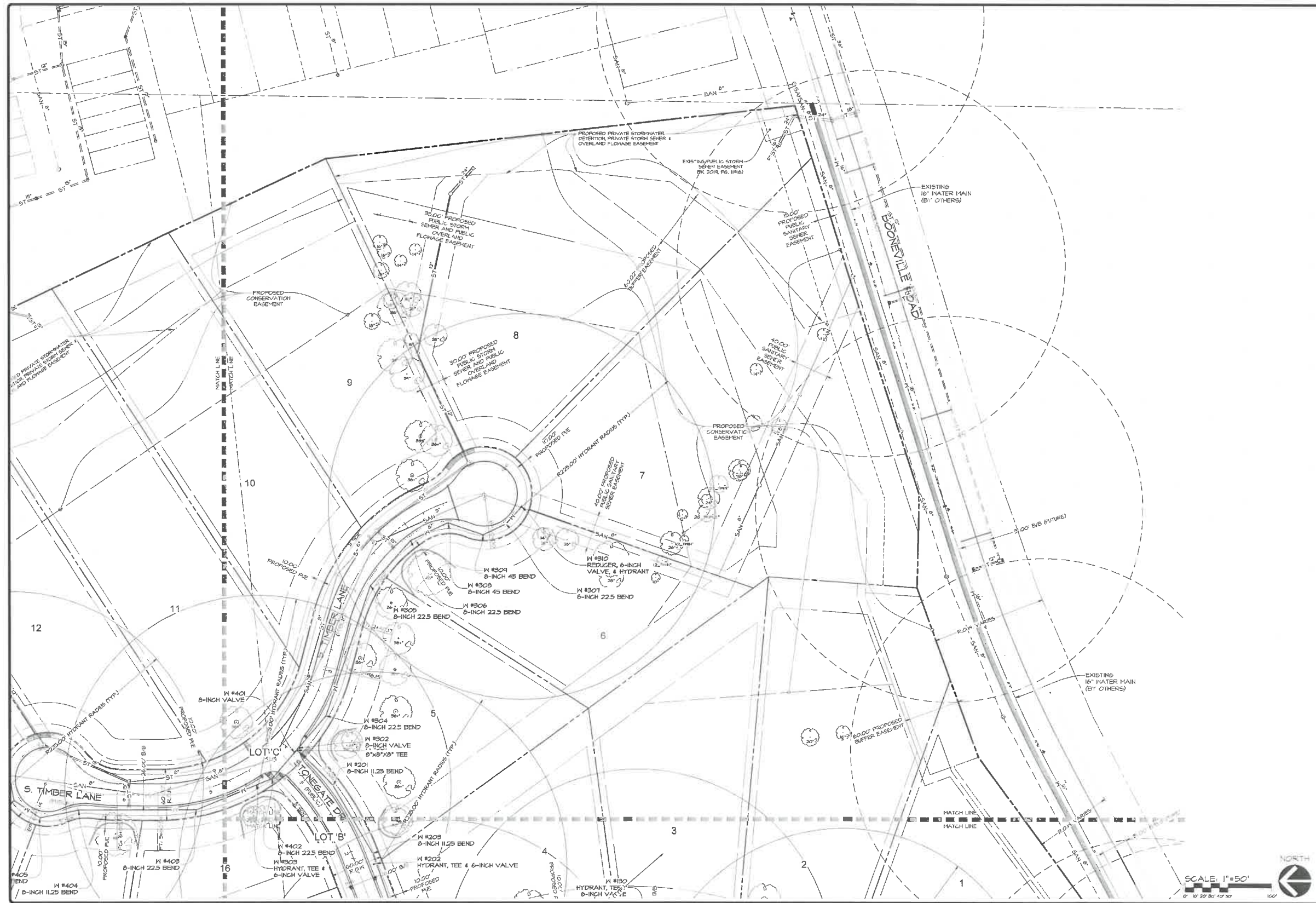
STONEWOOD FLAT 1
 WEST DES MOINES, IOWA

WATER MAIN PLAN - NORTH

SHEET [Blank] OF [Blank]

A-2042

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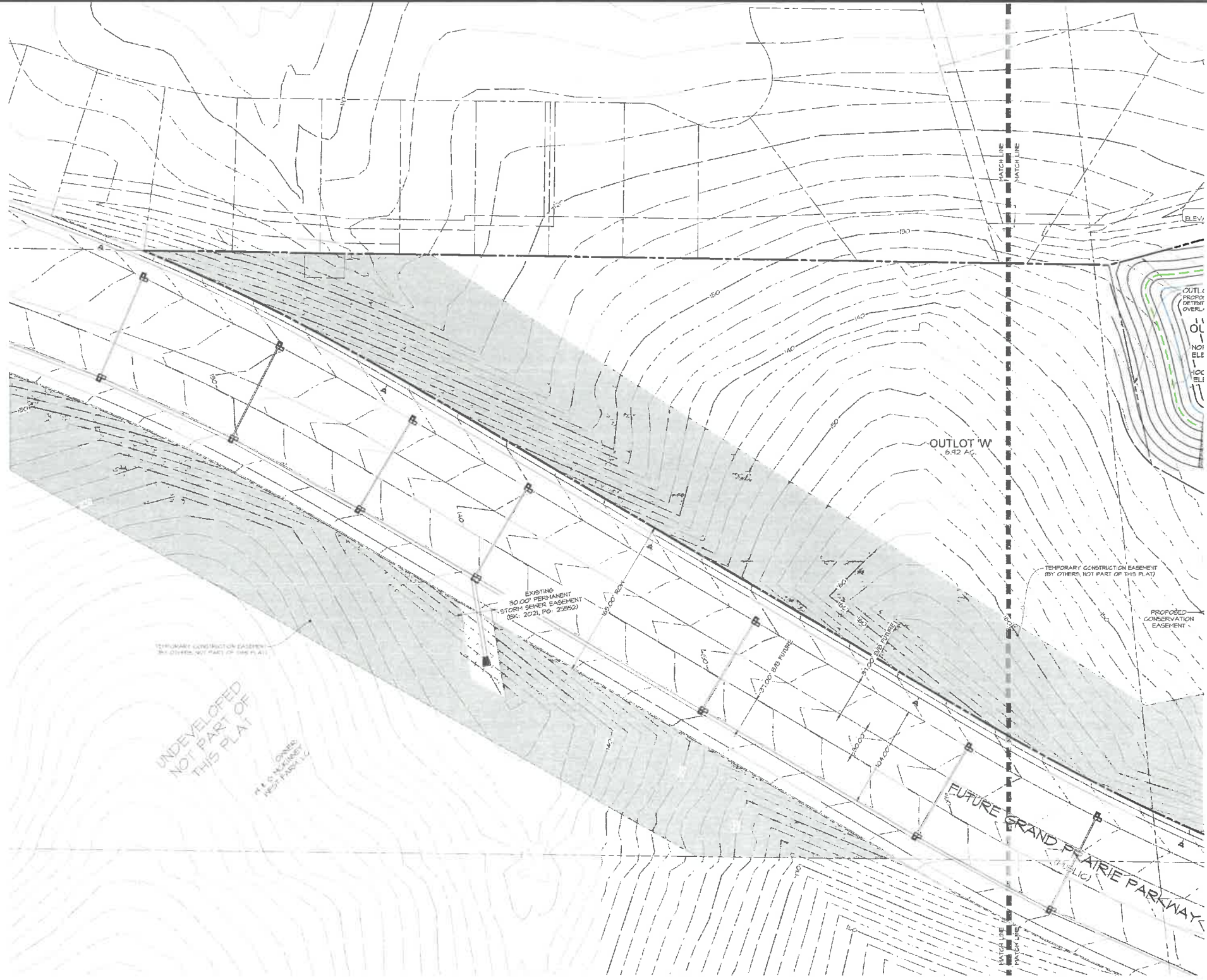


DATE:	2022-03-28 - 5TH SUBMITTAL	DKT
	2022-03-17 - 4TH SUBMITTAL	
	2022-02-24 - 3RD SUBMITTAL	
	2021-12-21 - 2ND SUBMITTAL	
DATE OF SURVEY:	FEBRUARY 12, 2021	
DESIGNED BY:		
DRAWN BY:		

STONEWOOD PLAT 1
 WEST DES MOINES, IOWA
 WATER MAIN PLAN - SOUTHEAST

SHEET
 2
 OF 21
 A-2042

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SCALE: 1"=50'

0' 10' 20' 30' 40' 50'



STONEWOOD FLAT I
WEST DES MOINES, IOWA

GRADING - NORTH

SHEET
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OF
21

A-2042

DATE: 2022-02-26 - 5TH SUBMITTAL
2022-02-17 - 4TH SUBMITTAL
2022-02-04 - 3RD SUBMITTAL
2021-12-21 - 2ND SUBMITTAL
DATE OF SURVEY: FEBRUARY 13, 2021
DESIGNED BY: EWA
DRAWN BY: LK1

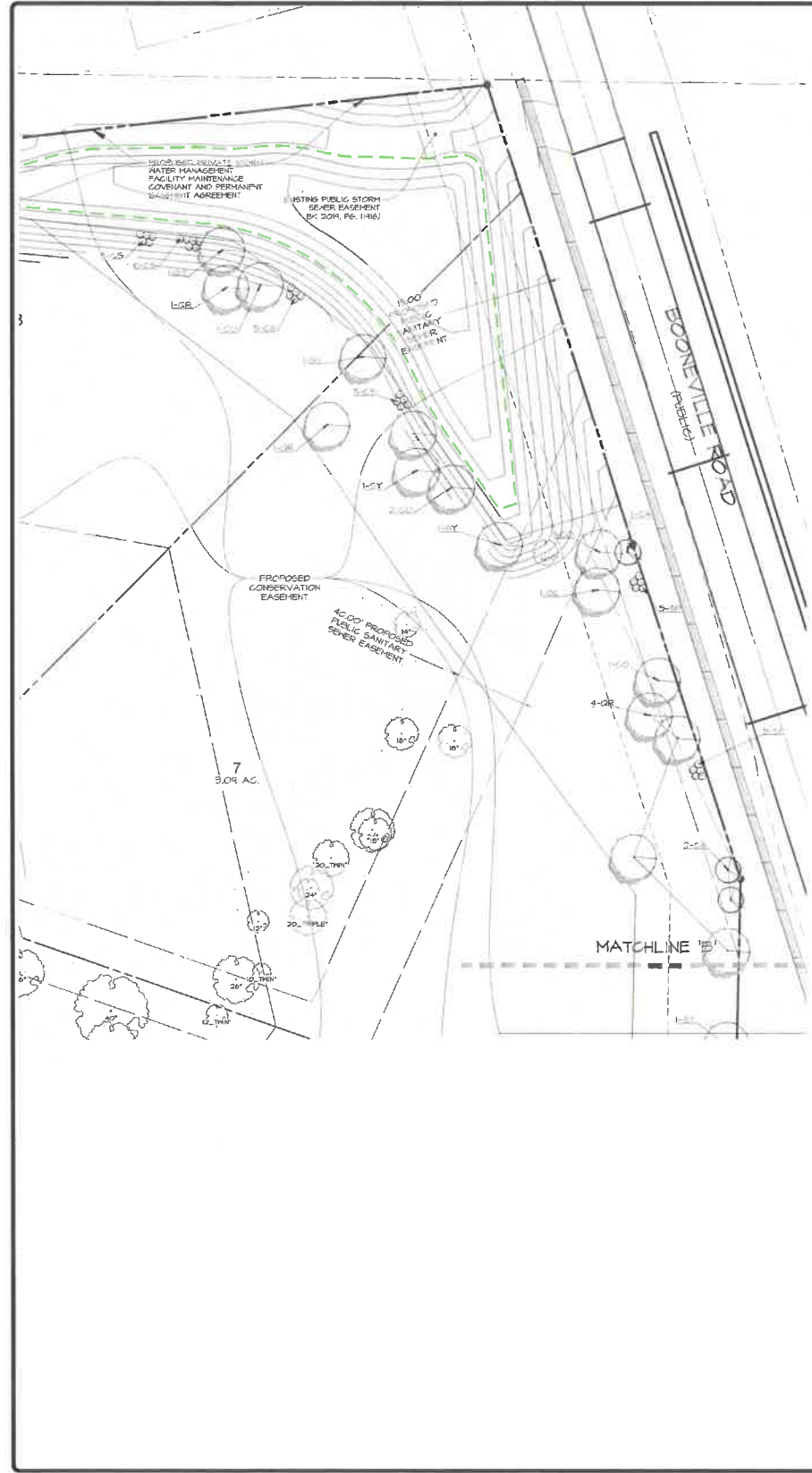


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515.276.4884 mail@cecctac.com

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<p>STONEOOD FLAT 1 WEST DES MOINES, IOWA</p> <p>GRADING - SOUTHEAST</p>		<p>CEC Civil Engineering Consultants, Inc. 2400 86th Street, Unit 12 Des Moines, Iowa 50322 515.276.4884 mht@cecinc.com</p>
<p>SHEET 16 OF 31</p> <p>A-2042</p>	<p>DATE: 2022-03-25 - 5TH SUBMITTAL 2022-05-17 - 4TH SUBMITTAL 2022-09-04 - 3RD SUBMITTAL 2021-12-21 - 2ND SUBMITTAL REGULATORY 2, 2021 DATE OF SURVEY: REVISIONS: DRAWN BY: CHECKED BY:</p>	



**30' BUFFER REQUIREMENTS
(BOONEVILLE ROAD)**

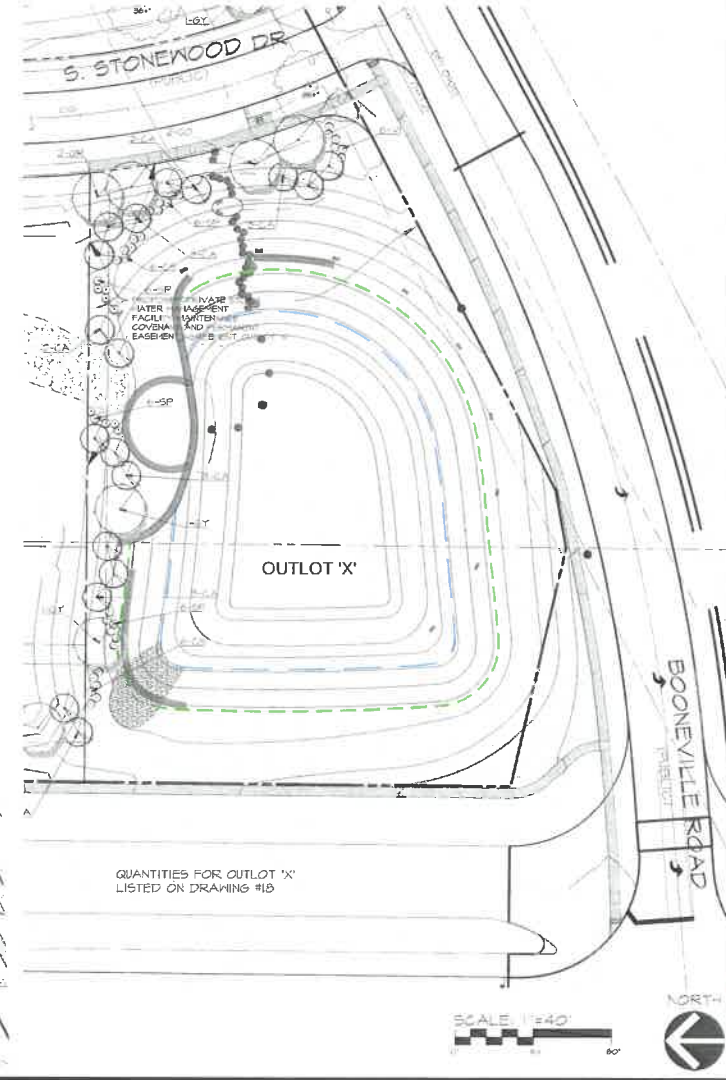
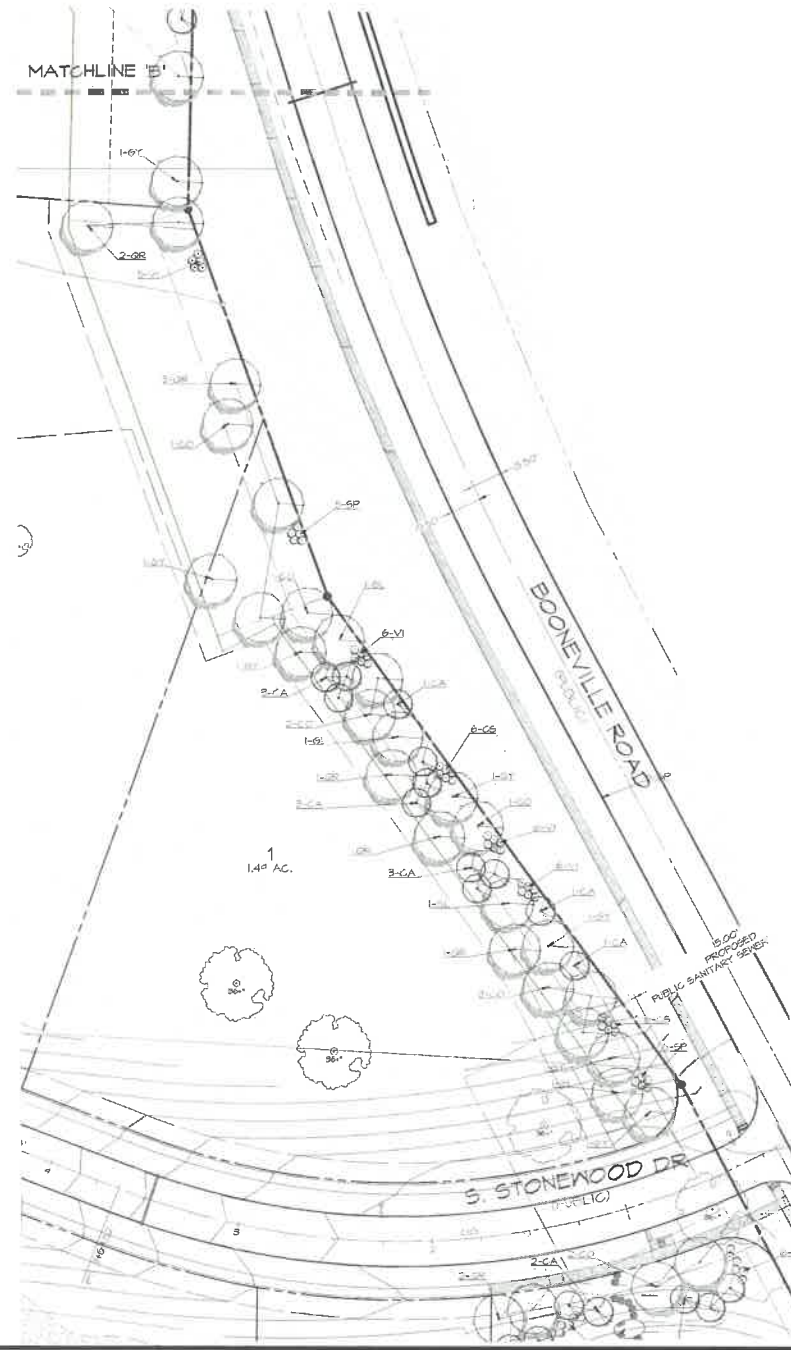
REQUIRED PLANTINGS PER 35 L.F.
 1 OVERSTORY TREE + 2 UNDERSTORY TREES + 6 SHRUBS
 ALLOWED TO SUBSTITUTE UP TO 50% OF REQUIREMENT
 2 UNDERSTORY FOR 1 OVERSTORY.
 10 SHRUBS FOR 1 UNDERSTORY.

EAST OF STONEWOOD DR. 825 L.F. / 35' = 4.26 FU
 1 OVERSTORY + 4.26 FU = 10 OVERSTORY TREES +
 2 UNDERSTORY + 4.26 FU = 10 UNDERSTORY TREES +
 6 SHRUBS * 4.26 FU = 36 SHRUBS.
 PROVIDED NORTH OF THORNE 14 OVERSTORY TREES + 12 UNDERSTORY TREES + 36
 SHRUBS.

**60' BUFFER REQUIREMENTS
(BOONEVILLE ROAD)**

REQUIRED PLANTINGS PER 35 L.F.
 1 OVERSTORY TREE + 3 SHRUBS + 1 PLANT UNIT (PU)
 ALLOWED TO SUBSTITUTE UP TO 50% OF REQUIREMENT
 2 UNDERSTORY FOR 1 OVERSTORY.
 10 SHRUBS FOR 1 UNDERSTORY.

ALONG BOONEVILLE RD. 825 L.F. / 35' = 23.57 FU
 1 OVERSTORY + 23.57 FU = 24 OVERSTORY TREES +
 3 SHRUBS + 23.57 FU = 7 SHRUBS.
 PROVIDED ALONG BOONEVILLE RD. 24 OVERSTORY TREES + 3 UNDERSTORY TREES + 41
 SHRUBS.



PLANT SCHEDULE

MARK	Botanical name	QUAN.	SIZE	ROOT TYPE	REMARKS
CA	COMMON NAME	15	1.5" CAL.	CONF.	MATCHED, SPECIMEN
CA	FRAXINA DOGWOOD	15	1.5" CAL.	CONF.	MATCHED, SPECIMEN
CO	CORNUS FLORIDA	10	1.5" CAL.	CONF.	MATCHED, SPECIMEN
CS	CORNUS SP.	30	5 GAL.	CONF.	MATCHED, SPECIMEN
GL	RED TWIG DOGWOOD	5	2" CAL.	B&B	MULCH BED
GL	Gleditsia triacanthos L. var. nris	5	2" CAL.	B&B	MATCHED, SPECIMEN
OY	Gymnocladia dioica	11	2" CAL.	B&B	MATCHED, SPECIMEN
OB	KENTUCKY COFFEE TREE				NOT USED
OR	Quercus rubra	14	8.5" CAL.	CONF.	MATCHED, SPECIMEN
SP	RED OAK	21	5 GAL.	CONF.	MATCHED, SPECIMEN
SP	Spiraea species	21	5 GAL.	CONF.	MATCHED, SPECIMEN
VI	Viburnum species	33	5 GAL.	CONF.	MATCHED, SPECIMEN
VI	VIBURNUM				MULCH BED

QUANTITIES FOR OUTLOT 'X'
 LISTED ON DRAWING #10

SCALE 1"=40'



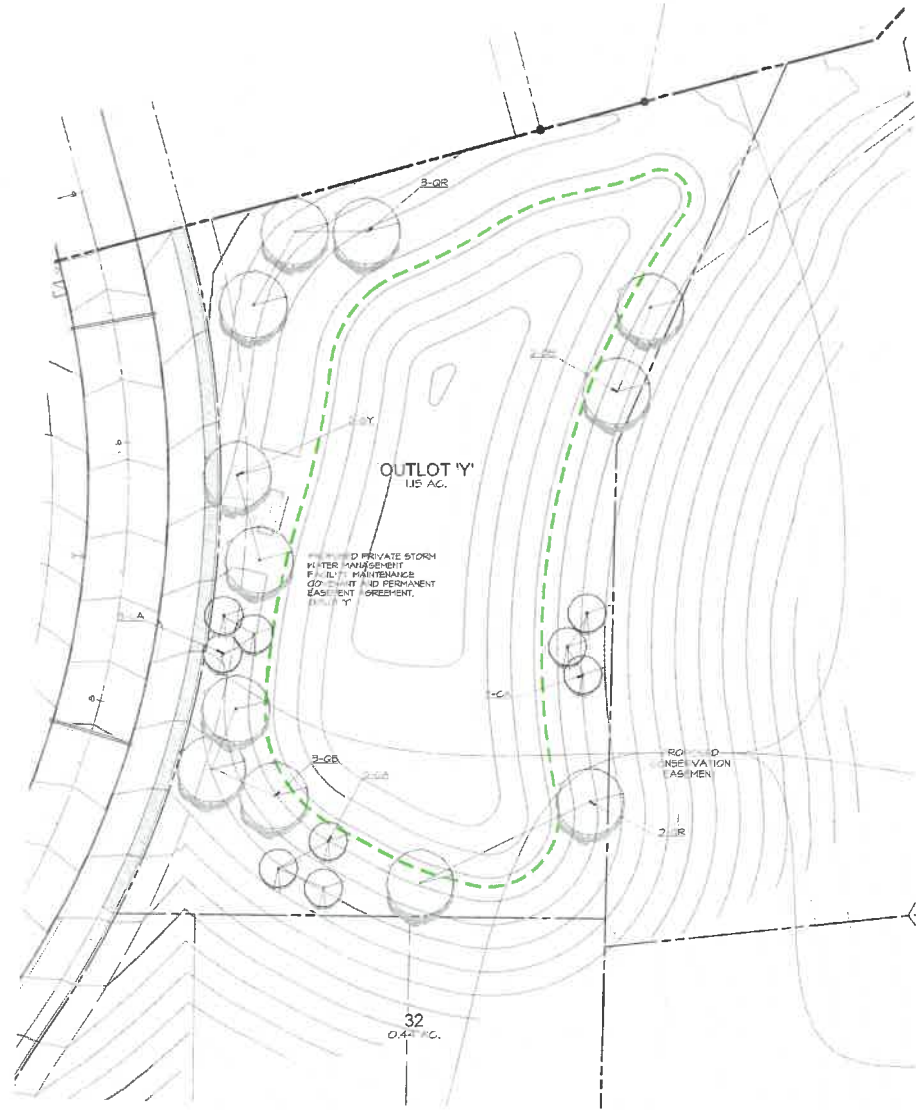
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DATE: 2024-01-16 10:47:14 AM
 DESIGNED BY: JWB
 CHECKED BY: JWB
 DATE OF SURVEY: 2024-01-16
 DRAWN BY: JWB

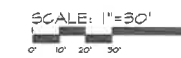
STONEWOOD FLAT 1
 WEST DES MOINES, IOWA
 BUFFER PLAN (BOONEVILLE ROAD)

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PLANT SCHEDULE

MARK	Botanical Name COMMON NAME	QUAN.	SIZE	ROOT TYPE	REMARKS
CA	<i>Cornus alternifolia</i> PAGODA DOGWOOD	9	1.5" CAL.	CONT.	MATCHED SPECIMEN
CY	<i>Gymnocladia dioica</i> KENTUCKY COFFEE TREE	2	2" CAL.	B&B	MATCHED SPECIMEN
QB	<i>Quercus bicolor</i> SWAMP WHITE OAK	5	2" CAL.	B&B	MATCHED SPECIMEN
OR	<i>Quercus rubra</i> RED OAK	5	1.5" CAL.	CONT.	MATCHED SPECIMEN



STONEWOOD PLANT I
WEST DES MOINES, IOWA

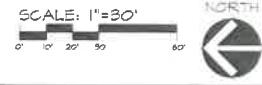
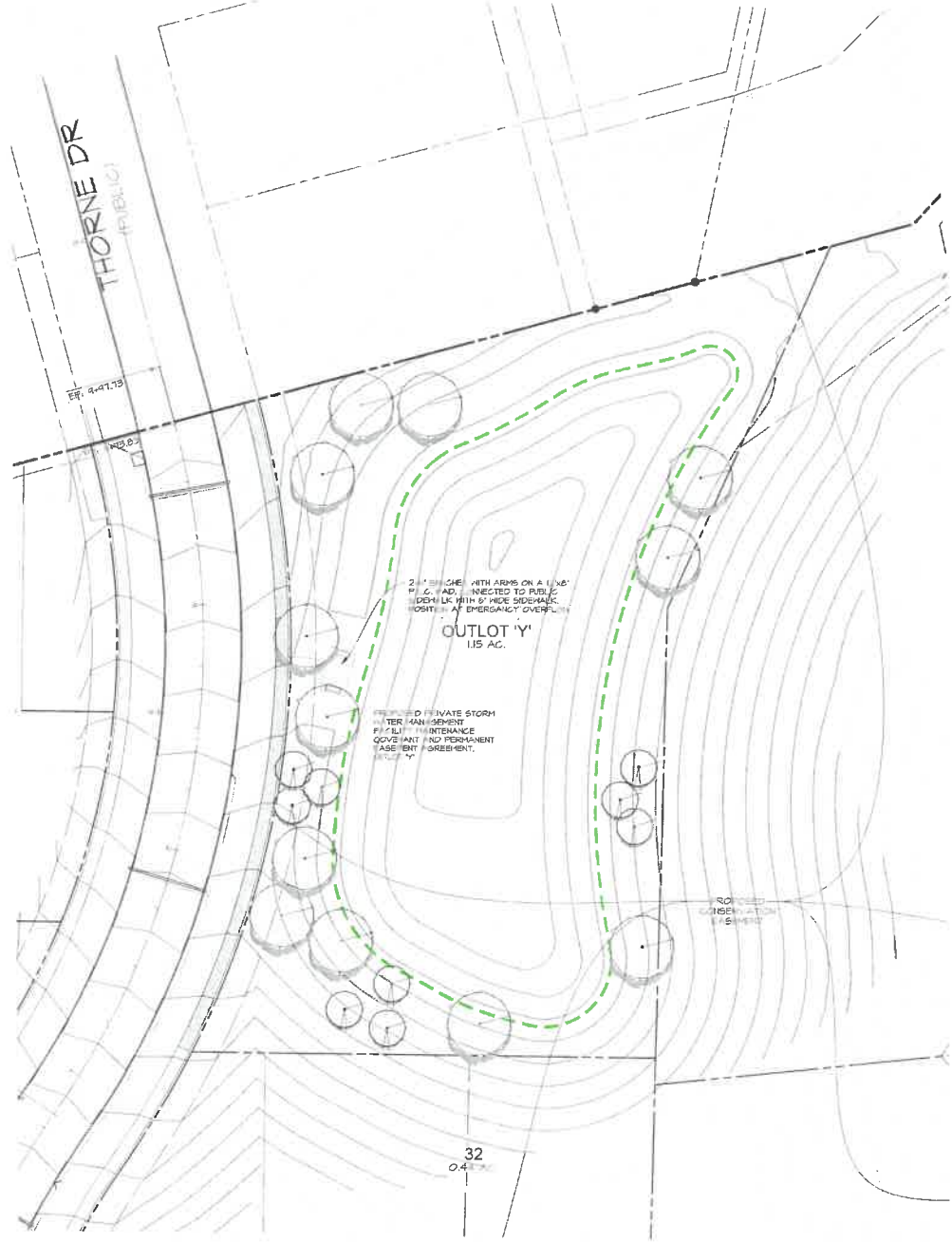
SHEET
OF 21
A-2042

PLANTING PLAN (EAST SIDE FILL IN)

DATE: 2022-02-29 - 5TH SUBMITTAL
2022-02-17 - 4TH SUBMITTAL
2022-02-04 - 3RD SUBMITTAL
2021-12-21 - 2ND SUBMITTAL
DATE OF SURVEY: FEBRUARY 12, 2021
DESIGNED BY: BVA
DRAWN BY: LKT



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STONEWOOD PLAT I
 WEST DES MOINES, IOWA
PARKLAND DEDICATION

SHEET
N
 OF 21
 A-2042

DATE:	2022-09-26 - 5TH SUBMITTAL	DATE:	2021-02-01 - 2ND SUBMITTAL	DATE:	2021-02-01 - 2ND SUBMITTAL
	2022-02-11 - 4TH SUBMITTAL		2021-02-01 - 2ND SUBMITTAL		2021-02-01 - 2ND SUBMITTAL
DATE OF SURVEY:	2021-02-01	DESIGNED BY:	CEC	DRAWN BY:	CEC

DATE: 2022-09-26 - 5TH SUBMITTAL
 2022-02-11 - 4TH SUBMITTAL
 2021-02-01 - 2ND SUBMITTAL
 2021-02-01 - 2ND SUBMITTAL

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

**A RESOLUTION OF THE PLAN AND ZONING COMMISSION
NO. PZC-22-102**

WHEREAS, pursuant to the provisions of Title 9, Zoning and Title 10, Subdivision Regulations of the West Des Moines Municipal Code, the applicant and property owner, Stonewood, Inc, request approval of a Revised Preliminary Plat for the purpose of subdividing that approximately 61.6-acre property generally located at northeast corner of S. Grand Prairie Parkway and Booneville Road as depicted on the location map included in the staff report. The applicant proposes the creation of 40 lots for Single Family Residential development, three (3) outlots for storm water detention, one (1) outlot for future development, and four (4) street lots to be dedicated to the city. The revised preliminary plat modifies the originally approved buffer planting plan, provides details related to development entrance sign and assigns an additional roadway name; and

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

WHEREAS, the original Preliminary Plat was approved by the Planning and Zoning Commission on March 28, 2022.

NOW THEREFORE, the Plan and Zoning Commission of the City of West Des Moines recommends the City Council approve the Preliminary Plat (PP-005814-2022) subject to compliance with all the conditions of approval as stated in the staff report, including conditions added at the meeting, and attached hereto as Exhibit "A", if applicable.

PASSED AND ADOPTED on October 24, 2022.

Jennifer Drake, Chair
Planning and Zoning Commission

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Planning and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting on October 24, 2022, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

Recording Secretary