CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: February 21, 2017

ITEM: Hurd Jordan Plat 2, 174 & 320 S. Jordan Creek Parkway – Subdivide Property into 4 lots for commercial development – Johnson Jordan, LLC, Hurd Jordan Two, LLC and Hurd Jordan Three, LLC – PP-003339-2017

RESOLUTION: Approval of Preliminary Plat

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant, Johnson Jordan, LLC, Hurd Jordan Two, LLC and Hurd Jordan Three, LLC, represented by Chuck Bishop with Bishop Engineering, is requesting approval of a Preliminary Plat for approximately 17.25 acres generally located on the east side of Jordan Creek Parkway between Mills Civic Parkway and Bridgewood Boulevard. The applicant proposes to subdivide the property into four (4) lots for commercial development.

This plat is being proposed to create a fourth lot within the site for a future restaurant/coffee shop. A specific user for this lot has not been identified at this time. Lot 1 will encompass the Dick's Sporting Goods store and the associated parking. Lot 2 will include the other retail stores in the multi-tenant building adjacent to the Dick's and their associated parking. Lot 3 is designated for a proposed Hobby Lobby store that is currently under review by City staff.

Plan and Zoning Commission Action:
Vote: 6-0 approval, with Commissioner Andersen absent.
Date: February 13, 2017
Motion: Adopt a resolution recommending the City Council approve the Preliminary Plat Request

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: January 23, 2017*
- Staff Review and Comment
  - *Lot Size of Lot 4*
- Comprehensive Plan Consistency
- Findings
- Staff Recommendation and Conditions of Approval
- Property 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 4 lots for commercial development, subject to the applicant meeting all City Code requirements.

Lead Staff Member: Brian Portz, AICP BP

Staff Reviews:

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	NA	
Date(s) Published		
Letter sent to surrounding property owners		

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning		
Date Reviewed	01/23/2017		
Recommendation	Yes ☒	No ☐	Split ☐

ATTACHMENTS:

Exhibit I - Plan and Zoning Commission Communication
- Attachment A - Plan and Zoning 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: February 13, 2017

Item: Hurd Jordan Plat 2, 174 & 320 S. Jordan Creek Parkway – Subdivide Property into 4 lots for commercial development – Johnson Jordan, LLC and Hurd Jordan Three – PP-003339-2017

Requested Action: Approval of Preliminary Plat

Case Advisor: Brian S. Portz, AICP BP

Applicant's Request: The applicant, Johnson Jordan, LLC and Hurd Jordan Three, represented by Chuck Bishop with Bishop Engineering, is requesting approval of a Preliminary Plat for approximately 17.25 acres generally located on the east side of Jordan Creek Parkway between Mills Civic Parkway and Bridgewood Boulevard. The applicant proposes to subdivide the property into four (4) lots for commercial development.

This plat is being proposed to create a fourth lot within the site for a future restaurant/coffee shop. A specific user for this lot has not been identified at this time. Lot 1 will encompass the Dick's Sporting Goods store and the associated parking. Lot 2 will include the other retail stores in the multi-tenant building adjacent to the Dick's and their associated parking. Lot 3 is designated for a proposed Hobby Lobby store that is currently under review by City staff

History: The property was annexed into the City as a part of the Wittern Annexation in 1997. The property was platted as Hurd-Jordan Plat 1 in 2006. A Zone Change Specific Plan was approved for the site in 2006 with amendments in 2007 (amend signage and parking) and 2013 (revise development layout and associated standards). In 2007, Overlay District Site Plans were approved for the east/west and north/south driveways through the site. In 2013 an Overlay District Site Plan was approved for the Dick's Sporting Goods building, including the attached retail buildings.

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee on January 23, 2017 as an informational item. The Subcommittee was supportive of the project.

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 summarize the following:

- *Lot Size of Lot 4:* Lot 4 is proposed to be approximately 29,500 square foot in size, which is smaller than the minimum 60,000 square foot lot size for a Regional Commercial zoned lot. Per the Plaza at Jordan Creek Specific Plan Ordinance, however, lots less than sixty thousand (60,000) square feet in size may be considered acceptable if supported by appropriate easements or a reciprocal easement agreement; and if approved by the appropriate approval body as part of a site plan, permitted conditional use permit, or plat. There is an existing ingress/egress easement that will provide access to the lot from Jordan Creek Parkway.

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 four (4) lots for commercial development, subject to the applicant meeting all City Code requirements.

Owner/Applicant

Johnson Jordan, LLC and Hurd Jordan Three
Richard Hurd
2000 Fuller Road
West Des Moines, IA 50265
Richard.hurd@hurdrealty.com
515-225-1102

Applicant Representative:

Bishop Engineering
Chuck Bishop
3501 104th Street
Urbandale, IA 50322
cbishop@bishopengr.com
515-276-0467

Attachments:

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

ATTACHMENT A

RESOLUTION NO. PZC-17-016

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE A PRELIMINARY PLAT TO SUBDIVIDE PROPERTY INTO 4 LOTS FOR COMMERCIAL DEVELOPMENT

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Johnson Jordan, LLC and Hurd Jordan Three, have requested approval of a Preliminary Plat (PP-003339-2017) to create four (4) lots for commercial development on a 17.25 acre site generally located on the east side of S. Jordan Creek Parkway between Mills Civic Parkway and Bridgewood Boulevard;

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 February 13, 2017, this Commission held a duly-noticed public meeting to consider the application for Hurd Jordan Plat 2 Preliminary Plat (PP-003339-2017);

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

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

SECTION 2. The Preliminary Plat (PP-003339-2017) to subdivide the property into four (4) lots for commercial development, is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report dated February 13, 2017, 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 February 13, 2017.

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 February 13, 2017, by the following vote:

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

ATTEST:

Recording Secretary

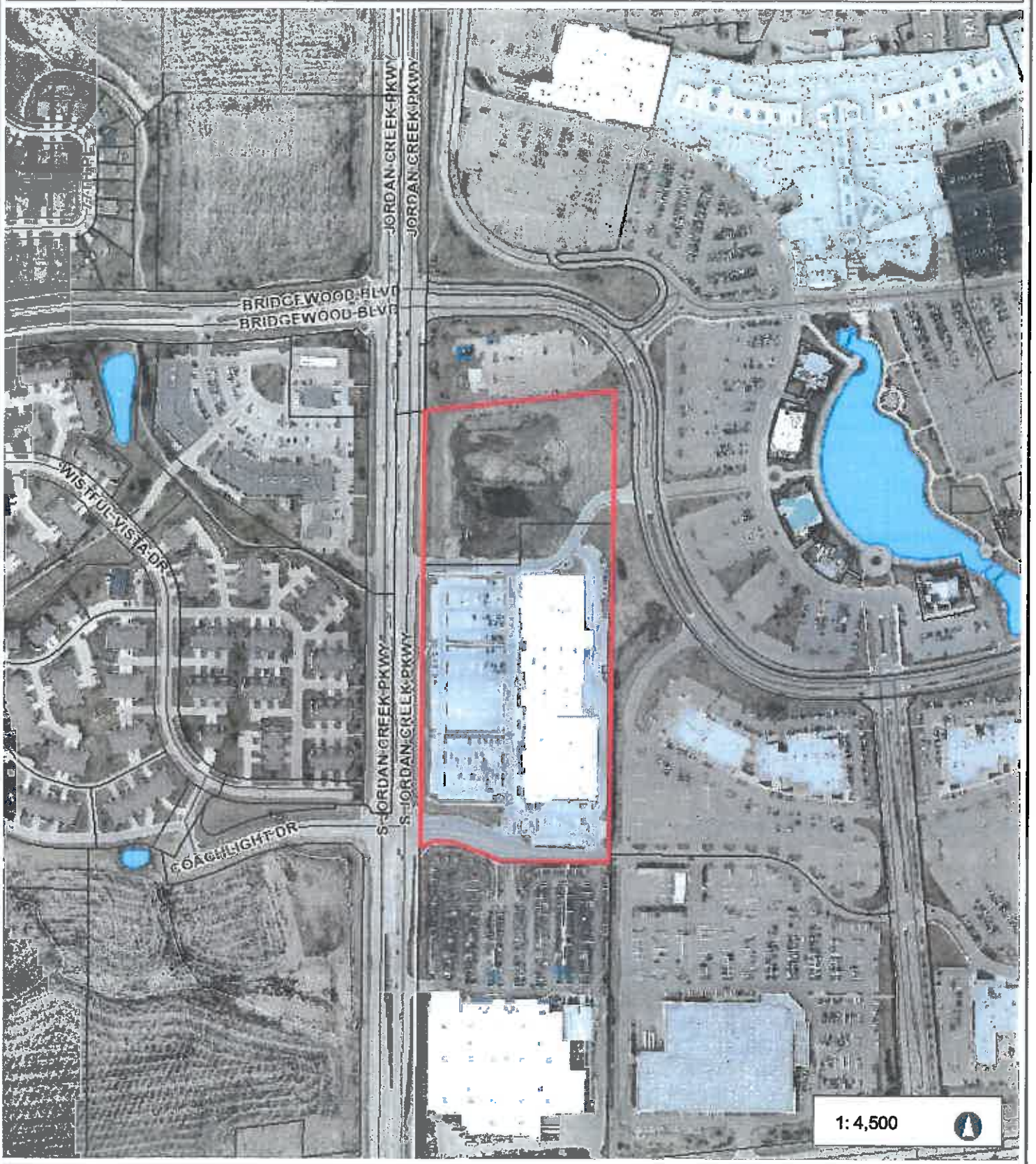
S:___Development Projects\Plaza At Jordan Creek\Hurd Jordan Plat 2\Preliminary Plat\PP-003339-2017_SR_Hurd Jordan Plat 2_02-13-2017_PZ.Docx

Exhibit A
CONDITIONS OF APPROVAL

1. No conditions of approval.

Hurd Jordan Plat 2

ATTACHMENT B



750.0 0 374.99 750.0 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

ATTACHMENT C

HURD JORDAN PLAT 2
PRELIMINARY PLAT

SHEET INDEX:

C0.1 COVER SHEET
C2.1 LAYOUT PLAN
C3.1 GRADING & UTILITY PLAN

LEGAL DESCRIPTION:

A REPLAT OF LOTS 2, 3 & 4 HURD JORDAN PLAT 1, AN OFFICIAL PLAT, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA.
SAID TRACT OF LAND CONTAINING APPROXIMATELY 17.24 ACRES.
SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ALL EASEMENTS OF RECORD.

ADDRESS:

180 S. JORDAN CREEK PARKWAY (HOBBY LOBBY)
WEST DES MOINES, IA 50266

320 S. JORDAN CREEK PARKWAY
SUITE 100 (DICK'S), SUITE 200 (VACANT),
SUITE 300 (TJ HOME GOODS) , SUITE 400 (NORDSTROM'S)
WEST DES MOINES, IA 50266

OWNER/APPLICANT:

JOHNSON JORDAN LLC & HURD JORDAN THREE LLC
CONTACT: RICHARD HURD
2000 FULLER ROAD
WEST DES MOINES, IOWA 50265
PHONE: (515)-225-1102

ZONING DESIGNATION:

PUD - PLAZA AT JORDAN CREEK SPECIFIC PLAN

COMPREHENSIVE LAND USE:

TOWN CENTER COMMERCIAL

OPEN SPACE / IMPERVIOUS:

TOTAL SITE =750,874 = 17.24 ACRES
REQUIRED OPEN SPACE = 20% = 150,194 SF

PHASE 1 (DICK'S SPORTING GOOD & DRIVES)
PROPOSED IMPERVIOUS = 291,077 S.F. (38.9%)
PROPOSED OPEN SPACE = 459,877 S.F. (61.2%)

PHASE 2 (NORDSTROM'S & TJ HOME GOODS)
TOTAL IMPERVIOUS = 425,988 S.F. (56.7%)
TOTAL OPEN SPACE = 324,888 S.F. (43.3%)

PHASE 3 (HOBBY LOBBY & FUTURE RESTAURANT)
TOTAL IMPERVIOUS = 598,732 S.F. (79.7%)
TOTAL OPEN SPACE = 152,242 S.F. (20.3%)

BENCHMARKS:

WDM NO 118. NORTHEAST CORNER OF 60TH STREET AND MILLS CIVIC PARKWAY, 18.5 FEET SE OF TRAFFIC SIGNAL POLE, 1.5 FEET SE OF FACE OF SIDEWALK, 31 FEET WEST OF FIRE HYDRANT. STANDARD BENCHMARK.
WEST DES MOINES DATUM = 291.57

WDM NO 124. INTERSECTION OF MILLS CIVIC AND JORDAN CREEK PARKWAY, 189 ± FEET EAST OF THE WEST END OF MEDIAN, IN CENTER OF 6 FEET MEDIAN IN MILLS CIVIC PARKWAY, 17 ± FEET WEST OF THE ANGLE POINT IN THE CURB FOR THE WESTBOUND TURN LANE, STANDARD BENCHMARK.
WEST DES MOINES DATUM = 203.65

FLOOD ELEVATION INFORMATION:

THIS SITE IS LOCATED IN ZONE X, AN AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 19049C0225 D, WITH EFFECTIVE DATE OF JANUARY 19, 2000.

GENERAL NOTES:

1. 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. 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 ENGINEERING SERVICES (222-3475) TO SCHEDULE ANY REQUIRED INSPECTIONS. ROW EXCAVATION PERMITS CAN BE OBTAINED AT THE PUBLIC SERVICE FACILITY (222-3480). IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICANT OBTAINING ALL NECESSARY EASEMENTS/AGREEMENTS AND APPLICABLE PERMITS.
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 SUDAS.
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. ALL SIGNING, STRIPING AND OTHER TRAFFIC CONTROL DEVICES ON THE DRIVEWAY APPROACHES TO THE PUBLIC STREETS SHOULD CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FEDERAL HIGHWAY ADMINISTRATION.

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 COORDINATION AND ALL COSTS ASSOCIATED WITH AS-BUILT TOPO OF DETENTION FACILITIES & STORM SEWERS. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING BISHOP ENGINEERING TO PERFORM SAID AS-BUILT SURVEY. IF DETENTION FACILITIES HAVE BEEN INSTALLED 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.
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 WEST DES MOINES WATER WORKS.
13. TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
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. THE OWNER IS RESPONSIBLE FOR ALL MAINTENANCE AND REPAIR OF ALL PRIVATE SEWERS.

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
3. CONTRACTOR SHALL USE O-RING GASKET JOINTS FOR STORM SEWER AND SANITARY SEWER AT CROSSINGS WITH WATER MAIN WHERE STORM OR SANITARY SEWER CROSSES OVER OR LESS THAN 18 INCHES BELOW WATER MAIN. O-RING GASKET JOINTS SHALL BE EXTENDED UNTIL WATER AND SEWER ARE AT LEAST 18 FEET APART. IF R-12 PIPE IS USED FOR STORM SEWER, CONTRACTOR SHALL USE WATER-TIGHT R-12 PIPE, CENTERED ON THE CROSSING (REFERENCE DETAIL ON SHEET C6.1).

WETLAND NOTES:

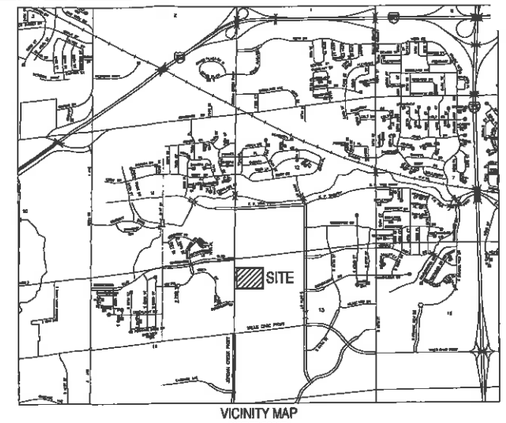
1. BISHOP ENGINEERING DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

WEST DES MOINES UTILITY NOTES:

1. ALL WATER MAIN, PUBLIC OR PRIVATE AND ASSOCIATED SERVICES SHALL BE INSTALLED ACCORDING TO WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
2. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST 1 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. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND THE 2003 INTERNATIONAL PLUMBING CODE. CONTACT BUILDING INSPECTIONS (515-222-3630) A MIN. OF 24 HOURS IN ADVANCE FOR 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 1297,54-1996. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, WILLIAM MABUCE, ENGINEERING TECHNICIAN (515-222-3510) A MIN OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
7. ALL LIGHTS ARE TO BE DOWNCAST CUTOFF VARIETY. WALLPACKS ARE PROHIBITED. THEN MAXIMUM ILLUMINATION ALLOWED AT THE PROPERTY LINE IS ONE FOOTCANDLE.
8. CONTACT WEST DES MOINES WATER WORKS (222-3465) TO SCHEDULE PRESSURE AND FLOW TEST PRIOR TO DESIGNING THE FIRE SUPPRESSION SYSTEM.

PLAT NOTES:

1. ADDRESS FOR LOT 4 WILL BE ASSIGNED AT THE TIME OF DEVELOPMENT.
2. BLANKET INGRESS/EGRESS EASEMENT BETWEEN LOTS 1, 2, 3 AND 4 TO BE CREATED.
3. ALL LOT CORNERS WILL BE SET WITH IRON PIPE WITHIN ONE YEAR OF RECORDING. ALL SET PIPE WILL BE MARKED WITH YELLOW PLASTIC IDENTIFICATION CAPS (#14775).
4. THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 10,000 FEET. EACH LOT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 5,000 FEET.
5. ALL BEARINGS ARE BASED ON AN ASSUMED MERIDIAN FOR COMPUTATION PURPOSES.
6. APPLICANT WILL BE RESPONSIBLE FOR MAKING A PARKING LOT CONNECTION TO THE NORTH PROPERTY LINE AT SUCH TIME THE EXISTING MAINTENANCE LOT REDEVELOPS.



VICINITY MAP
NOT TO SCALE

LEGEND:

—SAN—	SANITARY SEWER		POWER POLE
—ST—	STORM SEWER		TRANSFORMER POLE
—W—	WATER LINE		LIGHT POLE
—G—	GAS LINE		ELECTRIC JUNCTION BOX
—UE—	UNDERGROUND ELECTRIC		ELECTRIC PANEL
—O/E—	OVERHEAD ELECTRIC		TRANSFORMER
—TELE—	TELEPHONE LINE		GROUND LIGHT
—F/O—	FIBER OPTIC		GUY WIRE
—CATV—	CABLE TV		ELECTRIC HANDHOLE
	STORM MANHOLE		GAS METER
	CURB INTAKE		GAS VALVE
	SURFACE INTAKE		AIR CONDITIONING UNIT
	FLARED END SECTION		TELEPHONE RISER
	SANITARY MANHOLE		TELEPHONE VAULT
	CLEANOUT		TELEPHONE MANHOLE
	FIRE HYDRANT		TRAFFIC SIGNAL MANHOLE
	SPRINKLER		FIBER OPTIC RISER
	IRRIGATION CONTROL VALVE		FIBER OPTIC FAULT
	WATER MANHOLE		CABLE TV RISER
	WELL		SIGN
	WATER VALVE		DENOTES NUMBER OF PARKING STALLS
	WATER SHUT OFF		PROPERTY CORNER - FOUND AS NOTED
	YARD HYDRANT		PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
	ELECTRIC MANHOLE		SECTION CORNER - FOUND AS NOTED
	ELECTRIC METER		
	ELECTRIC RISER		
	ELECTRIC VAULT		

UTILITY CONTACTS:

MIDAMERICAN ENERGY COMPANY
(GAS AND ELECTRIC)
CONTACT: NORM TRENTMAN
PH:E:515-252-6621

MEDIACOM
CONTACT: PAUL MAY
PH: 515-274-2252

CENTURY LINK
CONTACT: JERI OVERLIE
PH: 515-283-7280

WEST DES MOINES WATER WORKS
CONTACT: WILLIAM MABUCE
PH: 515-222-3510

ABBREVIATIONS:

AC	ACRES
ASPH	ASPHALT
BK	BOOK
CONC	CONCRETE
D	DEEDED DISTANCE
EX	EXISTING
ENCL	ENCLOSURE
FF	FINISHED FLOOR
FL	FLOW LINE
FRAC	FRACTIONAL
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
RPC	RED PLASTIC CAP
SF	SQUARE FEET
SAN	SANITARY
TYP	TYPICAL
YPC	YELLOW PLASTIC CAP
N	NORTH
S	SOUTH
E	EAST
W	WEST

Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1959

HURD JORDAN PLAT 2
S. JORDAN CREEK PARKWAY

COVER SHEET

REFERENCE NUMBER:
130053
070252
070176

DRAWN BY:
EWM

CHECKED BY:
LH

REVISION DATE:
01-04-17
02-02-17

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, 2018
PAGES OR SHEETS COVERED BY THIS SEAL: _____

LICENSED PROFESSIONAL LAND SURVEYOR — LARRY D. HYLER, P.L.S. No. 14775 — 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, 2018
PAGES OR SHEETS COVERED BY THIS SEAL: _____

LICENSED PROFESSIONAL ENGINEER — CHARLES J. BISHOP 11055 — IOWA

PROJECT NUMBER:
160180

SHEET NUMBER:
C0.1

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

UTILITY NOTE:
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT. A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

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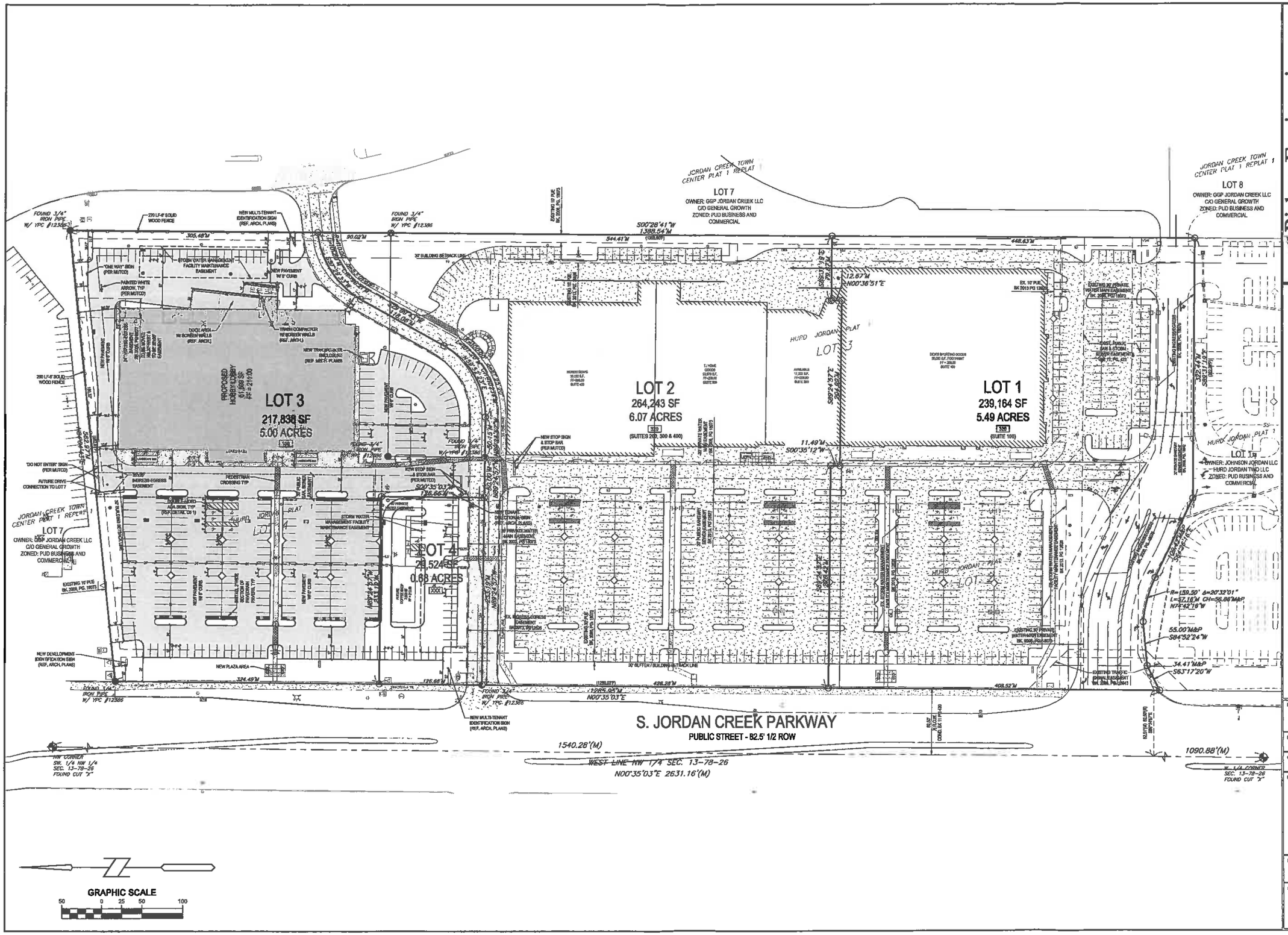
2/2/2017 1:05:36 PM M:\LAND PROJECTS 2016\160180\DWG\REPLAT-C0 COVER.DWG



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HURD JORDAN PLAT 2
S. JORDAN CREEK PARKWAY
LAYOUT PLAN

REFERENCE NUMBER:
130063
070252
070176

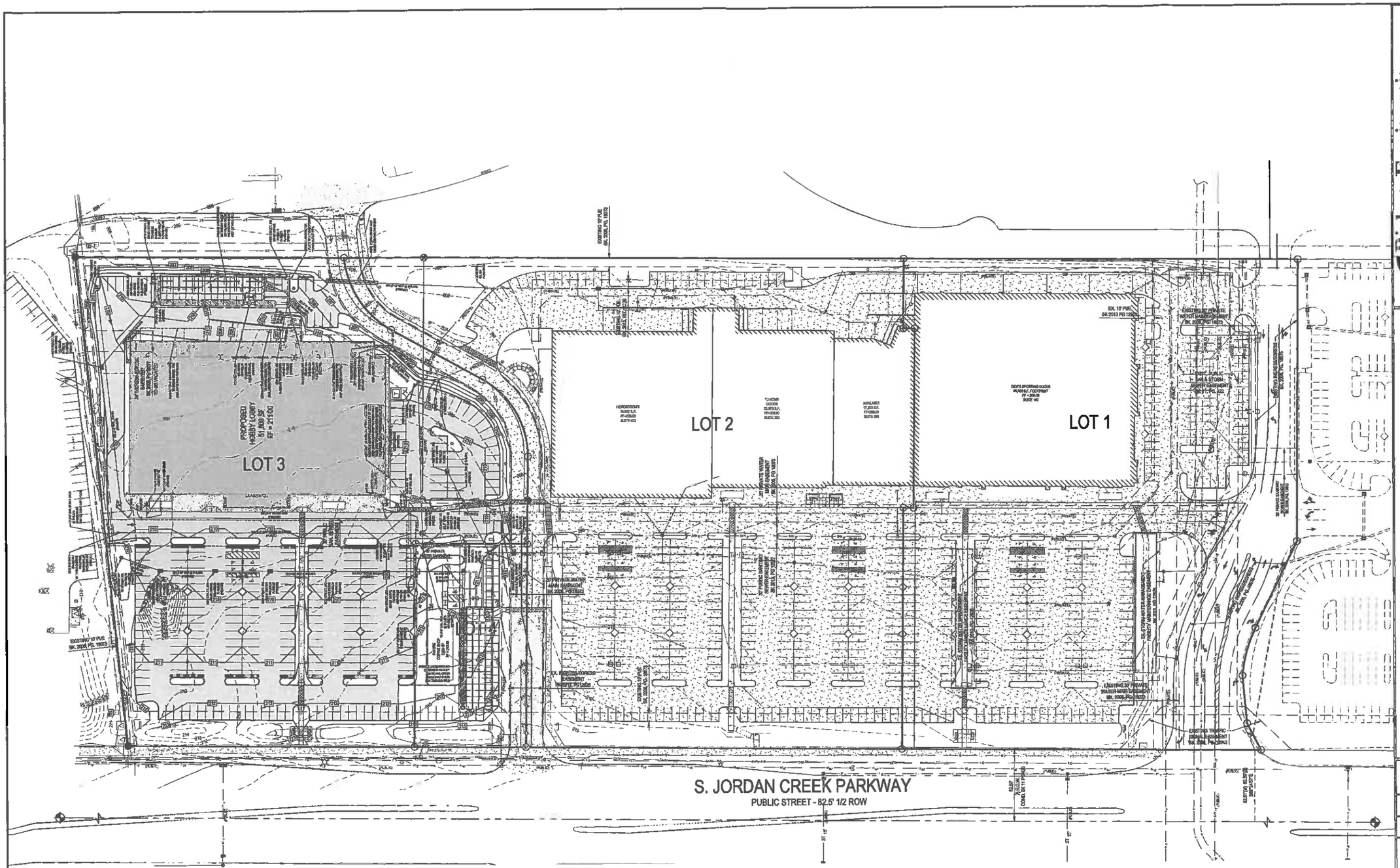
DRAWN BY: EWM

CHECKED BY: LH

REVISION DATE:
01-04-17
02-02-17

PROJECT NUMBER: 160180

SHEET NUMBER: C2.1



WATER QUANTITY ESTIMATE:

ITEM	QUANTITY
8" WATER MAIN	394 L.F.
6" WATER MAIN	429 L.F.
2" WATER MAIN (COPPER)	158 L.F.
8" VALVE	3 EA.
6" VALVE	1 EA.
2" VALVE	1 EA.
8"x6" TEE	2 EA.
8"x6" REDUCER	1 EA.
FIRE HYDRANT ASSEMBLY	3 EA.
TEMP HYDRANT ASSEMBLY	1 EA.
45° BEND	3 EA.
MISC. BEND	1 EA.

GRAPHIC SCALE

50 0 25 50 100

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HURD JORDAN PLAT 2
S. JORDAN CREEK PARKWAY
GRADING & UTILITY PLAN

REFERENCE NUMBER: 130063, 070252, 070176

DRAWN BY: EWM

CHECKED BY: LH

REVISION DATE: 01-04-17, 02-02-17

PROJECT NUMBER: 160180

SHEET NUMBER: C3.1

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 PRELIMINARY PLAT (PP-003339-2017) TO SUBDIVIDE THE PROPERTY INTO 4 LOTS FOR COMMERCIAL 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, Johnson Jordan, LLC and Hurd Jordan Three, have requested approval of a Preliminary Plat (PP-003339-2017) to create four (4) lots for commercial development on a 17.25 acre site generally located on the east side of S. Jordan Creek Parkway between Mills Civic Parkway and Bridgewood Boulevard and legally described below;

Legal Description of Property

A REPLAT OF LOTS 2, 3, & 4, HURD JORDAN PLAT 1, AN OFFICIAL PLAT, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA. SAID TRACT OF LAND CONTAINING APPROXIMATELY 17.24 ACRES. SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ALL EASEMENTS OF RECORD.

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 February 13, 2017, the Plan and Zoning Commission did recommend to the City Council approval of the Preliminary Plat (PP-003339-2017);

WHEREAS, on, February 21, 2017, this City Council held a duly-noticed meeting to consider the application for Preliminary Plat (PP-003339-2017);

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 February 21, 2017, or as amended orally at the City Council hearing of February 21, 2017, are adopted.

SECTION 2. Preliminary Plat (PP-003339-2017) to subdivide the property into 4 commercial lots is approved, subject to compliance with all the conditions in the staff report, dated February 21, 2017, 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 February 21, 2017.

_____
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 February 21, 2017, by the following vote:

ATTEST:

_____
Ryan T. Jacobson
City Clerk

EXHIBIT "A"
CONDITIONS OF APPROVAL

No conditions of approval.