CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: May 15, 2017

ITEM: The Parkways, Northwest Corner of S. Jordan Creek Parkway and Mills Civic Parkway – Approval of a preliminary plat to subdivide the property into 5 lots for commercial and office development, 2 outlots and 4 street lots – Hurd Parkways, LLC – PP-003385-2017 (Deferred from May 1, 2017 City Council meeting)

RESOLUTION: Approval of Preliminary Plat

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant, Hurd Parkways, LLC, in association with the property owner, Wellmark Holdings, Inc., is requesting approval of a Preliminary Plat for approximately 65 acres located at the northwest corner of Mills Civic Parkway and S. Jordan Creek Parkway. The applicant proposes to subdivide the property into 5 lots for construction of a commercial and office development, 2 outlots and 4 street lots.

Plan and Zoning Commission Action:
Vote: 5-0 for approval, with Commissioner Brown absent and Commissioner Erickson abstaining due to a potential conflict of interest.
Date: April 24, 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. Staff would note that this item was deferred from the May 1, 2017 City Council meeting in order for the applicant to revise the Storm Water Management Plan to modify the overall site release rate to accommodate existing detention for the Bridgewood developments to the north. This has been accomplished by re-routing the storm water from the southeast portion of the site to one of the detention basins on the site through the public storm sewer in order to provide additional storage and reduce the overall site release rate to within allowable limits.

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: March 6, 2017*
- Staff Review and Comments
  - *Area Development Plan*
  - *Specific Plan*
  - *Street Network*
  - *Architecture*
  - *Adjacent Residential*
- Comprehensive Plan Consistency
- Town Center Overlay District Consistency
- Findings
- Noticing Information
- Staff Recommendations and Conditions of Approval
- Owner/Applicant/Applicant Representative Information

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, the Plan and Zoning Commission recommends the City Council approve the Preliminary Plat to subdivide the property into five (5) lots for commercial and office development, two (2) outlots to be used for open space and buffering, and four (4) street lots, 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	Not required
Date(s) Published	
Letter sent to surrounding property owners	

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning		
Date Reviewed	March 6, 2017		
Recommendation	Yes ☒	No ☐	Split ☐

ATTACHMENTS:

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

EXHIBIT I

CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION

Meeting Date: April 24, 2017

Item: The Parkways, Northwest Corner of S. Jordan Creek Parkway and Mills Civic Parkway – Approval of an Area Development Plan and a Specific Plan Ordinance to allow a mix of commercial and office uses and approval of a preliminary plat to subdivide the property into 5 lots for commercial development, 2 outlots and 4 street lots – Hurd Parkways, LLC – ZCSP-003383-2017/ADP-003384-2017/PP-003385-2017

Requested Action: Approval of Area Development Plan
Approval of Specific Plan Ordinance
Approval of Preliminary Plat

Case Advisor: Brian Portz, AICP

Applicant's Request: The applicant, Hurd Parkways, LLC, in association with the property owner, Wellmark Holdings, Inc., has submitted an application for approval of an Area Development Plan and Specific Plan Ordinance to allow a mix of commercial and office uses on the approximately 64 acre site. The office uses will encompass approximately the west half of the property between S. Jordan Creek Parkway and S. 81st Street, while the commercial uses will be located in the eastern half of the site. The Area Development Plan identifies the planning parcels, land uses, and primary circulation routes within the site. The proposed Specific Plan Ordinance the land uses allowed on the site and will set requirements for building location, screening and buffering to limit the potential impact of the development on the adjacent residents.

The applicant is also requesting approval of a preliminary plat to subdivide the property into 5 lots, 2 outlots and 4 street lots for the development of the site.

History: The property was annexed into the City in 1997. In 1998, a portion of the subject property (Parcel L) was included in the larger Bridgewood PUD. Parcel L was designated for medium density development with a maximum of 330 dwelling units permitted. On June 4, 2007, the City Council approved an Area Development Plan, called Jordan Square, which allowed for an 18 acre Community Commercial development. No details for the development were known. The property was subsequently sold to Wellmark. In February of 2017, Parcel L was removed from the Bridgewood PUD and the Comprehensive Plan Land Use Map was amended to change approximately 28 acres to Community Commercial and change approximately 1.75 acres of Office and 0.71 acres of Medium Density Residential to Open Space with the remaining portion of the property to remain designated as Office to allow for the proposed development.

City CouncilSubcommittee: The Specific Plan for the development of this property was presented to the Development and Planning City Council Subcommittee on March 6, 2017 as an informational item only.

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:

- *Area Development Plan:* The Town Center Overlay District is broken out into multiple defined geographic areas. The subject property is located within Area 5. An Area Development Plan is required for all developments within the Town Center Overlay District. The applicant has submitted an Area Development Plan which outlines the planning units, basic street system, ingress and egress, utilities, and stormwater detention areas. The applicant is proposing four different planning units on the site. Planning Unit A and B, which make up the western portion of the site, will have a designated land use of Office. Planning unit C will be designated as Community Commercial and Planning unit D will be designated as Open Space and will consist of berms and landscaping to aid in buffering the residences to the north from the proposed development. Staff supports the approval of the Area Development Plan,

as it meets the intent of the Overlay District Guidelines and therefore, provides considerations for area wide planning for future development.

- *Specific Plan:* The proposed Specific Plan maps indicate the streets, utilities, landscaping and building locations on the site for the future development within the overall site. The Specific Plan maps show potential office development on the western portion of the site and potential commercial (retail and restaurants) development on the eastern portion of the site. At this point, the only office site plan that will be considered within the Parkways site is the office building shown on Parcel B-2 of the Specific Plan. The only commercial building within Parcel C that will be reviewed soon is the retail/grocery/gas building in the northeast corner of Parcel C. The rest of the buildings shown on the Specific Plan maps are just speculation at this time. When specific portions of the site are developed, they will need to be in conformance with the Specific Plan maps. If they are not, the Specific Plan will need to be amended. The applicant has indicated that the layout for the retail/grocery/gas building noted on the Specific Plan Map in the northeast corner of Parcel C (Lot 5 on the preliminary plat) will most likely change from that noted in the Specific Plan. This site plan will be reviewed as an Overlay District Site Plan. Any substantial changes to the buildings and site layouts as shown on the Specific Plan maps could require an amendment to the Specific Plan map. The applicant has been made aware of this requirement.

- *Street Network*: Coachlight Drive, which currently terminates at the northeast corner of the site, will be extended through the development and connect to S. 81st Street. In addition, S. 77th Street will connect from Coachlight Drive to Mills Civic Parkway, aligning with the existing Athene access drive to the south. The applicant has entered into a development agreement with the City for the construction of these streets, which will be constructed by the City and will be public.

- *Architecture:* Character images for each major building to establish design elements, materials and building massing are included as precedent images within the Specific Plan documents.

- *Adjacent Residential:* The north side of the development borders an existing residential area. The Specific Plan Ordinance requires a berm and landscaping to provide a buffer between the office/commercial uses and the adjacent residential. To reduce the impact of the development on the residential properties, the Specific Plan Ordinance also requires that buildings within Parcel A be located next to the 30' buffer and that no parking lot or dumpster enclosures be located closer than 50' from the north property line. Also, berming and landscaping will be added to the Parcel D and E outlots to provide additional buffering of the development.

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.

Town Center Overlay District Consistency: The proposed project has been reviewed for consistency with the Town Center Overlay District Guidelines. Based upon that review, a finding has been made that the proposed project is consistent with the Town Center Overlay District Guidelines in that the plan is consistent with the overall objective and intents of the Town Center Overlay District Guidelines.

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.

Noticing Information: On April 14, 2017, notice for the April 24, 2017, Plan and Zoning Commission and May 1, 2017, City Council Public Hearings on this project was published in the Des Moines Register. Notice of these public hearings was also mailed to all surrounding property owners within 370 feet of the subject property on April 12, 2017.

Staff Recommendation And Conditions Of Approval - Area Development Plan: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan and the Town Center Overlay District, staff recommends the Plan and Zoning Commission adopt a resolution recommending to the City Council approval of the Area Development Plan as indicated in Attachment E, subject to the applicant meeting all City Code requirements.

Staff Recommendation And Conditions Of Approval – Specific Plan Ordinance: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan and the Town Center Overlay District, staff recommends the Plan and Zoning Commission adopt a resolution recommending the City Council approve The Parkways Specific Plan Ordinance to refine and detail the development regulations, allowances, and limitations of the site, subject to the applicant meeting all City Code requirements.

Staff Recommendation And Conditions Of Approval – Preliminary Plat: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan and the Town Center Overlay District, staff recommends the Plan and Zoning Commission adopt a resolution recommending the City Council approve a Preliminary Plat to subdivide the property into 5 lots for commercial development, 2 outlots and 4 street lots, subject to the applicant meeting all City Code requirements.

Property Owner:
Wellmark Holdings, Inc.
1331 Grand Avenue
Des Moines, IA 50309
crowleymj@wellmark.com

Applicant:
Hurd Real Estate Services
2000 Fuller Road
West Des Moines, IA 50266
Richard.hurd@hurdrealty.com

Applicant's Representative:
Shive-Hattery, Inc.
4125 Westown Parkway, Suite 100
West Des Moines, IA 50265
cbauer@shive-hattery.com

ATTACHMENTS:

Attachment A	-	Plan and Zoning Commission Resolution – Area Development Plan
Exhibit A	-	Conditions of Approval
Attachment B	-	Plan and Zoning Commission Resolution – Specific Plan Ordinance
Exhibit A	-	Conditions of Approval
Attachment C	-	Plan and Zoning Commission Resolution – Preliminary Plat
Exhibit A	-	Conditions of Approval
Attachment D	-	Location Map
Attachment E	-	Proposed Area Development Plan
Attachment F	-	Proposed Specific Plan Maps
Attachment G	-	Architectural Precedent Images and Exhibits
Attachment H	-	Proposed Specific Plan Ordinance
Attachment I	-	Preliminary Plat

RESOLUTION NO. PZC-17-032

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 5 LOTS FOR COMMERCIAL DEVELOPMENT, 2 OUTLOTS AND 4 STREET LOTS

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Hurd Parkways, LLC, in association with the property owner, Wellmark Holdings, Inc., has requested approval of The Parkways Preliminary Plat (PP-003385-2017) to create five (5) lots for commercial development, two (2) outlets, and four (4) street lots on an approximately 65 acre site generally located on the Northwest corner of Mills Civic Parkway and S. Jordan Creek Parkway;

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 April 24, 2017, this Commission held a duly-noticed public meeting to consider the application for the Parkways Preliminary Plat (PP-003385-2017);

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-003385-2017) to subdivide the property into five (5) lots for commercial development two (2) outlots and four (4) street lots, is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report dated April 24, 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 April 24, 2017.

Chris Costa, Acting 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 April 24, 2017, by the following vote:

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

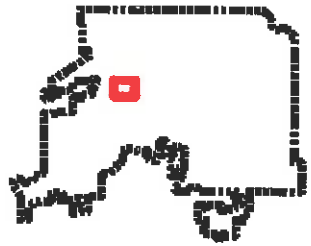
ATTEST:

Recording Secretary

Exhibit A
Conditions of Approval

1. **No conditions of approval.**

Parkways



Legend

- Parcels
- Parks
- Greenways

902.2 0 451.11 902.2 Feet

NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet

© City of West Des Moines, Iowa

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

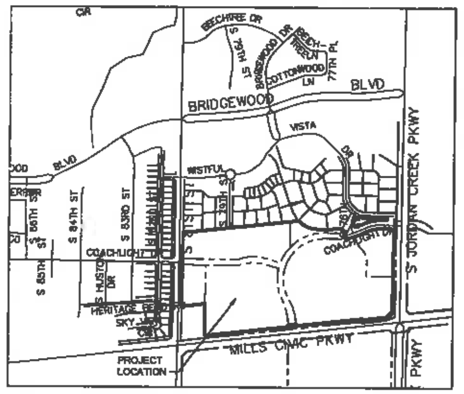
THIS MAP IS NOT TO BE USED FOR NAVIGATION

ATTACHMENT B

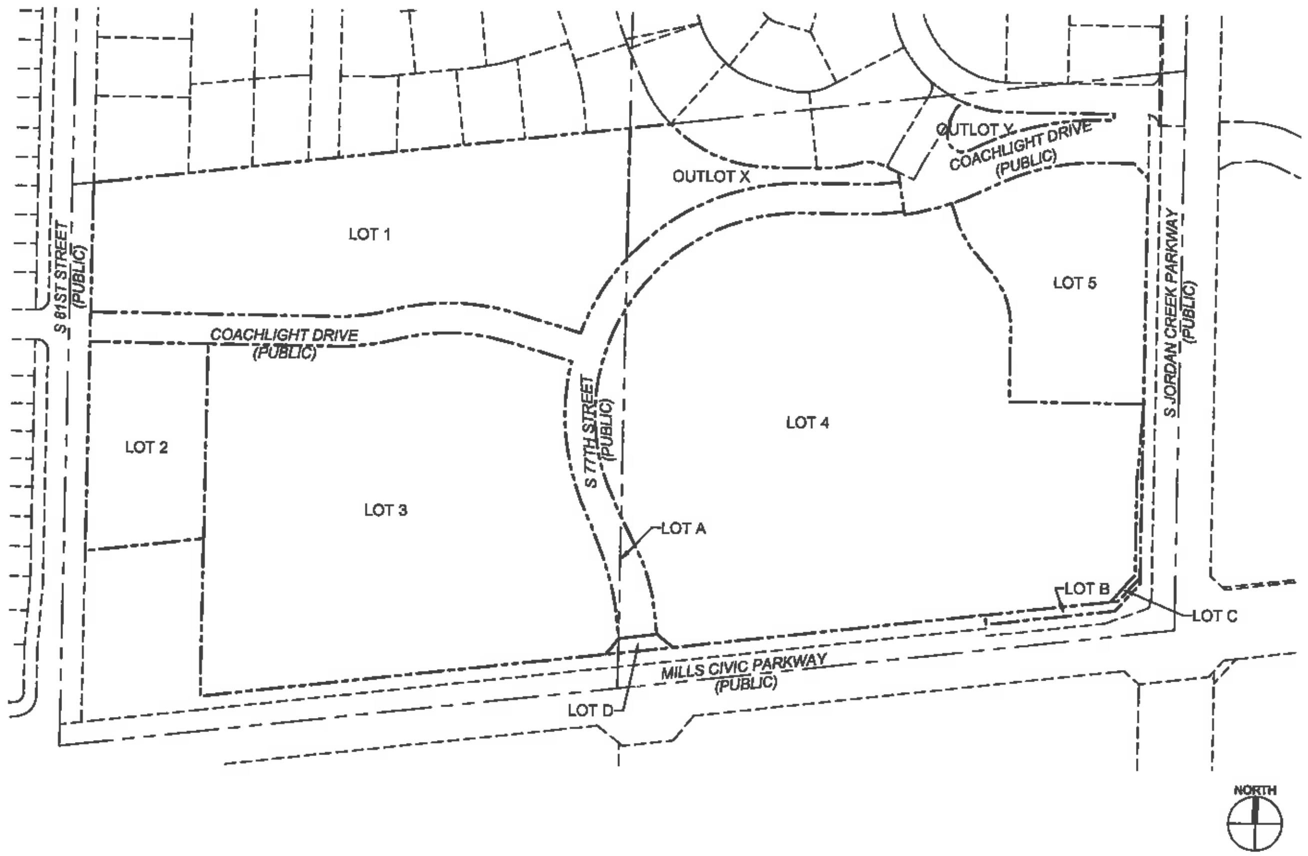
ATTACHMENT C

PRELIMINARY PLAT OF THE PARKWAYS

S JORDAN CREEK PARKWAY AND MILLS CIVIC PARKWAY



VICINITY MAP
1" = 1000'



PROPERTY OWNER

WELLMARK HOLDINGS, INC.
ATTN: MICHAEL CROWLEY
1331 GRAND AVENUE
DES MOINES, IA 50309

ENGINEER

SHIVE-HATTERY, INC.
ATTN: CHRIS BAUER
4125 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
PHONE: 515-223-8104

APPLICANT

HURD PARKWAY, LLC
ATTN: RICHARD HURD
2000 FULLER ROAD
WEST DES MOINES, IA 50265

LAND AREA

2,778,213 SQUARE FEET
63.779 ACRES

COMPREHENSIVE LAND USE

EXISTING: LOTS 1-3: OFFICE
LOTS 4-5: COMMUNITY COMMERCIAL
OUTLOT X: OPEN SPACE
OUTLOT Y: OPEN SPACE

ZONING

EXISTING: UNZONED

PROPOSED: THE PARKWAYS SPECIFIC PLAN

FLOOD PLAIN NOTE

ACCORDING TO THE FLOOD INSURANCE RATE MAP - PANEL NUMBERS 19023100007C, 1902310008C, 1902310013C, AND 1902310014C PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND WITH AN EFFECTIVE DATE OF FEBRUARY 16, 2006, THIS SITE APPEARS TO BE LOCATED IN ZONE "X" (AREAS TO BE OUTSIDE 500 YEAR FLOOD PLAIN.), TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEYOR UTILIZED THE ABOVE REFERENCED FLOODPLAIN PANEL FOR THIS DETERMINATION; FURTHERMORE, THE SURVEYOR DOES NOT CERTIFY THAT REVISED FLOODPLAIN INFORMATION HAS NOT BEEN PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR SOME OTHER SOURCE.

BENCHMARKS

WDM BENCHMARK #35 - INTERSECTION OF MILLS CIVIC PARKWAY (335TH STREET, DALLAS COUNTY) AND SOUTH 88TH STREET (X AVENUE, DALLAS COUNTY), NORTHEAST CORNER OF INTERSECTION, 206 FEET EAST OF CENTERLINE OF SOUTH 88TH STREET, 49 FEET NORTH OF THE CENTERLINE OF MILLS CIVIC PARKWAY, 2 FEET SOUTH OF THE FENCE LINE. STANDARD BENCHMARK

ELEVATION = 219.04 CITY DATUM (993.05 NAVD88)

WDM BENCHMARK #124 - INTERSECTION OF JORDAN CREEK PARKWAY AND MILLS CIVIC PARKWAY, 169 ± FEET EAST OF THE WEST END OF MEDIAN, IN THE CENTER OF 6 FEET GRASS MEDIAN IN MILLS CIVIC PARKWAY, 17 ± FEET WEST OF THE ANGLE POINT IN THE CURB FOR THE WESTBOUND TURN LANE. STANDARD BENCHMARK

ELEVATION = 203.65 CITY DATUM (977.66 NAVD88)

OUTLOT NOTES

1. PROPOSED OWNER OF OUTLOTS X AND Y: HURD PARKWAY, LLC
2. OUTLOTS X AND Y SHALL BE OPEN SPACE AND THUS UNBUILDABLE.

LEGEND

- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER INTAKE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED FLARED END SECTION
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE

LEGAL DESCRIPTION

LOTS 1-5, A-D, OUTLOT X:
A PARCEL OF LAND BEING A PART OF AND LYING ENTIRELY WITHIN THE SOUTH HALF (S 1/2), OF THE NORTHEAST QUARTER (NE 1/4), OF SECTION 14, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., WEST DES MOINES, DALLAS COUNTY, IOWA, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE CENTER OF SECTION 14,
THENCE ALONG AND UPON THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4), OF THE NORTHEAST QUARTER (NE 1/4), OF SAID SECTION 14, N 00°44'17" E, A DISTANCE OF 1316.17 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4), OF THE NORTHEAST QUARTER (NE 1/4), OF SAID SECTION 14;
THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4), OF THE NORTHEAST QUARTER (NE 1/4), OF SAID SECTION 14, ALSO BEING THE SOUTH LINE OF "BRIDGEWOOD SOUTH" SUBDIVISION, AN OFFICIAL PLAT, NOW FORMING AND BEING PART OF THE CITY OF WEST DES MOINES, N 83°45'26" E, A DISTANCE OF 50.37 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF "SOUTH 81ST STREET" AS PRESENTLY ESTABLISHED, ALSO BEING THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID NORTH LINE, ALSO BEING THE SOUTH LINE OF SAID "BRIDGEWOOD SOUTH" SUBDIVISION, N 83°45'26" E, A DISTANCE OF 1355.38 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 328.00 FEET, SAID POINT BEING THE WESTERLY CORNER OF LOT 5 OF "GARDENS AT BRIDGEWOOD" PLAT #2, AN OFFICIAL PLAT, NOW FORMING AND BEING A PART OF THE CITY OF WEST DES MOINES;
THENCE RUNNING ALONG A CURVE, SAID CURVE BEING THE SOUTHWESTERLY LINE OF SAID LOT 5, A DISTANCE OF 259.39 FEET, WHOSE CHORD BEARS N 66°36'49" E, 252.69 FEET;
THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID LOT 5, S 89°21'16" E, A DISTANCE OF 112.77 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 371.00 FEET, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 5 AND THE SOUTHWEST CORNER OF LOT 4;
THENCE RUNNING ALONG A CURVE, SAID CURVE BEING THE SOUTHERLY LINE OF SAID LOT 4, A DISTANCE OF 100.53 FEET, WHOSE CHORD BEARS N 82°52'57" E, 100.22 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 85.00;
THENCE RUNNING ALONG A CURVE, SAID CURVE BEING THE SOUTHERLY LINE OF SAID LOT 4, A DISTANCE OF 58.87 FEET, WHOSE CHORD BEARS S 84°58'34" E, 57.70 FEET;
THENCE RUNNING ALONG THE EXTENSION OF SOUTHWESTERLY RIGHT-OF-WAY LINE OF "SOUTH 76TH STREET" S 65°06'41" E, A DISTANCE OF 39.03 FEET;
THENCE S 06°55'37" E, A DISTANCE OF 99.88 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 650.00 FEET;
THENCE ALONG SAID CURVE A DISTANCE OF 179.84 FEET, WHOSE CHORD BEARS N 73°06'49" E, 179.27 FEET;
THENCE N 64°55'34" E, A DISTANCE OF 53.93 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 550.00 FEET;
THENCE ALONG SAID CURVE A DISTANCE OF 239.33 FEET, WHOSE CHORD BEARS N 77°53'36" E, 237.44 FEET;
THENCE S 89°24'29" E, A DISTANCE OF 82.46 FEET;
THENCE S 44°26'05" E, A DISTANCE OF 49.47 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF "JORDAN CREEK PARKWAY" AS PRESENTLY ESTABLISHED;
THE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S 00°34'53" W, A DISTANCE OF 952.92 FEET TO THE SOUTHERLY CORNER ON THE EAST LINE OF PARCEL "L", AS RECORDED IN BOOK 2005, PAGE 13730;
THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL "L", S 42°08'54" W, A DISTANCE OF 82.26 FEET TO THE EASTERLY CORNER ON THE SOUTH LINE OF SAID PARCEL "L";
THENCE ALONG THE SOUTH LINE OF SAID PARCEL "L", ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF "MILLS CIVIC PARKWAY", S 83°41'21" W, A DISTANCE OF 304.27 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "L";
THENCE ALONG THE WEST LINE OF PARCEL "L", N 01°48'46" W, A DISTANCE OF 22.57 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF "MILLS CIVIC PARKWAY" AS PRESENTLY ESTABLISHED;
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, S83°41'21" W, A DISTANCE OF 1848.90 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND DEEDED TO THE CITY OF WEST DES MOINES AS RECORDED IN BOOK 2003, PAGE 23123;
THENCE ALONG SAID EAST LINE, N00°44'00" E, A DISTANCE OF 370.44 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND;
THENCE ALONG NORTH LINE OF SAID TRACT OF LAND, S 83°38'54" W, A DISTANCE OF 278.84 FEET TO THE NORTHWEST CORNER OF SAID TRACT OF LAND, SAID CORNER BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF "SOUTH 81ST STREET" AS PRESENTLY ESTABLISHED;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N 00°44'17 E, A DISTANCE OF 664.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 63.367 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS OF RECORD.

OUTLOT Y:
A PARCEL OF LAND BEING A PART OF AND LYING ENTIRELY WITHIN PARCEL "J" OF THE SOUTHEAST (SE 1/4), OF THE NORTHEAST QUARTER (NE 1/4), OF SECTION 14, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., WEST DES MOINES, DALLAS COUNTY, IOWA, AS RECORDED IN BOOK 2002, PAGE 13008, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE EAST QUARTER OF SECTION 14,
THENCE ALONG AND UPON THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4), OF THE NORTHEAST QUARTER (NE 1/4), OF SAID SECTION 14, N 00°34'53" E, A DISTANCE OF 1166.15 FEET;
THENCE N 89°25'07" W, A DISTANCE OF 60.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, SAID POINT ALSO BEING ON THE EAST LINE OF SAID PARCEL "J";
THENCE ALONG SAID CURVE A DISTANCE OF 39.28 FEET, WHOSE CHORD BEARS N 44°25'49" W, 35.36 FEET;
THENCE ALONG THE NORTH LINE OF SAID PARCEL "J", ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF "WISTFUL VISTA DRIVE", N 89°26'32" W, A DISTANCE OF 61.01 FEET TO THE POINT-OF BEGINNING;
THENCE CONTINUING ALONG THE SAID NORTHERLY LINE OF SAID PARCEL "J", N 89°26'32" W, A DISTANCE OF 243.77 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 285.00 FEET;
THENCE ALONG SAID CURVE A DISTANCE OF 98.27 FEET, WHOSE CHORD BEARS N 79°26'54" W, 97.78 FEET, TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00;
THENCE ALONG SAID CURVE A DISTANCE OF 32.05 FEET, WHOSE CHORD BEARS S 74°29'06" W, 29.90 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 140.00 FEET;
THENCE ALONG SAID CURVE A DISTANCE OF 70.87 FEET, WHOSE CHORD BEARS S 17°09'47" W, 70.12 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 35.00 FEET;
THENCE ALONG SAID CURVE A DISTANCE OF 71.95 FEET, WHOSE CHORD BEARS S 56°12'06" E, 59.93 FEET;
THENCE N 65°03'12" E, A DISTANCE OF 33.58 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 650.00 FEET;
THENCE ALONG SAID CURVE A DISTANCE OF 283.33 FEET, WHOSE CHORD BEARS N 77°50'04" E, 281.09 FEET;
THENCE S 89°14'04" E, A DISTANCE OF 34.28 FEET;
THENCE N 00°16'23" E, A DISTANCE OF 15.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.412 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS OF RECORD.

GENERAL NOTES

1. THE LOCATIONS OF UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS PLOTTED ON THIS DRAWING ARE APPROXIMATE ONLY AND WERE OBTAINED FROM RECORDS MADE AVAILABLE TO SHIVE-HATTERY, INC. THERE MAY BE OTHER EXISTING UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS NOT KNOWN TO SHIVE-HATTERY, INC. AND NOT SHOWN ON THIS DRAWING. THE VERIFICATION OF EXISTENCE OF, AND THE DETERMINATION OF THE EXACT LOCATION OF, UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR(S).
2. NOTIFY UTILITY COMPANIES WHO HAVE FACILITIES THAT ARE SHOWN ON THE PLANS OR KNOWN TO BE WITHIN THE CONSTRUCTION LIMITS OF THE SCHEDULE PRIOR TO EACH STAGE OF CONSTRUCTION.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION.
4. IOWA CODE 480, UNDERGROUND FACILITIES INFORMATION, REQUIRES VERBAL NOTICE TO IOWA ONE-CALL 1-800-292-8989, NOT LESS THAN 48 HOURS BEFORE EXCAVATING, EXCLUDING WEEKENDS AND HOLIDAYS.
5. THE MEANS OF THE WORK AND THE SAFETY OF THE CONTRACTOR'S EMPLOYEES ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
6. NO WORK SHALL BE PERFORMED BEYOND THE PROJECT LIMITS WITHOUT PRIOR AUTHORIZATION FROM THE OWNER'S REPRESENTATIVE.
7. PROTECT EXISTING UTILITIES DURING CONSTRUCTION.
8. MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.
9. SITE CLEAN-UP SHALL BE PERFORMED ON A DAILY BASIS. SIDEWALKS, PARKING LOTS, ROADWAYS, ETC. SHALL BE KEPT CLEAN AT ALL TIMES.
10. ALL OPEN EXCAVATIONS SHALL BE PROTECTED.
11. REPLACE ANY PROPERTY MONUMENTS REMOVED OR DESTROYED BY CONSTRUCTION. MONUMENTS SHALL BE SET BY A LAND SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF IOWA.
12. CONTROL DUST SPREADING FROM ALL WORK AND STAGING AREAS.
13. ANY WORK REQUIRED TO COMPLETE THE SCOPE OF THIS PROJECT BUT NOT SPECIFICALLY CALLED OUT, SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR THE COMPLETION OF THIS WORK.
14. REPAIR OR REPLACE EXISTING FACILITIES (CURBS, PAVEMENT, PAVEMENT MARKINGS, UTILITIES, ETC.) TO REMAIN, AT NO ADDITIONAL EXPENSE TO THE OWNER.
15. WORK WHICH DOES NOT CONFORM TO THE REQUIREMENTS OF THE CONTRACT WILL BE CONSIDERED UNACCEPTABLE. UNACCEPTABLE WORK, WHETHER THE RESULT OF POOR WORKMANSHIP, USE OF DEFECTIVE MATERIALS, DAMAGE THROUGH CARELESSNESS OR ANY OTHER CAUSE, FOUND TO EXIST PRIOR TO THE FINAL ACCEPTANCE OF THE WORK, SHALL BE REMOVED AND REPLACED IN AN ACCEPTABLE MANNER, AS REQUIRED BY OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE. WORK DONE CONTRARY TO THE INSTRUCTIONS OF THE OWNER'S REPRESENTATIVE, WORK DONE BEYOND THE LINES SHOWN ON THE PLANS OR ANY EXTRA WORK DONE WITHOUT PRIOR AUTHORIZATION.
16. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
17. ALL DIMENSIONS TO BACK-OF-CURB UNLESS NOTED OTHERWISE.
18. SPOT ELEVATIONS SHOWN REPRESENT ELEVATION AT FINISHED GRADE.
19. EROSION CONTROL MEASURES SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION TO MEET REQUIREMENTS OF ALL REGULATORY AGENCIES. THE CONTRACTOR SHALL PROVIDE THE CONTACT INFORMATION OF THE INDIVIDUAL RESPONSIBLE FOR MAINTAINING SAID EROSION CONTROL MEASURES.
20. CONTRACTOR TO COORDINATE ANY GRADE ADJUSTMENTS WITH THE DESIGN ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
21. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
22. ALL LIGHTS ARE TO BE DOWNCAST CUTOFF VARIETY. WALL PACKS ARE PROHIBITED. THE MAXIMUM ILLUMINATION ALLOWED AT THE PROPERTY LINE IS 1 FOOT-CANDLE.
23. ANY NEW ROOFTOP MECHANICAL EQUIPMENT MUST BE SCREENED FROM STREET LEVEL VIEW.
24. ALL DISTURBED AREAS SHOULD BE RESTORED.
25. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ACCESS TO ADJACENT PROPERTIES THROUGHOUT CONSTRUCTION. ANY WORK ON A PUBLIC STREET OR ALLEY THAT REQUIRES CLOSURE WILL REQUIRE A CLOSURE NOTICE SUBMITTED TO WEST DES MOINES PUBLIC WORKS 48 HOURS IN ADVANCE.
26. ALL EXISTING UTILITY STRUCTURES SHALL BE ADJUSTED TO FINAL FINISH GRADES.
27. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
28. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
29. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
30. SIGNING, STRIPING OR OTHER TRAFFIC CONTROL DEVICES ON THE DRIVEWAY APPROACHES TO PUBLIC STREETS SHOULD CONFORM TO THE (MUTCD) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (FEDERAL HIGHWAY ADMINISTRATION, 2009 EDITION).
31. 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.
32. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W. / EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWER AND STREETS, THE CONTRACTOR SHALL CONTACT THE WDM CONSTRUCTION DIVISION 'CLINT CARPENTER' (515-222-3480) TO OBTAIN APPLICABLE CITY PERMITS THAT MAY BE NECESSARY. IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICANT OBTAINING ALL NECESSARY EASEMENTS / AGREEMENTS AND APPLICABLE PERMITS.
33. DESIGNATED BUFFERS SHALL BE LABELED AS A "NO BUILD AREA".
34. CONSTRUCTION PLANS FOR ANY PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION SHALL BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER PRIOR TO THE CONSTRUCTION OF SAID PUBLIC IMPROVEMENTS.
35. A STORM WATER POLLUTION PREVENTION PLAN MUST BE SUBMITTED PRIOR TO THE COMMENCEMENT OF ANY GRADING ACTIVITIES.

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Iowa | Illinois | Indiana

THE PARKWAYS
HURD PARKWAY, LLC
WEST DES MOINES, IOWA

DRAWN: CWH
APPROVED: CRB
ISSUED FOR: REVIEW
DATE: 05/08/2017
PROJECT NO: 4165880
FIELD BOOK: —
CLIENT NO: —

COVER SHEET - PRELIMINARY PLAT

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	48.64'	S 38°41'21" W
L2	48.34'	S 06°18'39" E
L3	70.31'	S 20°53'40" E
L4	38.96'	S 23°32'08" E
L5	8.14'	N 75°44'07" E
L6	70.00'	N 00°44'17" E
L7	8.14'	S 75°44'07" W
L8	56.40'	N 23°32'08" W
L9	95.95'	N 26°08'26" W
L10	56.13'	N 08°18'39" W
L11	89.00'	S 83°41'21" W
L12	48.64'	N 51°18'39" W

LINE TABLE		
LINE	LENGTH	DIRECTION
L13	22.57'	N 01°48'45" W
L14	293.90'	S 83°41'21" W
L15	86.26'	S 42°08'54" W
L16	15.07'	S 00°34'53" W
L17	85.02'	S 42°08'54" W
L18	18.85'	N 83°41'21" E
L19	74.90'	N 42°08'54" E
L20	220.42'	S 00°34'53" W
L21	396.98'	S 00°34'53" W
L22	171.67'	S 04°35'23" W
L23	11.29'	S 00°34'53" W
L24	49.47'	S 44°26'06" E

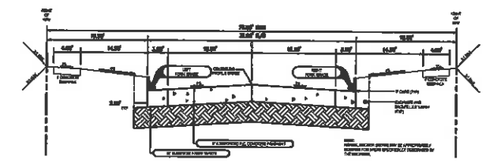
LINE TABLE		
LINE	LENGTH	DIRECTION
L25	82.46'	S 89°24'29" E
L26	53.93'	N 84°57'30" E
L27	7.96'	S 08°55'37" E
L28	70.00'	S 08°55'37" E
L29	21.93'	S 08°55'37" E
L30	39.03'	S 65°05'41" E
L31	112.77'	S 89°21'18" E
L32	95.63'	N 83°45'28" E
L33	52.33'	N 19°01'05" W
L34	65.30'	N 39°54'31" W
L35	33.58'	S 85°03'12" W
L36	34.28'	N 89°14'04" W

LINE TABLE		
LINE	LENGTH	DIRECTION
L37	15.11'	S 00°16'23" W
L38	243.77'	S 89°26'32" E

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BRG	CHORD
C1	142.46'	545.00'	N 83°13'25" E	142.06
C2	256.76'	475.00'	S 88°46'45" E	253.85
C3	243.67'	545.00'	S 00°12'56" W	241.65
C4	114.59'	500.00'	S 18°03'51" E	114.42
C5	158.53'	615.00'	S 13°36'09" E	158.11
C6	147.09'	425.00'	N 16°13'32" W	146.38
C7	147.09'	425.00'	N 16°13'32" W	146.38
C8	127.71'	450.00'	N 15°24'19" W	127.28
C9	809.51'	475.00'	N 41°32'50" E	715.04
C10	809.51'	475.00'	N 41°32'50" E	715.04
C11	89.35'	545.00'	N 85°40'21" E	89.25
C12	78.00'	475.00'	S 85°39'55" W	77.91

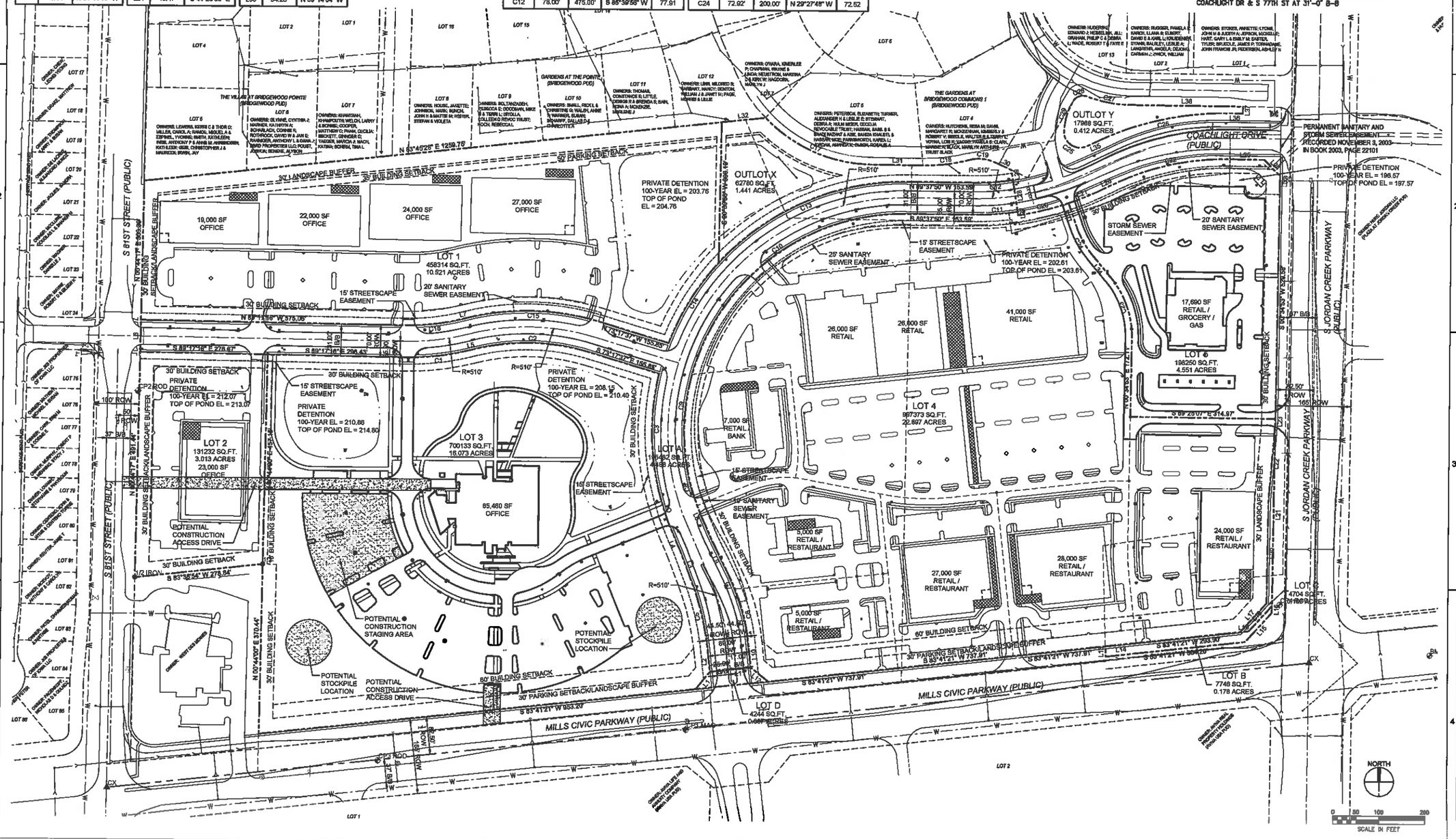
CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BRG	CHORD
C13	459.00'	545.00'	S 66°14'31" W	445.56
C14	208.66'	545.00'	S 31°15'05" W	205.42
C15	294.60'	545.00'	N 88°46'45" W	291.03
C16	124.16'	475.00'	S 83°13'25" W	123.81
C17	259.39'	328.00'	S 66°36'49" E	252.68
C18	100.53'	371.00'	N 82°52'57" E	100.22
C19	58.67'	85.00'	S 84°58'34" E	57.70
C20	113.36'	650.00'	N 76°02'37" E	113.22
C21	66.48'	650.00'	N 68°07'03" E	66.45
C22	239.33'	550.00'	N 77°53'36" E	237.44
C23	141.34'	200.00'	N 19°39'49" W	138.41
C24	72.92'	200.00'	N 29°27'48" W	72.52

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BRG	CHORD
C25	71.95'	35.00'	N 56°12'06" W	59.93
C26	283.33'	650.00'	S 77°50'04" W	281.09
C27	98.27'	285.00'	S 79°26'54" E	97.78
C28	32.05'	25.00'	N 74°29'06" E	29.90
C29	70.87'	140.00'	N 17°09'47" E	70.12



TYPICAL CROSS SECTION

COACHLIGHT DR & S 77TH ST AT 31'-0" B-B



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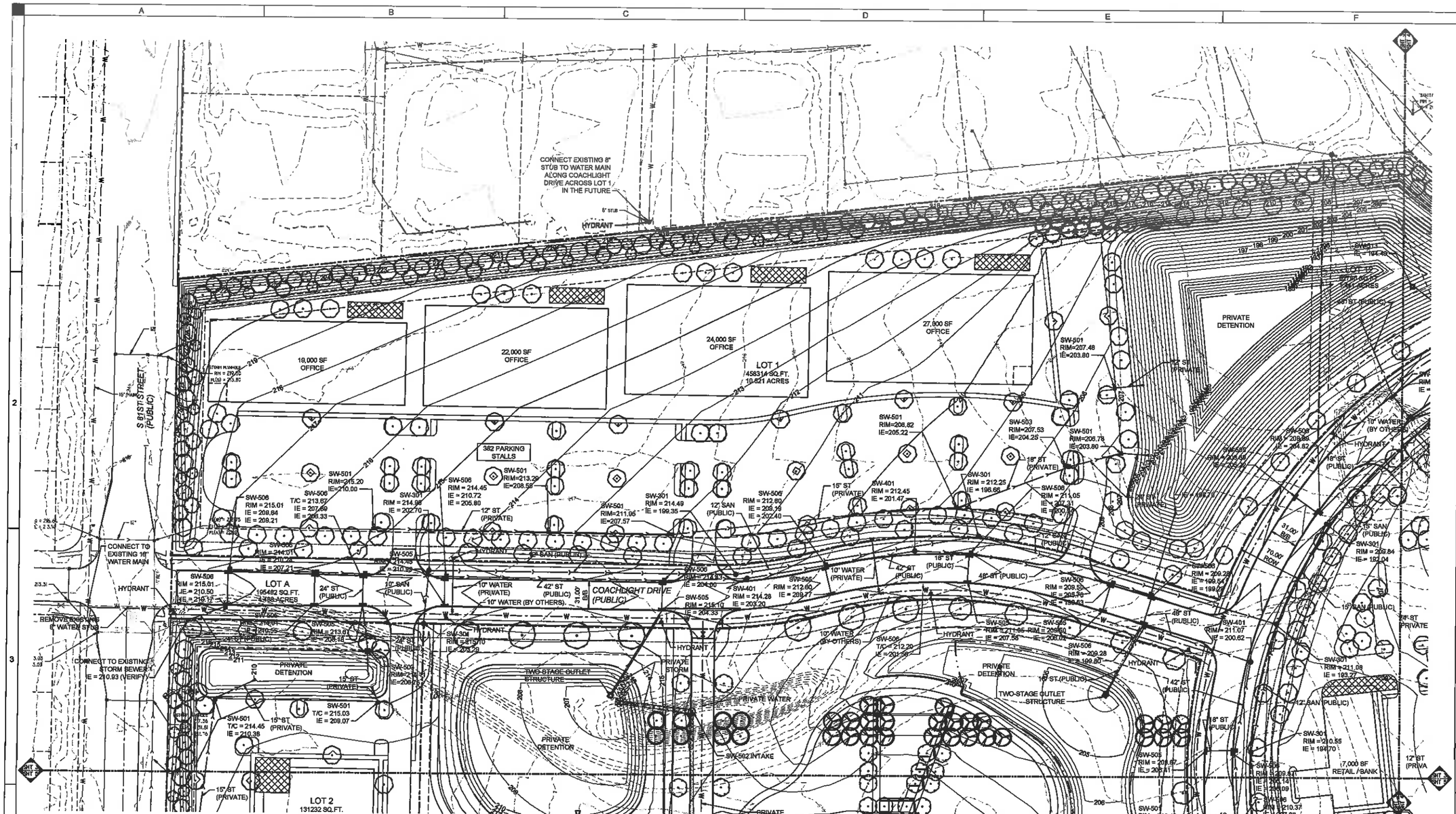
THE PARKWAYS

HURD PARKWAY, LLC
WEST DES MOINES, IOWA

DRAWN: KAR
APPROVED: CRB
ISSUED FOR: REVIEW
DATE: 05/08/2017
PROJECT NO: 416980
FIELD BOOK: —
CLIENT NO: —

PRELIMINARY PLAT - OVERALL



STORM WATER POLLUTION PREVENTION NOTES

1. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
2. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL.
3. CONTRACTOR SHALL UTILIZE THE SOUTHERN HALF OF SITE FOR THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
4. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
5. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
6. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
7. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
8. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
9. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
10. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
11. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, WATTLES, INLET PROTECTION, ETC.) TO PREVENT EROSION.
13. ALL STORM SEWER INTAKES THAT RECEIVE STORMWATER RUNOFF FROM DISTURBED AREAS SHALL BE PROVIDED WITH A FILTER SACK. SEE DETAIL.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, PERIODIC CHECKING AND REINSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES.
15. OWNER SHALL ASSUME RESPONSIBILITY FOR ALL EROSION CONTROL UNTIL DELEGATED TO CONTRACTOR ONCE THE PROJECT CONSTRUCTION STARTS.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
17. 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, 54-1998. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (515-222-3465) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.

WATER MAIN QUANTITIES (PUBLIC)

5,311 LF	10" WATER MAIN
1 EA	16"x10" REDUCER
2 EA	12"x10" REDUCER
8 EA	10"x10" TEE
1 EA	10"x6" TEE
14 EA	10" VALVE
6 EA	45° BEND
20 EA	FIRE HYDRANT ASSEMBLY

NORTH

0 25 50 100
SCALE IN FEET

LANDSCAPE PLANT LEGEND

OVERSTORY DECIDUOUS TREE (HACKBERRY, HONEYLOCUST, OAK, GINKGO, LINDEN, KENTUCKY COFFEETREE)

UNDERSTORY DECIDUOUS TREE (YELLOWWOOD, JAPANESE TREE LILAC, SERVICEBERRY, NANNYBERRY VIBURNUM)

EVERGREEN TREE (WHITE PINE, BLACK HILLS SPRUCE, CONCOLOR FIR)

SHRUB (CHOKEBERRY, DOGWOOD, SPIREA, SWEETSPIRE, JUNIPER, INKBERRY)

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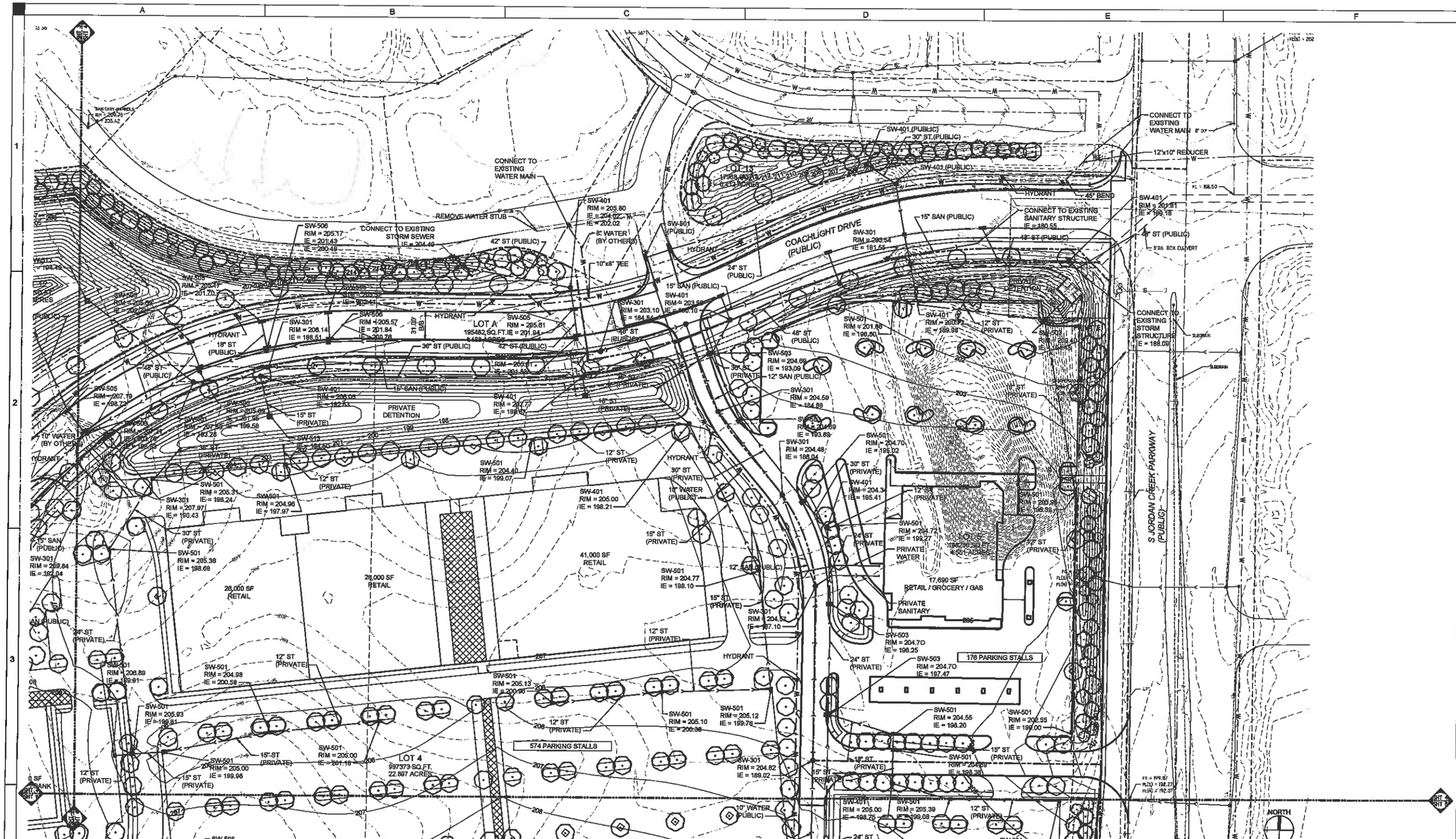
Iowa | Illinois | Indiana

THE PARKWAYS

HURD PARKWAY, LLC
WEST DES MOINES, IOWA

PRELIMINARY PLAT

DRAWN: CRH
APPROVED: CRB
ISSUED FOR: REVIEW
DATE: 06/06/2017
PROJECT NO: 4165080
FIELD BOOK: --
CLIENT NO: --



LANDSCAPE QUANTITIES

	REQUIRED	PROVIDED
PARKING LOT		
OVERSTORY TREES	273	273
BUFFERYARD		
OVERSTORY TREES	91	91
EVERGREEN TREES	242	242
UNDERSTORY TREES	155	155
SHRUBS	1020	1020
STREETSCAPE		
OVERSTORY TREES	97	97
SHRUBS	291	291
OPEN SPACE		
OVERSTORY TREES	429	429
SHRUBS	644	644

LANDSCAPE PLANT LEGEND

- OVERSTORY DECIDUOUS TREE (HACKBERRY, HONEYLOCUST, OAK, GINKGO, LINDEN, KENTUCKY COFFEETREE)
- UNDERSTORY DECIDUOUS TREE (YELLOWWOOD, JAPANESE TREE LILAC, SERVICEBERRY, NANNYBERRY VIBURNUM)
- EVERGREEN TREE (WHITE PINE, BLACK HILLS SPRUCE, CONCOLOR FIR)
- SHRUB (CHOKEBERRY, DOGWOOD, SPIREA, SWEETSPIRE, JUNIPER, INKBERRY)

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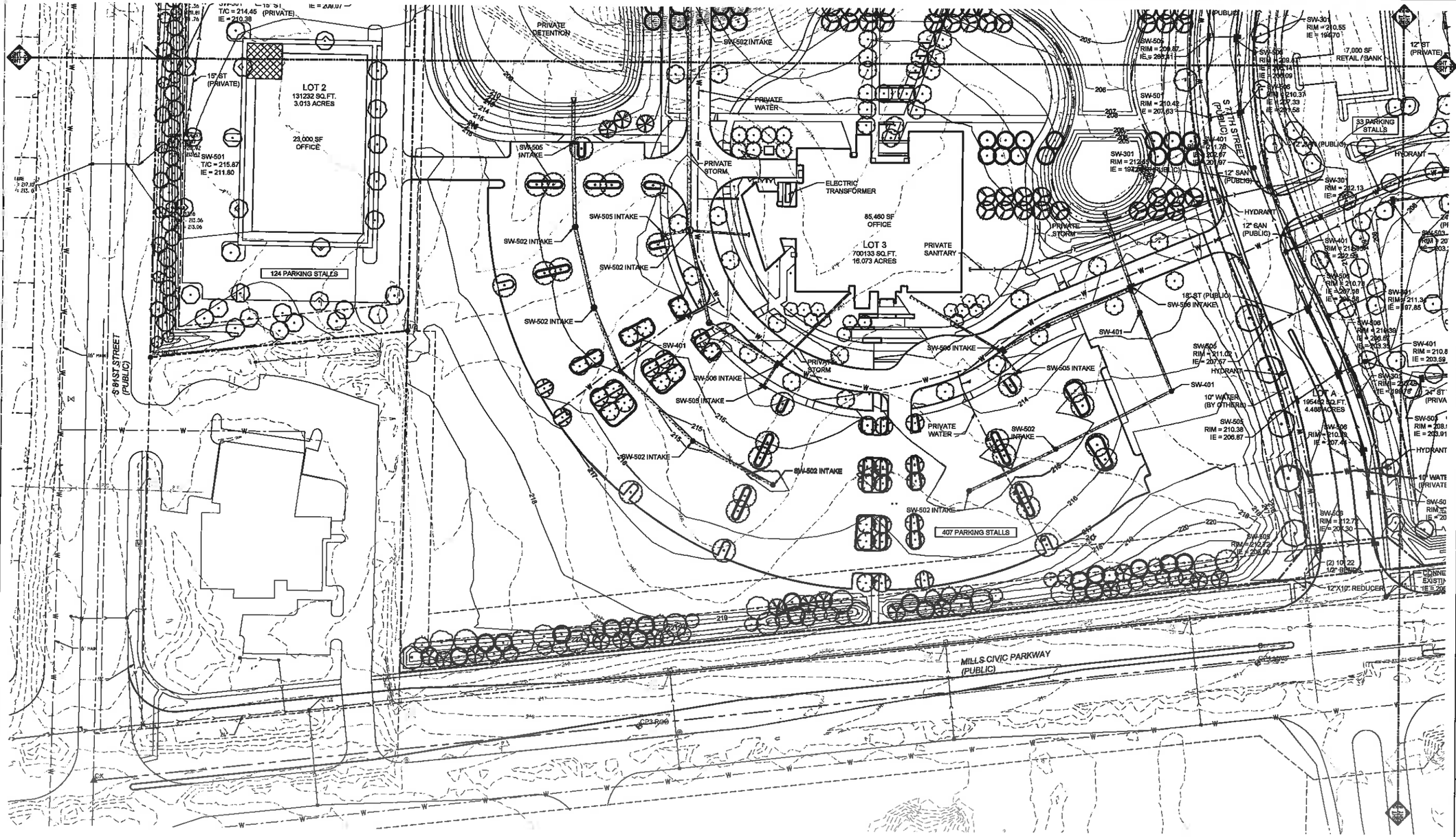
THE PARKWAYS

HURD PARKWAY, LLC
WEST DES MOINES, IOWA

DRAWN: --
APPROVED: CRB
ISSUED FOR: REVIEW
DATE: 06/09/2017
PROJECT NO: 4105990
FIELD BOOK: --
CLIENT NO: --

PRELIMINARY PLAT



LANDSCAPE PLANT LEGEND

- OVERSTORY DECIDUOUS TREE (HACKBERRY, HONEYLOCUST, OAK, GINKGO, LINDEN, KENTUCKY COFFEETREE)
- UNDERSTORY DECIDUOUS TREE (YELLOWWOOD, JAPANESE TREE LILAC, SERVICEBERRY, NANNYBERRY VIBURNUM)
- EVERGREEN TREE (WHITE PINE, BLACK HILLS SPRUCE, CONCOLOR FIR)
- SHRUB (CHOKEBERRY, DOGWOOD, SPIREA, SWEETSPIRE, JUNIPER, INKBERRY)

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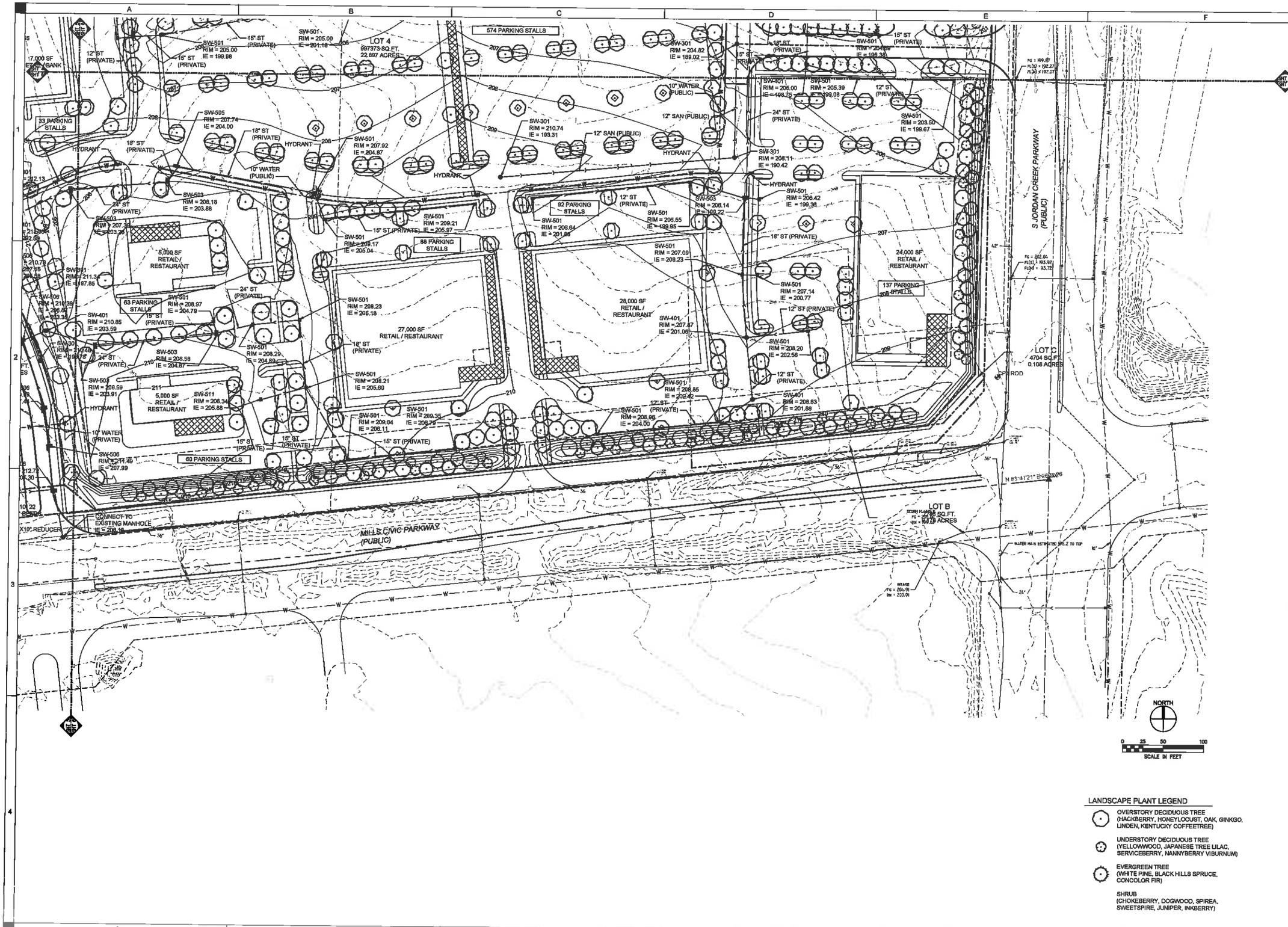
THE PARKWAYS

HURD PARKWAY, LLC
WEST DES MOINES, IOWA

DRAWN: CWM
APPROVED: CRB
ISSUED FOR: REVIEW
DATE: 05/08/2017
PROJECT NO: 2160080
FIELD BOOK: --
CLIENT NO: --

PRELIMINARY PLAT



LANDSCAPE PLANT LEGEND

- OVERSTORY DECIDUOUS TREE (HACKBERRY, HONEYLOCUST, OAK, GINKGO, LINDEN, KENTUCKY COFFEETREE)
- UNDERSTORY DECIDUOUS TREE (YELLOWWOOD, JAPANESE TREE LILAC, SERVICEBERRY, NANNYBERRY VIBURNUM)
- EVERGREEN TREE (WHITE PINE, BLACK HILLS SPRUCE, CONCOLOR FIR)
- SHRUB (CHOKEBERRY, DOGWOOD, SPIREA, SWEETSPIRE, JUNIPER, INKBERRY)

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Iowa | Illinois | Indiana

THE PARKWAYS

HURD PARKWAY, LLC
WEST DES MOINES, IOWA

DRAWN: CWH
APPROVED: CRS
ISSUED FOR: REVIEW
DATE: 09/06/2017
PROJECT NO: 4195060
FIELD BOOK: --
CLIENT NO: --

PRELIMINARY PLAT

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-003385-2017) TO SUBDIVIDE THE PROPERTY INTO 5 LOTS FOR OFFICE AND COMMERCIAL DEVELOPMENT, 2 OUTLOTS AND 4 STREET LOTS

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, Hurd Parkways, LLC, in association with the property owner, Wellmark Holdings, Inc., has requested approval of a Preliminary Plat (PP-003385-2017) to create 5 office and commercial lots, 2 outlots for detention and buffering, and 4 public street lots on an approximately 65 acre site located on the northwest corner of Mills Civic Parkway and S. Jordan Creek Parkway and legally described as;

Legal Description of Property

A PARCEL OF LAND BEING A PART OF AND LYING ENTIRELY WITHIN THE SOUTH HALF (S ½), OF THE NORTHEAST QUARTER (NE ¼), OF SECTION 14, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., WEST DES MOINES, DALLAS COUNTY, IOWA, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE CENTER OF SECTION 14,

THENCE ALONG AND UPON THE WEST LINE OF THE SOUTHWEST QUARTER (SW ¼), OF THE NORTHEAST QUARTER (NE ¼), OF SAID SECTION 14, N 00°44'17" E, A DISTANCE OF 1318.17 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW ¼), OF THE NORTHEAST QUARTER (NE ¼), OF SAID SECTION 14;

THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW ¼), OF THE NORTHEAST QUARTER (NE ¼), OF SAID SECTION 14, ALSO BEING THE SOUTH LINE OF "BRIDGEWOOD SOUTH" SUBDIVISION, AN OFFICIAL PLAT, NOW FORMING AND BEING PART OF THE CITY OF WEST DES MOINES, N 83°45'28" E, A DISTANCE OF 50.37 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF "SOUTH 81ST STREET" AS PRESENTLY ESTABLISHED, ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, ALSO BEING THE SOUTH LINE OF SAID "BRIDGEWOOD SOUTH" SUBDIVISION, N 83°45'28" E, A DISTANCE OF 1355.38 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 328.00 FEET, SAID POINT BEING THE WESTERLY CORNER OF LOT 5 OF "GARDENS AT BRIDGEWOOD" PLAT #2, AN OFFICIAL PLAT, NOW FORMING AND BEING A PART OF THE CITY OF WEST DES MOINES;

THENCE RUNNING ALONG A CURVE, SAID CURVE BEING THE SOUTHWESTERLY LINE OF SAID LOT 5, A DISTANCE OF 259.39 FEET, WHOSE CHORD BEARS N 66°38'49" E, 252.68 FEET;THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID LOT 5, S 89°21'18" E, A DISTANCE OF 112.77 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 371.00 FEET, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 5 AND THE SOUTHWEST CORNER OF LOT 4;

THENCE ALONG A CURVE, SAID CURVE BEING THE SOUTHERLY LINE OF SAID LOT 4, A DISTANCE OF 100.53 FEET, WHOSE CHORD BEARS N 82°52'57" E, 100.22 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 85.00;

THENCE RUNNING ALONG A CURVE, SAID CURVE BEING THE SOUTHERLY LINE OF SAID LOT 4, A DISTANCE OF 58.87 FEET, WHOSE CHORD BEARS S 84°58'34" E, 57.70 FEET;

THENCE RUNNING ALONG THE EXTENSION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF "SOUTH 76TH STREET" S 65°05'41" E, A DISTANCE OF 39.03 FEET;

THENCE S 08°55'37" E, A DISTANCE OF 99.88 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 650.00 FEET;

THENCE ALONG SAID CURVE A DISTANCE OF 179.84 FEET, WHOSE CHORD BEARS N 73°06'49" E, 179.27 FEET;

THENCE N 64°55'34" E, A DISTANCE OF 53.93 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 550.00 FEET;

THENCE ALONG SAID CURVE A DISTANCE OF 239.33 FEET, WHOSE CHORD BEARS N 77°53'36" E, 237.44 FEET;

THENCE S 89°24'29" E, A DISTANCE OF 82.46 FEET;

THENCE S 44°26'06" E, A DISTANCE OF 49.47 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF "JORDAN CREEK PARKWAY" AS PRESENTLY ESTABLISHED;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S 00°34'53" W, A DISTANCE OF 952.92 FEET TO THE SOUTHERLY CORNER ON THE EAST LINE OF PARCEL "L', AS RECORDED IN BOOK 2005, PAGE 13730;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL "L", S 42°08'54" W, A DISTANCE OF 82.26 FEET TO EASTERLY CORNER ON THE SOUTH LINE OF SAID PARCEL "L";

THENCE ALONG THE SOUTH LINE OF SAID PARCEL "L", ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF "MILLS CIVIC PARKWAY", S 83°41'21" W, A DISTANCE OF 304.20' FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "L";

THENCE ALONG THE WEST LINE OF PARCEL "L", N 01°48'45" W, A DISTANCE OF 22.57 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF "MILLS CIVIC PARKWAY" AS PRESENTLY ESTABLISHED;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, S83°41'21" W, A DISTANCE OF 1848.90 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND DEEDED TO THE CITY OF WEST DES MOINES AS RECORDED IN BOOK 2003, PAGE 23123;

THENCE ALONG SAID EAST LINE, N00°44'00" E, A DISTANCE OF 370.44 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND;

THENCE ALONG NORTH LINE OF SAID TRACT OF LAND, S 83°38'54" W, A DISTANCE OF 278.84 FEET TO THE NORTHWEST CORNER OF SAID TRACT OF LAND, SAID CORNER BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF "SOUTH 81ST STREET" AS PRESENTLY ESTABLISHED;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N 00°44'17 E, A DISTANCE OF 864.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 63.367 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS OF RECORD.

AND

A PARCEL OF LAND BEING A PART OF AND LYING ENTIRELY WITHIN PARCEL "J" OF THE SOUTHEAST (SE 1/4), OF THE NORTHEAST QUARTER (NE ¼), OF SECTION 14, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., WEST DES MOINES, DALLAS COUNTY, IOWA, AS RECORDED IN BOOK 2002, PAGE 13008, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE EAST QUARTER OF SECTION 14,

THENCE ALONG AND UPON THE EAST LINE OF THE SOUTHEAST QUARTER (SE ¼), OF THE NORTHEAST QUARTER (NE ¼), OF SAID SECTION 14, N 00°34'53" E, A DISTANCE OF 1186.15 FEET;

THENCE N 89°25'07" E, A DISTANCE OF 60.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, SAID POINT ALSO BEING ON THE EAST LINE OF SAID PARCEL "J";

THENCE ALONG SAID CURVE A DISTANCE OF 39.28 FEET, WHOSE CHORD BEARS N 44°25'49" W, 35.36 FEET;

THENCE ALONG THE NORTH LINE OF SAID PARCEL "J", ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF "WISTFUL VISTA DRIVE", N 89°26'32" W, A DISTANCE OF 81.01 TO THE POINT-OF BEGINNING;

THENCE CONTINUING ALONG THE SAID NORTHERLY LINE OF SAID PARCEL "J", N 89°26'32" W, A DISTANCE OF 243.77 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 285.00 FEET;

THENCE ALONG SAID CURVE A DISTANCE OF 98.27 FEET, WHOSE CHORD BEARS N 79°26'54" W, 97.78 FEET, TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00;

THENCE ALONG SAID CURVE A DISTANCE OF 32.05 FEET, WHOSE CHORD BEARS S 74°29'06" W, 29.90 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 140.00 FEET;

THENCE ALONG SAID CURVE A DISTANCE OF 70.87 FEET, WHOSE CHORD BEARS S 17°09'47" W, 70.12 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 35.00 FEET;

THENCE ALONG SAID CURVE A DISTANCE OF 71.95 FEET, WHOSE CHORD BEARS S 56°12'06" E, 59.93 FEET;

THENCE N 65°02'12" E, A DISTANCE OF 33.58 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 650.00 FEET;

THENCE ALONG SAID CURVE A DISTANCE OF 283.33 FEET, WHOSE CHORD BEARS N 77°50'04" E, 281.09 FEET;

THENCE S 89°14'04" E, A DISTANCE OF 34.28 FEET;

THENCE N 00°16'23" E, A DISTANCE OF 15.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.412 ACRES, MORE OR LESS. SUBJECT TO 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 April 24, 2017, the Plan and Zoning Commission did recommend to the City Council approval of the Preliminary Plat (PP-003385-2017);

WHEREAS, on, May 15, 2017, this City Council held a duly-noticed meeting to consider the application for Preliminary Plat (PP-003385-2017);

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 May 15, 2017, or as amended orally at the City Council hearing of May 15, 2017, are adopted.

SECTION 2. Preliminary Plat (PP-003385-2017) to subdivide the property into 5 office and commercial lots, 2 outlots and 4 street lots is approved, subject to compliance with all the conditions in the staff report, dated May 15, 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 May 15, 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 May 15, 2017, by the following vote:

ATTEST:

_____
Ryan T. Jacobson
City Clerk

EXHIBIT A
CONDITIONS OF APPROVAL

1. No Conditions of Approval.