CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: December 7, 2020

ITEM: Village on Jordan Creek, located at the southwest corner of Jordan Creek Parkway and Ashworth Road (880, 910, 920, 970 Jordan Creek Parkway and 7450, 7520, 7550, 7580, 7630, 7660, 7710 Ashworth Road) – Approval of a Preliminary Plat to create two lots, two outlots and one street lot – Czech Mate, LLC – PP-004761-2020

Resolution: Approval of Preliminary Plat

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant, Czech Mate, LLC, represented by Ed Arp of Civil Engineering Consultants, is requesting on behalf of the property owners, approval of a Preliminary Plat for approximately 16.88 acres located at the southwest corner of Ashworth Road and Jordan Creek Parkway. The request is to create 2 development lots, 2 outlots for future development, and 1 street lot for the extension of 76th Street from the current terminus just north of Aspen Drive north to Ashworth Road (see Attachment A – Location Map and Attachment B– Preliminary Plat). Lot 1 located east of 76th Street is anticipated for Office use and Lot 2 located west of 76th Street for Medium Density Residential.

At the initiation of the project for the Village on Jordan Creek, the applicant was intending Lot 2 at the southwestern corner of the site to be a medium density residential active senior development. Recently, it was indicated to staff that the intended senior housing developer was no longer involved in the project. At such time that an alternate development plan is proposed for Lot 2 of the site or more of the property overall, upon completing use, traffic and infrastructure studies, the necessary amendments to the PUD, comprehensive plan, and possibly the Preliminary Plat will need to be done.

Plan and Zoning Commission Action:
Vote: 6-0 approval, with Commissioner Drake absent.
Date: November 23, 2020
Motion: Adopt a resolution recommending the City Council approve the Preliminary Plat

OUTSTANDING ISSUES: There are no outstanding issues.

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: *July 6, 2020*
- Staff Review and Comments
  - *Phasing*
  - *Buffers*
  - *Site Plans*
  - *Traffic Study*
- Comprehensive Plan Consistency
- 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 for Village on Jordan Creek to allow creation of 2 development lots, 2 outlots and 1 street lot for the extension of 76th Street, subject to the applicant meeting all City Code requirements and the following conditions of approval:

1. Outlots Y and Z are unbuildable until such time that they are replatted through the Subdivision process.
2. The associated Final Plat(s) for Lots 1 and 2 must receive City Council approval within one year of the date of Council approval of this Preliminary Plat.

Lead Staff Member: Karen Marren

Staff Reviews:

Department Director	*LMT*
Appropriations/Finance	
Legal	*JDS*
Agenda Acceptance	

PUBLICATION(S) (if applicable)

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

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning		
Date Reviewed	July 6, 2020		
Recommendation	Yes ☒	No ☐	Split ☐

ATTACHMENTS:

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

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

**Preliminary Plat included in staff report are for illustrative purposes only – Approved plans on file with the City.

EXHIBIT I

CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION

Meeting Date: November 23, 2020

Item: Village on Jordan Creek, located at the southwest corner of Jordan Creek Parkway and Ashworth Road (880, 910, 920, 970 Jordan Creek Parkway and 7450, 7520, 7550, 7580, 7630, 7660, 7710 Ashworth Road) – Preliminary Plat – Czech Mate, LLC – PP-004761-2020

Requested Action: Approval of a Preliminary Plat

Case Advisor: Karen Marren

Applicant's Request: The applicant, Czech Mate, LLC, represented by Ed Arp of Civil Engineering Consultants, is requesting on behalf of the property owners, approval of a Preliminary Plat for approximately 16.88 acres located at the southwest corner of Ashworth Road and Jordan Creek Parkway. The request is to create 2 development lots, 2 outlots for future development, and 1 street lot for the extension of 76th Street from the current terminus just north of Aspen Drive north to Ashworth Road (see Attachment A – Location Map and Attachment B– Preliminary Plat). Lot 1 located east of 76th Street is anticipated for Office use and Lot 2 located west of 76th Street for Medium Density Residential.

At the initiation of the project for the Village on Jordan Creek, the applicant was intending Lot 2 at the southwestern corner of the site to be a medium density residential active senior development. Recently, it was indicated to staff that the intended senior housing developer was no longer involved in the project. At such time that an alternate development plan is proposed for Lot 2 of the site or more of the property overall, upon completing use, traffic and infrastructure studies, the necessary amendments to the PUD, comprehensive plan, and possibly the Preliminary Plat will need to be done.

History: The property was annexed into the City in 2001 as a part of the Ashworth Road annexation which brought in approximately 200 acres of property along the north and south sides of Ashworth Road from 74th Street (Jordan Creek Parkway) to 88th Street. The property was recently changed from all Medium Density Residential to the current Land Use designation of Medium Density Residential and Office. The property had remained Unzoned since the time of annexation into the city until October 2020 when the Village on Jordan Creek PUD was approved consistent with the Land Use. The property is currently used for single family detached residential homes and a portion is undeveloped.

City Council Subcommittee: This item was presented to the Development & Planning City Council Subcommittee at their July 6th meeting, as an informational item only. No discussion was had and no disagreement with the proposal was expressed.

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 key points of interest:

- *Phasing:* This preliminary plat will only establish developable lots 1 & 2 which is currently designated on the Comprehensive Plan for Medium Density Residential and Office. The remaining area of the plat, identified as Outlot Y and Z, is anticipated for future office development based on the approved Comprehensive Plan and PUD. The outlots will need to be platted through the City's Subdivision process prior to development.
- *Buffers:* A 40-foot buffer easement is proposed per the PUD ordinance along the full south boundary of the plat adjacent to the existing single-family residences. A 10-foot preservation area is proposed along the south boundary of Lot 2 to maintain the existing vegetation. Lot 2 of the plat also has a 15-foot buffer easement along the west lot line for screening to the adjacent residential to the west and a 30 foot buffer easement along a portion of the north lot line to provide screening to the single family lot at 7750 Ashworth which is not part of this plat.
- *Site Plans:* Since no specific development is planned at this time, site plans will need to be submitted for each parcel prior to any development. Each site plan will provide details for the coordination of the vehicle and pedestrian transportation network, building locations and architecture, utility networks (storm, sanitary, water, and fiber), parking facilities, storm water management measures, open space, and buffering and landscape. Site Plans will be reviewed by the Plan & Zoning Commission and City Council.
- *Traffic Study:* The traffic study provided preliminary recommendations on street geometry and triggers for the proposed traffic light at 76th Street and Ashworth Road; however, more specific recommendations will be provided with future traffic studies when specific users have been identified for the site and as individual site plans are submitted for Lots 1 and 2 and the two outlots. The PUD includes language restricting the operation of any office use within Lot 1 until 76th Street connects to Ashworth Road and is open to traffic.

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 the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

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 for Village on Jordan Creek to allow creation of 2 development lots, 2 outlots and 1 street lot for the extension of 76th Street, subject to the applicant meeting all City Code requirements and the following conditions of approval;

1. Outlots Y and Z are unbuildable until such time that they are replatted through the Subdivision process.
2. The associated Final Plat(s) for Lots 1 and 2 must receive Council approval within one year of the date of Council approval of this Preliminary Plat.

Property Owners: 880, 910, 920 Jordan Creek Parkway – Czech Mate, LLC
970 Jordan Creek Parkway – Landon Luchtel, Stone Lake, LLC
7450 Ashworth Road – Rick Stessman
7520 Ashworth Road – Michael L. Glaza
7550 Ashworth Road – Kevin Johnson
7580 Ashworth Road – Dennis & Theresa Schaffer
7630 Ashworth Road – Tom Zimmerman
7660 Ashworth Road – Bill & Jody McCarthy
7710 Ashworth Road – James Underfer

Applicant(s): Czech Mate, LLC
13598 Summit Avenue
Clive, IA 50325
danstanbourgh@yahoo.com

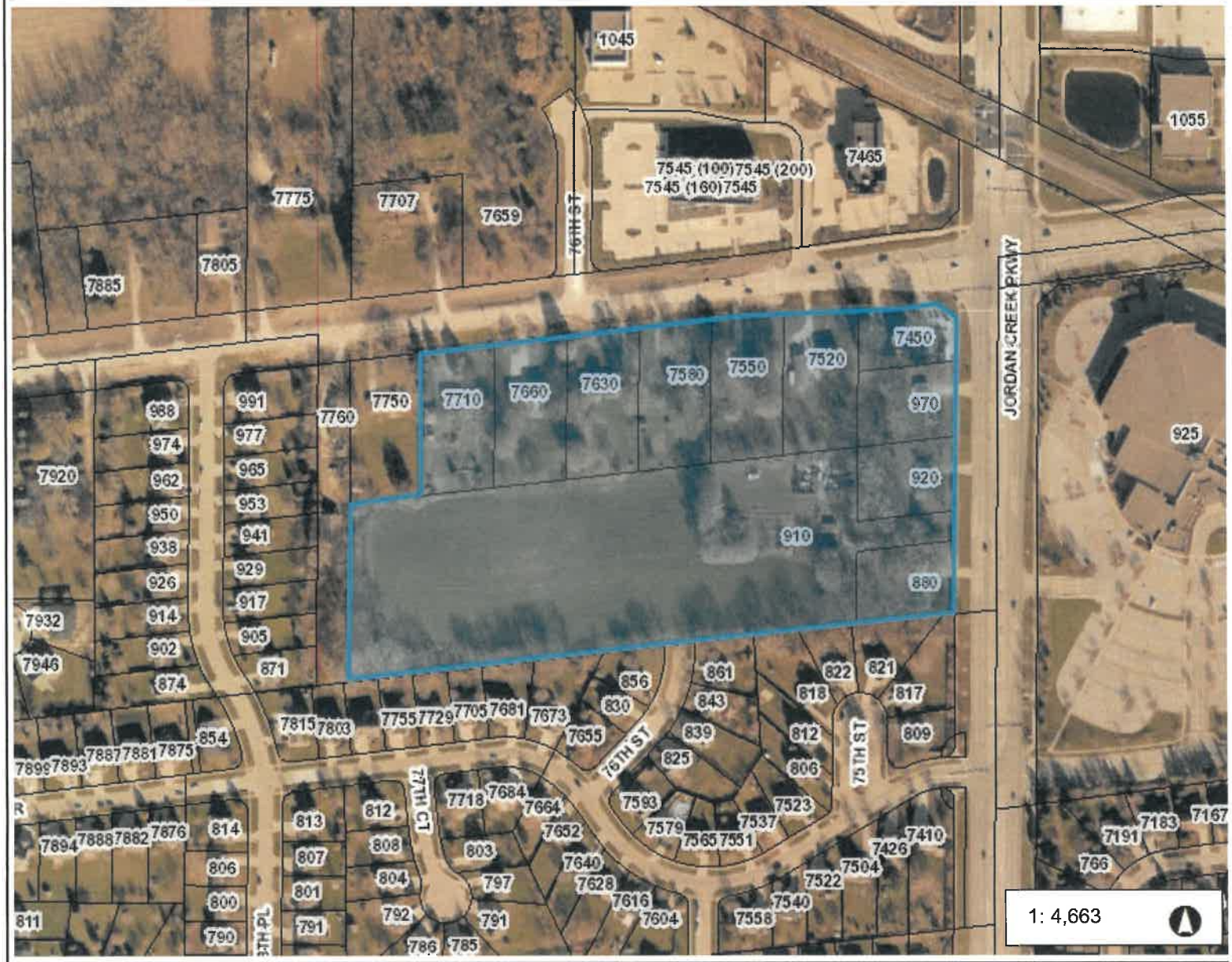
Applicant's Representatives:
Ed Arp
Civil Engineering Consultants, Inc.
2400 86th Street, #12
Des Moines, IA 50322
arp@ceclac.com

ATTACHMENTS:

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

**Plans and building elevations included in staff report are for illustrative purposes only – Approved plans on file with the City.

Location Map



1: 4,663

Legend

- Addresses
- Corporate Limits
- Parcels

777.2 0 388.62 777.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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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 A

ATTACHMENT B

PRELIMINARY PLAT
OF
THE VILLAGE ON JORDAN CREEK PLAT 1

WEST DES MOINES, IOWA

VICINITY MAP
NO SCALE

Sheet List Table

SHEET NUMBER	SHEET TITLE
1	COVER
2	GEOMETRIC PLAN
3	GRADING AND UTILITY PLAN - PHASE 1
4	GRADING AND UTILITY PLAN - PHASE 2
5	DETAILS

EXISTING ZONING:
UNZONED

PROPOSED ZONING:
P.U.D. RM-8 AND P.U.D. OF

COMPREHENSIVE PLAN LAND USE
EXISTING: RESIDENTIAL
PROPOSED:
LOT 1 - OFFICE SPACE
LOT 2 - MEDIUM DENSITY RESIDENTIAL

PROPOSED LAND USE DENSITIES:
MEDIUM DENSITY RESIDENTIAL — RM-8, 36 UNITS (MAX)
OFFICE — 134,000 GROSS SQ. FT. (MAX)

SANITARY & WATER SERVICE:
THERE IS AN EXISTING SANITARY SEWER ON THE WEST SIDE OF JORDAN CREEK PARKWAY AND THE EAST SIDE OF 76th STREET AT ITS TERMINUS. PUBLIC SANITARY WILL BE EXTENDED BY APPLICANT TO CONNECT TO UPSTREAM PROPERTIES.

THERE IS AN EXISTING 12" WATER MAIN ON THE SOUTH SIDE OF ASHWORTH. THERE IS AN EXISTING 8" WATER MAIN ON WEST SIDE OF 76th STREET AT TERMINUS. THERE IS AN EXISTING 8" CROSSING OF JORDAN CREEK PARKWAY TERMINATING AT THE HYDRANT NEAR 920 JORDAN CREEK PARKWAY. 8" PUBLIC WATER MAIN TO BE EXTENDED BY APPLICANT ALONG ALL STREETS AND CONNECT TO LIVE WATER SYSTEM AT EXTREMITIES.

EROSION AND SEDIMENT CONTROL
TO BE DETERMINED

STORM WATER NOTE
CZECH MATE, LC. IS RESPONSIBLE FOR DEVELOPING AND IMPLEMENTING A POLLUTION PREVENTION PLAN CONSISTENT WITH REQUIREMENTS PER IOWA NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGE. ADDITIONALLY, CZECH MATE, LC. IS RESPONSIBLE FOR COMPLETING A NOTICE OF INTENT TO THE IOWA DEPARTMENT OF NATURAL RESOURCES AND RECEIVING A LETTER OF AUTHORIZATION.

CONTROLS
- EXISTING VEGETATION IS PRESERVED WHENEVER POSSIBLE.
- PERMANENT SEEDING AND/OR SODDING AFTER CONSTRUCTION.
- VEGETATIVE BUFFER STRIPS THROUGHOUT PROJECT.
- PROTECTION OF TREES AND PRESERVATION OF MATURE VEGETATION WHEREVER POSSIBLE.
- SILT FENCES
- DRAINAGE SWALES
- FLOW ATTENUATION BY USE OF OPEN VEGETATED SWALES AND NATURAL DEPRESSIONS.
- INFILTRATION OF RUNOFF ON SITE
- VELOCITY DISSIPATION DEVICES AT DISCHARGE LOCATIONS TO PROVIDE NON-EROSIVE VELOCITY FLOWS.
- ALL MATERIAL WASTES MUST BE REMOVED FROM THE SITE.
- OFF-SITE VEHICLE TRACKING OF SEDIMENTS SHALL BE MINIMIZED.
- STABILIZE THE ENTRANCE WITH 8-INCHES OF LIMESTONE.
- TOTAL COMPLIANCE WITH APPLICABLE STATE/LOCAL 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.
- GENERAL CONTRACTOR (CHAD HALUPNICK, CHAD@DCIGROUP-US.COM) SHALL BE RESPONSIBLE FOR INSURING MUD AND ROCK ARE CLEANED OFF OF PUBLIC STREETS DAILY
- GENERAL CONTRACTOR (CHAD HALUPNICK, CHAD@DCIGROUP-US.COM) SHALL BE RESPONSIBLE FOR THE INSTALLATION, PERIODIC CHECKING AND REINSTALLATION OF EROSION CONTROL MEASURES.

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

GENERAL LEGEND

PROPOSED	EXISTING
PLAT BOUNDARY	LOT LINE
SECTION LINE	SANITARY/STORM MANHOLE
LOT LINE	WATER VALVE
CENTERLINE	FIRE HYDRANT
EASEMENT LINE	STORM SEWER SINGLE INTAKE
FLARED END SECTION	STORM SEWER DOUBLE INTAKE
DRAIN BASIN OR SEDIMENT RISER	STORM SEWER ROUND INTAKE
DRAIN BASIN WITH SOLID GRATE	FLARED END SECTION
WATER VALVE	DECIDUOUS TREE
FIRE HYDRANT ASSEMBLY	CONIFEROUS TREE
BLOW-OFF HYDRANT	SHRUB
SCOUR STOP MAT	POWER POLE
TURF REINFORCEMENT MAT	STREET LIGHT
STORM SEWER WITH SIZE	GUY ANCHOR
WATER SEWER WITH SIZE	ELECTRIC TRANSFORMER
WATER SERVICE	GAS METER
PROPOSED CONTOUR	TELEPHONE RISER
SILT FENCE	SIGN
ADDRESS	CATV — UNDERGROUND TELEVISION
RIPRAP	UGE — UNDERGROUND ELECTRIC
	GAS — UNDERGROUND GAS
	UGFO — UNDERGROUND FIBER OPTIC
	UGT — UNDERGROUND TELEPHONE
	OHW — OVERHEAD ELECTRIC
	SAN — SANITARY SEWER WITH SIZE
	ST — STORM SEWER WITH SIZE
	W — WATER MAIN WITH SIZE
	926 — EXISTING CONTOUR
	TREELINE
	B.S.L. — BUILDING SETBACK LINE
	P.U.E. — PUBLIC UTILITY EASEMENT
	M.O.E. — MINIMUM OPENING ELEVATION
	U.N.O. — UNLESS NOTED OTHERWISE

City of West Des Moines, Iowa Vertical Control Network

Benchmark: 119

NAVD88 - FEET	964.03
WDM DATUM - FEET	210.03
NAVD88 - METERS	295.930
NAD83 NORTHING	573749.3
NAD83 EASTING	1553293.4
SECTION	11
TOWNSHIP	78N
RANGE	26W
COUNTY	Dallas

LOCATION
Southeast corner of E.P. True Parkway and 81st Street, Northeast corner of the sidewalk junction, 3 feet East of North-South sidewalk, 3 feet North of East-West sidewalk, 34 feet South of E. P. True Pkwy South back of curb.

DESCRIPTION
Standard Benchmark.

NOTE

City of West Des Moines, Iowa Vertical Control Network

Benchmark: 120

NAVD88 - FEET	1015.80
WDM DATUM - FEET	241.79
NAVD88 - METERS	309.620
NAD83 NORTHING	576535.7
NAD83 EASTING	1554281.7
SECTION	11
TOWNSHIP	78N
RANGE	26W
COUNTY	Dallas

LOCATION
Southeast corner of Ashworth Road and 78th Place, 2 feet West of North end of sidewalk at house #991, 13 feet East of back of curb, 19 feet North of North edge of driveway at junction of sidewalk.

DESCRIPTION
Standard Benchmark.

NOTE

LEGAL DESCRIPTION - PROPERTY TO BE REZONED
A PARCEL OF LAND IN THE NE1/4 NE1/4 OF SECTION 11, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE NE CORNER OF SAID SECTION 11; THENCE S00°43'20"W, 704.85 FEET ALONG THE EAST LINE OF SAID NE1/4 NE1/4 TO THE NE CORNER OF BARTLETT FARM PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 1998, PAGE 10365 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE S84°01'15"W, 83.07 FEET ALONG THE NORTH LINE OF SAID BARTLETT FARM PLAT 1 TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF JORDAN CREEK PARKWAY AS IT IS PRESENTLY ESTABLISHED AND RECORDED IN BOOK 2003, PAGE 13188 AT THE DALLAS COUNTY RECORDER'S OFFICE AND THE POINT OF BEGINNING; THENCE CONTINUING S84°01'15"W, 710.06 FEET ALONG SAID NORTH LINE OF BARTLETT FARM PLAT 1 TO THE NW CORNER OF SAID BARTLETT FARM PLAT 1, SAID NW CORNER ALSO BEING THE NE CORNER OF BARTLETT FARM PLAT 2, AN OFFICIAL PLAT RECORDED IN BOOK 2000, PAGE 2411 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE S03°54'43"W, 515.14 FEET ALONG THE NORTH LINE OF SAID BARTLETT FARM PLAT 2 TO A POINT ON THE WEST LINE OF SAID NE1/4 NE1/4; THENCE N00°39'47"E, 354.47 FEET ALONG THE WEST LINE OF SAID NE1/4 NE1/4 TO A POINT; THENCE N83°48'08"E, 146.13 FEET TO A POINT; THENCE N00°43'20"E, 288.09 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ASHWORTH ROAD AS IT IS PRESENTLY ESTABLISHED; THENCE N83°56'53"E, 642.86 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT; THENCE N87°43'27"E, 303.64 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT; THENCE N83°56'53"E, 96.40 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT; THENCE S47°39'34"E, 46.53 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID JORDAN CREEK PARKWAY; THENCE S00°43'20"W, 584.15 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING AND CONTAINING 16.88 ACRES MORE OR LESS.

GRADING NOTES
1. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH URBAN DESIGN STANDARDS WITH THE CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR "SUBDIVISIONS".
3. ALL SPOT ELEVATIONS ARE AT GUTTER, UNLESS NOTED OTHERWISE.
4. 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.
5. 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.
6. STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO RECEIVE STRUCTURAL FILL.
7. AREAS TO RECEIVE FILL TO BE BENCHED.
8. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING 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.
9. ALL SITE GRADING FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
10. ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE THE TOP 12-INCHES DISCED AND RECOMPACTED TO 95% STANDARD PROCTOR DENSITY.
11. THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL MATCH URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, BETWEEN 0 AND 4% OVER OPTIMUM MOISTURE.
12. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
13. FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
14. BACKFILL TO TOP OF ALL CURBS.

UTILITY NOTES
1. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
2. 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.
3. 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 CALL IOWA ONE-CALL BEFORE STARTING WORK.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WEST DES MOINES STANDARD SPECIFICATIONS. ALL SITE UTILITY WORK SHALL BE DONE TO WEST DES MOINES ENGINEERING SPECIFICATIONS, WEST DES MOINES PLUMBING CODE, AND WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
5. THE SITE UTILITY CONTRACTOR SHALL COORDINATE THE BUILDING SERVICE CONNECTIONS WITH THE BUILDING MECHANICAL CONTRACTOR.
6. VERIFY WATER MAIN AND SANITARY SEWER SERVICE LOCATIONS WITH ARCHITECTURAL DRAWINGS AND MECHANICAL PLANS.
7. 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.
8. 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 PUBLIC WORKS DEPT. (222-3480) TO OBTAIN ANY AND ALL CITY PERMITS THAT MAY BE NECESSARY.
9. AT LEAST 48 HOURS PRIOR TO ANY WATER MAIN CONSTRUCTION, CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS.
10. BUILD TO WEST DES MOINES WATER WORKS SPECIFICATIONS.
11. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
12. THE CONTRACTOR SHALL VERIFY THAT OFFSITE GRADING AND UTILITY EASEMENTS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION.
13. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
14. CONTACT BUILDING INSPECTION AT (515)222-3630 A MINIMUM OF A 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTION.
15. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
16. 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, 54-1998. 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.
17. ALL CONNECTIONS TO THE PUBLIC SEWERS SHALL BE CORE DRILLED.
18. ALL UTILITIES ARE PUBLIC UNLESS OTHERWISE NOTED.
19. ABANDON WATER SERVICE TO 1630 ASHWORTH ROAD AT THE WATER MAIN. CONTACT WDMWW CUSTOMER SERVICE TO SCHEDULE APPOINTMENT FOR WDMWW TO REMOVE METER AND ACCESSORIES.
20. ABANDON WATER SERVICE TO 880 JORDAN CREEK PARKWAY AT THE WATER MAIN. CONTACT WDMWW CUSTOMER SERVICE TO SCHEDULE APPOINTMENT FOR WDMWW TO REMOVE METER AND ACCESSORIES.
21. ABANDON WATER SERVICE TO 920 JORDAN CREEK PARKWAY AT THE WATER MAIN. CONTACT WDMWW CUSTOMER SERVICE TO SCHEDULE APPOINTMENT FOR WDMWW TO REMOVE METER AND ACCESSORIES.

PROPERTY OWNER:
BETTY ROSE, AND DAN GERBERICH (DEED)
880 JORDAN CREEK PARKWAY
WEST DES MOINES, IOWA 50266

JAMES R UNDERFER
7110 ASHWORTH RD
WEST DES MOINES IA 50266

WILLIAM J & JOANNA M MCCARTHY
7660 ASHWORTH RD
WEST DES MOINES IA 50266

THOMAS & JO ANN ZIMMERMAN REVOCABLE TRUST &
ALFRED T & JO ANN TRUSTEES ZIMMERMAN
7630 ASHWORTH RD
WEST DES MOINES IA 50266

DENNIS L SCHAFFER& TERESA MOON
7580 ASHWORTH RD
WEST DES MOINES IA 50265

KEVIN P & STEPHANI P JOHNSON
33163 JERRY TRAIL RD
WAUKEE IA 50263

MICHAEL L GLAZA & ANNETTE L HITCHCOCK
7520 ASHWORTH RD
WEST DES MOINES IA 50265

KARLA J STESSMAN
7450 ASHWORTH RD
WEST DES MOINES IA 50266

STONY LAKE LLC
970 JORDAN CREEK PKWY
WEST DES MOINES IA 50266

PROPERTY APPLICANT:
DAN STANBROUGH
CZECH MATE, LC (CONTRACT BUYER)
1404 NE MAIN STREET
GRIMES, IOWA 50111
PH: 515.444.7277
EMAIL: DANSTANBROUGH@YAHOO.COM

PROJECT MANAGER:
EDWARD H. ARP, PLA, ASLA
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, #12
DES MOINES, IOWA 50322
515-276-4884 EXT. #213
ARP@CECLAC.COM

NOTES
1. ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY:
   A. WEST DES MOINES ENGINEER - BEN MCALISTER (515-222-3475)
   B. CZECH MATE, LC - DAN STANBROUGH (515-444-7277)
   C. CIVIL ENGINEERING CONSULTANTS, INC. (515-276-4884)
   D. WEST DES MOINES WATER WORKS (515-222-3465)
2. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
3. 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.
4. PROVIDE 2' CONCRETE BOXOUT AROUND ALL INTAKES AND MANHOLES WITHIN PAVED AREAS.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WEST DES MOINES STANDARD SPECIFICATIONS.
6. 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.
7. SIDEWALK & DRIVE APPROACH INSTALLATIONS TO BE INSPECTED BY CITY OF WEST DES MOINES ENGINEERING DEPARTMENT, MINIMUM 24 HOUR NOTICE.
8. ALL DEBRIS SPILLED ON CITY R.O.W. AND ADJOINING PROPERTY SHALL BE REMOVED BY THE OWNER/CONTRACTOR IN TIMELY FASHION.
9. 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.
10. PUBLIC STREET PAVEMENT THICKNESS SHALL BE 7" P.C.C. W/ 6" P.C.C. CURB & GUTTER.
11. LOT 'A' STREET SHALL BE DEEDED TO CITY OF WEST DES MOINES FOR STREET PURPOSES.
14. 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 (BEN MCALISTER).

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

CERTIFICATION

PRELIMINARY - NOT FOR CONSTRUCTION

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.

JEFFREY A. GADDIS, IOWA LICENSE NO. 18381
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020

SHEETS 1-5

Civil Engineering Consultants, Inc
2400 86th Street, Unit 12 . Des Moines, Iowa 503
515.276.4884 . mail@ceclac.com
CEC

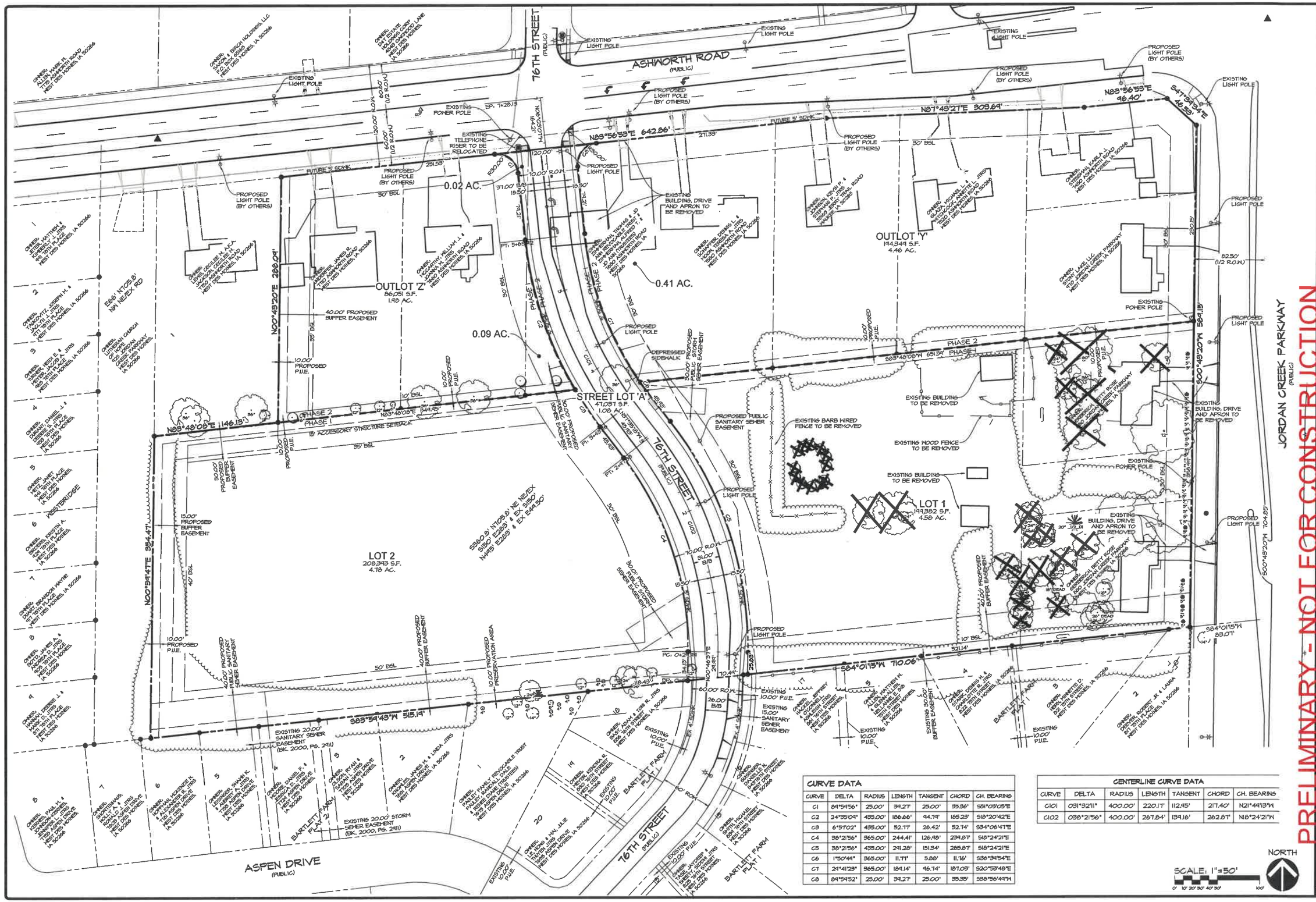
PRELIMINARY - NOT FOR CONSTRUCTION

DATE:	
7TH SUBMITTAL - 2020-11-18	D
6TH SUBMITTAL - 2020-10-16	D
5TH SUBMITTAL - 2020-09-21	D
4TH SUBMITTAL - 2020-07-15	D
DATE OF SURVEY: 2020-03-17	
DESIGNED BY: EHA	
DRAWN BY: MDM	

THE VILLAGE ON JORDAN CREEK PLAT 1
WEST DES MOINES, IOWA
COVER

SHEET 1 OF 5

A-1849



CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	84°54'56"	25.00'	34.27'	25.00'	35.36'	S51°03'05"E
C2	24°35'04"	435.00'	186.66'	94.74'	185.23'	S18°20'42"E
C3	6°51'02"	435.00'	52.77'	26.42'	52.74'	S34°06'41"E
C4	38°21'56"	365.00'	244.41'	126.48'	239.87'	S18°24'21"E
C5	38°21'56"	435.00'	291.28'	151.34'	285.87'	S18°24'21"E
C6	1°50'44"	365.00'	11.77'	5.88'	11.76'	S36°34'54"E
C7	29°41'23"	365.00'	189.14'	96.74'	187.03'	S20°53'48"E
C8	84°54'52"	25.00'	34.27'	25.00'	35.35'	S58°56'44"W

CENTERLINE CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARINGS
C101	031°32'11"	400.00'	220.17'	112.95'	217.40'	N21°49'13"W
C102	038°21'56"	400.00'	267.84'	139.16'	262.87'	N18°24'21"W

SCALE: 1"=50'

0' 10' 20' 30' 40' 50' 100'

NORTH

PRELIMINARY - NOT FOR CONSTRUCTION

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

DATE:	7TH SUBMITTAL - 2020-11-16
	6TH SUBMITTAL - 2020-10-16
	5TH SUBMITTAL - 2020-04-21
	4TH SUBMITTAL - 2020-07-15
DATE OF SURVEY:	2020-03-17
DESIGNED BY:	EHA
DRAWN BY:	MDM

THE VILLAGE ON JORDAN CREEK PLAT 1
WEST DES MOINES, IOWA

GEOMETRIC PLAN

SHEET 2 OF 5

A-1849

PRELIMINARY - NOT FOR CONSTRUCTION

DATE:	7TH SUBMITTAL - 2020-11-18
	6TH SUBMITTAL - 2020-10-16
	5TH SUBMITTAL - 2020-09-21
	4TH SUBMITTAL - 2020-07-15
DATE OF SURVEY:	2020-03-17
DESIGNED BY:	EHA
DRAWN BY:	MDM

SHEET 3 OF 5

A-1844

THE VILLAGE ON JORDAN CREEK PLAT 1
WEST DES MOINES, IOWA

GRADING AND UTILITY PLAN - PHASE 1

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

PRELIMINARY - NOT FOR CONSTRUCTION

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

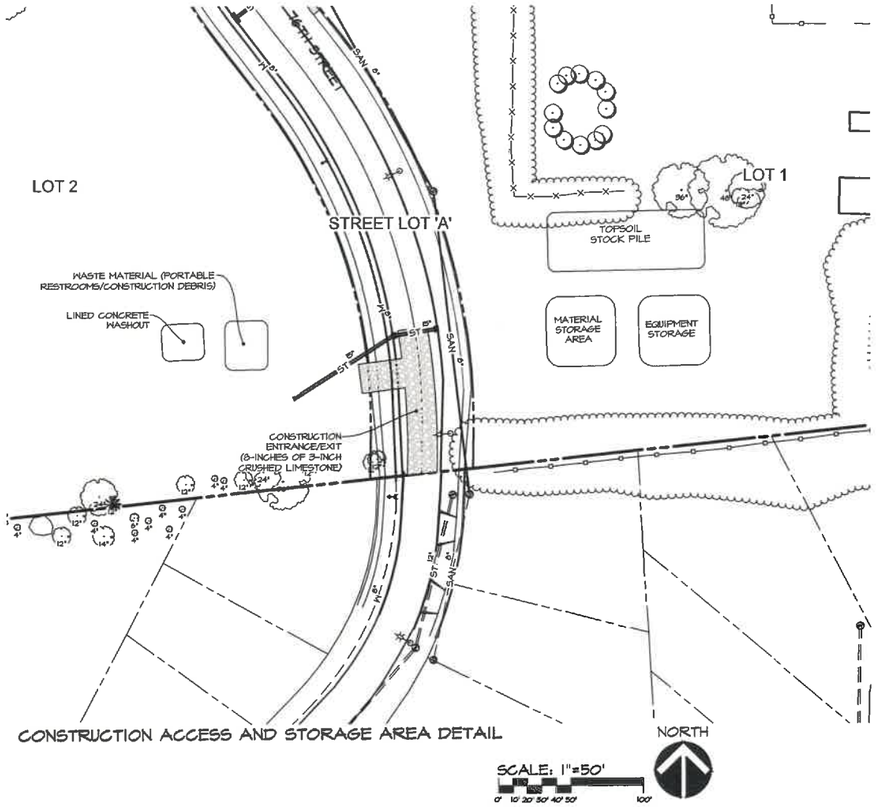
DATE:	7TH SUBMITTAL - 2020-11-16
	6TH SUBMITTAL - 2020-10-16
	5TH SUBMITTAL - 2020-09-21
	4TH SUBMITTAL - 2020-07-15
DATE OF SURVEY:	2020-03-17
DESIGNED BY:	EHA
DRAWN BY:	MDM

THE VILLAGE ON JORDAN CREEK PLAT 1
WEST DES MOINES, IOWA

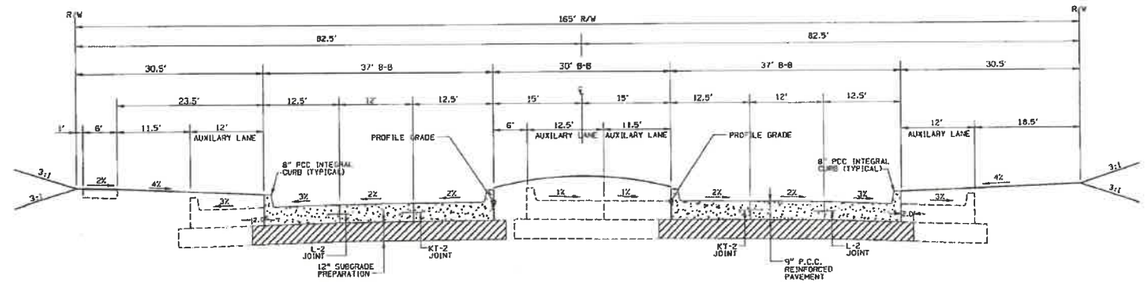
GRADING AND UTILITY PLAN - PHASE 2

SHEET 4 OF 5

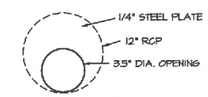
A-1899



CONSTRUCTION ACCESS AND STORAGE AREA DETAIL



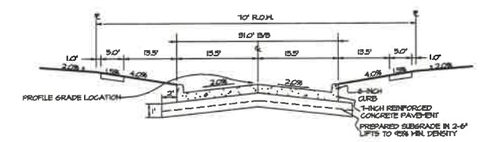
JORDAN CREEK PARKWAY TYPICAL CROSS SECTION (104' B-B)



ORIFICE DETAIL: ST #16

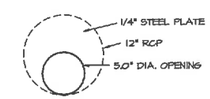
NO SCALE

NOTE: PLACE ORIFICE PLATE IN FIRST SECTION OF PIPE DOWNSTREAM FROM THE INLET F.E.S.



TYPICAL 31' B/B CROSS SECTION

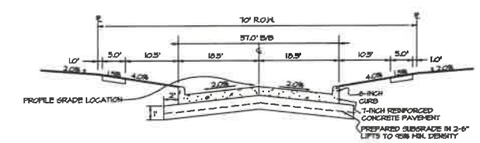
NO SCALE



ORIFICE DETAIL: ST #8

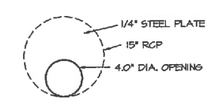
NO SCALE

NOTE: PLACE ORIFICE PLATE IN FIRST SECTION OF PIPE DOWNSTREAM FROM THE INLET F.E.S.



TYPICAL 37' B/B CROSS SECTION

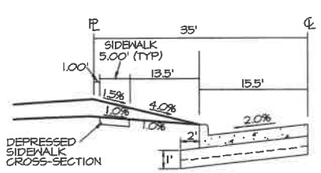
NO SCALE



ORIFICE DETAIL: ST #13

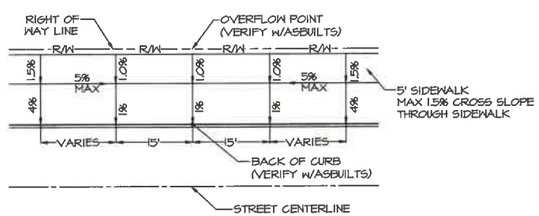
NO SCALE

NOTE: PLACE ORIFICE PLATE IN FIRST SECTION OF PIPE DOWNSTREAM FROM THE INLET F.E.S.



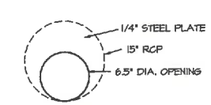
DEPRESSED SIDEWALK CROSS SECTION

NO SCALE



DEPRESSED SIDEWALK DETAIL

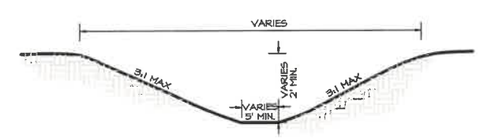
NO SCALE



ORIFICE DETAIL: ST #3

NO SCALE

NOTE: PLACE ORIFICE PLATE IN FIRST SECTION OF PIPE DOWNSTREAM FROM THE INLET F.E.S.



TYPICAL SWALE DETAIL

NO SCALE

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

PRELIMINARY - NOT FOR CONSTRUCTION

DATE:	
7TH SUBMITTAL -	2020-11-16
6TH SUBMITTAL -	2020-10-16
5TH SUBMITTAL -	2020-04-21
4TH SUBMITTAL -	2020-07-15
DATE OF SURVEY:	2020-03-17
DESIGNED BY:	EHA
DRAWN BY:	MDM

THE VILLAGE ON JORDAN CREEK PLAT 1
WEST DES MOINES, IOWA

DETAILS

SHEET 5 OF 5

A-1899

ATTACHMENT C

RESOLUTION NO. PZC-20-078

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, IOWA, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE THE PRELIMINARY PLAT FOR VILLAGE ON JORDAN CREEK

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Czech Mate, LLC, in cooperation with the property owners indicated in the staff report, has requested approval of a Preliminary Plat for the Village on Jordan Creek (PP-004761-2020) to allow the creation of 2 development lots, 2 outlots for future development, and one street lot for dedication to the City within the property located at the southwest corner of Jordan Creek Parkway and Ashworth Road; and

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; and

WHEREAS, on November 23, 2020, this Commission held a duly-noticed meeting to consider the application for the Preliminary Plat

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, dated November 23, 2020, or as amended orally at the Plan and Zoning Commission hearing of November 23, 2020, are adopted.

SECTION 2. The preliminary plat to allow platting of 2 development lots, 2 outlots for future development, and one street lot is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, dated November 23, 2020, 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 November 23, 2020.

Erica Andersen

Erica Andersen, Chair
Plan and Zoning Commission

ATTEST:

Jennifer Canaday
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 November 23, 2020, by the following vote:

AYES: Andersen, Conlin, Costa, Crowley, Hatfield, Southworth
NAYS:
ABSTENTIONS:
ABSENT: Drake

ATTEST:

Jennifer Canaday
Recording Secretary

Exhibit A
Conditions of Approval

1. Outlots Y and Z are unbuildable until such time that they are replatted through the Subdivision process.
2. The associated Final Plat(s) for Lots 1 and 2 must receive Council approval within one year of the date of Council approval of this Preliminary Plat.

Prepared by: K. Marren, 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 VILLAGE ON JORDAN CREEK PRELIMINARY PLAT (PP-004761-2020) TO ALLOW THE PLATTING OF TWO DEVELOPMENT LOTS, TWO OUTLOTS, AND ONE STREET LOT

WHEREAS, pursuant to the provisions of Title 9, Zoning, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Czech Mate, LLC, in cooperation with the residential property owners (880, 910, 920, 970 Jordan Creek Parkway and 7450, 7520, 7550, 7580, 7630, 7660, 7710 Ashworth Road), has requested approval of the Village on Jordan Creek Preliminary Plat (PP-004761-2020) to allow the creation of 2 development lots, 2 outlots for future development, and one street lot for dedication to the City within the property located at the southwest corner of Jordan Creek Parkway and Ashworth Road; and legally described below;

Legal Description of Property

A PARCEL OF LAND IN THE NE1/4 NE1/4 OF SECTION 11, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AS A POINT OF REFERENCE AT THE NE CORNER OF SAID SECTION 11; THENCE S00°43'20"W, 704.85 FEET ALONG THE EAST LINE OF SAID NE1/4 NE1/4 TO THE NE CORNER OF BARTLETT FARM PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 1998, PAGE 10365 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE S84°01'15"W, 83.07 FEET ALONG THE NORTH LINE OF SAID BARTLETT FARM PLAT 1 TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF JORDAN CREEK PARKWAY AS IT IS PRESENTLY ESTABLISHED AND RECORDED IN BOOK 2003, PAGE 13188 AT THE DALLAS COUNTY RECORDER'S OFFICE AND THE POINT OF BEGINNING; THENCE CONTINUING S84°01'15"W, 710.06 FEET ALONG SAID NORTH LINE OF BARTLETT FARM PLAT 1 TO THE NW CORNER OF SAID BARTLETT FARM PLAT 1, SAID NW CORNER ALSO BEING THE NE CORNER OF BARTLETT FARM PLAT 2, AN OFFICIAL PLAT RECORDED IN BOOK 2000, PAGE 2911 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE S83°59'43"W, 515.19 FEET ALONG THE NORTH LINE OF SAID BARTLETT FARM PLAT 2 TO A POINT ON THE WEST LINE OF SAID NE1/4 NE1/4; THENCE N00°39'47"E, 354.47 FEET ALONG THE WEST LINE OF SAID NE1/4 NE1/4 TO A POINT; THENCE N83°48'08"E, 146.13 FEET TO A POINT; THENCE N00°43'20"E, 288.09 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ASHWORTH ROAD AS IT IS PRESENTLY ESTABLISHED; THENCE N83°56'53"E, 642.86 FEET ALONG SAID SOUTH

RIGHT-OF-WAY LINE TO A POINT; THENCE N87°43'27"E, 303.69 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT; THENCE N83°56'53"E, 96.40 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT; THENCE S47°39'34"E, 46.53 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID JORDAN CREEK PARKWAY; THENCE S00°43'20"W, 589.15 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING AND CONTAINING 16.88 ACRES MORE OR LESS

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference; and

WHEREAS, on November 23, 2020, the Plan and Zoning Commission did recommend to the City Council approval of the Preliminary Plat (PP-004761-2020); and

WHEREAS, on, December 7, 2020, this City Council held a duly-noticed meeting to consider the application for the Village on Jordan Creek Preliminary Plat (PP-004761-2020).

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

SECTION 1. The findings, for approval, stated in the staff report, dated December 7, 2020, or as amended orally at the City Council meeting of December 7, 2020, are adopted.

SECTION 2. Village on Jordan Creek Preliminary Plat (PP-004761-2020) to allow the creation of 2 development lots, 2 outlots for future development, and one street lot for dedication to the City is approved, subject to compliance with all the conditions in the staff report, dated December 7, 2020, 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 December 7, 2020.

_____
Steven K. Gaer
Mayor

ATTEST:

_____
Ryan Jacobson, City Clerk

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on December 7, 2020, by the following vote:

ATTEST:

_____
Ryan Jacobson, City Clerk

Exhibit A
Conditions of Approval

1. Outlots Y and Z are unbuildable until such time that they are replatted through the Subdivision process.

2. The associated Final Plat(s) for Lots 1 and 2 must receive Council approval within one year of the date of Council approval of this Preliminary Plat.