

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

Meeting Date: May 10, 2021

ITEM: Des Moines Golf and Country Club, 1600 Jordan Creek Pkwy – Approve Major Modification to Site Plan to allow additions and renovations to the clubhouse – Des Moines Golf & Country Club – MaM-005017-2021

Resolution: Approval of Major Modification to Site Plan

Background: Tim Hogan with Hogan Law Office, on behalf of the applicant and property owner, Des Moines Golf and Country Club, requests approval of the Major Modification to Site Plan for the approximately 328-acre property located at the southwest corner of Jordan Creek Parkway and University Avenue. The applicant is undertaking modifications to the existing clubhouse which includes a 5,700 square foot addition and outdoor dining patio, interior renovations and associated modifications to pedestrian paths and landscaping as necessary.

Staff Review & Comment:

- **Financial Impact:** There is no City funding of the project; however, there will be Staff time for processing of development application and inspections during construction.
- **Key Development Aspects:** The building addition will be located along the west side of the existing clubhouse with the primary outdoor patio area occurring along the south side just west of the current main entry.
- **Parking:** Parking requirements for golf courses are based on the number of golf holes on the course. This application did not change the number of golf holes, so no review of parking was conducted.
- **Developer Responsibilities:** In conjunction with this project, Des Moines Golf and Country Club's legal counsel and city Legal and Engineering staff worked to execute an Agreement and Waiver outlining obligations of the property as it relates to improvements to public streets, sidewalks, and streetlights adjacent to the property. This agreement is being formalized to negate the need to discuss the matters with the submittal of each future development application.
- **Conditions of Approval:** As part of this review, it was brought to the attention of the applicant that there was an outstanding obligation to remove or improve a connection to the property from 88th Street along the western boundary that was allowed as part of the Solheim Cup Tournament. The applicant has chosen to remove the drive connection. Staff recommends a condition of approval requiring this to be completed prior to issuance of a Final Occupancy Permit for the clubhouse improvements.
- **Vesting of Entitlement:** Per City Code, entitlement (approval to construct or implement) shall remain in effect so long as substantial site work has progressed beyond grading and completion of structural foundations and twenty-five percent (25%) of the total building area has occurred above grade within twenty-four (24) months of the effective date of the approval, unless a greater time period is authorized at time of the original entitlement, or by approval of an extension of the original entitlement. It is the responsibility of the

developer to be aware of this deadline and request an extension of the approval prior to the expiration date.

Outstanding Issues: There are no outstanding issues.

Plan and Zoning Commission Action:

Date:

Vote:

Recommendation:

Recommendation: Approve the Major Modification to Site Plan request, subject to the applicant meeting all City Code requirements, and the following condition of approval:

1. The applicant removing the existing drive connection from 88th Street, including the removal of all gravel and pavement within the site and ROW and restoring the ROW to city standards prior to issuance of a Final Occupancy Permit for the building addition.

Lead Staff Member: Kara V. Tragesser, AICP

Approval Meeting Dates:

Plan and Zoning Commission	May 10, 2021
City Council: First Reading	

Staff Report Reviews:

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

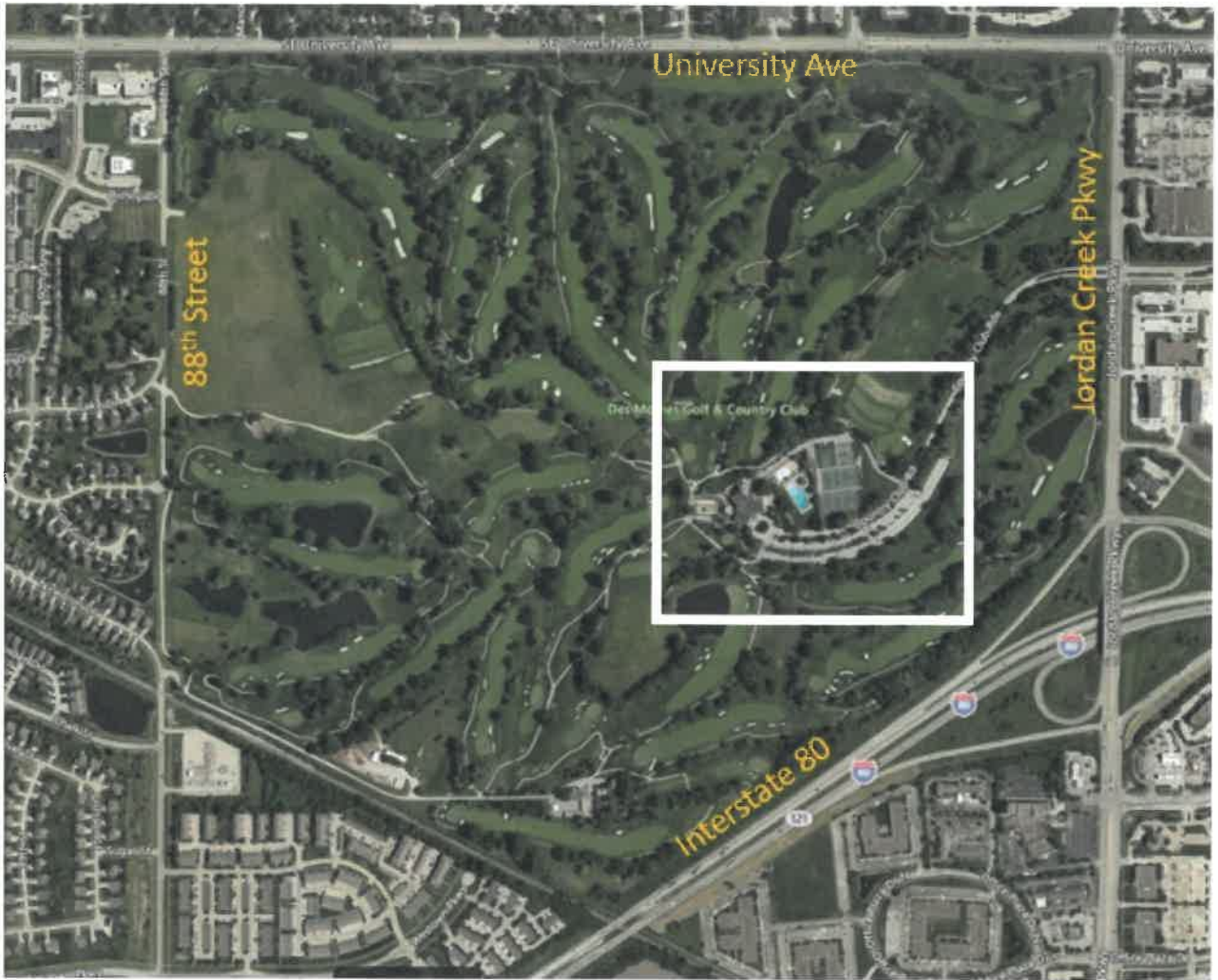
Publications (if applicable)

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

Council Subcommittee Review (if applicable)

Subcommittee	Development & Planning
Date Reviewed	March 1, 2021
Recommendation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

Location Map



Existing Clubhouse Area



SITE PLANS FOR DES MOINES GOLF AND COUNTRY CLUB SITE IMPROVEMENTS

CITY OF DES MOINES, POLK COUNTY, IOWA

Plans included are for illustrative purposes only.

Approve plans on file with the City.



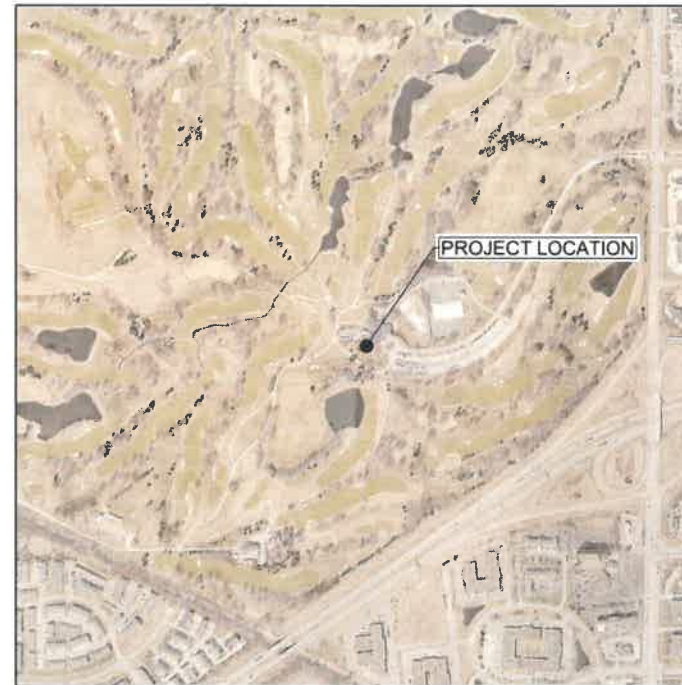
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ISSUE # DATE DESCRIPTION

OWNER / DEVELOPER
DES MOINES GOLF AND COUNTRY CLUB
1800 JORDAN CREEK PARKWAY
WEST DES MOINES, IA 50266

SITE SUMMARY
TOTAL SITE AREA = 483 AC
EXISTING IMPERVIOUS SURFACE = 624,378 SF (2.6% OF SITE)
PROPOSED ADDITIONAL SURFACE = 6,904 SF
TOTAL IMPERVIOUS SURFACE = 630,279 SF (2.6% OF SITE)



VICINITY MAP



SHEET INDEX

Sheet #	Sheet Title
C100	TITLE SHEET
C200	EXISTING SITE CONDITIONS
C300	DEMOLITION PLAN
C400	DIMENSION PLAN
C500	GRADING AND EROSION CONTROL PLAN



DES MOINES GOLF & COUNTRY CLUB

CLUBHOUSE RENOVATION & ADDITION PHASE 2


1800 JORDAN CREEK PARKWAY
WEST DES MOINES, IA 50266

DATE: 01.28.2021
DESIGNED: Designer
DRAWN: Author
REVIEWED: Approver

SHEET TITLE
Title Sheet

SHEET NUMBER
C100

PROJECT NO.: 0200076.00



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Corey M. Marsh, P.E. Date
License Number P25347
My License Renewal Date is December 31, 2020
Pages or sheets covered by this seal:
SHEETS C100-C500

LEGEND

Features	Existing	Proposed
Spot Elevation	93.0	93.0
Contour Elevation	93	93
Fence (Barbed, Field, Hog)	-x-x-	-x-x-
Fence (Chain Link)	-x-x-	-x-x-
Fence (Wood)	-x-x-	-x-x-
Fence (SUI)	-x-x-	-x-x-
Tree Line	-x-x-	-x-x-
Tree Stump	-x-x-	-x-x-
Deciduous Tree or Shrub	(Symbol)	(Symbol)
Coniferous Tree or Shrub	(Symbol)	(Symbol)
Communication		
Overhead Communication	(Symbol)	(Symbol)
Fiber Optic	(Symbol)	(Symbol)
Underground Electric	(Symbol)	(Symbol)
Overhead Electric	(Symbol)	(Symbol)
Gas Main with Size	(Symbol)	(Symbol)
High Pressure Gas Main with Size	(Symbol)	(Symbol)
Water Main with Size	(Symbol)	(Symbol)
Sanitary Sewer with Size	(Symbol)	(Symbol)
Duct Bank	(Symbol)	(Symbol)
Test Hole Location for SUE w/D	(Symbol)	(Symbol)
(*) Denotes the survey quality service level for utilities		
Sanitary Manhole	(Symbol)	(Symbol)
Storm Sewer with Size	(Symbol)	(Symbol)
Storm Manhole	(Symbol)	(Symbol)
Single Storm Sewer Intake	(Symbol)	(Symbol)
Double Storm Sewer Intake	(Symbol)	(Symbol)
Fire Hydrant	(Symbol)	(Symbol)
Fire Hydrant on Building	(Symbol)	(Symbol)
Water Main Valve	(Symbol)	(Symbol)
Water Service Valve	(Symbol)	(Symbol)
Well	(Symbol)	(Symbol)
Utility Pole	(Symbol)	(Symbol)
Guy Anchor	(Symbol)	(Symbol)
Utility Pole with Light	(Symbol)	(Symbol)
Utility Pole with Transformer	(Symbol)	(Symbol)
Street Light	(Symbol)	(Symbol)
Yard Light	(Symbol)	(Symbol)
Electric Box	(Symbol)	(Symbol)
Transformer	(Symbol)	(Symbol)
Traffic Sign	(Symbol)	(Symbol)
Communication Pedestal	(Symbol)	(Symbol)
Communication Manhole	(Symbol)	(Symbol)
Communication Manhole	(Symbol)	(Symbol)
Fiber Optic Manhole	(Symbol)	(Symbol)
Fiber Optic Handhole	(Symbol)	(Symbol)
Gas Valve	(Symbol)	(Symbol)
Gas Manhole	(Symbol)	(Symbol)
Gas Apparatus	(Symbol)	(Symbol)
Fence Post or Guard Post	(Symbol)	(Symbol)
Underground Storage Tank	(Symbol)	(Symbol)
Above Ground Storage Tank	(Symbol)	(Symbol)
Sign	(Symbol)	(Symbol)
Satellite Dish	(Symbol)	(Symbol)
Mailbox	(Symbol)	(Symbol)
Soil Boring	(Symbol)	(Symbol)

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE C / ASCE 38-02 STANDARD.

QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.

QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.

QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.

QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 551904957.

C1-COMMUNICATION FO1-FIBER OPTIC	CENTURYLINK TOM STURMER 720-578-8090 THOMAS.STURMER@CENTURYLINK.COM
E-ELECTRIC C-GAS	MIDAMERICAN ENERGY CRAG RAINFIELD 515-252-6632 MECOSDESIGNLOCATES@MIDAMERICAN.COM
C2-COMMUNICATION	MEDIACOM COMMUNICATIONS CORP 515-246-2252 PMAY@MEDIACOMCC.COM
FO2-FIBER OPTIC CLEAR OF SITE	UNITE PRIVATE NETWORKS, LLC JOE KLEZER 816-425-3556 UPNGS@UPNFIBER.COM
CLEAR OF SITE ALL PRIVATE	WEST DES MOINES WATER WORKS WILLIAM MABUCE 515-222-3510 DESIGN_LOCATES@WDMWW.COM
CLEAR OF SITE	WEST DES MOINES TRAFFIC JIM DICKINSON 515-222-3482 J.M.DICKINSON@WDM.IOWA.GOV



1-800-292-8989
www.iowacall.com

DATE OF SURVEY

JULY 29, 2019

ZONING/BULK REGULATIONS

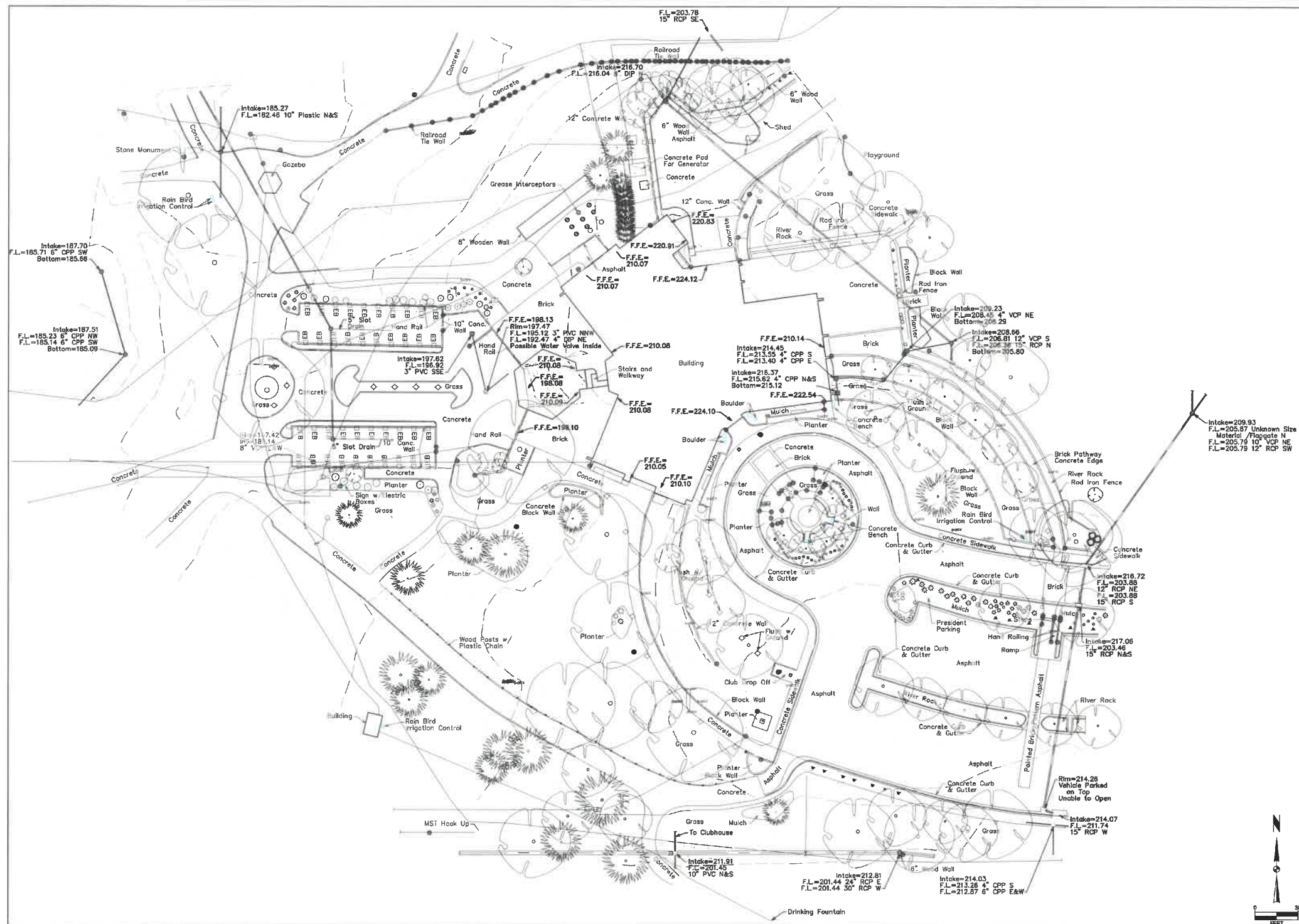
OS - AGRICULTURAL/OPEN SPACE

MINIMUM LOT AREA: 10 ACRES

MINIMUM YARD REQUIREMENTS:
FRONT YARD: 50 FEET
REAR YARD: 50 FEET
SIDE YARD: 50 FEET

BUILDING DESCRIPTION

TOTAL BUILDING HEIGHT = 19'-4 1/8"
FLOOR SF = 5,890 SF



LOCATION MAP

CONTROL POINTS

- IOWA STATE PLANE SOUTH COORDINATE SYSTEM
NAD83(2011) (EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET
WEST DES MOINES VERTICAL DATUM
- CP1 N=7489730.89 E=1847237.66 ELEV.=216.81
SET CUT "X" IN TOP OF CURB, NORTH SIDE OF EMPLOYEE PARKING LOT, NORTHWEST OF POOL AREA.
 - CP2 N=7489840.14 E=1847236.40 ELEV.=212.30
SET CUT "X" IN SIDEWALK 12' SOUTH OF CIRCULAR INTAKE, 30' NORTHWEST OF NORTHWEST CORNER OF SWIMMING POOL.
 - CP3 N=7489380.57 E=18473038.80 ELEV.=218.02
SET CUT "X" IN TOP OF CURB, NORTH SIDE OF PARKING LOT, 200' EAST OF CUL-DE-SAC AT CLUB HOUSE.
 - CP4 N=7489199.51 E=18473144.36 ELEV.=215.92
SET CUT "X" IN TOP OF CURB, SOUTH SIDE OF PARKING LOT, 250' SOUTHWEST OF SOUTHWEST CORNER OF TENNIS COURTS.
 - CP5 N=7489125.95 E=18472772.25 ELEV.=218.94
SET MAG NAIL AT CART PATHS, 250' SOUTH OF CLUB HOUSE, 25' WEST OF DRINKING FOUNTAIN, SOUTHWEST CORNER OF PARKING LOT.
 - CP6 N=7489328.05 E=18472284.61 ELEV.=193.75
SET CUT "X" IN CART PATH, 75' NORTH OF SAND PIT, 300' WEST OF CLUB HOUSE.
 - CP7 N=7489705.14 E=18472322.80 ELEV.=187.85
SET 1/2\"/>
 - CP8 N=7489723.16 E=18472581.13 ELEV.=193.35
SET CUT "X" IN TOP OF CURB, EAST SIDE OF CART PATH, 150' NORTH OF CLUB HOUSE AT INTERSECTION OF CART PATHS.

BENCHMARKS

- NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET
- BM1 ELEV.=217.95
ARROW ON CLOW HYDRANT AT SOUTHEAST CORNER OF PARKING LOT, 200' SOUTHWEST OF CLUBHOUSE.
 - BM2 ELEV.=204.87
ARROW ON HYDRANT 150' SOUTHWEST OF CLUBHOUSE.
 - BM3 ELEV.=220.84
TOP WORKING NUT ON HYDRANT, 80' NORTHEAST OF LOADING DOCK, NORTHEAST SIDE OF CLUB HOUSE.

GENERAL NOTES

- NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
- CONSTRUCTION OF UTILITY IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE
- LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
- ANY REQUIRED TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- NOTIFY OWNER, ENGINEER AND THE CITY OF WEST DES MOINES AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
- PROTECT ALL EXISTING UTILITIES AND IMPROVEMENTS TO REMAIN.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
- CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
- CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 4\"/>
- ALL DEBRIS SPILLED ON CITY PUBLIC RIGHT-OF-WAY AND ADJOINING PROPERTY SHALL BE REMOVED BY THE CONTRACTOR IN A TIMELY FASHION.
- THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
- CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18\"/>
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
- ALL LIGHTS ARE TO BE DOWNCAST CUTOFF VARIETY. WALL PACK ARE PROHIBITED. THE MAXIMUM ILLUMINATION ALLOWED AT THE PROPERTY LINE IS 1 FOOTCANDLE.

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TOMHOCH
PLANNING & DESIGN

SNYDER & ASSOCIATES

RAKER RHODES
Engineering

Baker GROUP
A COMMERCIAL DESIGN & CONSTRUCTION FIRM

#	DATE	DESCRIPTION

Permit Set



DES MOINES GOLF & COUNTRY CLUB

CLUBHOUSE RENOVATION & ADDITION PHASE 2

1600 JORDAN CREEK PARKWAY
WEST DES MOINES, IA 50266

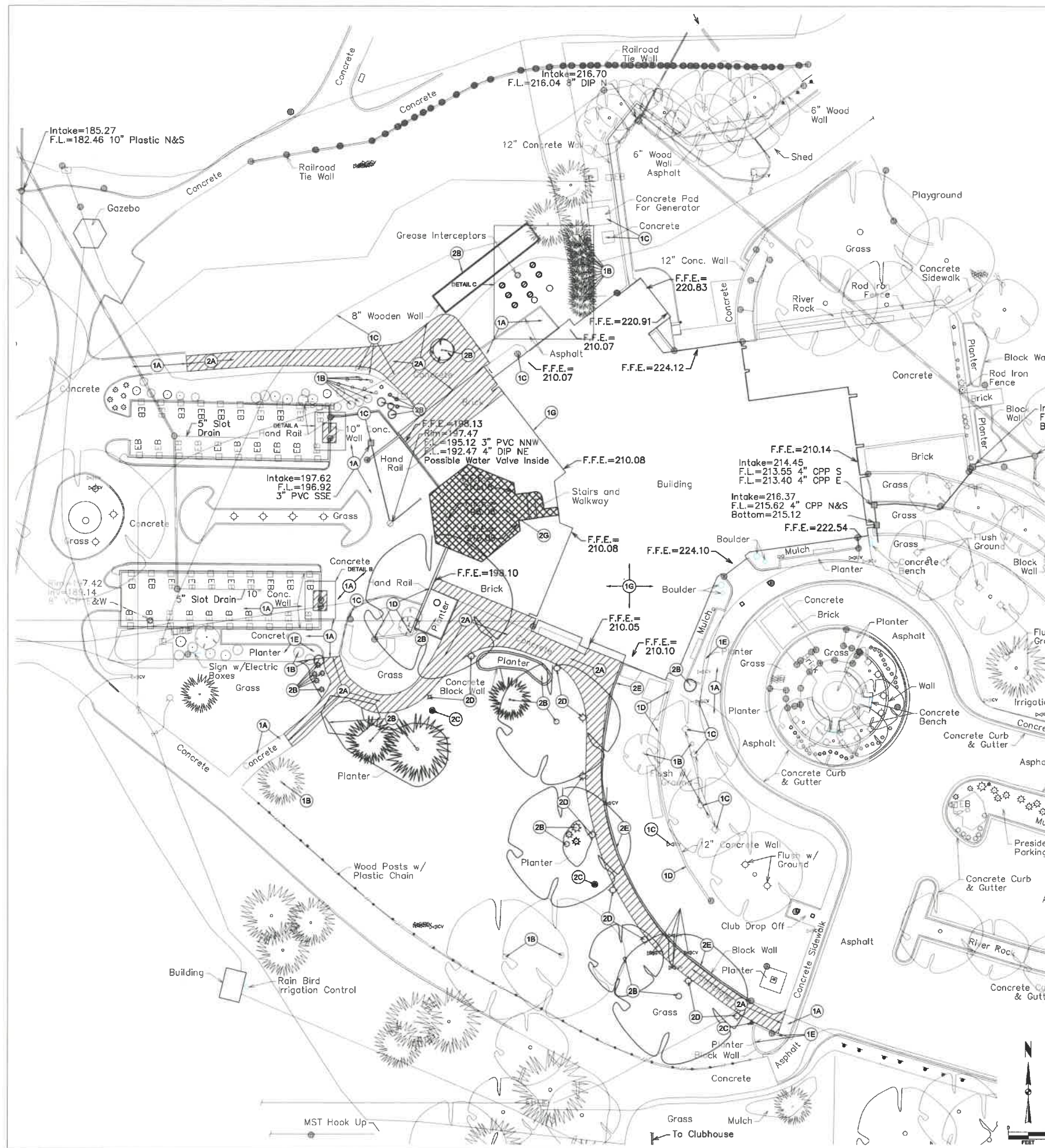
DATE:	01.28.2021
DESIGNED:	Designer
DRAWN:	Author
REVIEWED:	Approver

Existing Site Conditions

SHEET TITLE:	
SHEET NUMBER:	

C200

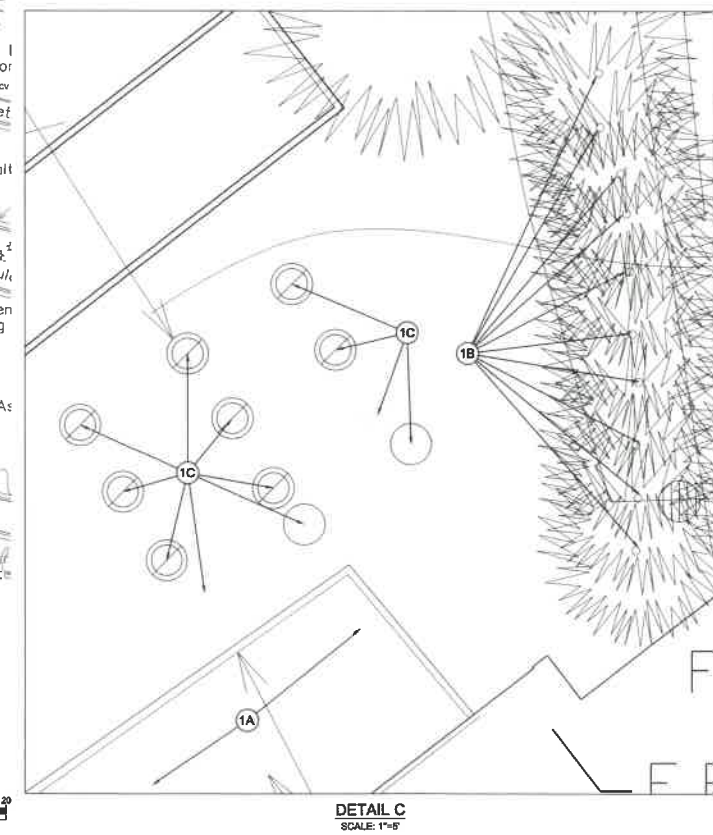
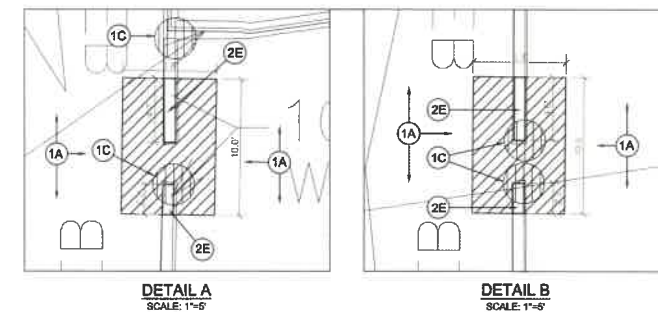
PROJECT NO.: 0200076.00



DEMOLITION PLAN CONSTRUCTION NOTES

1. EXISTING FEATURES, PROTECT THE FOLLOWING:
 A. EXISTING PAVEMENT.
 B. EXISTING VEGETATION NOT SCHEDULED FOR REMOVAL.
 C. EXISTING UTILITIES.
 D. EXISTING RETAINING WALL.
 E. EXISTING PLANTERS.
 F. EXISTING SIGNAGE.
 G. EXISTING BUILDING. COORDINATE BUILDING DEMOLITION WITH ARCHITECTURAL AND STRUCTURAL PLANS.
2. DEMOLITION, REMOVE THE FOLLOWING:
 A. EXISTING PAVEMENT TO LIMITS SHOWN, SAW CUT TO FULL DEPTH. COORDINATE PAVEMENT DISPOSAL WITH OWNER PRIOR TO CONSTRUCTION.
 B. EXISTING TREES, PLANTER BOX, AND VEGETATION INCLUDING ROOTBALL TO A MINIMUM OF 24\"/>

DEMOLITION LEGEND



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TOM HOCH
 PLANT DESIGN

SNYDER & ASSOCIATES

RAKER RHODES
 Engineering

Baker GROUP
 1000 WEST DES MOINES AVENUE, SUITE 1000
 DES MOINES, IOWA 50319

#	DATE	DESCRIPTION

Permit Set



DES MOINES GOLF & COUNTRY CLUB

CLUBHOUSE RENOVATION & ADDITION PHASE 2

1600 JORDAN CREEK PARKWAY
 WEST DES MOINES, IA 50266

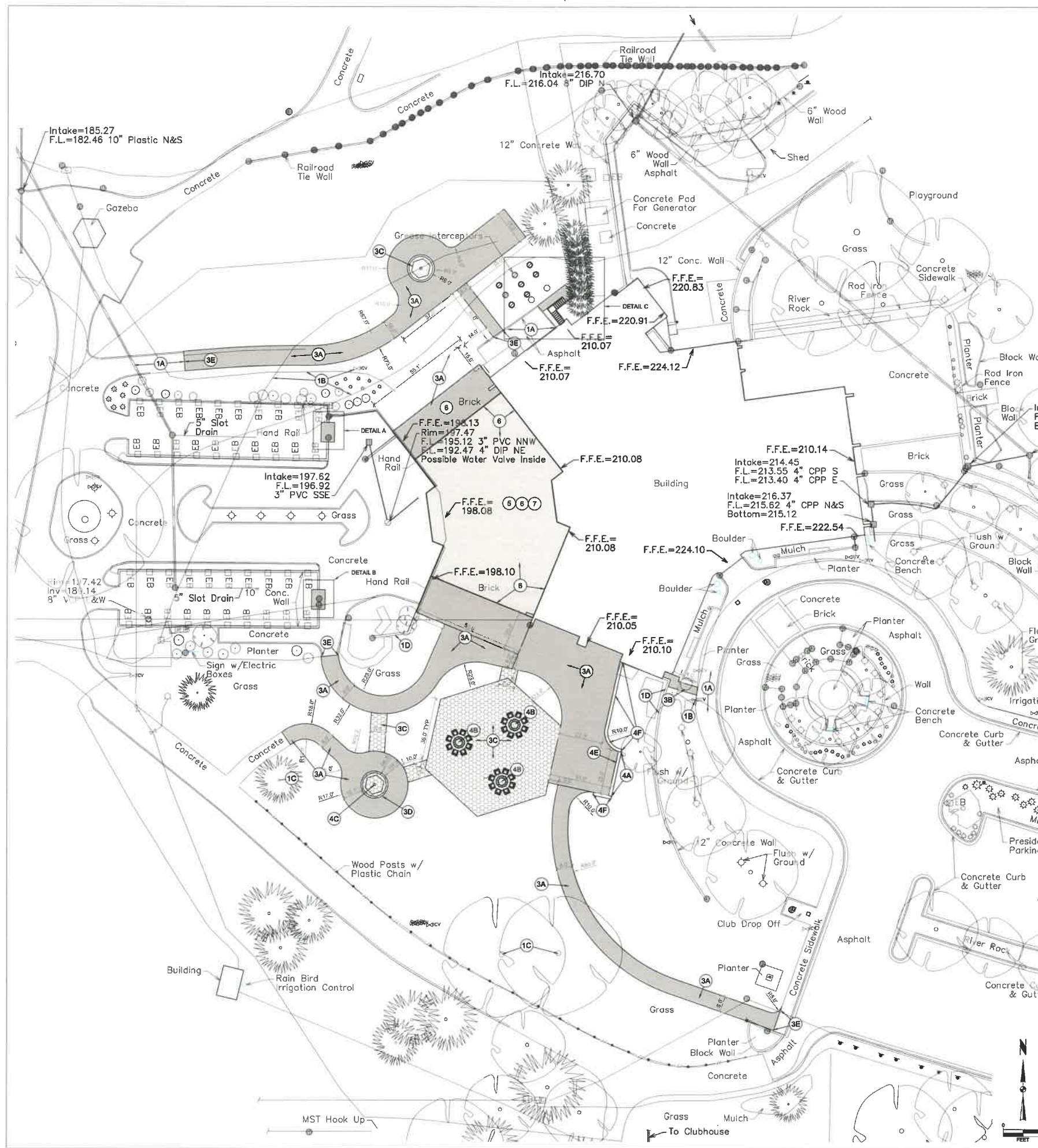
DATE:	01.28.2021
DESIGNED:	Designer
DRAWN:	Author
REVIEWED:	Approver

Demolition Plan

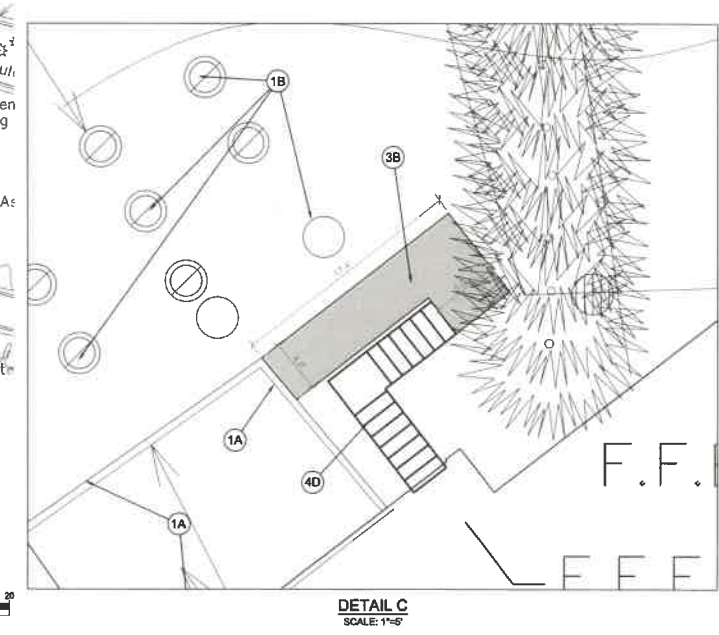
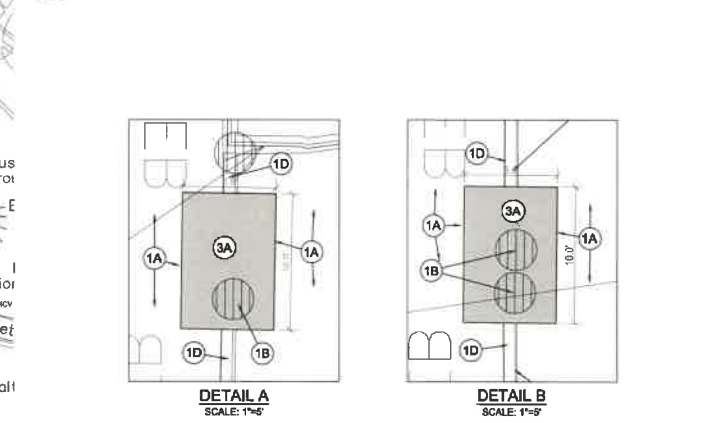
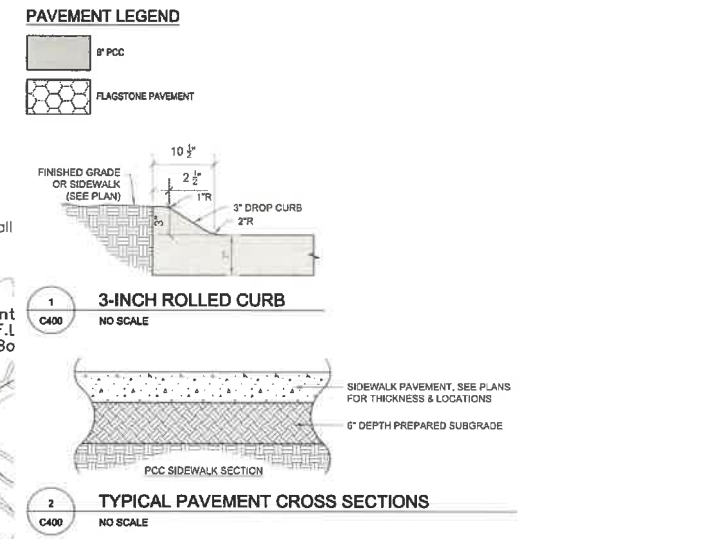
SHEET NUMBER

C300

PROJECT NO.: 0200076.00



- DIMENSION AND UTILITY PLAN CONSTRUCTION NOTES**
- PROTECT ALL SITE FEATURES NOT SCHEDULED FOR DEMOLITION OR MODIFICATION. ANY DAMAGE TO ITEMS NOT SHOWN FOR REMOVAL SHALL BE REPAIRED BY THE CONTRACTOR TO THE OWNER'S SPECIFICATIONS WITHOUT ADDITIONAL COMPENSATION.
 - PAVEMENTS TO REMAIN.
 - PROTECT EXISTING UTILITIES. COORDINATE ANY NECESSARY RELOCATIONS OR ADJUSTMENTS WITH OWNER AND UTILITY PROVIDER PRIOR TO CONSTRUCTION. ADJUSTMENTS OF UTILITY APPURTENANCE TO FINISH GRADES IS CONSIDERED INCIDENTAL TO THE PROJECT.
 - PROTECT EXISTING TREES AND LANDSCAPING.
 - PROTECT EXISTING WALL.
 - REFER TO SHEET C300 FOR DEMOLITION OF EXISTING FEATURES.
 - PAVEMENTS. PROVIDE THE FOLLOWING:
 - PCC DRIVEWAYS, 6" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - PCC SIDEWALK, 4" DEPTH PAVEMENT.
 - FLAGSTONE PAVEMENT. CONTRACTOR TO COORDINATE COLOR AND STYLE WITH OWNER PRIOR TO CONSTRUCTION.
 - 3" ROLLED CURB. SEE DETAIL.
 - CONNECT TO EXISTING PAVEMENTS.
 - SITE AMENITIES. PROVIDE THE FOLLOWING:
 - POURED CONCRETE RETAINING WALL. SEE STRUCTURAL PLANS FOR WALL AND FOUNDATION DETAILS.
 - 5' FT. COORDINATE WITH OWNER PRIOR TO CONSTRUCTION.
 - CLOCK TOWER. CONTRACTOR TO COORDINATE WITH OWNER PRIOR TO CONSTRUCTION.
 - STAIRS. REFER TO ARCHITECTURAL & STRUCTURAL PLANS FOR DETAILED DESIGN.
 - 2' X 1' SCOREBOARD TO BE INSTALLED ON WALL. COORDINATE WITH OWNER & ARCHITECT FOR DETAILS.
 - BLOCK RETAINING WALL. CONTRACTOR TO COORDINATE MATERIAL TYPE WITH OWNER AND ARCHITECT PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL AND COMMUNICATIONS DATA SERVICES WITH UTILITY SERVICE PROVIDERS PRIOR TO CONSTRUCTION.
 - SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING IMPROVEMENTS.
 - ALL UTILITIES SHALL BE UNDERGROUND UNLESS OTHERWISE ALLOWED PER SITE PLAN.



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#	DATE	DESCRIPTION

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PROJECT:

DES MOINES GOLF & COUNTRY CLUB

CLUBHOUSE RENOVATION & ADDITION PHASE 2

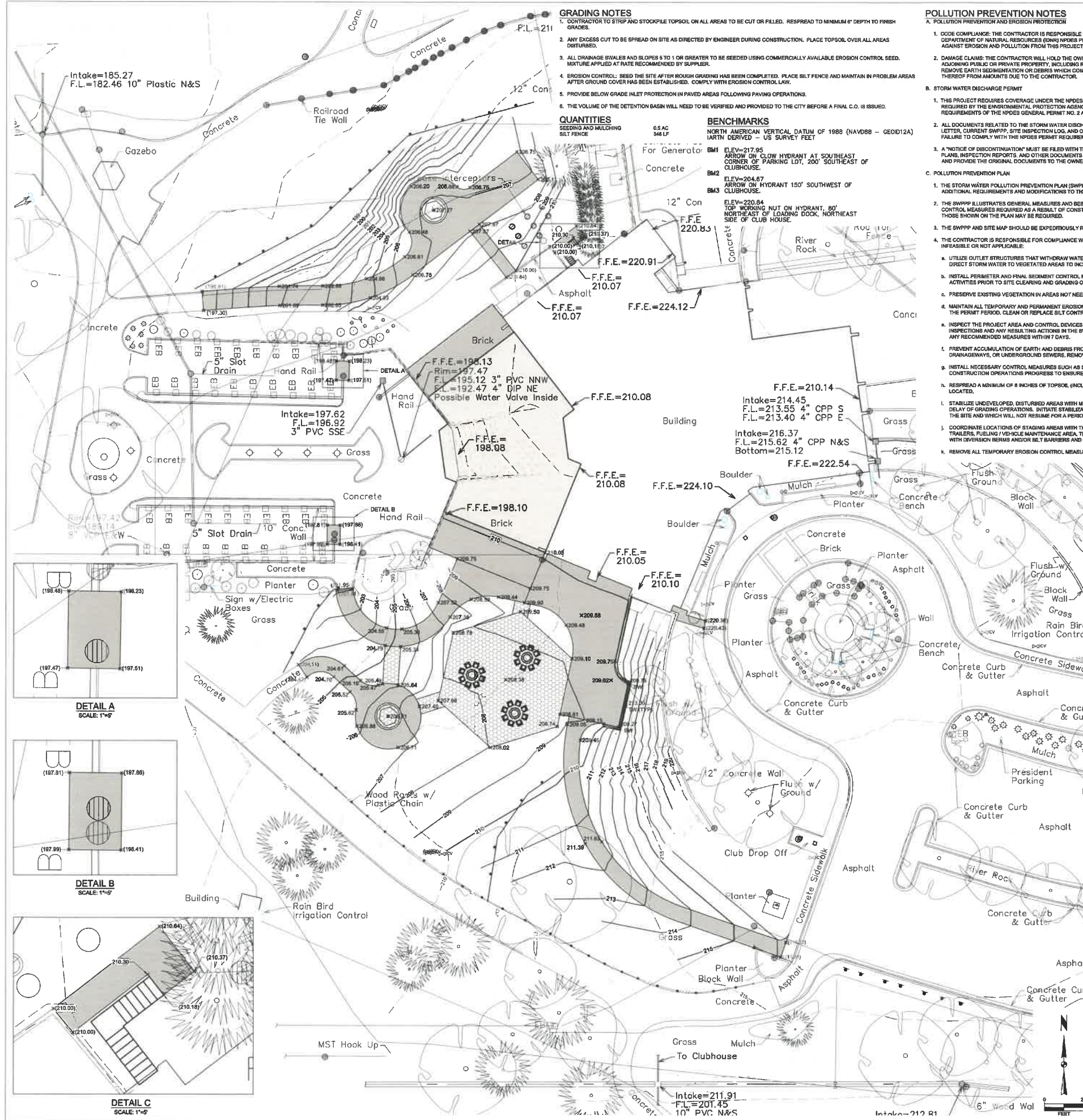
1600 JORDAN CREEK PARKWAY
WEST DES MOINES, IA 50266

DATE: 01.28.2021
DESIGNED: Designer
DRAWN: Author
REVIEWED: Approver

SHEET TITLE:
Dimension Plan

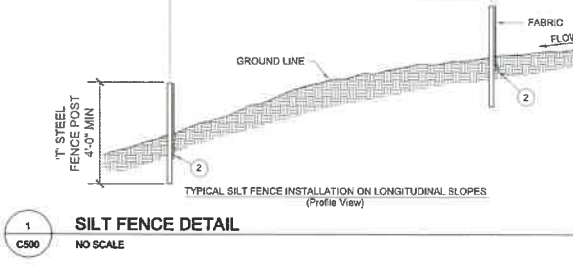
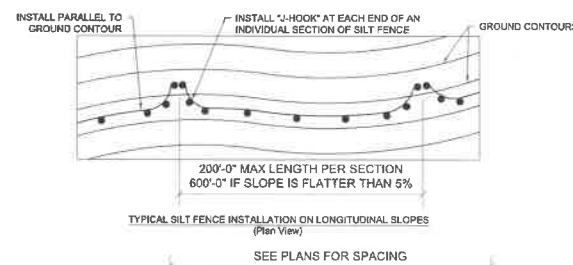
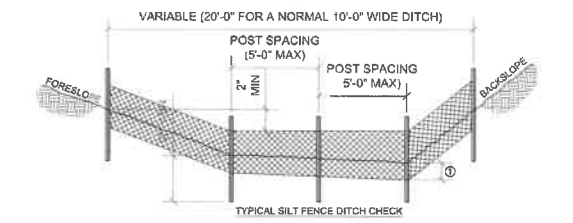
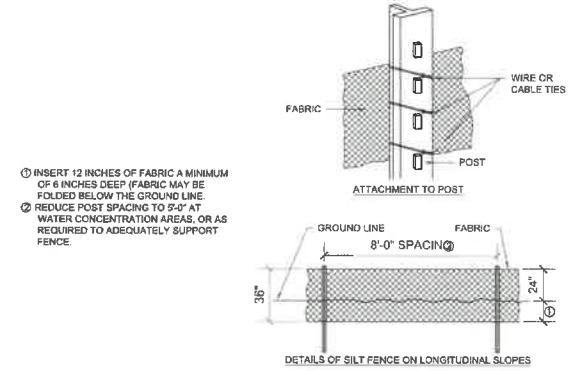
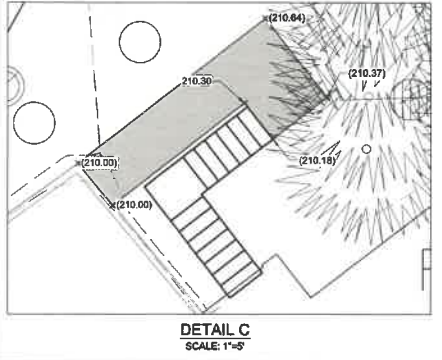
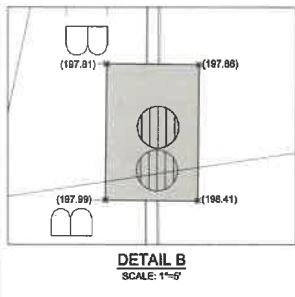
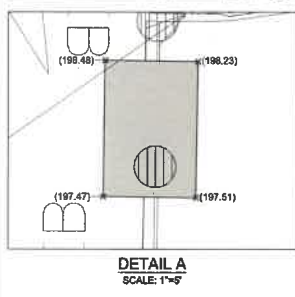
SHEET NUMBER:
C400

PROJECT NO.: 0200076.00



- GRADING NOTES**
- CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 2\"/>
- QUANTITIES**
- SEEDING AND MULCHING
SILT FENCE
- 0.6 AC
344 LF
- BENCHMARKS**
- NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTR DERIVED - US SURVEY FEET
- BM1 ELEV=217.95
ARROW ON CLOW HYDRANT AT SOUTHEAST CORNER OF PARKING LOT, 200' SOUTHWEST OF CLUBHOUSE.
- BM2 ELEV=204.67
ARROW ON HYDRANT 150' SOUTHWEST OF CLUBHOUSE.
- BM3 ELEV=220.84
TOP WORKING NUT ON HYDRANT, 80' NORTHEAST OF LOADING DOCK, NORTHEAST SIDE OF CLUB HOUSE.

- POLLUTION PREVENTION NOTES**
- A. POLLUTION PREVENTION AND EROSION PROTECTION
- CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES (DNR) PERMIT, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.
 - DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER, FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM PAYMENTS DUE TO THE CONTRACTOR.
- B. STORM WATER DISCHARGE PERMIT
- THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE DNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA), THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 AS SPECIFIED IN THE CONTRACT DOCUMENTS.
 - ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING, BUT NOT LIMITED TO, THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.
 - A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE DNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.
- C. POLLUTION PREVENTION PLAN
- THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.
 - THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMP'S AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMP'S FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.
 - THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.
 - THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:
 - UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS, PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.
 - INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
 - PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
 - MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD, CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
 - INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS BY THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.
 - PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRIVEWAYS, OR UNDERGROUND SYSTEMS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.
 - INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.
 - RESPREAD A MINIMUM OF 8 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOIL) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
 - STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOIL OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
 - COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.
 - REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".



Farnsworth GROUP

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www.fng.com
Engineers | Architects | Surveyors | Scientists

TH TOMHOCH
PLAN | DESIGN | BUILD

S NYDER & ASSOCIATES

REBAKER RHODES
Engineering

Baker GROUP

DATE: DESCRIPTION

Permit Set

DMG

DES MOINES GOLF & COUNTRY CLUB

CLUBHOUSE RENOVATION & ADDITION PHASE 2

1600 JORDAN CREEK PARKWAY
WEST DES MOINES, IA 50266

DATE: 01.28.2021
DESIGNED: Designer
DRAWN: Author
REVIEWED: Approver

Grading and Erosion Control Plan

C500

PROJECT NO: 0200076.00



MATERIALS LEGEND

- EXISTING WOOD SHAKE SHINGLE ROOF
- EXISTING BRICK
- ALUMINUM STOREFRONT FRAMES & METAL COPING CAPS COLOR TO MATCH EXIST: DARK BRONZE ANODIZED
- WOOD - TRANSPARENT STAIN
- INCH 5/8 NOVENARY PANEL (SLATE)
- HALOUST STONE MIDDLETON CASTLE COLLECTION COLOR: LIGHT GRAY
- METAL PANEL FIRESTONE COP-18C HORIZONTAL COLOR: DARK BRONZE

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S SNYDER & ASSOCIATES

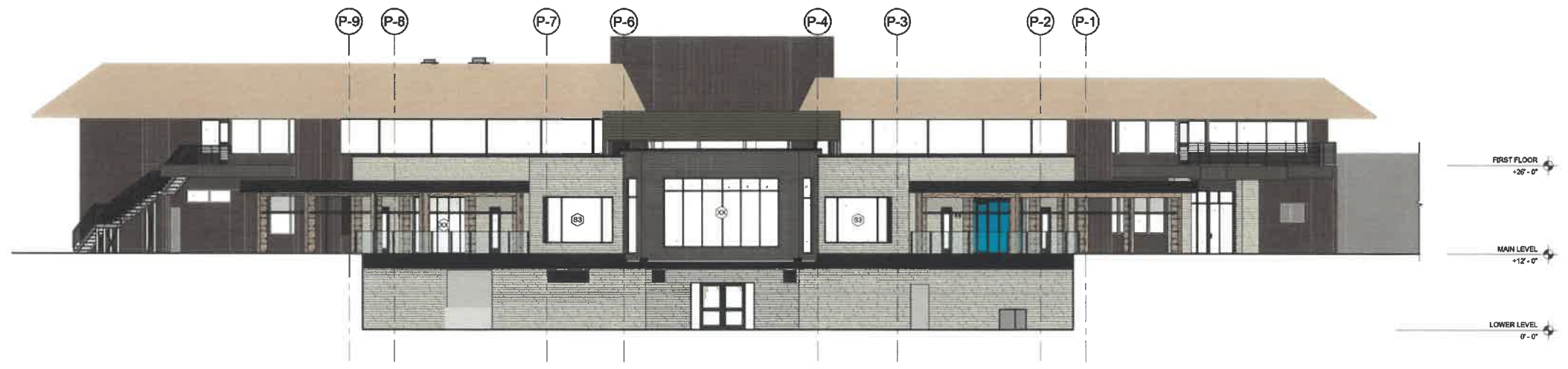
RE RAKER RHODES Engineering

Baker GROUP
 100 W. CAMPBELL ROAD, SUITE 200, W. DES MOINES, IOWA 50319

ISSUE # DATE DESCRIPTION

ISSUE #	DATE	DESCRIPTION

1 EXTERIOR ELEVATION - NORTH WEST
 SCALE: 1/4" = 1'-0"



3.26.2021
 NOT FOR CONSTRUCTION



DES MOINES GOLF & COUNTRY CLUB

CLUBHOUSE RENOVATION & ADDITION PHASE 2

1600 JORDAN CREEK PARKWAY
 WEST DES MOINES, IA 50268

DATE:	3.26.2021
DESIGNED:	KDV
DRAWN:	ND
REVIEWED:	

EXTERIOR ELEVATIONS

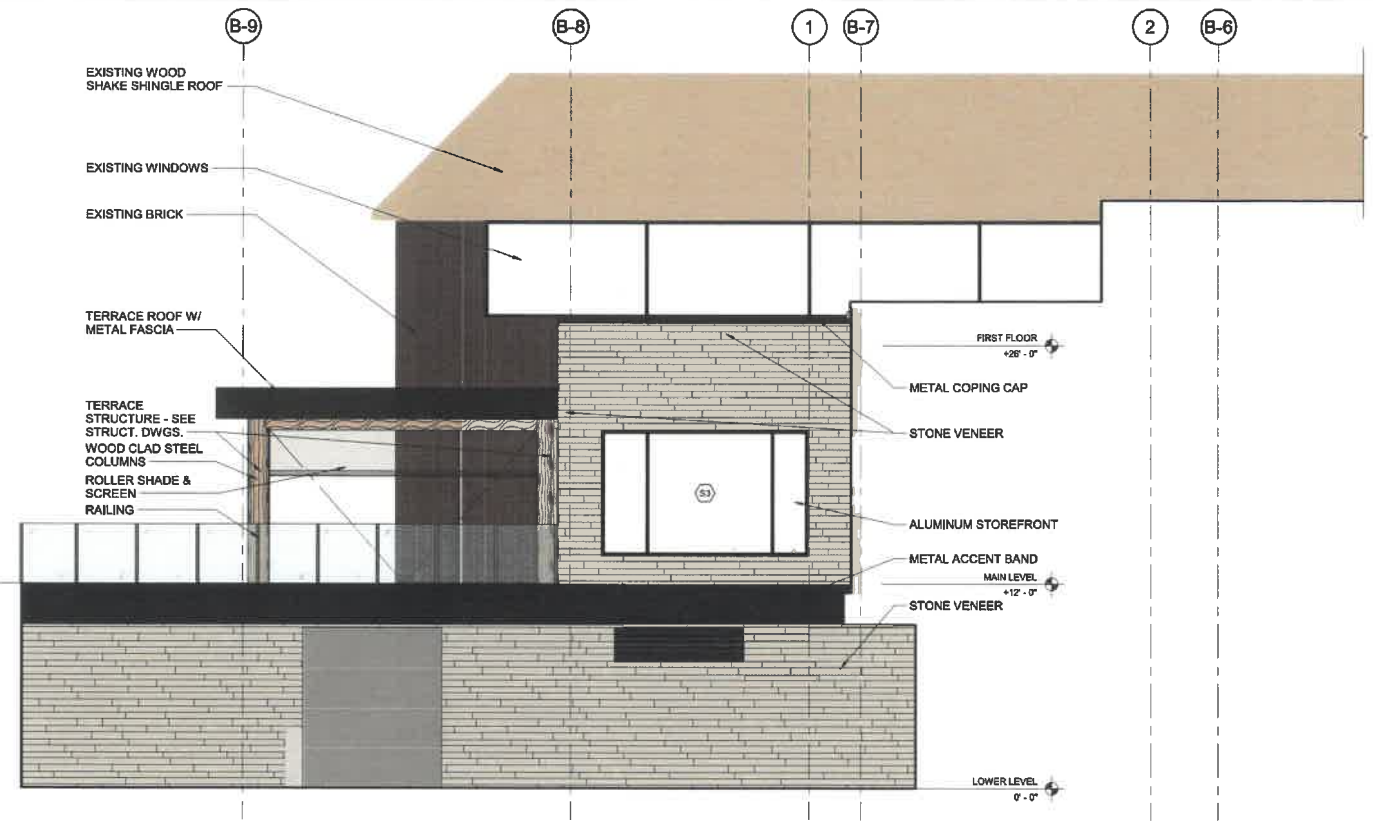
SHEET NUMBER

A3.1

PROJECT NO.: 020076.00

REVISED 4/28/21 PW

2 EXTERIOR ELEVATION - WEST OVERALL
 SCALE: 1/8" = 1'-0"



MATERIALS LEGEND

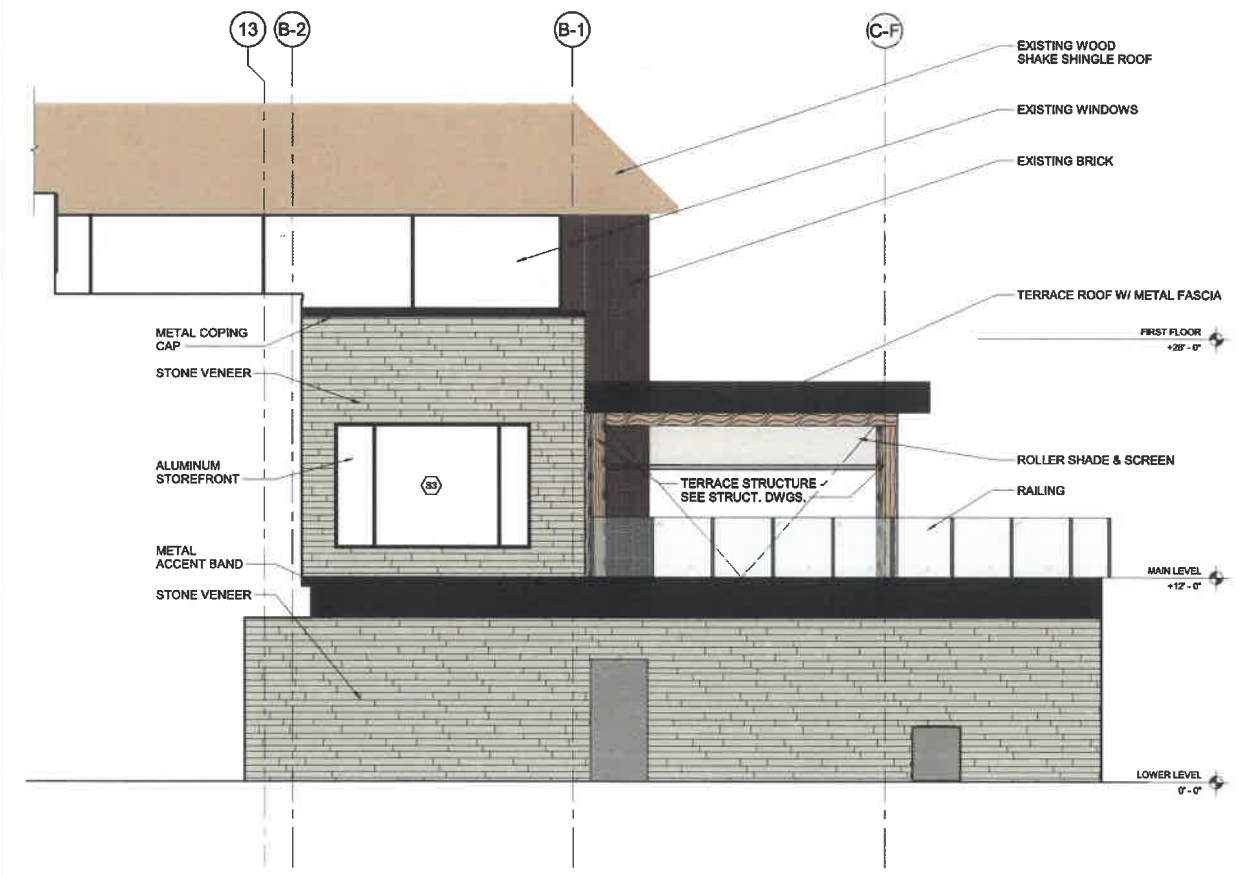
- EXISTING WOOD SHAKE SHINGLE ROOF
- EXISTING BRICK
- ALUMINUM STOREFRONT FRAMES & METAL COPING CAPS COLOR TO MATCH EXIST. DARK BRONZE ANOIZED
- WOOD - TRANSPARENT STAIN
- NICHEA NOVENARY PANEL (SLATE)
- HALQUIST STONE MIDDLETON CASTLE COLLECTION COLOR: LIGHT GRAY
- METAL PANEL FIRESTONE CFF-16C HORIZONTAL COLOR: DARK BRONZE

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 PLAN DESIGN BUILD
SNYDER & ASSOCIATES
RAKER RHODES
 Engineering
Baker GROUP
 USE & SUPPORT OUR LOGO & DESIGN FOR FULL CREDIT

DATE: DESCRIPTION:

1 EXTERIOR ELEVATION - WEST - SOUTH FACING
 SCALE: 1/4" = 1'-0"



3.26.2021
 NOT FOR CONSTRUCTION



DES MOINES GOLF & COUNTRY CLUB

CLUBHOUSE RENOVATION & ADDITION PHASE 2

1600 JORDAN CREEK PARKWAY
 WEST DES MOINES, IA 50266

DATE: 3.28.2021
 DESIGNED: KDV
 DRAWN: ND
 REVIEWED:

EXTERIOR ELEVATIONS

SHEET NUMBER:

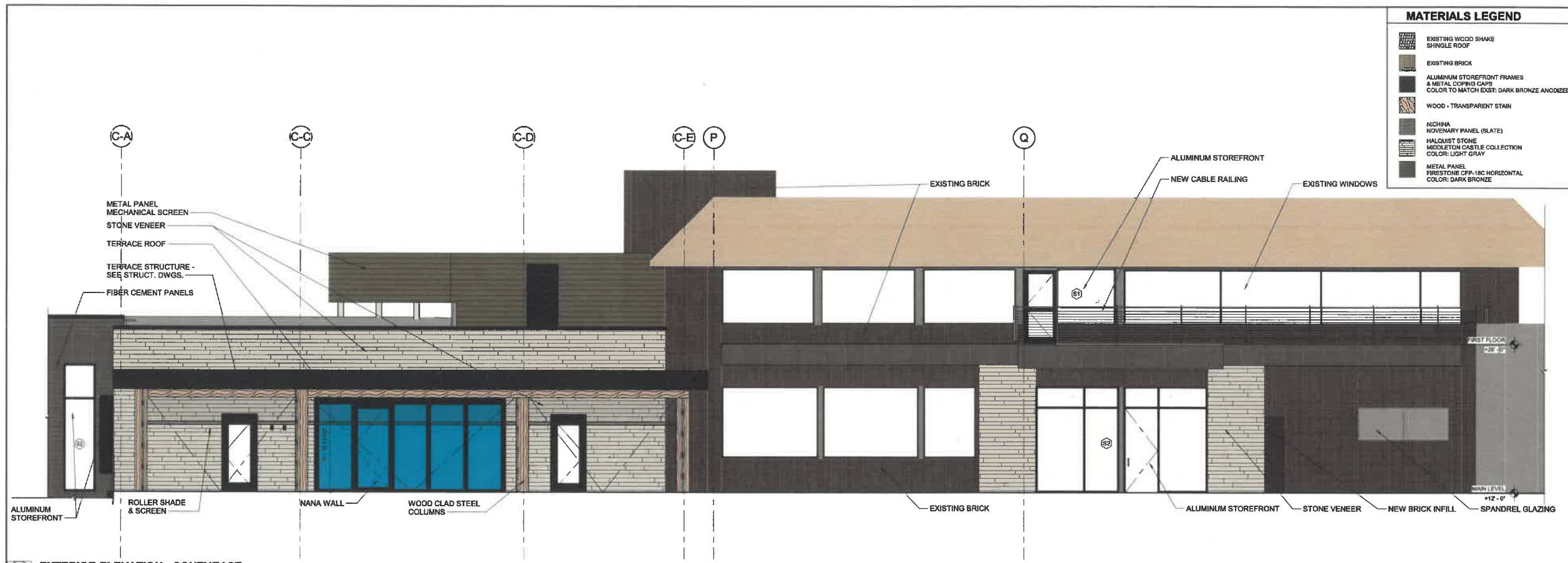
A3.2

PROJECT NO.: 0200076.00

PROJECT NUMBER

2 EXTERIOR ELEVATION - WEST
 SCALE: 1/4" = 1'-0"

3 EXTERIOR ELEVATION - WEST - NORTH FACING
 SCALE: 1/4" = 1'-0"



MATERIALS LEGEND

- EXISTING WOOD SHAKE SHINGLE ROOF
- EXISTING BRICK
- ALUMINUM STOREFRONT FRAMES & METAL COPING CAPS COLOR TO MATCH EXIST: DARK BRONZE ANODIZED
- WOOD - TRANSPARENT STAIN
- NICHINA NOVEMARY PANEL (SLATE)
- HALQUIST STONE MIDDLETON CASTLE COLLECTION COLOR: LIGHT GRAY
- METAL PANEL FIRESTONE COP-18C HORIZONTAL COLOR: DARK BRONZE

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S SNYDER & ASSOCIATES

RE RAKER RHODES
 Engineering

Baker GROUP
 NOT A LICENSED ARCHITECT OR ENGINEER IN IOWA

#	DATE	DESCRIPTION

1 EXTERIOR ELEVATION - SOUTHEAST
 SCALE: 1/4" = 1'-0"

3.26.2021
 NOT FOR CONSTRUCTION



DES MOINES GOLF & COUNTRY CLUB

CLUBHOUSE RENOVATION & ADDITION PHASE 2

1600 JORDAN CREEK PARKWAY
 WEST DES MOINES, IA 50266

DATE: 3.26.2021
 DESIGNED: KDV
 DRAWN: ND
 REVIEWED:

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:

A3.3

PROJECT NO.: 0200076.00

**A RESOLUTION OF THE PLAN AND ZONING COMMISSION
NO. PZC-21-024**

WHEREAS, pursuant to the provisions of Title 9, Zoning of the West Des Moines Municipal Code, the applicant Tim Hogan with Hogan Law Office, and property owner, Des Moines Golf and Country Club, request approval of the Major Modification to Site Plan for the approximately 328-acre property located at 1600 Jordan Creek Parkway as depicted on the location map included in the staff report. The applicant requests approval of an approximately 5,700 square foot building addition, modifications to provide outdoor patios and associated site improvements; and

WHEREAS, the Major Modification to Site Plan request complies with the findings stated in the applicable provisions of Title 9, the Comprehensive Plan and City Code.

NOW THEREFORE, the Plan and Zoning Commission of the City of West Des Moines recommends the City Council approve the Major Modification to Site Plan (MaM-005017-2021), subject to compliance with all the conditions of approval as stated in the staff report, including conditions added at the meeting, and attached hereto as Exhibit "A", if applicable.

PASSED AND ADOPTED on May 10, 2021.

Erica Andersen, Chair
Plan and Zoning Commission

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 on May 10, 2021, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

Recording Secretary

Prepared by: K Tragesser, City of West Des Moines Development Services Dept., PO Box 65320, West Des Moines, Iowa 50265-0320 515-222-3620

When Recorded, Return to: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265-0320

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING A MAJOR MODIFICATION TO SITE PLAN TO CONSTRUCT A BUILDING ADDITION AND OTHER ASSOCIATED SITE IMPROVEMENTS AND APPROVE AND ACCEPT DEVELOPMENT AGREEMENT AND WAIVER

WHEREAS, pursuant to the provisions of Title 9, Zoning, of the West Des Moines Municipal Code, the applicant, Tim Hogan with Hogan Law Office, and property owner, Des Moines Golf and Country Club, requests approval of Major Modification to a Site Plan for that property located at 1600 Jordan Creek Parkway and legally described in attached Exhibit 'B' for the purpose of constructing an approximately 5,700 sq. ft. building addition and modifications to provide outdoor patios and associated improvements; 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, the Major Modification complies with findings stated in the applicable provisions of Title 9, Chapter 1, Subsection 8, the Comprehensive Plan and City Code.

WHEREAS, on May 10, 2021, the Plan and Zoning Commission recommended to the City Council, by a ~~X-X~~ vote, approval of the Major Modification; and

WHEREAS, on this day the City Council held a duly noticed meeting to consider the application for the Major Modification; and

WHEREAS, the City Council is accepting an Agreement and Waiver between the Property Owner and the City outlining responsibilities for certain public improvements within and adjacent to the applicant's property.

NOW, THEREFORE, The City Council does approve the Des Moines Golf and Country Club Major Modification (MaM-005017-2021), subject to compliance with all of the conditions of approval, including any conditions added at the meeting, attached hereto as Exhibit "A". The City Council does accept and approve the Agreement and Waiver between the Property Owner and the City. 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 TBD.

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 TBD, by the following vote.

Exhibit A: Conditions of Approval

1. The applicant removing the existing drive connection from 88th Street, including the removal of all gravel and pavement within the site and ROW and restoring the ROW to city standards prior to issuance of a Final Occupancy Permit for the building addition.

Exhibit B: Legal Description

A parcel of land located in Government Lot 8 in Section 2, Township 78 North, Range 26 West of the 5th P.M., Dallas County, Iowa, said parcel being more particularly described as follows: Commencing at the NE corner of said Section 2; thence S00°45'23"W 2197.38 feet along the East line of the NE 1/4 of said Section 2; thence N89°14'51"W 60.09 feet to a point on the present Westerly right of way line of 74th Street, the Point of Beginning; thence S00°45'11"W 256.41 feet; thence S27°29'03"W 100.05 feet to a point on the Southerly line of said Government Lot 8; thence S83°49'15"W 60.44 feet along the Southerly line of said Government Lot 8 to a point on said present Westerly right of way line; thence N32°59'32"E 121.85 feet along said present Westerly right of way line; thence N00°45'11"E 250.00 feet along said present Westerly right of way line; thence S89°14'51"E 40.01 feet along said present Westerly right of way line to the Point of Beginning, said parcel contains 14,916 Square Feet AND All that part of Government Lots 9 and 10 in Section 2, Township 78 North, Range 26 West of the 5th P.M., Dallas County, Iowa, lying North and West of the Right-of-way line for Interstate Highway No. 80 AND ALSO All that part of Government Lots 11 and 12 in Section 2, Township 78 North, Range 26 West of the 5th P.M., Dallas County, Iowa, lying North and East of the right of way of the Minneapolis & St. Louis Railway (Also sometimes referred to as the right of way of the Chicago Rock Island & Pacific Railway Company) AND ALSO All that part of the W 1/2 of the SE 1/4 of Section 2, Township 78 North, Range 26 West of the 5th P.M., Dallas County, Iowa, lying North and West of the right of way line for Interstate Highway No. 80 AND ALSO All that part of the E 1/2 of the SW 1/4 of Section 2, Township 78 North, Range 26 West of the 5th P.M., Dallas County, Iowa, lying North of the right-of-way line for Interstate Highway No. 80 and North of the above mentioned railroad right-of-way AND ALSO Outlots "C" and "D" in Country Club Ridge Plat 5, an Official Plat, now included in and forming a part of the City of West Des Moines, Dallas County, Iowa AND ALSO Outlot "Z" in Country Club Ridge Plat 6, an Official Plat, now included in and forming a part of the City of West Des Moines, Dallas County, Iowa AND ALSO Outlot "A" in Country Club Ridge Plat 7, an Official Plat, now included in and forming a part of the City of West Des Moines, Dallas County, Iowa, EXCEPT that part deeded to the City of West Des Moines, Iowa (the "Subject Property").