

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

**Meeting Date:** June 13, 2022

**ITEM:** Jordan Ridge, Northwest corner of S. Jordan Creek Parkway and Booneville Road – Approve a Preliminary Plat to create 28 single family lots, 8 outlots, and 4 street lots – High Point Group, L.L.C. and Jordan Ridge, L.L.C. – PP-005334-2021

**Resolution: Approval of Preliminary Plat**

**Background:** Ed Arp with Civil Engineering Consultants, on behalf of the applicants and property owners, High Point Group, L.L.C. and Jordan Ridge, L.L.C., requests approval of a Preliminary Plat for the approximately 132-acre property generally located at the northwest corner of S. Jordan Creek Parkway and Booneville Road. The applicant proposes to subdivide the property into twenty-eight (28) lots for single family residential development, five (5) outlots for future development, one (1) outlot for storm water detention, two (2) outlots for residential subdivision entrance monument signs, and four (4) street lots to be dedicated to the city.

**Staff Review & Comment:**

- **Financial Impact:** On September 7, 2021, the developer and City executed an Infrastructure Agreement (“Agreement”) specifying the City will install the initial two (2) lanes of Stagecoach Drive, including all rough and final grading and underground public infrastructure including water main, fiber conduit, and storm sewer, between S. Jordan Creek Parkway and S. 78<sup>th</sup> Street. The Agreement does further provide that no assessment for initial construction or widening of Stagecoach Drive may be levied against the Jordan Ridge, L.L.C property, including construction of Stagecoach from 78<sup>th</sup> Street to 81<sup>st</sup> Street. The developer can opt to build Stagecoach from 78<sup>th</sup> to 81<sup>st</sup> street with reimbursement from the City once revenue is generated from development; or, the City can proceed with construction based on TIF revenues.

Additionally, the changes in land use within this area will result in sanitary sewer capacity issues. The property owners/developers will be asked to contribute their proportional share of any capacity improvements. To what extent and at what dollar amount is still being determined. Staff will bring forward information and options to the City Council once more details are known.

- **Key Development Aspects:**
  - **Public Utility Easement Locations:** To reduce the visual clutter of utility boxes and pedestals along roadways, City Code Title 10: Subdivision Regulations, Chapter 3: Design Standards and Required Improvements, Section 2: Improvements, Subsection C1 states: “*Residential Subdivisions: Utility cables shall, as a general rule, be placed at the rear or side of respective lots within an area of perpetual easements reserved for this purpose. Where, in the determination of the council, certain conditions of soil, topography, or other circumstances exist to make the aforementioned easement locations unreasonable or impractical, utility cables may be installed at the front of the lot in an area dedicated for perpetual easement or in the public right of way, provided said installation does not interfere with any other existing or proposed utilities.*”

Subsection C3 provides “Where it is determined that this provision requiring the installation of underground utilities would not be practical because of unusual conditions and/or the installation would cause unnecessary hardship upon a developer and/or individual property owners, the council may, after receiving a recommendation from staff, waive this provision.”

Due to the existing topography of the proposed Jordan Ridge single family lots and the desire to preserve as much of the existing tree canopy as possible, the applicant is requesting an allowance to place public utility easements (PUEs) in the front yard of lots 1-28 of the preliminary plat. The proposed PUEs will be ten feet (10’) in width and will be located within the private portion of the lots immediately adjacent to the local street right-of-way line. Staff believes there is sufficient justification and is in agreement with the request in this situation.

- Buffer along Stagecoach Drive & S. 81<sup>st</sup> Street: A 30’ landscape buffer will be planted along the rear of Lots 24-28 adjacent to Stagecoach Drive since those lots are considered “double frontage” lots. In addition, a 30’ landscape buffer will also be planted along S. 81<sup>st</sup> Street. This would include the S. 81<sup>st</sup> Street side yards of Lots 1, 13, 14 and 28. Buffers along additional streets and between land uses will be handled at the time of subsequent platting and/or site plan review of that particular property.
- Parkland Dedication Agreement: The 28 Single Family Residential lots, and the estimated 745 Multi Family Units (62.14 AC x 12 DU) allowed in Outlots W, X, Y and Z equate to 8.42 acres of total parkland dedication (Park lands at 3.27 acres and Greenway lands at 5.15 acres). The developer is meeting the Greenway land requirements by providing 15.61 acres of Private Greenway in Outlots X and Y. The developer is meeting the Parkland dedication requirements by providing approximately 2,859 lineal feet of public trails located on S. 81<sup>st</sup> Street and Booneville Road. A Parkland Dedication Agreement explaining this will be required at the time of Final Plat for any portion of this preliminary plat area. Staff recommends a condition of approval of the preliminary plat requiring that a Parkland Dedication Agreement be executed at the time of final plat for any portion of the Jordan Ridge preliminary plat area.
- Traffic Impact Study Findings: A traffic analysis to examine the impacts of the proposed land uses on this property was completed on September 3, 2021. Key findings are summarized below.
  1. The proposed land uses are expected to generate more traffic than what was analyzed in previous traffic studies for the area. However, based on the assumed land uses and forecasted traffic volumes, the current and proposed public street system is expected to function with adequate levels of service with the ultimate geometry and traffic control that are detailed in the traffic analysis.
  2. Preliminary recommendations are based on a conceptual site layout, and additional traffic studies will be conducted as part of future site plans to verify or modify the recommendations.
  3. Comments regarding access locations and site circulation have been given to the applicant to be incorporated into future site plans.
- Developer Responsibilities: Unless otherwise provided in a separate agreement, in conjunction with site development or platting of the lots, whichever occurs first, the developer will be responsible for construction and/or installation of all required public and

private infrastructure improvements necessary to support development. The following items are known improvements; additional improvements may be required in response to specific development proposals:

- *New Booneville Road:* Booneville Road currently runs along the southern boundary of the Jordan Ridge properties and the “Superblock Area” connecting S. Jordan Creek Parkway to S. 88<sup>th</sup> Street. Des Moines University (DMU) and a private property owner are located on the southside of Booneville Road. As part of the planning for a development to be located at the northeast corner of S. 88<sup>th</sup> Street and Booneville Road, in combination with topography challenges with improving Booneville Road in its current location, it was determined that shifting Booneville Road north made sense. The shift results in easier construction and provides the opportunity to have development that will access realigned Booneville Road on both sides of the roadway, thus helping to absorb the cost of reconstructing Booneville Road as a paved public street. A realigned Booneville Road will run somewhat diagonally extending from its current tie-in at S. 88<sup>th</sup> Street to S. Jordan Creek Parkway opposite where Eldorado Point aligns on the east side of S. Jordan Creek Parkway. The Jordan Ridge developer is agreeable to this realignment of Booneville Road and will be responsible for full development of the roadway as defined in the Traffic Impact Study, including all appurtenances of that portion located within the Jordan Ridge PUD since they are the owners of both the north and south sides of the roadway.
- *S. 81<sup>st</sup> Street:* S. 81<sup>st</sup> Street will be extended from its current terminus south along the west side of the Jordan Ridge development and continue to realigned Booneville Road through an adjoining development. This street will provide access to the proposed estate lots on the west side of the Jordan Ridge development. The developer will be responsible for one and a half (1 ½) lanes of paving and all appurtenances adjacent to the Jordan Ridge development. Since half (½) of a lane cannot be constructed, if the property owner(s) on the opposite side of the roadway is unwilling to participate at the time of construction, the developer will need to construct two (2) full lanes.
- *Development & Planning Subcommittee:* The “superblock” area between S. Jordan Creek Parkway and S. 88<sup>th</sup> Street and between Booneville Road on the south and Stagecoach Drive on the north, which includes Jordan Ridge (the subject development), the proposed Village at Sugar Creek, and High Pointe developments were discussed at the Development & Planning Subcommittee meetings on June 7, 2021 and July 19, 2021. Residential types and density were the main points of discussion along with the question of entitlement of residential development for the area. Staff acknowledged the need for some apartments in this area around DMU, but it was not thought that a high number was necessary. It was pointed out that DMU already existed in the Metro and is a graduate program with older students, many of which already have homes and families and no desire for apartment living. Therefore, Staff indicated a desire to ensure a wide range of housing types and price points would be developed within the area. At the July 19<sup>th</sup> meeting, staff provided a land use plan that met the needs of the pending developers while achieving a range of housing options. Although exact site details are not known, based on the topography limitations of the area, it is agreed that large lot single family and multi-family apartment and townhome developments as proposed by the applicant that push the dwellings (density) to buildable areas while preserving natural areas is appropriate for the Jordan Ridge ground. The Subcommittee was supportive of moving forward first with the Comprehensive Plan Amendment to establish the allowable land uses for Jordan Ridge

and establish the PUD when specifics of each development within the property is known. It was noted that land use and zoning for the other areas within the Superblock would be brought forward separately when adequate information is known. The Jordan Ridge Comprehensive Plan Amendment was approved by the City Council on October 4, 2021, and the PUD Ordinance was approved on December 6, 2021.

- **Plat Validity:** Per City Code, the associated Final Plat must be presented to the City Council for approval within 12 months of the approval of this Preliminary Plat if surety is being posted for Public Improvements; or, within 18 months if Public Improvements are being constructed prior to Final Plat consideration. It is the responsibility of the developer to be aware of these deadlines and request an extension of the Preliminary Plat approval prior to the Preliminary Plat expiration date.

**Outstanding Issues:** There are no outstanding issues.

**Plan and Zoning Commission Action:**

Date:

Vote:

Recommendation:

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

1. The City Council approving a waiver of the location requirements of Public Utility Easements and allowing such to be located in the front yard of Lots 1-28.
2. The applicant shall execute a Parkland Dedication Agreement for the Jordan Ridge preliminary plat area at the time of a Final Plat for any portion of the Preliminary Plat area.

**Lead Staff Member: Brian Portz**

**Approval Meeting Dates:**

Plan and Zoning Commission	March 28, 2022
City Council	

**Staff Report Reviews:**

Plan & Zoning Commission	<input checked="" type="checkbox"/> Development Coordinator (or) <input checked="" 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	June 7, 2021 & July 19, 2021
Recommendation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

## Location Map



# PRELIMINARY PLAT OF JORDAN RIDGE PLAT WEST DES MOINES, IOWA

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

GENERAL LEGEND	
	<b>PROPOSED</b>
	SECTION LINE
	LOT LINE
	CENTERLINE
	EASEMENT LINE
	FLARED END SECTION
	DRAIN BASIN OR SEDIMENT RISER
	DRAIN BASIN WITH SOLID GRATE
	WATER VALVE
	FIRE HYDRANT ASSEMBLY
	BLOW-OFF HYDRANT
	SCOUR STOP MAT
	TURF REINFORCEMENT MAT
	STORM SEWER WITH SIZE
	WATER SEWER WITH SIZE
	WATER SERVICE
	PROPOSED CONTOUR
	SILT FENCE
	ADDRESS
	RIPRAP
	FEMA 100-YEAR FLOOD PLAIN
	FEMA 500-YEAR FLOOD PLAIN
	10-INCH P.C.C. PAVING
	<b>EXISTING</b>
	LOT LINE
	SANITARY/STORM MANHOLE
	WATER VALVE
	FIRE HYDRANT
	STORM SEWER SINGLE INTAKE
	STORM SEWER DOUBLE INTAKE
	STORM SEWER ROUND INTAKE
	FLARED END SECTION
	DECIDUOUS TREE
	CONIFEROUS TREE
	SHRUB
	POWER POLE
	STREET LIGHT
	GUY ANCHOR
	ELECTRIC TRANSFORMER
	GAS METER
	TELEPHONE RISER
	SIGN
	UNDERGROUND TELEVISION
	UNDERGROUND ELECTRIC
	UNDERGROUND GAS
	UNDERGROUND FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	SANITARY SEWER WITH SIZE
	STORM SEWER WITH SIZE
	WATER MAIN WITH SIZE
	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



VICINITY MAP  
SCALE: 1" = 2000'

### LEGAL DESCRIPTION

PARCEL 21-16 OF SECTION 23 AND SECTION 24, OF TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., AN OFFICIAL PARCEL RECORDED IN BOOK 2021, PAGE 24416 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA

AND

A PARCEL OF LAND IN THE E1/2 NW1/4 OF SECTION 23, 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:

BEGINNING AT THE NW1/4 CORNER OF SAID SECTION 23; THENCE S00°24'27"W, 2035.93 FEET ALONG THE EAST LINE OF SAID NW1/4 TO A POINT; THENCE N50°32'24"W, 231.89 FEET TO A POINT; THENCE N22°11'53"E, 246.08 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 760.00 FEET AND A CHORD BEARING N11°20'40"E, AN ARC LENGTH OF 287.14 FEET TO A POINT OF TANGENCY, SAID POINT ALSO BEING ON THE WEST LINE OF THE EAST 40.00 FEET OF SAID NW1/4; THENCE N00°24'27"E, 665.67 FEET ALONG SAID WEST LINE OF THE EAST 40.00 FEET OF THE NW1/4 TO A POINT; THENCE S80°47'37"W, 10.14 FEET TO A POINT ON THE WEST LINE OF THE EAST 50.00 FEET OF SAID NW1/4; THENCE N00°24'27"E, 106.15 FEET ALONG SAID WEST LINE OF THE EAST 50.00 FEET OF THE NW1/4 TO THE NW CORNER OF THE EAST 50.00 FEET OF SAID NW1/4; THENCE N83°44'08"E, 50.35 FEET ALONG THE NORTH LINE OF SAID NW1/4 TO THE POINT OF BEGINNING AND CONTAINING 2.85 ACRES MORE OR LESS.

EXCEPT ALL OF THE FOLLOWING DESCRIBED PARCELS DEFINED ON THE CITY OF WEST DES MOINES ACQUISITION PLATS UNDER PROJECT NO 0510-016-2021 EXHIBITS OI-F1 & OI-F2 PREPARED BY JODY A BUDDÉ PLS 22847 OF FOTH INFRASTRUCTURE & ENVIRONMENT, LLC AS:

EXHIBIT OI-F1:

A PARCEL OF LAND LOCATED IN PLAT OF SURVEY PARCEL 21-16, AN OFFICIAL PLAT, AS RECORDED IN BOOK 2021, PAGE 24416 OF THE DALLAS COUNTY RECORDER'S OFFICE, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 23, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, THENCE SOUTH 00°24'33" WEST, 764.40 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE NORTH 80°47'43" EAST, 50.12 FEET TO THE NORTHERLY LINE OF SAID PARCEL 21-16; THENCE CONTINUING NORTH 80°47'43" EAST, 210.11 FEET ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING; THENCE NORTHEASTERLY A DISTANCE OF 484.39 FEET ALONG THE ARC OF A TANGENT CURVE CONCAVE NORTHEASTERLY WITH A CENTRAL ANGLE OF 17°47'18" ALONG A 1560.00 FOOT RADIUS WITH A CHORD THAT BEARS NORTH 71°54'04" EAST, 482.38 FEET CONTINUING ALONG SAID NORTHERLY LINE; THENCE NORTH 63°00'25" EAST, 45.06 FEET CONTINUING ALONG SAID NORTHERLY LINE; THENCE NORTHEASTERLY A DISTANCE OF 368.14 FEET ALONG THE ARC OF A TANGENT CURVE CONCAVE NORTHEASTERLY WITH A CENTRAL ANGLE OF 14°53'57" ALONG A 1080.00 FOOT RADIUS WITH A CHORD THAT BEARS NORTH 59°03'27" EAST, 366.30 FEET CONTINUING ALONG SAID NORTHERLY LINE; THENCE SOUTHWESTERLY A DISTANCE OF 814.24 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY WITH A CENTRAL ANGLE OF 37°46'31", ALONG A 1235.00 FOOT RADIUS WITH A CHORD THAT BEARS SOUTH 61°54'28" WEST, 749.51 FEET; THENCE SOUTH 80°47'43" WEST, 87.18 FEET TO THE POINT OF BEGINNING.

EXHIBIT OI-F2:

A PARCEL OF LAND LOCATED IN PLAT OF SURVEY PARCEL 21-16, AN OFFICIAL PLAT, AS RECORDED IN BOOK 2021, PAGE 24416 OF THE DALLAS COUNTY RECORDER'S OFFICE, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN; THENCE SOUTH 83°28'58" WEST, 184.08 FEET ALONG THE NORTH LINE OF SAID SECTION 23 TO THE WESTERLY RIGHT-OF-WAY LINE OF S. JORDAN CREEK PARKWAY; THENCE SOUTH 24°11'07" WEST, 266.93 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL 21-16, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 24°11'07" WEST, 62.54 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE; THENCE NORTH 20°47'08" WEST, 15.00 FEET; THENCE NORTH 65°45'22" WEST, 145.12 FEET; THENCE NORTH 68°57'41" WEST, 125.87 FEET; THENCE WESTERLY A DISTANCE OF 154.17 FEET ALONG THE ARC OF A TANGENT CURVE CONCAVE SOUTHERLY WITH A CENTRAL ANGLE OF 12°15'04", ALONG A 72.00 FOOT RADIUS WITH A CHORD THAT BEARS NORTH 81°55'13" WEST, 153.87 FEET TO SAID NORTHERLY LINE OF PARCEL 21-16; THENCE EASTERLY A DISTANCE OF 243.82 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHERLY WITH A CENTRAL ANGLE OF 22°44'59", ALONG A 740.00 FOOT RADIUS WITH A CHORD THAT BEARS SOUTH 77°21'34" EAST, 241.40 FEET ALONG SAID NORTHERLY LINE; THENCE SOUTH 65°54'10" EAST 185.75 FEET CONTINUING ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 4.304 SQUARE FEET OR 0.10 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA SPCS SOUTH ZONE, US SURVEY FOOT.

### Sheet List Table

SHEET NUMBER	SHEET TITLE
1	COVER
2	NOTES & DETAILS
3	DIMENSION PLAN - OVERALL
4	DIMENSION PLAN - NORTHWEST
5	DIMENSION PLAN - NORTHEAST
6	DIMENSION PLAN - SOUTHWEST
7	GRADING PLAN - OVERALL
8	GRADING PLAN - NORTH
9	GRADING PLAN - SOUTHWEST
10	GRADING PLAN - SOUTHWEST
11	GRADING PLAN - SOUTHWEST
12	SANITARY SEWER PLAN - OVERALL
13	SANITARY SEWER PLAN - NORTH
14	SANITARY SEWER PLAN - SOUTH
15	STORM SEWER PLAN - OVERALL
16	STORM SEWER PLAN - NORTHWEST
17	STORM SEWER PLAN - EAST
18	STORM SEWER PLAN - SOUTHWEST
19	WATER MAIN PLAN - OVERALL
20	WATER MAIN PLAN - NORTH
21	WATER MAIN PLAN - SOUTH
22	BUFFER PLAN

**PROPERTY OWNER:**  
HIGH POINT GROUP, LLC  
6205 MILLS CIVIC PARKWAY, SUITE 200  
WEST DES MOINES, IA 50266  
CONTACT: JERRY BUSSANMUS

JORDAN RIDGE, LLC  
611 MONTICELLO DRIVE  
BURLINGTON, IA 52601  
CONTACT: MIKE FEARSON

**PROPERTY APPLICANT:**  
JORDAN RIDGE, LLC  
611 MONTICELLO DRIVE  
BURLINGTON, IA 52601  
CONTACT: MIKE FEARSON  
PHONE: 314-512-0125

**PROJECT MANAGER:**  
EDWARD H. ASPL, P.L.A., ASLA  
CIVIL ENGINEERING CONSULTANTS  
2400 86TH STREET, #12  
DES MOINES, IOWA 50322  
515-276-4884 EXT. #213  
ARP@CECLAG.COM

**EXISTING ZONING:**  
JORDAN RIDGE PUD

**EXISTING LAND USE:**  
MD - MEDIUM DENSITY RESIDENTIAL  
SF - SINGLE FAMILY  
OS - OPEN SPACE

**TOTAL LAND AREA:**  
SINGLE FAMILY RESIDENTIAL = 62.55 ACRES  
MEDIUM DENSITY RESIDENTIAL = 61.67 ACRES  
RIGHT-OF-WAY = 8.43 ACRES  
TOTAL SITE = 132.65 ACRES

**SINGLE FAMILY RESIDENTIAL SETBACKS:**  
FRONT YARD - 35'  
SIDE YARD - 6' (MINIMUM 20' TOTAL)

### NOTES

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

### BENCHMARKS

BM #114  
410 + FEET WEST OF INTERSECTION OF S. JORDAN CREEK PARKWAY AND BOONEVILLE ROAD, 2 FEET NORTH OF EAST/WEST FENCE, SOUTH SIDE OF BOONEVILLE ROAD.

ELEVATION = 815.7 MDM DATUM

BM # 124  
INTERSECTION OF JORDAN CREEK PARKWAY AND MILLS CIVIC PARKWAY, 164 3/4 FEET EAST OF THE WEST END OF MEDIAN, IN THE CENTER OF 6 FEET GRASS MEDIAN IN MILLS CIVIC PARKWAY, 17 3/4 FEET WEST OF THE ANGLE POINT IN THE CURB FOR THE WESTBOUND TURN LANE.

ELEVATION = 203.65 MDM DATUM

### CONTROLS

- EXISTING VEGETATION IS PRESERVED WHENEVER POSSIBLE.
- PERMANENT SEEDINGS AND/OR SOODING 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.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR INSURING MUD AND ROCK ARE CLEANED OFF PUBLIC STREETS.

### CERTIFICATIONS

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.

**PRELIMINARY**

CODY T. HEAVER, IOWA LIC. NO. 25005 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022  
PAGES OR SHEETS COVERED BY THIS SEAL:

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 LIC. NO. 18381 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

SHEETS



**PRELIMINARY**  
JORDAN RIDGE PLAT I  
WEST DES MOINES, IOWA  
COVER

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



DATE	DESCRIPTION	BY
2022-06-10	TEETH SUBMITTAL	ELH
2022-06-06	NINTH SUBMITTAL	LKT
2022-05-31	EIGHTH SUBMITTAL	
2022-05-17	SEVENTH SUBMITTAL	
2021-06-11	DESIGNED BY:	
	DRAWN BY:	

SHEET  
OF 22

**NOTES**

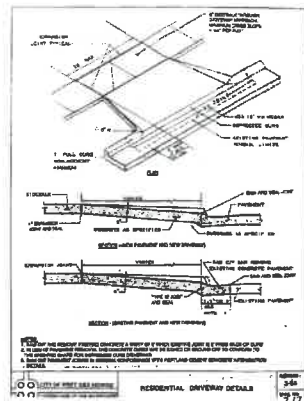
- ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY:
  - WEST DES MOINES ENGINEERING SERVICES - BEN MCALISTER (515-222-3475)
  - JORDAN RIDGE, LLC - MIKE PIERSON (319-512-0125)
  - CIVIL ENGINEERING CONSULTANTS, INC. (515-276-4884)
  - IOVA ONE-CALL
- ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
- THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
- PROVIDE 2" CONCRETE BOXOUT AROUND ALL INTAKES AND MANHOLES WITHIN PAVED AREAS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND WDM ADDENDUMS.
- 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.
- SIDEWALK & DRIVE APPROACH INSTALLATIONS TO BE INSPECTED BY CITY OF WEST DES MOINES ENGINEERING DEPARTMENT, MINIMUM 24 HOUR NOTICE.
- ALL DEBRIS SPILLED ON CITY R.O.W. AND ADJOINING PROPERTY SHALL BE REMOVED BY THE OWNER/CONTRACTOR IN TIMELY FASHION.
- 5.81ST STREET PAVEMENT THICKNESS SHALL BE REINFORCED 7" P.C.C. W/ 6" P.C.C. CURB & GUTTER. LONGMEADOW COURT AND EDGEWOOD COURT PAVEMENT THICKNESS SHALL BE REINFORCED 6" P.C.C. W/ 6" P.C.C. CURB & GUTTER.
- THIS PLAN SHALL COMPLY AND CONFORM TO ALL THE REQUIREMENTS OF THE ORDINANCES AND REGULATIONS OF THE CITY AND TO PLATTING PROCEDURES AND CONDITIONS.
- FUTURE PROPERTY OWNER/DEVELOPER(S) SHALL BE RESPONSIBLE FOR THE INSTALLATION OF SIDEWALKS ADJACENT TO ALL PUBLIC STREETS THAT BORDER THE PROPERTY. FUTURE PROPERTY OWNERS THAT FRONT STAGECOACH DRIVE SHALL BE RESPONSIBLE FOR SIDEWALK INSTALLATION ALONG STAGECOACH DRIVE.
- PUBLIC IMPROVEMENT CONSTRUCTION PLANS SHALL BE PROVIDED TO BEN MCALISTER (WEST DES MOINES ENGINEERING SERVICES) FOR REVIEW AND APPROVAL BY THE CITY ENGINEER.
- SIDEWALK DESIGN SHALL BE IN COMPLIANCE WITH THE PUBLIC ROW ACCESSIBILITY GUIDELINES (PROWAG) AND CHAPTER 12 OF THE CURRENT EDITION OF THE STATEWIDE URBAN DESIGN STANDARDS (SUDAS).
- ALL HOMES 8,000 GROSS SQUARE FEET AND LARGER (GARAGE INCLUDED) SHALL HAVE FIRE SPRINKLERS. IF ANY PART OF A HOME IS LOCATED FURTHER THAN 75' FROM THE INTERSECTION WITH 5.81ST STREET, THE HOUSE SHALL HAVE FIRE SPRINKLERS, REGARDLESS OF THE SQUARE FOOTAGE. FIRE SPRINKLERS SHALL BE DESIGNED TO NFPA 13D.
- ALL HOMES THAT HAVE A FIRE SPRINKLER SHALL HAVE A 2" DIAMETER WATER SERVICE.

**CITY OF WEST DES MOINES STANDARD NOTES**

- ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS (515-222-3465) AT LEAST 48 HOURS PRIOR TO BUILDING CONSTRUCTION.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED ON PROJECT.
- CONTACT BUILDING INSPECTION (515-222-3630) MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH WEST DES MOINES WATER WORKS AND CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(IES) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1247, 54-194B. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (515-222-3465) MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.

**GRADING NOTES**

- ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND WDM ADDENDUMS.
- ALL SPOT ELEVATIONS ARE AT GUTTER, UNLESS NOTED OTHERWISE.
- THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING UTILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE 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.
- STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO RECEIVE STRUCTURAL FILL.
- AREAS TO RECEIVE FILL TO BE BENCHED.
- PREPARE BOTTOM OF BENCH FOR FILL BY 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.
- ALL SITE GRADING FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
- ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE THE TOP 12-INCHES DISCED AND RECOMPACTED TO 95% STANDARD PROCTOR DENSITY.
- THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL MATCH URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, BETWEEN 0 AND 4% OVER OPTIMUM MOISTURE.
- MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
- FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
- BACKFILL TO TOP OF ALL CURBS.
- A GEOTECHNICAL REPORT FOR THIS PROJECT CAN BE OBTAINED BY CONTACTING THE OWNER. THE CONTRACTOR SHALL REFER TO AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT FOR JORDAN RIDGE PLAT 1 BY ALLENDER BUTZKE ENGINEERS, INC., PN 21447, DATED DECEMBER 27, 2021.



**UTILITY NOTES**

- ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
- THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CALL IOVA ONE-CALL BEFORE STARTING WORK.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND WDM ADDENDUMS.
- THE SITE UTILITY CONTRACTOR SHALL COORDINATE THE BUILDING SERVICE CONNECTIONS WITH THE BUILDING MECHANICAL CONTRACTOR.
- VERIFY WATER MAIN AND SANITARY SEWER SERVICE LOCATIONS WITH ARCHITECTURAL DRAWINGS AND MECHANICAL PLANS.
- ALL CONSTRUCTION WITHIN PUBLIC 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.
- AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE WDM ENGINEERING SERVICES. (BEN MCALISTER, 515-222-3475) TO OBTAIN ANY AND ALL CITY PERMITS THAT MAY BE NECESSARY.
- AT LEAST 48 HOURS PRIOR TO ANY WATER MAIN CONSTRUCTION, CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS.
- BUILD TO WEST DES MOINES WATER WORKS SPECIFICATIONS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
- THE CONTRACTOR SHALL VERIFY THAT OFFSITE GRADING AND UTILITY EASEMENTS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
- CONTACT BUILDING INSPECTION AT (515-222-3630) A MINIMUM OF A 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTION.
- 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, 54-194B. 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.
- ALL CONNECTIONS TO THE PUBLIC SEWERS SHALL BE CORE DRILLED.
- PRIOR TO CONSTRUCTION OF ANY PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, CONSTRUCTION PLANS FOR SAID IMPROVEMENTS NEED TO BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER.
- ALL WATER OUTAGES SHALL BE COORDINATED WITH WEST DES MOINES WATER WORKS AND WEST DES MOINES UNIVERSITY CONSTRUCTION MANAGER.
- ALL UTILITIES ARE PUBLIC UNLESS NOTED OTHERWISE.

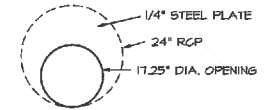
**STORM WATER NOTE**

JORDAN RIDGE, LLC. 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, JORDAN RIDGE, LLC. IS RESPONSIBLE FOR COMPLETING A NOTICE OF INTENT TO THE IOWA DEPARTMENT OF NATURAL RESOURCES AND RECEIVING A LETTER OF AUTHORIZATION.

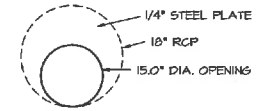
**SANITARY & WATER SERVICE:**

THERE IS AN EXISTING SANITARY SEWER IN THE EAST SIDE OF THE PROPERTY AND ON THE SOUTH BOUNDARY. PUBLIC SANITARY WILL BE EXTENDED BY APPLICANT TO CONNECT TO UPSTREAM PROPERTIES.

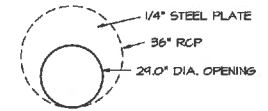
THERE IS AN EXISTING 16" WATER MAIN ON THE EAST SIDE OF 5.81ST STREET. 16" PUBLIC WATER MAIN TO BE EXTENDED ALONG 5.81ST STREET. 12" WATER MAIN WILL BE STUBBED OUT ON THE SOUTH SIDE STAGECOACH DRIVE AND 8" WATER MAIN WILL BE EXTENDED ALONG EAGLEBEND DRIVE AND EDGEWOOD DRIVE BY APPLICANT AND CONNECT TO LIVE WATER SYSTEM AT EXTERMITIES.



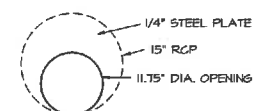
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NOTE: PLACE ORIFICE PLATE IN FIRST SECTION OF PIPE DOWNSTREAM FROM THE INLET P.E.S.



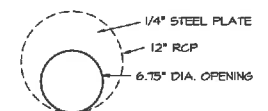
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NOTE: PLACE ORIFICE PLATE IN FIRST SECTION OF PIPE DOWNSTREAM FROM THE INLET P.E.S.



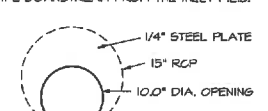
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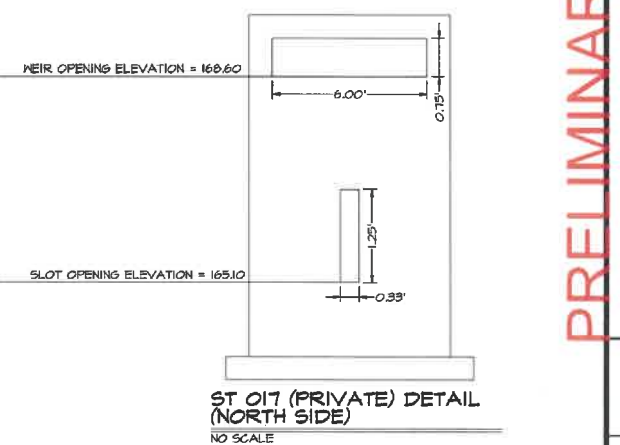
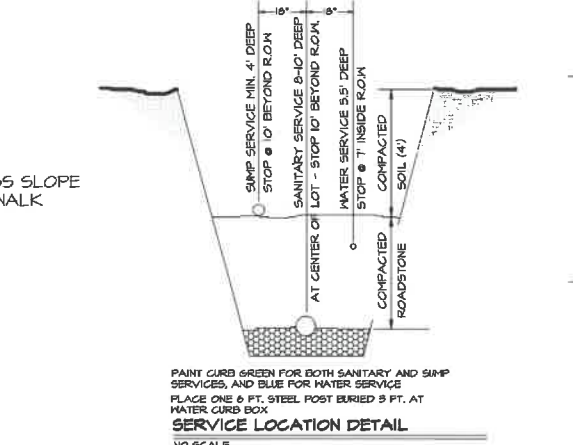
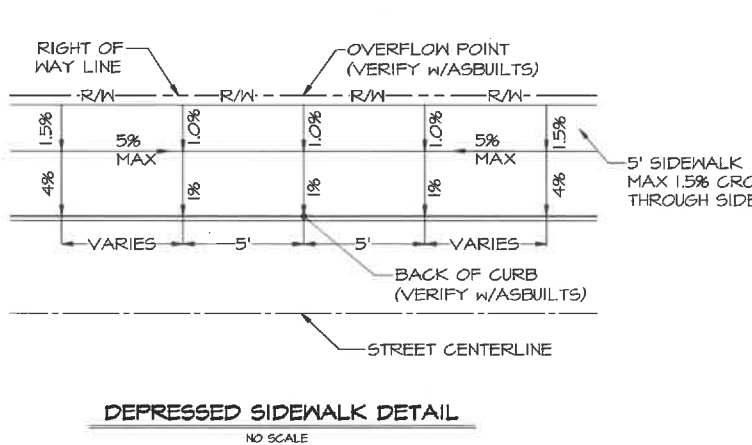
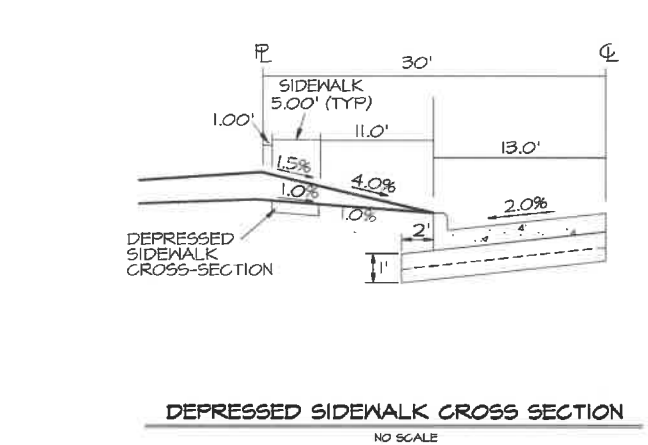
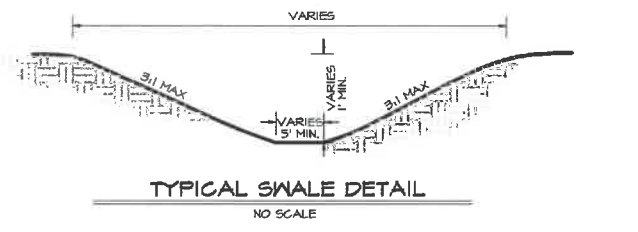
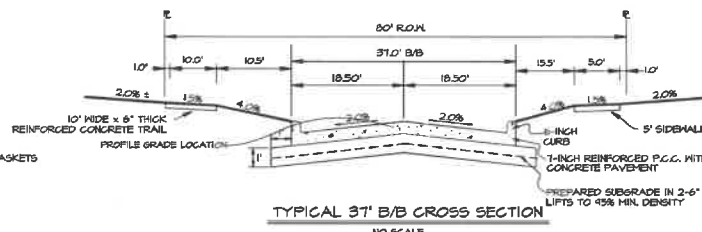
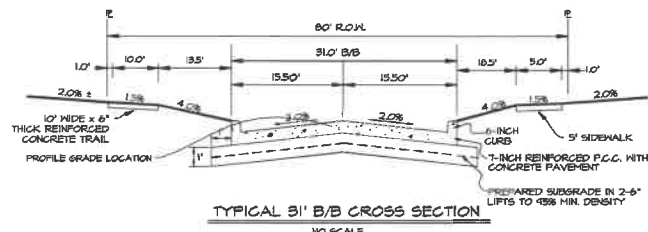
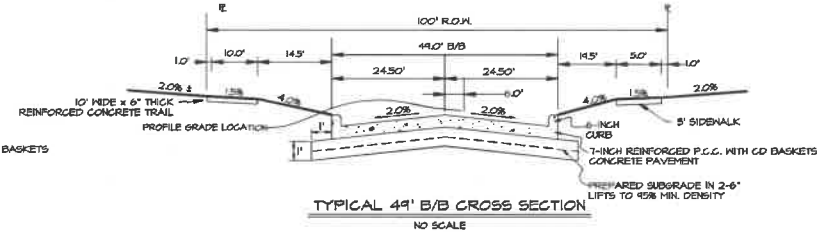
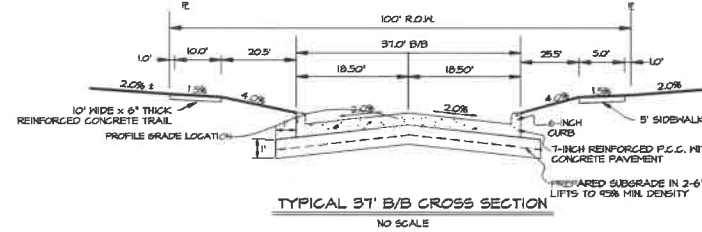
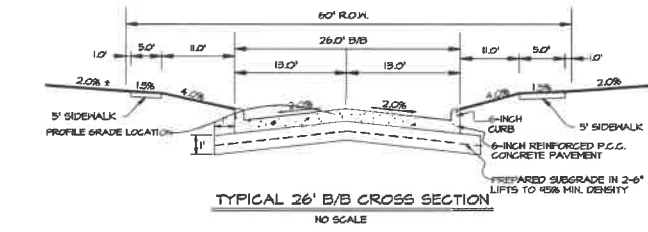
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NOTE: PLACE ORIFICE PLATE IN FIRST SECTION OF PIPE DOWNSTREAM FROM THE INLET P.E.S.



NO SCALE  
NOTE: PLACE ORIFICE PLATE IN FIRST SECTION OF PIPE DOWNSTREAM FROM THE INLET P.E.S.



NO SCALE  
NOTE: PLACE ORIFICE PLATE IN FIRST SECTION OF PIPE DOWNSTREAM FROM THE INLET P.E.S.



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

**CEC**

DATE: 2022-06-10 - TENTH SUBMITTAL  
2022-06-06 - NINTH SUBMITTAL  
2022-05-31 - EIGHTH SUBMITTAL  
2022-05-17 - SEVENTH SUBMITTAL  
2021-06-11  
DATE OF SURVEY: 2022-05-17  
DESIGNED BY: EHA  
DRAWN BY: LST

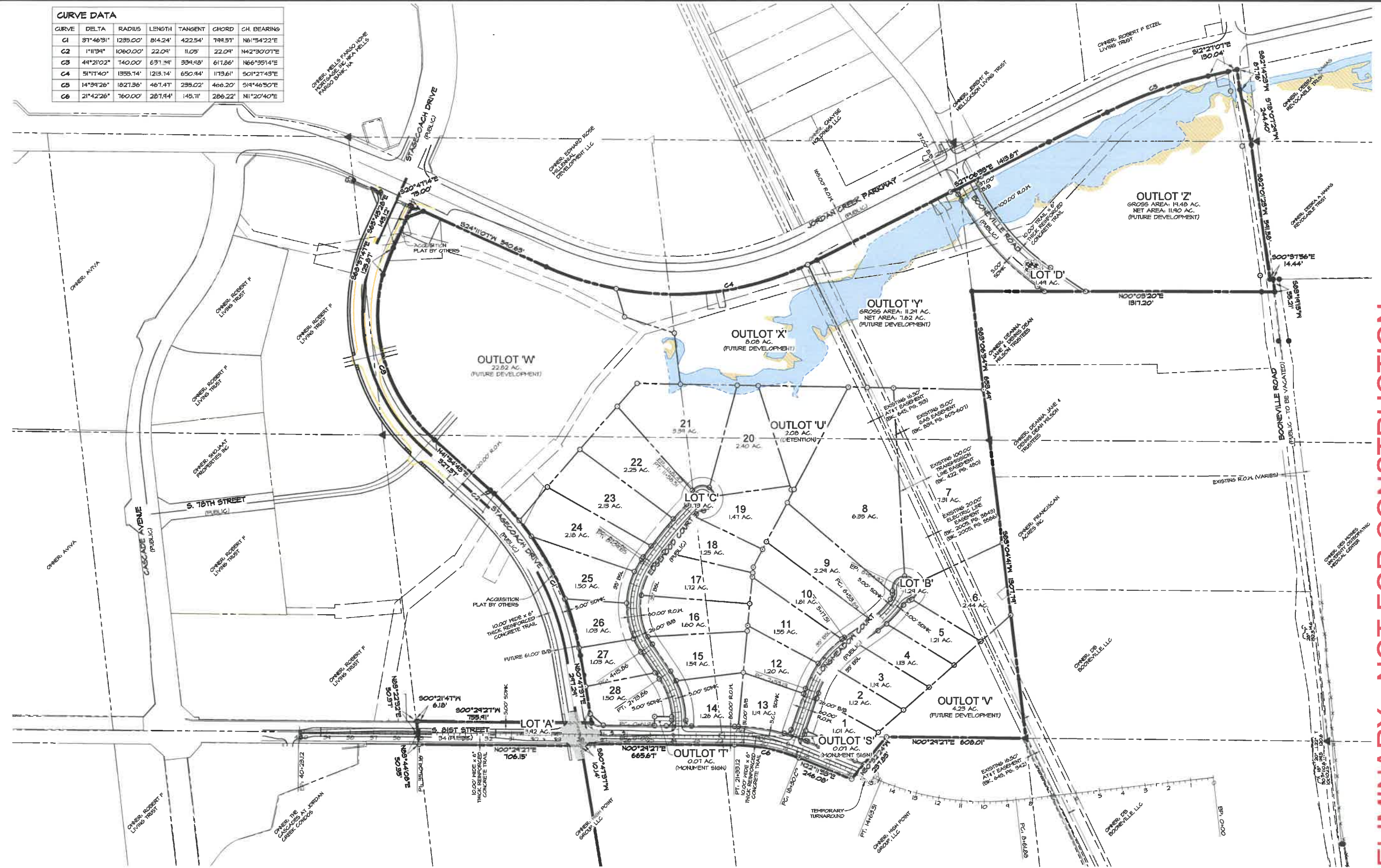
**PRELIMINARY**

**JORDAN RIDGE PLAT 1**  
WEST DES MOINES, IOWA

**NOTES & DETAILS**

SHEET  
OF 22  
A-2064

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	87°46'31"	1235.00'	814.24'	422.54'	794.51'	N61°54'22"E
C2	1°11'34"	1060.00'	22.04'	11.05'	22.04'	N42°30'07"E
C3	44°21'02"	740.00'	631.34'	334.48'	617.86'	N66°35'14"E
C4	51°11'40"	1355.74'	1213.74'	650.44'	1173.61'	S01°21'43"E
C5	14°39'28"	1827.36'	487.47'	235.02'	488.20'	S14°46'50"E
C6	21°42'26"	760.00'	287.44'	145.11'	288.22'	N11°20'40"E



**PRELIMINARY - NOT FOR CONSTRUCTION**

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DATE:	2022-06-10 - TENTH SUBMITTAL	EHA	LKT
DATE:	2022-06-06 - NINTH SUBMITTAL		
DATE:	2022-05-31 - EIGHTH SUBMITTAL		
DATE:	2022-05-17 - SEVENTH SUBMITTAL		
DATE OF SURVEY:	2021-06-11		
DESIGNED BY:			
DRAWN BY:			

**JORDAN RIDGE FLAT 1**  
 WEST DES MOINES, IOWA  
**DIMENSION PLAN - OVERALL**

SCALE: 1"=200'

NORTH

SHEET  
 OF 22

A-206A

Q:\PROJECTS\2020\2069\_CTD Drawing\DWG\2069\_P1 DIMENSION.dwg, 01/03/2024 8:47:32 AM, Issue 1.1

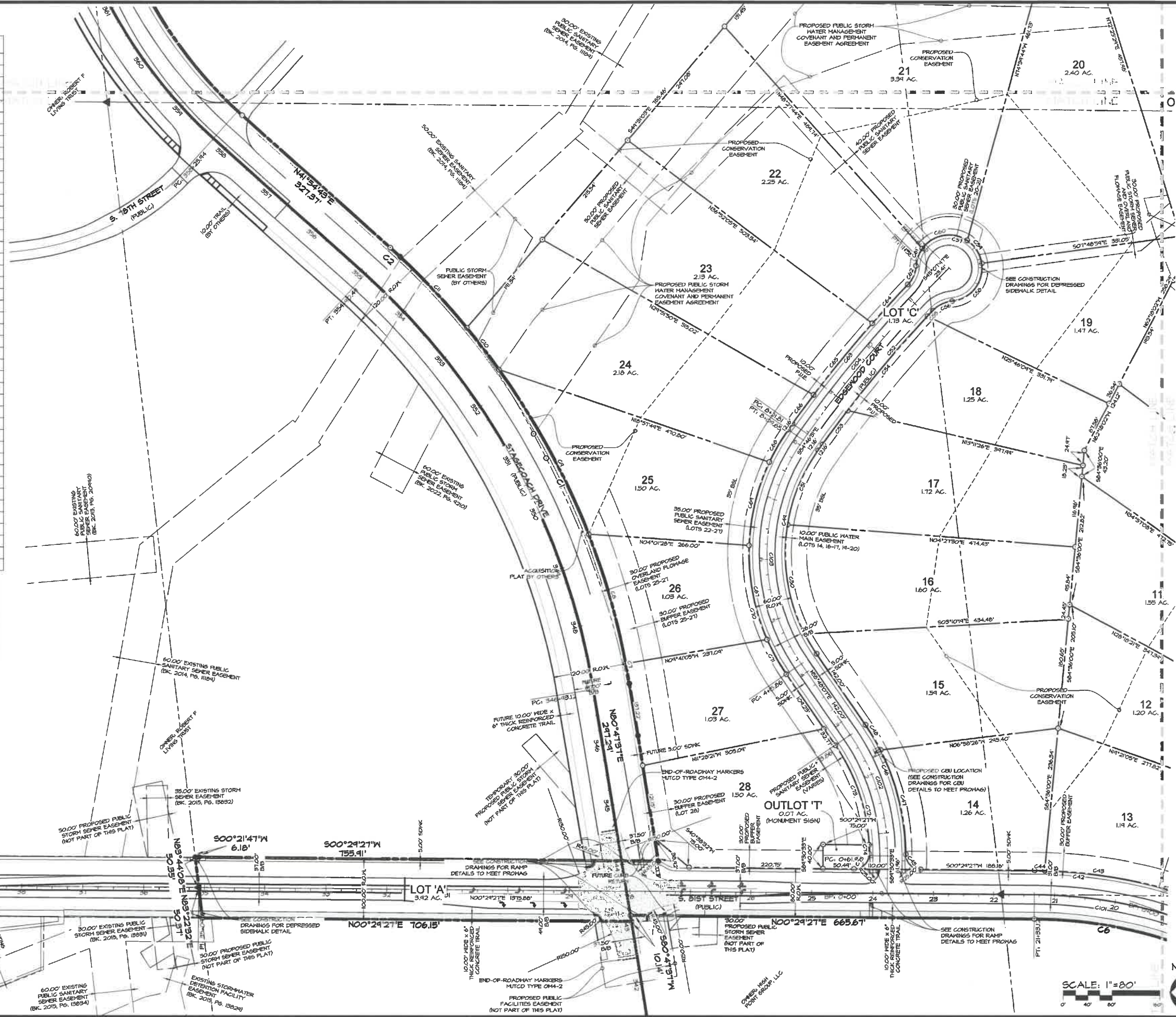


**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	97°46'31"	1235.00'	814.24'	422.54'	799.57'	N61°54'22"E
C2	1°11'39"	1060.00'	22.04'	11.05'	22.04'	N42°30'01"E
C7	1°33'21"	1235.00'	33.54'	16.71'	33.54'	N60°00'51"E
C8	10°20'25"	1235.00'	222.88'	111.75'	222.58'	N74°04'03"E
C4	14°22'14"	1235.00'	304.78'	155.71'	308.97'	N61°42'41"E
C10	4°01'51"	1235.00'	86.88'	43.46'	86.88'	N62°30'51"E
C11	1°28'35"	1235.00'	161.15'	80.64'	161.04'	N46°45'24"E
C42	15°48'04"	840.00'	202.36'	101.87'	201.87'	S08°52'21"W
C43	15°48'04"	840.00'	202.36'	101.87'	201.87'	S08°52'21"W
C44	1°08'56"	840.00'	16.84'	8.42'	16.84'	S01°03'55"W
C45	84°34'12"	25.00'	34.08'	24.81'	35.22'	S45°16'33"W
C46	34°15'32"	380.00'	227.21'	117.12'	228.84'	S72°55'53"W
C47	26°34'08"	380.00'	178.48'	91.18'	177.53'	S76°34'05"W
C48	1°16'24"	380.00'	48.24'	24.12'	48.21'	S69°26'19"W
C49	64°25'22"	245.00'	351.44'	204.35'	335.47'	N84°24'12"W
C50	36°06'05"	245.00'	185.88'	96.14'	182.82'	S81°14'03"W
C51	64°25'22"	246.00'	358.65'	205.05'	397.11'	S84°24'12"E
C52	6°18'43"	1470.00'	217.02'	108.82'	216.91'	S41°35'55"E
C53	2°01'15"	1470.00'	64.48'	34.74'	64.48'	S63°45'54"E
C54	5°56'16"	1470.00'	204.16'	102.17'	204.06'	S44°47'04"E
C55	0°22'21"	1470.00'	12.87'	6.43'	12.87'	S46°31'41"E
C56	41°15'14"	50.00'	36.00'	18.82'	35.23'	S25°48'51"E
C57	26°04'31"	55.00'	250.27'	64.72'	83.82'	N44°21'04"E
C58	43°03'34"	55.00'	84.33'	38.02'	74.83'	S51°43'09"E
C59	48°15'14"	55.00'	46.32'	24.63'	44.46'	N57°31'25"E
C60	87°25'04"	55.00'	83.81'	32.58'	76.01'	N10°12'44"W
C61	31°54'15"	55.00'	30.71'	15.78'	30.31'	N64°54'54"W
C62	34°32'05"	50.00'	34.50'	17.97'	33.82'	N66°08'24"W
C63	5°51'25"	2030.00'	211.06'	105.82'	210.96'	N51°47'49"W
C64	2°26'40"	2030.00'	86.60'	43.31'	86.60'	N41°35'46"W
C65	4°18'11"	2030.00'	152.45'	76.28'	152.42'	N50°58'11"W
C66	1°34'15"	2030.00'	58.60'	29.30'	58.60'	N53°56'54"W
C67	36°20'35"	355.00'	225.18'	116.52'	221.42'	N73°58'24"E
C68	10°02'45"	355.00'	62.24'	31.20'	62.16'	S54°47'54"E
C69	23°02'02"	355.00'	142.72'	72.34'	141.76'	S76°20'11"E
C70	25°45'25"	355.00'	154.54'	81.17'	158.25'	N74°15'54"E
C71	10°35'10"	355.00'	65.54'	32.84'	65.50'	N61°05'42"E
C72	34°05'55"	320.00'	140.44'	88.13'	187.64'	N72°51'04"E
C73	31°21'26"	320.00'	175.64'	90.12'	178.44'	N71°31'50"E
C74	2°38'28"	320.00'	14.75'	7.38'	14.75'	N68°34'47"E
C75	40°35'25"	25.00'	34.53'	25.26'	35.54'	S44°48'16"E
C103	64°25'22"	325.00'	343.74'	225.14'	370.14'	S84°24'12"E
C104	4°38'44"	2000.00'	336.70'	168.35'	336.30'	S44°57'04"E

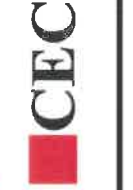
**CENTERLINE CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C101	21°32'23"	806.55'	503.22'	153.42'	301.43'	N11°20'20"E
C102	34°41'20"	350.00'	211.90'	104.31'	208.68'	N73°08'47"E
C103	64°25'22"	325.00'	343.74'	225.14'	370.14'	S84°24'12"E
C104	4°38'44"	2000.00'	336.70'	168.35'	336.30'	S44°57'04"E



**PRELIMINARY - NOT FOR CONSTRUCTION**

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515.276.4884 · mail@cecinc.com



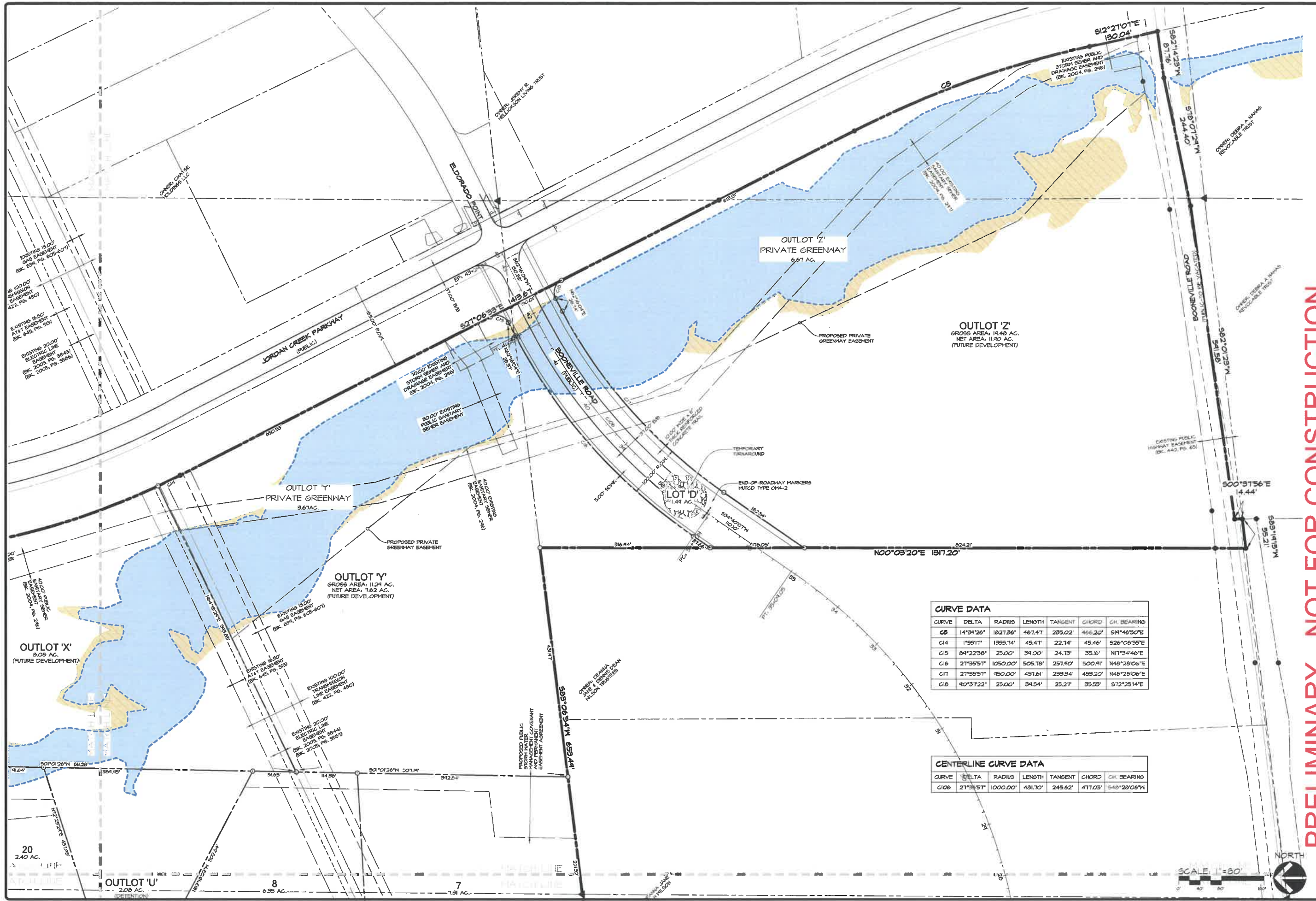
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	2022-06-06 - NINTH SUBMITTAL		
	2022-05-31 - EIGHTH SUBMITTAL		
	2022-05-17 - SEVENTH SUBMITTAL		
DATE OF SURVEY:	2021-06-11	DESIGNED BY:	
		DRAWN BY:	

**JORDAN RIDGE PLAT 1**  
WEST DES MOINES, IOWA  
**DIMENSION PLAN - NORTHWEST**

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**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C5	14°34'26"	1827.36'	487.47'	235.02'	466.20'	S19°46'50"E
C14	1°55'11"	1355.74'	45.47'	22.74'	45.46'	S26°08'59"E
C15	84°22'58"	25.00'	34.00'	24.73'	35.16'	N17°34'46"E
C16	27°35'57"	1050.00'	505.78'	257.90'	500.91'	N48°28'06"E
C17	27°35'57"	950.00'	451.61'	233.34'	453.20'	N48°28'06"E
C18	90°37'22"	25.00'	34.54'	25.27'	35.55'	S72°25'14"E

**CENTERLINE CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C106	27°35'57"	1000.00'	491.70'	245.62'	471.05'	S48°28'06"N

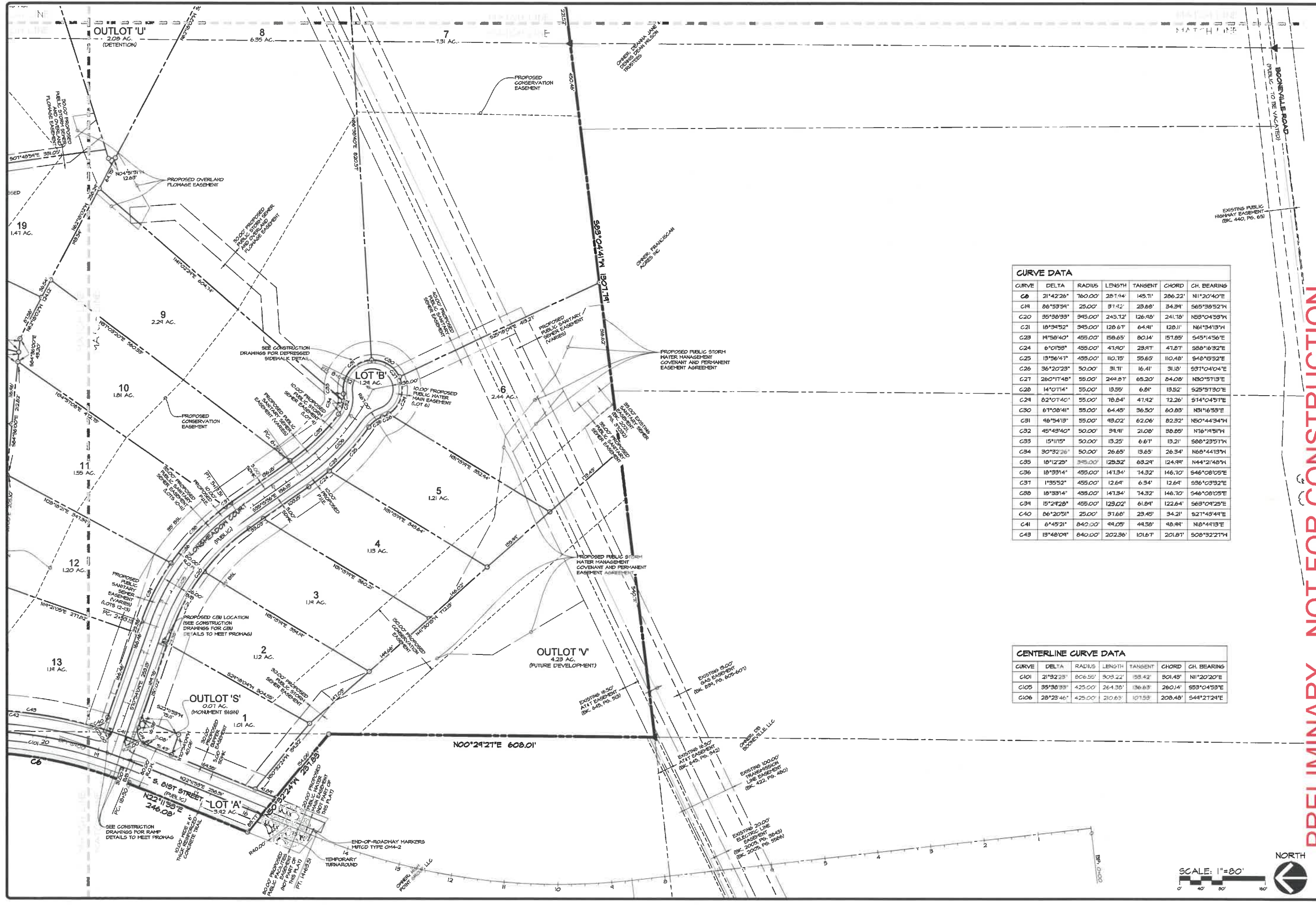
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JORDAN RIDGE PLAT 1  
WEST DES MOINES, IOWA  
DIMENSION PLAN - SOUTHEAST

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	2022-06-06 - NINTH SUBMITTAL		
	2022-05-31 - EIGHTH SUBMITTAL		
	2022-05-17 - SEVENTH SUBMITTAL		
DATE OF SURVEY:	2021-06-11		
DESIGNED BY:			
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CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C0	21°42'28"	760.00'	281.94'	145.71'	286.22'	N11°20'40"E
C19	86°53'54"	25.00'	37.42'	23.68'	34.34'	S65°38'52"W
C20	35°38'33"	345.00'	245.72'	126.98'	241.78'	N53°04'53"W
C21	18°34'52"	345.00'	128.67'	64.91'	128.11'	N61°54'13"W
C23	14°58'40"	455.00'	158.65'	80.14'	157.85'	S45°14'56"E
C24	6°01'58"	455.00'	47.90'	23.91'	47.87'	S88°16'32"E
C25	13°56'47"	455.00'	110.75'	55.63'	110.48'	S48°15'52"E
C26	36°20'23"	50.00'	31.71'	16.41'	31.8'	S37°04'04"E
C27	26°07'14"	55.00'	24.97'	12.20'	24.08'	N80°57'13"E
C28	14°07'14"	55.00'	13.55'	6.81'	13.52'	S25°57'30"E
C29	82°07'40"	55.00'	78.84'	47.42'	122.26'	S74°04'57"E
C30	67°08'41"	55.00'	64.45'	36.50'	60.83'	N81°16'53"E
C31	46°54'13"	55.00'	49.02'	62.06'	82.32'	N50°44'34"W
C32	45°48'40"	50.00'	34.91'	21.08'	38.88'	N76°14'51"W
C33	15°11'15"	50.00'	13.25'	6.67'	13.21'	S88°23'51"W
C34	30°32'26"	50.00'	26.65'	13.65'	26.34'	N68°44'13"W
C35	18°12'25"	345.00'	125.32'	63.24'	124.94'	N44°21'48"W
C36	18°33'14"	455.00'	147.34'	74.32'	146.70'	S46°08'05"E
C37	1°35'52"	455.00'	12.64'	6.34'	12.64'	S96°03'32"E
C38	18°33'14"	455.00'	147.34'	74.32'	146.70'	S46°08'05"E
C39	15°24'28"	455.00'	123.02'	61.84'	122.64'	S63°04'25"E
C40	86°20'51"	25.00'	37.68'	23.45'	34.21'	S27°43'44"E
C41	6°45'21"	840.00'	49.05'	44.58'	98.44'	N18°44'13"E
C43	13°48'09"	840.00'	202.36'	101.67'	201.87'	S08°32'21"W

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C101	21°52'23"	806.55'	303.22'	158.42'	301.43'	N11°20'20"E
C105	35°38'33"	425.00'	264.38'	136.63'	260.14'	S53°04'53"E
C106	28°23'46"	425.00'	210.63'	107.53'	208.48'	S44°21'24"E

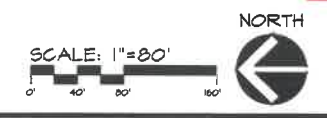
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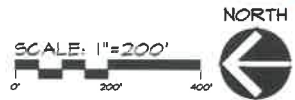
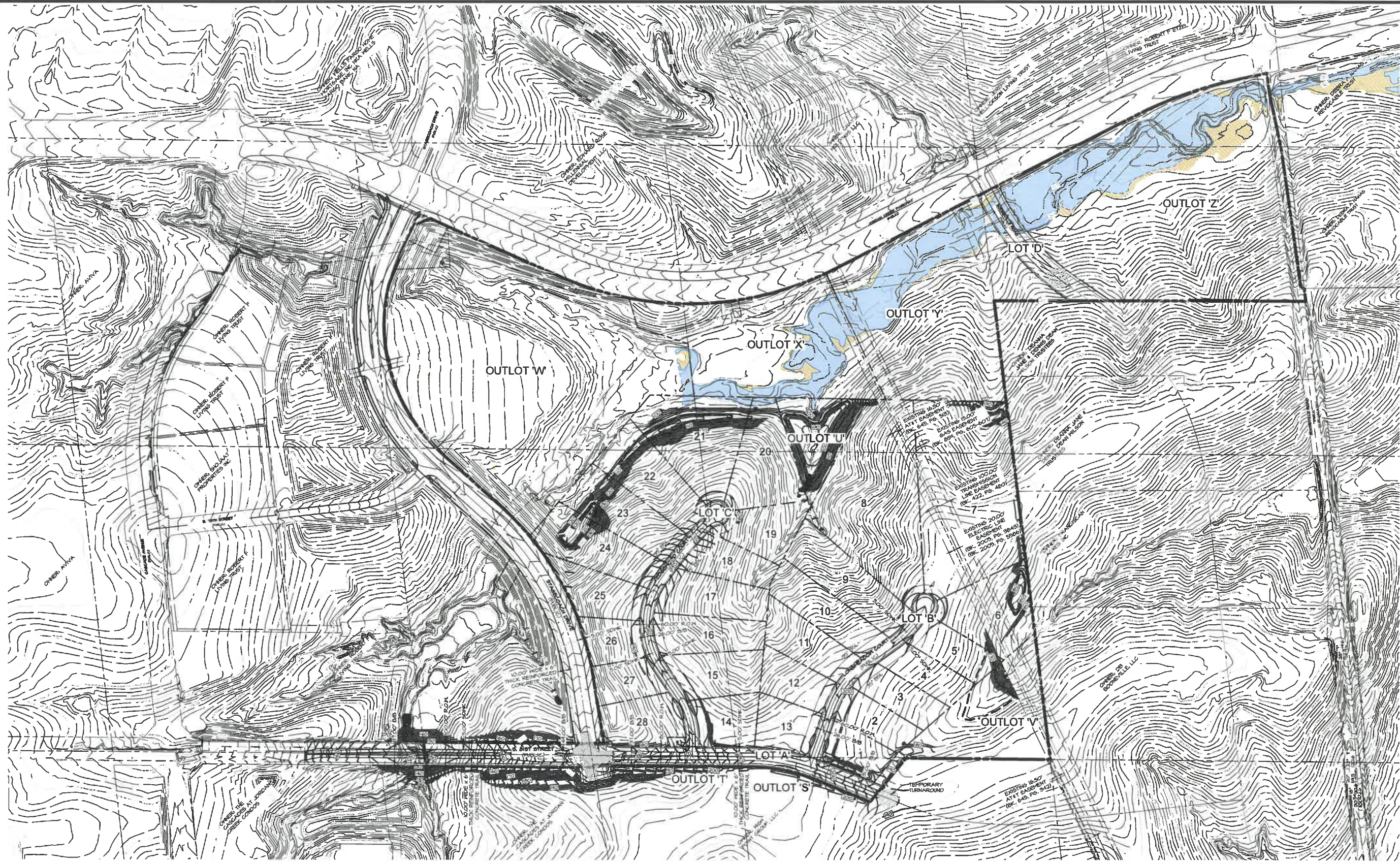
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 2022-05-17 - SEVENTH SUBMITTAL  
 2021-06-11  
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 DRAWN BY: LKT

JORDAN RIDGE FLAT I  
WEST DES MOINES, IOWA  
DIMENSION PLAN - SOUTHWEST



SHEET OF 22  
A-2064

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**JORDAN RIDGE FLAT 1**  
WEST DES MOINES, IOWA  
**GRADING PLAN - OVERALL**

SHEET  
OF 22  
A-2064

DATE:	2022-06-10 - TENTH SUBMITTAL	EHA	LIST
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DATE:	2022-05-31 - EIGHTH SUBMITTAL		
DATE:	2022-05-17 - SEVENTH SUBMITTAL		
DATE OF SURVEY:	2021-06-11		
DESIGNED BY:			
DRAWN BY:			



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**JORDAN RIDGE PLAT I**  
WEST DES MOINES, IOWA

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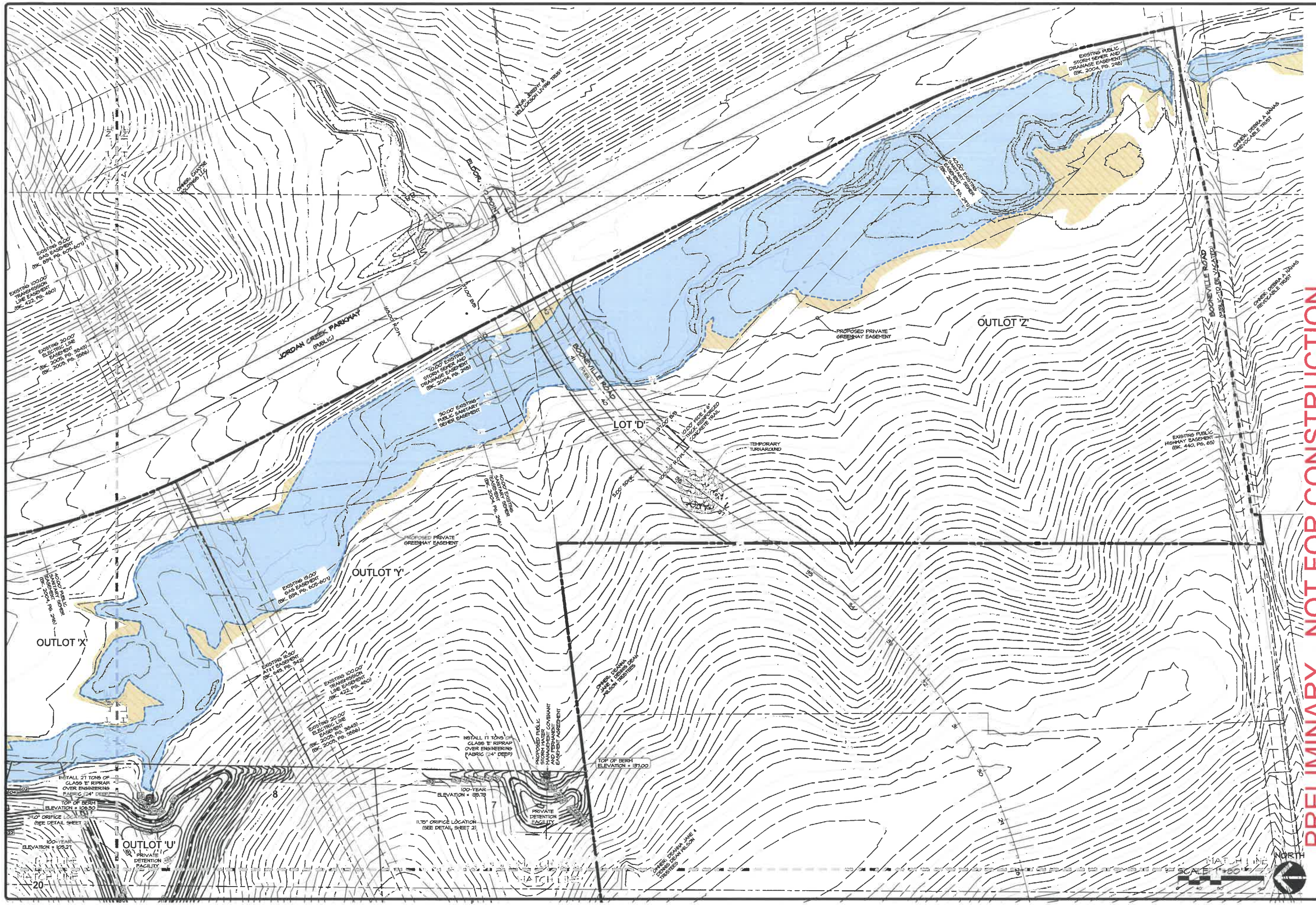
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SCALE: 1"=80'

SHEET OF 22  
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DATE:	2022-08-10 - TENTH SUBMITTAL
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	2022-05-31 - EIGHTH SUBMITTAL
	2022-05-17 - SEVENTH SUBMITTAL
DATE OF SURVEY:	2021-08-11
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DRAWN BY:	LIT

JORDAN RIDGE FLAT 12  
 WEST DES MOINES, IOWA  
 GRADING PLAN - SOUTHEAST

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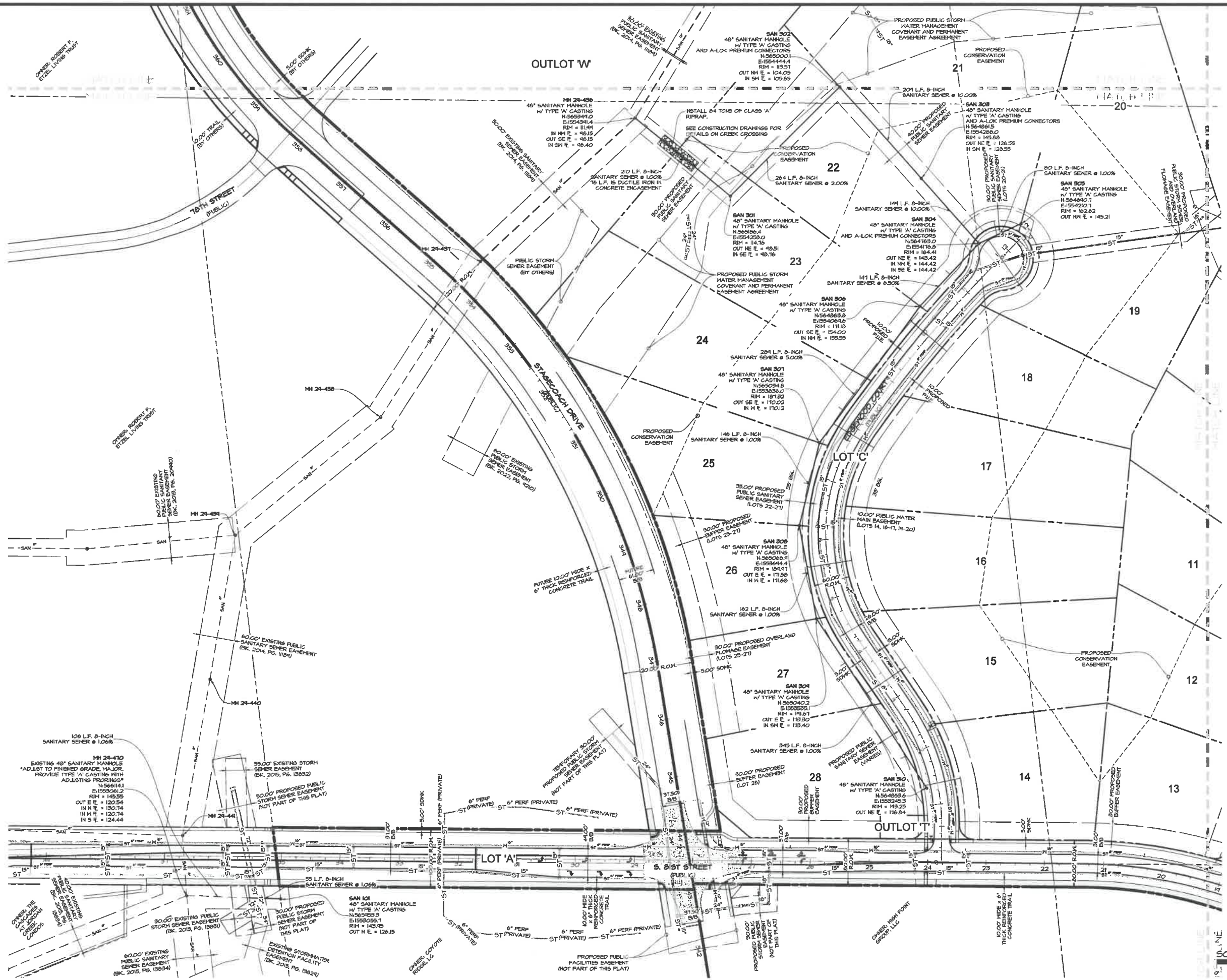
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JORDAN RIDGE FLAT 1  
 WEST DES MOINES, IOWA  
 GRADING PLAN - SOUTHWEST

SHEET  
 OF 22  
 A-2064







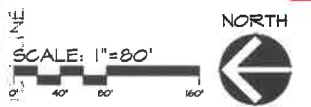
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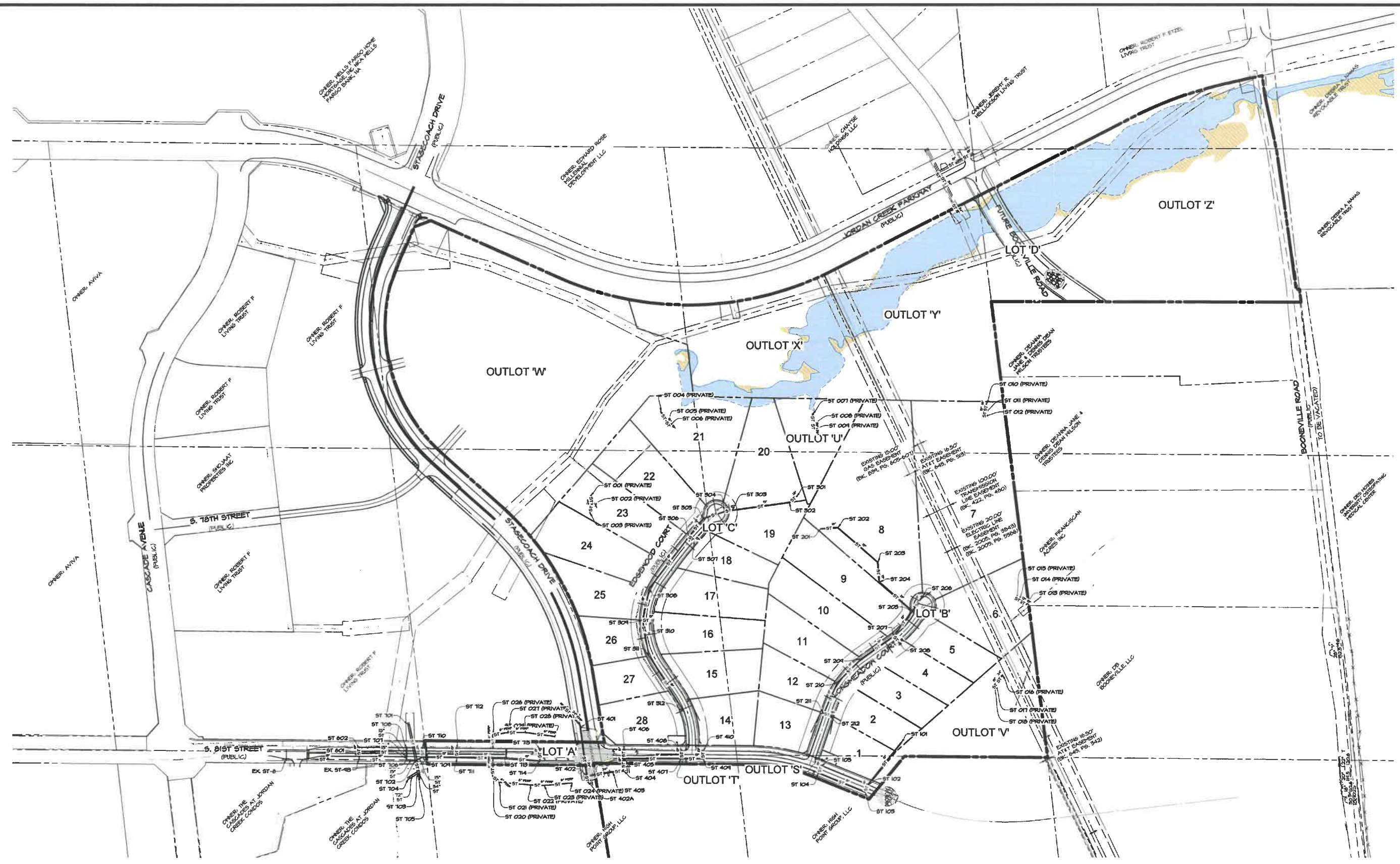
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DATE OF SURVEY:	2021-06-11
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DRAWN BY:	LIST

JORDAN RIDGE PLAT I  
 WEST DES MOINES, IOWA  
 SANITARY SEWER PLAN - NORTH





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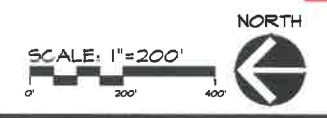
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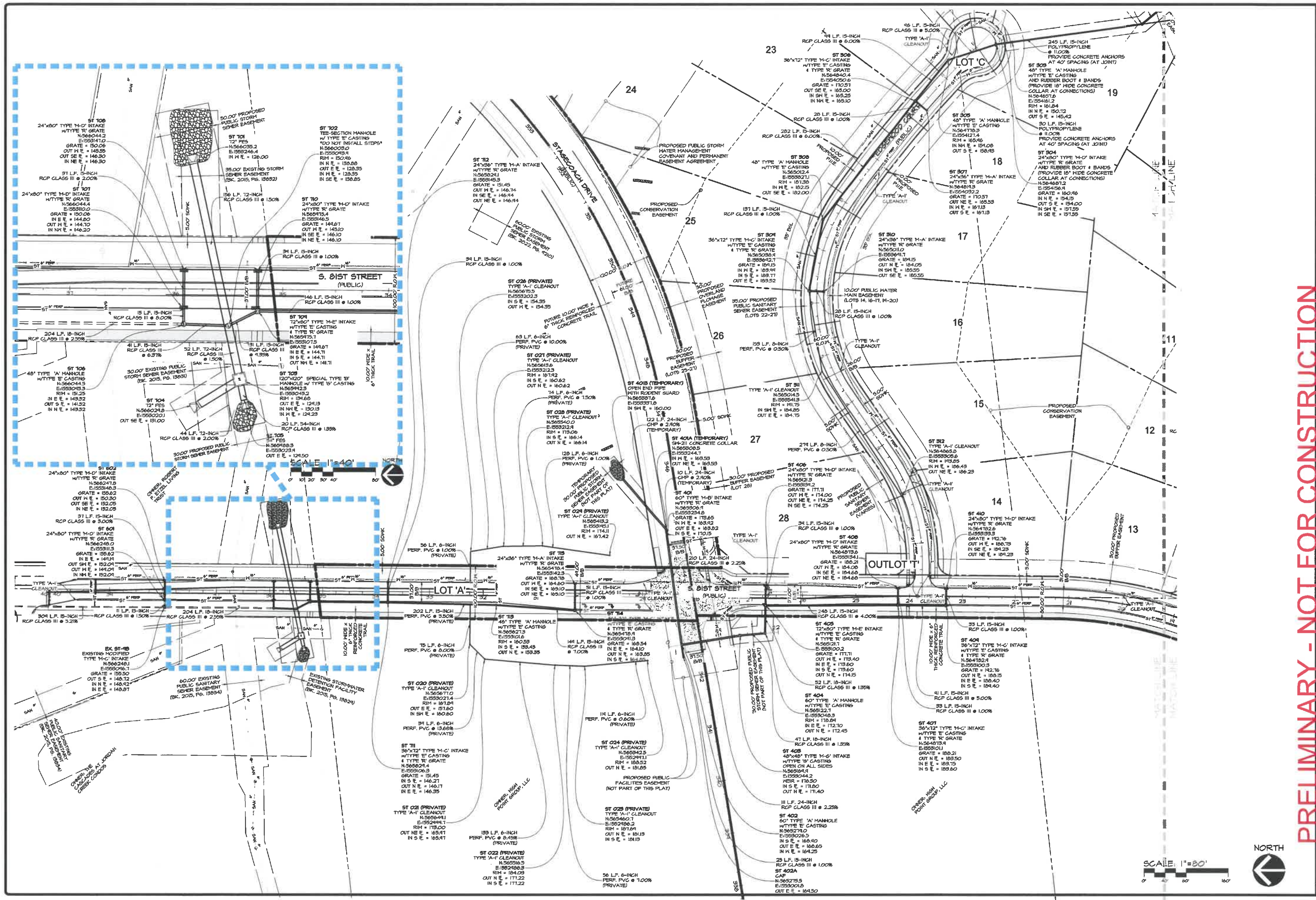


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**JORDAN RIDGE FLAT I**  
WEST DES MOINES, IOWA  
**STORM SEWER PLAN - OVERALL**



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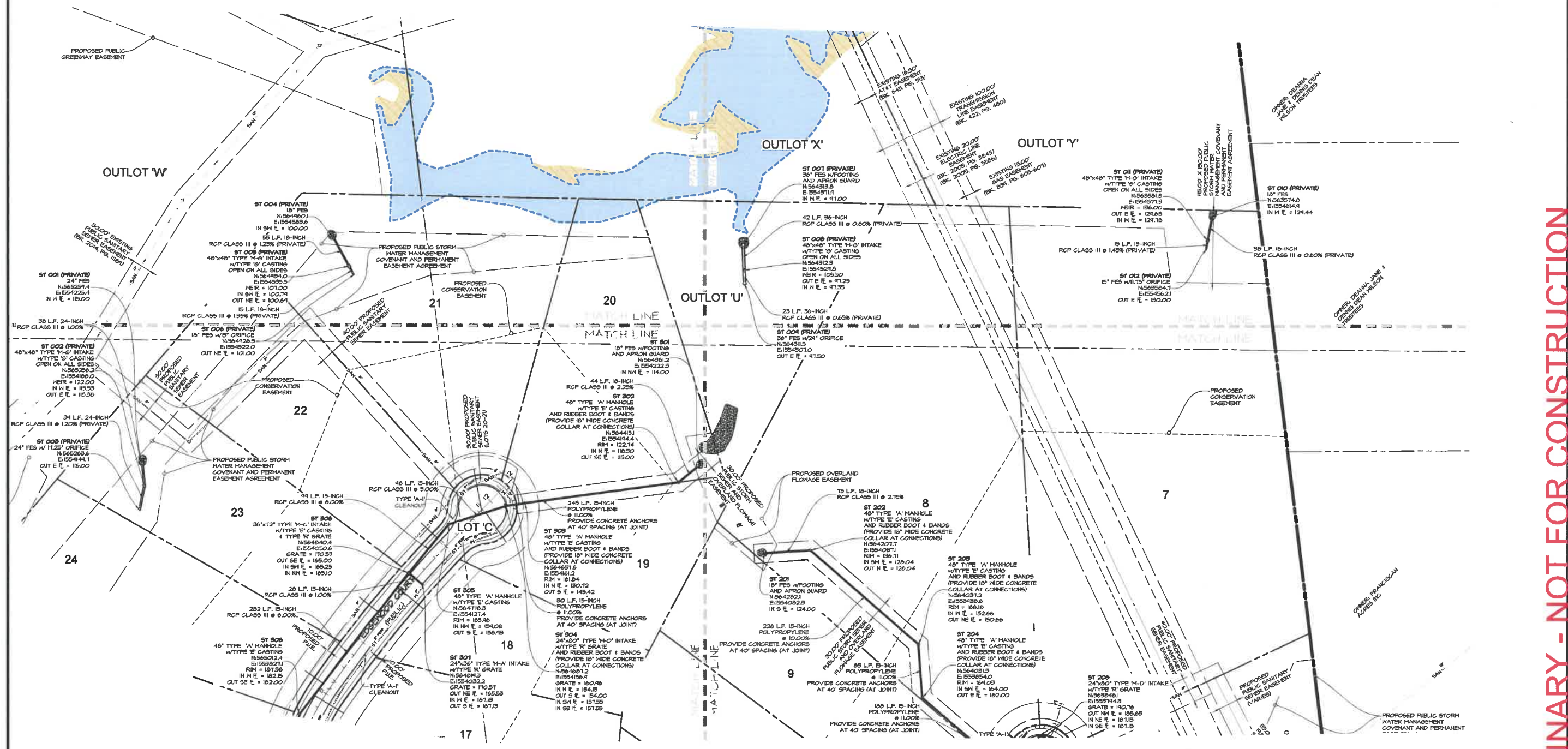
Civil Engineering Consultants, Inc.  
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DATE	DESCRIPTION
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2022-06-06	EIGHTH SUBMITTAL
2022-05-31	EIGHTH SUBMITTAL
2022-05-17	SEVENTH SUBMITTAL
2021-06-11	DATE OF SURVEY
EHA	DESIGNED BY
LIST	DRAWN BY

**JORDAN RIDGE FLAT I**  
 WEST DES MOINES, IOWA  
**STORM SEWER PLAN - NORTHWEST**

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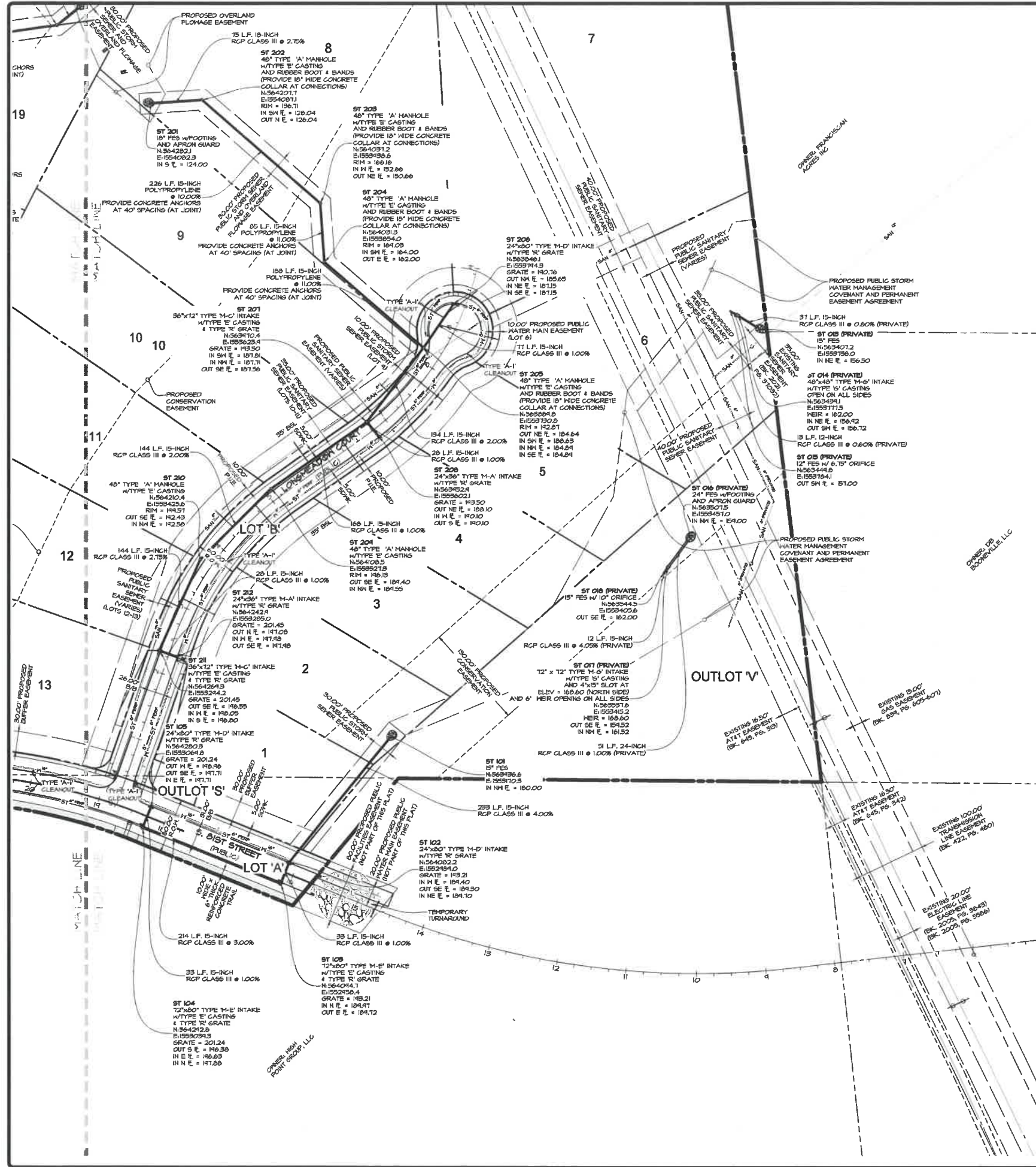
**JORDAN RIDGE PLAT I**  
 WEST DES MOINES, IOWA  
**STORM SEWER PLAN - EAST**

SHEET  
 OF 22  
 A-2069

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DATE:	2022-06-10 - TENTH SUBMITTAL	EIA	LIST
DATE:	2022-06-06 - NINTH SUBMITTAL		
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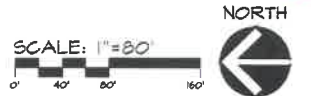
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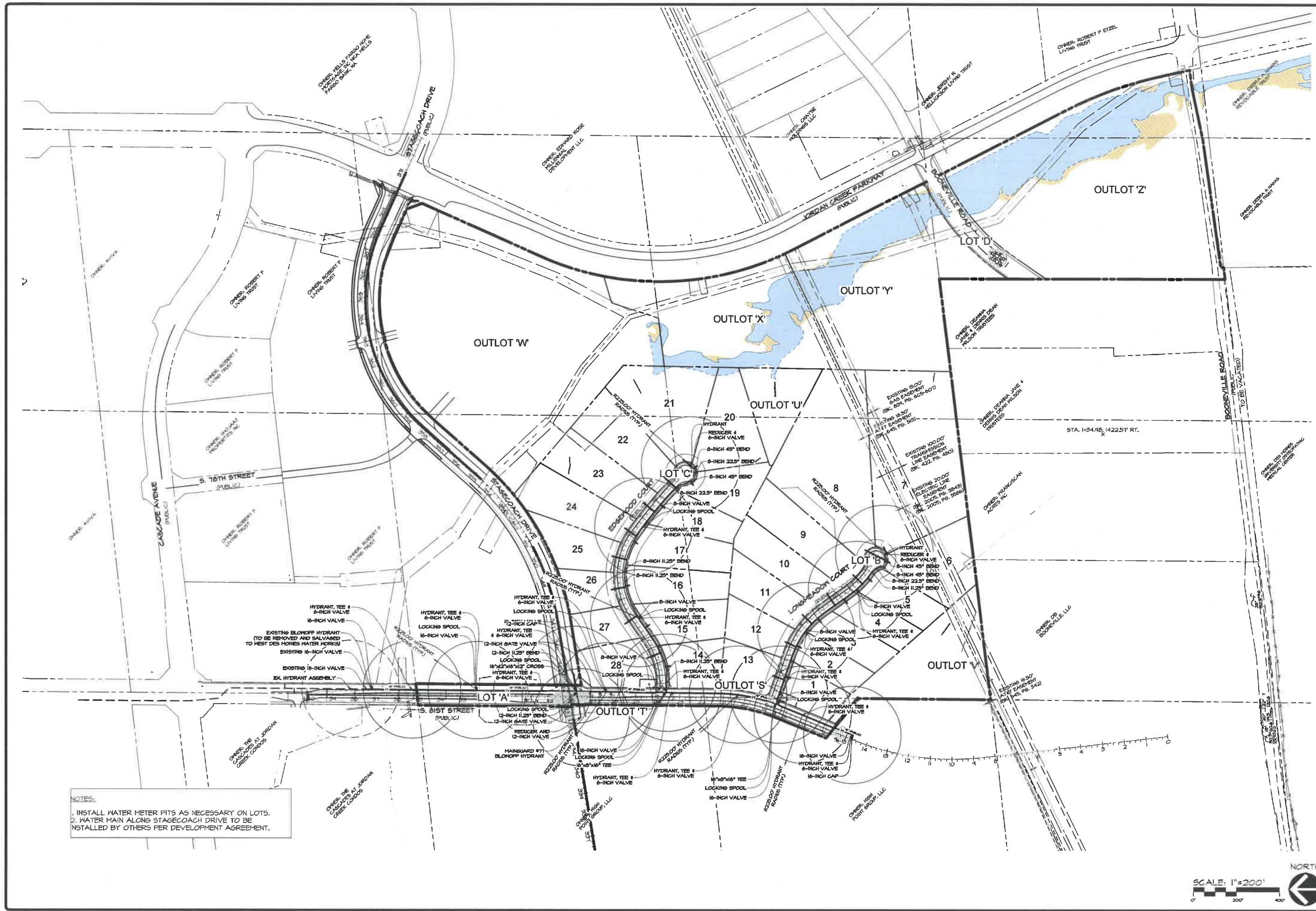
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JORDAN RIDGE FLAT I  
 WEST DES MOINES, IOWA  
 STORM SEWER PLAN - SOUTHWEST



SHEET  
 OF 22  
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NOTES:  
 1. INSTALL WATER METER PITS AS NECESSARY ON LOTS.  
 2. WATER MAIN ALONG STAGECOACH DRIVE TO BE INSTALLED BY OTHERS PER DEVELOPMENT AGREEMENT.

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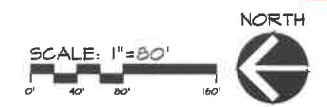
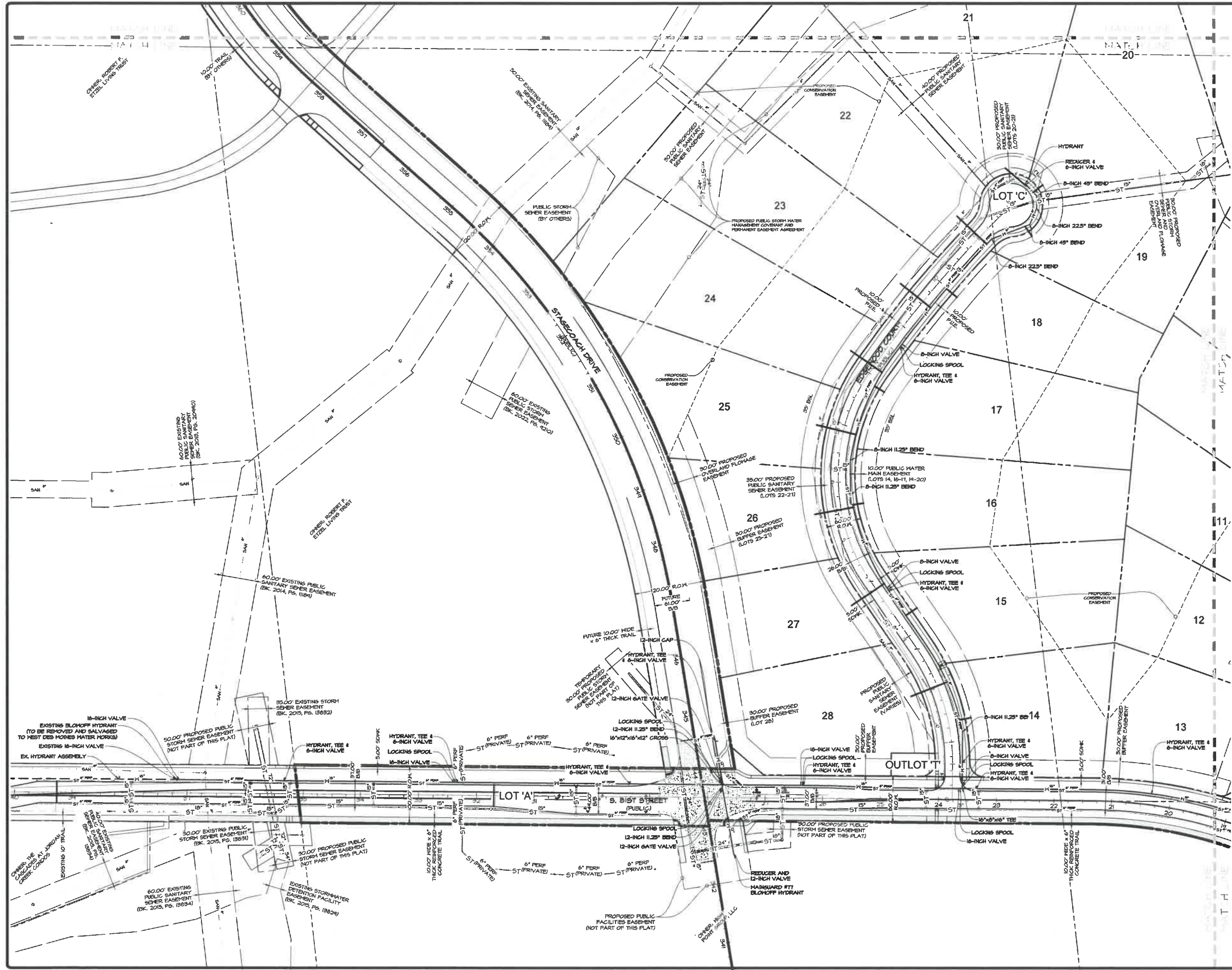
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DATE:	2022-05-31 - EIGHTH SUBMITTAL	DATE:	2022-05-11 - SEVENTH SUBMITTAL
DATE OF SURVEY:	2021-06-11	DATE OF SURVEY:	2021-06-11
DESIGNED BY:	EHA	DRAWN BY:	LKT

**JORDAN RIDGE FLAT 1**  
 WEST DES MOINES, IOWA  
**WATER MAIN PLAN - OVERALL**

SHEET  
 OF 22  
 A-2064



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JORDAN RIDGE PLAT I  
WEST DES MOINES, IOWA  
WATER MAIN PLAN - NORTH

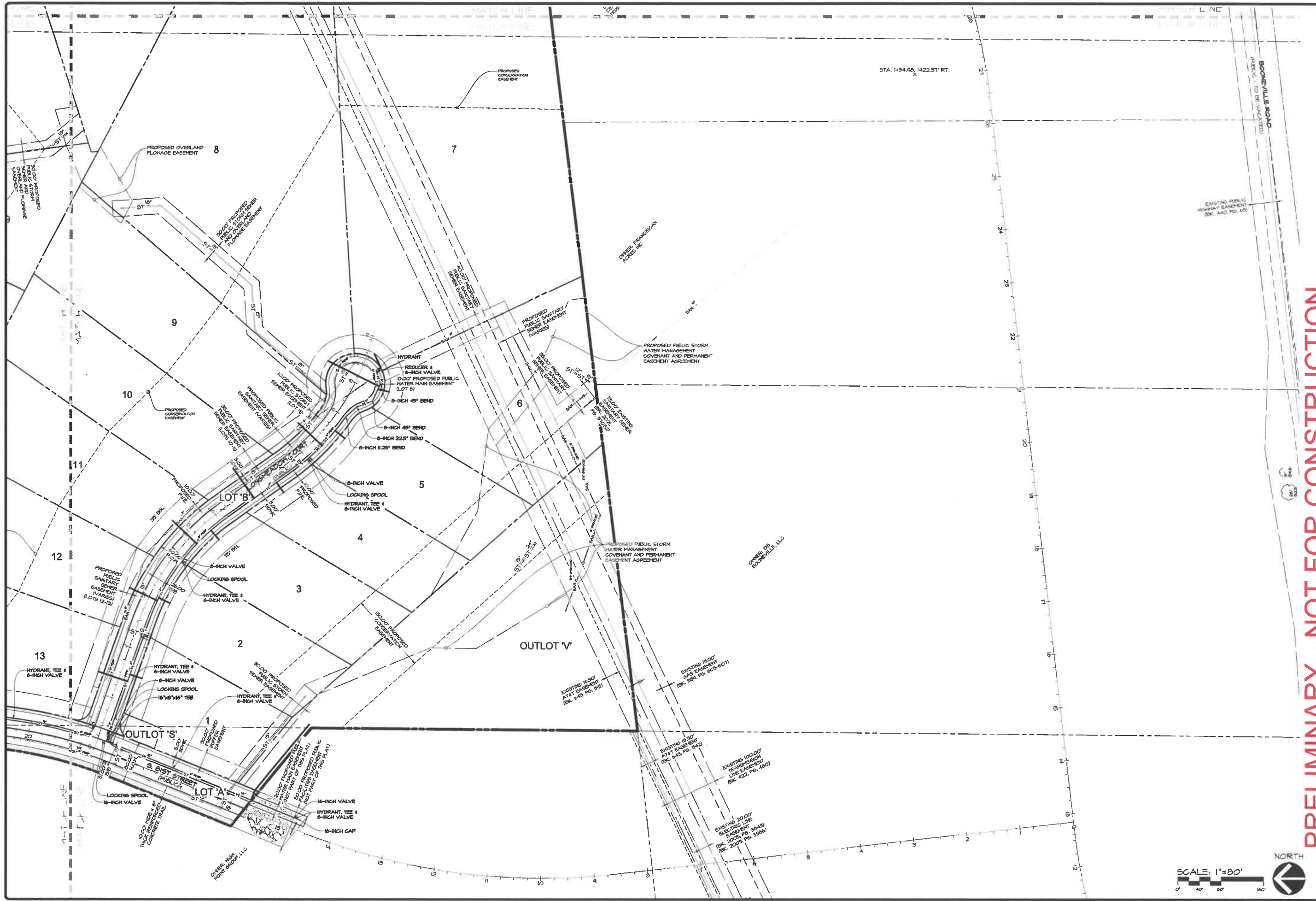
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OF 22  
A-2069

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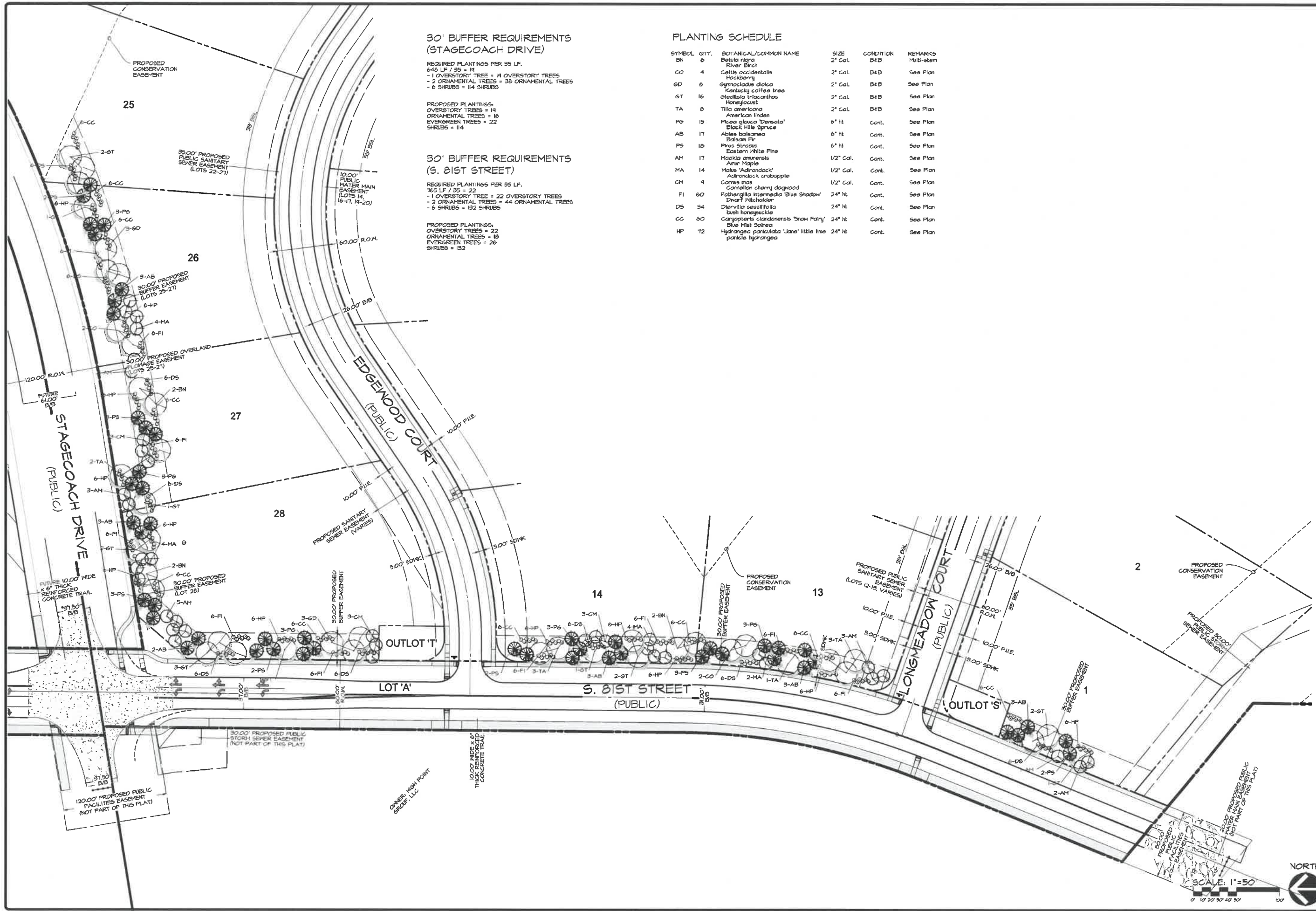
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JORDAN RIDGE PLAT 1  
WEST DES MOINES, IOWA  
WATER MAIN PLAN - SOUTH

DATE:	2022-06-10 - TENTH SUBMITTAL	EHA	LEKT
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**30' BUFFER REQUIREMENTS (STAGECOACH DRIVE)**

REQUIRED PLANTINGS PER 35 LF.  
 648 LF / 35 = 18  
 - 1 OVERSTORY TREE = 18 OVERSTORY TREES  
 - 2 ORNAMENTAL TREES = 36 ORNAMENTAL TREES  
 - 6 SHRUBS = 108 SHRUBS

PROPOSED PLANTINGS:  
 OVERSTORY TREES = 18  
 ORNAMENTAL TREES = 36  
 EVERGREEN TREES = 22  
 SHRUBS = 108

**30' BUFFER REQUIREMENTS (S. 81ST STREET)**

REQUIRED PLANTINGS PER 35 LF.  
 765 LF / 35 = 22  
 - 1 OVERSTORY TREE = 22 OVERSTORY TREES  
 - 2 ORNAMENTAL TREES = 44 ORNAMENTAL TREES  
 - 6 SHRUBS = 132 SHRUBS

PROPOSED PLANTINGS:  
 OVERSTORY TREES = 22  
 ORNAMENTAL TREES = 44  
 EVERGREEN TREES = 26  
 SHRUBS = 132

**PLANTING SCHEDULE**

SYMBOL	QTY.	BOTANICAL/COMMON NAME	SIZE	CONDITION	REMARKS
BN	6	Betula nigra River Birch	2" Cal.	B4B	Multi-stem
CO	4	Celtis occidentalis Hackberry	2" Cal.	B4B	See Plan
GD	6	Gymnocladus dioica Kentucky coffee tree	2" Cal.	B4B	See Plan
GT	16	Gleditsia triacanthos Honeylocust	2" Cal.	B4B	See Plan
TA	6	Tilia americana American Linden	2" Cal.	B4B	See Plan
PS	15	Picea glauca 'densata' Black Hills Spruce	6" ht	Cont.	See Plan
AB	17	Abies balsamea Balsam Fir	6" ht	Cont.	See Plan
PS	10	Pinus strobus Eastern White Pine	6" ht	Cont.	See Plan
AM	17	Acer amurense Amur Maple	1/2" Cal.	Cont.	See Plan
MA	4	Malus 'Adirondack' Adirondack crabapple	1/2" Cal.	Cont.	See Plan
CM	1	Cornus mas Cornelian cherry dogwood	1/2" Cal.	Cont.	See Plan
FI	60	Fothergilla intermedia 'Blue Shadow' 'Dwarf' Natchalder	24" ht	Cont.	See Plan
DS	54	Diervilla sessilifolia bush honeysuckle	24" ht	Cont.	See Plan
CC	60	Caryopteris clandonensis 'Snow Fairy' Blue Hill Spirea	24" ht	Cont.	See Plan
HP	72	Hydrangea paniculata 'Jane' little lime panicle hydrangea	24" ht	Cont.	See Plan

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DATE:	2022-06-10 - TENTH SUBMITTAL	DATE:	2022-06-10 - TENTH SUBMITTAL
DESIGNED BY:	BHA	DATE:	2022-05-31 - EIGHTH SUBMITTAL
DRAWN BY:	LKT	DATE:	2022-05-17 - SEVENTH SUBMITTAL
CHECKED BY:		DATE:	2021-06-11

**JORDAN RIDGE PLAT I**  
 WEST DES MOINES, IOWA  
**BUFFER PLAN**

SHEET  
**22**  
 OF 22  
 A-2069

**A RESOLUTION OF THE PLAN AND ZONING COMMISSION  
NO. PZC-22-020**

**WHEREAS**, pursuant to the provisions of Title 9, Zoning and Title 10, Subdivision Regulations of the West Des Moines Municipal Code, the applicant and property owners, High Point Group, L.L.C. and Jordan Ridge, L.L.C., requests approval of the Preliminary Plat for the purpose of subdividing that approximately 132-acre property generally located at the northwest corner of S. Jordan Creek Parkway and Booneville Road as depicted on the location map included in the staff report. The applicant proposes the creation of twenty-eight (28) lots for single family residential development, five (5) outlots for future development, one (1) outlot for storm water detention, two (2) outlots for residential subdivision entrance monument signs, and four (4) street lots to be dedicated to the city; and

**WHEREAS**, the Preliminary Plat complies with Iowa Code Chapters 354 and 414, 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 Preliminary Plat (PP-005334-2021) 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 June 13, 2022.

\_\_\_\_\_  
Jennifer Drake, 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 June 13, 2022, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

\_\_\_\_\_  
Recording Secretary