

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

Meeting Date: July 10, 2023

ITEM: Jordan Ridge Plat 2, Northwest corner of Booneville Road and S. Jordan Creek Parkway – Approve a Preliminary Plat to create 2 lots for Multi-Family Residential development and 1 Street Lot – Jordan Ridge, LLC – PP-006063-2023

Resolution: Approval of Preliminary Plat

Background: Ed Arp with Civil Engineering Consultants, on behalf of the applicant and property owner, Jordan Ridge, LLC, requests approval of a Preliminary Plat for the approximately 32.3-acre property generally located at the northwest corner of Booneville Road and S. Jordan Creek Parkway. The applicant proposes to subdivide the property into two (2) lots for Multi-Family Residential development and one (1) street lot to be dedicated to the City. No development plans for Lots 1 or 2 have been submitted to the City.

Staff Review & Comment:

- **Financial Impact:** There is no City funding of this project; however, there is staff time for processing of development application and inspections during construction.
- **History:** The Jordan Ridge Plat 2 preliminary plat area was platted as Outlot Z with Jordan Ridge Plat 1. The Jordan Ridge Plat 1 preliminary plat was approved by the City Council on June 20, 2022, and the final plat was approved on September 19, 2022. The City views 'outlots' as unbuildable until such time that they are replatted through the subdivision process.
- **Key Development Aspects:**
 1. **Riverview Drive:** The developer of this preliminary plat is responsible for construction of Riverview Drive through the property. Riverview Drive will be aligned with existing Eldorado Point on the east side of S. Jordan Creek Parkway. This street will initially be constructed as a cul-de-sac that will provide access to Lot 1 and Lot 2 created with this preliminary plat. Eventually, it is contemplated that this cul-de-sac will be connected to a future extension of Riverview Drive from S. 88th Street as the larger area develops. On the preliminary plat, Riverview Drive stops short of the property line; therefore, surety will need to be provided for the remainder of the public improvements from the west terminus of Riverview Drive to the west property line. Staff recommends a condition of approval of the preliminary plat requiring surety be submitted with the Jordan Ridge Plat 2 final plat.
 2. **Booneville Road:** It is anticipated that existing Booneville Road on the south side of this preliminary plat area will remain a rural cross section road until it is no longer needed for access by existing properties north and south of the road. Due to the unknown future of Booneville Road, the applicant will be required to execute an agreement and waiver for the future reconstruction of Booneville Road along the frontage of the Subject Property as deemed necessary in the future. This agreement and waiver will need to be executed with the Jordan Ridge Plat 2 final plat.

- Traffic Impact Study Findings: Because the land uses being considered for Lots 1 and 2 are the same as previously indicated, no new traffic study was completed for this preliminary plat. The findings of the traffic study completed for the Jordan Ridge Plat 1 preliminary plat still apply to this preliminary plat. Per that study, 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. 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. Comments regarding access locations and site circulation have been given to the applicant to be incorporated into future site plans.
- Developer Responsibilities: 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 development proposals:
 1. Street Extension: Riverview Drive, including all appurtenances and potential reconstruction of existing Booneville Road as indicated above.
 2. Sanitary Sewer Capacity Improvements: The existing sanitary sewer that serves the Jordan Ridge development and the larger “superblock” area was originally sized based on a large amount of low-density residential development within the area. The changes in land use from low-density residential to high density residential within the two lots being created with this plat (anticipated 367 dwelling units), as well as other properties to the north within the larger Jordan Ridge development designated for medium and high density residential (290 apartments and 28 townhomes) may result in sanitary sewer capacity issues. The property owners/developers will be asked to contribute their proportional share of any capacity improvements deemed necessary.
- Development & Planning Subcommittee: The intended platting of this property was included as an Upcoming Project at the June 5, 2023 Subcommittee meeting. Council Member McKinney questioned if the intended development of the two lots would place development west of the creek and away from S Jordan Creek Parkway. Engineering staff affirmed that between a sanitary sewer line and creek flood plain that the area adjacent to S Jordan Creek Parkway was essentially unbuildable and thus this development would push to the western side of the property and behind the trees that exist along S Jordan Creek Parkway. Staff did note that we had received an inquiry for the parcel immediately north of this subject area that would place one bi-attached townhome unit adjacent to S Jordan Creek Parkway, with the balance of the units located away from S Jordan Creek Parkway. Staff noted that we had yet to receive civil engineering plans, but it is anticipated that the developer will desire to keep as many of the trees within the property as possible.
- 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.

Planning and Zoning Commission Action:

Date: July 10, 2023

Vote:

Recommendation:

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

1. The applicant acknowledging that surety shall be provided for the future connection of Riverview Drive to the west property line of the Jordan Ridge Plat 2 area at the time of approval of the associated final plat.
2. An Agreement and Waiver shall be executed for the future reconstruction of Booneville Road along the frontage of the Subject Property at the time of approval of the associated Jordan Ridge Plat 2 final plat.
3. Applicant/developer acknowledge the proposed development may contribute to sanitary sewer loads exceeding those of the existing comprehensive plan and are greater than the existing infrastructure can accommodate. The applicant/developer further acknowledging that capacity improvements will be necessary and that the applicant/developer and/or future property owner(s)/developer(s) will be responsible for their proportionate share for the costs of said improvements.

Lead Staff Member: Brian Portz

Approval Meeting Dates:

Planning and Zoning Commission	July 10, 2023
City Council	

Staff Report Reviews:

Planning & 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	6/5/23
Recommendation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

Location Map



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

JORDAN RIDGE PLAT 2

WEST DES MOINES, IOWA
CITY PROJECT NO. PP-006063-2023

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



DATE:	2023-08-28 - 4TH SUBMITTAL	DATE:	2023-08-28 - 4TH SUBMITTAL
DESIGNED BY:	2023-06-20 - 3RD SUBMITTAL	DESIGNED BY:	2023-06-20 - 3RD SUBMITTAL
DRAWN BY:	2023-05-16 - 1ST SUBMITTAL	DRAWN BY:	2023-05-16 - 1ST SUBMITTAL
	2021-12-16		2021-12-16
	EHA		EHA
	LRN		LRN

PRELIMINARY - NOT FOR CONSTRUCTION

JORDAN RIDGE PLAT 2
WEST DES MOINES, IOWA
COVER

SHEET
OF
A-219A

OFFICIAL STAMP

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

PROJECT ENGINEER:
CODY WEAVER, P.E.
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, #12
DES MOINES, IOWA 50322
515-276-4884 EXT. #227
WEAVER@CECLAG.COM

PROPERTY OWNER:
JORDAN RIDGE, LLC
611 MONTICELLO DRIVE
BURLINGTON, IOWA 52601
CONTACT: MIKE PIERSON
PHONE: 319-572-0125
MIKE.PIERSON@PIERSONCORP.COM

PROPERTY APPLICANT:
JORDAN RIDGE, LLC
611 MONTICELLO DRIVE
BURLINGTON, IOWA 52601
CONTACT: MIKE PIERSON
PHONE: 319-572-0125
MIKE.PIERSON@PIERSONCORP.COM

EXISTING ZONING:
JORDAN RIDGE FUD

PROJECT CONTACTS

SANITARY SEWER
WEST DES MOINES PUBLIC SERVICES DEPARTMENT
560 S 161st ST
WEST DES MOINES, IA 50263
CONTACT: MIKE COUGHLON
PHONE: 515-222-3480

WATER MAIN
WEST DES MOINES WATER WORKS
1505 RAILROAD AVENUE
WEST DES MOINES, IA 50263
CONTACT: DAVE HARRIS
PHONE: 515-222-3460

STORM SEWER
WEST DES MOINES PUBLIC SERVICES DEPARTMENT
560 S 161st ST
WEST DES MOINES, IA 50263
CONTACT: MIKE COUGHLON
PHONE: 515-222-3480

NATURAL GAS UTILITY
MID AMERICAN ENERGY
666 GRAND AVENUE
DES MOINES, IA 50301
CONTACT: JIM KEISLAR
PHONE: 515-252-6472

ELECTRIC
MID AMERICAN ENERGY
666 GRAND AVENUE
DES MOINES, IA 50304
CONTACT: JIM KEISLAR
PHONE: 515-252-6472

TELEPHONE
CENTURY LINK
2103 E UNIVERSITY
DES MOINES, IA 50311
CONTACT: DAVE HARRIS
PHONE: 303-263-1250

BUILDING DEPARTMENT
4200 MILLS CIVIC PARKWAY, SUITE D
PO BOX 68320
WEST DES MOINES IA 50265-0320
PHONE: 515-222-3620

HEALTH DEPARTMENT
DALLAS COUNTY PUBLIC HEALTH
25141 N AVENUE
ADEL, IA 50003
PHONE: 515-993-3150

FIRE DEPARTMENT
3421 ASH/NORTH ROAD
WEST DES MOINES, IA 50265
PHONE: (515) 222-3420

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 WEAVER, IOWA LIC. NO. 25085 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
PAGES OR SHEETS COVERED BY THIS SEAL:



PRELIMINARY PLAT OF



VICINITY MAP
SCALE: 1" = 1000'

SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	COVER
2	NOTES
3	DETAILS
4	DIMENSION PLAN
5	GRADING PLAN
6	SANITARY PLAN
7	STORM PLAN
8	WATER PLAN

LEGAL DESCRIPTION
OUTLOT '2', JORDAN RIDGE PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 2022, PAGE 20842 AT THE DALLAS COUNTY RECORDERS OFFICE, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA.

BENCHMARKS
BM #194
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 = 81.57 MDM DATUM

BM #124
INTERSECTION OF JORDAN CREEK PARKWAY AND MILLS CIVIC PARKWAY, 169 +/- FEET EAST OF THE WEST END OF THE MEDIAN, IN THE CENTER OF 6 FEET GRASS MEDIAN IN MILLS CIVIC PARKWAY, 17 +/- FEET WEST OF THE ANGLE POINT IN THE CURB FOR THE WESTBOUND TURN LANE.
ELEVATION = 203.65 MDM DATUM

PROPOSED CONSTRUCTION SCHEDULE
GRADING ACTIVITIES: MAY 2023
UTILITY PLACEMENT: JUNE 2023
PAVEMENT: AUGUST 2023
PUNCH LIST ITEMS: SEPTEMBER 2023

GENERAL LEGEND	
PROPOSED	EXISTING
PLAT BOUNDARY	LOT LINE
SECTION LINE	SANITARY/STORM MANHOLE
LOT LINE	WATER VALVE
CENTERLINE	FIRE HYDRANT
EASEMENT LINE	STORM SEWER SINGLE INTAKE
FLARED END SECTION	STORM SEWER DOUBLE INTAKE
DRAIN BASIN OR SEDIMENT RISER	STORM SEWER ROUND INTAKE
DRAIN BASIN WITH SOLID GRATE	FLARED END SECTION
WATER VALVE	DECIDUOUS TREE
FIRE HYDRANT ASSEMBLY	CONIFEROUS TREE
BLOW-OFF HYDRANT	SHRUB
SCOUR STOP MAT	POWER POLE
TURF REINFORCEMENT MAT	STREET LIGHT
STORM SEWER WITH SIZE	GUY ANCHOR
WATER SEWER WITH SIZE	ELECTRIC TRANSFORMER
WATER SERVICE	GAS METER
PROPOSED CONTOUR	TELEPHONE RISER
SILT FENCE	SIGN
ADDRESS	UNDERGROUND TELEVISION
RIPRAP	UNDERGROUND ELECTRIC
FEMA 100-YEAR FLOOD PLAIN	UNDERGROUND GAS
FEMA 500-YEAR FLOOD PLAIN	UNDERGROUND FIBER OPTIC
10-INCH P.C.C. PAVING	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	SANITARY SEWER WITH SIZE
	STORM SEWER WITH SIZE
	WATER MAIN WITH SIZE
	EXISTING CONTOUR
	TREELINE
	BUILDING SETBACK LINE
	P.U.E. PUBLIC UTILITY EASEMENT
	M.O.E. MINIMUM OPENING ELEVATION
	U.N.O. UNLESS NOTED OTHERWISE

Q:\A-FILES\A-2100\A2139_C3D Drawings\Plat\PP\COVER.dwg, 6/28/2023 7:17:57 AM, smckinley, 1:1

GENERAL NOTES:

- 1. ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY...
A. CITY OF WEST DES MOINES: BEN MCALISTER 515-222-3475
B. JORDAN RIDGE, LLC
C. CIVIL ENGINEERING CONSULTANTS, INC. 515-276-4884
D. WEST DES MOINES WATER WORKS 515-222-3465
2. LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIES LOCATIONS...

SANITARY NOTES:

- 1. ALL CONNECTIONS TO EXISTING PUBLIC STRUCTURES SHALL BE CORE DRILLED.
2. EXISTING PIPES WITH NEW SERVICES INSTALLED SHALL BE TELEVIEWED AS PART OF FINAL INSPECTION.
3. SANITARY MANHOLE CORE SECTIONS MAY BE INSTALLED TO AVOID PLACING CASTINGS IN SIDEWALKS OR TRAILS.
4. RISER OR FACTORY CONNECTIONS ARE REQUIRED WHERE NEW PIPE IS SCHEDULED TO CONNECT TO EXISTING SANITARY SEWER.

STORM NOTES:

- 1. ALL STORM SEWER CONSTRUCTION SHALL BE BUILT IN ACCORDANCE WITH WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS.
2. ALL P.E.S. TO BE BUILT IN ACCORDANCE WITH "CITY OF WEST DES MOINES STANDARD SPECIFICATIONS FOR SUBDIVISIONS" INCLUDING FOOTINGS, THE LAST THREE SECTIONS AND APRON GUARDS, REFER TO IOWA STANDARD DWS 519.
3. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE CONNECTED TO PROPOSED STORM SEWER SYSTEM.

PAVING NOTES:

- 1. FOR MAINLINE PAVING, THE CONTRACTOR SHALL SUBMIT THE P.C.G. MIX SOURCE(S) TO THE WEST DES MOINES ENGINEERING SERVICES DEPARTMENT (BEN MCALISTER 222-3475) A MINIMUM OF 24 HOURS PRIOR TO PLACEMENT.
2. PROVIDE CURB DROPS FOR SIDEWALKS AT INTERSECTIONS. CURB DROPS FOR SIDEWALKS SHALL MEET ADA REQUIREMENTS.
3. IF ADDITIONAL PAVEMENT REMOVAL IS REQUIRED OTHER THAN STANDARD BOX CUT, FULL PANEL REMOVAL WILL BE REQUIRED. NO HALF PANEL REMOVAL WILL BE ALLOWED.

WATER NOTES:

- 1. ALL WATER MAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH 2023 EDITION OF SUDAS AND WEST DES MOINES WATER WORKS GENERAL SUPPLEMENTAL SPECIFICATIONS.
2. PIPE MATERIAL: ALPHA 6000 DRIP W/ TRACER WIRE AND DUCTILE IRON PIPE (DIP) AT CULVERT CROSSINGS. TRACER WIRE, NO. 12 AWG SOLID STEEL CORE HARD DRAWN EXTRA HIGH STRENGTH DIRECTIONAL DRILL TRACER WIRE UNDER PIPE, BRING TRACER WIRE TO SURFACE AT FIRE HYDRANTS, VALVES, AND NEW DEAD ENDS. CONNECT NEW TRACER WIRE TO EXISTING TRACER WIRE WITH WATER-PROOF SPLICE.
3. HYDRANTS SHALL BE SET 3 1/2 FEET FROM WATER MAIN EXCEPT WHERE CONFLICTS WITH SIDEWALKS.

WEST DES MOINES WATER WORKS STANDARD NOTES

- 1. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS, AVAILABLE AT: WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
2. ANY WATER USE FROM A HYDRANT, PUBLIC OR PRIVATE, REQUIRES THE USE OF A WEST DES MOINES WATER WORKS HYDRANT METER. CALL 515-222-3465 TO RESERVE A METER.
3. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS (515-222-3465) AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.

GRADING NOTES:

- 1. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
2. ALL SPOT ELEVATIONS ARE AT GUTTER, UNLESS NOTED OTHERWISE.
3. STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO RECEIVE STRUCTURAL FILL.
4. AREAS TO RECEIVE FILL TO BE BENCHED.
5. PREPARE BOTTOM OF BENCH FOR FILL BY DISCS 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 UNDERGUT AND RECOMPACTED WITH ON-SITE FILL.

DEMOLITION NOTES:

- 1. ALL DEMOLITION SHALL ADHERE TO THE CURRENT SUDAS SPECIFICATIONS FOR DEMOLITION FOUND IN SECTION III(D). PLEASE REFER TO SECTION III(D), 3.03 SPECIFICALLY FOR REMOVAL OF ANY FUEL STORAGE TANKS.
2. UNLESS DIRECTED OTHERWISE IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL:
A. REMOVE AND PROPERLY DISPOSE OF ALL STRUCTURES, TRASH, RUBBISH, BASEMENT WALLS, FLOORS, FOUNDATIONS, SIDEWALKS, STEPS AND DRIVEWAYS FROM THE SPECIFIED PARCEL.

QUANTITIES

SANITARY SEWER

- 301 L.F. 8-INCH SANITARY SEWER
3 EA. 48" SANITARY MANHOLE

STORM SEWER

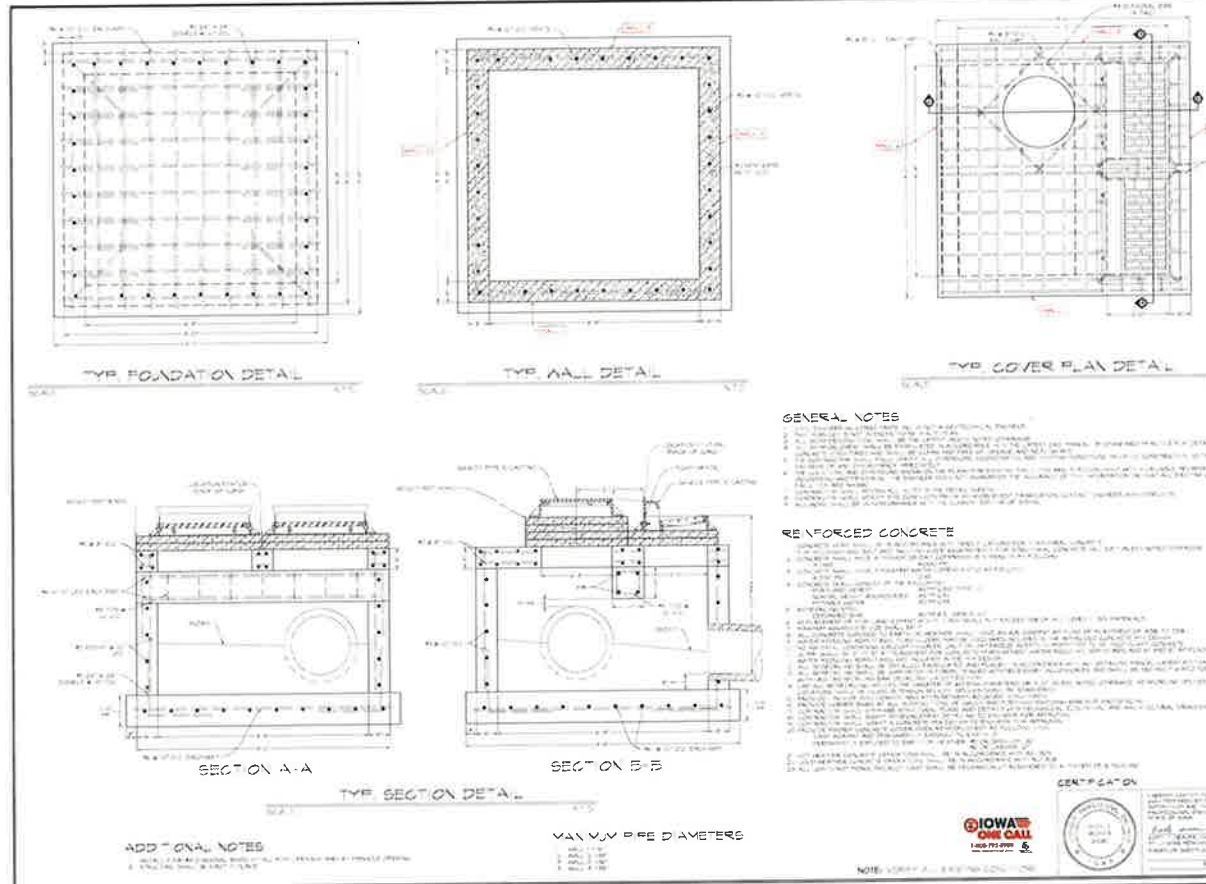
- 51 L.F. 8-INCH PVC
140 L.F. 15-INCH RCP CLASS III
30 L.F. 24-INCH RCP CLASS III
250 L.F. 30-INCH RCP CLASS III
1 EA. 8-INCH F.E.S.
1 EA. 24" AREA INTAKE
3 EA. 72" x 80" TYPE M-E INTAKE
2 EA. MODIFIED 12" x 80" TYPE M-E INTAKE
1 EA. 10' x 10' PRECAST BOX CULVERT
241 L.F. 10' x 10' PRECAST END SECTIONS
4 EA.

WATER MAIN

- 811 L.F. 12-INCH WATER MAIN (91 L.F. DUCTILE IRON PIPE)
2 EA. HYDRANT, TEE, AND 6-INCH VALVE
1 EA. MODIFIED HYDRANT, TEE, AND 6-INCH VALVE
2 EA. 12-INCH VALVE
1 EA. 16" x 12" TAPPING SLEEVE AND VALVE
4 EA. 10" x 12" 45° VERTICAL BEND
1 EA. 12-INCH CAP

PAVING

- 2644 S.Y. 7-INCH REINFORCED P.C.C. WITH CD BASKETS
2820 S.Y. SUBGRADE PREP. WORK
2 EA. SIDEWALK RAUPTS
154 L.F. 3-FOOT SIDEWALK
313 L.F. 10-FOOT x 6-INCH REINFORCED P.C.C. TRAIL
1 EA. TEMPORARY TURNAROUND (6" CLASS 'A' ROADSTONE)



PRELIMINARY - NOT FOR CONSTRUCTION

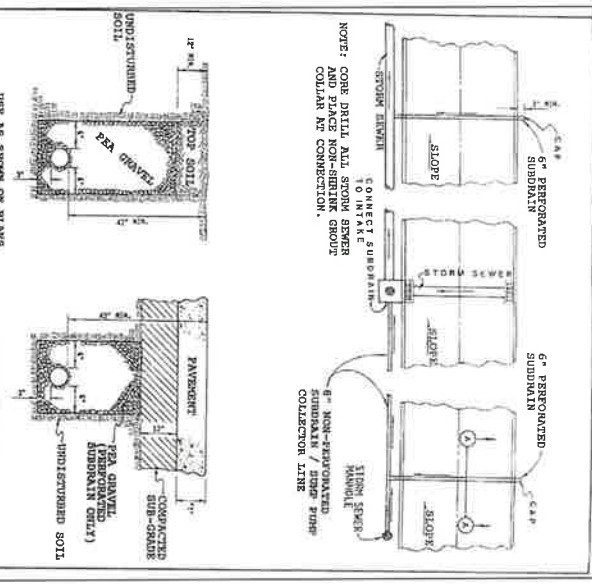
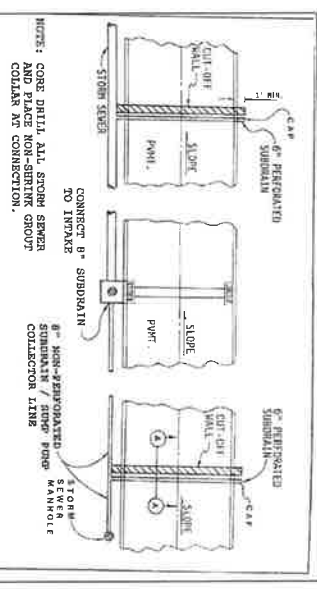
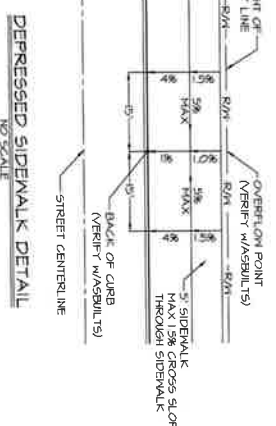
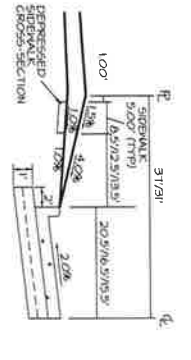
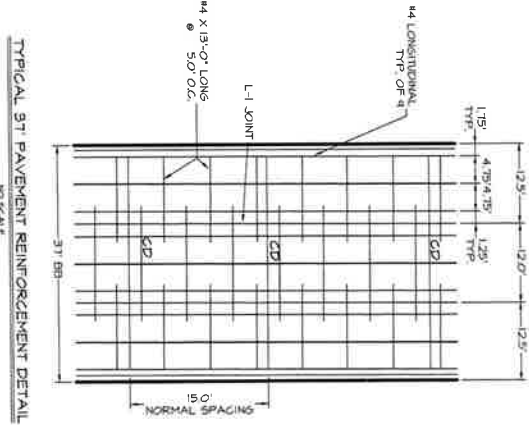
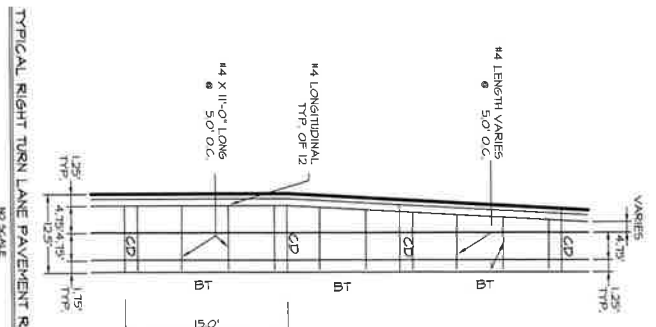
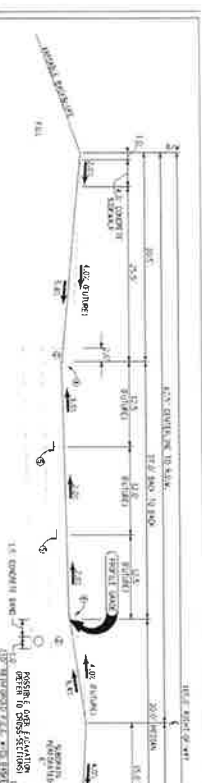
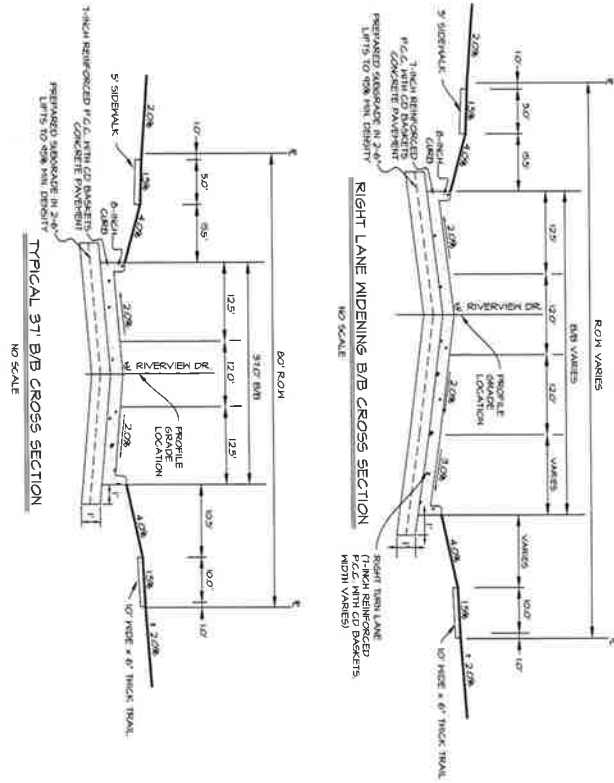
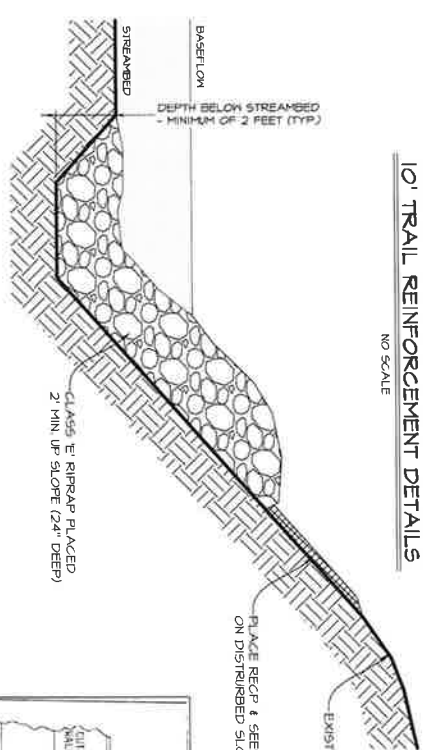
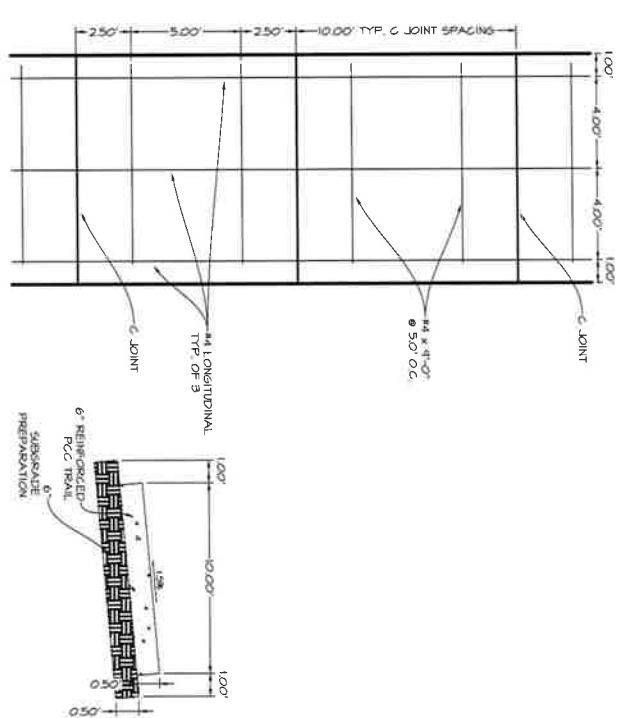
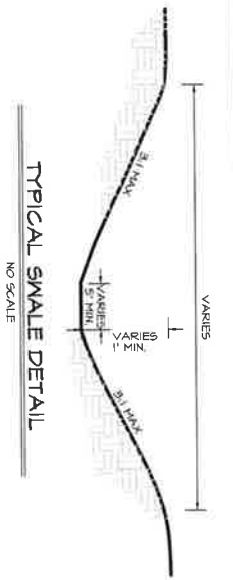
JORDAN RIDGE PLAT 2 WEST DES MOINES, IOWA

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



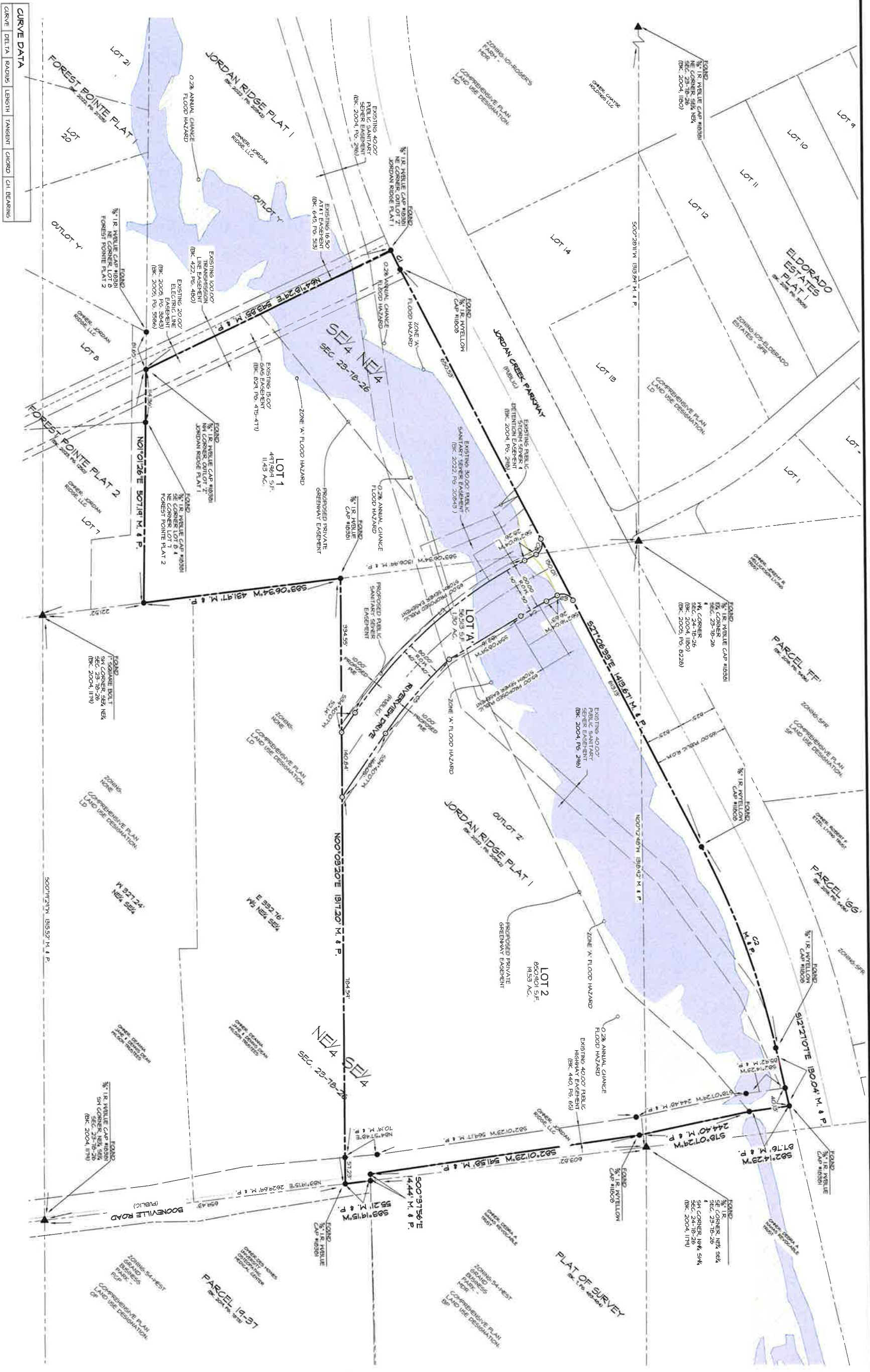
Table with columns: DATE, SUBMITTAL, and DESIGN BY. Includes dates from 2023-06-28 to 2023-09-16 and names like BEN MCALISTER.

NOTES



PRELIMINARY - NOT FOR CONSTRUCTION

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING



PRELIMINARY - NOT FOR CONSTRUCTION

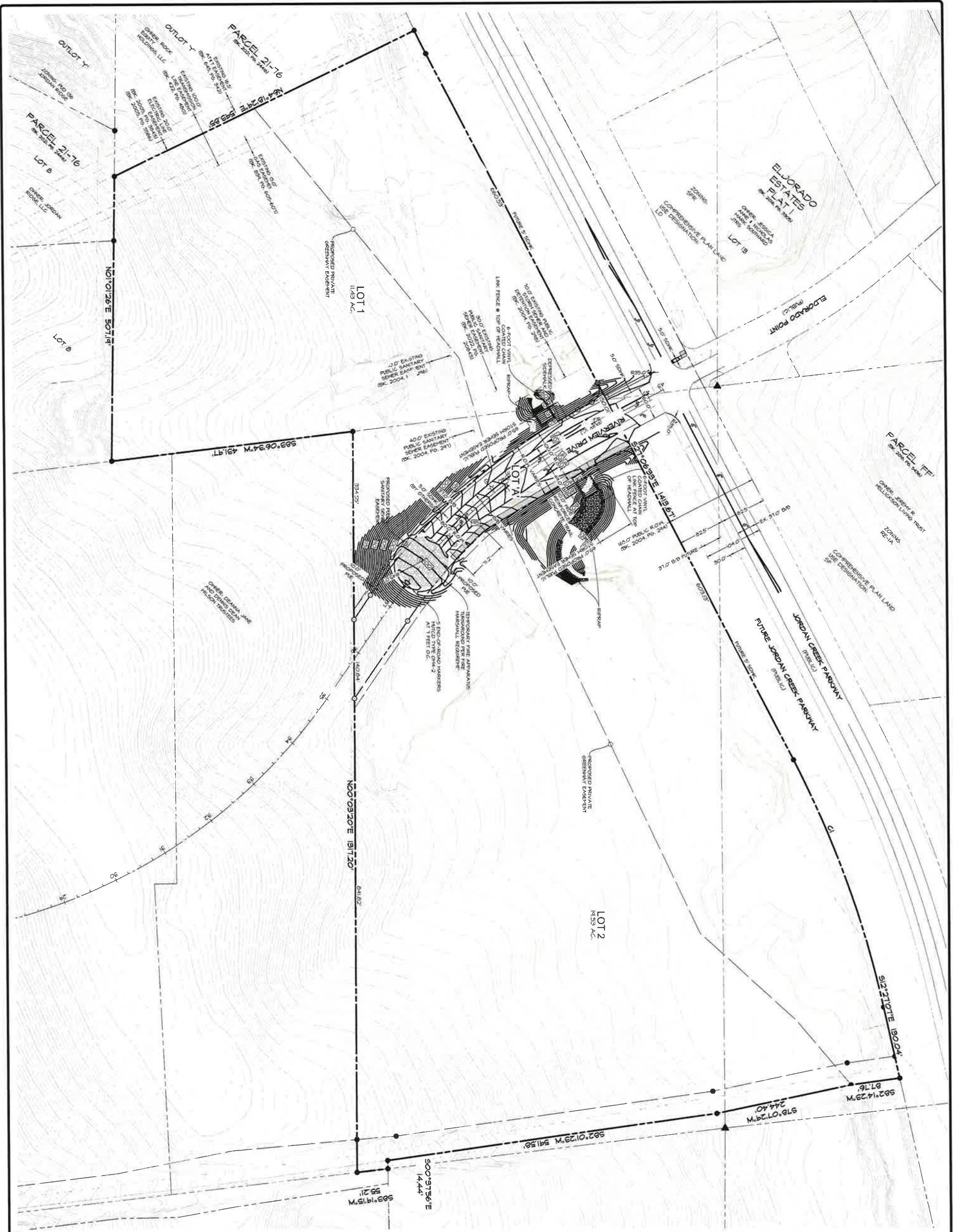
JORDAN RIDGE PLAT 2
WEST DES MOINES, IOWA
DIMENSION PLAN

DATE:	2023-06-28 - 4TH SUBMITTAL
	2023-06-20 - 3RD SUBMITTAL
	2023-06-07 - 2ND SUBMITTAL
	2023-05-16 - 1ST SUBMITTAL
DATE OF SURVEY:	2021-12-16
DESIGNED BY:	EHA
DRAWN BY:	LKN



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

SHEET
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OF
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A-2139



PRELIMINARY - NOT FOR CONSTRUCTION

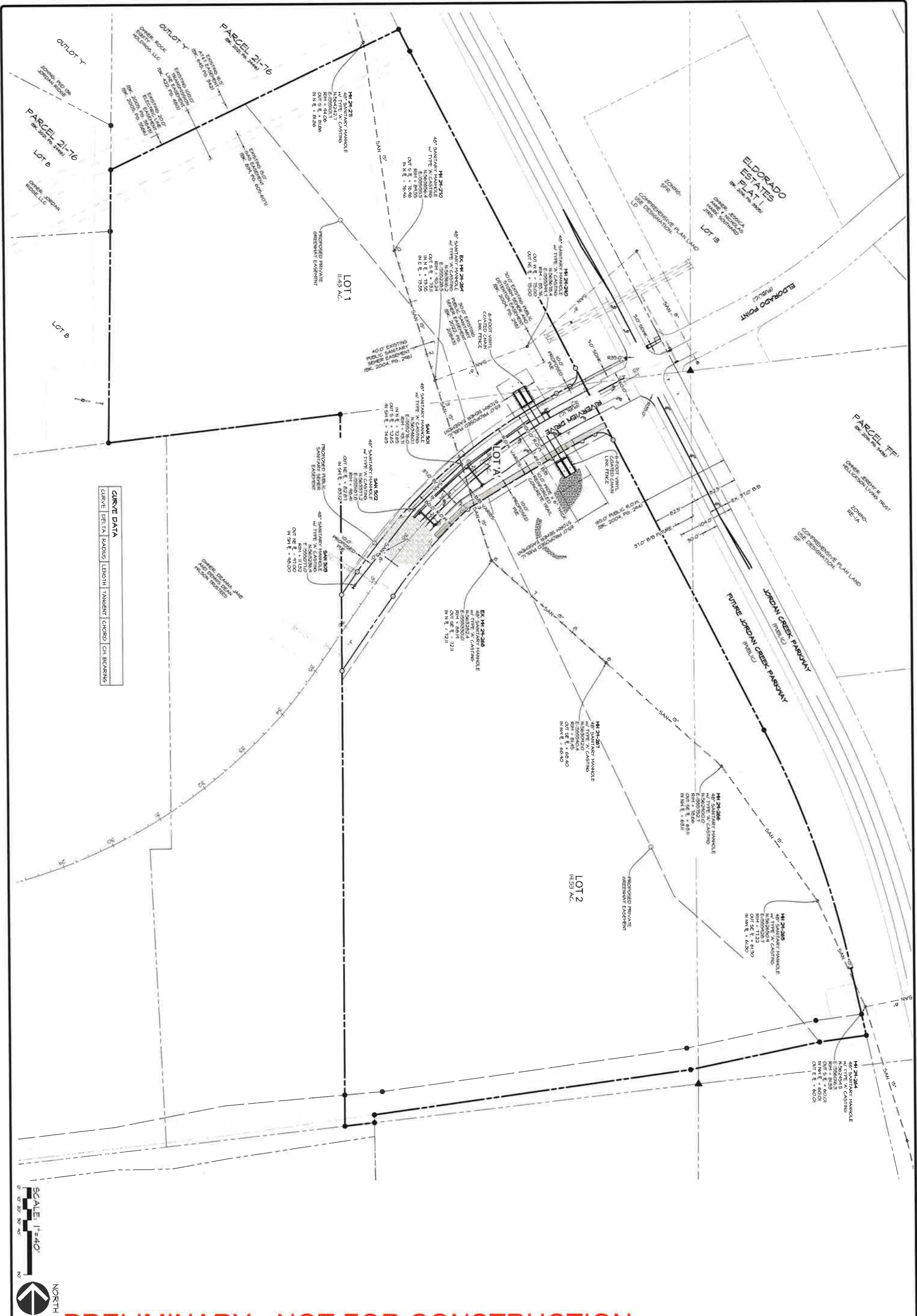
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OF 9
A-2139

JORDAN RIDGE PLAT 2
WEST DES MOINES, IOWA
GRADING PLAN

DATE:	2023-06-28 - 4TH SUBMITTAL
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DATE OF SURVEY:	2021-12-16
DESIGNED BY:	EHA
DRAWN BY:	LKW

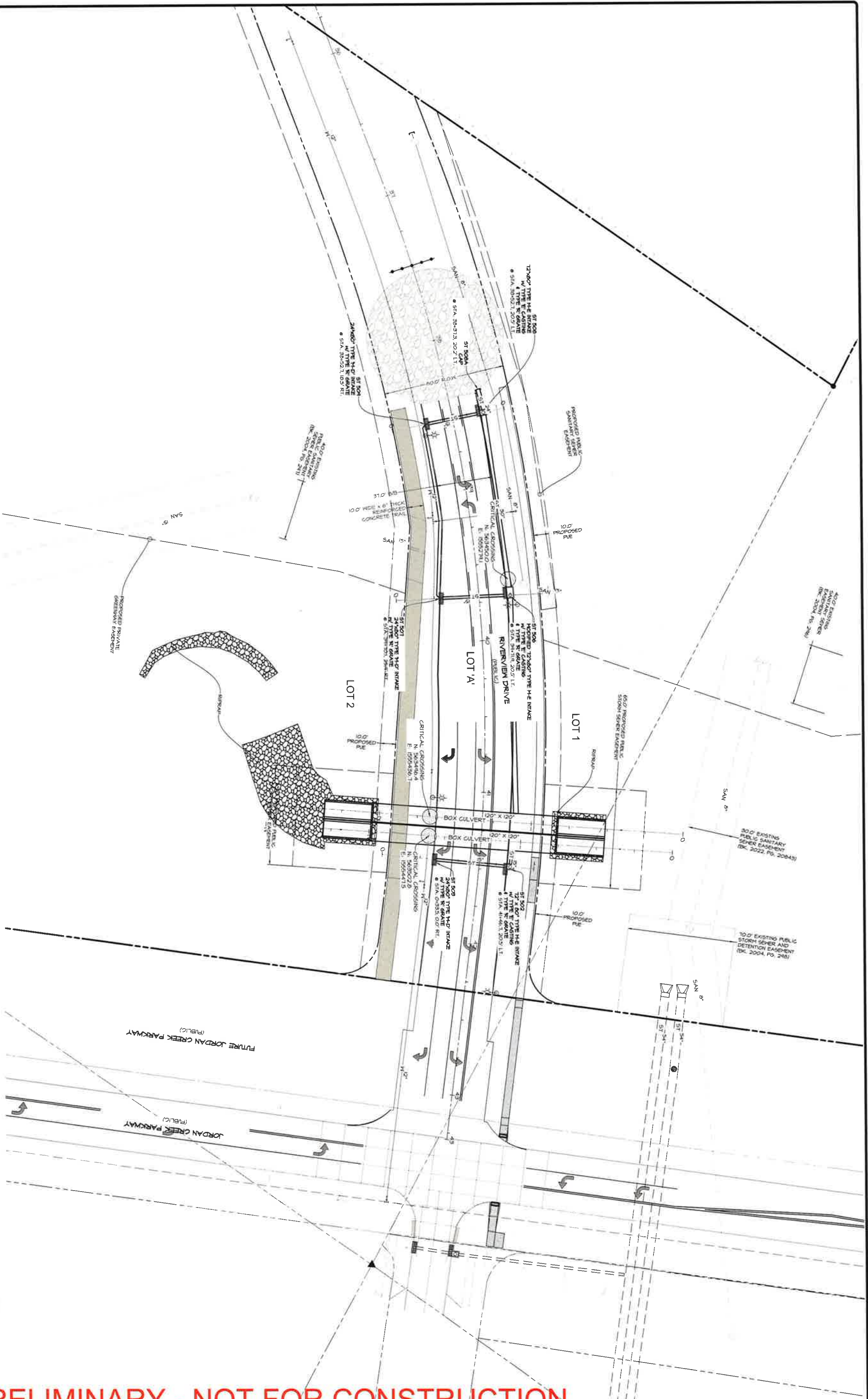


Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884 | mail@ceclac.com



PRELIMINARY - NOT FOR CONSTRUCTION

<p>SCALE: 1"=40'</p> <p>0 20 40</p>	<p>JORDAN RIDGE PLAT 2 WEST DES MOINES, IOWA</p> <p>SANITARY PLAN</p>	<table border="1"> <tr> <td>DATE:</td> <td>2023-06-28 - 4TH SUBMITTAL</td> </tr> <tr> <td></td> <td>2023-06-20 - 3RD SUBMITTAL</td> </tr> <tr> <td></td> <td>2023-06-07 - 2ND SUBMITTAL</td> </tr> <tr> <td></td> <td>2023-05-16 - 1ST SUBMITTAL</td> </tr> <tr> <td>DATE OF SURVEY:</td> <td>2021-12-16</td> </tr> <tr> <td>DESIGNED BY:</td> <td>EHA</td> </tr> <tr> <td>DRAWN BY:</td> <td>LKN</td> </tr> </table>	DATE:	2023-06-28 - 4TH SUBMITTAL		2023-06-20 - 3RD SUBMITTAL		2023-06-07 - 2ND SUBMITTAL		2023-05-16 - 1ST SUBMITTAL	DATE OF SURVEY:	2021-12-16	DESIGNED BY:	EHA	DRAWN BY:	LKN	<p>Civil Engineering Consultants, Inc. 2400 86th Street, Unit 12 - Des Moines, Iowa 50322 515.276.4884 - mail@ceclac.com</p>
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<p>9 SHEET</p> <p>OF 9</p> <p>A-2139</p>																	

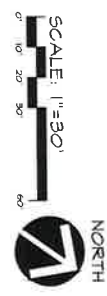
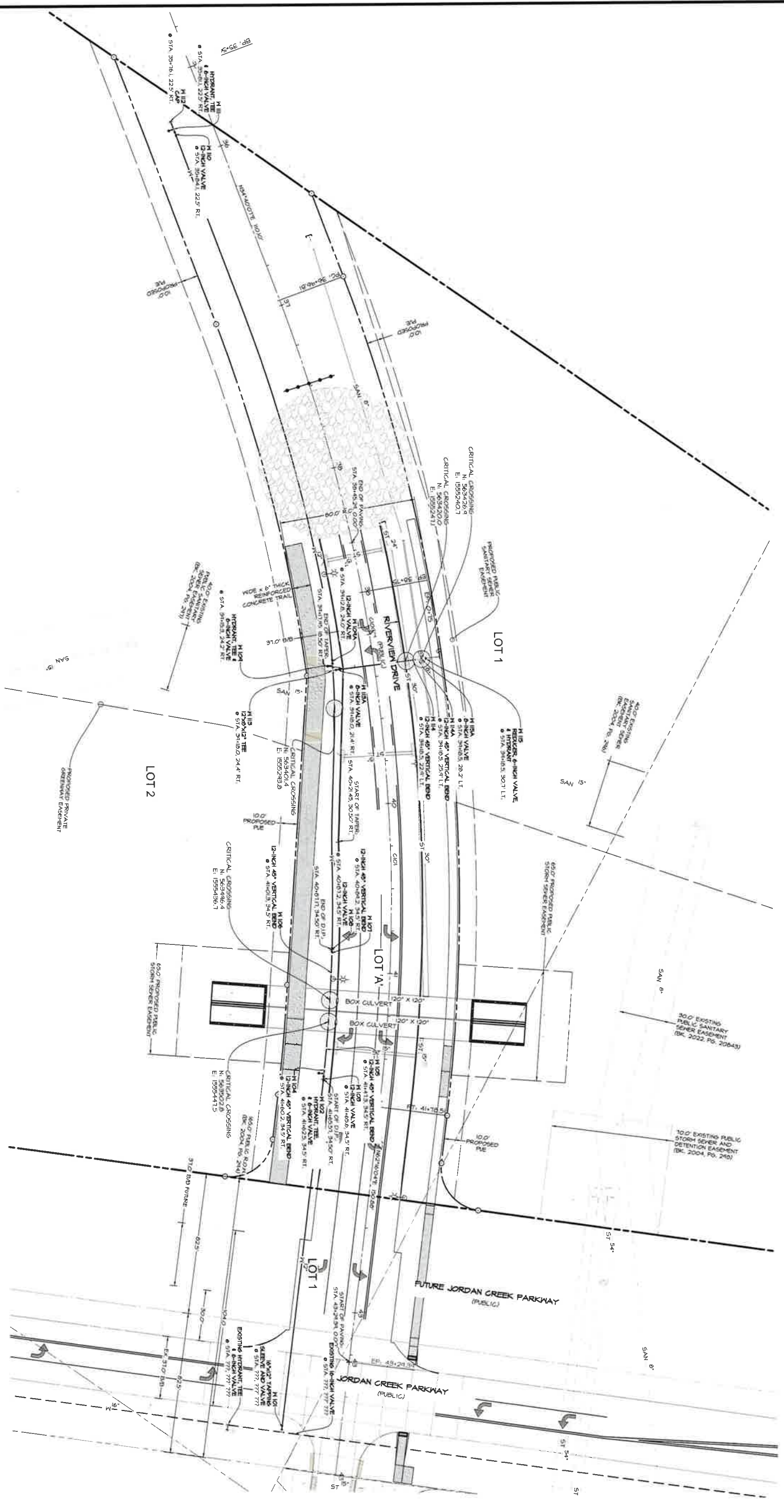


PRELIMINARY - NOT FOR CONSTRUCTION

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		2023-06-01 - 2ND SUBMITTAL	
		2023-05-16 - 1ST SUBMITTAL	
	DATE OF SURVEY:	2021-12-16	
	DESIGNED BY:	EHA	
	DRAWN BY:	LKN	

JORDAN RIDGE PLAT 2
 WEST DES MOINES, IOWA
STORM PLAN

SHEET 7 OF 8
 A-2139



PRELIMINARY - NOT FOR CONSTRUCTION

8
OF 8
SHEET
A-2139

JORDAN RIDGE PLAT 2
WEST DES MOINES, IOWA
WATER PLAN

DATE:	2023-06-28 - 4TH SUBMITTAL
	2023-06-20 - 3RD SUBMITTAL
	2023-06-07 - 2ND SUBMITTAL
	2023-05-16 - 1ST SUBMITTAL
DATE OF SURVEY:	2021-12-16
DESIGNED BY:	EHA
DRAWN BY:	LKH



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

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION
NO. PZC-23-041

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 owner, Jordan Ridge, LLC, requests approval of the Preliminary Plat for the purpose of subdividing that approximately 32.3-acre property generally located at the northwest corner of Booneville Road and S. Jordan Creek Parkway as depicted on the location map included in the staff report. The applicant proposes the creation of into two (2) lots for Multi-Family Residential development and one (1) street lot 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 Planning and Zoning Commission of the City of West Des Moines recommends the City Council approve the Preliminary Plat (PP-006063-2023) 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 July 10, 2023.

Andrew Conlin, Chair
Planning and Zoning Commission

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Planning and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting on July 10, 2023, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

Recording Secretary