LEGAL DESCRIPTION

A PARCEL OF LAND IN OUTLOTS P AND Q DAVIS ESTATES #1 OFFICIAL PLAT, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS F

BEGINNING AT THE NW CORNER OF OUTLOT P, DAVIS ESTATES #1 PLAT 1 AN OFFICIAL PLAT, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, THENCE N83°38'05"E, 103.82 FEET ALONG THE NORTH LINE OF SAID OUTLOT P TO A POINT, THENCE S00°31'46"W, 419.26 FEET ALONG THE WEST LINE OF KINGS VALLEY SUBDIVISION TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BEECHTREE DRIVE, THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1035.00 FEET, AN ARC LENGTH OF 88.11 FEET AND A CHORD BEARING OF S85°47'54"W ALONG SAID NORTH RIGHT-OF-WAY TO A POINT, THENCE S03°07'48"E, 70.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BEECHTREE DRIVE, THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 40.87 FEET AND A CHORD BEARING OF S46°18'01"E TO A POINT ON THE WEST LINE OF S. 84TH STREET, THENCE S00°31'46"W, 829.48 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT OF CURVATURE, THENCE SOUTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 835.00 FEET, AN ARC LENGTH OF 371.00 FEET AND A CHORD BEARING OF S07°46'28"E TO A POINT OF TANGENCY, THENCE S14°04'38"E, 271.06 FEET TO A POINT OF CURVATURE ON SAID WEST RIGHT-OF-WAY LINE, THENCE WESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, AN ARC LENGTH OF 54.98 FEET AND A CHORD BEARING OF S38°59'22"W TO A POINT OF TANGENCY ON THE NORTH RIGHT-OF-WAY LINE OF WISTFUL VISTA DRIVE, THENCE S75°55'22"W, 921.53 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT OF CURVATURE, THENCE WESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 640.00 FEET, AN ARC LENGTH OF 131.51 FEET AND A CHORD BEARING OF S82°14'07"W TO A POINT OF TANGENCY ON SAID NORTH RIGHT-OF-WAY LINE, THENCE N04°17'06"W, 291.60 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT OF CURVATURE, THENCE NORTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.50 FEET, AN ARC LENGTH OF 19.31 FEET AND A CHORD BEARING OF N44°11'51"W TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF S. 60TH STREET, THENCE N00°42'04"E, 70.46 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT, THENCE N00°47'48"E, 4.35 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT, THENCE N00°47'48"E, 1319.70 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING TO THE POINT OF BEGINNING AND CONTAINING 23.461 ACRES MORE OR LESS.

NOTES

1. ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY
   A. WEST DES MOINES CONSTRUCTION DIVISION (ALVIN CARPENTER 222-3480)
   B. BROADMOOR DEVELOPMENT
   C. CIVIL ENGINEERING CONSULTANTS, INC.
2. ALL DIMENSIONS ARE TO BACK OF CURB OUTSIDE OF BUILDING WALL AND TO PROPERTY LINES.
3. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT ENTIRE AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
4. PROVIDE 2' CONCRETE BOXOUT AROUND ALL INTAKES AND MANHOLES WITHIN PAVED AREAS
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WEST DES MOINES STANDARD SPECIFICATIONS FOR SUBDIVISIONS
6. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED
7. SIDEWALK & DRIVE APPROACH INSTALLATIONS TO BE INSPECTED BY CITY OF WEST DES MOINES ENGINEERING DEPARTMENT, MINIMUM 24 HOUR NOTICE
8. ALL DEBRIS SPILLED ON CITY R.O.W. AND ADJOINING PROPERTY SHALL BE REMOVED BY THE OWNER/CONTRACTOR IN TIMELY FASHION
9. ALL CONSTRUCTION WITHIN THE CITY OF WEST DES MOINES R.O.W. SHALL COMPLY WITH THE CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS
10. PAVEMENT THICKNESS SHALL BE 6" P.C.C. W/ 6" P.C.C. CURB & GUTTER
11. INGRESS-EGRESS WILL BE COVERED BY A BLANKET EASEMENT
12. ACCESS GATES WILL NEED KNOX BOX KEY SWITCHES AND PRE-EMPTION DEVICES
13. THE 4' PUBLIC SIDEWALK WILL BE INSTALLED AS PART OF THIS SITE PLAN.
14. A REPORT CERTIFIED BY A THIRD-PARTY RECOGNIZED TESTING AGENCY, ACCEPTABLE TO THE CITY SHALL BE SUBMITTED TO DOCUMENT THE THICKNESS AND STRENGTH OF PAVEMENT, THE SUB-GRADE COMPACTION, COMPLIANCE WITH METRO DESIGN STANDARDS FOR STREETS, AND THE STANDARDS LISTED IN THE WEST DES MOINES "OFF STREET PARKING ORDINANCE" FOR PRIVATE STREETS PARKING LOTS AND DRIVEWAYS
15. THE ATTACHED GARAGES AND THE GRADE LEVEL UNITS WILL BE ACCESSIBLE BY PERSONS WITH DISABILITIES. THE GARAGES WILL PROVIDE ADEQUATE LOADING AREAS AND CLEARANCES FOR PERSONS GETTING IN AND OUT OF THE VEHICLES PARKED IN THE GARAGE. THE GRADE LEVEL UNITS ARE ACCESSIBLE FROM THE GARAGES BY RAMPS OR SIMILAR.

ADDRESSING

EACH DWELLING UNIT WITHIN THE BUILDINGS ON THE SITE WILL BE ASSIGNED A PRESCRIBED ADDRESS BASED UPON THE BUILDING NUMBER, FLOOR AND UNIT NUMBER. THE BUILDING NUMBER BEING THE FIRST DIGIT(S) FOLLOWED BY THE FLOOR AND UNIT NUMBERS

SITE ADDRESS	BUILDING #	FLOOR	UNIT
6565 WISTFUL VISTA DR	3000	2	01
= 6565 WISTFUL VISTA DR, UNIT 3201			

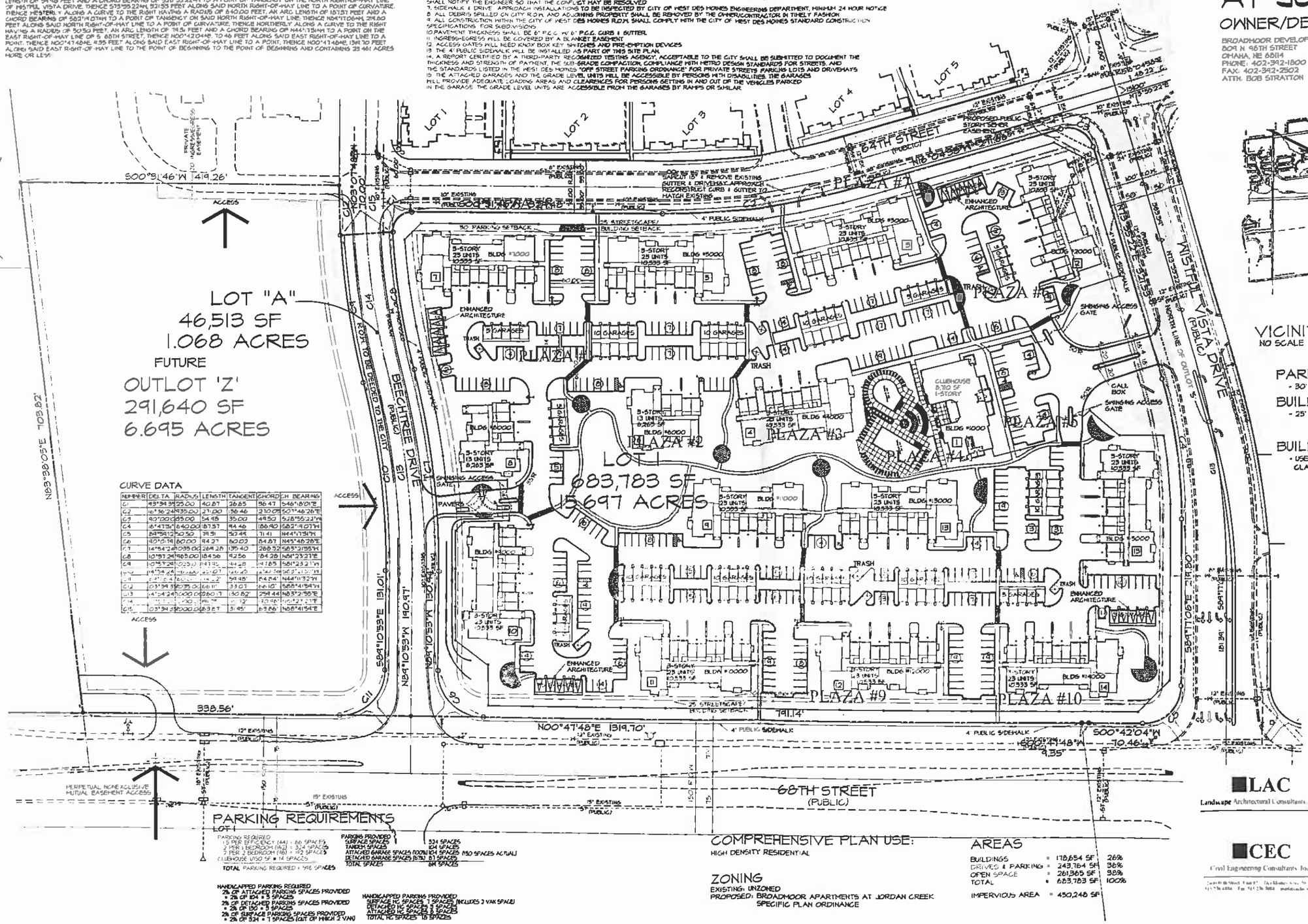
SITE PLAN/PRELIMINARY PLAT

BROADMOOR APARTMENTS AT JORDAN CREEK

OWNER/DEVELOPER/APPLICANT

BROADMOOR DEVELOPMENT
801 N. 96TH STREET
OMAHA, NE 68114
PHONE: 402-342-1800
FAX: 402-342-2502
ATTN: BOB STRATTON

ATTACHMENT C



VICINITY SKETCH

NO SCALE

NORTH

PARKING SETBACKS

- 30' FROM ALL PUBLIC RIGHTS-OF-WAY

BUILDING SETBACKS

- 25' FROM FROM PERIMETER BOUNDARY

BUILDING USES

- USES SHALL COMPLY TO THE UNDERLYING ZONING CLASSIFICATIONS OF HIGH DENSITY RESIDENTIAL

LEGEND

EXISTING/PROPOSED

- 57" STORM SEWER & SIZE
- 10" SANITARY SEWER & SIZE
- 16" WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- ALTERNATE PAVING
- (2100) UNIT NUMBER

CURVE DATA

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C1	93°34'39"	25.00	40.87	26.85	36.47	S46°18'01"E
C2	16°36'24"	835.00	241.00	121.08	240.26	S07°46'28"E
C3	90°00'00"	35.00	54.98	35.00	49.50	S38°59'22"W
C4	87°43'15"	640.00	815.31	494.49	738.40	S82°14'07"W
C5	88°59'12"	30.50	19.31	10.44	17.41	N44°11'51"W
C6	90°01'14"	60.00	94.27	60.02	84.87	N45°46'28"E
C7	16°54'24"	1035.00	304.28	153.40	303.32	S83°31'55"W
C8	10°57'24"	965.00	184.56	92.56	184.26	N84°23'21"E
C9	10°57'24"	1035.00	197.82	99.28	197.55	S84°23'21"W
C10	14°54'26"	1035.00	269.27	135.40	268.52	S83°31'55"W
C11	[illegible]	[illegible]	[illegible]	76.65	[illegible]	[illegible]
C12	03°34'39"	835.00	52.11	26.07	52.10	S85°41'54"W
C13	14°54'24"	1000.00	260.17	130.82	259.44	N83°31'55"E
C14	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C15	03°34'39"	1000.00	62.31	31.15	62.30	N85°41'54"E

PARKING REQUIREMENTS

LOT 1

PARKING REQUIRED
- 15 PER EFFICIENCY (44) = 66 SPACES
- 1 PER 1 BEDROOM (162) = 324 SPACES
- 2 PER 2 BEDROOM (48) = 192 SPACES
- CLUBHOUSE 1750 SF = 14 SPACES

TOTAL PARKING REQUIRED = 596 SPACES

PARKING PROVIDED
- SURFACE SPACES 334 SPACES
- TANDEM SPACES 224 SPACES
- ATTACHED GARAGE SPACES (100%) 104 SPACES (150 SPACES ACTUAL)
- DETACHED GARAGE SPACES (67%) 81 SPACES
- TOTAL SPACES 744 SPACES

HANDICAPPED PARKING REQUIRED
- 2% OF ATTACHED PARKING SPACES PROVIDED = 2% OF 104 = 3 SPACES
- 2% OF DETACHED PARKING SPACES PROVIDED = 2% OF 150 = 3 SPACES
- 2% OF SURFACE PARKING SPACES PROVIDED = 2% OF 334 = 7 SPACES (1 OUT OF WHICH 2 VAN)

HANDICAPPED PARKING PROVIDED
- SURFACE HC SPACES 7 SPACES (INCLUDES 2 VAN SPACE)
- DETACHED HC SPACES 3 SPACES
- ATTACHED HC SPACES 3 SPACES
- TOTAL HC SPACES 13 SPACES

COMPREHENSIVE PLAN USE:

HIGH DENSITY RESIDENTIAL

ZONING

EXISTING: UNZONED
PROPOSED: BROADMOOR APARTMENTS AT JORDAN CREEK SPECIFIC PLAN ORDINANCE

AREAS

BUILDINGS	= 178,654 SF	26%
DRIVES & PARKING	= 249,764 SF	36%
OPEN SPACE	= 261,365 SF	38%
TOTAL	= 683,783 SF	100%
IMPERVIOUS AREA	= 450,248 SF	

LAC
Landscape Architectural Consultants, Inc.

CEC
Civil Engineering Consultants, Inc.

NORTH
Scale: 1" = 60'

Broadmoor Apartments at Jordan Creek	
Dimension Plan	
DATE March 27, 2008	SHEET 1
REVISIONS	OF 6

A-1424