CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: May 4, 2015

ITEM:

Resolution – Approval Authorizing the Construction of Public Improvements (Sanitary Sewer)
West Lakes Office Park Plat 3, Lot 16
Ryan Companies

FINANCIAL IMPACT:

None at this time.

BACKGROUND:

During construction of the Merchants Bonding site, the contractor encountered numerous utility conflicts attempting to connect the building to the existing sanitary sewer stubbed to the site. Civil Engineering Consultants approached the City with a proposal for a new sanitary sewer stub that ties into a public sewer on the west side of Lake Drive. The sewer will be bored under Lake Drive so there will be no disruption to traffic flow. Said sewer is in a public easement on private property. The applicant will be required to fully restore the property. The private property owner is aware of the impending construction.

OUTSTANDING ISSUES:

None.

RECOMMENDATION:

City Council Adopt:

- Resolution Approval Authorizing the Construction of Public Improvements for West Lakes Office Park Plat 3,
  Lot 16.

Lead Staff Member: Duane C. Wittstock, P.E., L.S., City Engineer

STAFF REVIEWS

Department Director	Duane C. Wittstock, P.E., L.S., City Engineer
Appropriations/Finance	
Legal	Richard Scieszinski, City Attorney
Agenda Acceptance	RTG

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee			
Date Reviewed			
Recommendation	Yes	No	Split

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Resolution Authorizing the Construction of Public Improvements

WHEREAS, a Preliminary Plat was reviewed and approved by the City Council of West Des Moines, Iowa, at a meeting held on October 26, 1992, and said plat being described as follows:

West Lakes Office Park Plat 3, Lot 16

WHEREAS, a Final Plat for West Lakes Office Park Plat 3 was submitted for review by the City Council of West Des Moines, Iowa, on October 26, 1992 and was found to be generally consistent with the Preliminary Plat for West Lakes Office Park Plat 3.

WHEREAS, the West Des Moines City Council adopted a Resolution which approved a the Final Plat for West Lakes Office Park Plat 3 at their meeting on October 26,1992 subject to any conditions of approval and contingent upon construction and acceptance of all public streets and utilities.

WHEREAS, a Site Plan for the West Lakes Office Park Plat 3 located on Lot 16 of West Lakes Office Park Plat 3 has been submitted, reviewed and approved on September 22, 2014;

WHEREAS, public improvements will be necessary for the completion of the West Lakes Office Park Plat 3 project;

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

HEREBY APPROVE authorizing the construction of public improvements for Lot 16, West Lakes Office Park Plat 3, Lot 16.

PASSED AND APPROVED this **4th** day of **May, 2015.**

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson, City Clerk

PUBLIC IMPROVEMENTS DRAWINGS FOR

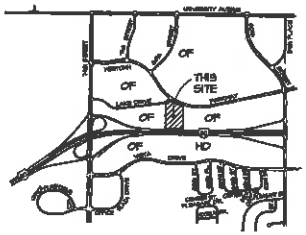
MERCHANTS BONDING

WEST DES MOINES, IOWA

LOT 16, WEST LAKES OFFICE PARK PLAT 3

RYAN COMPANIES US, INC., 14001 UNIVERSITY AVE #300, CLIVE, IA 50325

CONTACT: CRAIG THOMPSON PH: 304-8512



VICINITY SKETCH

NORTH

QUANTITIES

SANITARY SEWER

1.	100	L.F.	8-INCH SANITARY SEWER
2.	1	EA.	TYPE 1' SANITARY SEWER MANHOLE
3.	1	EA.	TYPE 'A' SANITARY SEWER MANHOLE

CERTIFICATION

LICENSED PROFESSIONAL ENGINEER PATRICK J. SHEPARD 12265 IOWA

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.

PATRICK J. SHEPARD, IOWA LIC. NO. 12265 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015

PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS 1 - 2

DRAWING INDEX

Sheet Number	Sheet Title
1	COVER
2	SANITARY SEWER PLAN & PROFILE

HORIZONTAL CONTROL

Point Name: MDM-HZ #3 Network Point ID: 2003
Designation: Dallas Co. GPS Control Monument 618 (set by NRKS in 2002)
Northing: 593166.0069ft Easting: 1560860.0069ft
Orthometric Height: 972.356ft Ellipsoid Height: 870.806ft Geoid09
Latitude: N41°35'00.92334" Longitude: W93°47'21.5661"
Mapping Angle: -0°11'30" Combination Scale Factor: 0.9999310170
Monument Type: 5/8" x 6'-0" long aluminum rod with stamped cap and NGS style access cover.

Point Name: MDM-HZ #4 Network Point ID: 2004
Designation: West Des Moines GPS Control Pt. - MDM-HZ #4
Northing: 574949.2369ft Easting: 1560618.2169ft
Orthometric Height: 1012.406ft Ellipsoid Height: 911.046ft Geoid09
Latitude: N41°33'21.76674" Longitude: W93°47'40.74528"
Mapping Angle: -0°12'36" Combination Scale Factor: 0.9999128041
Monument Type: 3/4" x 4'-0" long Berntsen Top Security Rod monument with a 2-1/2" dia. domed survey cap and permanent magnet encased in a white PVC pipe with a NGS style alum. access cover.

NOTES:

1. ALL CONNECTIONS TO EXISTING PUBLIC STRUCTURES NEED TO BE CORE DRILLED.
2. ALL PUBLIC SEWERS CONSTRUCTED AS PART OF THIS PLAT WILL NEED TO BE TELEVISED BY THE CITY AS PART OF THE FINAL INSPECTION. CONTACT THE PUBLIC WORKS DEPARTMENT (RON WIESE 222-3480) TO SCHEDULE TELEVISING.
3. 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 CONSTRUCTION DIVISION -CLINT CARPENTER (222-3480) TO OBTAIN APPLICABLE CITY PERMITS THAT MAY BE NECESSARY.
4. 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 AND THE DES MOINES METROPOLITAN DESIGN STANDARDS MANUAL WITH WEST DES MOINES ADDENDA.
5. COORDINATE STAGING AND TRAFFIC CONTROL WITH WDM EMERGENCY SERVICES.
6. LANE CLOSURE NOTICES MUST BE SUBMITTED TO CITY OF WDM PUBLIC WORKS FOR APPROVAL A MINIMUM OF 48 HOURS IN ADVANCE OF CLOSURE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LEASES NEEDED TO CONSTRUCT THIS PROJECT.
8. THE LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON THIS PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIED LOCATIONS. CIVIL ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE THE LOCATION OF EXISTING FACILITIES AS SHOWN, OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING THIS AREA, AND IOWA ONE CALL, TO DETERMINE THE EXTENT AND PRECISE LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION BEGINS.
9. THE CONTRACTOR SHALL PROTECT EXISTING ON-SITE FACILITIES FROM DAMAGE RESULTING FROM THE CONTRACTOR'S WORK. IF DAMAGE, BREAKAGE, INTERRUPTION OF SERVICE, ETC. OF EXISTING FACILITES DOES OCCUR THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE UTILITY'S OWNER.
10. THE CONTRACTOR SHALL RECONNECT ALL FIELD TILE INTERCEPTED DURING CONSTRUCTION.
11. CIVIL ENGINEERING CONSULTANTS, INC. IS NOT A GEOTECHNICAL ENGINEER.
12. IF THERE IS A DISCREPANCY BETWEEN THE DETAILED PLANS AND QUANTITIES SUMMARY PLEASE CONTACT CIVIL ENGINEERING CONSULTANTS, INC.
13. ALL TRENCH BACKFILL SHALL BE 95% STANDARD PROCTOR DENSITY.
14. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE FOR INSPECTIONS AS NEEDED.
15. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH M.U.T.C.D.
16. ALL SUBGRADE PREPARATION SHALL BE PROOF ROLLED AND COMPACTED TO 95% PROTOR DENSITY, -3% - +4% FROM OPTIMUM MOISTURE CONTENT.
17. RESTORE LAWN ON WEST SIDE OF LAKE DRIVE WHEN CONSTRUCTION IS COMPLETE.

GENERAL LEGEND

PROPOSED	EXISTING
FLAT 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
SUBDRAIN	UNDERGROUND GAS
	UNDERGROUND FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	SANITARY SEWER WITH SIZE
	STORM SEWER WITH SIZE
	WATER MAIN WITH SIZE
	SUBDRAIN
	EXISTING CONTOUR
	TREELINE
	B.S.L. BUILDING SETBACK LINE
	P.U.E. PUBLIC UTILITY EASEMENT
	M.O.E. MINIMUM OPENING ELEVATION
	PROPOSED LIGHT POLE

BENCH MARK

CITY OF WEST DES MOINES B.M. #021
INTERSECTION OF JORDAN CREEK PARKWAY AND THE NORTH RAMP OF NORTHWESTERN COURSE OF INTERSECTION, 43 FEET WEST OF THE NORTHWEST RAMP-OF-WAY FENCE CORNER, 150 FEET EAST OF CENTERLINE OF JORDAN CREEK PARKWAY IN PAVEMENT, APPROX. 15 FEET SOUTH.
STANDARD BENCHMARK.

NAVD88 DATUM ELEVATION ——— 979.78
M.D.M. DATUM ELEVATION ——— 205.75

CITY OF WEST DES MOINES B.M. #041
INTERSECTION OF UNIVERSITY AVENUE AND JORDAN CREEK PARKWAY, NORTHWEST CORNER OF INTERSECTION, 315 FEET EAST OF THE CENTERLINE OF JORDAN CREEK PARKWAY, 330 FEET SOUTH OF THE CENTERLINE OF UNIVERSITY AVENUE.
STANDARD BENCHMARK

NAVD88 DATUM ELEVATION ——— 972.64
M.D.M. DATUM ELEVATION ——— 198.65

IOWA ONE CALL 1-800-292-8989

CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@cecdsm.com

DATE:	REVISIONS	COMMENTS
APRIL 24, 2015	1	
	2	
	3	
	4	
	5	
	6	

DATE OF SURVEY: JAN. 07, 2015
DESIGNED BY: S.J.D
DRAWN BY: R.J.D

MERCHANTS BONDING
WEST DES MOINES, IOWA

COVER

SHEET 1 OF 2

A1001

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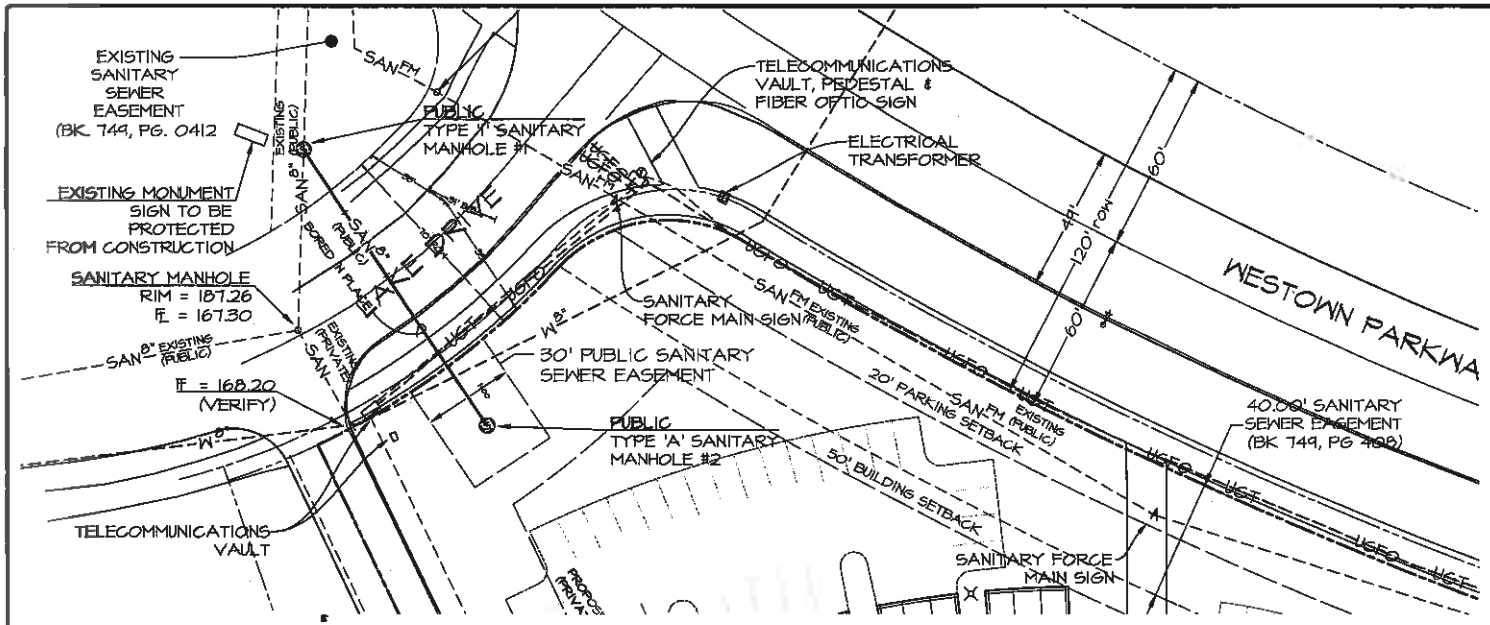
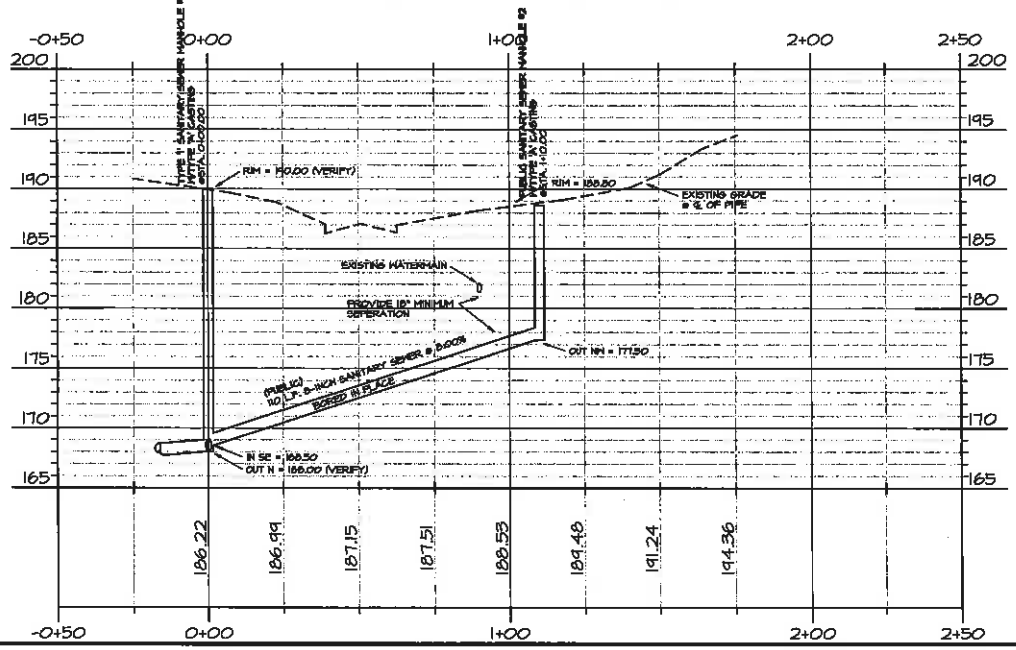
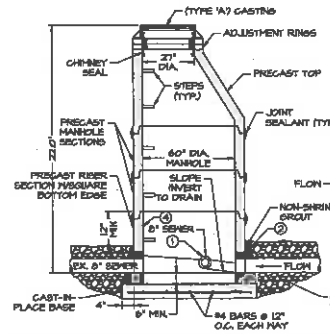
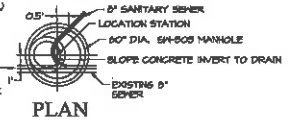






TYPICAL SECTION TYPE 'T' MANHOLE

1. FOR NEW PIPE CONNECTIONS, PROVIDE CORED OPENING WITH FLEXIBLE PIPE CONNECTOR.
2. FOR EXISTING PIPE CONNECTIONS, PROVIDE AN ARCHED OPENING WITH A DIAMETER UP TO 6 INCHES LARGER THAN OUTSIDE DIAMETER OF PIPE. INSTALL WATERSTOP AROUND EXISTING PIPE. FILL VOID BETWEEN PIPE AND OPENING WITH NON-SHRINK GROUT.
3. FOR ADDITIONAL CONFIGURATIONS, MAINTAIN A MINIMUM OF 12 INCHES OF CONCRETE BETWEEN VERTICAL EDGES OF PIPE OPENINGS.
4. 12 INCH MINIMUM RISER HEIGHT ABOVE ALL PIPE OPENINGS.
5. THIS MANHOLE AND CASTING SPECIFICATION IS PER THE CURRENT EDITION OF OF THE IOWA STATEWIDE URBAN DESIGN STANDARDS (SUDAS).



PLAN

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7094 . paul@ceciac.com

DATE:	REVISIONS	COMMENTS
APRIL 24, 2013	1 NOV. 18, 2014	
	2 JAN. 15, 2015	
	3	
	4	
	5	
	6	
DATE OF SURVEY:	SJD	
DRAWN BY:	HH	

MERCHANTS BONDING
WEST DES MOINES, IOWA
SANITARY SEWER

SHEET 2 OF 2

A-504

Location Map

N

0 200 400 Feet

Legend
Project Location

Resolution – Approval Authorizing the Construction of Public Improvements (Sanitary Sewer)
West Lakes Office Park Plat 3, Lot 16
Ryan Companies – Merchants Bonding