CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: **May 15, 2017**

ITEM:

Resolution – Authorizing Construction of Public Improvements
Iowa Highway 28 Deceleration Lane
Lincoln Street Park Plat 1

FINANCIAL IMPACT:

None at this time.

BACKGROUND:

As part of development proposals for Lincoln Street Park Plat 1 a secondary access from Iowa Highway 28 was recommended. This access was not shown on the approved preliminary plat and at this time there is no imminent site plan approval. The applicant, Lakeside Park Plaza, LC, has requested and received approval from the Iowa Department of Transportation (IDOT) to modify the existing right turn lane and construct a new turn lane and approach into the development. The applicant has indicated this approval expires in May 2017. The turn lane will be maintained by the IDOT and the driveway will be maintained by the property owner.

The applicant is requesting approval of the plans and authorization to construct the public improvements. The project will be constructed in general conformance with the West Des Moines Standard Specifications for Subdivisions and IDOT Standard Specifications.

OUTSTANDING ISSUES:

None.

RECOMMENDATION:

City Council Adopt:

- Resolution Authorizing Construction of Public Improvements for Iowa Highway 28 Deceleration Lane, Lincoln Street Park Plat 1

Lead Staff Member: **Brian J. Hemesath, P.E., Interim City Engineer** BJH

STAFF REVIEWS

Department Director	Brian J. Hemesath, P.E., Interim City Engineer
Appropriations/Finance	Tim Stiles, Finance Director
Legal	Richard Scieszinski, City Attorney
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee	Public Services		
Date Reviewed	May 8, 2017		
Recommendation	Yes	No	Split

RESOLUTION AUTHORIZING CONSTRUCTION OF PUBLIC IMPROVEMENTS

WHEREAS, a Preliminary Plat for Lincoln Street Park Plat 1 was reviewed and approved by the City Council of West Des Moines, Iowa, at a meeting held on February 23, 2009; and,

WHEREAS, a Final Plat for Lincoln Street Park Plat 1 was submitted for review by the City Council of West Des Moines, Iowa, on May 18, 2009 and was found to be generally consistent with the Preliminary Plat for Lincoln Street Park Plat 1; and,

WHEREAS, Lakeside Park Plaza, LC wishes to continue to develop properties within the Lincoln Street Park Plat 1 subdivision; and,

WHEREAS, Civil Engineering Consultants has made a determination that an access from Iowa Highway 28 is necessary in order to adequately serve the proposed development; and,

WHEREAS, Civil Engineering Consultants has prepared plans for the construction of the public street improvements; and,

WHEREAS, the Iowa Department of Transportation has issued permit 77A-2016-027 authorizing work in the state highway right-of-way to modify the existing turn lane and construct a new turn lane and approach into the development; and,

WHEREAS, the Construction Plans were reviewed by the West Des Moines City Engineer, said improvements being described as follows:

Iowa Highway 28 Deceleration Lane
Lincoln Street Park Plat 1

and,

WHEREAS, construction of the project is in the best interest of the City of West Des Moines;

Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA, that the plans prepared by Civil Engineering Consultants are approved and the construction of public improvements for Iowa Highway 28 Deceleration Lane, Lincoln Street Park Plat 1 is authorized.

PASSED AND APPROVED this **15th** day of **May, 2017.**

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson, City Clerk

LEGEND

- PROPERTY BOUNDARY
- SECTION LINES
- LOT LINES
- CENTERLINE
- EXISTING FENCE LINES
- SANITARY SEWER & SIZE
- STORM SEWER & SIZE
- WATER MAIN & SIZE
- UNDERGROUND ELECTRIC CABLE
- UNDERGROUND TELEPHONE CABLE
- GAS MAIN & SIZE
- FIBER OPTIC LINE
- ELECTRIC TRANSMISSION POLE AND GUY WIRE
- STREET LIGHT POLE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- FLARED END SECTION
- FOUND SECTION CORNER
- FOUND PROPERTY CORNER
- SET PROPERTY CORNER (5/8" I.R. W/YELLOW CAP #1844 UNLESS OTHERWISE NOTED)
- SOIL BORING LOCATION
- SILT FENCE
- EXISTING FENCE POST
- D — DEEDED DISTANCE
- M. — MEASURED DISTANCE
- P. — PREVIOUSLY RECORDED DISTANCE
- I.R. — IRON ROD
- I.P. — IRON PIPE
- M.O.E. — MINIMUM OPENING ELEVATION
- B.S.L. — BUILDING SETBACK LINE
- P.O.B. — POINT OF BEGINNING
- (777) — ADDRESS
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING TREELINE
- NEW PAVEMENT
- PAVEMENT TO BE REMOVED
- x12.34 — EXISTING SPOT ELEV.
- (12.34) — PROPOSED SPOT ELEV

IOWA ONE CALL
1-800-292-8989

NOTES:

1. 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 AND THE IOWA D.O.T.
2. 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.
3. LANE CLOSURE NOTICES MUST BE SUBMITTED TO CITY OF WDM PUBLIC WORKS AND IOWA D.O.T. FOR APPROVAL A MINIMUM OF 48 HOURS IN ADVANCE OF CLOSURE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LEASES NEEDED TO CONSTRUCT THIS PROJECT.
5. THE LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON THIS PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIES 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.
6. 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 FACILITIES DOES OCCUR THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE UTILITY'S OWNER.
7. THE CONTRACTOR SHALL RECONNECT ALL FIELD TILE INTERCEPTED DURING CONSTRUCTION.
8. CIVIL ENGINEERING CONSULTANTS, INC. IS NOT A GEOTECHNICAL ENGINEER.
9. IF THERE IS A DISCREPANCY BETWEEN THE DETAILED PLANS AND QUANTITIES SUMMARY PLEASE CONTACT CIVIL ENGINEERING CONSULTANTS, INC.
10. ALL TRENCH BACKFILL SHALL BE 95% STANDARD PROCTOR DENSITY.
11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE FOR INSPECTIONS AS NEEDED.
12. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH M.U.T.C.D.
13. ALL SUBGRADE PREPARATION SHALL BE PROOF ROLLED AND COMPACTED TO 95% PROCTOR DENSITY, -1% - +4% FROM OPTIMUM MOISTURE CONTENT
14. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE CITY OF WEST DES MOINES PUBLIC WORKS DEPARTMENT (222-3480) AND THE IOWA D.O.T.
15. ALL REINFORCED STEEL SHALL BE EPOXY COATED.
16. ALL PROPOSED SPOT ELEVATIONS ARE TOP OF SLAB GRADE UNLESS NOTED OTHERWISE.

QUANTITIES

PAVING - DEMOLITION

312 SQ. YD.	P.C.C. REMOVAL
1 EA.	INTAKE REMOVAL

PAVING - ADDITION

608 SQ. YD.	4-INCH P.C.C. WITH CD TRANSVERSE JOINTS IN THE TURN LANES OVER 4-INCH MODIFIED SUB-BASE.
716 SQ. YD.	SUB GRADE PREP.

STORM SEWER

1 EA	SW 507 INTAKE

LANDSCAPE

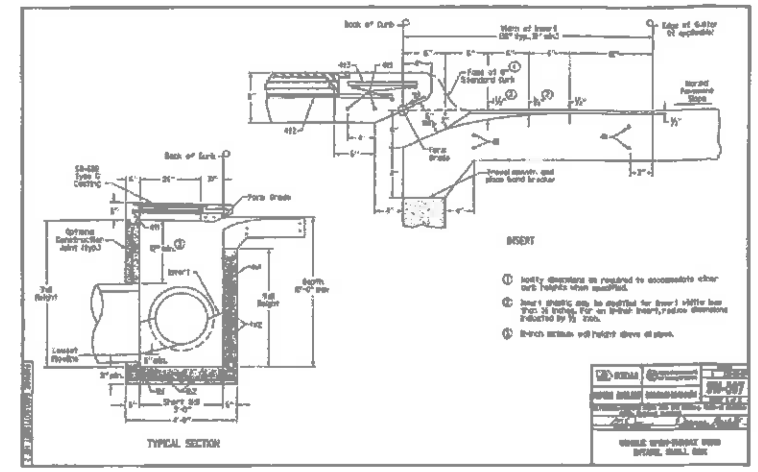
L.S.	SURFACE RESTORATION & SEEDING

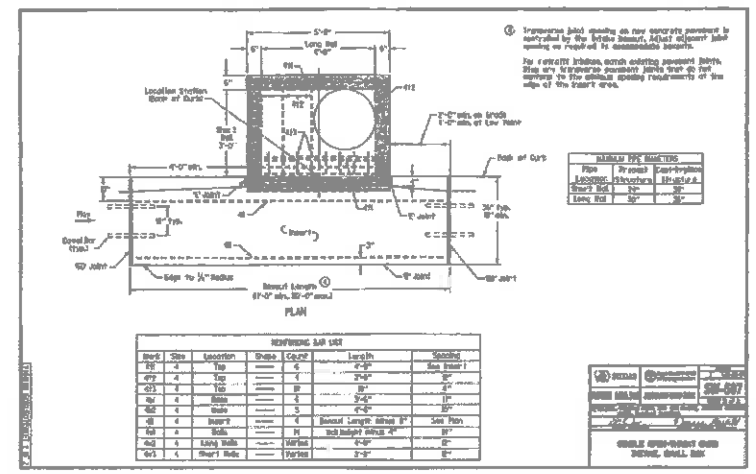
GRADING NOTES

1. ALL AREAS TO RECEIVE STRUCTURAL FILL SHALL BE BENCHED.
2. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RECOMPACTED WITH ON-SITE FILL MATERIAL.
3. ALL FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95.0% OF STANDARD PROCTOR DENSITY WITH MOISTURE LIMITS SET FORTH IN THE SOILS REPORT.
4. MAINTAIN ALL CUT AND FILL AREAS TO ACCOMMODATE SURFACE DRAINAGE.
5. GRADING CONTRACTOR SHALL STOCKPILE TOP SOIL FOR SHOULDERING & SEED/SOD BEDS.
6. FINISHED GRADE ON ALL NON-PAVED AREAS SHALL BE WITHIN 0.20 FOOT OF PLAN GRADE.
7. TOPSOIL SHALL BE SPREAD TO A MINIMUM THICKNESS OF 6-INCHES ON ALL LANDSCAPED AREAS.
8. BACKFILL TO THE TOP OF ALL CURBS.
9. ALL ELEVATIONS ARE TO THE GUTTER GRADE UNLESS NOTED OTHERWISE.
10. ALL EXISTING TILE LINES ENCOUNTERED SHALL BE RESTORED OR ROUTED TO A STORM SEWER WHETHER ACTIVE OR NOT.
11. ALL DEBRIS SPILLED ON PUBLIC R.O.W. AND ADJOINING PROPERTY SHALL BE REMOVED BY OWNER/CONTRACTOR IN A TIMELY FASHION

SEEDING NOTES

1. FERTILIZER (16-16-16) SHALL BE APPLIED TO THE AREA TO BE SEEDED AT A RATE OF 850 LBS/ACRE.
2. THE AREA TO BE SEEDED SHALL BE SMOOTH, AND ALL WASHED AND GULLIES FILLED TO MEET THE DESIRED CROSS SECTION. AREAS ACCESSIBLE TO MACHINERY SHALL BE CULTIVATED TO A DEPTH OF 3". AREAS INACCESSIBLE TO MACHINE SHALL BE CULTIVATED TO A DEPTH OF 1 1/2 INCHES.
3. THE FERTILIZER SHALL BE INCORPORATED INTO THE SOIL TO A DEPTH OF 3" WITH A MECHANICAL ROCK PICKER OR A SPRING TOOTH CULTIVATOR.
4. ON ALL AREAS ACCESSIBLE TO MACHINERY, A DROP-TYPE SEEDER ATTACHED TO A LANDSCAPE ROLLER SHALL BE USED TO SOW THE GRASS SEED. ON AREAS INACCESSIBLE TO MACHINERY A CYCLONE SEEDER WILL BE PERMITTED. NO OTHER HAND SEEDING METHOD IS ACCEPTABLE.
5. ALL SEEDED AREAS SHALL BE MULCHED IMMEDIATELY AFTER SEEDING BY APPLYING 2 TONS OF DRY MULCH PER ACRE.
6. THE MULCH MAY CONSIST OF STRAW (OAT, WHEAT, BARLEY OR RYE). HAY, BROMEGRASS, TIMOTHY, ORCHARD GRASS, ALFALFA OR CLOVER SHALL NOT BE USED. ALL MATERIAL MUST BE FREE FROM ALL NOXIOUS WEEDS
7. ALL SEEDED AREAS SHALL BE WATERED ARTIFICIALLY A MINIMUM OF TWICE A DAY FOR THE FIRST WEEK AFTER INSTALLATION AND ONCE A DAY DURING THE SECOND AND THIRD WEEK AFTER INSTALLATION.





SITE PLAN

IOWA HIGHWAY #28 DECELERATION LANES

WEST DES MOINES, IOWA

OWNER / APPLICANT
LAKESIDE PARK PLAZA LC
C/O KNAPP PROPERTIES
5000 WESTOWN PARKWAY SUITE 400
WEST DES MOINES, IA 50266-5421
CONTACT: TOM WITTMAN
PH. # 515-223-4000
EMAIL: tomwittman@knappproperties.com

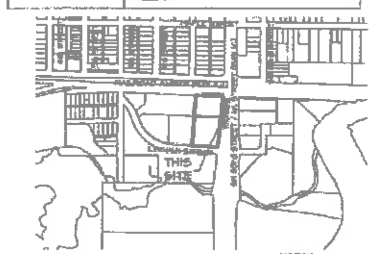
LEGAL DESCRIPTION
LOT 2, LINCOLN STREET PARK, AN OFFICIAL PLAT, CITY OF WEST DES MOINES, POLK COUNTY, IOWA RECORDED IN BOOK 13074, PAGE 326 340 POLK COUNTY, IOWA RECORDER'S OFFICE, AND CONTAINS 3.443 ACRES MORE OR LESS.

ZONING
LINCOLN STREET PARK P.U.D. - BUSINESS AND COMMERCIAL PLANNED UNIT DEVELOPMENT

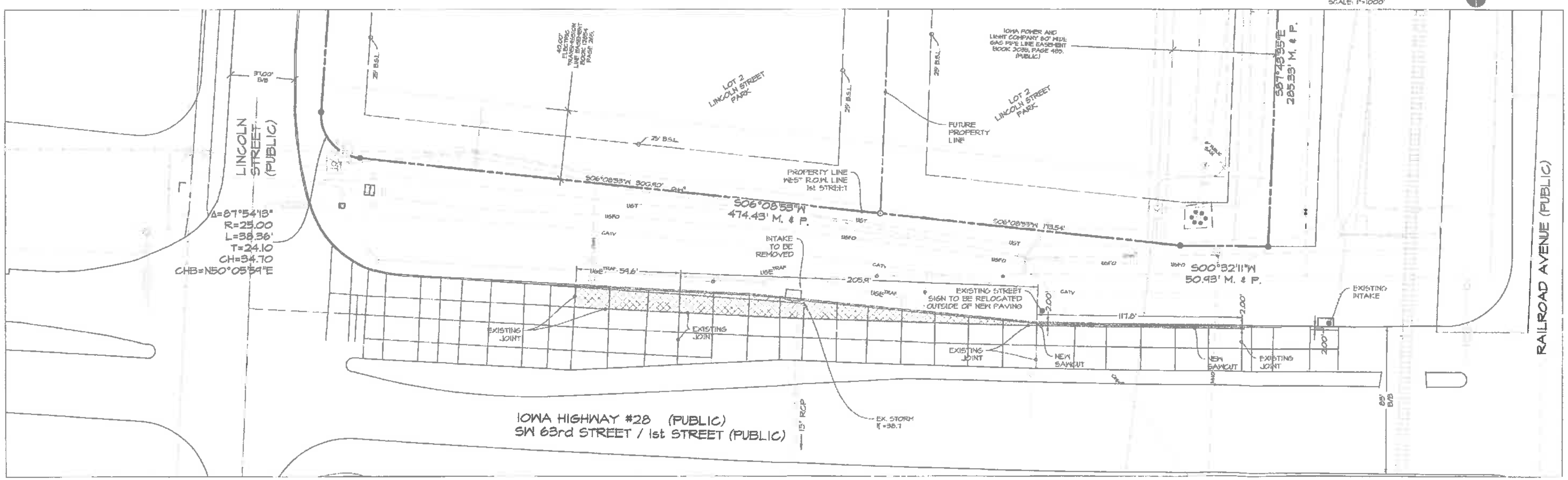
EXISTING AND PROPOSED COMPREHENSIVE PLAN
COMMUNITY COMMERCIAL

UTILITIES
SANITARY SEWER - WEST DES MOINES PUBLIC SEWER
WATER MAIN - WEST DES MOINES WATER WORKS
STORM SEWER - WEST DES MOINES PUBLIC SEWER

CERTIFICATION
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.
JERRY P. OLIVER, IOWA LIC. NO. 1844 — DATE 6/7/17
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1 & 2
(Seal: LICENSED PROFESSIONAL ENGINEER, JERRY P. OLIVER, 1844, IOWA)



VICINITY SKETCH
SCALE: 1"=1000'



DEMOLITION

NORTH

SCALE: 1"=30'

0' 10' 20' 30' 60'

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

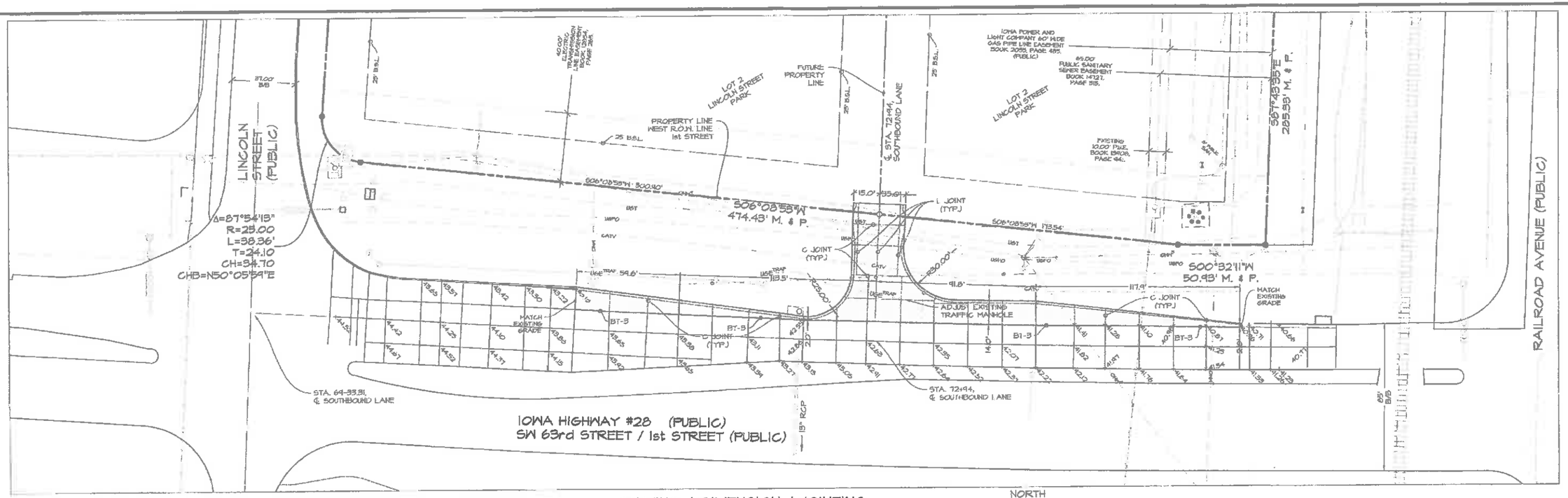
DATE:	APRIL 19, 2016	REVISIONS	COMMENTS
		1	05-23-2016
		2	
		3	
DATE OF SURVEY:		4	
DESIGNED BY:	JPO	5	
DRAWN BY:	MEH	6	

IOWA HIGHWAY #28 DECELERATION LANES
WEST DES MOINES, IA

DECEL LANE

SHEET 1 OF 2

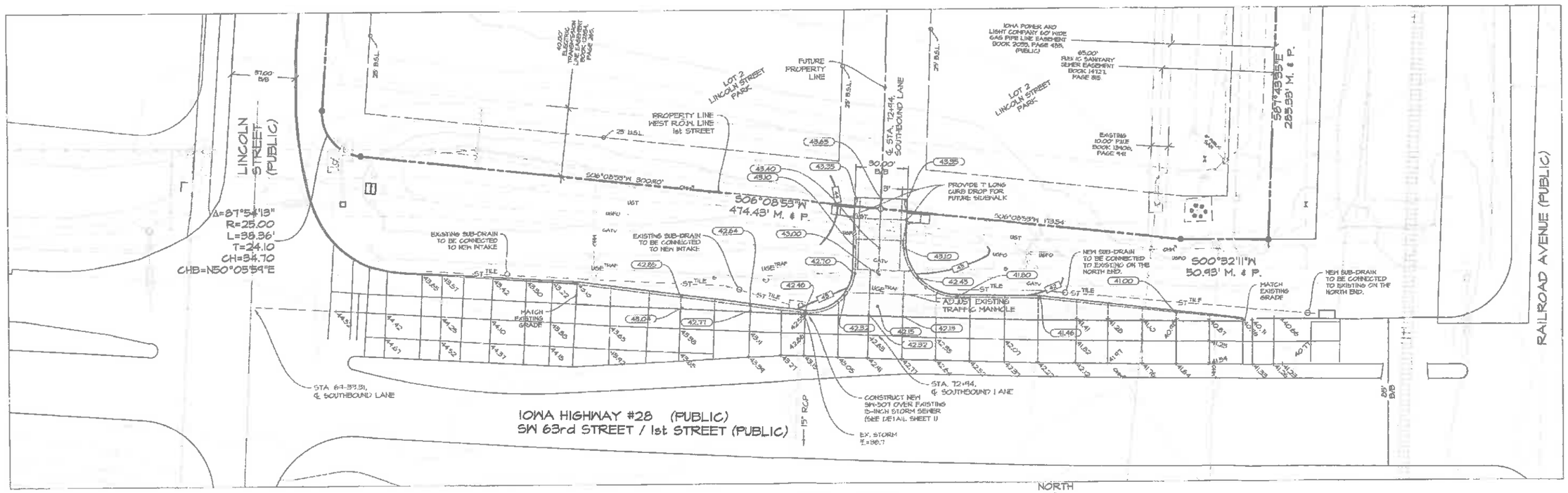
E-7012



PAVING / DIMENSION / JOINTING

NORTH

SCALE: 1"=30'



GRADING / STORM SEWER

NORTH

SCALE: 1"=30'

CEC
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515.276.4884 . Fax: 515.276.7084 . mail@ceciac.com

DATE:	REVISIONS	COMMENTS
APRIL 14, 2016	1	05-23-2016
	2	
	3	
	4	
	5	
	6	

DATE OF SURVEY:
DESIGNED BY: JPO
DRAWN BY: MEH

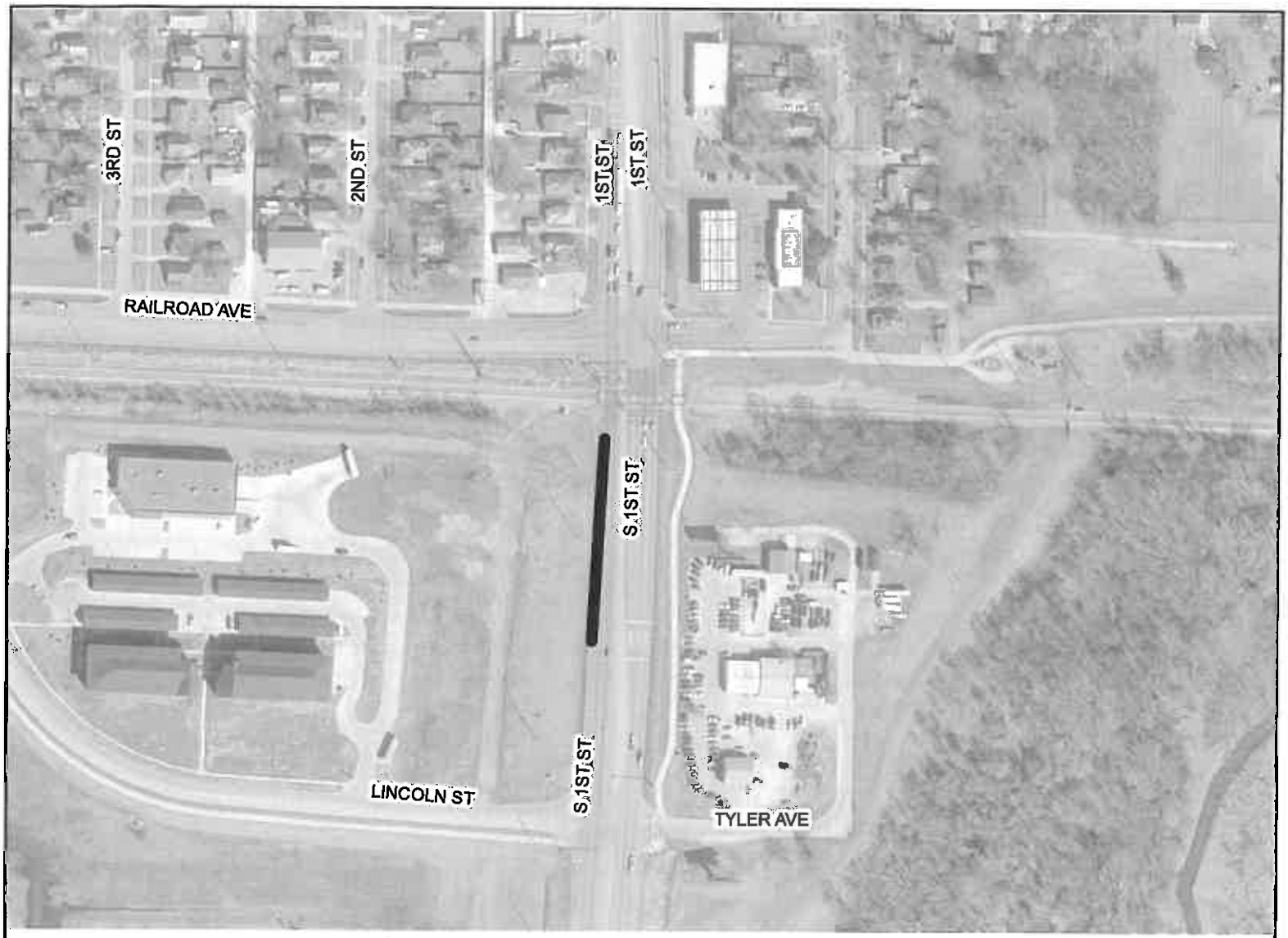
IOWA HIGHWAY #28 DECELERATION LANES

WEST DES MOINES, IA

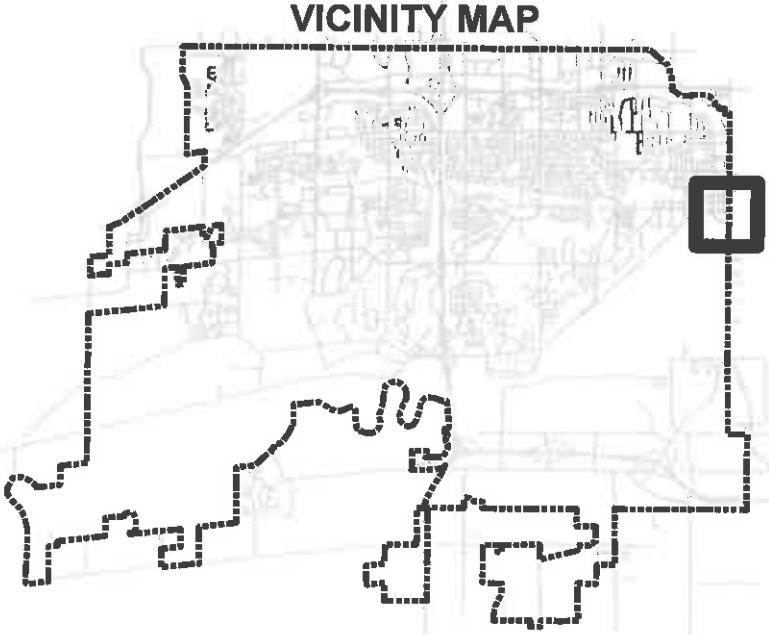
DECEL LANE

SHEET 2 OF 2

F-7012



VICINITY MAP



LEGEND

PROJECT LOCATION

N
W E
S

THE CITY OF WEST DES MOINES

PROJECT:

Iowa Highway 28 Deceleration Lane

LOCATION:

1st Street/Hwy 28, Railroad Ave to Lincoln St

DRAWN BY: JDR	DATE: 5/3/2017	PROJECT: Lincoln Street Park Plat 1	SHT. 1 of 1