CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

7(b)

DATE: July 24, 2017

ITEM: Mill Ridge Clubhouse, Southeast corner of S. 91st Street and Nelle Lane – Approval of a Site Plan for a clubhouse and pool for the Mill Ridge Development – Hubbell Realty Company – SP-003480-2017

RESOLUTION: **Approval of a Site Plan**

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The City Council approved a Rezoning request to establish the Tallyn's Reach PUD (aka Michael's Landing and/or Woodland Hills development) on May 22, 2006. The Tallyn's Reach PUD has been amended six times since its adoption. The most recent amendment changed some areas to single family and medium density and incorporated the 24 acre Miller property, around the future 88th Street and Stagecoach intersection, into the PUD. The areas that were subject to that most recent PUD change are now being called Mill Ridge. On October 3, 2016 the City Council approved a final plat for Mill Ridge Plat 1 and on June 12, 2017 the City Council approved a final plat for Mill Ridge Plat 2. This clubhouse will be located on lot 1 of Mill Ridge Plat 3 which is also on today's agenda.

Plan and Zoning Commission Action:
Vote: 4-0, approval with Commissioner Andersen, Crowley and Southworth absent
Date: July 17, 2017
Motion: Adopt a resolution recommending the City Council approve the Site Plan

Plan and Zoning Commission Discussion:
After the staff reports were distributed to the Plan and Zoning Commission the applicant and staff had a discussion about the timeframe for the construction of the 4 parking spaces to be located on the south side of the clubhouse along Calpurnia Drive. The report stated that the spaces will be constructed at the same time as Calpurnia Drive. The applicant requested to defer the construction of the spaces until they are deemed necessary by the City Council. Staff distributed a memo to the P&Z members at the dais that supported the request and amended Condition of Approval Number 5 to reflect accordingly. That amended language can be found in Exhibit A.

OUTSTANDING ISSUES: There are no outstanding issues.

The following items of interest are noted in the attached Plan and Zoning Commission report (see Exhibit I):

- Applicant's Request
- History
- City Council Subcommittee – Development and Planning (*May 30, 2017)*
- Staff Review and Comments
  - Construction of 91st Street
  - Clubhouse Parking
- Comprehensive Plan Consistency
- Findings
- Staff Recommendation and Conditions of Approval
- Owner/Applicant/Applicant Representative Information

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, the Plan and Zoning Commission recommends the City Council adopt a resolution to approve the Site Plan subject to the applicant meeting all City Code requirements and the following:

1. The applicant install and maintain all necessary soil erosion measures.
2. The applicant agrees to obtain all appropriate building permits prior to initiation of any site work
3. The applicant will provide surety in lieu of construction of the southern 70 feet of 91st street prior to the recordation of any plat that includes the clubhouse.

4. The applicant agrees that the clubhouse will only be used by Mill Ridge residents and will restrict its use accordingly.
5. The City Council deferring the installation of up to 4 parking stalls of the 17 required by Code until such time that parking on the grass or other non-designated parking areas occurs or parking off-site is occurring due to the lack of available parking stalls. At the time when the existing parking is not sufficient to accommodate the parking needed, the City reserves the right to provide the applicant notice to increase the number of parking stalls. The applicant will be required to provide the additional parking spaces in accordance with City regulations within the first available construction season. Prior to implementation of additional parking to satisfy the deferred parking stalls, the applicant shall submit for approval a Minor Modification Site Plan to the City identifying the location and engineering details for the stalls to be constructed.

Lead Staff Member: J. Bradley Munford, BM

STAFF REVIEWS

Department Director	LS
Appropriations/Finance	
Legal	
Agenda Acceptance	RTJ

PUBLICATION(S) (if applicable)

Published In	N/A	
Date(s) Published	N/A	
Letter sent to surrounding property owners		N/A

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning Subcommittee		
Date Reviewed	May 30, 2017		
Recommendation	Yes X	No ☐	Split ☐

ATTACHMENTS:

Exhibit I - Plan and Zoning Commission Communication
- Attachment A - Plan and Zoning Commission Resolution
  - Exhibit A - Conditions of Approval
- Attachment B - Location Map
- Attachment C - Site Plan with End of Paving Highlighted
- Attachment D - Site Plan

Exhibit II - City Council Resolution
- Exhibit A - Conditions of Approval

EXHIBIT I

CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION

Meeting Date: June 17, 2017

Item: Mill Ridge Clubhouse, Southeast corner of S. 91st Street and Nelle Lane – Approval of a Site Plan for a clubhouse and pool for the Mill Ridge Development – Hubbell Realty Company – SP-003480-2017

Requested Action: Approval of a Site Plan

Case Advisor: J. Bradley Munford

Applicant's Request: The applicant, Hubbell Realty Company, represented by Josh Trygstad of Civil Design Advantage, is requesting approval of a site plan to build a 2,220 square foot club house and pool for Mill Ridge.

History: The City Council approved a Rezoning request to establish the Tallyn's Reach PUD (aka Michael's Landing and/or Woodland Hills development) on May 22, 2006. The Tallyn's Reach PUD has been amended six times since its adoption. The most recent amendment changed some areas to single family and medium density and incorporated the 24 acre Miller property, around the future 88th Street and Stagecoach intersection, into the PUD. The areas that were subject to that most recent PUD change are now being called Mill Ridge. On October 3, 2016 the City Council approved a final plat for Mill Ridge Plat 1 and on June 12, 2017 the City Council approved a final plat for Mill Ridge Plat 2.

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee on May 30, 2017. The Subcommittee expressed support of the development.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment. There are no outstanding issues. Staff notes the following:

Construction of 91st Street: This development is located at the southeast corner of 91st street and Nelle Lane. 91st street comes to a dead ends about 80 feet south of that intersection. This is only about half of the length of the public street required to construct for this project. The code states that adjacent developments shall provide for continuation or completion of any existing streets unless variations (deferments) are recommended by the commission, and approved by the council. For this case, the applicant is requesting to construct the southern half of 91st street at a later date. The reason behind the request is that the developer also owns and have preliminarily platted (PP-002931-2015) approximately 30 acers directly south and would like to build this section of road at the same time they construct a future southern phase. Given the location and how the area is developing, the southern half of 91st street would not be utilized until future phases to the south are developed. Staff is comfortable with the deferment request, but recommends the following condition:

- The applicant will provide surety in lieu of construction of the southern 70 feet of 91st street prior to the recordation of any plat that includes the clubhouse.

Clubhouse Parking: Clubhouses can function in a couple of different ways. It can be a resident only clubhouse where it is used for HOA meetings and private functions for the residents, or the clubhouse is open to the public where anyone can rent the facility for an event. Each one of the ways a clubhouse can be used have specific parking requirements under code. Clubhouses open to the public have a higher parking need than those only for the use of residents. The applicant has expressed that the proposed clubhouse will only be for Mill Ridge residents and not open to the public. Under Section 9-15-7 of City code, a parking ratio of 1 space per 100 square feet of GFA for the building or portion of a building designated for the multipurpose recreational uses is required. In this case, 1,673 square feet of the 2,220 square foot building is used as a multipurpose area, creating the need for 17 parking spaces. The applicant has worked with staff to provide the necessary spaces, but is requesting that the City Council allow the deferral of construction of 4 parking spaces until the private drive along the south side of the property (Calpurnia Drive) is built. Staff is comfortable with that request, but recommends the following two conditions:

- The applicant agrees that the clubhouse will only be used by Mill Ridge residents and will restrict its use accordingly.

- The applicant agrees to construct the 4 deferred parking spaces on the south side of the clubhouse at the same time as Calpurnia Drive.

Comprehensive Plan Consistency: The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

Site Plan Findings: This proposed project was distributed to various city departments for review and comment. Based upon that review, the following findings have been made on the proposed project:

1. The proposed development and use is consistent with the West Des Moines Comprehensive Plan in that the project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan.

2. The proposed development and use does assure compatibility of property uses within the zone and general area in that this project was reviewed by various City Departments for compliance with the Zoning Ordinance.

3. All applicable standards and conditions have been imposed which protects the public health, safety and welfare in that this project was reviewed by various City Departments and public agencies for compliance with the various state and local regulations. Based upon that review a finding is made that the project has been adequately conditioned to protect the health, welfare and safety of the community.

4. There is adequate on-site and off-site public infrastructure to support the proposed development in that this project was reviewed by various public agencies and City Departments and public utilities to ensure that either the petitioner will construct or the project has been conditioned to construct adequate public infrastructure to serve the development.

5. The proposed development and use has met the requirements contained in the City Code in that this project was reviewed by various City Departments and the project has complied with or has been conditioned to comply with all City Code requirements.

6. The proposed development and use is in keeping with the scale and nature of the surrounding neighborhood in that the proposed project is consistent with the zoning designation and Comprehensive Plan which designates this site as suitable for development such as that proposed by this project.

Staff Recommendations and Conditions of Approval: Based upon the preceding review and a finding of consistency with the Comprehensive Plan, staff recommends that the Plan and Zoning Commission adopt a resolution approving a site plan for a clubhouse and pool for the Mill Ridge Development, subject to the applicant meeting all City Code requirements and the following:

1. The applicant install and maintain all necessary soil erosion measures.
2. The applicant agrees to obtain all appropriate building permits prior to initiation of any site work
3. The applicant will provide surety in lieu of construction of the southern 70 feet of 91st street prior to the recordation of any plat that includes the clubhouse.
4. The applicant agrees that the clubhouse will only be used by Mill Ridge residents and will restrict its use accordingly.
5. The applicant agrees to construct the 4 deferred parking spaces on the south side of the clubhouse at the same time as Calpurnia Drive.

Property Owner:

Mill Ridge Homes, LLC
6900 Westown Parkway
West Des Moines, Iowa 50266

Applicant:

Joe Pietruszynski
Hubbell Realty Company
6900 Westown Parkway
West Des Moines, Iowa 50266
Joe.Pietruszynski@HubbellRealty.com

Applicant's Representatives:

Josh Trygstad P.E
Civil Design Advantage.
3405 SE Crossroads Drive Suite G
Grimes, Iowa 50111
JoshT@cda-eng.com

Attachments:

Attachment A	-	Plan and Zoning Commission Resolution
Exhibit A	-	Conditions of Approval
Attachment B	-	Location Map
Attachment C	-	Site Plan with End of Paving Highlighted
Attachment D	-	Site Plan

ATTACHMENT A

RESOLUTION NO. PZC-17-069

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, APPROVING THE MILL RIDGE CLUBHOUSE (SP-003480-2017) FOR THE PURPOSE OF CONSTRUCTING A CLUBHOUSE AND POOL FOR THE MILL RIDGE DEVELOPMENT.

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Hubbell Realty Company, has requested approval for a Site Plan (SP-003480-2017) for approximately 0.54 acres generally located at the southeast corner of S. 91st Street and Nelle Lane, for the purpose of constructing a clubhouse and pool for The Mill Ridge Development;

WHEREAS, studies and investigations were made and staff reports and recommendations were submitted which are made a part of this record and herein incorporated by reference;

WHEREAS, on JULY 17, 2017 this Commission held a duly-noticed meeting to consider the application for Mill Ridge Clubhouse Site Plan (SP-003480-2017) to allow construction of a clubhouse and pool;

NOW, THEREFORE, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, in the staff report or as amended orally at the Plan and Zoning Commission meeting are adopted.

SECTION 2. The Site Plan (SP-003480-2017) permit to allow construction of a clubhouse and pool for that site located at the southeast corner of S. 91st Street and Nelle Lane is hereby approved by the Plan and Zoning Commission, subject to compliance with all the conditions in the staff report including conditions added at the meeting and attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on JULY 17, 2017.

Craig Erickson, Chair
Plan and Zoning Commission

ATTEST:

Recording Secretary

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 held on JULY 17, 2017, by the following vote:

AYES: Brown, Costa, Erickson, Hatfield
NAYS:
ABSTENTIONS:
ABSENT: Andersen, Crowley, Southworth

ATTEST:

Recording Secretary

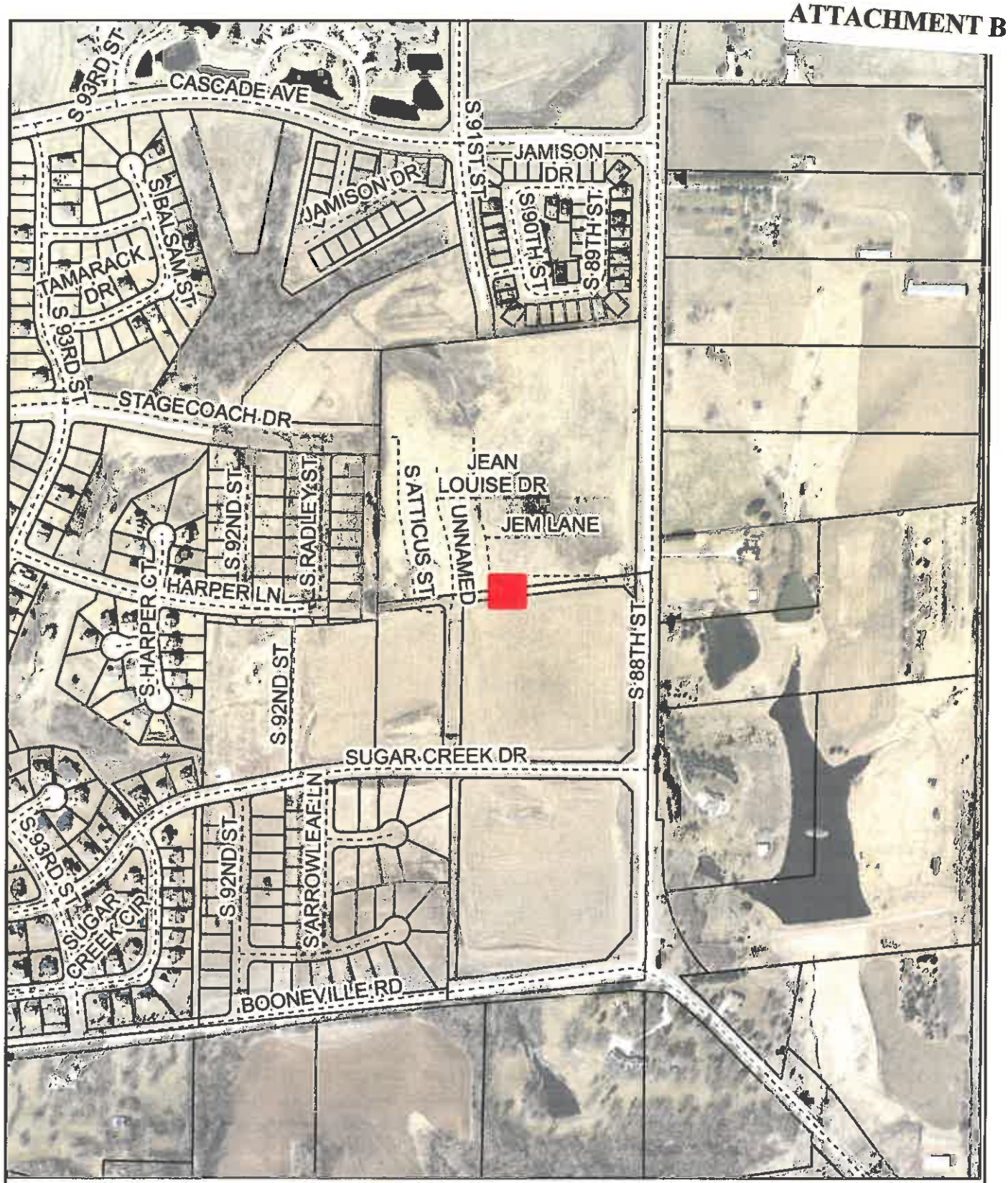
S:___Development Projects\Tallyns Reach\Mill Ridge (Plat of Miller Property SWC of S 88th and Stagecoach Dr)\Preliminary Plat\PP-002931-2015_SR_Mill Ridge_03-14-2016_PZ.docx

EXHIBIT A

EXHIBIT A
CONDITIONS OF APPROVAL

1. The applicant install and maintain all necessary soil erosion measures.
2. The applicant agrees to obtain all appropriate building permits prior to initiation of any site work
3. The applicant will provide surety in lieu of construction of the southern 70 feet of 91st street prior to the recordation of any plat that includes the clubhouse.
4. The applicant agrees that the clubhouse will only be used by Mill Ridge residents and will restrict its use accordingly.
5. The City Council deferring the installation of up to 4 parking stalls of the 17 required by Code until such time that parking on the grass or other non-designated parking areas occurs or parking off-site is occurring due to the lack of available parking stalls. At the time when the existing parking is not sufficient to accommodate the parking needed, the City reserves the right to provide the applicant notice to increase the number of parking stalls. The applicant will be required to provide the additional parking spaces in accordance with City regulations within the first available construction season. Prior to implementation of additional parking to satisfy the deferred parking stalls, the applicant shall submit for approval a Minor Modification Site Plan to the City identifying the location and engineering details for the stalls to be constructed.

ATTACHMENT B



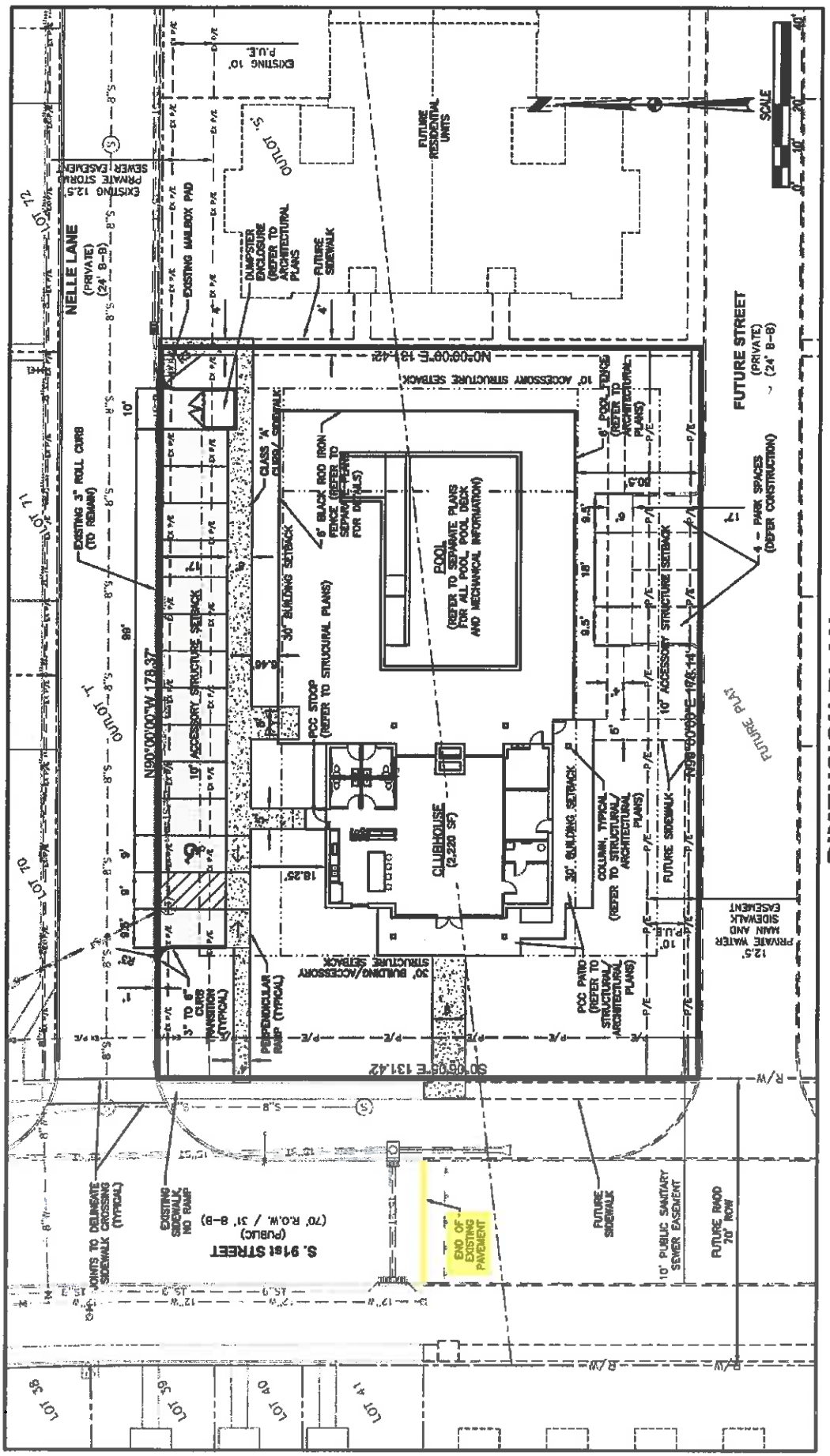
THE CITY OF West Des Moines.

Mill Ridge Clubhouse

N

S:___Development Projects\Tallyns Reach\Mill Ridge (Plat of Miller Property SWC of S 88th and Stagecoach Dr)\Preliminary Plat\PP-002931-2015_SR_Mill Ridge_03-14-2016_PZ.docx

ATTACHMENT C

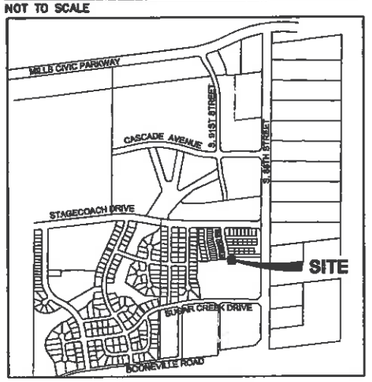


ATTACHMENT D

SITE PLAN FOR:
MILL RIDGE CLUBHOUSE
WEST DES MOINES, IOWA

VICINITY MAP

NOT TO SCALE



WEST DES MOINES, IOWA

APPLICANT

MILL RIDGE HOMES, LLC
CONTACT: JOE PIETRUSZYNSKI
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
PH. (515) 280-2059

OWNERS

MILL RIDGE HOMES, LLC
CONTACT: JOE PIETRUSZYNSKI
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
PH. (515) 280-2059

AND

COMMUNITY BUSINESS LENDERS, LLC
5000 WESTOWN PARKWAY, SUITE 420
WEST DES MOINES. IOWA 50266

ENGINEER

CIVIL DESIGN ADVANTAGE
CONTACT: JOSH TRYGSTAD
EMAIL: JOSHT@CDA-ENG.COM
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: MIKE BROONER
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

SUBMITTAL DATES

-SITE PLAN SUBMITTAL TO CITY #1:	05/12/17
-SITE PLAN SUBMITTAL TO CITY #2:	05/26/17
-SITE PLAN SUBMITTAL TO CITY #3:	06/16/17

COMPREHENSIVE LAND USE

MEDIUM DENSITY RESIDENTIAL

ZONING

TALLYN'S REACH P.U.D. -
MEDIUM DENSITY (PARCEL G)

SITE SUMMARY

AREA: 0.54 ACRES (23,425 SF)

OPEN SPACE CALCULATION:

TOTAL SITE:	= 23,425 SF
BUILDINGS	= 2,220 SF
PARKING	= 2,911 SF
SIDEWALKS/ PATIO	= 3,395 SF
POOL/ POOL DECK	= 5,448
OPEN SPACE PROVIDED	= 18,294 SF (78%)
IMPERVIOUS AREA	= 13,972 SF (60%)

PARKING CALCULATION:

1 SPACE PER 100 SF OF RECREATIONAL SPACE	
1,675 SF OF RECREATIONAL SPACE	= 17 SPACES
SPACES PROVIDED	= 13 SPACES
SPACES DEFERRED	= 4 SPACES

BENCHMARKS

BM#1 BURY BOLT ON HYDRANT NW CORNER S. 88TH STREET & SUGAR CREEK
ELEVATION=165.62

BM#2 BURY BOLT ON FIRST HYDRANT SOUTH FROM THE NE CORNER OF SITE
ELEVATION=193.37

BM#3 WEST DES MOINES STANDARD BM #35 @ INTERSECTION OF MILLS CIVIC PKWY AND SOUTH 88TH STREET, NORTHEAST CORNER OF INTERSECTION, 206 FEET EAST OF SOUTH 88TH STREET, 49 FEET NORTH OF THE CENTERLINE OF MILLS CIVIC PKWY, 2 FEET SOUTH OF THE FENCE LINE.
ELEVATION=219.04

BM#4 WEST DES MOINES STANDARD BM #87 3960 +/- FEET WEST OF INTERSECTION OF SOUTH 88TH STREET AND 335TH STREET (DALLAS COUNTY)(MILLS CIVIC PARKWAY), 3 FEET NORTH OF EAST/WEST FENCE, 10 FEET EAST OF NORTH/SOUTH FENCE, ON 335TH STREET (DALLAS COUNTY)(MILLS CIVIC PARKWAY) ACROSS FROM HOUSE #3307 AND #3309.
ELEVATION=167.68

INDEX OF SHEETS

NO.	DESCRIPTION
1	COVER SHEET
2	DIMENSION AND LANDSCAPE PLANT
3	GRADING AND UTILITY PLAN

LOT DESCRIPTION

A PART OF OUTLOT 'R', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT AND A PART OF OUTLOT 'S', MILL RIDGE PLAT 2, AN OFFICIAL PLAT, ALL BEING IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID OUTLOT 'S'; THENCE NORTH 90°00'00" EAST ALONG THE NORTH LINE OF SAID OUTLOT 'S', 178.37 FEET; THENCE SOUTH 00°00'00" EAST, 131.42 FEET; THENCE NORTH 90°00'00" WEST, 178.14 FEET; THENCE NORTH 00°08'05" WEST, 53.21 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 'S'; THENCE NORTH 00°08'50" WEST, ALONG THE WEST LINE OF SAID OUTLOT 'S', 78.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.54 ACRES (23,428 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

GENERAL LEGEND

PROPOSED

PROJECT BOUNDARY
LOT LINE
SECTION LINE
CENTER LINE
RIGHT OF WAY — R/W —
PERMANENT EASEMENT — P/E —
TEMPORARY EASEMENT — T/E —
TYPE SW-501 STORM INTAKE
TYPE SW-503 STORM INTAKE
TYPE SW-505 STORM INTAKE
TYPE SW-506 STORM INTAKE
TYPE SW-513 STORM INTAKE
TYPE SW-401 STORM MANHOLE
TYPE SW-402 STORM MANHOLE
TYPE SW-301 SANITARY MANHOLE
STORM/SANITARY CLEANOUT
WATER VALVE
FIRE HYDRANT ASSEMBLY
SIGN
DETECTABLE WARNING PANEL
STORM SEWER STRUCTURE NO. ST-10
STORM SEWER PIPE NO. L-10
SANITARY SEWER STRUCTURE NO. S-10
SANITARY SEWER PIPE NO. P-10
SANITARY SEWER WITH SIZE — 8"S —
SANITARY SERVICE — S — S — S —
STORM SEWER
STORM SERVICE — ST — ST —
WATERMAIN WITH SIZE — 8"W —
WATER SERVICE — W — W —
SAWCUT (FULL DEPTH)
SILT FENCE

EXISTING

SANITARY MANHOLE
WATER VALVE BOX
FIRE HYDRANT
WATER CURB STOP
WELL
STORM SEWER MANHOLE
STORM SEWER SINGLE INTAKE
STORM SEWER DOUBLE INTAKE
FLARED END SECTION
ROOF DRAIN/ DOWNSPOUT
DECIDUOUS TREE
CONIFEROUS TREE
DECIDUOUS SHRUB
CONIFEROUS SHRUB
ELECTRIC POWER POLE
GUY ANCHOR
STREET LIGHT
POWER POLE W/ TRANSFORMER
UTILITY POLE W/ LIGHT
ELECTRIC BOX
ELECTRIC TRANSFORMER
ELECTRIC MANHOLE OR VAULT
TRAFFIC SIGN
TELEPHONE JUNCTION BOX
TELEPHONE MANHOLE/VAULT
TELEPHONE POLE
GAS VALVE BOX
CABLE TV JUNCTION BOX
CABLE TV MANHOLE/VAULT
MAIL BOX
BENCHMARK
SOIL BORING
UNDERGROUND TV CABLE — TV —
GAS MAIN — G —
FIBER OPTIC — FO —
UNDERGROUND TELEPHONE — T —
OVERHEAD ELECTRIC — OE —
UNDERGROUND ELECTRIC — E —
FIELD TILE — TILE —
SANITARY SEWER W/ SIZE — 8"S —
STORM SEWER W/ SIZE — 15" RCP —
WATER MAIN W/ SIZE — 8"W —
EXISTING PERMANENT EASEMENT — EX P/E —

REFER TO GEOTECHNICAL EXPLORATION REPORT NO. 141355 DATED FEBURARY 27, 2015 PREPARED BY ALLENDER BUTZKE ENGINEERS, INC. FOR GEOTECHNICAL REQUIREMENTS.

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF WEST DES MOINES GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE MOST RECENT EDITION OF THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, THE 1993 DES MOINES METRO DESIGN STANDARDS WITH THE WEST DES MOINES ADDENDA, AND SUDAS AND WEST DES MOINES WATER WORKS GENERAL SUPPLEMENTAL SPECIFICATIONS FOR WATER INFRASTUCTURE SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

THIS DESIGN SPECIFICALLY PREPARED FOR USE AT THE LOCATION SHOWN. USE IN ANY OTHER MANNER EXCEEDS THE INTENDED PURPOSE OF THESE DRAWINGS AND ANY ACCOMPANYING SPECIFICATIONS.

LICENSED PROFESSIONAL ENGINEER JOSHUA A. TRYGSTAD 19219 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.

JOSHUA A. TRYGSTAD, P.E. — DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018
PAGES OR SHEETS COVERED BY THIS SEAL:
ALL SHEETS

PRELIMINARY

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
Requires 48 hrs. Call before you dig.

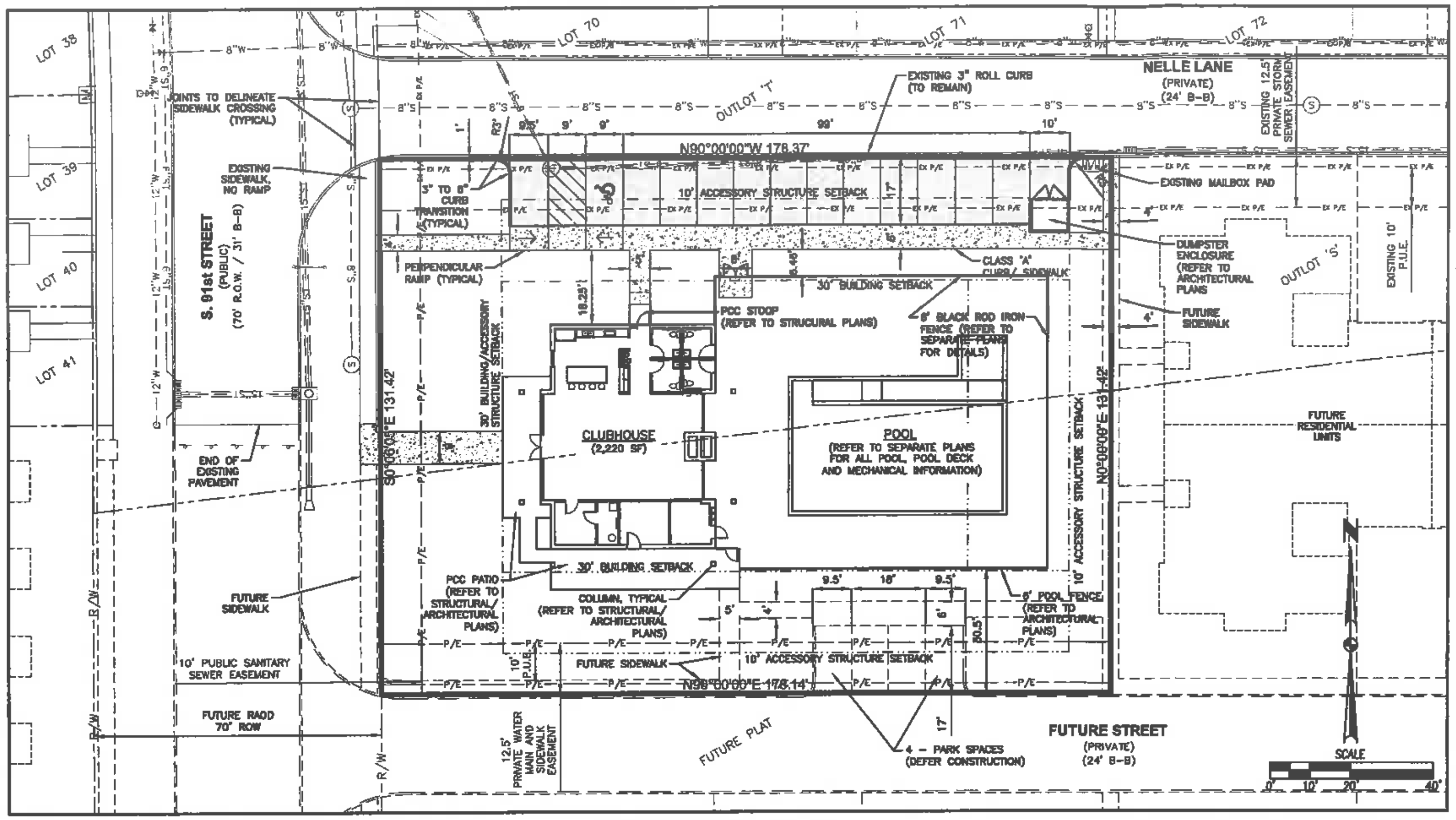
UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

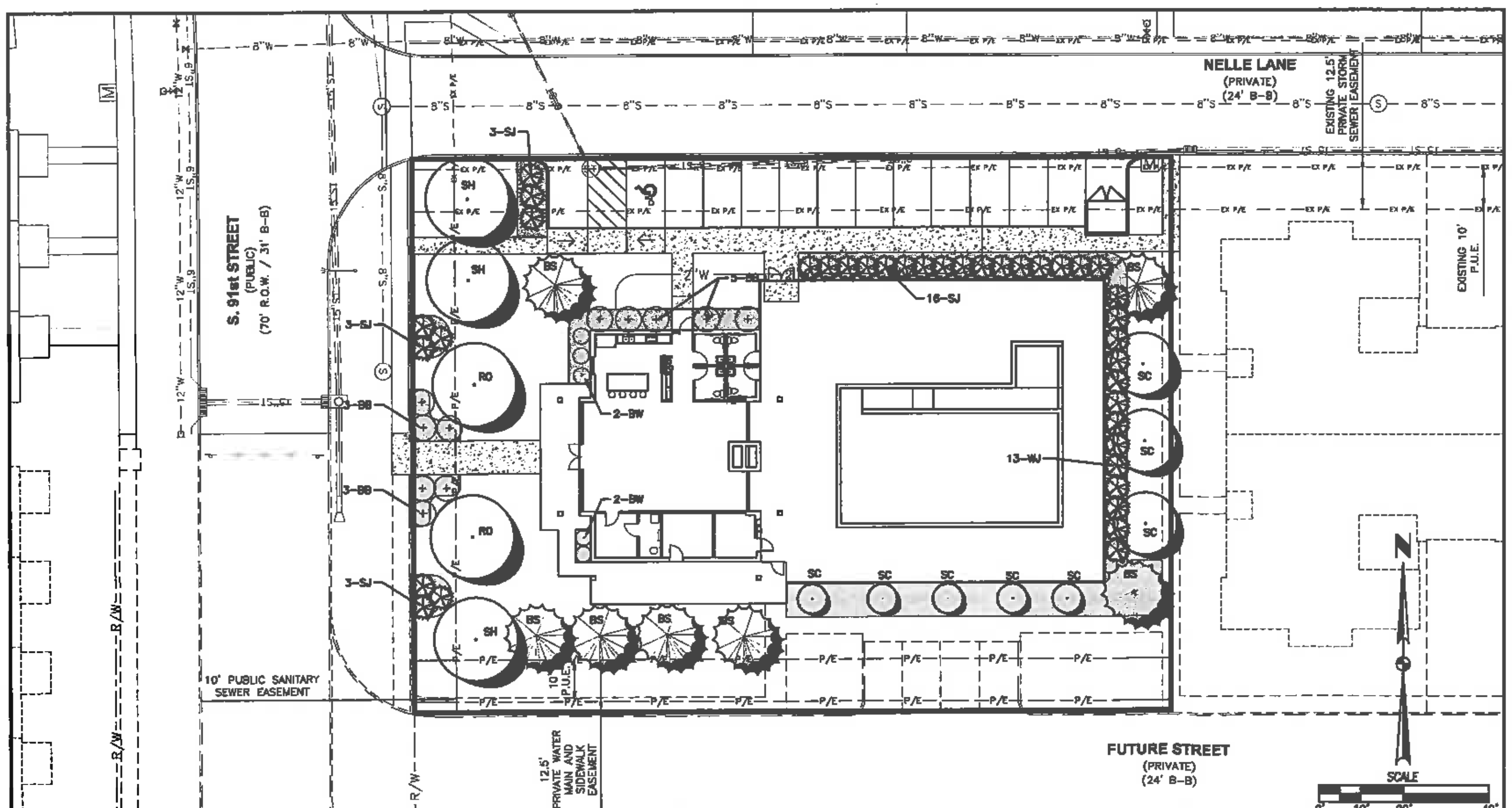
CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR. SUITE G, GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

PROJECT NO. 1705240

FILE: H:\2017\170524\PLAN\170524-SITE.DWG
PLT DATE: 6/16/17 DATE PLOTTED: 6/16/2017 3:43 PM COMMENTS:
PLOTTED BY: MIKE BROONER LAYOUT: SITE



DIMENSION PLAN



LANDSCAPE PLAN

GENERAL NOTES

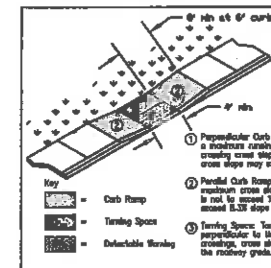
1. THE MOST RECENT EDITION OF THE WEST DES MOINES STANDARDS FOR SUBDIVISIONS AND THE WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS FOR SUBDIVISIONS SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. 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 (222-3475) TO SCHEDULE ANY REQUIRED INSPECTIONS. IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICANT OBTAINING ALL NECESSARY EASEMENTS/ AGREEMENTS AND APPLICABLE PERMITS.
6. 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, DSM METRO DESIGN STANDARDS AND WDM ADDENDUMS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. REFER TO PUBLIC IMPROVEMENT PLANS FOR CONCRETE REMOVAL FOR DRIVEWAY APPROACHES .
18. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.

TRAFFIC CONTROL NOTES

1. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
4. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
5. SIDEWALK/ PATH CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES. SIGNAGE AND TEMPORARY PEDESTRIAN ROUTE THROUGH CONSTRUCTION AREA SHALL MEET THE REQUIREMENTS OF PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), SECTION R205 AND IOWA DOT DESIGN MANUAL, CHAPTER 12A-4.
6. THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
7. ALL SIGNING AND LANE STRIPING SHALL COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.

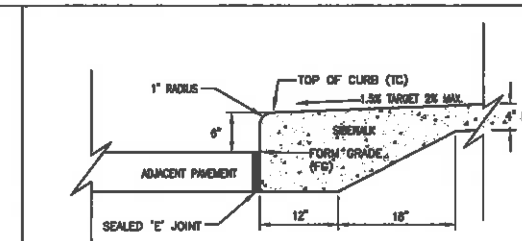
PAVEMENT THICKNESS (NON-REINFORCED)

1. SIDEWALKS	4" P.C.C.
2. PRIVATE STREETS	8" P.C.C.
3. PARKING STALLS	8" P.C.C.
4. POOL DECK	REFER TO POOL PLANS



THE CONTRACTOR SHALL REQUEST AN ON-SITE INSPECTION WITH THE BUILDING DIVISION AT (515) 222-3630, PRIOR TO PLACEMENT OF ANY CONCRETE RAMPS.

PCC RAMP DETAIL



CLASS 'A' INTEGRAL CURB AND SIDEWALK DETAIL

LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. ALL CONSTRUCTION SHALL CONFORM TO THE MOST RECENT EDITION OF THE WEST DES MOINES STANDARDS FOR SUBDIVISIONS.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. SOD ALL AREAS ADJACENT TO BUILDINGS, SEED (TYPE1) ALL OTHER DISTURBED AREAS.
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
7. WEED PREVENTER(PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
8. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3". ALL GROUPS OF MORE THAN ONE SHRUB SHALL BE MULCHED IN A CONTINUOUS BED, SEPARATED FROM TURF BY A 3" SPADE-CUT EDGE. MULCH AROUND ALL CONIFEROUS TREES SHALL BE A 10' DIAMETER CIRCLE. ALL EDGING SHALL BE SPADE-CUT EDGE.
9. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
10. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
11. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
13. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER FOR APPROVAL.
14. NO OVERSTORY TREES SHALL BE PLANTED IN ANY CITY OF WEST DES MOINES PUBLIC UTILITY EASEMENT.

SCREENING

ALL MECHANICAL UNITS VISIBLE FROM A PUBLIC STREET SHALL BE SCREENED BY THE USE OF AN EVERGREEN SCREEN.

PLANT SUBSTITUTIONS

- (2) ORNAMENTAL TREES = (1) OVERSTORY TREE OR EVERGREEN
- (10) SHRUBS = (1) UNDERSTORY TREE

- NO MORE THAN 50% OF THE REQUIRED PLANT TYPE MAY BE SUBSTITUTED.

- AT LEAST 35% OF TREES REQUIRED ON SITE (SUM OF OPEN SPACE, BUFFER AND PARKING LOT TREES) SHALL BE EVERGREEN.

TOTAL TREES REQUIRED	= 20
EVERGREENS REQUIRED	= 7
EVERGREENS PROVIDED	= 7 (35%)

MINIMUM PLANT SIZES

DECIDUOUS OVERSTORY TREES	=2" CAL
DECIDUOUS OVERSTORY TREES (CLUMP)	=1" CAL
EVERGREEN TREES	=6' HEIGHT
ORNAMENTAL TREES	=1.5" CAL
DECIDUOUS SHRUBS (5'+)	=36" HEIGHT
DECIDUOUS SHRUBS (3'-5')	=24" HEIGHT
DECIDUOUS SHRUBS (0-3')	=15" HEIGHT

OPEN SPACE REQUIREMENTS

- (2) TREES PER 3000 SF OF REQUIRED OPEN SPACE
- (3) SHRUBS PER 3000 SF OF REQUIRED OPEN SPACE

SITE AREA	= 23,426 SF
OPEN SPACE REQUIRED	= 5,857 (25%)
OPEN SPACE PROVIDED	= 18,780 SF (80%)
TREES REQUIRED	= 16
TREES PROVIDED	= 16
SHRUBS REQUIRED	= 16
SHRUBS PROVIDED	= 38

STREETSCAPE REQUIREMENTS

SOUTH 91st STREET (132')

1 TREE AND 3 SHRUBS PER 35' LF OF STREET FRONTAGE.

TREES REQUIRED	= 4
*SHRUBS REQUIRED	=12
TREES PROVIDED	= 4
SHRUBS PROVIDED	= 12

PLANT SCHEDULE

CODE	QTY	OVERSTORY TREES		SIZE	COND
SH	5	SHADEMASTER HONEYLOCUST	GLEDITSIA TRICANTHAS INERMIS 'SHADEMASTER'	2" CAL	B&B
RO	2	RED OAK	QUERCUS RUBRA	2" CAL	B&B

CODE	QTY	ORNAMENTAL TREES		SIZE	COND
SC	6	TINA CRAB	MALUS 'TINA'	1.5" CAL	B&B

CODE	QTY	EVERGREEN TREES		SIZE	COND
BS	7	FAT ALBERT SPRUCE	PICEA PUNGENS 'FAT ALBERT'	6' HT.	B&B

CODE	QTY	SHRUBS		SIZE	COND
BW	5	WINTERGREEN BOXWOOD	BUXUS MICROPHYLLA 'WINTERGREEN'	15" HT.	CONT
SJ	25	SEA GREEN JUNIPER	JUNIPEROUS CHINENSIS 'SEA GREEN'	24" HT.	CONT
BB	11	DWARF BURNING BUSH	EUONYMOUS ALATAS COMPACTUS	36" HT.	CONT
WJ	13	WICHITA BLUE JUNIPER	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	36" HT.	CONT

REVISIONS	DATE
CITY SUBMITTAL #3	06/16/17
CITY SUBMITTAL #2	05/26/17
CITY SUBMITTAL #1	05/12/17

CIVIL DESIGN ADVANTAGE
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER:
TECH:

MILL RIDGE CLUBOUSE

DIMENSION AND LANDSCAPE PLAN

WEST DES MOINES, IOWA

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PLOTTED BY: RYAN LUNDHOLM TECH:
COMMENT:
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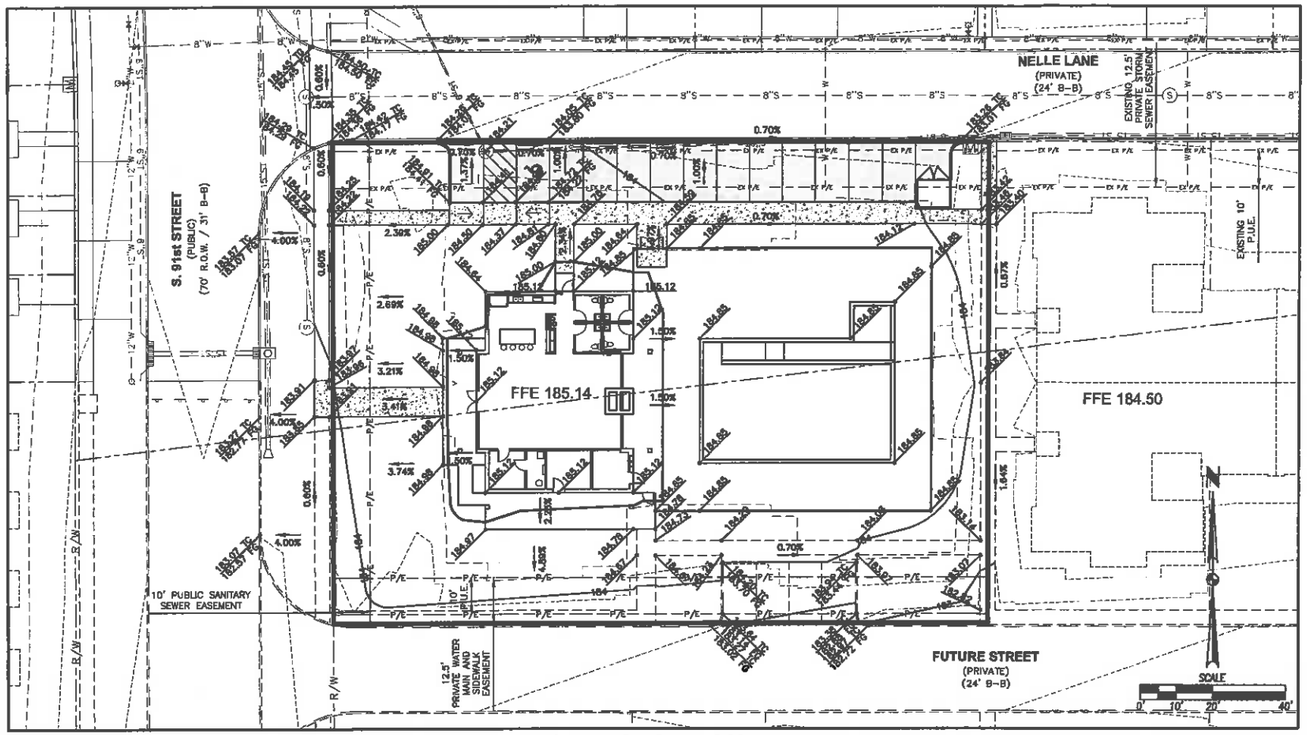
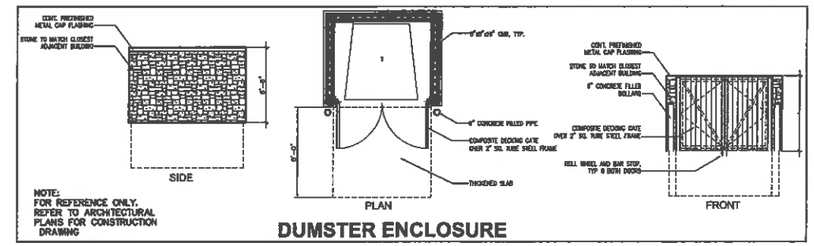


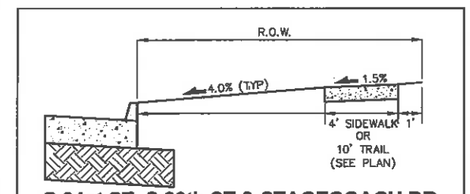
GRADING PLAN

GRADING NOTES

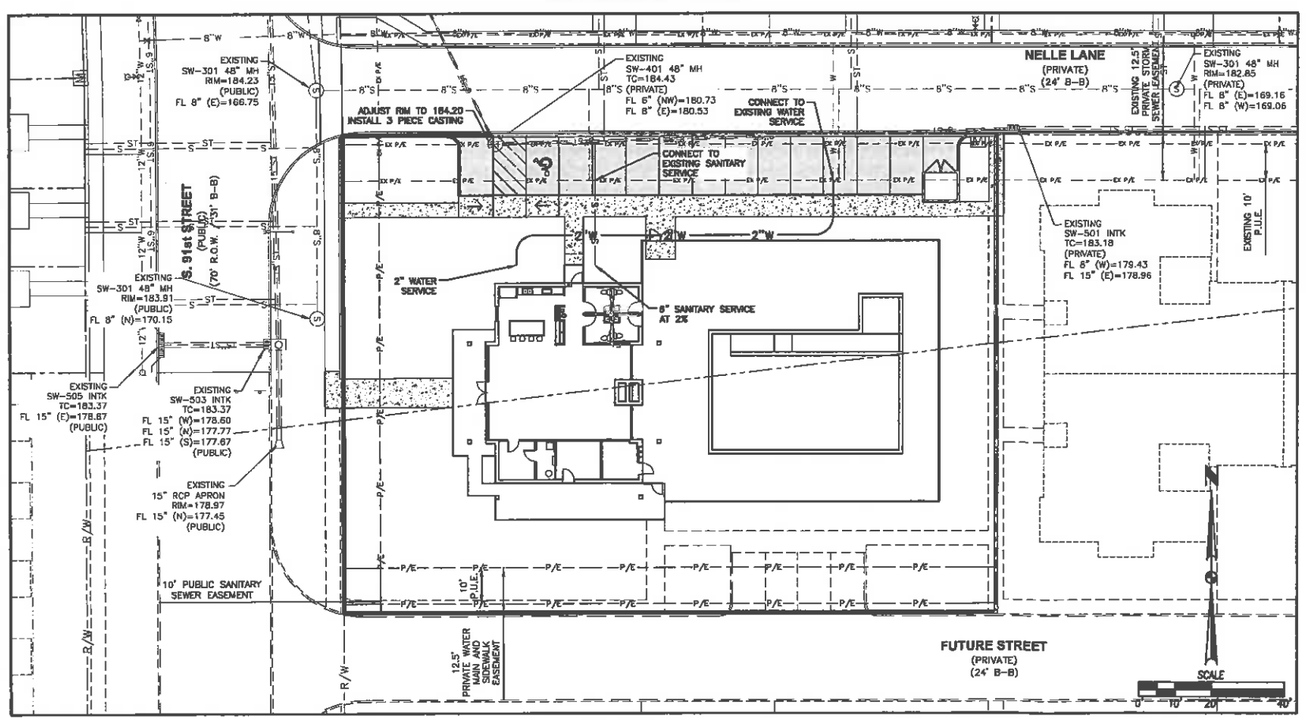
1. PRIOR TO ANY GRADING ON SITE TAKES PLACE, A COPY OF THE NPDES PERMIT, AUTHORIZED BY THE IOWA DNR, SHALL BE PROVIDED TO THE CITY CHIEF BUILDING INSPECTOR, rod.vangenderen@wdm.iowa.gov OR FAX 515-273-0802.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. IN ORDER TO ATTAIN FINAL CERTIFICATE OF OCCUPANCY APPROVAL, DOCUMENTATION WILL BE REQUIRED FORM THE GENERAL CONTRACTOR VIA THE GRADING CONTRACTOR/SOIL EROSION CONTROL CONTRACTOR/OR THE PROJECT CIVIL ENGINEER THAT THE PROJECT MEETS THE CURRENT TOPSOIL PRESERVATION REQUIREMENTS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR).
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FOR GRADE (FG) OR TOP-OF-SLAB (TS) UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. ALL SIDEWALK CROSS SLOPES SHALL BE A MAXIMUM OF 2.00%.
8. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
9. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
11. SEE SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
12. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
13. SIDEWALKS:
    MAINTAIN A 4.75% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 1.5% TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.



DUMSTER ENCLOSURE



S 91st ST, S 88th ST & STAGECOACH DR R.O.W. GRADING SECTION



UTILITY PLAN

UTILITY NOTES

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
5. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
6. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WEST DES MOINES PLUMBING CODE.
7. 12" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND WATER MAIN.
8. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
9. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
10. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
11. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
12. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE UTILITIES.
13. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.
14. ALL SANITARY SEWER SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH THE WDM STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS.
15. ALL SANITARY SEWER MH'S WITHIN PAVING SHALL HAVE A 3 PIECE CASTING. IF AN EXISTING PUBLIC SANITARY SEWER MH IS REPLACED WITH A 3 PIECE CASTING PUBLIC WORKS WILL NEED TO BE CONTACTED TO PICK UP THE OLD CASTING. CONTACT JASON SCHUCKBERND ENGINEERING SERVICES 222-3620.

WEST DES MOINES WATER WORKS NOTES

1. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH SUDAS AND WEST DES MOINES WATER WORKS GENERAL SUPPLEMENTAL SPECIFICATIONS.
2. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
4. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSPECTIONS.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND CITY'S CROSS-CONNECTION CONTROL/CONTAINMENT PROVISION.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(S) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1297, 54-1998. 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.

NOTE:

CONTRACTOR SHALL COORDINATE ALL TRANSFORMER PAD LOCATIONS, INCLUDING BUILDING SEPARATION, WITH MID AMERICAN ENERGY PRIOR TO TRANSFORMER PAD CONSTRUCTION.

LIGHTING NOTES:

REFER TO SEE LIGHTING PLAN (PHOTOMETRIC PLAN) FOR MORE INFORMATION.

ALL LIGHTING MUST BE DOWN-CAST, CUT-OFF TYPE FIXTURES. WALL PACK LIGHT WITHOUT SHIELDS TO DIRECT LIGHT DOWN TO ITS INTENDED TARGET ARE PROHIBITED.

PRIVATE WATER MAIN QUANTITIES

2" WATER SERVICE	104 LF

REFER TO SEPARATE PUBLIC IMPROVEMENT PLANS FOR PUBLIC SANITARY SEWER, PUBLIC STORM SEWER, PUBLIC WATER MAIN AND PUBLIC STREET INFORMATION.

REVISIONS	DATE
CITY SUBMITTAL #3	06/16/17
CITY SUBMITTAL #2	05/26/17
CITY SUBMITTAL #1	05/12/17

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: TECH:
CIVIL DESIGN ADVANTAGE

MILL RIDGE CLUBHOUSE
GRADING AND UTILTY PLAN
WEST DES MOINES, IOWA

3/3

1705240

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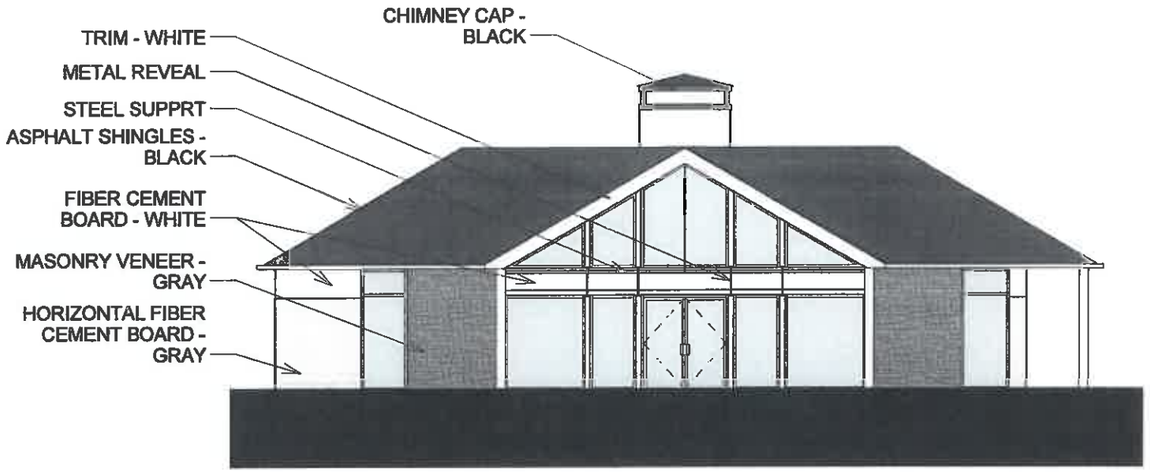
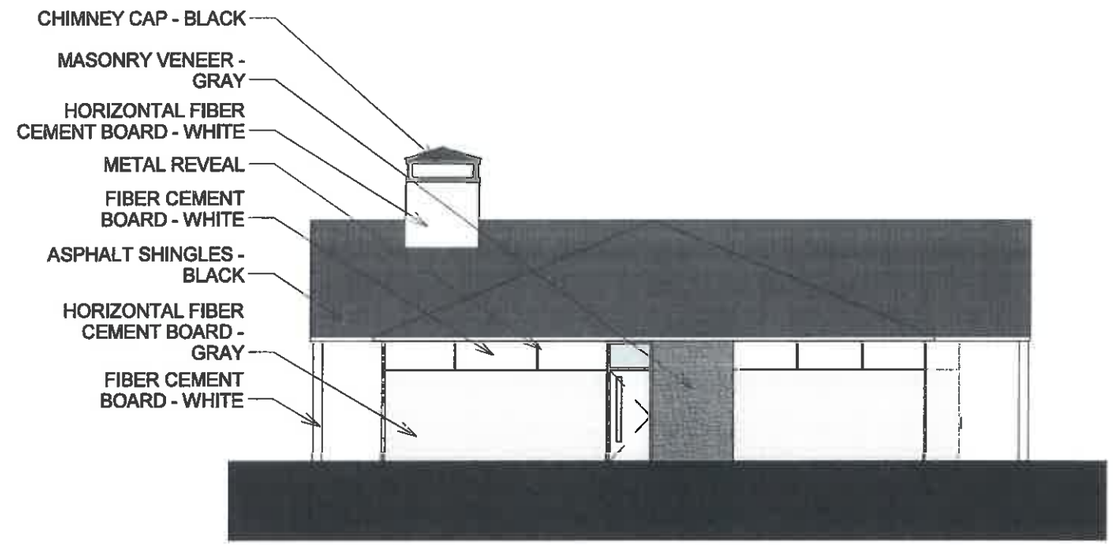


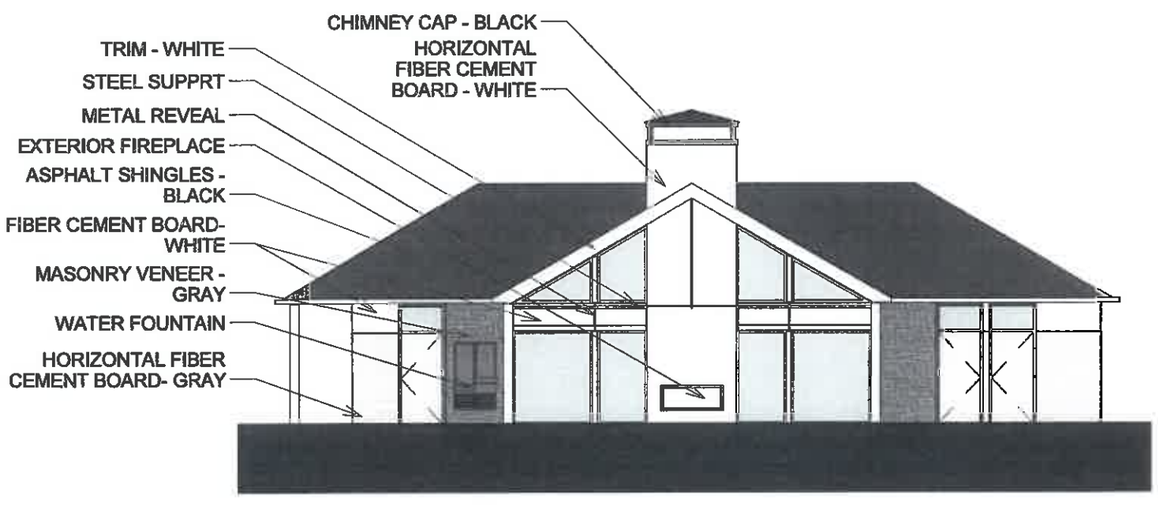
1 WEST

SCALE: 3/32" = 1'-0"



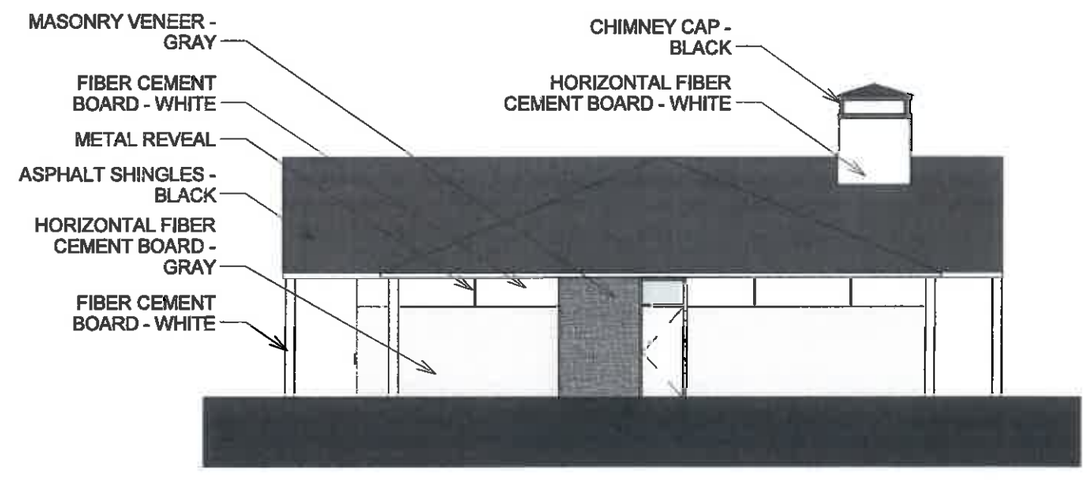
2 NORTH

SCALE: 3/32" = 1'-0"



3 EAST

SCALE: 3/32" = 1'-0"



4 SOUTH

SCALE: 3/32" = 1'-0"

S H I F F L E R
ARCHITECTS PLC
A S S O C I A T E S

MILL RIDGE CLUBHOUSE

UPDATED EXTERIOR
3/32" = 1'-0"
06/16/17

EXHIBIT II

Prepared by: J.B. Munford City of West Des Moines Development Services, P.O. Box 65320, West Des Moines, IA 50265-0320, 515-222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, P. O. Box 65320, West Des Moines, IA 50265-0320

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING THE MILL RIDGE CLUBHOUSE SITE PLAN (SP-003480-2017) FOR THE PURPOSE OF CONSTRUCTING A CLUBHOUSE AND POOL FOR THE MILL RIDGE DEVELOPMENT LOCATED AT THE SOUTHEAST CORNER OF S. 91ST STREET AND NELLE LANE

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, Hubbell Realty Company requests approval for a Site Plan (SP-003480-2017) for approximately 0.54 acres generally located at the southeast corner of S. 91st Street and Nelle Lane, for the purpose of constructing a clubhouse and pool for The Mill Ridge Development. Legally described as:

Legal Description of Property

A PART OF OUTLOT 'R', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT AND A PART OF OUTLOT 'S', MILL RIDGE PLAT 2, AN OFFICIAL PLAT, ALL BEING IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID OUTLOT 'S'; THENCE NORTH 90°00'00" EAST ALONG THE NORTH LINE OF SAID OUTLOT 'S', 178.37 FEET; THENCE SOUTH 00°00'00" EAST, 131.42 FEET; THENCE NORTH 90°00'00" WEST, 178.14 FEET; THENCE NORTH 00°06'05" WEST, 53.21 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 'S'; THENCE NORTH 00°06'50" WEST, ALONG THE WEST LINE OF SAID OUTLOT 'S', 78.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.54 ACRES (23,426 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

WHEREAS, on July 17, 2017, the Plan and Zoning Commission recommended to the City Council approval of the Site Plan; and

WHEREAS, on July 24, 2017, this City Council held a duly-noticed meeting to consider the application for a Site Plan

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

SECTION 1. The findings, for approval, in the staff report for the Site Plan, or as amended orally at the City Council hearing on July 24, 2017, are adopted.

SECTION 2. The Site Plan to construct a clubhouse and pool for The Mill Ridge Development is approved, subject to compliance with all conditions in the staff report, including conditions added at the Hearing, and attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the entitlement, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on July 24, 2017.

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Steven K. Gaer
Mayor

ATTEST:

_____

Ryan T. Jacobson
City Clerk

EXHIBIT "A"
CONDITIONS OF APPROVAL

1. The applicant install and maintain all necessary soil erosion measures.
2. The applicant agrees to obtain all appropriate building permits prior to initiation of any site work
3. The applicant will provide surety in lieu of construction of the southern 70 feet of 91st street prior to the recordation of any plat that includes the clubhouse.
4. The applicant agrees that the clubhouse will only be used by Mill Ridge residents and will restrict its use accordingly.
5. The City Council deferring the installation of up to 4 parking stalls of the 17 required by Code until such time that parking on the grass or other non-designated parking areas occurs or parking off-site is occurring due to the lack of available parking stalls. At the time when the existing parking is not sufficient to accommodate the parking needed, the City reserves the right to provide the applicant notice to increase the number of parking stalls. The applicant will be required to provide the additional parking spaces in accordance with City regulations within the first available construction season. Prior to implementation of additional parking to satisfy the deferred parking stalls, the applicant shall submit for approval a Minor Modification Site Plan to the City identifying the location and engineering details for the stalls to be constructed.