CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: June 11, 2018

ITEM: Hidden Point Park, 1250 S. Hidden Point Court – Approval of a site plan to construct park improvements – City of West Des Moines – SP-003842-2018

RESOLUTION: Approval of Site Plan

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The City of West Des Moines is requesting approval of a site plan for approximately 7.75 acres located at the terminus of S. Hidden Point Court. The City proposes the phased construction of Hidden Point Park at this location. The park will consist of a picnic shelter, a restroom, playgrounds, a tennis court, a basketball court, a parking lot and trail connections.

Plan and Zoning Commission Action:
Vote: 6-0 approval, with Commissioner Costa absent
Date: June 4, 2018
Motion: Adopt a resolution recommending the City Council approve the Site Plan Request

OUTSTANDING ISSUES: There are no outstanding issues. The applicant has stated that they are in agreement with all of staff's recommendations and conditions. 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 & Planning, April 16, 2018*
- Staff Review and Comment
  - *Park Phasing*
  - *Courtesy Notice*
- 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 approve a Site Plan to construct park improvements, subject to the applicant meeting all City Code requirements and the following condition of approval:

1. Site plan entitlement remaining valid until all improvements outlined in this staff report are completed, including if the current anticipated timeline is extended past 2021. Should improvements different from that outlined in this staff report, or modifications to that as indicated on the site plan included with this staff report be desired, the applicant shall submit the appropriate site plan modification application(s) to the Development Services Department for review and approval prior to implementing any alternate plans.

Lead Staff Member: Brian Portz

Staff Reviews:

Department Director	
Appropriations/Finance	
Legal	JBW
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	not required
Date(s) Published	
Letter sent to surrounding property owners	

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning		
Date Reviewed	4/16/2018		
Recommendation	Yes ☒	No ☐	Split ☐

ATTACHMENTS:

- Exhibit I - Plan and Zoning Commission Communication
  - Attachment A - Commission Resolution
    - Exhibit A - Conditions of Approval
  - Attachment B - Location Map
  - Attachment C - Building Elevation Plans
  - Attachment D - Site Plans
- 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 4, 2018

Item: Hidden Point Park, 1250 S. Hidden Point Court – Approval of a site plan to construct park improvements – City of West Des Moines – SP-003842-2018

Requested Action: Recommend Approval of Site Plan

Case Advisor: Brian S. Portz, AICP

Applicant's Request: The City of West Des Moines is requesting approval of a site plan for approximately 7.75 acres located at the terminous of S. Hidden Point Court. The City proposes the phased construction of Hidden Point Park at this location. The park will consist of a picnic shelter, a restroom, playgrounds, a tennis court, a basketball court, a parking lot and trail connections.

History: The property is undeveloped. In 2013, a Comprehensive Plan Amendment was approved for this property which changed the land use of the property to a Single Family (SF) land use. This portion of the property was consistency zoned to the Comprehensive Plan Land Use designation which established Single Family Residential (R-1) zoning. In 2014, the property was platted as an outlot to be dedicated as a City park as a part of the Roger's Farm final plat

City Council Subcommittee: This project was presented to the Development and Planning Subcommittee as an informational item at its April 16, 2018 meeting. There was no discussion.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment. Staff would summarize the following key points of interest:

- *Park Phasing*: The development of Hidden Point Park will be completed in phases as capital improvement money becomes available. At this time, it is projected that site grading and utilities will be completed in 2018, followed by playground, sidewalks and parking lot installation in 2019. In 2020, the picnic shelter and restroom will be constructed and in 2021 the tennis court, basketball court, trails and boardwalk overlook will be constructed.

- *Courtesy Notice*: A courtesy notice of the June 4th Plan & Zoning Commission meeting and June 11th City Council meeting was mailed to all property owners within a 370' radius of the park property. Property owner notification is not a requirement of the site plan review of the project, but was sent out to make the surrounding property owners aware of the proposed improvements within the park.

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.

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 Recommendation And Conditions Of Approval: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Site Plan to construct park improvements, subject to the applicant meeting all City Code requirements and including the following:

1. Site plan entitlement remaining valid until all improvements outlined in this staff report are completed, including if the current anticipated timeline is extended past 2021. Should improvements different from that outlined in this staff report, or modifications to that as indicated on the site plan included with this staff report be desired, the applicant shall submit the appropriate site plan modification application(s) to the Development Services Department for review and approval prior to implementing any alternate plans.

Owner/Applicant:

City of West Des Moines
4200 Mills Civic Parkway
West Des Moines, IA 50265
Kevin Conn
Kevin.conn@wdm.iowa.gov

Applicant's Representative:

Bolton & Menk
309 E. 5th Street, Suite 202
Des Moines, IA 50309
Chadd Kahlsdorf
chaddka@bolton-menk.com

Attachments:

Attachment A - Commission Resolution
Exhibit A - Conditions of Approval
Attachment B - Location Map
Attachment C - Building Elevation Plans
Attachment D - Site Plans

ATTACHMENT A

RESOLUTION NO. PZC- 18–037

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE A SITE PLAN FOR CITY PARK DEVELOPMENT

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, The City of West Des Moines, has requested approval for a Site Plan (SP-003842-2018) for phased construction of park improvements on a 7.75 acre site located at 1250 S. Hidden Point Court;

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 June 4, 2018, this Commission held a duly-noticed public meeting to consider the application for a Site Plan;

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 hearing are adopted.

SECTION 2. The Hidden Point Park Site Plan (SP-003842-2018) to construct park improvements, is recommended to the City Council for approval, 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 June 4, 2018.

Craig Erickson
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 June 4, 2018, by the following vote:

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

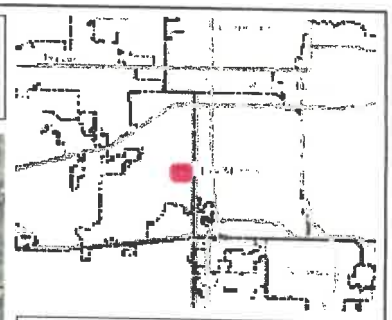
ATTEST:

Recording Secretary

Exhibit A
CONDITIONS OF APPROVAL

1. Site plan entitlement remaining valid until all improvements outlined in this staff report are completed, including if the current anticipated timeline is extended past 2021. Should improvements different from that outlined in this staff report, or modifications to that as indicated on the site plan included with this staff report be desired, the applicant shall submit the appropriate site plan modification application(s) to the Development Services Department for review and approval prior to implementing any alternate plans.

Location Map



Legend

- Corporate Limits
- Parcels

1,000.0 0 500.00 1,000.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

© City of West Des Moines, Iowa

Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

ATTACHMENT B

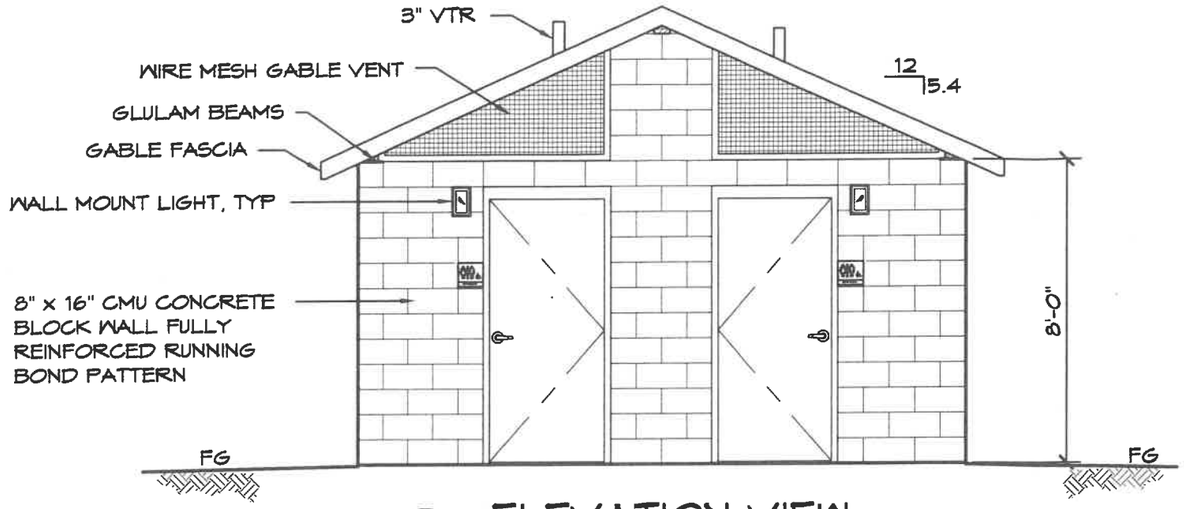
DARK OAK BLOCK

The following is an example of the "Dark Oak" block included in the design of this building.

Specifications

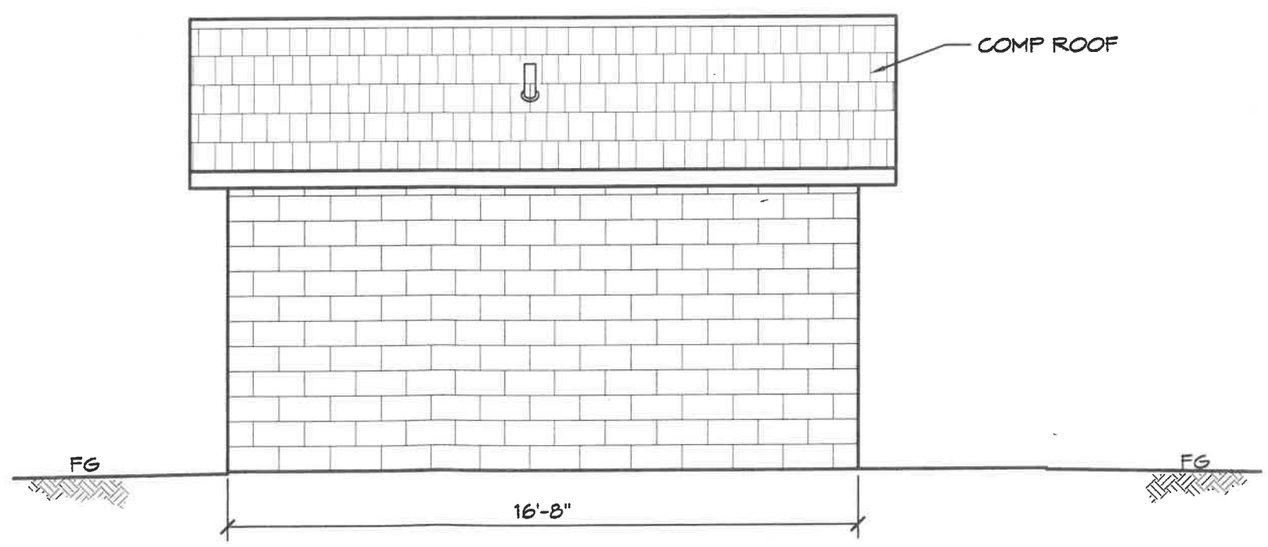
- Dimensions: 8" x 16" x 8"
- Split Face
- Mortar Joint
- Color: Dark Oak

THESE PLAN VIEW AND ELEVATION DRAWINGS ARE A PRELIMINARY ARCHITECTURAL REPRESENTATION OF THE BUILDING. ALL DIMENSIONS, FEATURES AND COMPONENTS SHOWN ON THESE PRELIMINARY DRAWINGS MAY OR MAY NOT BE PART OF THE QUOTE. PLEASE REFER TO THE "SCOPE OF SUPPLY AND SERVICES" LETTER PROVIDED WITH YOUR QUOTE FOR ROMTEC'S PROPOSED SCOPE OF SUPPLY.



C ELEVATION VIEW

SCALE: 1/4" = 1'-0"



D ELEVATION VIEW

SCALE: 1/4" = 1'-0"

ROMTEC
18240 NORTH BANK ROAD - ROSEBURG, OR 97470
(541) 496-3541 FAX (541) 496-0803

PRELIMINARY

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PROJECT: 2024 SIERRA II COMPACT DOUBLE RESTROOM W/ STG/MECH ROOM

CUSTOMER
PROJECT
LOCATION

SHEET TITLE: ELEVATIONS (CMU)

PROJECT#: XXXX

MODEL#: 2024

DATE: 00/00/15

REVISIONS

REV.	DATE:	BY

DRAWN BY: TH

SHEET NO. 2

LEGEND		
SYMBOL	DESCRIPTION	AREA/ QUANTITY
—·—·—	GABLE VENT	4
═:═	2x6 WOOD FILLER WALL	2
	EXTERIOR WALL LIGHTS	3
	INTERIOR WALL LIGHTS	2
	INTERIOR CEILING LIGHTS	1
⊗	FLOOR DRAIN	3
HB	WALL HYDRANT	1
	ELECTRICAL OUTLET	1

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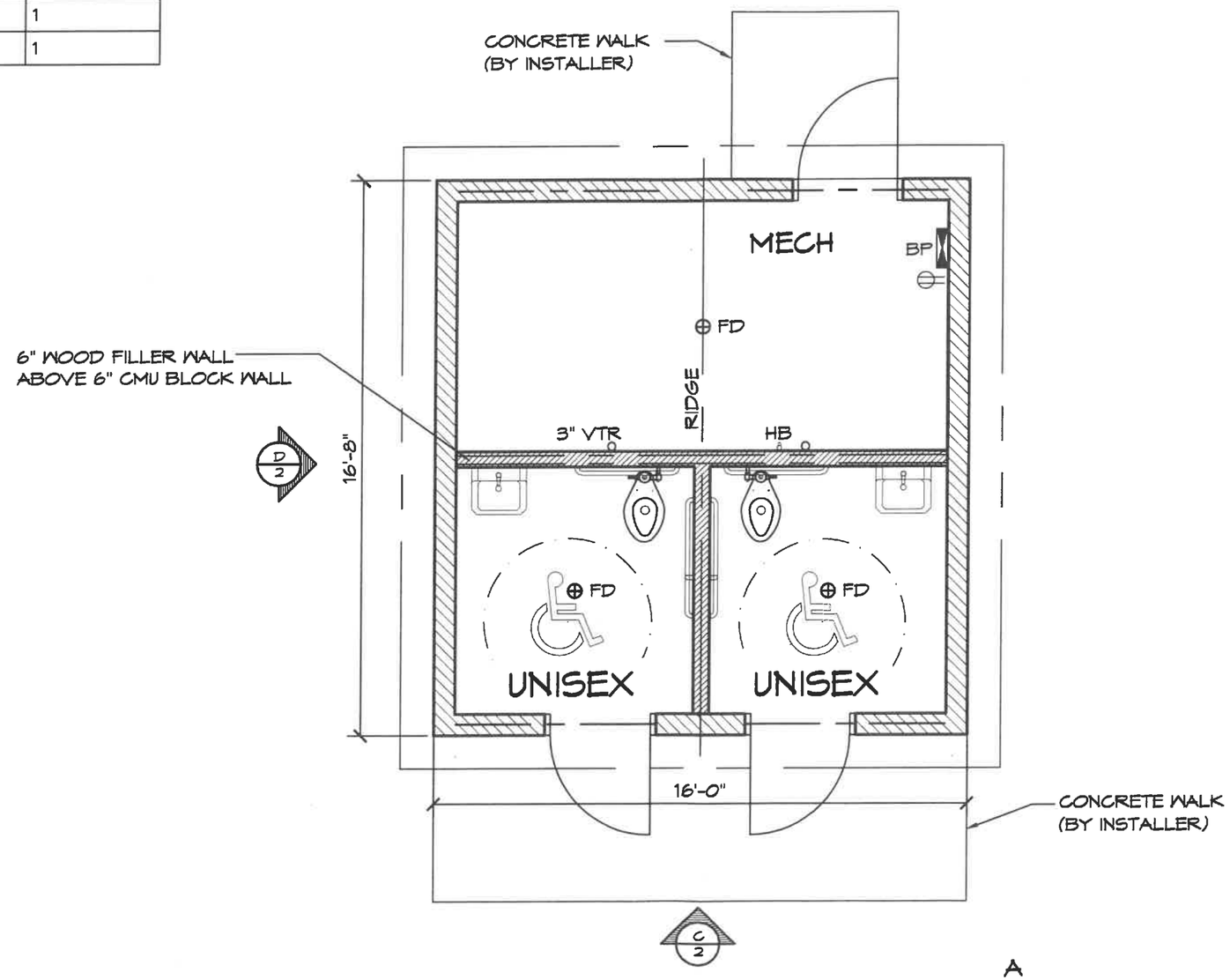
WALL TYPE SCHEDULE

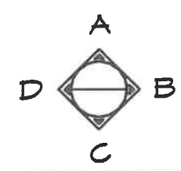
8" REINFORCED CONCRETE MASONRY BLOCK WALL WITH MORTAR JOINTS, GROUTED SOLID ALL CELLS RUNNING BOND PATTERN.

6" REINFORCED CONCRETE MASONRY BLOCK WALL WITH MORTAR JOINTS, GROUTED SOLID ALL CELLS RUNNING BOND PATTERN.



1 FLOOR PLAN

SCALE: 1/4" = 1'-0"



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18240 NORTH BANK ROAD - ROSEBURG, OR 97470
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PROJECT: 2024 SIERRA II COMPACT DOUBLE RESTROOM W/ STG/MECH ROOM

CUSTOMER
PROJECT
LOCATION

SHEET TITLE: FLOOR PLAN

PROJECT#: XXXX

MODEL#: 2024

DATE: 00/00/15

REVISIONS

REV.	DATE:	BY

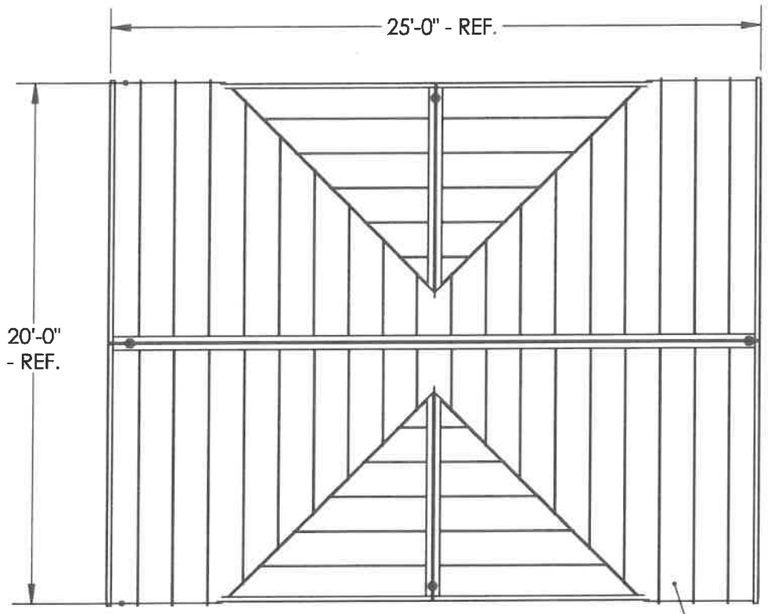
DRAWN BY: TH

SHEET NO. 1

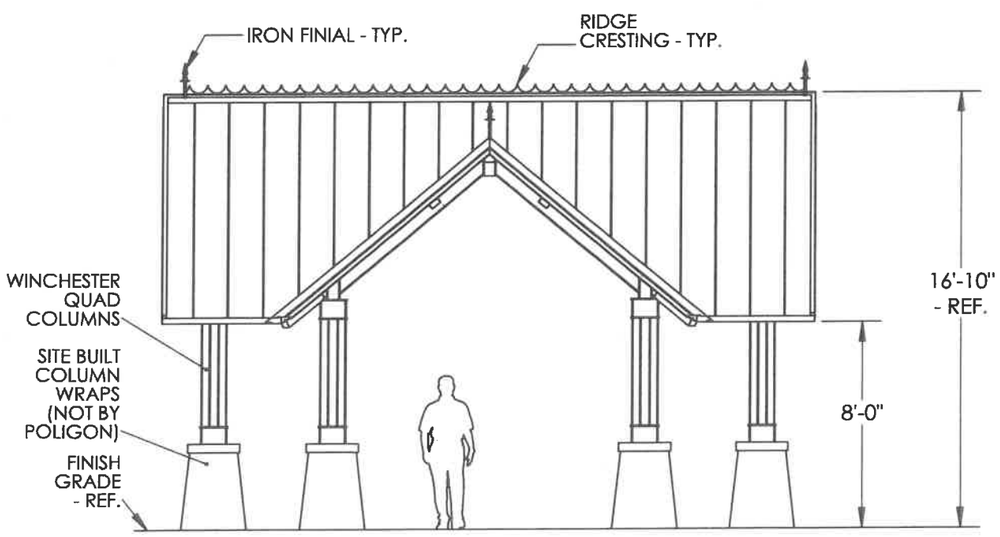
THIS IS A CONCEPT DRAWING, DIMENSIONS SHOWN ARE REPRESENTATIVE. TO ADAPT THIS CONCEPT TO MEET PROJECT SPECIFIC DESIGN REQUIREMENTS, FORWARD YOUR REQUEST TO POLIGON CUSTOMER SERVICE.

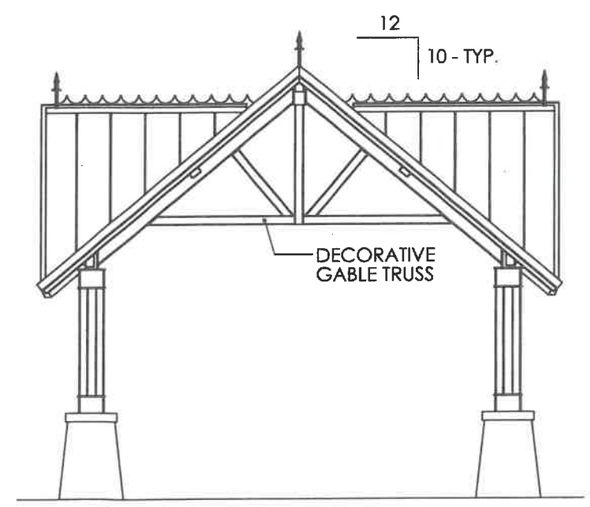
PORTERCORP HAS EARNED A **PCI-4000 CERTIFICATION** FROM THE GLOBALLY RECOGNIZED POWDER COATING INSTITUTE (PCI). PCI-4000 IS A QUALITY MANAGEMENT STANDARD AND CERTIFICATION SET. AS A CERTIFIED COATER, THIS PROGRAM MAKES PORTERCORP A LEADER IN THE INDUSTRY.

FRAME AND ORNAMENTATION FINISH:
MEMBERS SHOT BLASTED TO NEAR WHITE CONDITION (SSPC SP-10), WASHED AND SEALED IN A PHOSPHATE SPRAY, COATED WITH A SPECIAL EPOXY PRIMER POWDER COAT BASE, COATED WITH A SUPER DURABLE TGIC POLYESTER POWDER AND OVEN CURED.
OPTIONAL UNDERCOAT: EPOXY E-COAT SYSTEM, USING FULL IMMERSION ELECTRO-DEPOSITION PROCESS.
SEE COLOR MATRIX **(WWW.POLIGON.COM)** FOR AVAILABLE COLORS.



24 GA., GALVALUME COATED, KYNAR 500 PAINTED, STANDING SEAM ROOFING PANELS SHOWN, OVER T&G ROOF DECK.





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SHELTER MODEL:
DB3: 20X25 W/ DORMERS
STEEL SHELTER COLLECTION

poligon®

www.poligon.com
616-399-1963
PORTERCORP, 4240 N. 136th AVE.
HOLLAND, MI 49424

PORTER CORP.
A PLAYCORE Company

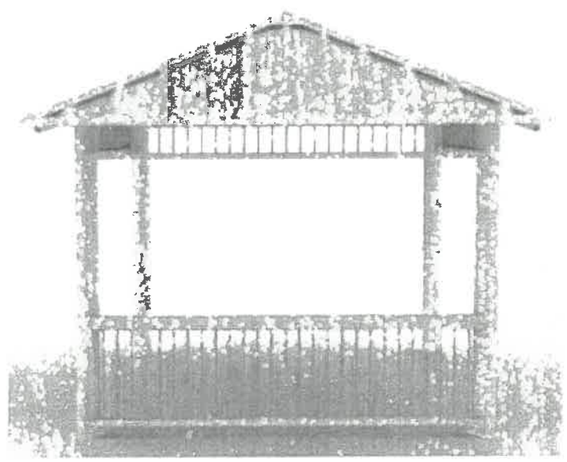
Copyright laws protect the style and visual appearance of the structure while patents may protect other parts of the design.

NJPA AWARDED CONTRACT

Colors shown are for reference only. Actual color may vary. Please request actual color samples for a true color representation at samples@portercorp.com.

Select the swatches on the right to color the steel or shingle roof and frame.

Roof Color:
Structure Color:



STEEL ROOF COLOR

SHINGLE ROOF COLOR

T&G STAIN *(NOT SHOWN ON SHELTER)*

FRAME COLOR

** Premium colors are available with a slight upcharge*

Consult factory for pricing and lead time

*** Also available in Textured Poli-5000 finish*

CITY OF WEST DES MOINES

SITE PLANS FOR

HIDDEN POINT PARK

1250 S. HIDDEN POINT COURT
WEST DES MOINES, IOWA

PROJECT # 0510-082-2017

GOVERNING SPECIFICATIONS

THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND WDM ADDENDUMS

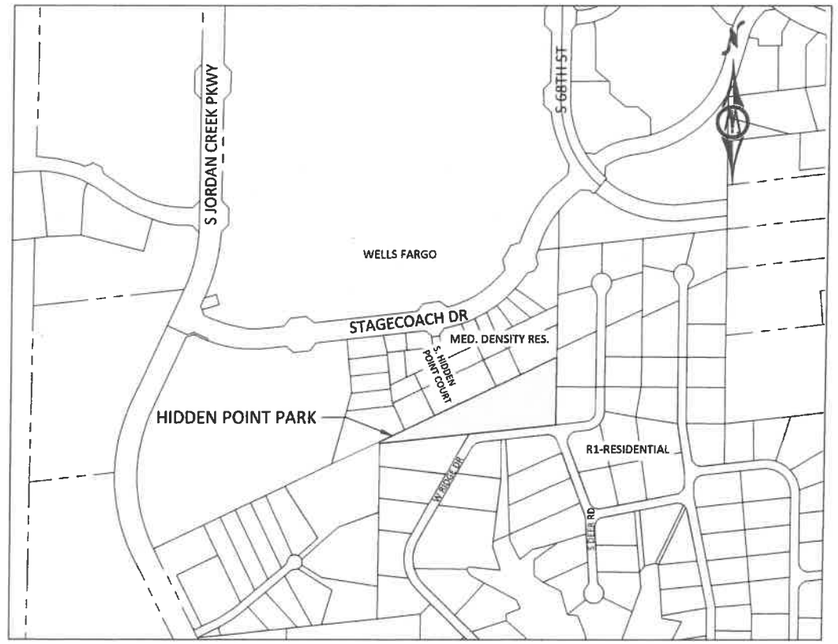
PROJECT DATUM

HORIZONTAL DATUM: NAD83 (2011)
VERTICAL DATUM: NAVD88 -774.01 FT

IOWA ONE CALL
1-800-292-8989 | 811
www.iowaonecall.com

NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW, NOTIFY IOWA ONE CALL 1-800-292-8989

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."



MAP OF THE
CITY OF WEST DES MOINES
POLK COUNTY, IA

PREPARED FOR:

THE CITY OF WEST DES MOINES

PARKS & RECREATION
4200 MILLS CIVIC PARKWAY
WEST DES MOINES, IOWA 50265

SHEET INDEX

SHEET NO.	SHEET TITLE	REVISION	DATE ISSUED
A.1	TITLE SHEET	E	5/30/2018
A.2	LEGEND	E	5/30/2018
B.1	DETAILS	E	5/30/2018
B.2	DETAILS	C	5/30/2018
C.1	GENERAL NOTES	E	5/30/2018
C.2	ESTIMATED QUANTITIES	E	5/30/2018
C.3	STORM WATER POLLUTION PREVENTATION PLAN	E	5/30/2018
D.1	EXISTING CONDITIONS	E	5/30/2018
D.2	SITE PLAN	E	5/30/2018
D.3	SITE PLAN - SETBACKS	E	5/30/2018
D.4	GRADING PLAN	E	5/30/2018
G.1	PROJECT CONTROL BENCHMARKS	E	5/30/2018
L.1	LANDSCAPING PLAN	C	5/30/2018
M.1	UTILITY PLAN	C	5/30/2018
M.2	SANITARY SEWER PLAN	C	5/30/2018
MWM.1	WATERMAIN PLAN	C	5/30/2018
P.1	SITE ELECTRICAL PLAN	C	5/30/2018
P.2	PHOTOMETRIC PLAN	C	5/30/2018

LICENSED PROFESSIONAL ENGINEER
CHARLES N. KAHLSDORF
23243
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.

CHARLES N. KAHLSDORF, P.E.

REG. NO. 23243 DATE:

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019

PAGES OR SHEETS COVERED BY THIS SEAL:

ALL SHEET

REV	ISSUED FOR	DATE
A	PLAN SUBMITTAL REVIEW SET	3/20/2018
B	DEVELOPMENT REVIEW SET	3/28/2018
C	SECOND DEVELOPMENT SUBMITTAL REVIEW SET	5/11/2018
D	THIRD DEVELOPMENT SUBMITTAL REVIEW SET	5/24/2018
E	FOURTH DEVELOPMENT SUBMITTAL REVIEW SET	5/30/2018

BOLTON & MENK

309 E 5TH STREET, SUITE 202
DES MOINES, IOWA 50309
Phone: (515) 259-9190
Email: DesMoines@bolton-menk.com
www.bolton-menk.com

THE CITY OF WEST DES MOINES

DESIGNED NAS
DRAWN
CHECKED CNK
CHECKED CJB
PROJECT PROJ. NO. 0510-082-2017

CITY OF WEST DES MOINES, IOWA
HIDDEN POINT PARK
TITLE SHEET

SHEET A.1

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H:\WDMWA\0510082\Hidden Point Park\CADD\C3D\SHEETS\15084_A.dwg 5/30/2018 8:02 PM

EXISTING TOPOGRAPHIC SYMBOLS

- ACCESS GRATE
- AIR CONDITION UNIT
- ANTENNA
- AUTO SPRINKLER CONNECTION
- BARRICADE PERMANENT
- BASKETBALL POST
- BENCH
- BIRD FEEDER
- BUSH-DECIDUOUS
- CATCH BASIN RECTANGULAR CASTING
- CATCH BASIN CIRCULAR CASTING
- CURB STOP
- CLEAN OUT
- CULVERT END
- DRINKING FOUNTAIN
- DOWN SPOUT
- FILL PIPE
- FIRE HYDRANT
- FLAG POLE
- FLARED END / APRON
- FUEL PUMP
- GRILL
- GUY WIRE ANCHOR
- HANDHOLE
- HANDICAP SPACE
- IRRIGATION SPRINKLER HEAD
- IRRIGATION VALVE BOX
- LIFT STATION CONTROL PANEL
- LIFT STATION
- MAILBOX
- MANHOLE-COMMUNICATION
- MANHOLE-ELECTRIC
- MANHOLE-GAS
- MANHOLE-HEAT
- MANHOLE-SANITARY SEWER
- MANHOLE-STORM SEWER
- MANHOLE-UTILITY
- MANHOLE-WATER
- METER
- ORDER MICROPHONE
- PARKING METER
- PAVEMENT MARKING
- PEDESTAL-COMMUNICATION
- PEDESTAL-ELECTRIC
- PEDESTRIAN PUSH BUTTON
- PICNIC TABLE
- POLE-LIGHT
- POLE-UTILITY
- POST
- RAILROAD SIGNAL POLE
- REGULATION STATION GAS
- SATELLITE DISH
- SIGN TRAFFIC
- SIGNAL CONTROL CABINET
- SOIL BORING
- SIREN
- TELEPHONE BOOTH
- TILE INLET
- TILE OUTLET
- TILE RISER
- TRANSFORMER-ELECTRIC
- TREE-CONIFEROUS
- TREE-DEAD
- TREE-DECIDUOUS
- TREE STUMP
- TRAFFIC ARM BARRIER
- TRAFFIC SIGNAL
- TRASH CAN
- UTILITY MARKER
- VALVE
- VALVE POST INDICATOR
- VALVE VAULT
- VENT PIPE
- WATER SPIGOT
- WELL
- WETLAND DELINEATED MARKER
- WETLAND
- YARD LIGHT
- WET WELL
- YARD HYDRANT

PROPOSED TOPOGRAPHIC SYMBOLS

- CLEANOUT
- MANHOLE
- LIFT STATION
- STORM SEWER CIRCULAR CASTING
- STORM SEWER RECTANGULAR CASTING
- STORM SEWER FLARED END / APRON
- STORM SEWER OUTLET STRUCTURE
- STORM SEWER OVERFLOW STRUCTURE
- CURB BOX
- FIRE HYDRANT
- WATER VALVE
- WATER REDUCER
- WATER BEND
- WATER TEE
- WATER CROSS
- WATER SLEEVE
- WATER CAP / PLUG
- RIP RAP
- DRAINAGE FLOW

SURVEY SYMBOLS

- BENCH MARK LOCATION
- CONTROL POINT
- MONUMENT IRON FOUND
- CAST IRON MONUMENT

EXISTING TOPOGRAPHIC LINES

- RETAINING WALL
- FENCE
- FENCE-DECORATIVE
- GUARD RAIL
- TREE LINE
- BUSH LINE

SURVEY LINES

- CONTROLLED ACCESS
- BOUNDARY
- CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- SETBACK LINE
- SECTION LINE
- QUARTER LINE
- SIXTEENTH LINE

EXISTING UTILITY LINES

- FORCEMAIN
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER
- STORM SEWER DRAIN TILE
- WATERMAIN
- WATER SERVICE

PROPOSED UTILITY LINES

- FORCEMAIN
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER
- STORM SEWER DRAIN TILE
- WATERMAIN
- WATER SERVICE
- PIPE CASING

GRADING INFORMATION

- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- PROPOSED GRADING LIMITS / SLOPE LIMITS
- PROPOSED SPOT ELEVATION
- RISE:RUN (SLOPE)

HATCH PATTERNS

- ASPHALT
- CONCRETE
- GRAVEL

EXISTING PRIVATE UTILITY LINES

NOTE:
EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY IOWA ONE CALL, 1-800-292-8989.

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D UNLESS OTHERWISE NOTED. THIS UTILITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA"

- UNDERGROUND FIBER OPTIC
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- UNDERGROUND COMMUNICATION
- OVERHEAD ELECTRIC
- OVERHEAD COMMUNICATION
- OVERHEAD UTILITY

UTILITY QUALITY LEVELS:

LEVEL D - INFORMATION COMES SOLELY FROM EXISTING UTILITY RECORDS.

LEVEL C - SURVEYING ABOVE GROUND UTILITY FACILITIES, SUCH AS MANHOLES, VALVE BOXES, ETC; AND CORRELATING THIS INFORMATION WITH EXISTING UTILITY RECORDS.

LEVEL B - THE USE OF SURFACE GEOPHYSICAL TECHNIQUES TO DETERMINE THE EXISTENCE AND HORIZONTAL POSITION OF UNDERGROUND UTILITIES.

LEVEL A - THE USE OF NONDESTRUCTIVE DIGGING EQUIPMENT AT HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

ABBREVIATIONS

A	ALGEBRAIC DIFFERENCE	GU	GUTTER	SERV	SERVICE
ADJ	ADJUST	GV	GATE VALVE	SHLD	SHOULDER
ALT	ALTERNATE	HDPE	HIGH DENSITY POLYETHYLENE	STA	STATION
B-B	BACK TO BACK	HH	HANDHOLE	STD	STANDARD
BLDG	BUILDING	HP	HIGH POINT	STM	STORM SEWER
BMP	BEST MANAGEMENT PRACTICE	HWL	HIGH WATER LEVEL	TC	TOP OF CURB
BR	BEGIN RADIUS	HYD	HYDRANT	TEMP	TEMPORARY
BV	BUTTERFLY VALVE	I	INVERT	TNH	TOP NUT HYDRANT
CB	CATCH BASIN	K	CURVE COEFFICIENT	TYP	TYPICAL
C&G	CURB AND GUTTER	L	LENGTH	VCP	VITRIFIED CLAY PIPE
CIP	CAST IRON PIPE	LO	LOWEST OPENING	VERT	VERTICAL
CIPP	CURED-IN-PLACE PIPE	LP	LOW POINT	VPC	VERTICAL POINT OF CURVE
CL	CENTER LINE	LT	LEFT	VPI	VERTICAL POINT OF INTERSECTION
CL.	CLASS	MH	MANHOLE	VPT	VERTICAL POINT OF TANGENT
CMP	CORRUGATED METAL PIPE	MIN	MINIMUM	WM	WATERMAIN
C.O.	CHANGE ORDER	MR	MID RADIUS		
COMM	COMMUNICATION	NMC	NON-METALLIC CONDUIT		
CON	CONCRETE	NTS	NOT TO SCALE	AC	ACRES
CSP	CORRUGATED STEEL PIPE	NWL	NORMAL WATER LEVEL	CF	CUBIC FEET
CLVT	CULVERT	OHW	ORDINARY HIGH WATER LEVEL	CV	COMPACTED VOLUME
DIA	DIAMETER	PC	POINT OF CURVE	CY	CUBIC YARD
DIP	DUCTILE IRON PIPE	PCC	PORTLAND CEMENT CONCRETE	EA	EACH
DWY	DRIVEWAY	PED	PEDESTRIAN, PEDESTAL	EV	EXCAVATED VOLUME
E	EXTERNAL CURVE DISTANCE	PERF	PERFORATED PIPE	LB	POUND
EASE	EASEMENT	PERM	PERMANENT	LF	LINEAR FEET
ELEC	ELECTRIC	PI	POINT OF INTERSECTION	LS	LUMP SUM
ELEV	ELEVATION	PL	PROPERTY LINE	LV	LOOSE VOLUME
EOF	EMERGENCY OVERFLOW	PRC	POINT OF REVERSE CURVE	SF	SQUARE FEET
ER	END RADIUS	PT	POINT OF TANGENT	SV	STOCKPILE VOLUME
EX	EXISTING	PVC	POLYVINYL CHLORIDE PIPE	SY	SQUARE YARD
FES	FLARED END SECTION	PVMT	PAVEMENT		
F-F	FACE TO FACE	R	RADIUS		
FF	FINISHED FLOOR	RCP	REINFORCED CONCRETE PIPE		
F&I	FURNISH AND INSTALL	RET	RETAINING		
FM	FORCEMAIN	ROW	RIGHT-OF-WAY		
FO	FIBER OPTIC	RSC	RIGID STEEL CONDUIT		
F.O.	FIELD ORDER	RT	RIGHT		
GRAN	GRANULAR	SAN	SANITARY SEWER		
GRAV	GRAVEL	SCH	SCHEDULE		

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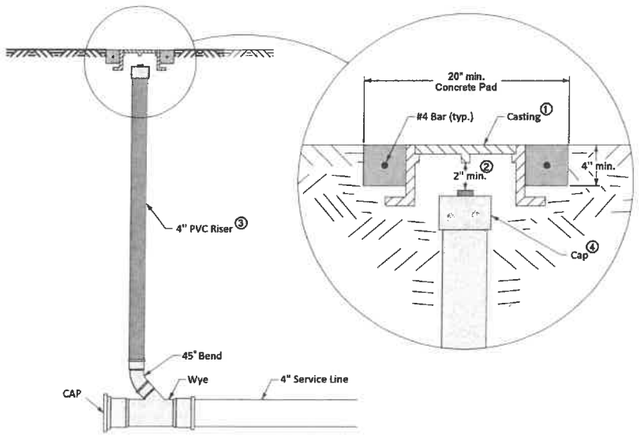
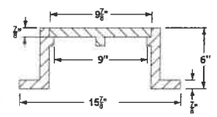
CITY OF WEST DES MOINES, IOWA
HIDDEN POINT PARK
LEGEND

SHEET A.2

1. Standard duty casting complying with AASHTO M 306. Mark lid with "Sanitary" or "Sanitary C.O."
2. Do not allow casting to bear on top of riser pipe.
3. 4 inch PVC Service Pipe
4. Threaded PVC cap or iron body ferrule with brass screw plug



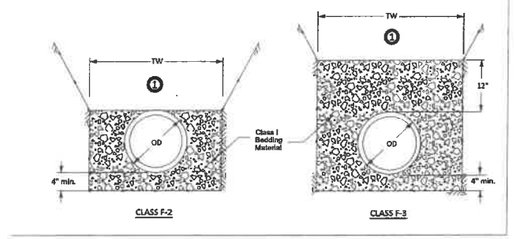
CLEANOUT



CASTING ①
(Dimensions are nominal)

1 / B.1 SANITARY CLEANOUT
NOT TO SCALE

BEDDING CLASSES



ALLOWABLE BURY DEPTH ②

PVC PIPE

Pipe Diameter (in)	ASTM D 3034			ASTM F 679	ASTM F 949	ASTM F 1803	ASTM D 2680
	Solid Wall			Solid Wall	Corrug. Exterior	Closed Profile	Composite (Truss Type)
	SDR 23.5	SDR 26	SDR 35	SDR 35			
8	30'	28'	24'	—	24'	—	32'
10	30'	28'	24'	—	24'	—	32'
12	30'	28'	24'	—	24'	—	32'
15	30'	28'	24'	—	24'	—	32'
18	—	—	—	24'	24'	—	—

2 / B.1 FLEXIBLE PIPE BEDDING
NOT TO SCALE

① Place remainder of bedding and backfill materials as specified in the contract documents.
② Minimum depth of bury 12 inches or as specified by the manufacturer.

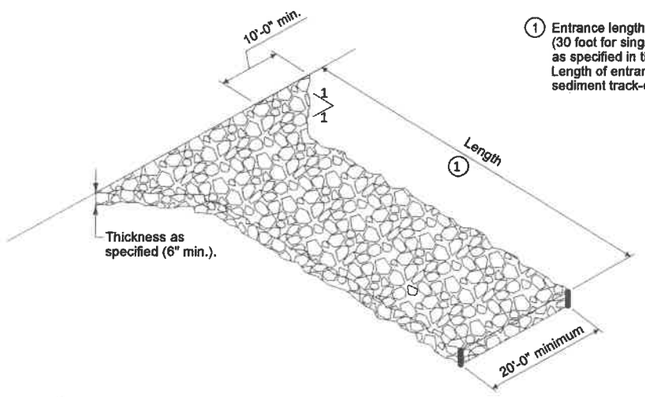
ALLOWABLE BEDDING CLASSES

PIPE MATERIAL	STORM SEWER	SANITARY SEWER
Ductile Iron	F-1, F-2, F-3	F-1, F-2, F-3
HDPE	F-2, F-3	Not allowed
Polypropylene	F-2, F-3	F-3
PVC	F-2, F-3	F-3

Key

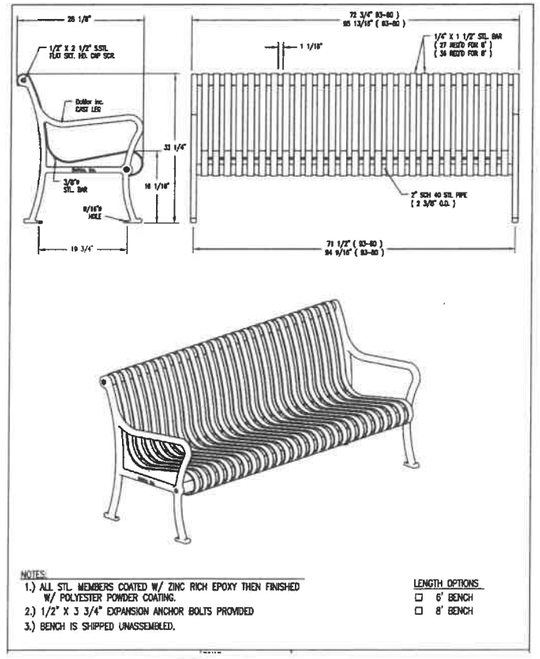
OD = Outside diameter of pipe

TW = Trench width at top of pipe:
Min. = OD+18 inches OR 1.25xOD+12 inches
(whichever is greater)



① Entrance length: 50 foot minimum (30 foot for single family residential), or as specified in the contract documents. Length of entrance may be increased if sediment track-out occurs.

3 / B.1 STABLIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



NOTES:
1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED
3.) BENCH IS SHIPPED UNASSEMBLED.

LENGTH OPTIONS
☐ 6' BENCH
☐ 8' BENCH

4 / B.1 BENCH CUTSHEET
NOT TO SCALE

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CITY OF WEST DES MOINES, IOWA
HIDDEN POINT PARK
DETAILS

SHEET B.1

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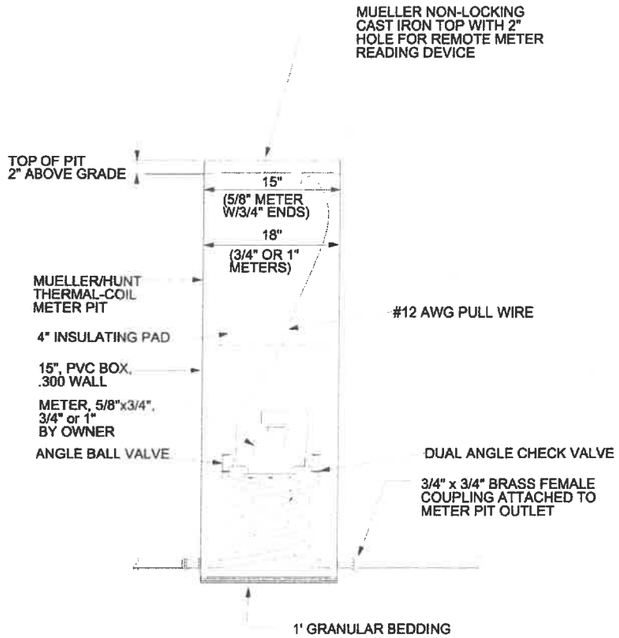
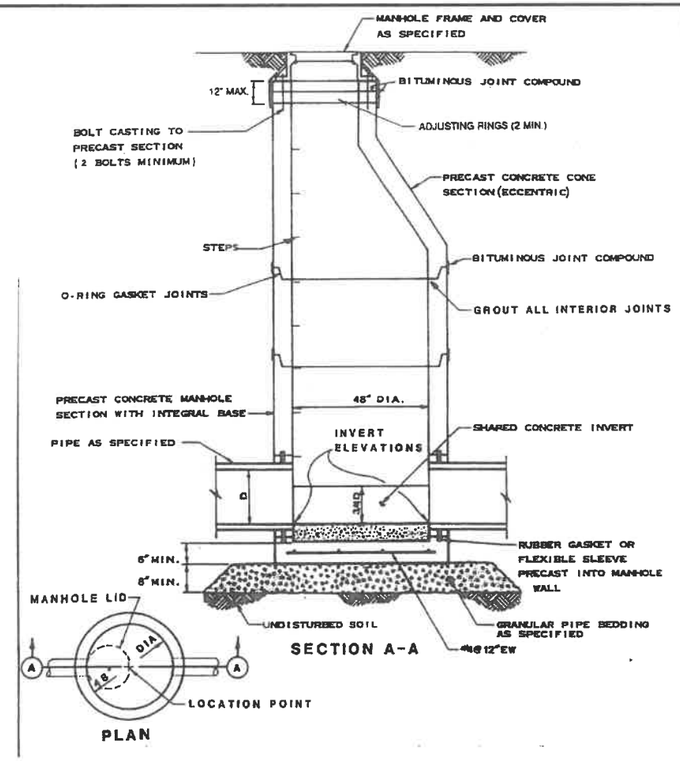


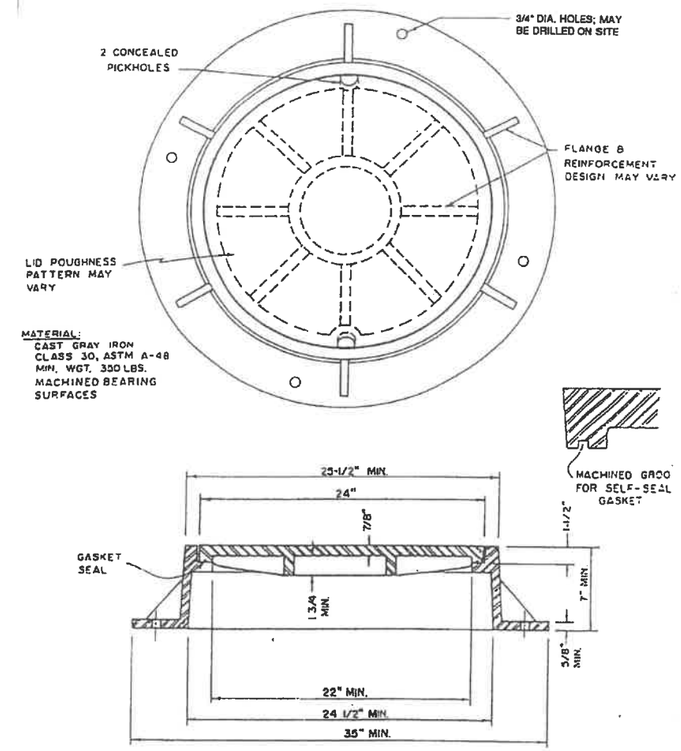
NOTE:
METER PITS SHALL BE 66" IN LENGTH (MIN.)

5 B.2 1" WATER METER PIT
NOT TO SCALE

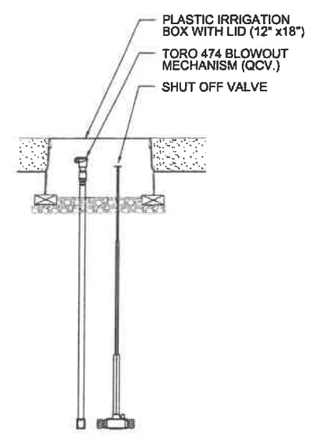
FROM WDMWW METER SPECIFICATIONS



6 B.2 SANITARY SEWER MANHOLE (PRECAST BASE)
NOT TO SCALE



7 B.2 TYPE "A" CASTING SANITARY SEWER
NOT TO SCALE



8 B.2 SHUT OFF VALVE AND BLOW OUT MECHANISM
NOT TO SCALE

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CITY OF WEST DES MOINES, IOWA
HIDDEN POINT PARK
DETAILS

SHEET B.2

WEST DES MOINES STANDARD NOTES

1. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
2. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING 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 INSTALLATION INSPECTIONS.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION/CONTAINMENT PROVISION.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(IES) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1297, 54-199B. 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.
7. DESIGNATED BUFFERS SHALL BE LABELED AS A "NO BUILD AREA".
8. ALL LIGHTS ARE TO BE DOWNCAST CUTOFF VARIETY. WALL PACKS ARE PROHIBITED. THE MAXIMUM ILLUMINATION ALLOWED AT THE PROPERTY LINE IS 1 FOOT-CANDLE.

LEGAL DESCRIPTION

OUTLOT Z CONTAINING 7.76 ACRES, ROGER'S FARM,
WEST DES MOINES, DALLAS COUNTY, IOWA

OWNER / APPLICANT

CITY OF WEST DES MOINES, PARKS & RECREATION DEPARTMENT
CONTACT: KEVIN CONN
4200 MILLS CIVIC PARKWAY
WEST DES MOINES, IOWA 50265
PH. (515) 222-3444
FX. (515) 222-3459

ZONING

SINGLE FAMILY RESIDENTIAL (R-1)

REQUIRED SETBACKS

FRONT YARD = 50 FEET
REAR YARD = 50 FEET
SIDE YARD = 25 FEET

COMP. PLAN DESIGNATION

EXISTING: SINGLE FAMILY
PROPOSED: SINGLE FAMILY

DEVELOPMENT SUMMARY

SITE	= 338026 SF
FUTURE PARKING	= 6655 SF
FUTURE SIDEWALK	= 4388 SF
FUTURE TRAIL	= 10,135 SF
FUTURE TENNIS	= 7200 SF
FUTURE BASKETBALL	= 5040 SF
FUTURE RESTROOM	= 267 SF
FUTURE SHELTER	= 576 SF
OPEN SPACE PROVIDED	= 330528SF (97%)
OPEN SPACE REQUIRED	= 84507 SF (25%)
TOTAL IMPERVIOUS AREA	= 34261 SF (11%)
FUTURE PARKING	
TOTAL PROVIDED	= 15 SPACES
ACCESSIBLE SPACES REQUIRED	= 1 SPACE
ACCESSIBLE SPACES PROVIDED	= 1 SPACE

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CITY OF WEST DES MOINES, IOWA
HIDDEN POINT PARK
GENERAL NOTES

SHEET C.1

ESTIMATED PROJECT QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL	AS BUILT QUANT.	ADDITIONAL NOTES AND ITEMS TO BE SPECIFIED IN CONTRACT DOCUMENTS
1	CLEARING AND GRUBBING	LS	1		THIS ITEM INCLUDES THE REMOVAL OF 29 DEAD TREES, STUMPS, ROOTS, AND 2 BRUSH PILES WITHIN THE EASEMENTS AND CONSTRUCTION LIMITS. REMOVAL SHALL BE TO A DEPTH OF 12" BELOW FINISHED GRADE. PLACEMENT OF BACKFILL IN THE AREA WHERE STUMPS AND ROOTS HAVE BEEN REMOVED IS INCIDENTAL. COORDINATE WITH THE CITY OF WEST DES MOINES FOR TREES THAT NEED REMOVED. ADDITIONAL TREES OR STUMPS THAT NEED TO BE REMOVED WILL REQUIRE PERMISSION FROM THE ENGINEER PRIOR TO COMPLETION OF THE WORK. PROTECT ALL TREES NOT MARKED FOR REMOVAL.
2	TOPSOIL, STRIP, SALVAGE, AND RESPREAD	CY	2,236		STRIP, SALVAGE, AND SPREAD THE TOP 6 INCHES OF TOPSOIL. RESPREAD TOPSOIL WITHIN DISTURBED AREAS A MINIMUM OF 6 INCHES THICK. TOPSOIL TO BE RESPREAD SHALL BE FREE OF ROCK AND DEBRIS AND BE SUITABLE FOR THE GROWTH OF GRASS. COORDINATE LOCATION OF STOCKPILE WITH OWNER. MEASUREMENT FOR EXCAVATION OF STRIP, SALVAGE, AND SPREAD MATERIAL SHALL BE PLAN QUANTITY WITHOUT FINAL MEASUREMENT.
3	EXCAVATION, CLASS 10	CY	1,944		EARTHWORK EXCAVATION INCLUDED ALL WORK NECESSARY TO ACHIEVE PROPER GRADES AS SHOWN IN THE PLANS. NO PAYMENT BORROW OVERHAUL SHALL BE ALLOWED. MATERIAL SHALL BE PLAN QUANTITY WITHOUT FINAL MEASUREMENT. CUT = 2856 CY ,FILL = 912 CY, NET = 1944 CY (CUT)
4	OUTLET PIPE, TRENCHED, HDPE, 4"	LF	68		PROVIDE A MINIMUM OF A 1' OF COVER ABOVE PIPE
5	PIPE APRON, CMP, 4"	EA	2		TO BE USED ON BOTH ENDS OF OUTLET PIPE
6	PIPE APRON GUARD	EA	2		
7	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 8"	LF	12		PIPE BEDDING SHALL BE A CLASS F-3 BEDDING. REFER TO DETAIL ON SHEET B.1
8	SANITARY SEWER SERVICE STUB, PVC, 6"	LF	180		BID ITEM INCLUDES WYE CONNECTION TO SANITARY SEWER MAIN.
9	SANITARY SEWER CLEANOUT	EA	2		REFER TO DETAIL ON SHEET B.1
10	WATER SERVICE PIPE, COPPER TYPE "K", 2"	LF			BID ITEM INCLUDES WATER SERVICE CORPORATION INTO THE WATERMAIN.
11	WATER SERVICE SHUT OFF VALVE AND BOX AND BLOWOUT MECHANISM	EA	1		BLOWOUT MECHANISM SHALL BE A TORO 474 BLOWOUT MECHANISM WITH RISER. SHUT OFF VALVE AND BLOW OUT MECHANISM ALL WITHIN A 12"X18" IRRIGATION BOX. REFER TO DETAIL ON B.2
12	WATER METER PIT, COMPLETE	EA	1		COORDINATE WITH WEST DES MOINES WATER WORKS FOR PLACEMENT OF WATER METER PIT. USE 1" MUELLER HUNT THERMAL METER PIT. REFER TO DETAIL ON B.2
13	FLUSHING DEVICE (BLOWOFF), 2"	EA	1		
14	SANITARY MANHOLE, 48"	EA	1		REFER TO DETAIL ON B.2 .CASTING IS INCIDENTAL TO THIS ITEM.
15	INTAKE ADJUSTMENT, MINOR	EA	1		ITEM INCLUDES INSTALLATION OF ORIFICE PLATE ON OUTLET 12 INCH PLATE WITH AN 11 INCH DIAMETER ORIFICE OF WETLAND AREA. REMOVAL AND REINSTALLATION OF HICKENBOTTOM IS INCLUDED IN THIS ITEM.
16	CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING, TYPE 4	AC	3.0		TYPE 4 SEEDING FOR ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES. PROVIDE UNITED SEEDS, INC "SUPER TURF II LS" MIX (UNITEDSEEDS.COM) FOR CONVENTIONAL OR DORMANT SEEDING OR APPROVED EQUAL.
17	SWPPP PREPARATION	LS	1		
18	SWPPP MANAGEMENT	LS	1		
19	SILT FENCE	LF	1,891		ITEM SHALL INCLUDE INSTALLATION, MAINTENANCE, AND REMOVAL.
20	STABILIZED CONSTRUCTION ENTRANCE	SY	150		REFER TO DETAIL ON SHEET B.1
21	RIP RAP, CLASS D	TON	1.5		TO BE USED AT THE OUTLET OF OUTLET PIPE
22	INLET PROTECTION DEVICE	EA	2		ITEM SHALL INCLUDE INSTALLATION, MAINTENANCE, AND REMOVAL.
23	REMOVAL OF FENCE	LF	1,960		EXISTING BARB WIRE FENCE AND FENCE POSTS SHALL BE REMOVED ALONG THE SOUTH AND EAST SIDE OF THE PROPERTY.

ESTIMATED PROJECT QUANTITIES - BID ALTERNATE 1

ITEM NO.	ITEM	UNIT	TOTAL	AS BUILT QUANT.	ADDITIONAL NOTES AND ITEMS TO BE SPECIFIED IN CONTRACT DOCUMENTS
1	WATER MAIN, TRENCHED, PVC C900, 8"	LF	276		THIS BID ITEM IS ALLOWED TO BE TRENCHLESS CONSTRUCTION. CONNECTION TO EXISTING WATERMAIN IS INCIDENTIAL TO THIS LINE ITEM. REFER TO THE WEST DES MOINES WATER WORKS STANDARD CONSTRUCTION SPECIFICATIONS.
2	WATER MAIN, TRENCHED, PVC C900, 4"	LF	10		
3	WATER MAIN, TRENCHLESS, PVC C900, 4"	LF	54		CONNECTION TO EXISTING WATERMAIN IS INCIDENTIAL TO THIS LINE ITEM. REFER TO THE WEST DES MOINES WATER WORKS STANDARD CONSTRUCTION SPECIFICATIONS.
4	FITTINGS BY WEIGHT	LB	155		REFER TO THE WEST DES MOINES WATER WORKS STANDARD CONSTRUCTION SPECIFICATIONS.REFER TO SHEET MWM.1 FOR FITTINGS.
5	VALVE, GATE, 8"	EA	1		
6	TAPPING VALVE ASSEMBLY, 4"	EA	1		

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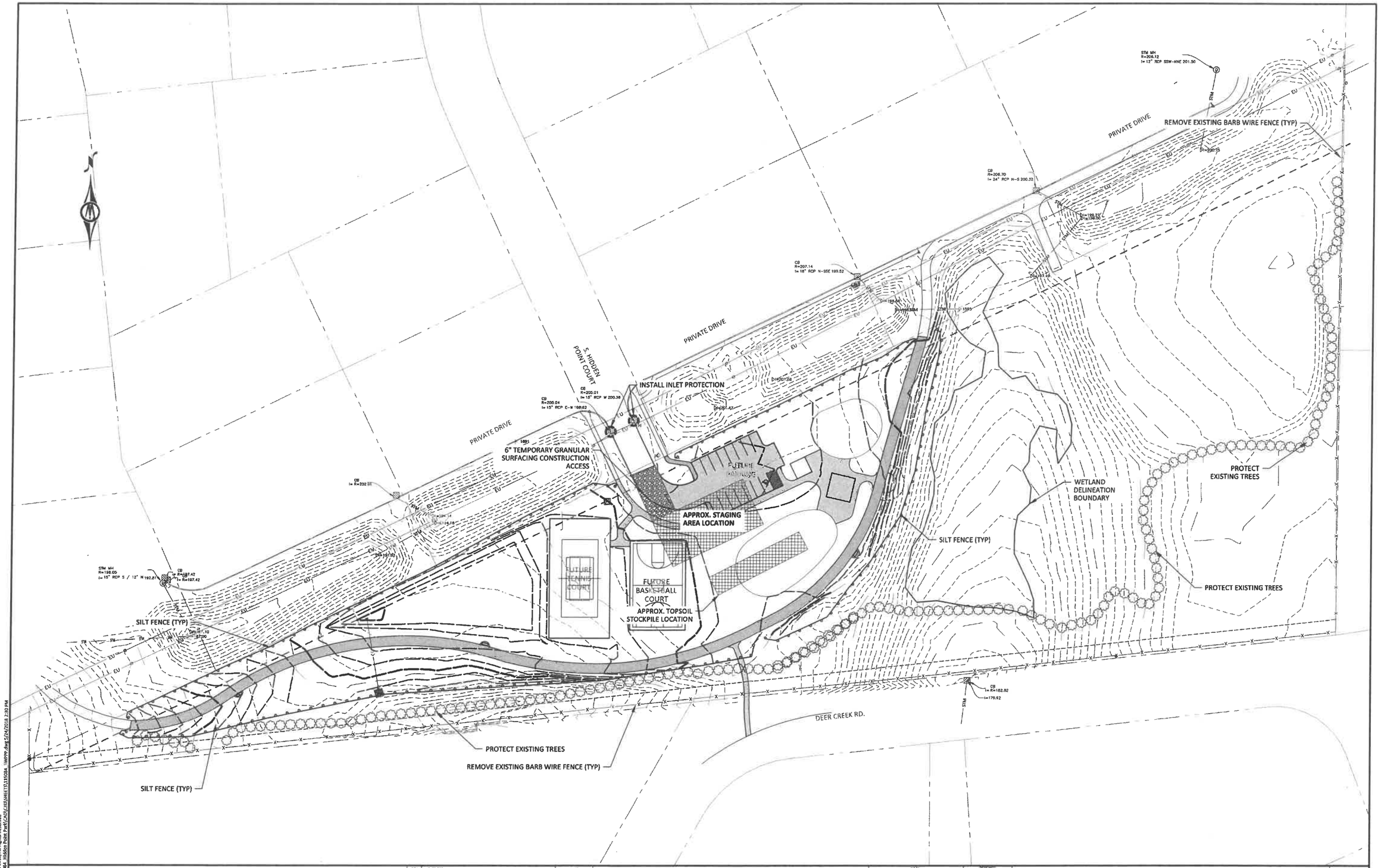
CITY OF WEST DES MOINES, IOWA
HIDDEN POINT PARK
ESTIMATED QUANTITIES

SHEET C.2



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SCALE FEET

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THE CITY OF WEST DES MOINES

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PROJECT NO. 0510-082-2017

CITY OF WEST DES MOINES, IOWA
HIDDEN POINT PARK
STORM WATER POLLUTION PREVENTATION PLAN

SHEET C.3

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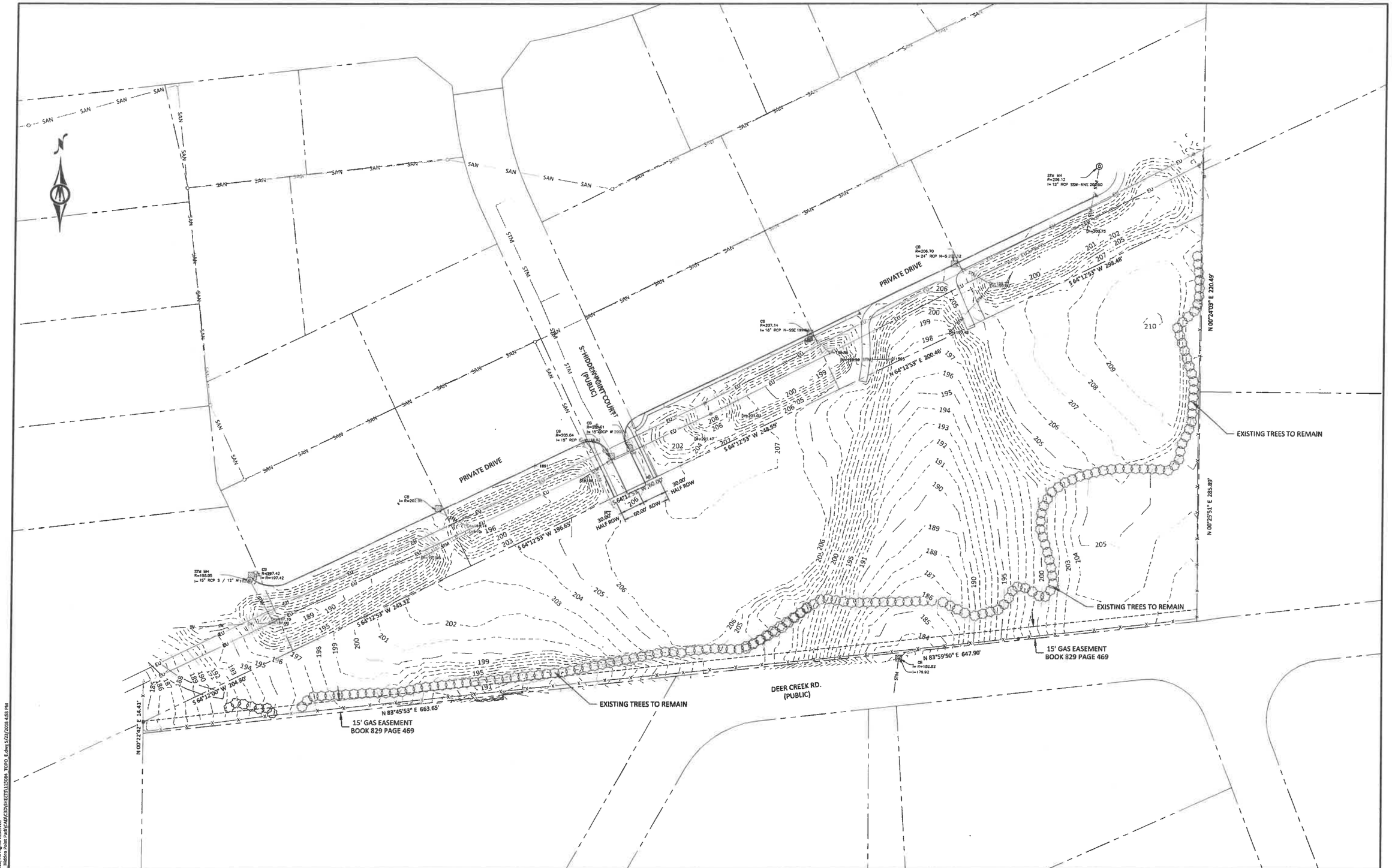

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CITY OF WEST DES MOINES, IOWA
HIDDEN POINT PARK
EXISTING CONDITIONS

SHEET D.1

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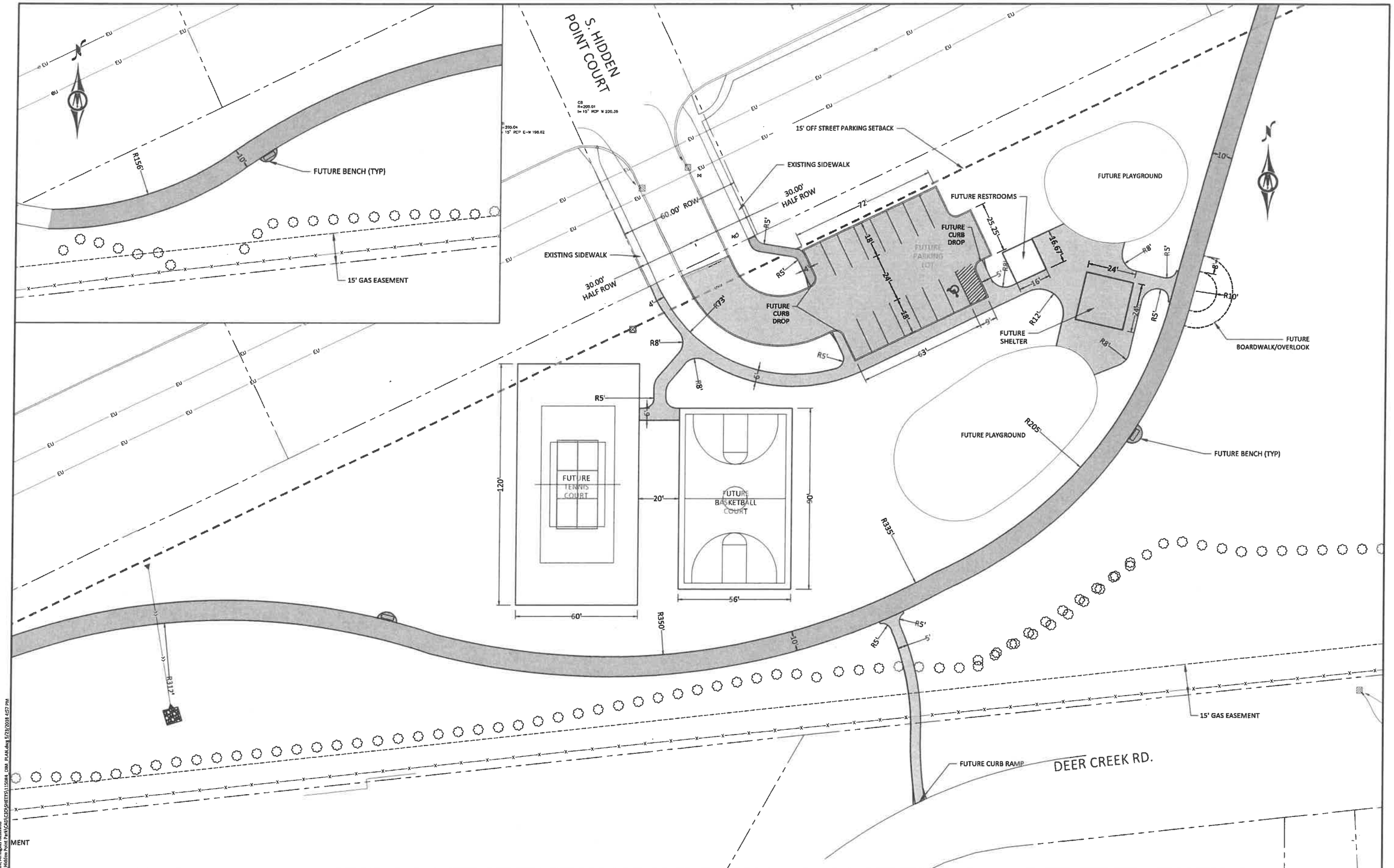

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CITY OF WEST DES MOINES, IOWA
HIDDEN POINT PARK
SITE PLAN

SHEET D.2

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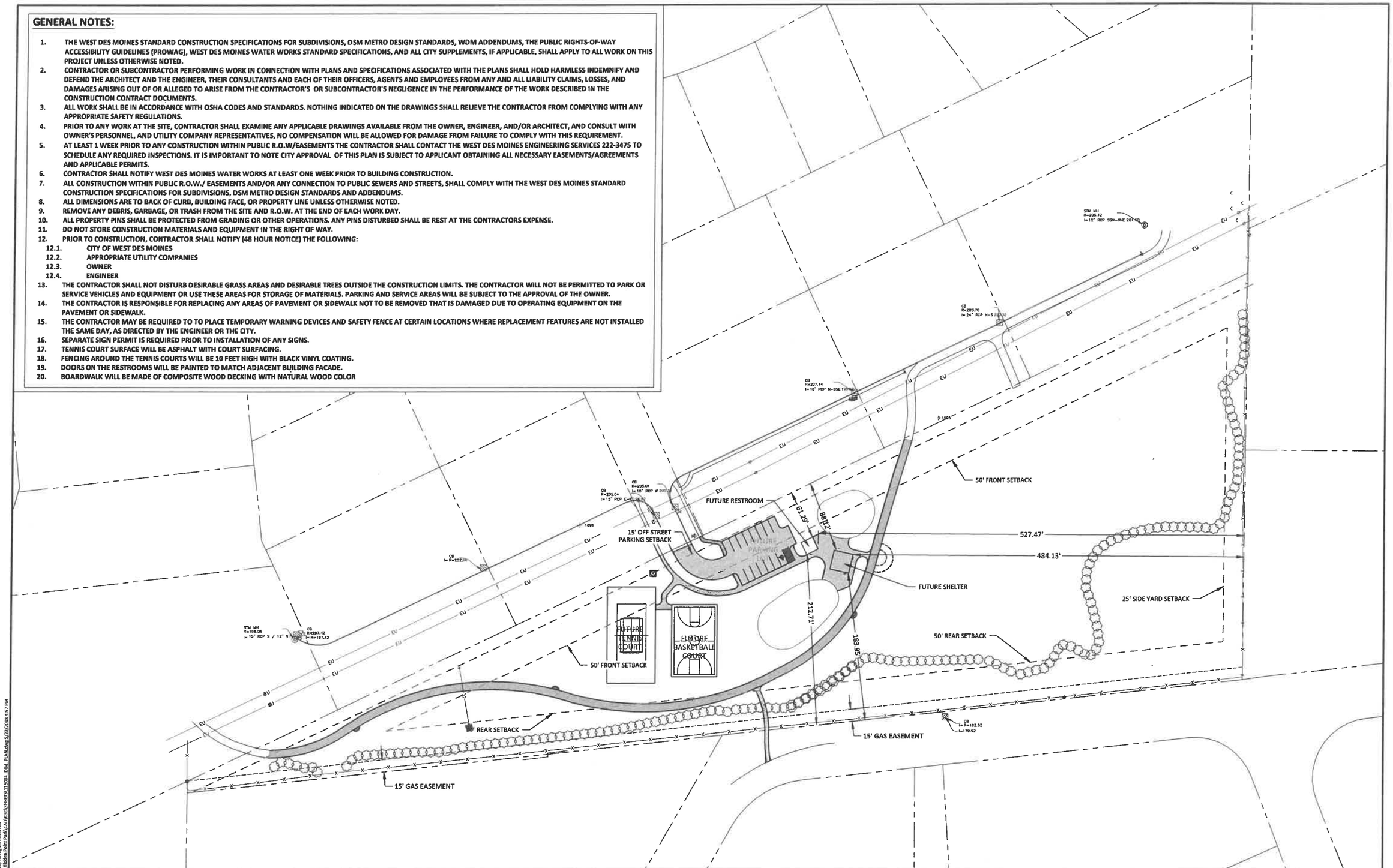
GENERAL NOTES:

1. THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS, WDM ADDENDUMS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS, AND ALL CITY SUPPLEMENTS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. CONTRACTOR OR SUBCONTRACTOR PERFORMING WORK IN CONNECTION WITH PLANS AND SPECIFICATIONS ASSOCIATED WITH THE PLANS SHALL HOLD HARMLESS INDEMNIFY AND DEFEND THE ARCHITECT AND THE ENGINEER, THEIR CONSULTANTS AND EACH OF THEIR OFFICERS, AGENTS AND EMPLOYEES FROM ANY AND ALL LIABILITY CLAIMS, LOSSES, AND DAMAGES ARISING OUT OF OR ALLEGED TO ARISE FROM THE CONTRACTOR'S OR SUBCONTRACTOR'S NEGLIGENCE IN THE PERFORMANCE OF THE WORK DESCRIBED IN THE CONSTRUCTION CONTRACT DOCUMENTS.
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 1 WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W/EASEMENTS THE CONTRACTOR SHALL CONTACT THE WEST DES MOINES ENGINEERING SERVICES 222-3475 TO SCHEDULE ANY REQUIRED INSPECTIONS. IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO APPLICANT OBTAINING ALL NECESSARY EASEMENTS/AGREEMENTS AND APPLICABLE PERMITS.
6. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
7. 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 ADDENDUMS.
8. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE, OR PROPERTY LINE UNLESS OTHERWISE NOTED.
9. REMOVE ANY DEBRIS, GARBAGE, OR TRASH FROM THE SITE AND R.O.W. AT THE END OF EACH WORK DAY.
10. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE REST AT THE CONTRACTORS EXPENSE.
11. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
12. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY (48 HOUR NOTICE) THE FOLLOWING:
    - 12.1. CITY OF WEST DES MOINES
    - 12.2. APPROPRIATE UTILITY COMPANIES
    - 12.3. OWNER
    - 12.4. ENGINEER
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. 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 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. SEPARATE SIGN PERMIT IS REQUIRED PRIOR TO INSTALLATION OF ANY SIGNS.
17. TENNIS COURT SURFACE WILL BE ASPHALT WITH COURT SURFACING.
18. FENCING AROUND THE TENNIS COURTS WILL BE 10 FEET HIGH WITH BLACK VINYL COATING.
19. DOORS ON THE RESTROOMS WILL BE PAINTED TO MATCH ADJACENT BUILDING FACADE.
20. BOARDWALK WILL BE MADE OF COMPOSITE WOOD DECKING WITH NATURAL WOOD COLOR



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CITY OF WEST DES MOINES, IOWA
HIDDEN POINT PARK
SITE PLAN - SETBACKS

SHEET D.3

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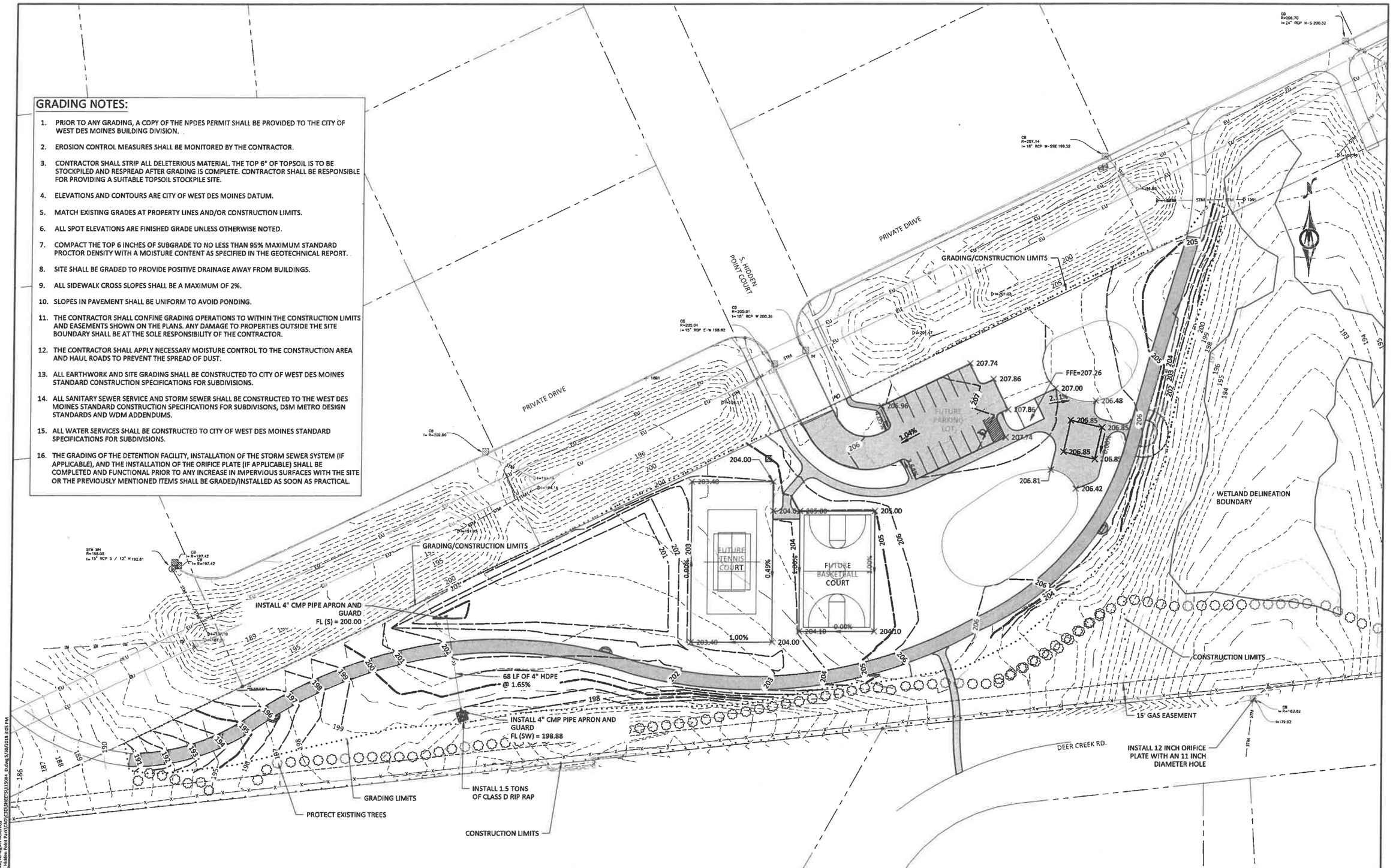
GRADING NOTES:

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY OF WEST DES MOINES BUILDING DIVISION.
2. EROSION CONTROL MEASURES SHALL BE MONITORED BY THE CONTRACTOR.
3. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
4. ELEVATIONS AND CONTOURS ARE CITY OF WEST DES MOINES DATUM.
5. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
6. ALL SPOT ELEVATIONS ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
7. COMPACT THE TOP 6 INCHES OF SUBGRADE TO NO LESS THAN 95% MAXIMUM STANDARD PROCTOR DENSITY WITH A MOISTURE CONTENT AS SPECIFIED IN THE GEOTECHNICAL REPORT.
8. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
9. ALL SIDEWALK CROSS SLOPES SHALL BE A MAXIMUM OF 2%.
10. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
11. THE CONTRACTOR SHALL CONFINE 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.
12. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
13. ALL EARTHWORK AND SITE GRADING SHALL BE CONSTRUCTED TO CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS.
14. ALL SANITARY SEWER SERVICE AND STORM SEWER SHALL BE CONSTRUCTED TO THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISONS, DSM METRO DESIGN STANDARDS AND WDM ADDENDUMS.
15. ALL WATER SERVICES SHALL BE CONSTRUCTED TO CITY OF WEST DES MOINES STANDARD SPECIFICATIONS FOR SUBDIVISIONS.
16. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE ORIFICE PLATE (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITH THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/INSTALLED AS SOON AS PRACTICAL.



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CITY OF WEST DES MOINES, IOWA
HIDDEN POINT PARK
GRADING PLAN

SHEET D.4

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City of West Des Moines, Iowa
Vertical Control Network

Benchmark: 016

NAVD88 - FEET	953.78
WDM DATUM - FEET	179.77
NAVD88 - METERS	290.713
NAD83 NORTHING	563846.8
NAD83 EASTING	1560913.9
SECTION	19
TOWNSHIP	T78N
RANGE	R25W
COUNTY	Polk

LOCATION

1500 Block of South 60th Street, 319 feet South of centerline of Pheasant Ridge Drive, 8 feet West of Southwest property corner of 1520 South 60th Street, 4 feet West of power pole.

DESCRIPTION

Standard Benchmark.

NOTE

City of West Des Moines, Iowa
Vertical Control Network

Benchmark: 098

NAVD88 - FEET	972.42
WDM DATUM - FEET	198.41
NAVD88 - METERS	296.394
NAD83 NORTHING	565204.3
NAD83 EASTING	1558094.2
SECTION	24
TOWNSHIP	T78N
RANGE	R26W
COUNTY	Dallas

LOCATION

Intersection of Deer Creek Road (PVT) and Deer Road (PVT), 226 feet West of the centerline of Deer Road (PVT) extended, 38 feet North of the centerline of Deer Creek Road.

DESCRIPTION

Standard Benchmark.

NOTE

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CITY OF WEST DES MOINES, IOWA
HIDDEN POINT PARK
PROJECT CONTROL BENCHMARKS

SHEET G.1

MASTER PLANT SCHEDULE

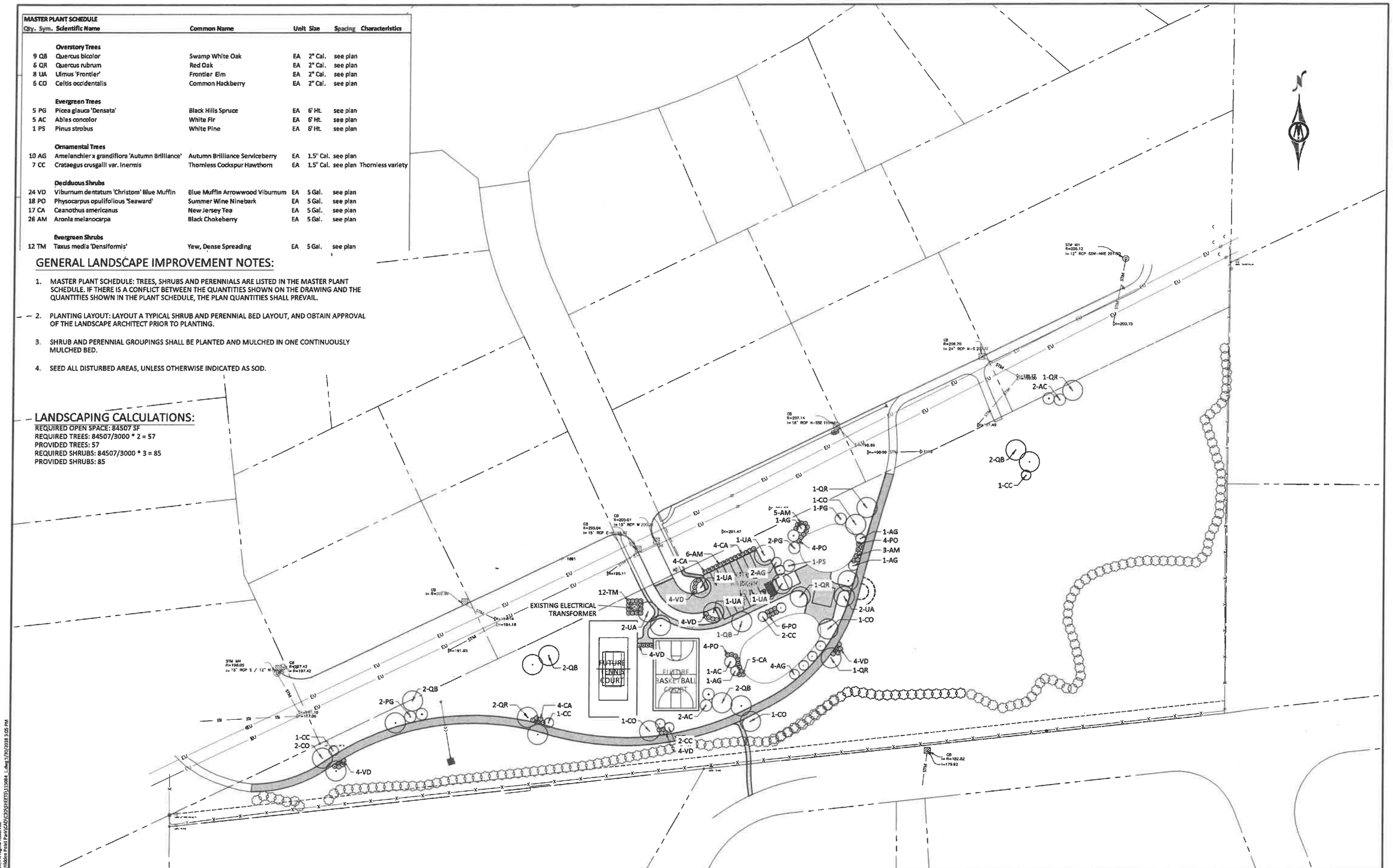
Qty.	Sym.	Scientific Name	Common Name	Unit	Size	Spacing	Characteristics
		Overstory Trees					
9	QB	Quercus bicolor	Swamp White Oak	EA	2" Cal.	see plan	
6	QR	Quercus rubrum	Red Oak	EA	2" Cal.	see plan	
8	UA	Ulmus 'Frontier'	Frontier Elm	EA	2" Cal.	see plan	
6	CO	Celtis occidentalis	Common Hackberry	EA	2" Cal.	see plan	
		Evergreen Trees					
5	PG	Picea glauca 'Densata'	Black Hills Spruce	EA	6' Ht.	see plan	
5	AC	Abies concolor	White Fir	EA	6' Ht.	see plan	
1	PS	Pinus strobus	White Pine	EA	6' Ht.	see plan	
		Ornamental Trees					
10	AG	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	EA	1.5" Cal.	see plan	
7	CC	Crataegus crusgalli var. inermis	Thornless Cockspur Hawthorn	EA	1.5" Cal.	see plan	Thornless variety
		Deciduous Shrubs					
24	VD	Viburnum dentatum 'Christom' Blue Muffin	Blue Muffin Arrowwood Viburnum	EA	5 Gal.	see plan	
18	PO	Physocarpus opulifolious 'Seaward'	Summer Wine Ninebark	EA	5 Gal.	see plan	
17	CA	Ceanothus americanus	New Jersey Tea	EA	5 Gal.	see plan	
26	AM	Aronia melanocarpa	Black Chokeberry	EA	5 Gal.	see plan	
		Evergreen Shrubs					
12	TM	Taxus media 'Densiformis'	Yew, Dense Spreading	EA	5 Gal.	see plan	

GENERAL LANDSCAPE IMPROVEMENT NOTES:

1. MASTER PLANT SCHEDULE: TREES, SHRUBS AND PERENNIALS ARE LISTED IN THE MASTER PLANT SCHEDULE. IF THERE IS A CONFLICT BETWEEN THE QUANTITIES SHOWN ON THE DRAWING AND THE QUANTITIES SHOWN IN THE PLANT SCHEDULE, THE PLAN QUANTITIES SHALL PREVAIL.
2. PLANTING LAYOUT: LAYOUT A TYPICAL SHRUB AND PERENNIAL BED LAYOUT, AND OBTAIN APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
3. SHRUB AND PERENNIAL GROUPINGS SHALL BE PLANTED AND MULCHED IN ONE CONTINUOUSLY MULCHED BED.
4. SEED ALL DISTURBED AREAS, UNLESS OTHERWISE INDICATED AS SOD.

LANDSCAPING CALCULATIONS:

REQUIRED OPEN SPACE: 84507 SF
REQUIRED TREES: 84507/3000 * 2 = 57
PROVIDED TREES: 57
REQUIRED SHRUBS: 84507/3000 * 3 = 85
PROVIDED SHRUBS: 85



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HORZ. 0 50 100 SCALE FEET

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CITY OF WEST DES MOINES, IOWA
HIDDEN POINT PARK
LANDSCAPING PLAN

SHEET L.1

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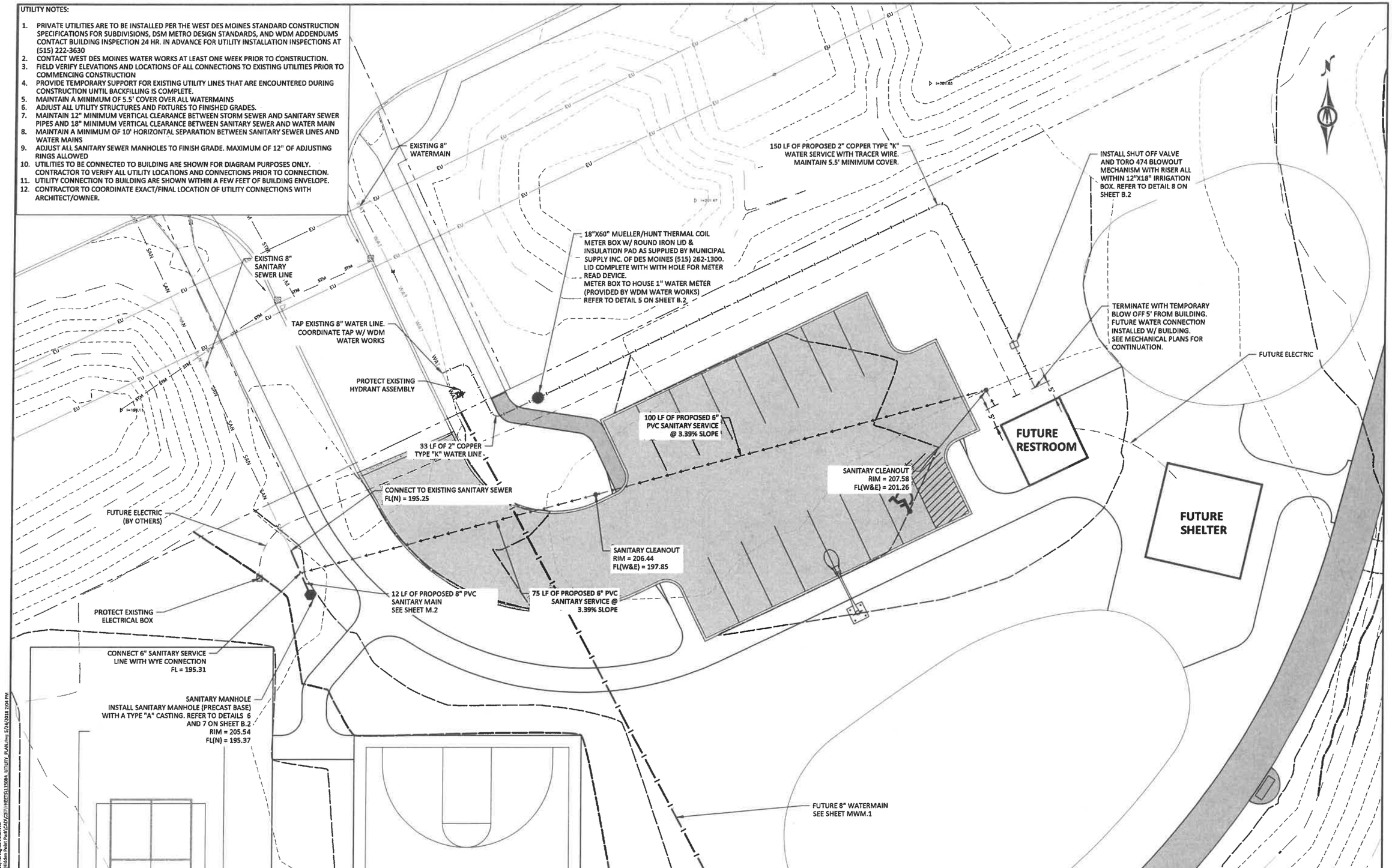
UTILITY NOTES:

1. PRIVATE UTILITIES ARE TO BE INSTALLED PER THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS, AND WDM ADDENDUMS CONTACT BUILDING INSPECTION 24 HR. IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS AT (515) 222-3630
2. CONTACT WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
3. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION
4. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
5. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS
6. ADJUST ALL UTILITY STRUCTURES AND FIXTURES TO FINISHED GRADES.
7. MAINTAIN 12" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES AND 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN
8. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS
9. ADJUST ALL SANITARY SEWER MANHOLES TO FINISH GRADE. MAXIMUM OF 12" OF ADJUSTING RINGS ALLOWED
10. UTILITIES TO BE CONNECTED TO BUILDING ARE SHOWN FOR DIAGRAM PURPOSES ONLY. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS AND CONNECTIONS PRIOR TO CONNECTION.
11. UTILITY CONNECTION TO BUILDING ARE SHOWN WITHIN A FEW FEET OF BUILDING ENVELOPE.
12. CONTRACTOR TO COORDINATE EXACT/FINAL LOCATION OF UTILITY CONNECTIONS WITH ARCHITECT/OWNER.



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CITY OF WEST DES MOINES, IOWA
HIDDEN POINT PARK
UTILITY PLAN

SHEET M.1

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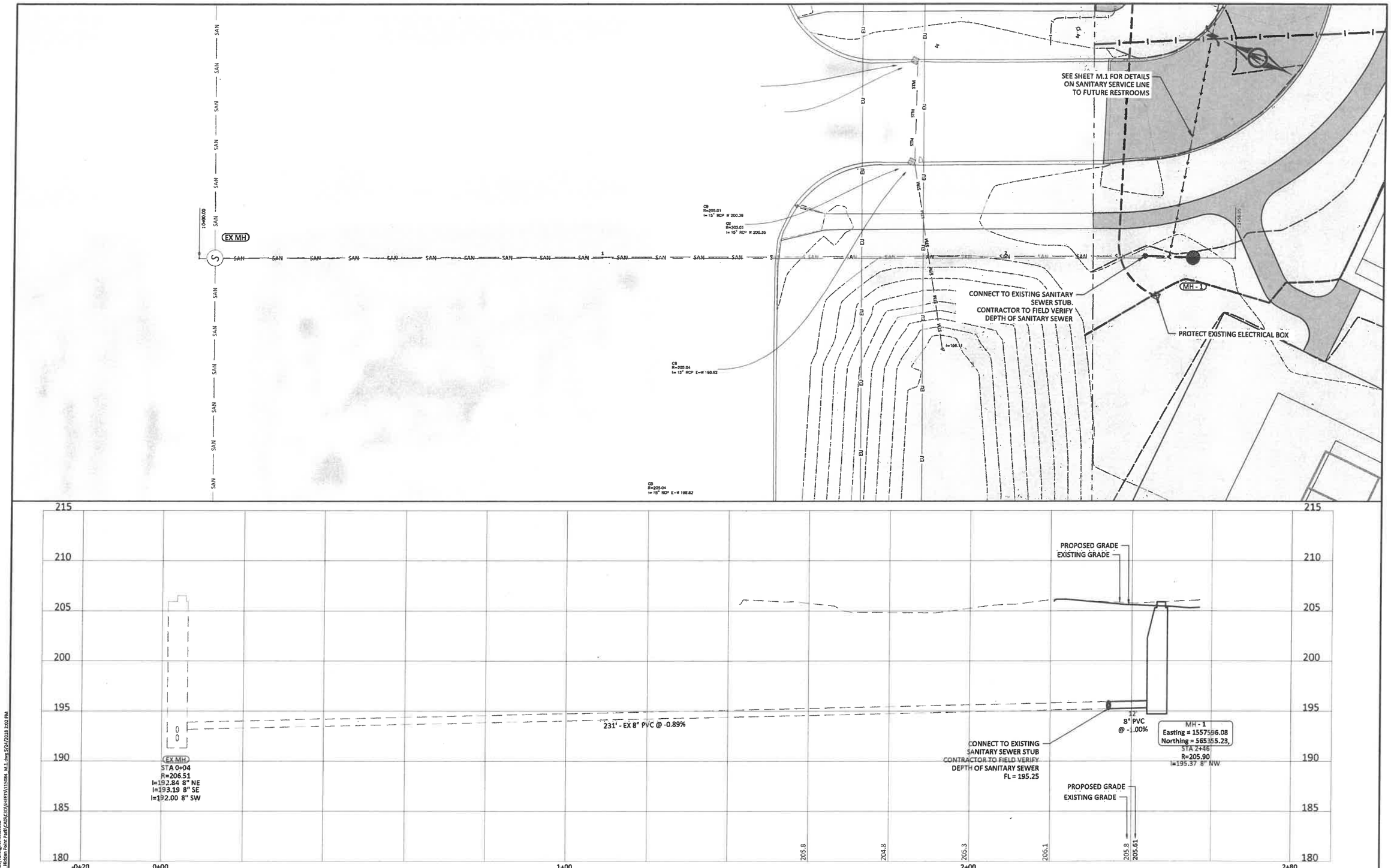

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CITY OF WEST DES MOINES, IOWA
HIDDEN POINT PARK
SANITARY SEWER PLAN

SHEET M.2

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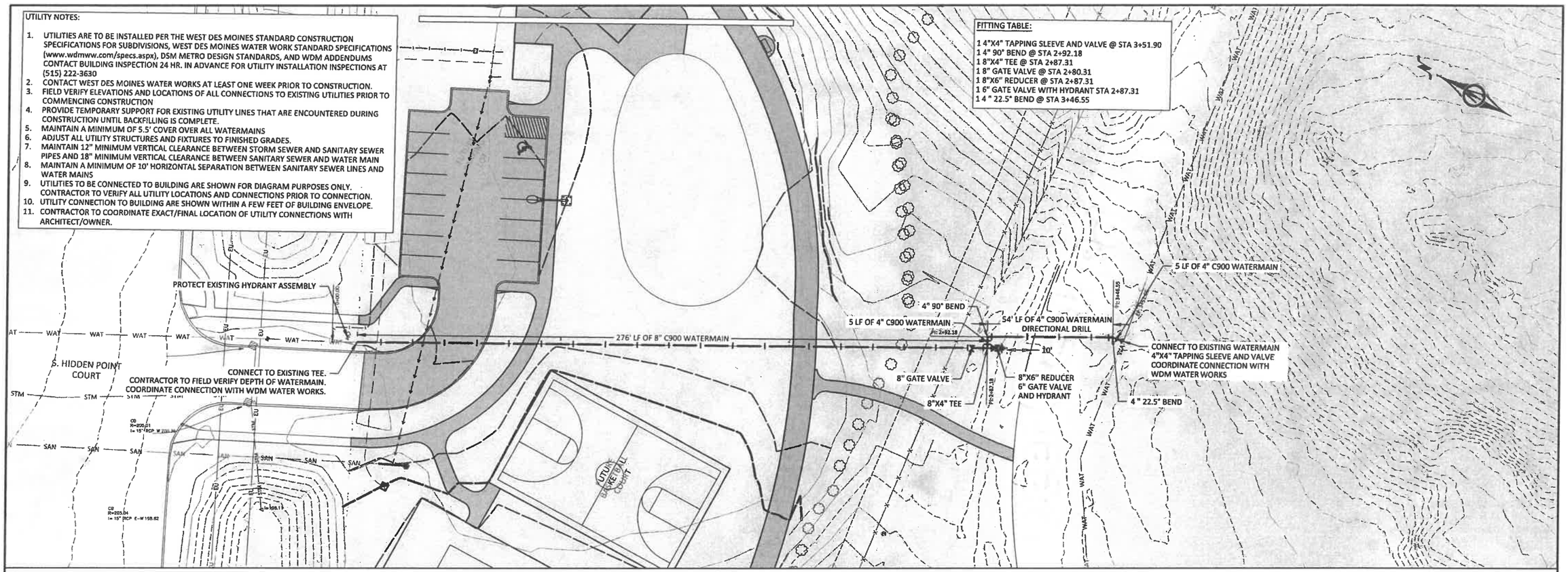
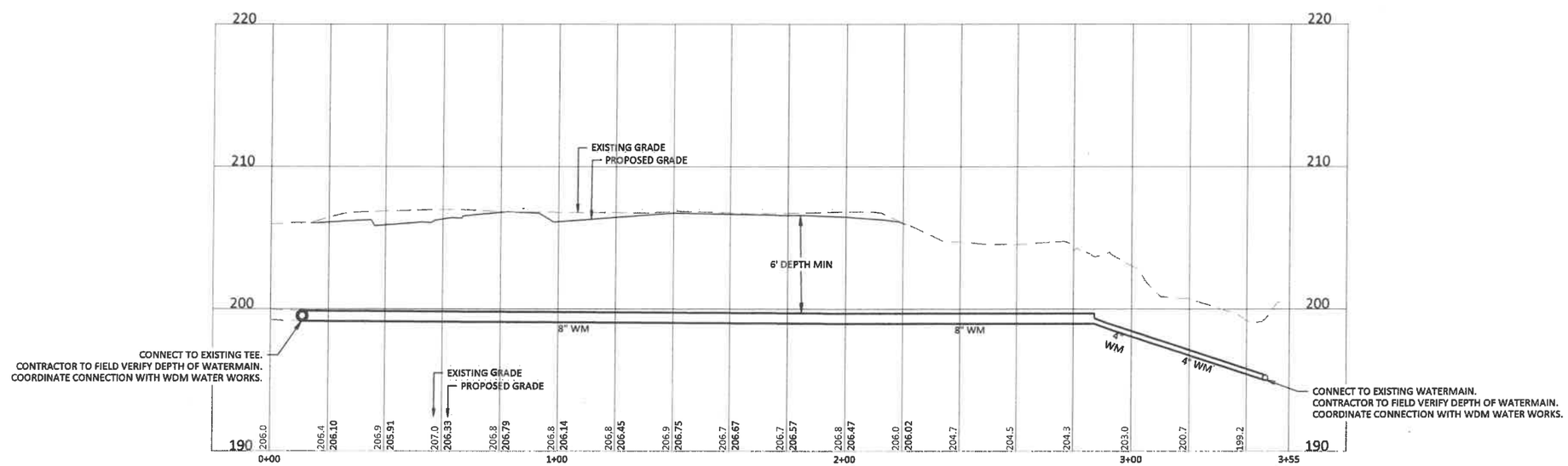
UTILITY NOTES:

1. UTILITIES ARE TO BE INSTALLED PER THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, WEST DES MOINES WATER WORK STANDARD SPECIFICATIONS (www.wdmww.com/specs.aspx), DSM METRO DESIGN STANDARDS, AND WDM ADDENDUMS CONTACT BUILDING INSPECTION 24 HR. IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS AT (515) 222-3630
2. CONTACT WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
3. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION
4. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
5. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS
6. ADJUST ALL UTILITY STRUCTURES AND FIXTURES TO FINISHED GRADES.
7. MAINTAIN 12" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES AND 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN
8. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS
9. UTILITIES TO BE CONNECTED TO BUILDING ARE SHOWN FOR DIAGRAM PURPOSES ONLY. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS AND CONNECTIONS PRIOR TO CONNECTION.
10. UTILITY CONNECTION TO BUILDING ARE SHOWN WITHIN A FEW FEET OF BUILDING ENVELOPE.
11. CONTRACTOR TO COORDINATE EXACT/FINAL LOCATION OF UTILITY CONNECTIONS WITH ARCHITECT/OWNER.

FITTING TABLE:

1 4"X4" TAPPING SLEEVE AND VALVE @ STA 3+51.90
1 4" 90° BEND @ STA 2+92.18
1 8"X4" TEE @ STA 2+87.31
1 8" GATE VALVE @ STA 2+80.31
1 8"X6" REDUCER @ STA 2+87.31
1 6" GATE VALVE WITH HYDRANT STA 2+87.31
1 4 " 22.5° BEND @ STA 3+46.55





HORZ. 0 20 40 SCALE FEET

VERT. 0 5 10 SCALE FEET

REV	ISSUED FOR	DATE
A	SECOND DEVELOPMENT SUBMITTAL REVIEW SET	5/11/2018
B	THIRD DEVELOPMENT SUBMITTAL REVIEW SET	5/24/2018
C	FOURTH DEVELOPMENT SUBMITTAL REVIEW SET	5/30/2018

BOLTON & MENK

309 E 5TH STREET, SUITE 202
DES MOINES, IOWA 50309
Phone: (515) 259-9190
Email: DesMoines@bolton-menk.com
www.bolton-menk.com

THE CITY OF WEST DES MOINES

DESIGNED NAS
DRAWN CNK
CHECKED CJB
CLIENT PROJ. NO. 0510-082-2017

CITY OF WEST DES MOINES, IOWA

HIDDEN POINT PARK

WATERMAIN PLAN

SHEET MWM.1

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APPROXIMATE SITE ELECTRICAL SERVICE ROUTE DESIGNED BY OTHERS

PROVIDE 75 LF OF 4" PVC SLEEVE AT 30" UNDER PAVING FOR FUTURE ELECTRIC.

PROTECT EXISTING ELECTRIC BOX

FUTURE ELECTRIC

FUTURE RESTROOM

FUTURE SHELTER

FUTURE STANDARD STREET LIGHT PROVIDED BY MIDAMERICAN ENERGY.
24.5' MOUNTING HEIGHT.
MIDAMERICAN ENERGY TO DESIGN ELECTRICAL SERVICE ROUTE.

HORZ. 0 10 20
SCALE FEET

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CITY OF WEST DES MOINES, IOWA
HIDDEN POINT PARK
SITE ELECTRICAL PLAN

SHEET P.1

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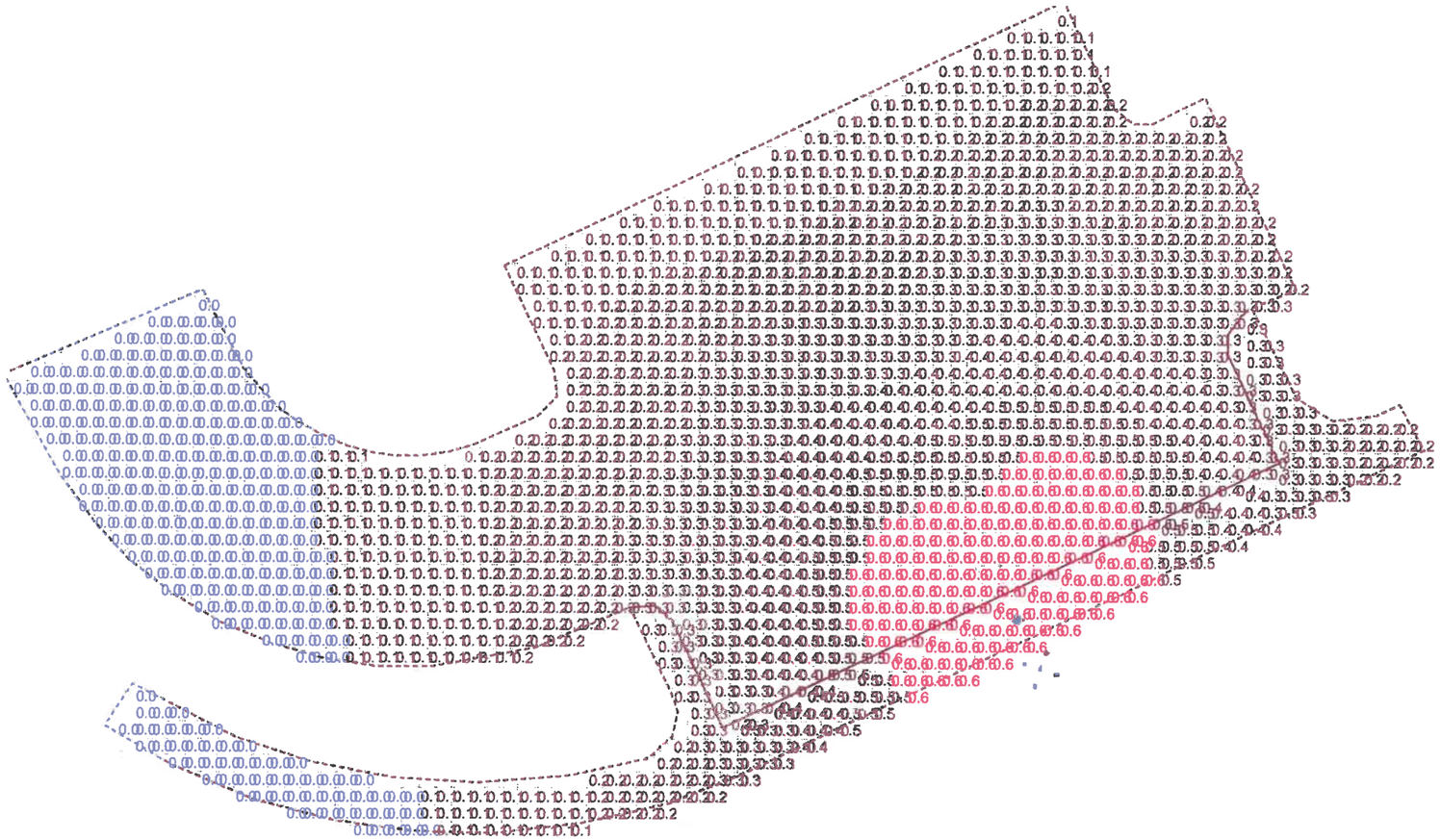

Plan View

Scale - 1" = 20'

GENERAL NOTES:

1. CANDLE LIGHT OUTPUT WAS ANALYZED USING VISUAL SOFTWARE
2. LIGHT POLE HEIGHT IS 24.5 FEET
3. SEE SCHEDULE 1 FOR FIXTURE INFORMATION

Statistics

Description	Symbol	Avg	Min	Avg/Min
Parking Lot	+	0.2 fc	0.0 fc	N/A
Sidewalk	+	0.3 fc	0.0 fc	N/A

Schedule

Quantity	Manufacturer	Catalog Number
1	American Electric Lighting	ATB0 20BLEDE53 XXXXX R5 4K/5K

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CITY OF WEST DES MOINES, IOWA
HIDDEN POINT PARK
PHOTOMETRIC PLAN

SHEET P.2

EXHIBIT II

Prepared by: B Portz, 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 SITE PLAN (SP-003842-2018) TO ALLOW CONSTRUCTION OF PARK IMPROVEMENTS.

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, The City of West Des Moines, has requested approval for Site Plan (SP-003842-2018) for that site at 1250 S. Hidden Point Court for the purpose of phased construction of park improvements;

Legal Description of Property

OUTLOT Z, ROGERS FARM PLAT 1, AN OFFICIAL PLAT, IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, CONTAINING 7.76 ACRES.

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 June 4, 2018, the Plan and Zoning Commission did recommend to the City Council approval of the Site Plan (SP-003842-2018);

WHEREAS, on, June 11, 2018, this City Council held a duly-noticed meeting to consider the application for Site Plan (SP-003842-2018);

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

SECTION 1. The findings, for approval, stated in the staff report, dated June 11, 2018, or as amended orally at the City Council meeting of June 11, 2018, are adopted.

SECTION 2. Site Plan (SP-003842-2018) to allow phased construction of park improvements is approved, subject to compliance with all the conditions in the staff report, dated June 11, 2018, including conditions added at the meeting, 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 June 11, 2018.

_____
Steven K. Gaer
Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on June 11, 2018, by the following vote:

ATTEST:

_____
Ryan T. Jacobson
City Clerk

EXHIBIT "A"
CONDITIONS OF APPROVAL

1. Site plan entitlement remaining valid until all improvements outlined in this staff report are completed, including if the current anticipated timeline is extended past 2021. Should improvements different from that outlined in this staff report, or modifications to that as indicated on the site plan included with this staff report be desired, the applicant shall submit the appropriate site plan modification application(s) to the Development Services Department for review and approval prior to implementing any alternate plans.