CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: June 11, 2018

ITEM: Greenway Crossing Access Shared Access Drive, 9080 and 9150 University and 9065 Bishop Drive – Site Plan to Construct Shared Drive – Hubbell Metropolitan Development Fund LLC – SP-003867-2018

RESOLUTION: Approval of Site Plan.

FINANCIAL IMPACT: Undetermined.

BACKGROUND: Hubbell Metropolitan Development Fund LLC requests approval of a Site Plan for the construction of a private drive connecting the public street with the parcels at 9080 and 9150 University Avenue and 9065 Bishop Drive (see Exhibit I - Attachment B – Location Map and Attachment C – Site Plan).

Plan and Zoning Commission Action:
Vote: 5-0 approval, Commissioners Costa absent, Commissioner Drake abstained
Date: June 4, 2018
Motion: Adopt a resolution recommending the City Council approve the site plan.

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 (April 30, 2018)*
- Staff Review and Comments
- 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 a Site Plan for construction of a shared access drive for 9080 and 9150 University Avenue and 9065 Bishop Drive, subject to the applicant meeting all City Code requirements and the following:

1. The property owner executing and submitting to the City a water main easement to allow West Des Moines Water Works access to water main appurtenances, including curb stops, prior to any occupancy on any of the parcels associated with this approval.
2. The property owner executing and submitting to the City an ingress/egress easement to allow vehicles to travel on the private drive, prior to any occupancy on any of the parcels associated with this approval.
3. The property owner executing and submitting to the City storm water facility maintenance easement agreements for storm water facilities related to the construction of the drive, prior to any occupancy on any of the parcels associated with this approval.

Lead Staff Member: Kara Tragesser, AICP

STAFF REVIEWS

Department Director	
Appropriations/Finance	
Legal	JBW
Agenda Acceptance	

PUBLICATION(S) (if applicable)

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

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning Subcommittee		
Date Reviewed	April 30, 2018		
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

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: Greenway Crossing Access Shared Access Drive, 9040, 9080, 9150 University and 9065 Bishop Drive – Site Plan to Construct Shared Drive – Hubbell Metropolitan Development Fund LLC – SP-003867-2018

Requested Action: Recommend approval of Site Plan for construction of a shared drive.

Case Advisor: Kara Tragesser, AICP

Applicant's Request: Hubbell Metropolitan Development Fund LLC requests approval of a Site Plan for the construction of a private drive connecting the public street with the parcels at 9040, 9080, 9150 University Avenue and 9065 Bishop Drive (see Attachment B – Location Map and Attachment C – Site Plan).

History: These properties are included in the Greenway Crossing Planned Unit Development and are in various stages of development. 9040 University Avenue has an approved site plan for a day care building, 9059 University Avenue (or 9065 Bishop Drive) has a site plan in review by the City for a senior housing building, 9089 University Avenue currently is vacant with no development applications, and 9150 University Avenue has a Permittee Condition Use Permit under review for a convenience store.

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee on April 30, 2018; the Subcommittee was supportive of the site plan.

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.

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 a Site Plan for the construction of a private road connecting the public street with the parcels at 9040, 9080, 9150 University Avenue and 9065 Bishop Drive, subject to the applicant meeting all City Code requirements and the following:

1. The property owner executing and submitting to the City a water main easement to allow West Des Moines Water Works access to water main appurtenances, including curb stops, prior to any occupancy on any of the parcels associated with this approval.
2. The property owner executing and submitting to the City an ingress/egress easement to allow vehicles to travel on the private drive, prior to any occupancy on any of the parcels associated with this approval.
3. The property owner executing and submitting to the City storm water facility maintenance easement agreements for storm water facilities related to the construction of the drive, prior to any occupancy on any of the parcels associated with this approval.

Owner/Applicant Hubbell Metropolitan Development Fund LLC.
6900 Westown Parkway
West Des Moines IA 50266

Applicant Rep: McClure Engineering Company
1360 NW 121st Street Suite A
Clive Iowa 50023
Attn: Andy Maurer

ATTACHMENTS:

Attachment A	-	Plan and Zoning Commission Resolution
Attachment B	-	Location Map
Attachment C	-	Site Plan

ATTACHMENT A

RESOLUTION NO. PZC- 18–040

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 THE CONSTRUCTION OF A PRIVATE DRIVE CONNECTING THE PUBLIC STREET WITH THE PARCELS AT 9040, 9080, 9150 UNIVERSITY AVENUE AND 9065 BISHOP DRIVE

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Hubbell Metropolitan Development Fund LLC, requests approval of a Site Plan (SP-003867-2018) to construct a private drive connecting the public street with the parcels at 9040, 9080, 9150 University Avenue and 9065 Bishop Drive

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, 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 meeting are adopted.

SECTION 2. The Site Plan to construct a private drive connecting the public street with the parcels at 9040, 9080, 9150 University Avenue and 9065 Bishop Drive 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, Chairperson
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, Erickson, Hatfield, Southworth
NAYS:
ABSTENTIONS: Drake
ABSENT: Costa

ATTEST:

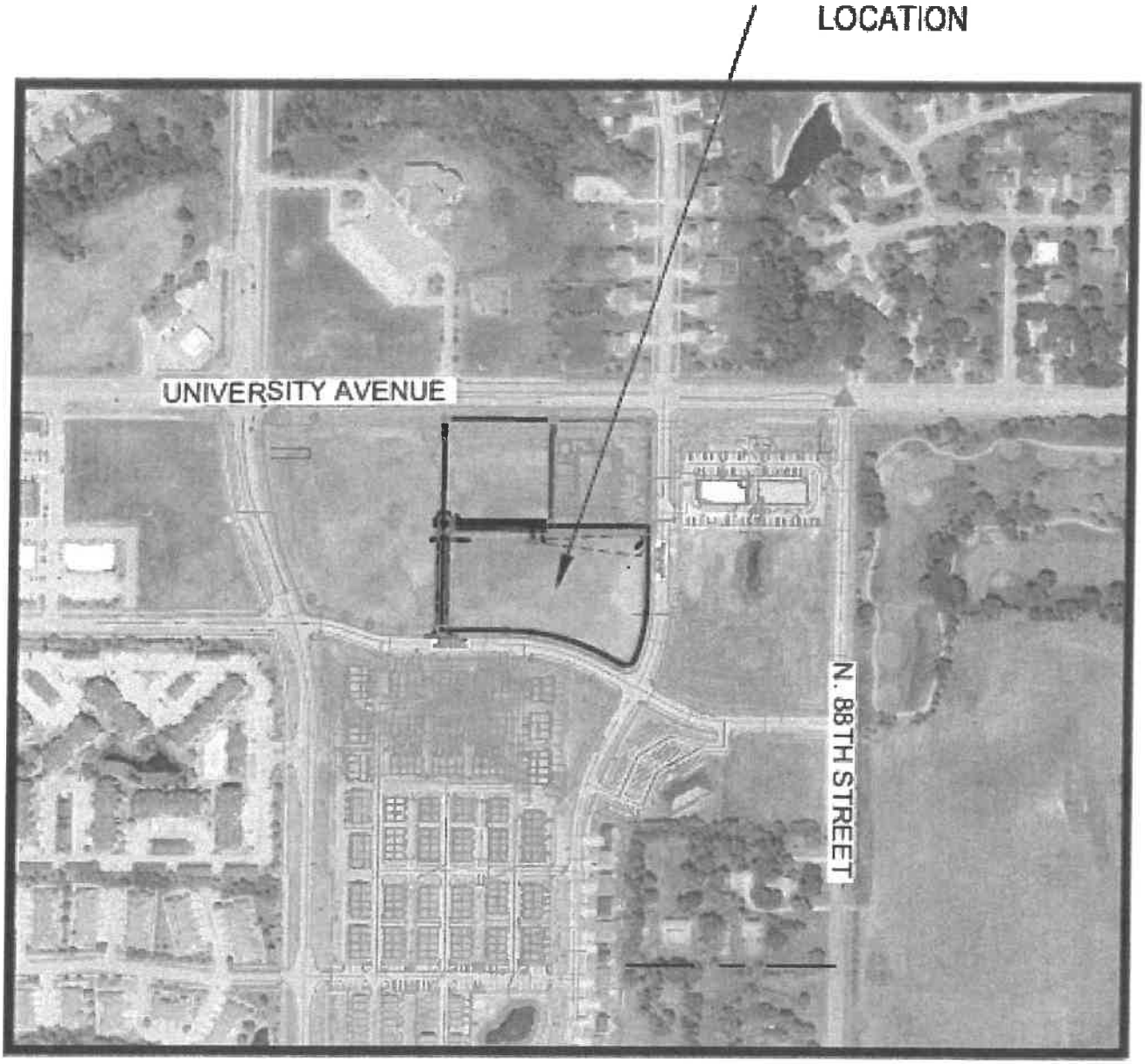
Recording Secretary

EXHIBIT A
CONDITIONS OF APPROVAL

1. The property owner executing and submitting to the City a water main easement to allow West Des Moines Water Works access to water main appurtenances, including curb stops, prior to any occupancy on any of the parcels associated with this approval.
2. The property owner executing and submitting to the City an ingress/egress easement to allow vehicles to travel on the private drive, prior to any occupancy on any of the parcels associated with this approval.
3. The property owner executing and submitting to the City storm water facility maintenance easement agreements for storm water facilities related to the construction of the drive, prior to any occupancy on any of the parcels associated with this approval.

ATTACHMENT B

Location Map



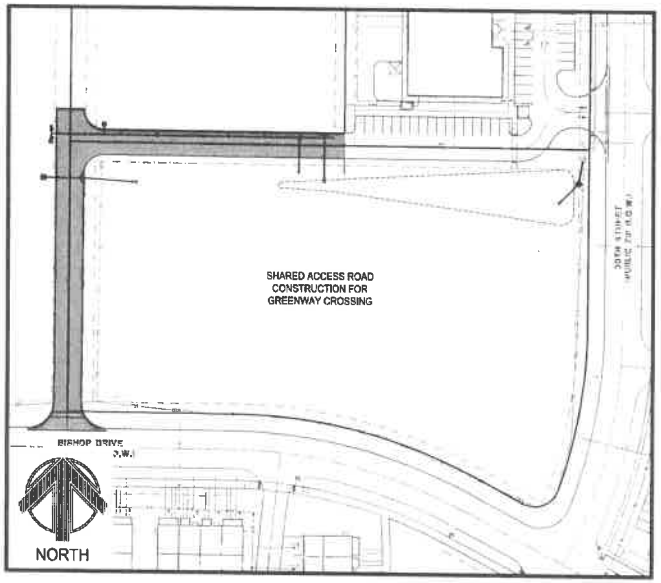
GREENWAY CROSSING SHARED ACCESS ROAD (LAND DEVELOPMENT)

WEST DES MOINES, DALLAS COUNTY, IOWA

VICINITY SKETCH

NO SCALE

ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE DES MOINES METROPOLITAN DESIGN STANDARDS, WITH WEST DES MOINES ADDENDA, AS ACCEPTED BY THE CITY OF WEST DES MOINES EXCEPT WHERE ALTERED OR AMENDED BY THESE PLANS. ALL WATER-RELATED CONSTRUCTION WORK SHALL CONFORM TO THE WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.



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

IOWA STATE MAP

APPLICANT:

CONTACT: ERIC BOHNENKAMP
COMPANY: HUBBELL REALTY COMPANY
6900 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
PH: (515) 727-8928

PROPERTY OWNER:

COMPANY: HUBBELL METROPOLITAN DEVELOPMENT FUND, LLC.
6900 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
PH: (515) 276-2349

SWPPP CONTACT:

TO BE DETERMINED.

EXISTING ZONING:

ZONING: PLANNED UNIT DEVELOPMENT (PUD)
GREENWAY CROSSING (#53)

SURROUNDING ZONING:

- NORTH: UNDEVELOPED (PUD #53 - COMMUNITY COMMERCIAL)
- WEST: UNDEVELOPED (PUD #53 - COMMUNITY COMMERCIAL)
- EAST: UNDEVELOPED (PUD #53 - COMMUNITY COMMERCIAL)
- SOUTH: UNDEVELOPED (PUD #53 - HIGH DENSITY RESIDENTIAL)

LOT ADDRESSES:

LOT #1: PARCEL 'A' ON PUD AMENDMENT NO. 3
HUBBELL METROPOLITAN DEVELOPMENT FUND 1, LLC.
9150 UNIVERSITY AVENUE, WEST DES MOINES, IA 50266

LOT #2: PARCEL 'B' ON PUD AMENDMENT NO. 3
HUBBELL METROPOLITAN DEVELOPMENT FUND 1, LLC.
9080 UNIVERSITY AVENUE, WEST DES MOINES, IA 50266

LOT #3: PARCEL 'C' ON PUD AMENDMENT NO. 3
NEW HORIZON REAL ESTATE DEVELOPMENT - IOWA, LLP.
9040 UNIVERSITY AVENUE, WEST DES MOINES, IA 50266

LOTS #4/5: PARCEL 'D' ON PUD AMENDMENT NO. 3
HUBBELL METROPOLITAN DEVELOPMENT FUND 1, LLC.
9065 BISHOP DRIVE, WEST DES MOINES, IA 50266

LEGAL DESCRIPTION:

THE SHARED ACCESS ROAD LIES DIRECTLY ON THE PROPERTY LINES OF LOTS 1, 2, AND 11 OF THE GREENWAY CROSSING PLANNED UNIT DEVELOPMENT.

DEVELOPMENT SUMMARY:

GROSS LAND AREA: = 438,214 S.F. (10.06 AC.)

DEVELOPED AREA: = 15,246 S.F. (0.35 AC.)

DEVELOPED IMPERVIOUS AREA:
- PAVED AREA = 15,246 S.F. (3.48%)
- BUILDING AREA = 0 S.F. (0.00%)
- TOTAL = 15,246 S.F. (3.48%)

OPEN SPACE:
- REQUIRED = NOT APPLICABLE

LANDSCAPING:
- REQUIRED = NOT APPLICABLE

BUFFER
- REQUIRED = NOT APPLICABLE

INDEX OF PLAN SHEETS

SHEET NO.	DRAWING NO.	
1	GN-01	COVER SHEET
2	GN-02	LEGEND
3	SP-01	MASTER SITE PLAN
4	SP-02	SITE PLAN (1 OF 2)
5	SP-03	SITE PLAN (2 OF 2)
6	GR-01	GRADING AND EROSION PLAN (1 OF 2)
7	GR-02	GRADING AND EROSION PLAN (2 OF 2)
8	PA-01	PAVING PLAN
9	UT-01	UTILITY PLAN (1 OF 2)
10	UT-02	UTILITY PLAN (2 OF 2)

McCLURE™ ENGINEERING CO.
building strong communities.
1360 NW 121ST. Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

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CALEB A. SMITH
NO. 17983
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.

CALEB A. SMITH, PE NO. 17983

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019

PAGES OR SHEETS COVERED BY THIS SEAL:

01-10

GREENWAY CROSSING
SHARED ACCESS ROAD
CITY ID: TBD
WEST DES MOINES, IOWA
WDM 20216027
APRIL 11,
REVISED
MAY 4,
MAY 8,

DRAWN BY
A. MAURER
CHECKED BY
C. SMITH
DRAWING NO.
GN-01

ATTACHMENT C

GENERAL LEGEND

EXISTING / PROPOSED

- SANITARY SEWER MAIN
- SANITARY SEWER SERVICE
- SANITARY SEWER FORCE MAIN
- STORM SEWER MAIN OR CULVERT
- SECONDARY STORM SEWER MAIN
- SECONDARY STORM SEWER SERVICE
- WATER MAIN
- WATER SERVICE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND FIBER OPTIC
- UNDERGROUND CABLE TV
- GAS MAIN OR SERVICE
- CONTOUR LINES INTERMEDIATE
- CONTOUR LINES INDEX
- PROPERTY LINE / LOT LINE
- SECTION LINE
- EASEMENT
- GUARD RAIL
- FIELD FENCE
- CHAIN LINK FENCE
- WOODEN FENCE
- ROAD CENTERLINE
- GRADING LIMITS
- CONSTRUCTION LIMITS
- AG LINE
- WATERWAY FLOWLINE
- TOP OF SLOPE
- BOTTOM OF SLOPE
- SILT FENCE

EXISTING / PROPOSED

- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- AIR RELEASE MANHOLE/DRAIN MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CLEANOUT
- STORM SEWER INTAKE
- STORM SEWER BEEHIVE INTAKE
- FLARED END SECTION
- FIRE HYDRANT
- WATER VALVE
- WATER VALVE MANHOLE
- CURB STOP
- WATER METER MANHOLE
- YARD HYDRANT
- ELECTRIC MANHOLE / VAULT
- ELECTRIC PEDESTAL / TRANSFORMER
- OUTDOOR ELECTRIC POWER OUTLET
- POWER POLE
- POWER POLE w/ STREET LIGHT
- STREET LIGHT POLE
- GUY WIRE
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL MANHOLE / VAULT
- RAILROAD CROSSING SIGNAL
- TELEPHONE MANHOLE / VAULT
- TELEPHONE PEDESTAL
- CABLE TV MANHOLE / VAULT
- CABLE TV PEDESTAL
- GAS VALVE

EXISTING / PROPOSED

- BOLLARD (BUMPER POST)
- ROADWAY SIGN
- MAILBOX
- WELL
- DECIDUOUS TREE
- EVERGREEN TREE
- SHRUB OR BUSH
- TREE OR SHRUB LINE
- STUMP
- MONITORING WELL
- SOIL BORINGS
- FLAG POLE
- SATELLITE DISH
- SLOPE INDICATORS
- CONTROL POINT
- BENCH MARK
- SECTION CORNER
- IRON PIN SET
- IRON PIN FOUND
- DR-1 — DRAWING NUMBER

ABBREVIATIONS

T/S	TOP OF SLAB
BC	BACK OF CURB
TC	TOP OF CURB
FL	FLOWLINE
CL	CENTERLINE
C	CUT
F	FILL
(S)	OFFSET
TOP	TOP OF SLOPE
BOT	BOTTOM OF SLOPE
EP	EDGE OF PAVING

UTILITY COMPANIES

SERVICE	SUPPLIER	PHONE
GAS	MID-AMERICAN ENERGY CO. P.O. BOX 657 DES MOINES, IOWA 50306-0657	515-242-3030
TELEPHONE	MEDIACOM CABLE 3737 WESTOWN PARKWAY WEST DES MOINES, IOWA 50266	855-633-4226
ELECTRIC	MID-AMERICAN ENERGY CO. P.O. BOX 657 DES MOINES, IOWA 50306-0657	515-242-3030
CABLE TV	MEDIACOM CABLE 3737 WESTOWN PARKWAY WEST DES MOINES, IOWA 50266	855-633-4226
WATER	WEST DES MOINES WATER WORKS 4200 MILLS CIVIC PARKWAY, SUITE 1D WEST DES MOINES, IOWA 50265	515-222-3460
SEWER	CITY OF WEST DES MOINES 560 S. 16TH STREET WEST DES MOINES, IA 50265	515-222-3480
ALL	IOWA ONE-CALL	800-292-8989

EXISTING UTILITIES NOTE

THESE EXISTING UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGING THEM. NO CLAIMS WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. PAYMENT WILL BE ALLOWED FOR UNCHARTED UTILITIES PER THE SPECIFICATIONS.

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE CITY AND THE OWNER.

2. CONTRACTOR TO CONFINE OPERATIONS TO PERMANENT AND TEMPORARY EASEMENTS AND DEVELOPER OWNED PROPERTY.

3. ALL TREES AND SHRUBS SHALL BE PROTECTED UNLESS DESIGNATED FOR REMOVAL IN THE PLANS.

4. CONTRACTOR SHALL SUBMIT ALL SUBGRADE AND PAVING MATERIAL TEST RESULTS TO THE PROJECT ENGINEER.

5. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING AND MAINTAINING A SET OF RECORD DRAWINGS. RECORD DRAWINGS SHALL SHOW ALL CHANGES TO PLANS, AND REPRESENT THE AS-BUILT CONDITION. SUBMIT RECORD DRAWINGS TO ENGINEER PRIOR TO FINAL PAYMENT. ALL PIPE ENDS, UTILITY SERVICES AND CONDUIT ENDS SHALL BE MARKED WITH STEEL FENCE POSTS.

6. THE PLANS SHOW UTILITIES LOCATED WITHIN THE LIMITS OF THE WORK UNDER THIS CONTRACT. THE COMPLETENESS OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS IS IN NO WAY IMPLIED OR GUARANTEED. THE CONTRACTOR SHALL OBTAIN THE LOCATION OF THE UTILITIES AND SERVICES FROM THE VARIOUS PUBLIC UTILITY COMPANIES BEFORE BEGINNING ANY EXCAVATION AND WILL BE HELD RESPONSIBLE FOR ANY DAMAGE TO SAID UTILITIES AND SERVICES RESULTING FROM HIS OPERATIONS. ADDITIONAL COMPENSATION WILL NOT BE ALLOWED FOR THIS WORK AND SHALL BE CONSIDERED INCIDENTAL TO OTHER AREAS OF WORK.

7. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENT AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE CITY OF WEST DES MOINES TO OBTAIN APPLICABLE CITY PERMITS THAT MAY BE NECESSARY.

8. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND THE DES MOINES METROPOLITAN DESIGN STANDARDS WITH WEST DES MOINES ADDENDA.

9. RECONNECT ANY FIELD TILE THAT ARE INTERCEPTED DURING UTILITY CONSTRUCTION.

10. ALL SIGNING, STRIPING AND OTHER TRAFFIC CONTROL DEVICES ON THE DRIVEWAY APPROACHES TO THE PUBLIC STREETS SHOULD CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD, FEDERAL HIGHWAY ADMINISTRATION).

11. ALL DIMENSIONS TO FACE-OF-CURB UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO BE FIELD VERIFIED.

12. PROVIDE 1" EXPANSION MATERIAL WHERE CONCRETE IS POURED AGAINST BUILDING OR STRUCTURES. SET PRE-MOLDED MATERIAL TIGHT AGAINST BUILDING AND/OR STRUCTURES TO ELIMINATE VOIDS.

13. ALL H/C RAMPS IN PUBLIC RIGHT OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE W/THE ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG), FEDERAL REGULATIONS 23 CFR AND 28 CFR 35, AND IOWA CODE.

GRADING NOTES:

1. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.

2. ALL DIMENSIONS TO FACE-OF-CURB UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO BE FIELD VERIFIED.

3. CURB INTAKE RIM ELEVATIONS = PAVING TOP OF CURB ELEVATIONS.

4. CONTRACTOR TO ADJUST ALL TOP OF CASTING ELEVATIONS WITHIN THE PROJECT LIMITS TO THE FINAL ELEVATIONS SHOWN ON THE PLANS.

5. ALL SPOT ELEVATIONS ARE TO THE TOP OF FINISHED GRADE, UNLESS OTHERWISE NOTED.

6. ALL SLOPES IN UNPAVED AREAS SHALL BE GRADED TO DRAIN.

UTILITY NOTES:

1. ALL UTILITIES ARE PRIVATE UNLESS NOTED OTHERWISE.

2. CONTRACTOR TO ADJUST ALL TOP OF CASTING ELEVATIONS WITHIN THE PROJECT LIMITS TO THE FINAL ELVATIONS SHOWN ON THE PLANS.

3. ALL UTILITY SERVICES, INCLUDING ELECTRIC, TELEPHONE, AND CABLE TO BE UNDERGROUND.

4. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING.

5. ALL CONNECTIONS TO EXISTING PUBLIC SEWERS SHALL BE CORE DRILLED.

SANITARY SEWER:
1. ALL SANITARY SEWER SEVICES SHALL BE SDR 23.5 IN ACCORDANCE WITH URBAN STANDARD SPECIFICATIONS.

2. MANHOLE STEPS ARE REQUIRED IN ALL SANITARY SEWER MANHOLES.

3. MANHOLE COVERS SHALL HAVE RAISED DIAMOND ROUGHNESS PATTERN.

STORM SEWER:
1. OWNER SHALL BE RESPONSIBLE FOR ALL ON-SITE PRIVATE STORM SEWER AND PRIVATE STORM WATER DETENTION / RETENTION AREAS.

2. ALL INTAKE CASTINGS SHALL HAVE PHASE 2 ENVIRONMENTAL SYMBOLOGY OR TEXT.

WATER MAIN:
1. HYDRANTS, MANHOLE COVERS, AND VALVE BOXES SHALL BE SET TO CONFORM TO FINISHED PAVEMENT ELEVATIONS.

2. WATER MAIN TO HAVE 5-1/2' BURY, TYP. EXCEPT AT CRITICAL CROSSINGS.

3. ALL VALVES SHALL HAVE A VALVE BOX ADAPTER INSTALLED TO MAINTAIN ALIGNMENT.

4. THE CONTRACTOR SHALL REMOVE CHAINS ON ALL HYDRANTS.

5. THE CONTRACTOR SHALL WORK WITH WEST DES MOINES WATER WORKS WHEN OPERATING EXISTING VALVES. WATER SHALL NOT BE TURNED ON WITHOUT PRIOR APPROVAL.

6. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS ONE (1) WEEK PRIOR TO CONSTRUCTION OF WATER MAIN.

7. ALL FIRE PROTECTION RISERS SHALL UTILIZE MEGA LUGS AND THRUST BLOCKING AT ALL CHANGES IN DIRECTION AND ELEVATION, ON ALL WATERMAIN. STAINLESS STEEL RODDING SHALL BE EXTENDED ALONG THE NEXT FULL LENGTH PIPE AND ANCHORED ON THE PIPE BELL, OR MECHANICAL FITTING, ADDITIONALLY, AT ALL LOCATIONS OF MEGA LUGS AND THRUST BLOCKING.

8. CONTRACTOR SHALL EXTEND THE WATER SERVICE TO THE REQUIRED VALVES LOCATED A MINIMUM OF 10 FEET FROM THE BUILDING.

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

IOWA ONE CALL 800/292-8989

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 CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION 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.

McCLURE™ ENGINEERING Co.
building strong communities.
1360 NW 121ST. Street
Clive, Iowa 50325
515.964.1229
fax 515.964.2370

NOTICE:
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LEGEND

GREENWAY CROSSING
SHARED ACCESS ROAD
CITY ID: TBD
WEST DES MOINES, IOWA
WDM 20216027
APRIL 11, 2018
REVISIONS
MAY 4, 2018
MAY 8, 2018
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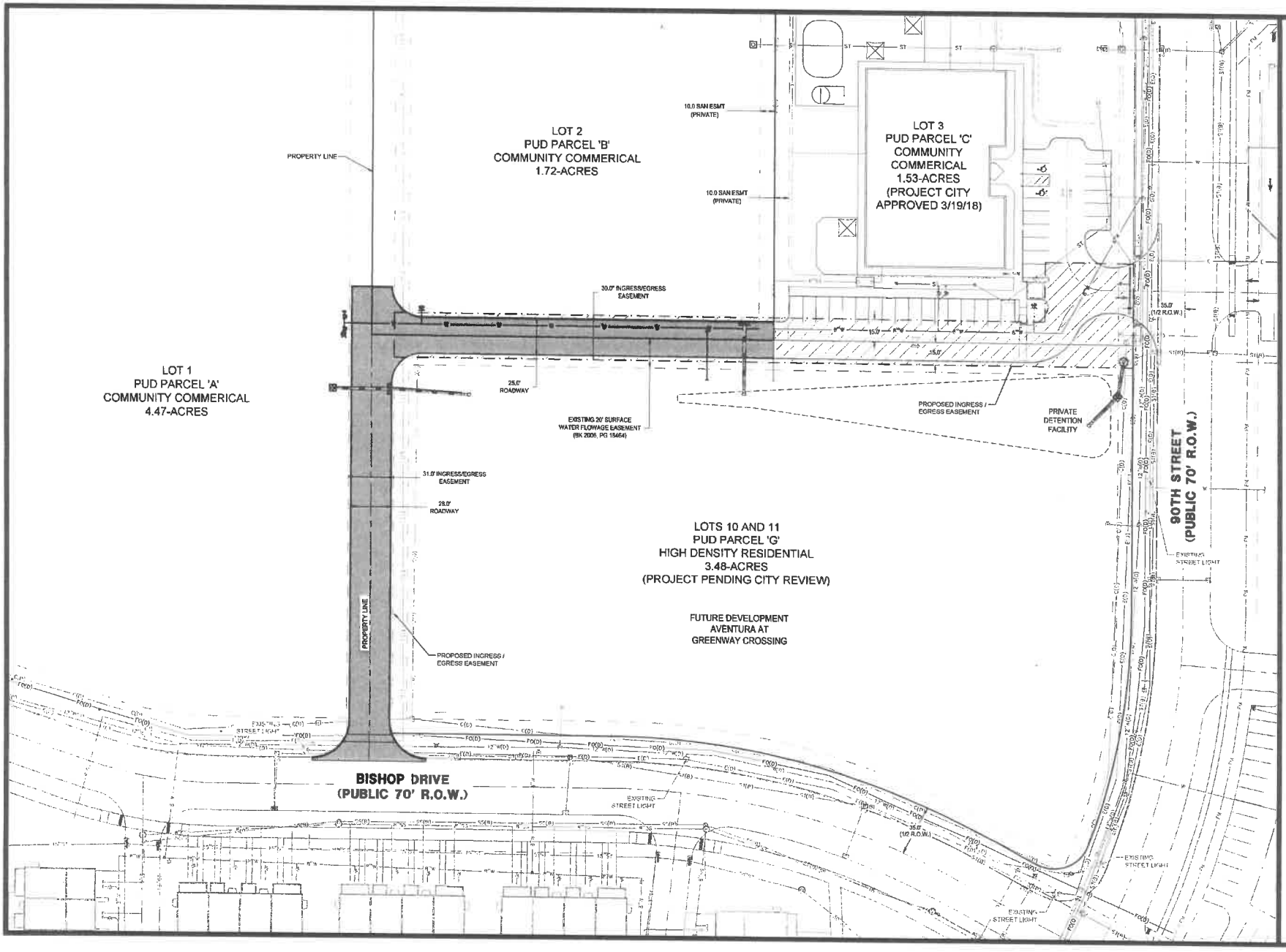
ENGINEER: A. MAURER
DRAWN BY: A. MAURER
CHECKED BY: C. SMITH
FIELD BOOK NO.: -
DRAWING NO.: GN-02
SHEET NO.: 02 / 10



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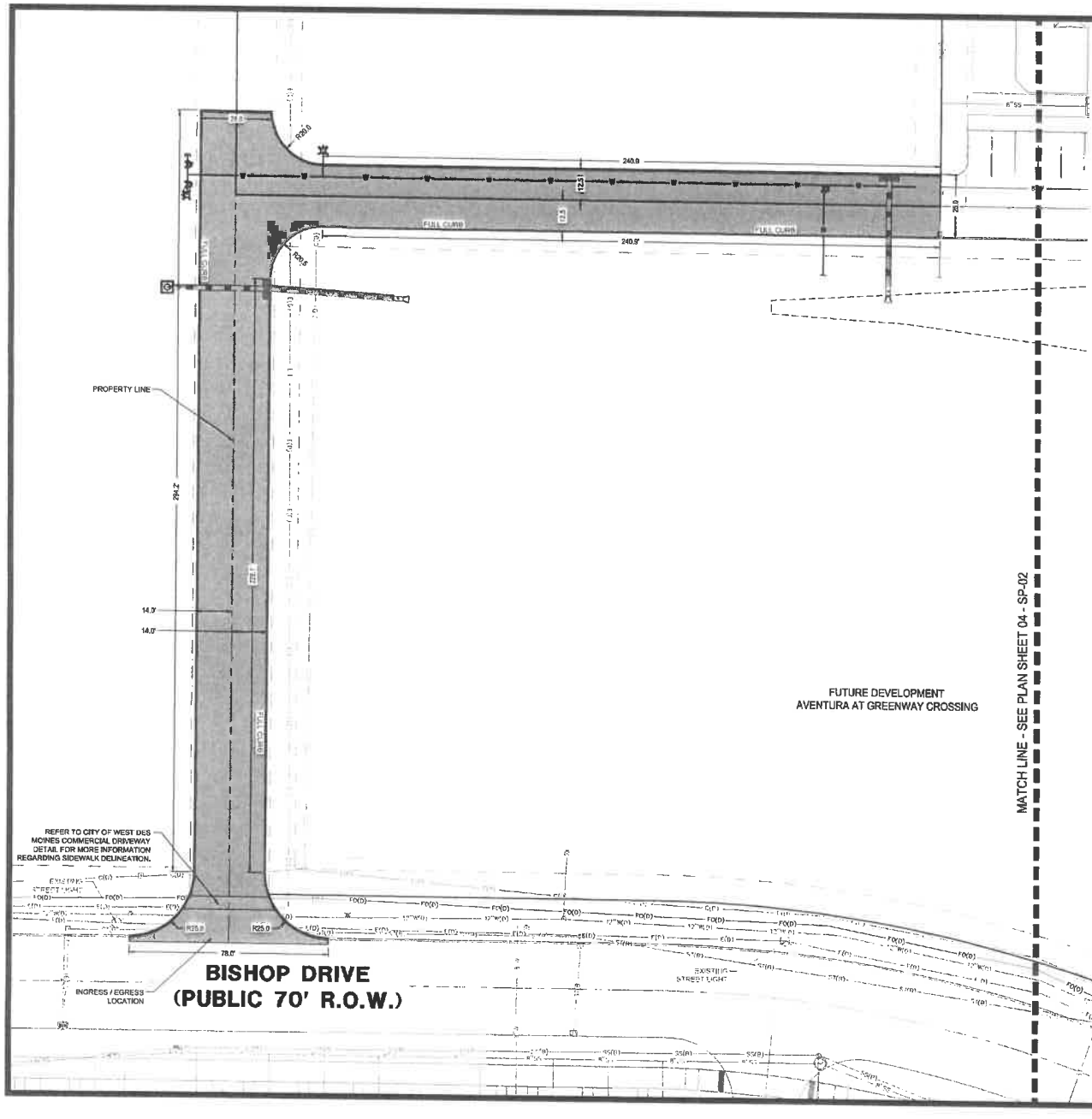
MASTER
SITE PLAN

NORTH

GRAPHIC SCALE

GREENWAY CROSSING
SHARED ACCESS ROAD
CITY ID: TBD
WEST DES MOINES, IOWA
WDM 20218027
APRIL 11, 2018
REVISIONS
MAY 4, 2018
MAY 8, 2018

ENGINEER A. MAURER	DRAWN BY A. MAURER
CHECKED BY C. SMITH	FIELD BOOK NO -
DRAWING NO SP-01	SHEET NO 03 / 10



PAVING AND SITE PLAN NOTES

PAVING THICKNESS

ONSITE PAVING - 8-INCH PCC WITH 12-INCH SUBGRADE PREPARATION

SIDEWALK = 4-INCH PCC

NOTES

1. ALL CURB AND GUTTER SECTIONS TO BE 6-INCH STANDARD CURB.
2. DEPTH OF SUBGRADE STABILIZATION AND DOSAGE RATE IN ACCORDANCE WITH GEOTECHNICAL INVESTIGATION - TO BE CONFIRMED ONSITE AND APPROVED BY THE GEOTECHNICAL ENGINEER.
3. AN ONSITE INSPECTION SHALL BE REQUESTED WITH THE BUILDING DIVISION AT (515) 222-3630 PRIOR TO PLACEMENT OF ANY CONCRETE RAMPS.
4. ALL LIGHTS ARE TO BE DOWNCAST CUTOFF VARIETY. WALL PACKS ARE PROHIBITED. THE MAXIMUM ILLUMINATION ALLOWED AT THE PROPERTY LINE IS 1 FOOT-CANDLE.
5. REFER TO ARCHITECTURAL DRAWINGS FOR TRASH ENCLOSURE DETAILS - WHICH IS TO BE LOCATED IN UNDERGROUND PARKING GARAGE.
6. TRANSFORMER PAD LOCATIONS SHALL BE BASED UPON UTILITY COMPANY DESIGN FOLLOWING OWNER'S EXECUTED SERVICE ORDER. TRANSFORMERS SHALL BE SCREENED WITH LANDSCAPE MATERIAL.
7. ALL UNLABELED RADII IN PARKING LOT AND SIDEWALK AREAS TO BE AN ASSUMED 3' DIMENSION.

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SITE PLAN (1 OF 2)

NORTH

10 20 40
GRAPHIC SCALE

GREENWAY CROSSING
SHARED ACCESS ROAD
CITY ID: TBD
WEST DES MOINES, IOWA
WDM 20216027
APRIL 11, 2018

REVISIONS
MAY 4, 2018
MAY 8, 2018
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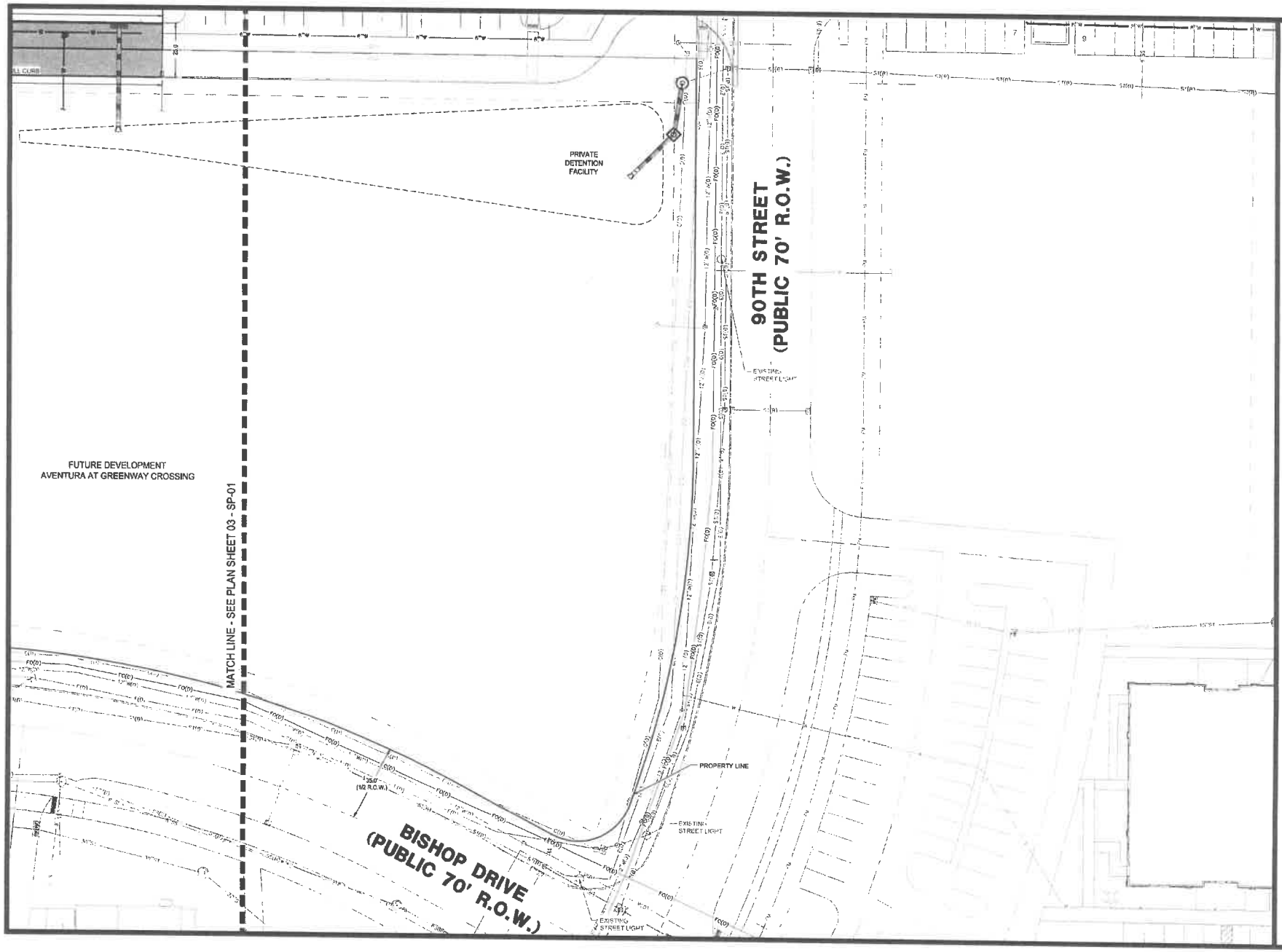
ENGINEER: A. MAURER	DRAWN BY: A. MAURER
CHECKED BY: C. SMITH	FIELD BOOK NO: -
DRAWING NO.: SP-02	SHEET NO.: 04 / 10



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SITE PLAN (2 OF 2)

NORTH

0 10 20 40
GRAPHIC SCALE

GREENWAY CROSSING
SHARED ACCESS ROAD
CITY ID: TBD
WEST DES MOINES, IOWA
WDM 20216027
APRIL 11, 2018

REVISIONS
MAY 4, 2018
MAY 8, 2018
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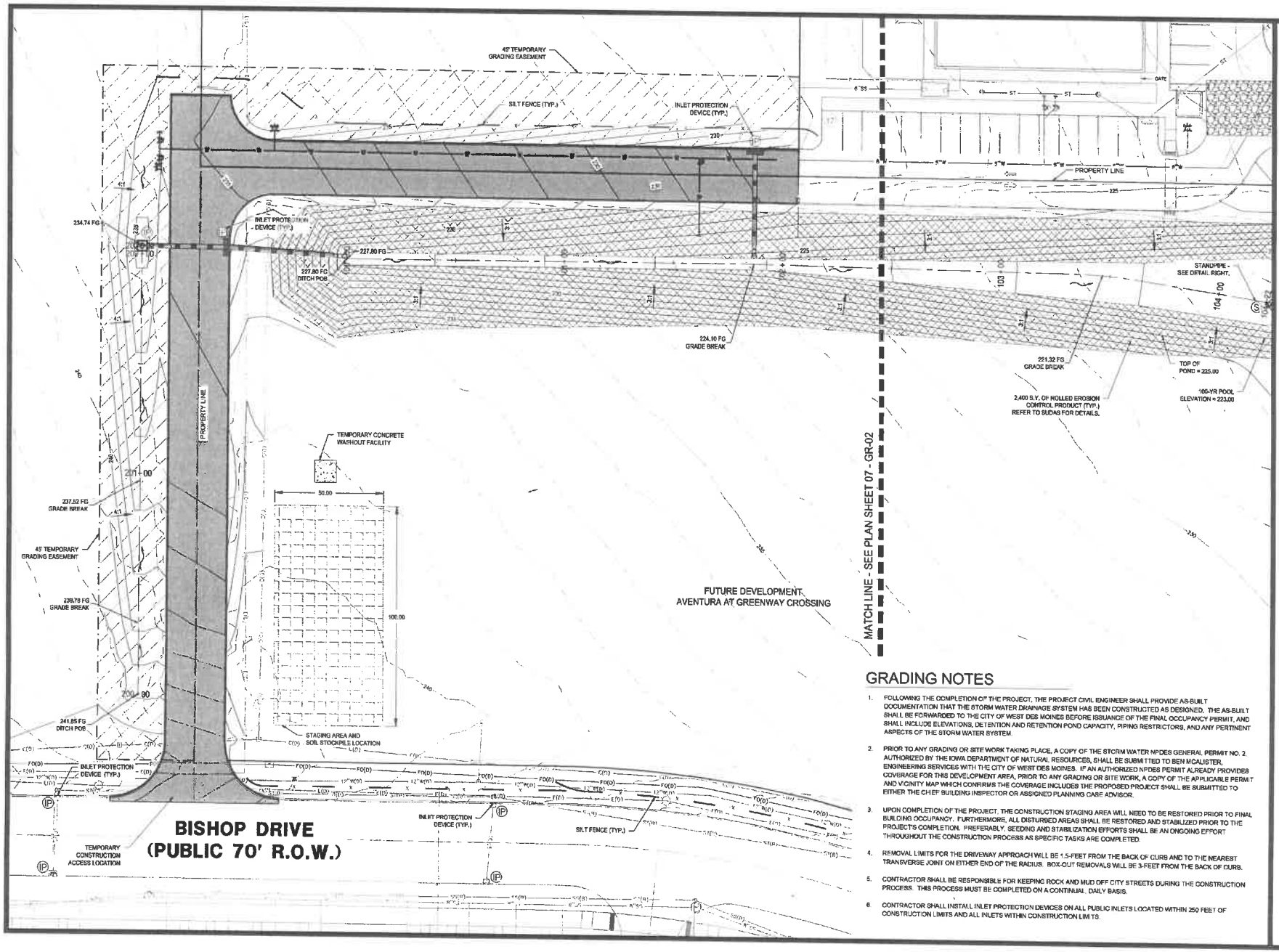
ENGINEER: A. MAURER	DRAWN BY: A. MAURER
CHECKED BY: C. SMITH	FIELD BOOK NO: -
DRAWING NO: SP-03	SHEET NO: 05 / 10



GRADING NOTES

1. FOLLOWING THE COMPLETION OF THE PROJECT, THE PROJECT CIVIL ENGINEER SHALL PROVIDE AS-BUILT DOCUMENTATION THAT THE STORM WATER DRAINAGE SYSTEM HAS BEEN CONSTRUCTED AS DESIGNED. THE AS-BUILT SHALL BE FORWARDED TO THE CITY OF WEST DES MOINES BEFORE ISSUANCE OF THE FINAL OCCUPANCY PERMIT, AND SHALL INCLUDE ELEVATIONS, DETENTION AND RETENTION POND CAPACITY, PIPING RESTRICTORS, AND ANY PERTINENT ASPECTS OF THE STORM WATER SYSTEM.
2. PRIOR TO ANY GRADING OR SITE WORK TAKING PLACE, A COPY OF THE STORM WATER NPDES GENERAL PERMIT NO. 2, AUTHORIZED BY THE IOWA DEPARTMENT OF NATURAL RESOURCES, SHALL BE SUBMITTED TO BEN MCALISTER, ENGINEERING SERVICES WITH THE CITY OF WEST DES MOINES. IF AN AUTHORIZED NPDES PERMIT ALREADY PROVIDES COVERAGE FOR THIS DEVELOPMENT AREA, PRIOR TO ANY GRADING OR SITE WORK, A COPY OF THE APPLICABLE PERMIT AND VICINITY MAP WHICH CONFIRMS THE COVERAGE INCLUDES THE PROPOSED PROJECT SHALL BE SUBMITTED TO EITHER THE CHIEF BUILDING INSPECTOR OR ASSIGNED PLANNING CASE ADVISOR.
3. UPON COMPLETION OF THE PROJECT, THE CONSTRUCTION STAGING AREA WILL NEED TO BE RESTORED PRIOR TO FINAL BUILDING OCCUPANCY. FURTHERMORE, ALL DISTURBED AREAS SHALL BE RESTORED AND STABILIZED PRIOR TO THE PROJECT'S COMPLETION. PREFERABLY, SEEDING AND STABILIZATION EFFORTS SHALL BE AN ONGOING EFFORT THROUGHOUT THE CONSTRUCTION PROCESS AS SPECIFIC TASKS ARE COMPLETED.
4. REMOVAL LIMITS FOR THE DRIVEWAY APPROACH WILL BE 1.5-FEET FROM THE BACK OF CURB AND TO THE NEAREST TRANSVERSE JOINT ON EITHER END OF THE RADIUS. BOX-OUT REMOVALS WILL BE 3-FEET FROM THE BACK OF CURB.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROCK AND MUD OFF CITY STREETS DURING THE CONSTRUCTION PROCESS. THIS PROCESS MUST BE COMPLETED ON A CONTINUAL, DAILY BASIS.
6. CONTRACTOR SHALL INSTALL INLET PROTECTION DEVICES ON ALL PUBLIC INLETS LOCATED WITHIN 250 FEET OF CONSTRUCTION LIMITS AND ALL INLETS WITHIN CONSTRUCTION LIMITS.

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GRADING AND EROSION PLAN (1 OF 2)

NORTH

10 20 40
GRAPHIC SCALE

GREENWAY CROSSING SHARED ACCESS ROAD
CITY ID: TBD
WEST DES MOINES, IOWA
WDM 20216027
APRIL 11, 2018
REVISIONS
MAY 4, 2018
MAY 8, 2018
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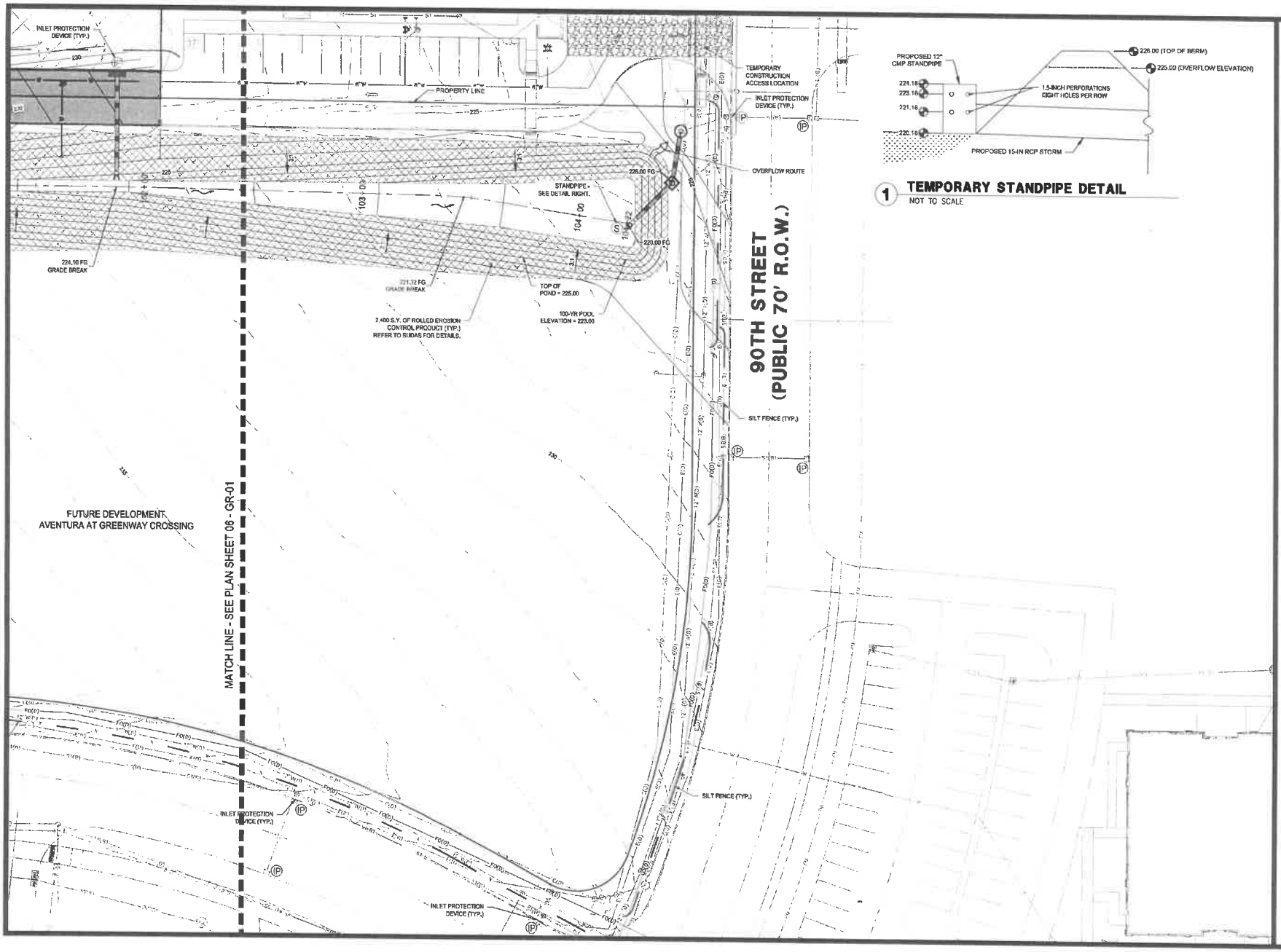
ENGINEER: A. MAURER
DRAWN BY: A. MAURER
CHECKED BY: C. SMITH
FIELD BOOK NO: -
DRAWING NO: GR-01
SHEET NO: 06 / 10



1 **TEMPORARY STANDPIPE DETAIL**
NOT TO SCALE

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GRADING AND EROSION PLAN (2 OF 2)

NORTH

0 10 20 40
GRAPHIC SCALE

GREENWAY CROSSING
SHARED ACCESS ROAD
CITY ID: TBD
WEST DES MOINES, IOWA
WDM 20216027
APRIL 11, 2018

REVISIONS
MAY 4, 2018
MAY 8, 2018
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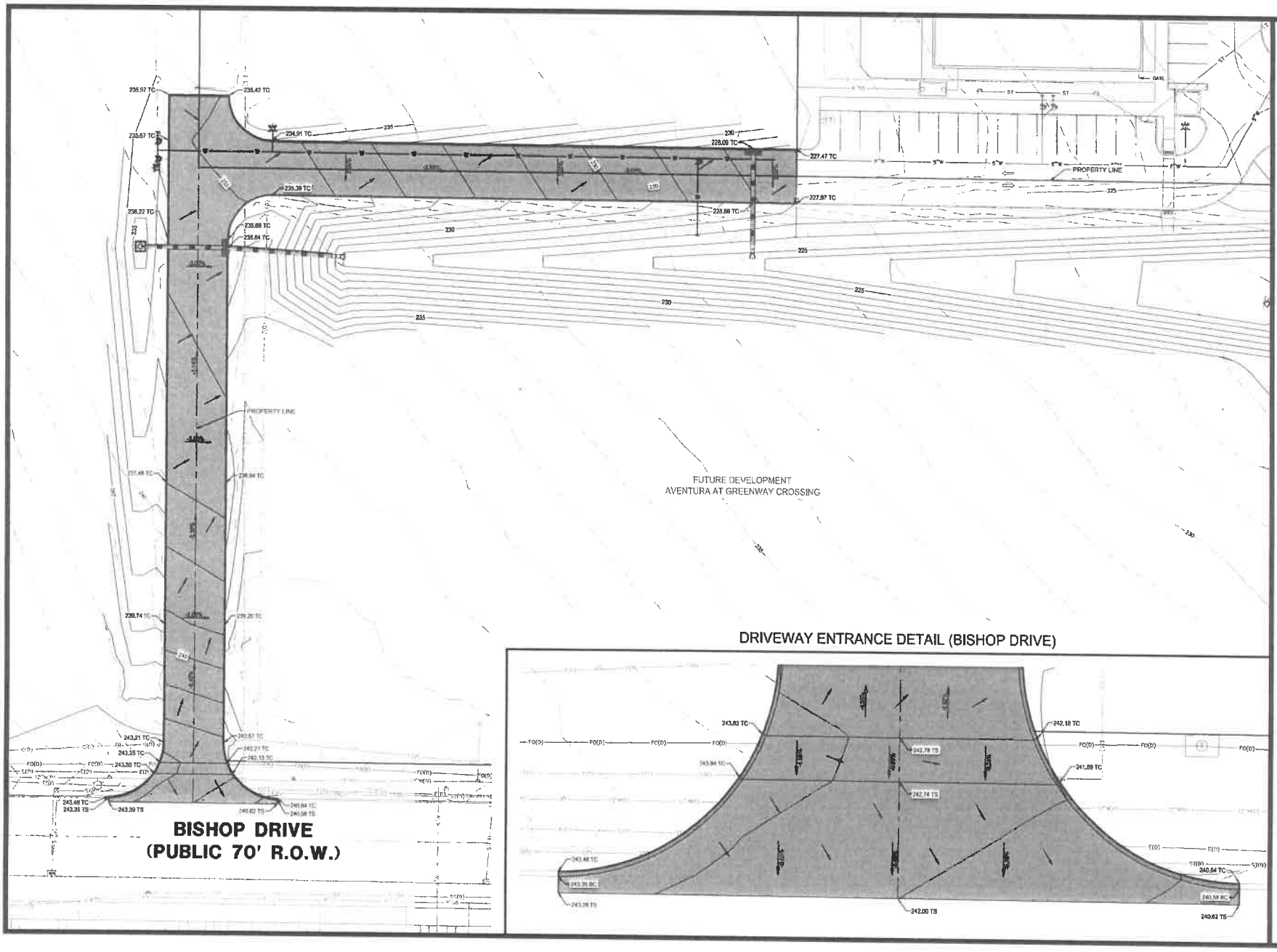
ENGINEER	DRAWN BY
A. MAURER	A. MAURER
CHECKED BY	FIELD BOOK NO
C. SMITH	-

DRAWING NO.	SHEET NO.
GR-02	07 / 10



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PAVING PLAN

NORTH

0 10 20 40
GRAPHIC SCALE

GREENWAY CROSSING
SHARED ACCESS ROAD
CITY ID: TBD
WEST DES MOINES, IOWA
WDM 20216027
APRIL 11, 2018
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MAY 4, 2018
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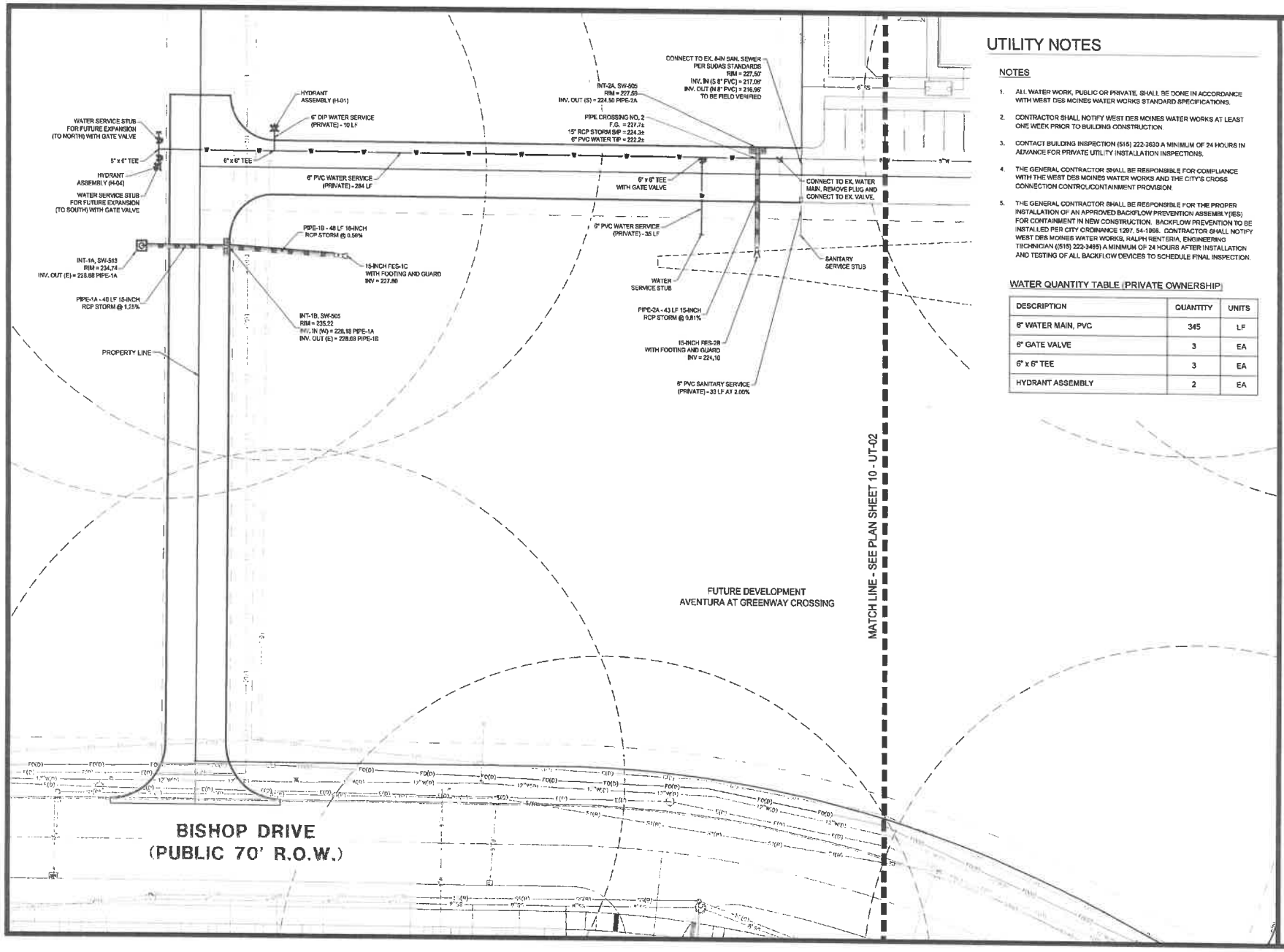
ENGINEER: A. MAURER
DRAWN BY: A. MAURER
CHECKED BY: C. SMITH
FIELD BOOK NO: -
DRAWING NO.: GR-01
SHEET NO: 06 / 10



UTILITY NOTES

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. CONTACT BUILDING INSPECTION (515) 222-3630 A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(IES) FOR CONTAINMENT IN 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.

WATER QUANTITY TABLE (PRIVATE OWNERSHIP)

DESCRIPTION	QUANTITY	UNITS
8" WATER MAIN, PVC	345	LF
6" GATE VALVE	3	EA
6" x 6" TEE	3	EA
HYDRANT ASSEMBLY	2	EA

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UTILITY PLAN
(1 OF 2)

NORTH

0 10 20 40
GRAPHIC SCALE

GREENWAY CROSSING
SHARED ACCESS ROAD
CITY ID: TBD
WEST DES MOINES, IOWA
WDM 20216027
APRIL 11, 2018
REVISIONS
MAY 4, 2018
MAY 8, 2018
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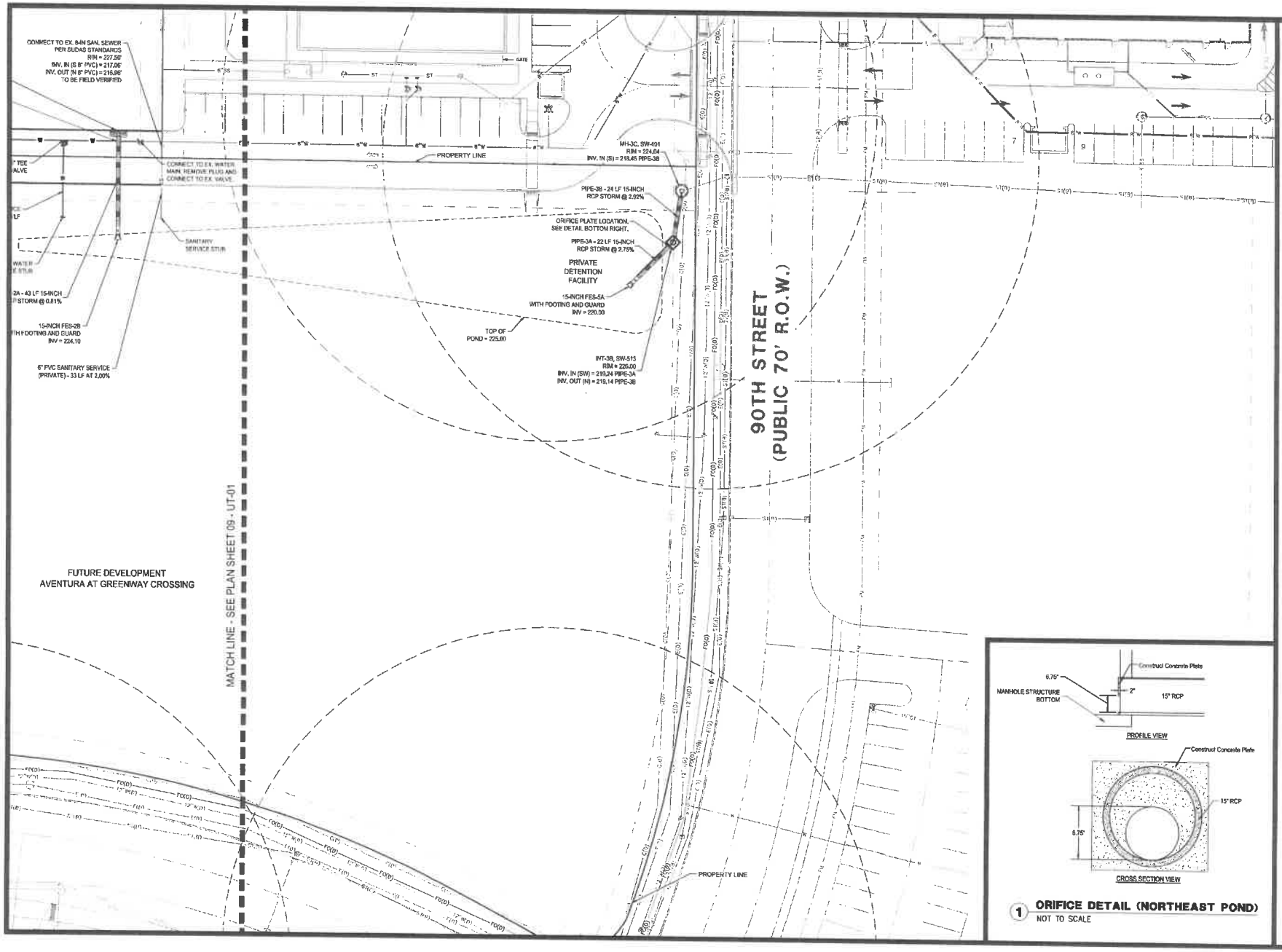
ENGINEER: A. MAURER
DRAWN BY: A. MAURER
CHECKED BY: C. SMITH
FIELD BOOK NO.: -
DRAWING NO.: UT-01
SHEET NO.: 09 / 10



1 **ORIFICE DETAIL (NORTHEAST POND)**
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UTILITY PLAN
(2 OF 2)

NORTH

0 10 20 40
GRAPHIC SCALE

GREENWAY CROSSING
SHARED ACCESS ROAD
CITY ID: TBD
WEST DES MOINES, IOWA
WDM 20216027
APRIL 11, 2018

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MAY 4, 2018
MAY 8, 2018
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ENGINEER	DRAWN BY
A. MAURER	A. MAURER
CHECKED BY	FIELD BOOK NO
C. SMITH	-
DRAWING NO	SHEET NO
UT-02	10 / 10

EXHIBIT II

Prepared by: KTragesser 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-003867-2018) TO CONSTRUCT A SHARED ACCESS ROAD FOR 9080 AND 9150 UNIVERSITY AND 9065 BISHOP DRIVE

WHEREAS, pursuant to the provisions of Title 9, Zoning, Chapter 1 et seq, of the West Des Moines Municipal Code, Hubbell Metropolitan Development Fund LLC requests site plan approval to construct a shared access road between properties legally described as:

Legal Description of Property

Lots 1, 2, 10, and 11 Greenway Crossing Plat 1, an official plat now in and forming a part of the City of West Des Moines, Dallas County, Iowa.

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, the Plan and Zoning Commission recommend to the City Council approval of the Site Plan; and

WHEREAS, on June 11, 2018, 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 meeting on this date, are adopted.

SECTION 2. The Site Plan (SP-003867-2018) to construct a shared access road is approved, 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 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

EXHIBIT "A"
CONDITIONS OF APPROVAL

1. The property owner executing and submitting to the City a water main easement to allow West Des Moines Water Works access to water main appurtenances, including curb stops, prior to any occupancy on any of the parcels associated with this approval.
2. The property owner executing and submitting to the City an ingress/egress easement to allow vehicles to travel on the private drive, prior to any occupancy on any of the parcels associated with this approval.
3. The property owner executing and submitting to the City storm water facility maintenance easement agreements for storm water facilities related to the construction of the drive, prior to any occupancy on any of the parcels associated with this approval.