

**CITY OF WEST DES MOINES  
PLAN AND ZONING COMMISSION COMMUNICATION**

**Meeting Date:** August 27, 2018

**Item:** Pinedale Park, 3375 Woodland Avenue – Approval of a site plan for park improvements – City of West Des Moines– SP-003987-2018

**Requested Action:** Recommend approval of a Site Plan

**Case Advisor:** J. Bradley Munford 

**Applicant's Request:** Kevin Conn with the Parks & Recreation Department, on behalf of City of West Des Moines is requesting approval of a site plan for playground, basketball court and shelter park improvements for Pinedale Park.

**History:** The property is currently zoned Medium Density Residential (RM). The land was originally platted in 1970 as a portion of Lot 4 Woodland Park Plaza Plat 1. Pinedale Park was created in 1971 as a part of the parkland dedication requirement for the Woodland West Condominiums.

**City Council Subcommittee:** The proposed site plan was presented to the Development and Planning Subcommittee on August 6, 2018 as an informational item only. The Subcommittee was supportive of the development.

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

*Minimum lot size:* The Park is currently zoned Medium Density Residential (RM). The minimum lot size for non-dwelling uses such as a park is 2 acres. Pinedale Park is approximately 1 acre. The park was created in 1971 as a part of the parkland dedication requirement for the Woodland West Condominiums. The zoning code at that time only required a 1 acre minimum lot size for non-dwelling uses. The change in the code for lot size that occurred after the park was developed, created a legal non-conforming lot of record. Because of the legal non-conforming status this site plan can move forward without the need a variance request or a rezoning.

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

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

1. The proposed development and use is consistent with the West Des Moines Comprehensive Plan in that the project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan.
2. The proposed development and use does assure compatibility of property uses within the zone and general area in that this project was reviewed by various City Departments for compliance with the Zoning Ordinance.
3. All applicable standards and conditions have been imposed which protects the public health, safety and welfare in that this project was reviewed by various City Departments and public agencies for compliance with the various state and local regulations. Based upon that review a finding is made that the project has been adequately conditioned to protect the health, welfare and safety of the community.
4. There is adequate on-site and off-site public infrastructure to support the proposed development in that this project was reviewed by various public agencies and City Departments and public utilities to ensure that either the

petitioner will construct or the project has been conditioned to construct adequate public infrastructure to serve the development.

5. The proposed development and use has met the requirements contained in the City Code in that this project was reviewed by various City Departments and the project has complied with or has been conditioned to comply with all City Code requirements.
6. The proposed development and use is in keeping with the scale and nature of the surrounding neighborhood in that the proposed project is consistent with the zoning designation and Comprehensive Plan which designates this site as suitable for development such as that proposed by this project.

**Staff Recommendations and Conditions of Approval:** Based upon the preceding review and a finding of consistency with the Comprehensive Plan, staff recommends that the Plan and Zoning Commission adopt a resolution approving the site plan to allow park improvements for Pinedale Park subject to the applicant meeting all City Code requirements.

**Property Owner/Applicant:** City of West Des Moines  
4200 Mills Civic Parkway  
West Des Moines, IA 50265  
Kevin Conn  
[Kevin.conn@wdm.iowa.gov](mailto:Kevin.conn@wdm.iowa.gov)

**Attachments:**

Attachment A	-	Plan and Zoning Commission Resolution
Exhibit A	-	Conditions of Approval
Attachment B	-	Location Map
Attachment C	-	Site Plan

RESOLUTION NO. PZC-18-056

**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 (SP-003987-2018) TO CONSTRUCT IMPROVEMENTS FOR A CITY PARK**

**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 a Site Plan (SP-003987-2018) for park improvements on a 1 acre site located at the 3375 Woodland Avenue;

**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 August 27, 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 dated August 27, 2018 or as amended orally at the Plan and Zoning Commission hearing of August 27, 2018, are adopted.

SECTION 2. The Pinedale Park Site Plan (SP-003987-2018) 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 August 27, 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 August 27, 2018, by the following vote:

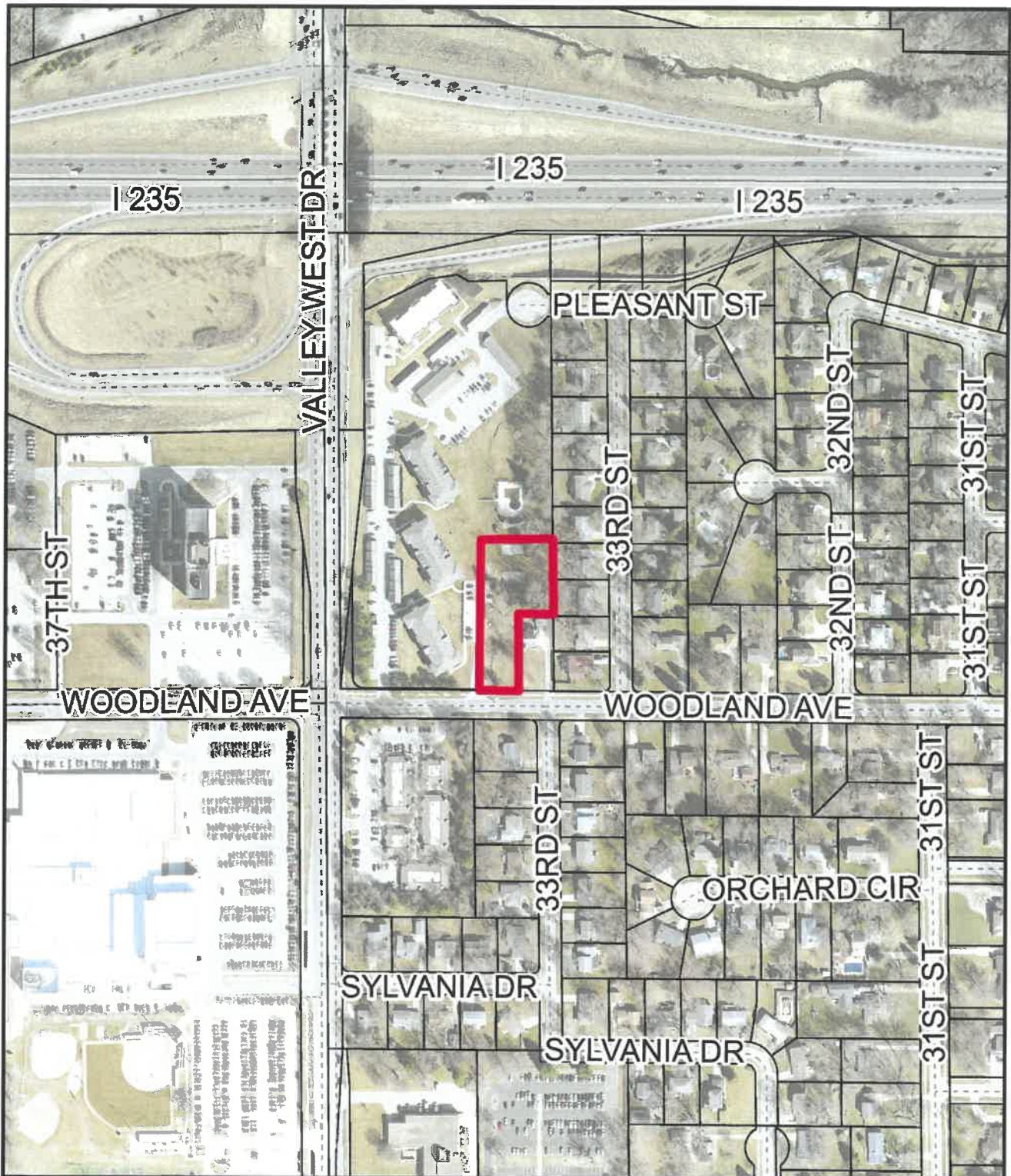
AYES:  
NAYS:  
ABSTENTIONS:  
ABSENT:

ATTEST:

\_\_\_\_\_  
Recording Secretary

**EXHIBIT A  
CONDITIONS OF APPROVAL**

1. None



**Pinedale Park**



**LEGEND**

- (A) MULTI-USE COURT
- (B) 2-12 YEAR OLD PLAYGROUND
- (C) 14'x14' SHELTER
- (D) PORTABLE RESTROOM
- (E) RESERVED PARK PARKING
- (F) STORMWATER IMPROVEMENTS
- (G) BICYCLE RACKS
- (H) BENCH SEATING
- (I) 6' WIDE SIDEWALK
- - - SITE BOUNDARY
- - - PARCEL BOUNDARY



ATTACHMENT C



**CITY OF WEST DES MOINES**  
**PINEDALE PARK MASTER PLAN**  
3375 WOODLAND AVE - WEST DES MOINES, IA



# PINEDALE PARK IMPROVEMENTS

3375 WOODLAND AVE  
WEST DES MOINES, IOWA  
PROJECT # 0510 084 2017

## VICINITY & ZONING MAP



## CONTACT INFO

KEVIN CONN  
Landscape Architect  
CITY OF WEST DES MOINES  
4200 MILLS CIVIC PKWY.  
WEST DES MOINES, IA 50265  
(515) 222-3449

## SHEET INDEX

SHEET #	DESCRIPTION
L1	TITLE SHEET
L2 - L2.1	ESTIMATED QUANTITIES & REFERENCE NOTES
L3	SITE SURVEY
L4	REFERENCE PLAN
L5	DEMOLITION PLAN
L6	LAYOUT PLAN
L7	GRADING/UTILITY PLAN
D1-D3	DETAILS
<b>STEP POOL STORMWATER CONVEYANCE (SPSC)</b>	
C1	DRAINAGE PLAN
C2	SPSC - PLAN & PROFILE - ADD ALTERNATE #1
C3	TYPICAL DETAIL
C4	PLANTING PLAN - ADD ALTERNATE #1

## LEGAL DESCRIPTION

WOODLAND PARK PLAZA PLAT 1  
COMMENCING AT A POINT OF REFERENCE AT THE SW CORNER OF LOT 1 OF SAID WOODLAND PARK PLAZA PLAT 1; THENCE N00°54'46"W, 2.00 FEET ALONG THE WEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING; THENCE N89°48'22"W, 90.14 FEET TO A POINT; THENCE N00°13'30"E, 340.45 FEET TO A POINT; THENCE N89°03'22"E, 163.29 FEET TO A POINT ON THE WEST LINE OF SAID LOT 4; THENCE S00°56'38"E, 171.05 FEET ALONG SAID WEST LINE TO THE NE CORNER OF SAID LOT 1; THENCE N89°38'32"W, 80.04 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO THE NW CORNER OF SAID LOT 1; THENCE S00°54'46"E, 174.94 FEET ALONG THE WEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING AND CONTAINING 0.992 ACRES (43,213 SQUARE FEET).

## DEVELOPMENT SUMMARY

**SITE AREA**  
WOODLAND PARK PLAZA PLAT 1 = .992 ACRES

**LANDSCAPING CALCULATIONS**  
Required Open Space (25%) = 10,554 sf  
Required Trees = (10,554 sf/3,000) x 2 = 7  
Existing/Provided Trees = 19 (10 Evergreen, 9 Deciduous)  
Required Shrubs = (10,554 sf/3,000) x 3 = 11  
Existing/Provided Shrubs = 30

**BUILDING INFORMATION**  
Building Size (14' x 14') = 196.0 SF  
Building Use = Outdoor Shelter

**PARKING INFORMATION**  
Existing Parking = 5  
Parking Required = 0  
Total Parking Provided = 4  
ADA Parking Provided = 1

**DEFINED AREAS**  
Total Lot Area = 43,213 SF (0.992 ac) - 100%  
Total Paved Area (Impervious) = 6,048.25 SF (.21 ac) - 14%  
Total Open Space = 37,164.75 SF (.78 ac) - 86%

## UTILITY CONTACTS

AT & T Broadband Cliff Stockwell (515) 246-2252	Mid American Energy (Electric) Gail Davis (515) 281-2619
AT & T Communications Jamie Frederick (515) 246-2253	Mid American Energy (Gas) Gail Davis (515) 281-2619
Centurylink Ken Hoffman (515) 943-3396	WDM Engineering Services (Construction) Clint Carpenter (515) 222-3539
Hickory Tech Comm Weston Grow (515) 867-4769	WDM Public Works (Traffic) Rick Knowles (515) 222-3480
Mediacom Paul May (515) 554-2648	WDM Water Works Bruce Mabuca (515) 222-3510

## APPLICANT

CITY OF WEST DES MOINES  
PARKS & RECREATION DEPT.  
CONTACT: KEVIN CONN  
4200 MILLS CIVIC PKWY  
WEST DES MOINES, IA 50265  
(515) 222-3449 ph.  
(515) 222-3459 fax

## OWNERS

CITY OF WEST DES MOINES  
PARKS & RECREATION DEPT.  
ATTN: SALLY ORTGIES  
4200 MILLS CIVIC PKWY  
WEST DES MOINES, IA 50265  
(515) 222-3444 ph.  
(515) 222-3459 fax

## LAND USE

EXISTING: PG -  
PUBLIC GREENWAY

PROPOSED: PG -  
PUBLIC GREENWAY

## ZONING

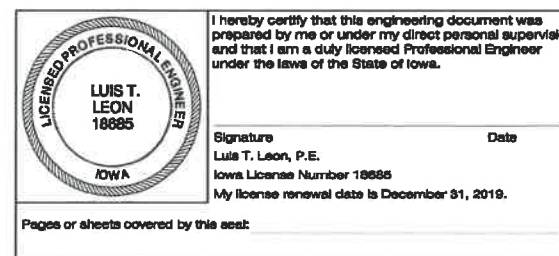
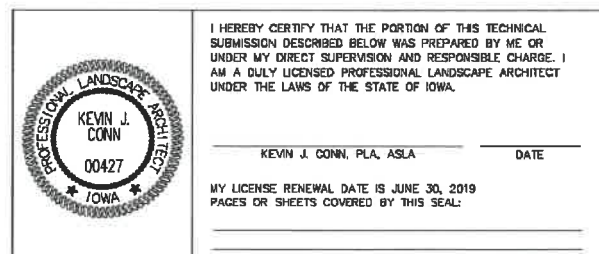
EXISTING: RM - RESIDENTIAL  
MEDIUM DENSITY DISTRICT

PROPOSED: RM - RESIDENTIAL  
MEDIUM DENSITY DISTRICT

## BENCH MARKS

WDM NO. 063  
Intersection of 35th Street/Valley West Drive and  
Ashworth Road, Northeast corner of intersection, 59.5  
feet East of centerline of 35th Street, 65.0 feet North of  
centerline of Ashworth Road.  
Standard benchmark elevation = 165.76 (West Des Moines Datum)

WDM NO. 074  
Intersection of 22nd Street and Center Street, Northeast  
corner of intersection, 34.5 feet North of centerline of  
Center Street, 38 feet East of centerline of 22nd Street  
standard benchmark elevation = 104.76 (West Des Moines Datum)



BASE BID - ESTIMATED PROJECT QUANTITIES				
ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITIES	AS BUILT QUANTITIES
<b>1. GENERAL CONSTRUCTION</b>				
1.1	MOBILIZATION	LS	1	
1.2	SURVEY AND LAYOUT	LS	1	
<b>2. EARTHWORK</b>				
2.1	GRADING AND EXCAVATION	CY	540	
2.2	SOIL IMPORT	CY	375	
<b>3. PAVEMENT AND RELATED WORK</b>				
3.1	PAVEMENT REMOVAL & DISPOSAL	SF	2364	
3.2	5 IN. REINFORCED PCC W/ 6 IN. PREPARED SUBGRADE	SF	4933	
3.3	CONCRETE WASHOUT, ROLLOFF	EA	1	
<b>4. SITEWORK AND LANDSCAPING</b>				
4.1	CONVENTIONAL SEEDING, FERTILIZER AND MULCH	SF	10,434	
4.2	1 EVERGREEN, 3 UNDERSTORY & 3 SHRUB REMOVAL & DISPOSAL	LS	1	
4.3	SILT FENCE	LF	270	
4.4	STABILIZED CONSTRUCTION ENTRANCE	LS	1	
<b>5. STORMWATER ROCK RIFFLE STRUCTURE</b>				
5.1	CLASS 10 EXCAVATION, COMMON EXCAVATION	CY	260	
5.2	MACADAM STONE	TON	30	
5.3	REVTMENT, EROSION STONE	TON	10	
5.4	REVTMENT, CLASS D	TON	105	
5.5	SUBDRAIN, 8-INCH	LF	85	
5.6	SUBDRAIN CLEANOUT, TYPE A-2, 8-INCH	EA	1	
5.7	SEEDING, MULCHING, WATERING (NATIVE GRASS MIX)	AC	.1	
5.8	SEEDING, MULCHING, WATERING (TURF SEED MIX)	AC	.05	
5.9	COMPOST	SY	140	
<b>6. 2-12 AGE PLAYGROUND</b>				
6.1	PLAY EQUIPMENT, PURCHASE & DELIVERY, 2-12 PLAYGROUND	LS	1	
6.2	PLAY EQUIPMENT INSTALLATION, 2-12 PLAYGROUND	LS	1	
6.3	8 IN. PCC EDGE RESTRAINT, 2-12 PLAYGROUND (12 IN. HEIGHT)	LF	198	
6.4	4 IN. SUBDRAIN, 2-12 PLAYGROUND	LF	116	
6.5	UNITARY RUBBER TILES, 2-12 PLAYGROUND	SF	985	
6.6	RUBBER TILE BASE, 5 IN. REINFORCED PCC W/ TURN DOWN EDGES	SF	985	
6.7	ENGINEERED WOOD FIBER SYSTEM, 12" DEPTH, 2-12 PLAYGROUND	SF	2391	
<b>7. SHELTER</b>				
7.1	SHELTER SUPPLY & DELIVERY	LS	1	
7.2	SHELTER FOOTINGS, 2' DIA. X 4' DEPTH	EA	2	
7.3	SHELTER INSTALLATION	LS	1	
<b>8. SPECIAL</b>				
8.1	BASKETBALL GOAL, POST & FOOTING	LS	1	
8.2	MULTI-USE COURT STRIPING	LS	1	
8.3	PARKING LOT RESTRIPING	LS	1	

ADD ALTERNATE #1 - ESTIMATED PROJECT QUANTITIES STEP POOL STORMWATER CONVEYANCE (SPSC)			
ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITIES
ALT 1.01	CLASS 10 EXCAVATION, COMMON EXCAVATION	CY	290
ALT 1.02	CHOKER AGGREGATE, 6-INCH LAYER	TON	10
ALT 1.03	AGGREGATE SUBBASE	TON	30
ALT 1.04	BOULDERS, 3.5"x2.5"x1.5"	TON	50
ALT 1.05	REVTMENT, EROSION STONE	TON	70
ALT 1.06	REVTMENT, CLASS D	TON	26
ALT 1.07	SUBDRAIN, 8-INCH	LF	55
ALT 1.08	SUBDRAIN CLEANOUT, TYPE A-2, 8-INCH	EA	1
ALT 1.09	SAND/WOOD CHIP MIX	CY	70
ALT 1.10	PLANTING, MULCHING, AND WATERING (NATIVE PLUGS)	EA	363
ALT 1.11	SEEDING, MULCHING, & WATERING (NATIVE GRASS MIX)	AC	.05
ALT 1.12	SEEDING, MULCHING, & WATERING (LAWN SEED MIX)	AC	.05
ALT 1.13	COMPOST	SY	250

ADD ALTERNATE #2 - ESTIMATED PROJECT QUANTITIES SITE FURNITURE			
ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITIES
ALT 2.1	BENCHES	EA	3
ALT 2.2	LOOP BIKE RACKS	EA	2
ALT 2.3	TRASH RECEPTACLE	EA	2
ALT 2.3	PICNIC TABLE, ADA COMPLIANT	EA	1

ESTIMATED REFERENCE INFORMATION	
ITEM NO.	DESCRIPTION
1.2	SURVEY AND LAYOUT (LS) a. INCLUDES ALL MATERIAL, EQUIPMENT AND LABOR NECESSARY FOR SURVEYING AND LAYOUT OF PROJECT. b. CONTRACTOR RESPONSIBLE FOR MAINTAINING ALL HORIZONTAL AND VERTICAL CONTROL WITHIN PROJECT LIMITS DURING CONSTRUCTION. c. VERIFY ALL SIDEWALK ALIGNMENTS WITH THE CITY PRIOR TO CONSTRUCTION.
2.1	GRADING AND EXCAVATION (CY) a. INCLUDES ALL MATERIAL, EQUIPMENT AND LABOR NECESSARY TO ACHIEVE PROPER GRADES AS SHOWN ON PLANS b. NO PAYMENT FOR OVERHAUL SHALL BE ALLOWED. c. INCLUDED IN BID ITEM IS: - STRIPPING, STOCKPILING, AND RESPREADING OF TOPSOIL - EXCAVATION, FILL AND COMPACTION TO ACHIEVE PROPOSED GRADES - BACKFILLING TO TOP OF NEW PAVEMENT - FINISH GRADE OF DISTURBED AREAS IN PREPARATION FOR FINAL SEEDING. d. NEWLY PLACED FILL ON THE EXISTING SLOPES SHALL BE ADEQUATELY BENCHED IN ORDER TO INTEGRATE THE NEW EMBANKMENT WITH THE EXISTING TERRAIN. e. ALL EXCESS MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR. REMOVAL AND DISPOSAL OF EXCESS MATERIAL SHALL BE CONSIDERED INCIDENTAL. f. MEASUREMENT FOR EARTHWORK SHALL BE PLAN QUANTITY WITHOUT FINAL MEASUREMENT.
3.1	PAVEMENT REMOVAL & DISPOSAL a. INCLUDES ALL MATERIAL, EQUIPMENT AND LABOR NECESSARY FOR REMOVAL AND DISPOSAL OF HMA AND PCC PAVEMENT. b. ALL PAVEMENT REMOVED FROM THE PROJECT SHALL BECOME THE PROPERTY OF THE CONTRACTOR. c. ALL FULL DEPTH SAW CUTTING FOR REMOVALS SHALL BE CONSIDERED INCIDENTAL.
3.2	5 INCH REINFORCED PCC W/ 6 INCH PREPARED SUBGRADE (SF) a. INCLUDES ALL MATERIAL, EQUIPMENT AND LABOR NECESSARY FOR INSTALLATION OF 5 INCHES OF REINFORCED PCC PAVEMENT WITH 6 INCHES OF PREPARED SUBGRADE. b. REINFORCEMENT, SAWCUTS AND SUBGRADE PREP SHALL BE CONSIDERED INCIDENTAL. c. REFER TO SHEET 8A FOR DETAIL
3.3	CONCRETE WASHOUTS (EA) a. INCLUDES DELIVERY, VACUUM SERVICE, CLEANOUT AND REMOVAL OF THE WASHOUT. b. ITEM SHALL BE CONCRETE WASHOUT SYSTEMS, INC. ROLL-OFFS OR APPROVED EQUAL. c. THE CONTRACTOR SHALL DETERMINE MOST SUITABLE LOCATION FOR THE WASHOUTS. d. DISPOSAL OF ALL WASHOUT MATERIAL SHALL BE CONSIDERED INCIDENTAL.

ESTIMATED REFERENCE INFORMATION	
ITEM NO.	DESCRIPTION
4.1	CONVENTIONAL SEEDING, FERTILIZER AND ROLLED EROSION CONTROL PRODUCT (SF) a. INCLUDES ALL MATERIAL, EQUIPMENT AND LABOR NECESSARY FOR FINAL SEEDING OF DISTURBED AREAS. b. USE SUDAS TYPE 1 SEED MIX & ROLLED EROSION CONTROL PRODUCT (RECP) FOR ALL PERMANENT AREAS. c. USE OF A WATER HYDRANT (PRIVATE OR PUBLIC) WILL REQUIRE THE USE OF A WATER METER. CONTACT WEST DES MOINES WATER WORKS (222-3465) TO ARRANGE.
4.2	TREE/SHRUB REMOVAL (EA) a. INCLUDES ALL MATERIAL, EQUIPMENT, AND LABOR NECESSARY FOR REMOVAL AND DISPOSAL OF (1) EVERGREEN TREE, (3) UNDERSTORY TREES, & (3) SHRUBS. b. ALL PLANT MATERIAL REMOVED FROM THE PROJECT SHALL BECOME THE PROPERTY OF THE CONTRACTOR. c. ALL SAW CUTTING FOR REMOVALS SHALL BE CONSIDERED INCIDENTAL.
4.3	SILT FENCE (LF) a. INCLUDES PLACEMENT, MAINTENANCE, AND REMOVAL OF SILT FENCE. b. REMOVAL OF ACCUMULATED MATERIAL SHALL BE CONSIDERED INCIDENTAL. c. REFER TO SHEET 8C FOR DETAIL.
6.1	PLAY EQUIPMENT, PURCHASE & DELIVERY, 2-12 PLAYGROUND (LS) a. ITEM IS FOR FURNISHING AND COORDINATING DELIVERY OF 2-12 PLAY EQUIPMENT. b. PLAY EQUIPMENT TO BE BY MIRACLE OR APPROVED SUBSTITUTE. c. REFER TO SPECIFICATIONS FOR EQUIPMENT TYPE.
6.2	PLAY EQUIPMENT INSTALLATION, 2-12 PLAYGROUND (LS) a. INSTALL PLAY EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS AND CPSC GUIDELINES
6.3	8 INCH PCC EDGE RESTRAINT, 12 INCH DEPTH, 2-12 PLAYGROUND (LF) a. INCLUDES ALL MATERIAL, EQUIPMENT AND LABOR NECESSARY FOR INSTALLING EDGE RESTRAINT AROUND 2-12 PLAYGROUND. b. SAWCUT EVERY 10' TO ALLOW FOR MOVEMENT c. REINFORCEMENT, SAWCUTS AND SUBGRADE PREP SHALL BE CONSIDERED INCIDENTAL. d. REFER TO SHEET D1 FOR DETAIL
6.4	4 INCH SUBDRAIN, 2-12 PLAYGROUND (LF) a. INCLUDES ALL MATERIAL, EQUIPMENT AND LABOR NECESSARY FOR INSTALLING 4 INCH SUBDRAIN WITHIN 2-12 PLAYGROUND. b. ALL CLEANOUTS, FITTINGS, GRANULAR PIPE BEDDING, APRONS AND APRON FOOTINGS SHALL BE CONSIDERED INCIDENTAL. c. REFER TO SHEET D1 FOR DETAIL
6.5	UNITARY RUBBER TILE SURFACING, 2-12 PLAYGROUND (SF) a. INCLUDES ALL MATERIAL, EQUIPMENT AND LABOR NECESSARY FOR INSTALLING RUBBER TILE SURFACING WITHIN 2-12 PLAYGROUND. b. TILE THICKNESS VARIES, REFER TO SPECIFICATIONS FOR THICKNESS c. INSTALL ACCORDING TO MANUFACTURERS SPECIFICATIONS d. TILE SURFACING SHALL BE UNITY SURFACING SYSTEM TILES OR APPROVED SUBSTITUTE.
6.6	RUBBER TILE BASE, 5 INCH REIN. PCC W/ TURN DOWN EDGE (SF) a. INCLUDES ALL MATERIAL, EQUIPMENT AND LABOR NECESSARY FOR INSTALLING PCC BASE PAD WITHIN 2-12 PLAYGROUND. b. REINFORCEMENT, SAWCUTS AND SUBGRADE PREP SHALL BE CONSIDERED INCIDENTAL. c. REFER TO SHEET D1 FOR DETAIL.
6.7	ENGINEERED WOOD FIBER SURFACING SYSTEM, 2-12 PLAYGROUND(SF) a. INCLUDES ALL MATERIAL, EQUIPMENT AND LABOR NECESSARY FOR INSTALLING LOOSE-FILL SURFACING WITHIN 2-12 PLAYGROUND b. ASSOCIATED PEAGRAVEL DRAINAGE LAYER AND GEOTEXTILE FABRIC SHALL BE CONSIDERED INCIDENTAL TO ITEM. c. ENGINEERED WOOD MULCH WITHIN 2-12 PLAYGROUND SHALL BE A MINIMUM DEPTH OF 12 INCHES (UNCOMPACTED) d. MANUFACTURER BY FIBAR SYSTEMS OR APPROVED EQUAL e. REFER TO SHEET D1 FOR DETAIL.
7.1	SHELTER SUPPLY & DELIVERY (LS) a. ITEM IS FOR FURNISHING AND COORDINATING DELIVERY OF STEEL SHELTER. b. PLAY EQUIPMENT TO BE BY COVERWORX OR APPROVED SUBSTITUTE. c. REFER TO SPECIFICATIONS FOR EQUIPMENT TYPE.
7.2	SHELTER FOOTINGS, 2' DIA. X 4' DEPTH (EA) a. INCLUDES ALL MATERIAL, EQUIPMENT AND LABOR NECESSARY FOR INSTALLATION OF 2' DIAMETER X 4' DEEP REINFORCED CONCRETE FOOTINGS. b. REINFORCEMENT, SAWCUTS AND SUBGRADE PREP SHALL BE CONSIDERED INCIDENTAL. c. REFER TO SHEET 8A FOR DETAIL
7.3	SHELTER INSTALLATION (LS) a. INSTALL SHELTER ACCORDING TO MANUFACTURERS SPECIFICATIONS.
8.1	BASKETBALL GOAL, POST & FOOTING a. INCLUDES ALL MATERIAL, EQUIPMENT AND LABOR NECESSARY FOR INSTALLATION OF BASKETBALL GOAL, POST & FOOTING. b. INSTALL GOAL ACCORDING TO MANUFACTURERS SPECIFICATIONS.
ALT1.01-ALT2.3	ALTERNATES a. REFER TO SHEETS C1-C2 & 8A-8C AND SPECIFICATIONS FOR TYPE AND LOCATION OF BID ALTERNATES.

CITY OF WEST DES MOINES  
 DEPARTMENT OF PARKS AND RECREATION  
 PARKS DIVISION

4200 ILLINOIS HWY. 605A 225-3444  
 WEST DES MOINES, IOWA 50319  
 FAX NO. 281.62.252-3469

REVISION DATE  
 SUB #1 7/16/18

DATE  
 8/7/18

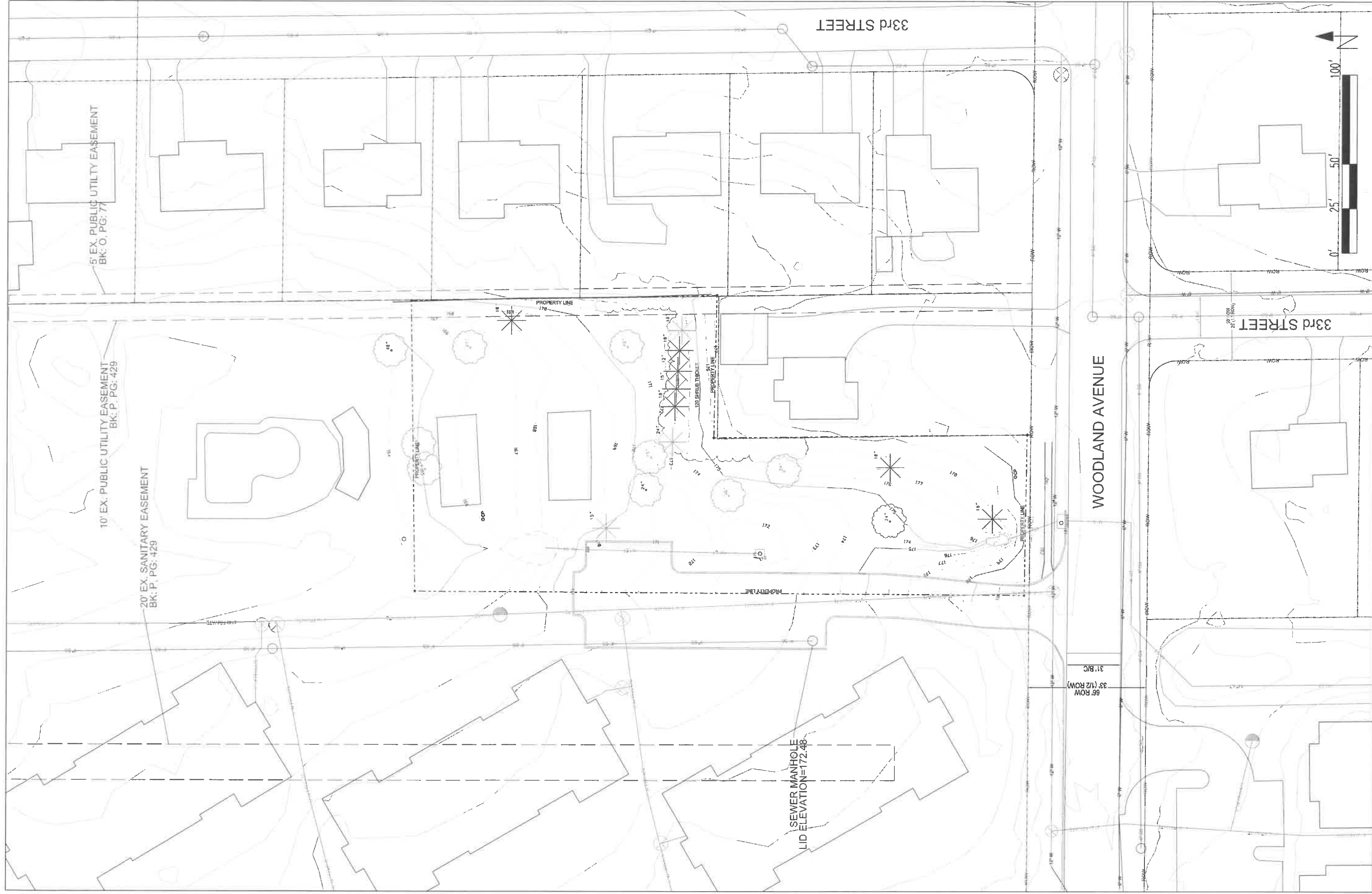
DRAWN: M.L.G.  
 SCALE: 1" = 1'

REVIEWED: K.J.C.  
 ESTIMATED QUANTITIES: 12

SHEET  
 12

TITLE  
 PINEDALE PARK





SHEET  
L3

TITLE  
SITE SURVEY

SCALE  
1"=50'-0"

DRAWN:  
M.L.G

REVIEWED:  
K.J.C.

WEST DES MOINES

# PINEDALE PARK

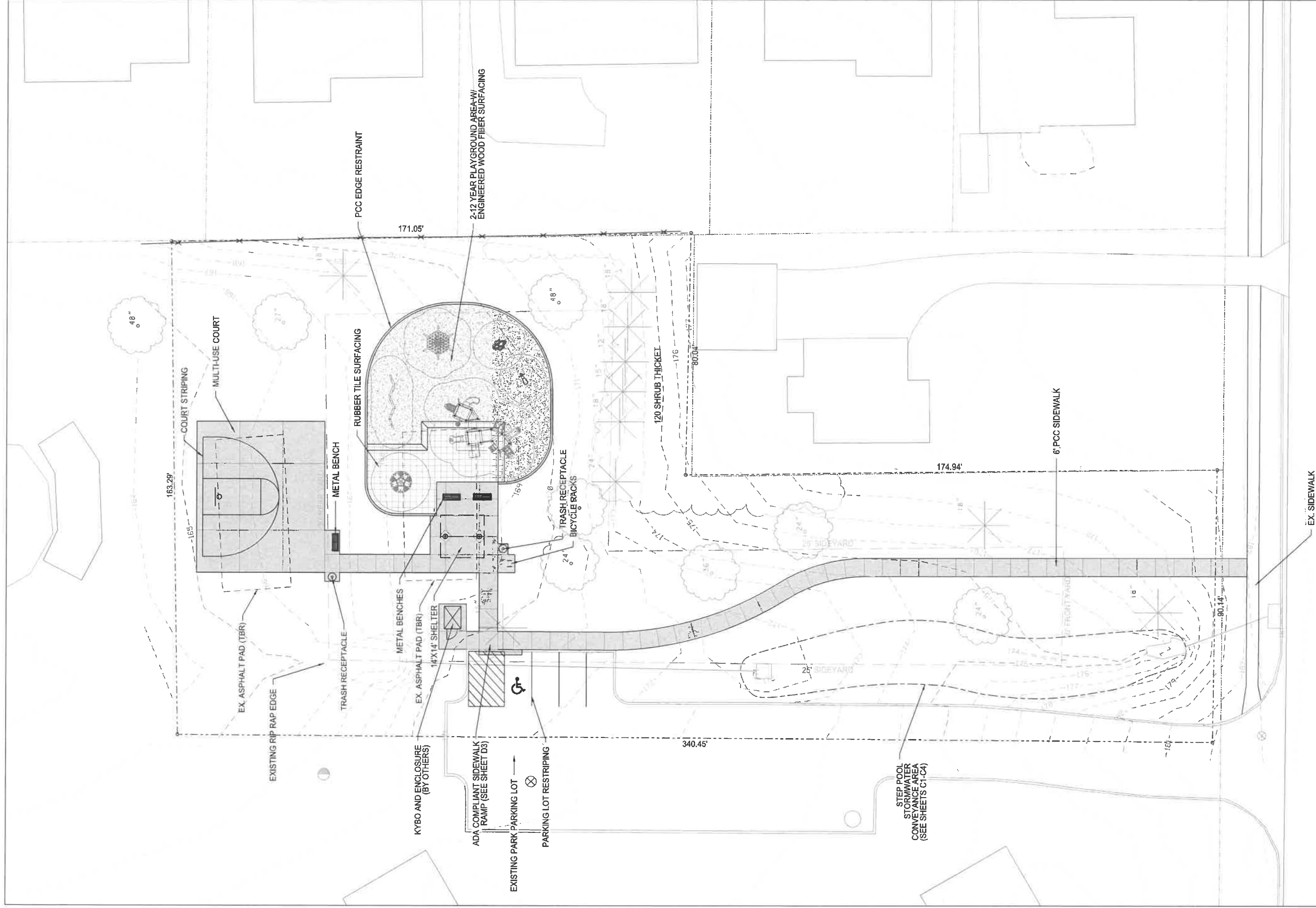
IOWA

DATE  
8/7/18

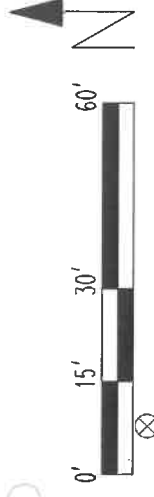
REVISION	DATE
SUB #1	7/16/18



CITY OF WEST DES MOINES  
DEPARTMENT OF PARKS AND RECREATION  
PARKS DIVISION  
400 WILLS CIVIC PARKWAY 5020-2344  
WEST DES MOINES, IOWA 50319  
TEL. NO. 515.281.2285  
FAX NO. 515.281.2218



# WOODLAND AVENUE



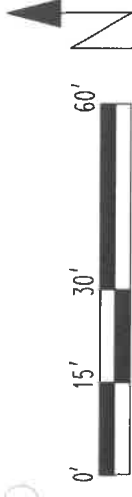
SHEET L4	TITLE REFERENCE PLAN	SCALE 1"=30'-0"	DRAWN: M.L.G	REVIEWED: K.J.C.	DATE 8/7/18	DATE 8/7/18	REVISION SUB #1	DATE 7/16/18
	PINEDALE PARK				WEST DES MOINES		IOWA	



CITY OF WEST DES MOINES  
DEPARTMENT OF PARKS AND RECREATION  
PARKS DIVISION  
4500 MILLS CIVIC PARKWAY 50319-222-3444  
WEST DES MOINES, IOWA 50319  
TEL. NO. 515.282.2488  
FAX. NO. 515.282.2488

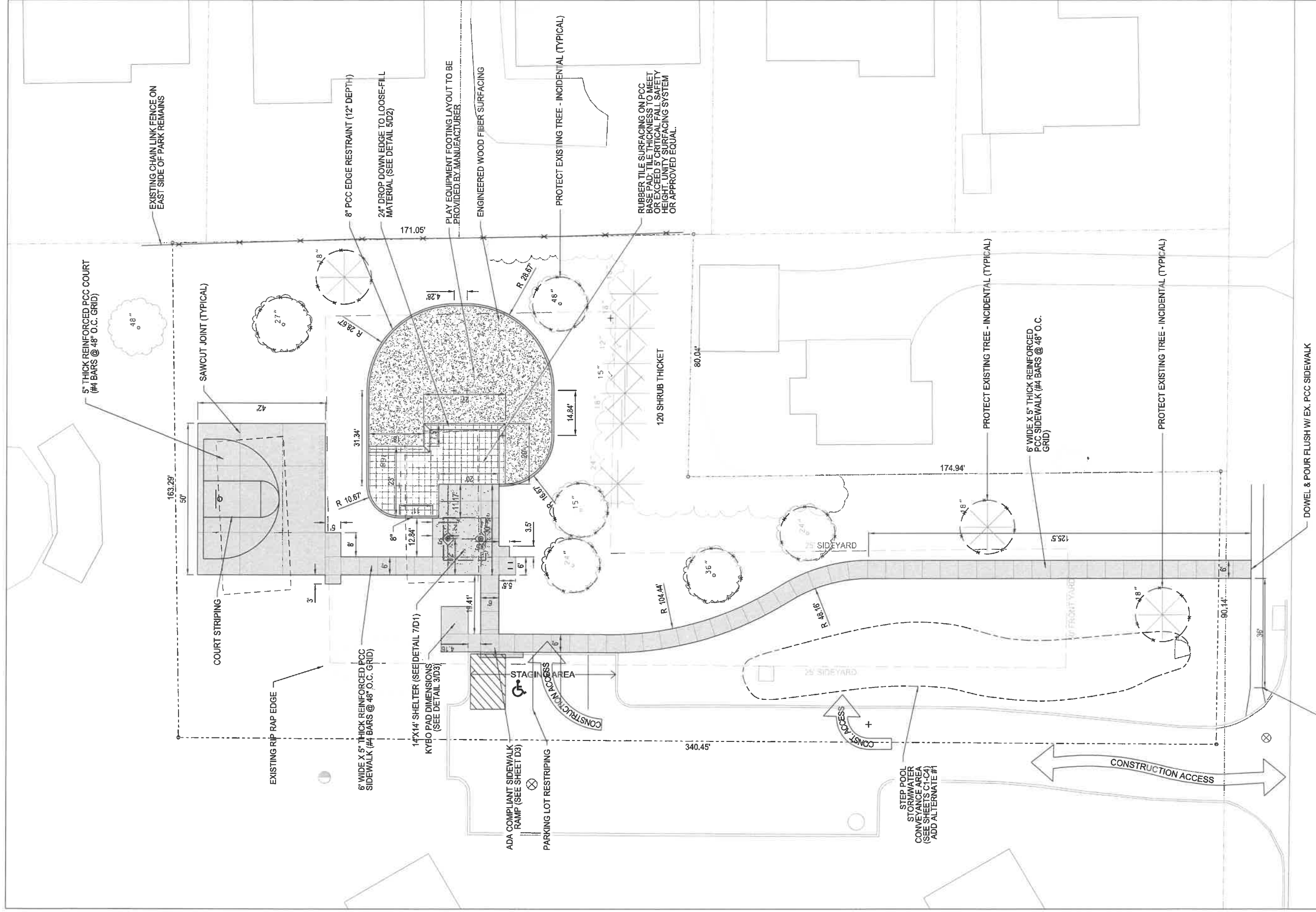


# WOODLAND AVENUE



SHEET L5	TITLE DEMOLITION PLAN	SCALE 1"=30'-0"	DRAWN: MLG	REVIEWED: K.J.C.	WEST DES MOINES	IOWA	DATE 8/7/18	REVISION SUB #1	DATE 7/18/18

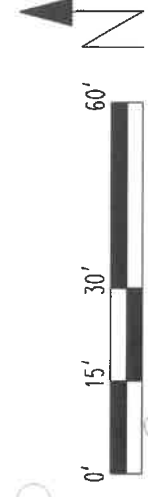
CITY OF WEST DES MOINES  
DEPARTMENT OF PARKS AND RECREATION  
PARKS DIVISION  
4500 MILLS CIRCLE FINLEY PL. 50264-4444  
WEST DES MOINES, IOWA 50266  
FAX NO. 515.930.222-3489



# WOODLAND AVENUE

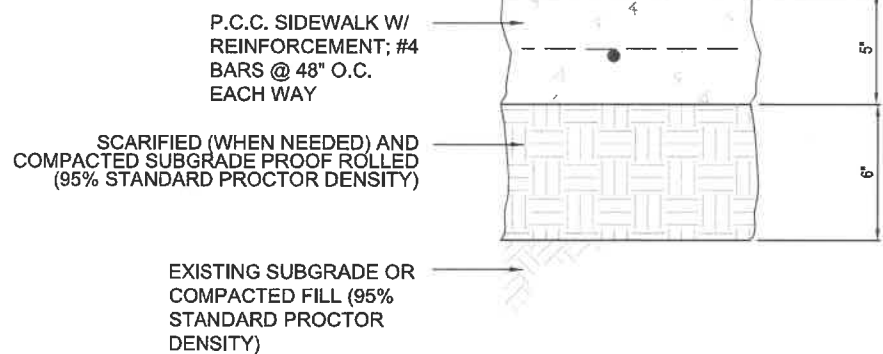
DOWEL & POUR FLUSH W/ EX. PCC SIDEWALK

EDGE OF FLARED SIDEWALK RAMP

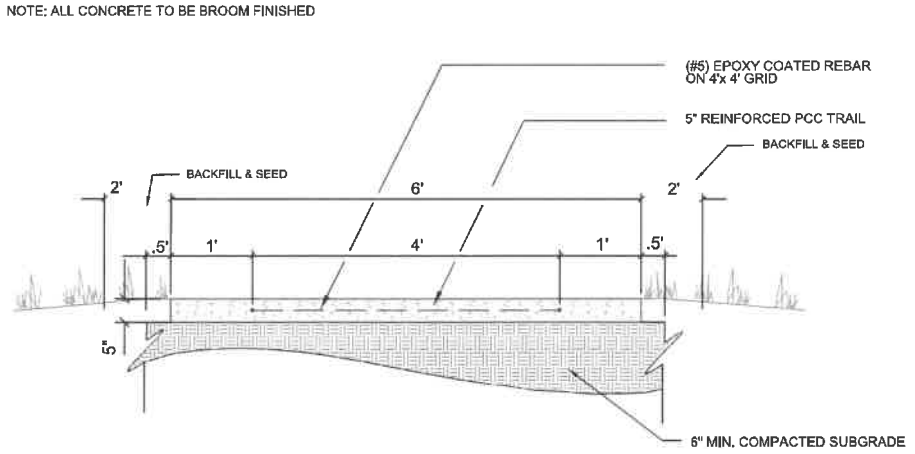


SHEET L6	TITLE LAYOUT PLAN	SCALE 1"=30'-0"	DRAWN: M.L.G	REVIEWED: K.J.C.	WEST DES MOINES	IOWA	DATE 8/7/18	REVISION SUB #1	DATE 7/18/18
	<h2 style="text-align: center;">PINEDALE PARK</h2>			<p style="text-align: center;">CITY OF WEST DES MOINES DEPARTMENT OF PARKS AND RECREATION PARKS DIVISION</p> <p style="text-align: center;">4200 MILLS SWIC HWY 619 253444 WEST DES MOINES IA 50398 PH. NO. 515.282.3499 FAX. NO. 515.282.3493</p>		<p style="text-align: center;">CITY OF WEST DES MOINES PARKS DIVISION</p>			

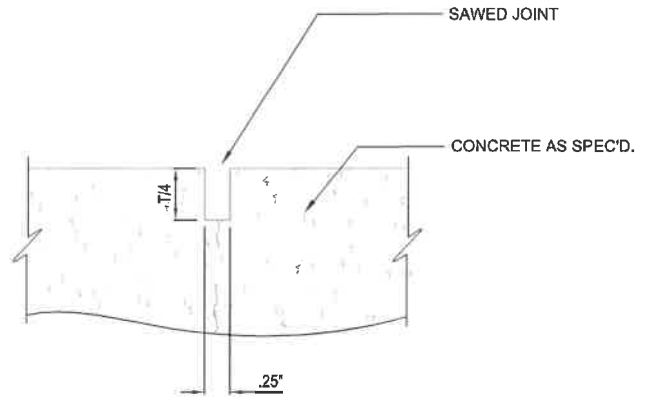




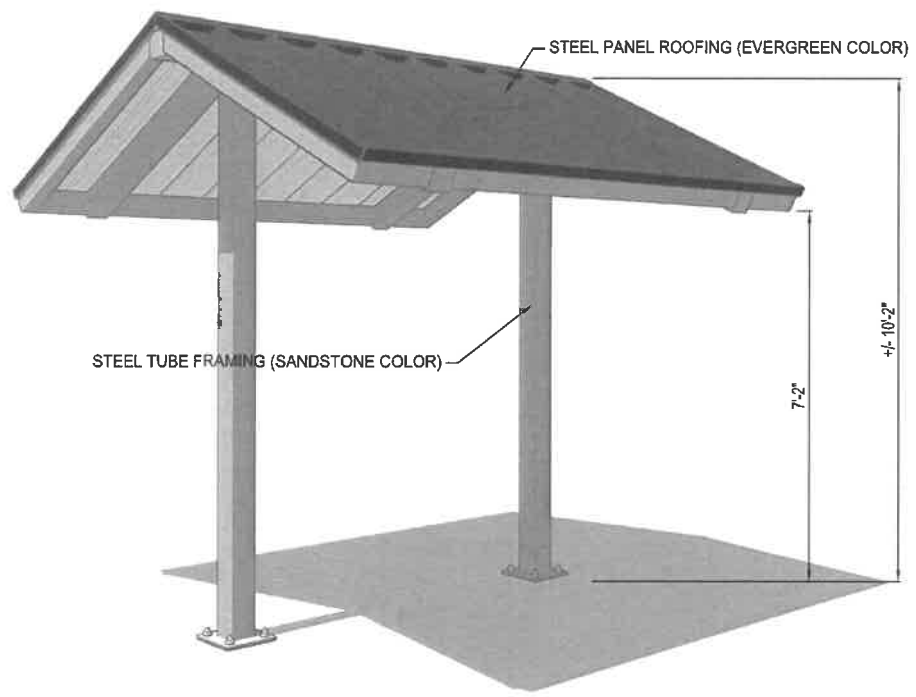
**6** 6" REINFORCED WALK  
D1 N.T.S.



**4** 6" REINFORCED WALK  
D1 N.T.S.

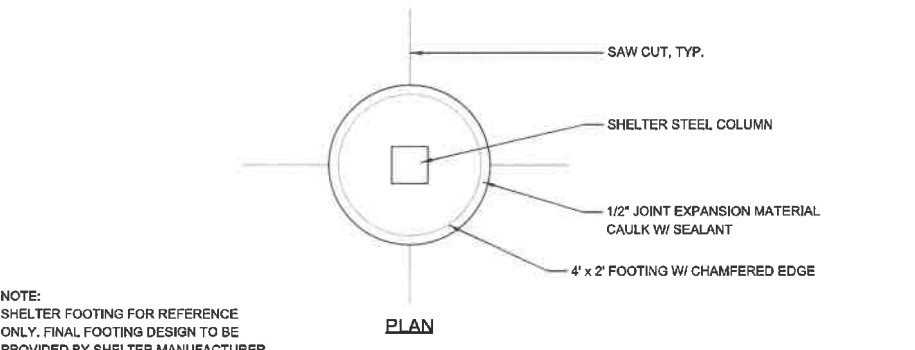


**1** SAW CUT JOINT, TYP.  
D1 N.T.S.

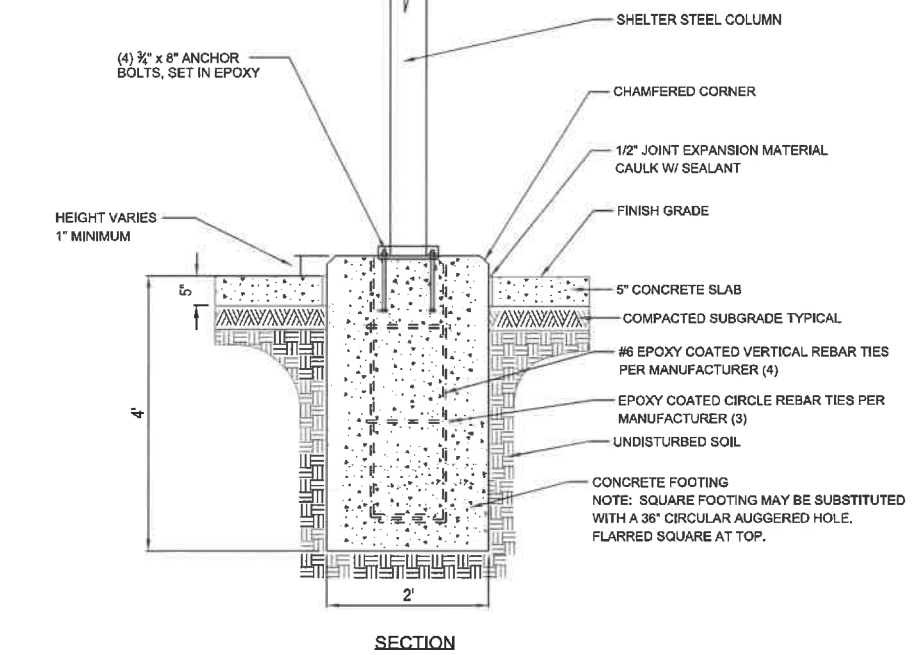


NOTE: DETAILED SPECIFICATIONS TO BE PROVIDED BY MANUFACTURER.

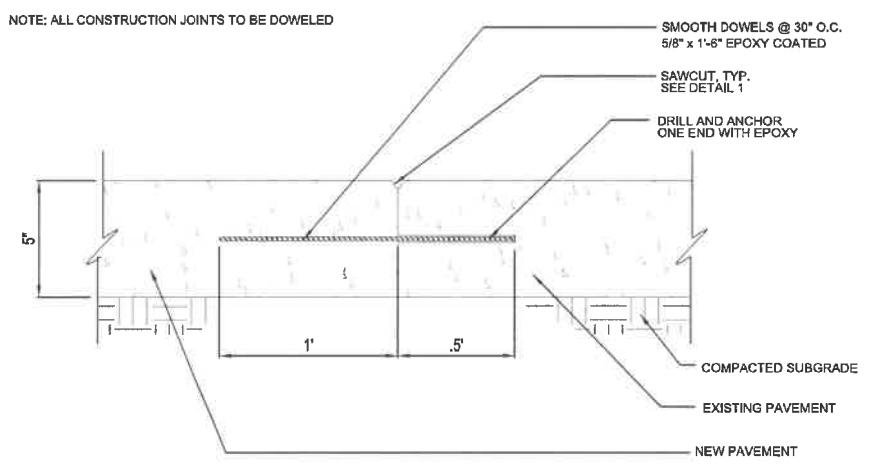
**7** COVERWORX SHELTER - MODEL # GA-1414-SW-2P  
D1 N.T.S.



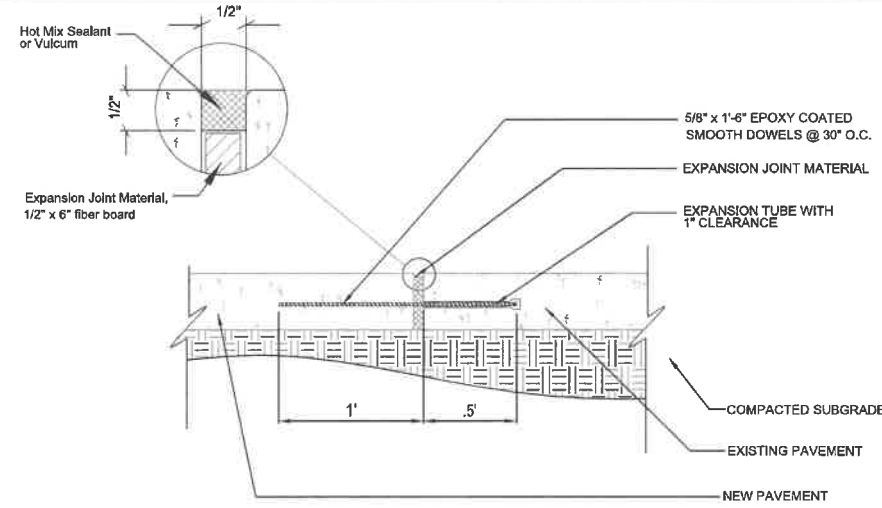
NOTE: SHELTER FOOTING FOR REFERENCE ONLY. FINAL FOOTING DESIGN TO BE PROVIDED BY SHELTER MANUFACTURER.



**5** SHELTER COLUMN FOOTINGS  
D1 N.T.S.



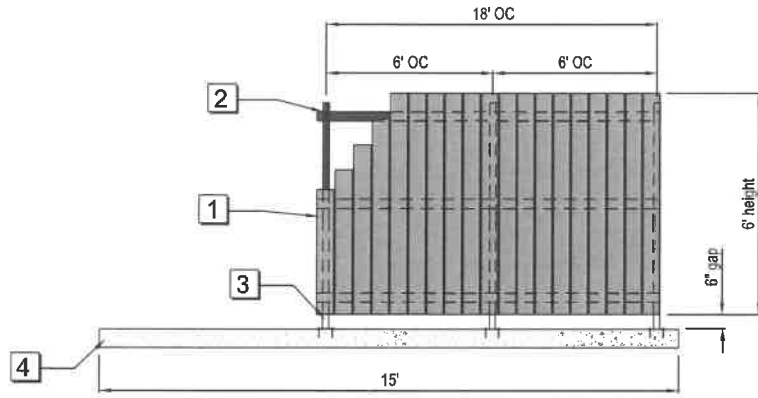
**2** CONSTRUCTION JOINT, TYP.  
D1 N.T.S.



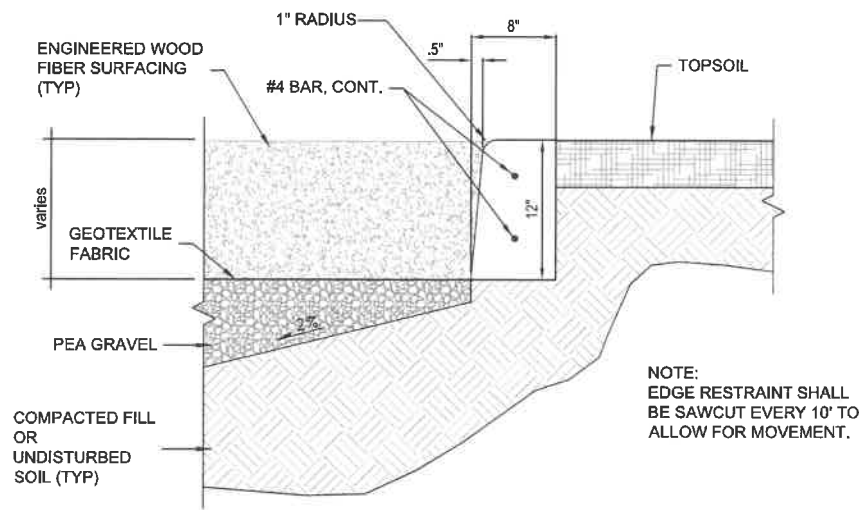
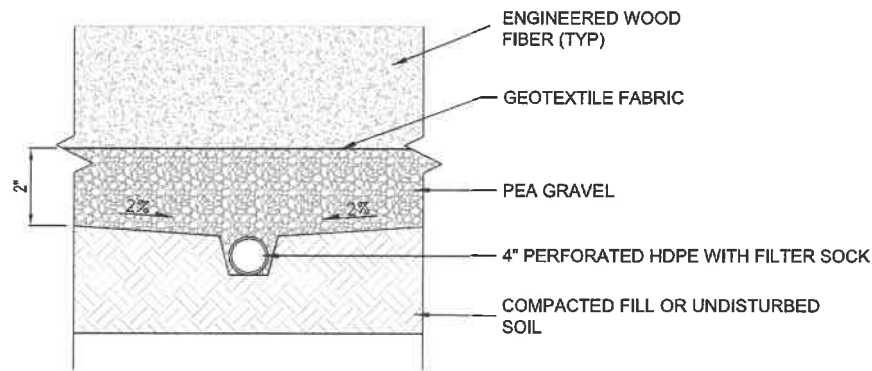
**3** 1/2" EXPANSION JOINT DETAIL, TYP.  
D1 N.T.S.

**LEGEND**

- 1 1" x 5.5" Composite Wood Fence, Square Edge Board Butted with 1/4" Min. Gap, "Woodland Brown" Color. (Trex® or approved equal)
- 2 3" Galvanized Steel Frame, Welded Joints To Be Ground Smooth, Powder-Coated Black
- 3 3" Sq. Surfaced-Mounted Galvanized Steel Fence Posts, Powder-Coated Black
- 4 New Reinforced 5" PCC Pad (#4 Bars @ 48" Grid)



3 KYBO ENCLOSURE ELEVATION: SIDE VIEW (BY OTHERS)  
D2 N.T.S.



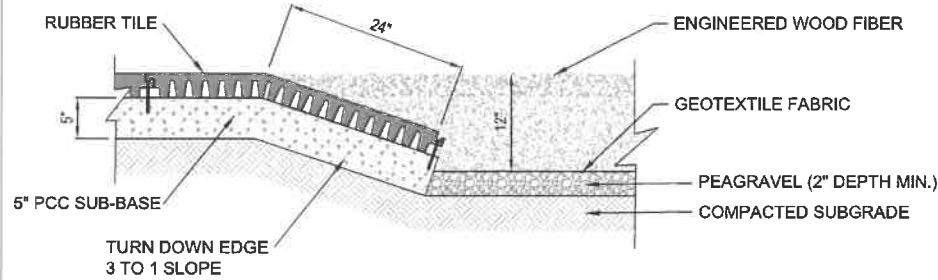
6 PLAYGROUND SUBDRAIN & EDGE RESTRAINT  
D2 N.T.S.

**LEGEND**

Image taken at:  
Prairie Ridge Sports Complex  
1510 NW Ash Dr.  
Ankeny, IA 50023



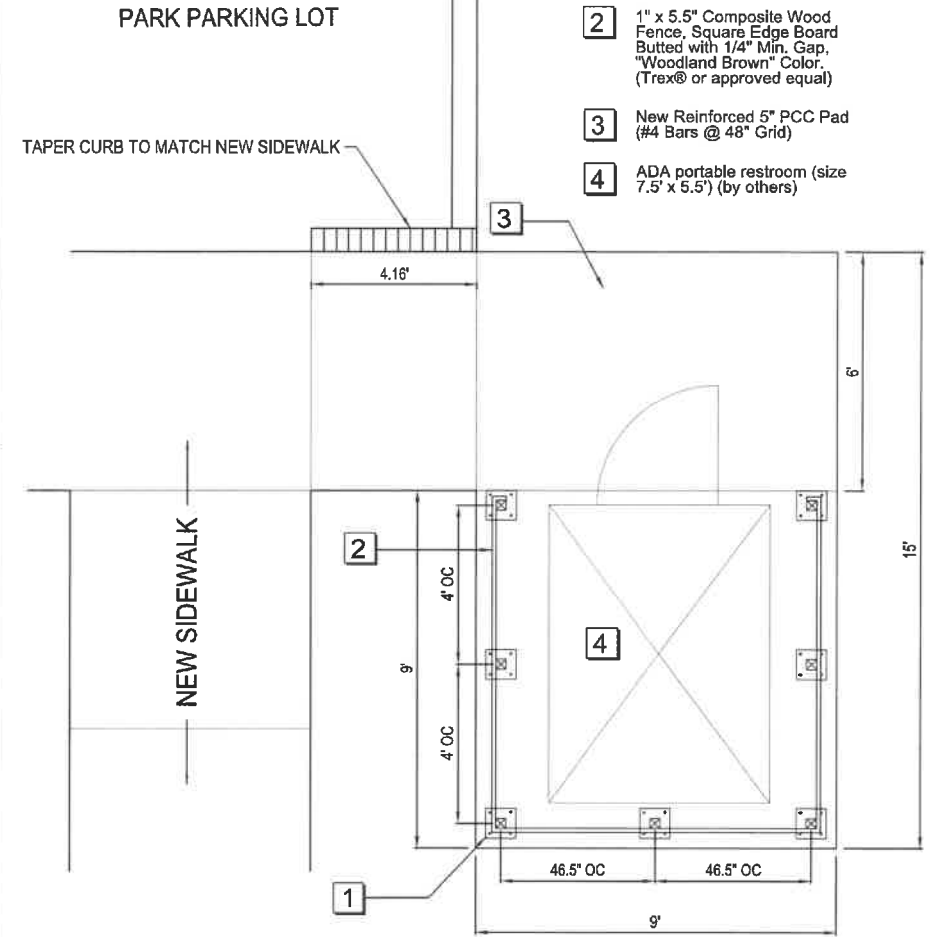
4 KYBO ENCLOSURE IMAGE FOR REFERENCE (BY OTHERS)  
D2



5 TILE TO LOOSE-FILL SURFACING-TURN DOWN EDGE  
D2 N.T.S.

**LEGEND**

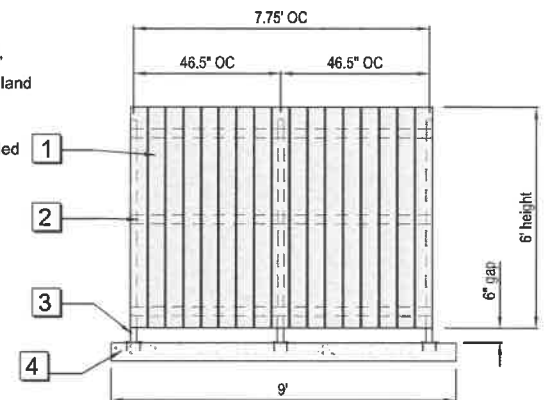
- 1 Min. of (7) 3" Sq. Surfaced-Mounted Galvanized Steel Fence Posts w/ Cap, Powder-Coated Black
- 2 1" x 5.5" Composite Wood Fence, Square Edge Board Butted with 1/4" Min. Gap, "Woodland Brown" Color. (Trex® or approved equal)
- 3 New Reinforced 5" PCC Pad (#4 Bars @ 48" Grid)
- 4 ADA portable restroom (size 7.5' x 5.5') (by others)



1 KYBO ENCLOSURE PLAN (BY OTHERS)  
D2 N.T.S.

**LEGEND**

- 1 1" x 5.5" Composite Wood Fence, Square Edge Board Butted with 1/4" Min. Gap, "Woodland Brown" Color. (Trex® or approved equal)
- 2 3" Galvanized Steel Frame, Welded Joints To Be Ground Smooth, Powder-Coated Black
- 3 3" Sq. Surfaced-Mounted Galvanized Steel Fence Posts, Powder-Coated Black
- 4 New Reinforced 5" PCC Pad (#4 Bars @ 48" Grid)



2 KYBO ENCLOSURE ELEVATION: REAR VIEW (BY OTHERS)  
D2 N.T.S.

CITY OF WEST DES MOINES  
DEPARTMENT OF PARKS AND RECREATION  
PARKS DIVISION

CITY OF WEST DES MOINES  
DEPARTMENT OF PARKS AND RECREATION  
PARKS DIVISION

4300 MILLS CIRCLE, SUITE 100  
WEST DES MOINES, IA 50312  
PHONE: 515.281.2200  
FAX: 515.281.2248

REVISION	DATE
SUB #1	7/18/18

DATE: 8/7/18

IOWA

PINEDALE PARK

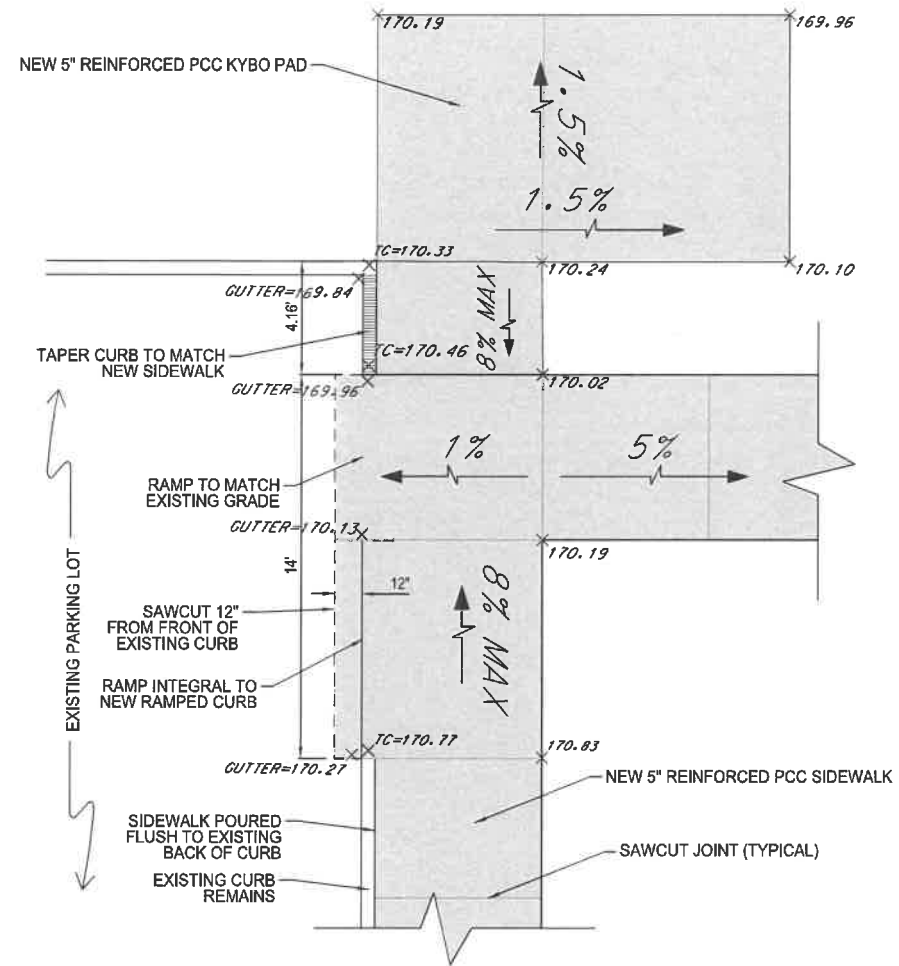
DRAWN: M.L.G. REVIEWED: K.J.C.

SCALE: -

TITLE: DETAILS

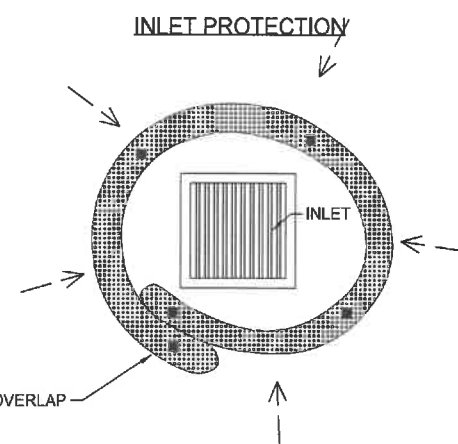
SHEET: D2

WEST DES MOINES

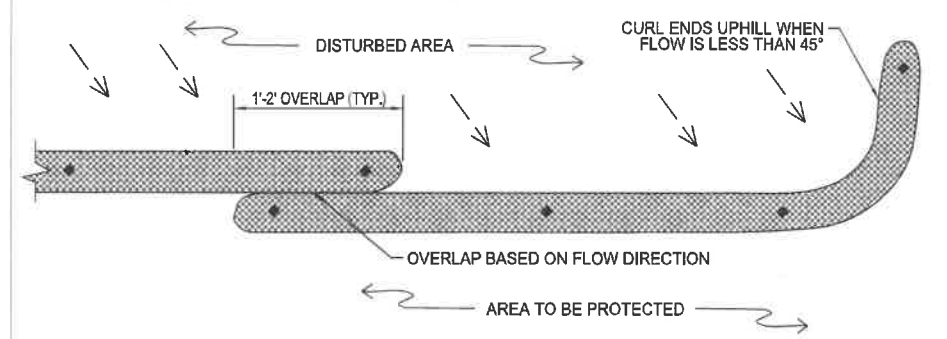


**3** SIDEWALK RAMP & KYBO PAD  
**D3** N.T.S.

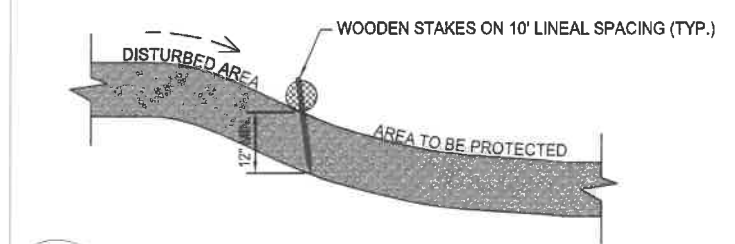
- NOTE:**
1. A SLIGHT ENTRENCHMENT MAY BE REQUIRED ON STEEPER SLOPES TO ACHIEVE INTIMATE GROUND CONTACT WITH SILT SOCK.
  2. REMOVE SEDIMENT FROM THE UPSLOPE SIDE OF SILT SOCK WHEN ACCUMULATION HAS REACHED 1/2 OF EFFECTIVE HEIGHT OF SOCK.
  3. LOOSE FILTER MEDIA MAY BE BACKFILLED ON THE UPSLOPE SIDE OF SOCK TO ENHANCE PERFORMANCE.
  4. HARDWOOD STAKES, 2"x2" (NOMINAL) STAKED ON 10' LINEAL SPACING, ARE SUGGESTED.



**PERIMETER CONTROL & OVERLAPPING**

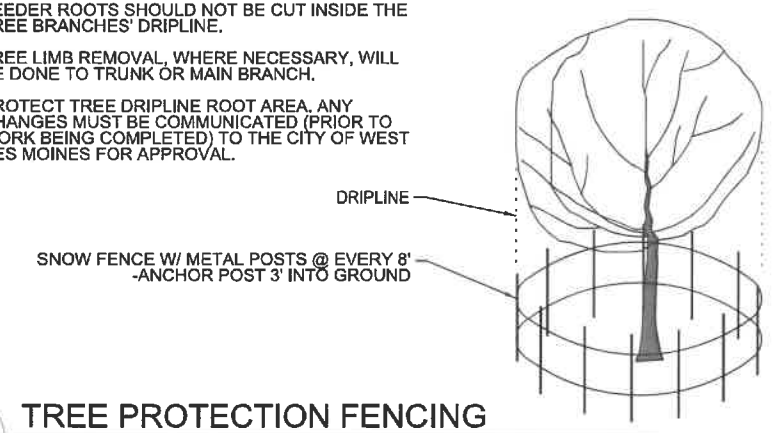


**SLOPE INTERRUPTION**



**1** SILT SOCK  
**D3** N.T.S.

- NOTE:**
1. SNOW FENCING SHOULD BE INSTALLED WHERE INDICATED ON PLANS TO DRIPLINE OF TREE.
  2. NO NAILS OR SCREWS SHALL BE USED TO ATTACH MATERIAL TO TREES IN ANY WAY.
  3. FEEDER ROOTS SHOULD NOT BE CUT INSIDE THE TREE BRANCHES' DRIPLINE.
  4. TREE LIMB REMOVAL, WHERE NECESSARY, WILL BE DONE TO TRUNK OR MAIN BRANCH.
  5. PROTECT TREE DRIPLINE ROOT AREA. ANY CHANGES MUST BE COMMUNICATED (PRIOR TO WORK BEING COMPLETED) TO THE CITY OF WEST DES MOINES FOR APPROVAL.



**2** TREE PROTECTION FENCING  
**D3** N.T.S.

CITY OF WEST DES MOINES  
 DEPARTMENT OF PARKS AND RECREATION  
 PARKS DIVISION  
 4300 MILLS CIRC HWY 615 225-3444  
 WEST DES MOINES, IA 50319  
 FAX NO. 281/225-3489

THE CITY OF WEST DES MOINES

REVISION	DATE
SUB #1	7/18/18

DATE: 8/7/18

IOWA

**PINEDALE PARK**

DRAWN: M.L.G.  
 REVIEWED: K.J.C.

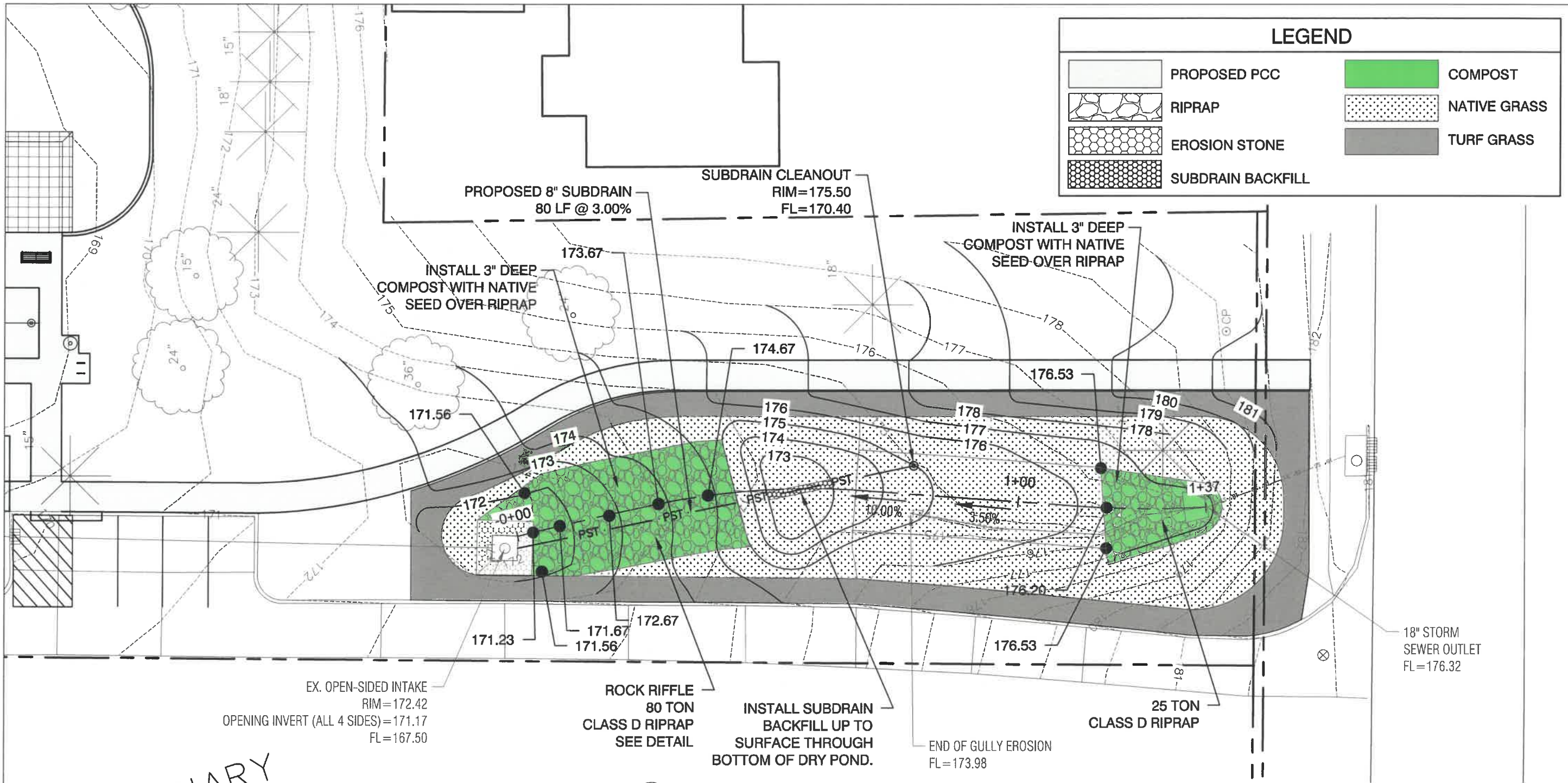
SCALE: -

TITLE: DETAILS

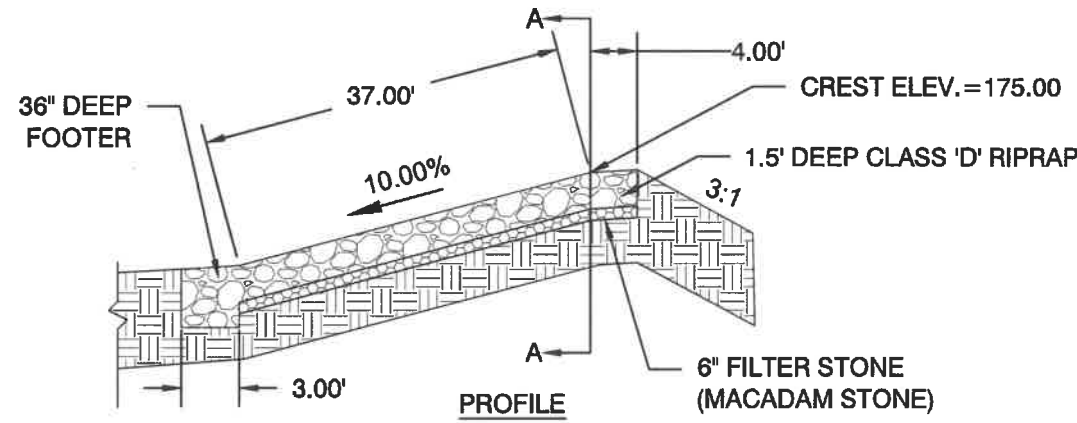
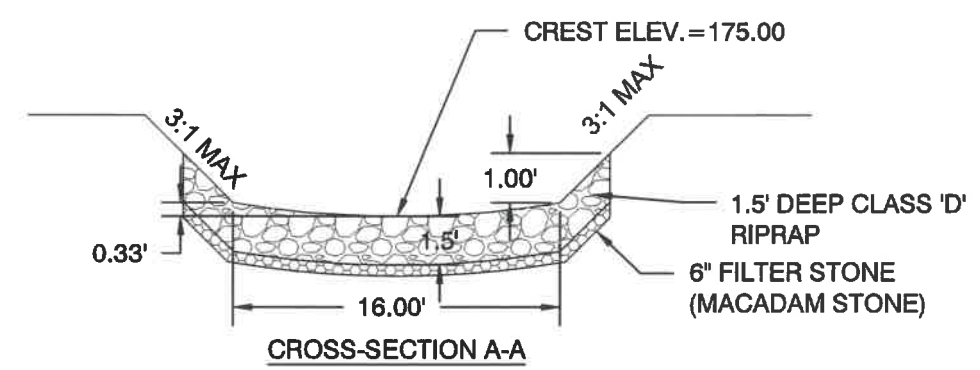
SHEET: D3

WEST DES MOINES





**PRELIMINARY**  
NOT FOR CONSTRUCTION



**1** ROCK RIFFLE  
NOT TO SCALE

**IOWA ONE CALL**  
CALL 811 / 1-800-292-8989  
2 Working Days BEFORE YOU DIG  
DigSafeWait48.com



GRAPHIC SCALE

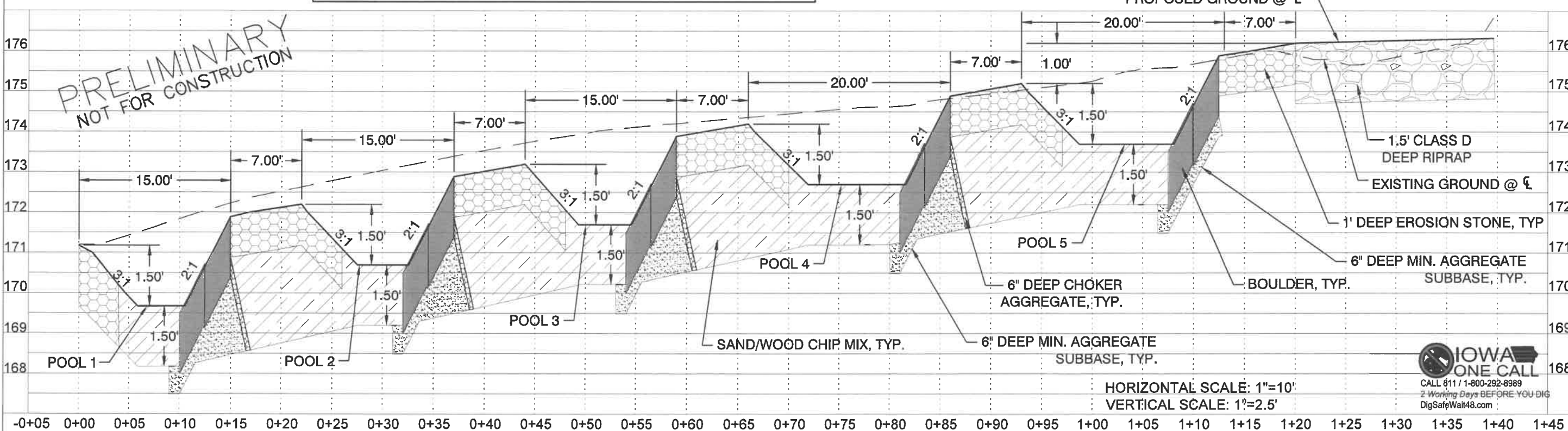
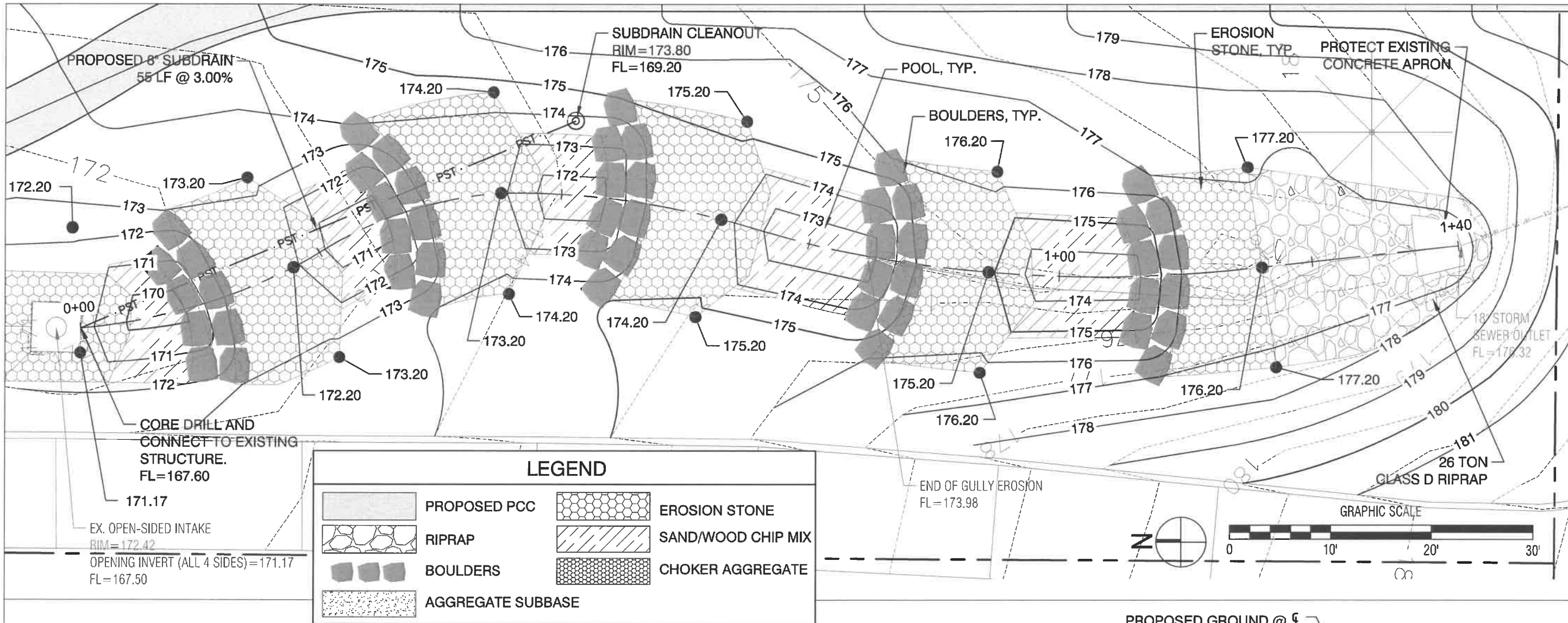


NO.	REVISION	DATE

PINEDALE PARK IMPROVEMENTS  
SP-003987-2018  
WEST DES MOINES, IOWA  
DRAINAGE PLAN

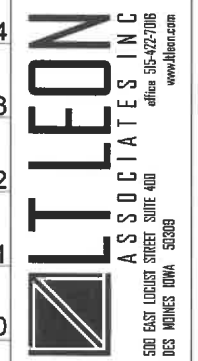
**LEON ASSOCIATES INC.**  
500 EAST LOCUST STREET SUITE 400  
DES MOINES IOWA 50309  
office 515-427-0106  
www.leon.com

PROJECT NO.	011.013
DRAINAGE PLAN	
SHEET NO.	C1



NO.	REVISION	DATE
DESIGNED: LTL	PROJECT NO: 011.013	
DRAFTED: PDS	FILE NUMBER: 011.013	
CHECKED: LTL	SHEET NO.: C2	
SCALE: 1"=10'	DATE: AUGUST 7, 2018	

PINEDALE PARK IMPROVEMENTS  
SP-003987-2018  
WEST DES MOINES, IOWA  
SPSC PLAN AND PROFILE



PROJECT NO. 011.013  
SPSC PLAN AND PROFILE  
SHEET NO. C2





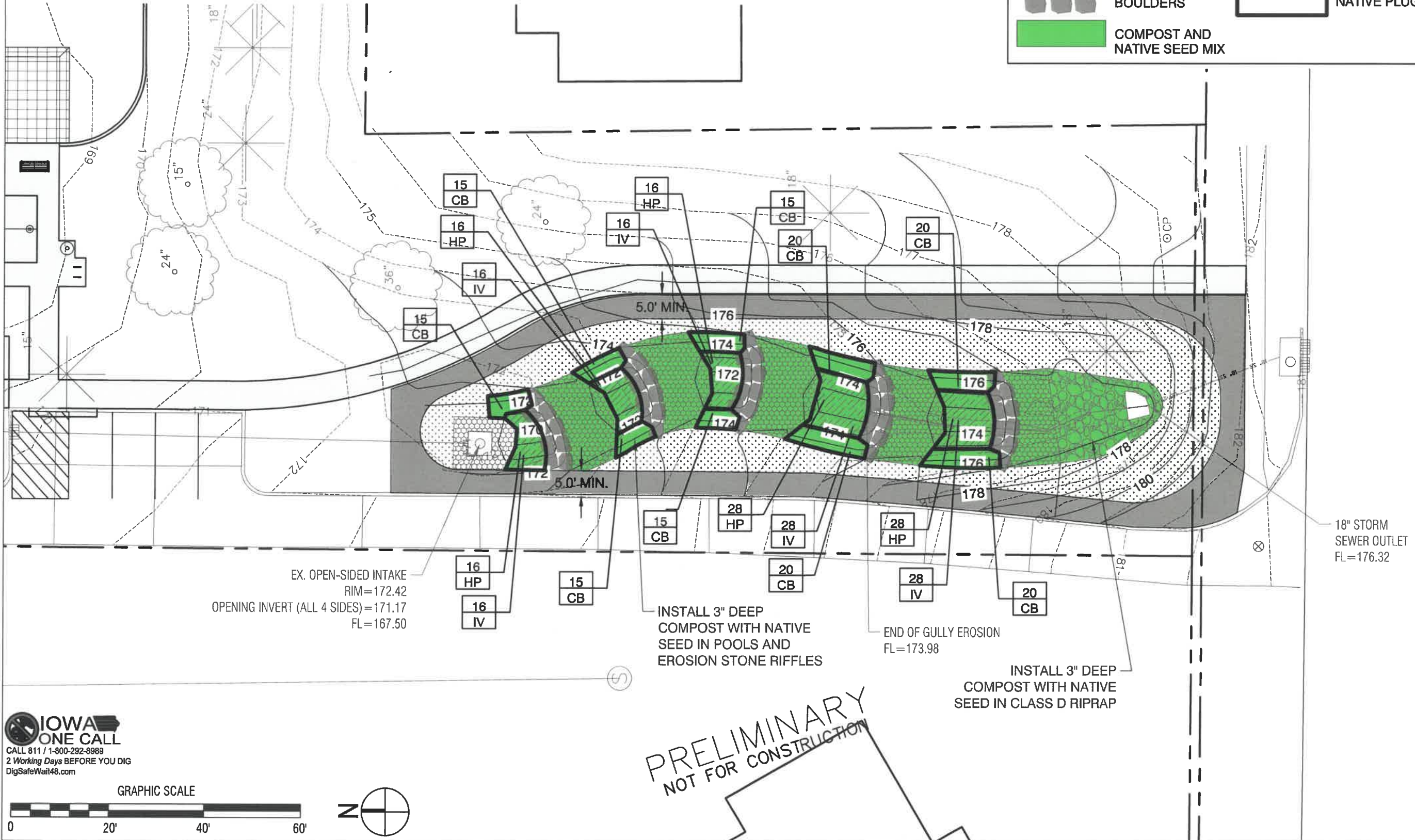
**PLANTING SCHEDULE**

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	MAX HEIGHT & WIDTH	REMARKS
CB	155	Carex bicknellii	White-Tinged Sedge	36 CELL FLAT	PLUG		
IV	104	Iris versicolor	Blue Flag Iris	36 CELL FLAT	PLUG	2'-2.5' x 2'-2.5'	Spring Blooming
HP	104	Helianthus pauciflorus	Showy Sunflower	36 CELL FLAT	PLUG		

Note: All Plant Spacing = 18" ON CENTER SQUARE SPACING

**LEGEND**

	PROPOSED PCC		NATIVE GRASS MIX
	RIPRAP		TURF GRASS
	COBBLE		SAND/WOODCHIP MIX
	BOULDERS		NATIVE PLUGS
	COMPOST AND NATIVE SEED MIX		



**IOWA ONE CALL**  
 CALL 811 / 1-800-292-8989  
 2 Working Days BEFORE YOU DIG  
 DigSafeWait48.com



NO.	REVISION	DATE

PINEDALE PARK IMPROVEMENTS  
 SP-003987-2018  
 WEST DES MOINES, IOWA  
 PLANTING PLAN

**LT LEON ASSOCIATES INC.**  
 500 EAST LOCUST STREET SUITE 400  
 DES MOINES, IOWA 50309  
 office 515-422-7016  
 www.ltleon.com

PROJECT NO.	011.013
PLANTING PLAN	
SHEET NO.	C4