CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: March 4, 2019

ITEM: Raccoon River Park Boathouse, 2500 Grand Avenue – Approval of a Site Plan to construct a boathouse with boat docks on Blue Heron Lake in Raccoon River Park – City of West Des Moines – SP-004184-2018

RESOLUTION: Approval of Site Plan

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The City of West Des Moines Parks & Recreation Department requests review of a proposed boathouse with boat docks, including boat rentals and bicycle rentals on Blue Heron Lake in Raccoon River Park located at 2500 Grand Avenue. There will be a concession stand within the main floor of the boathouse with boat storage in the bottom level of the building. The existing parking lot adjacent to the proposed Boathouse location will be modified with this site plan. Raccoon River Park is located within an Agricultural/Open Space zoning district. A Boathouse is allowed in this district with a Permitted Conditional Use. The land use review of the boathouse use was approved by the Board of Adjustment on February 20, 2019.

Plan and Zoning Commission Action:
Vote: 6-0 approval, with Commissioner Drake absent
Date: February 25, 2019
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: January 7, 2019*
- Staff Review and Comments
  - *Board of Adjustment Discussion*
  - *Building Design*
- 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 the Raccoon River Park Boathouse Site Plan to allow the construction of a boathouse with boat docks and associated site improvements, subject to the applicant meeting all City Code requirements and the following conditions of approval:

1. The applicant agreeing that any changes to the exterior building materials or design from the approved must be reviewed and approved by Planning staff prior to installation.
2. No outboard motor boats shall be stored within the boathouse except for an outboard motor boat as needed for emergency response.

Lead Staff Member: Brian S. Portz, AICP BP

Staff Reviews:

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)		
Published In	not requried	
Date(s) Published	N/A	
Letter sent to surrounding property owners		

SUBCOMMITTEE REVIEW (if applicable)			
Committee	Development & Planning		
Date Reviewed	1/7/2019		
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 Elevations
  - 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: February 25, 2019

Item: Raccoon River Park Boathouse, 2500 Grand Avenue – Approval of a Site Plan to construct a boathouse with boat docks on Blue Heron Lake in Raccoon River Park – City of West Des Moines – SP-004184-2018

Requested Action: Recommend Approval of Site Plan

Case Advisor: Brian S. Portz, AICP

Applicant's Request: The City of West Des Moines Parks & Recreation Department requests review of a proposed boathouse with boat docks, including boat rentals and bicycle rentals on Blue Heron Lake in Raccoon River Park located at 2500 Grand Avenue. There will be a concession stand within the main floor of the boathouse with boat storage in the bottom level of the building. The existing parking lot adjacent to the proposed Boathouse location will be modified with this site plan. Raccoon River Park is located within an Agricultural/Open Space zoning district. A Boathouse is permitted in this district with a Permitted Conditional Use. The land use review of the boathouse use was approved by the Board of Adjustment on February 20, 2019.

History: Raccoon River Park is a regional park that was acquired by the City in 1988 and consists of approximately 631 acres of which 83 acres are maintained.

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee on January 7, 2019, as an informational item only. No discussion was had and no disagreement with the proposal was expressed.

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:

- *Board of Adjustment Discussion:* The land use review of the boathouse was considered by the Board of Adjustment on February 20, 2019. At the meeting, a resident expressed concerns about outboard motor boats being stored in the proposed boathouse and the noise that is associated with outboard motors. Parks and Recreation staff indicated it is not the City's intent to store outboard motor boats in the boat house other than an outboard motor boat that would be used for emergency response purposes. Based on the resident's concern, the Board of Adjustment added a condition that no outboard motor boats be stored in the boathouse other than that required for emergency response. Staff is recommending that the same condition be added to the site plan approval for this project.

- *Building Design:* Planning staff has reviewed the design of the proposed boathouse and is in support of the design. The applicant's consultant has indicated that this project has not yet been put out to bid, so final building materials or colors may change based on costs and/or availability. Any changes to the building materials or colors will need to be reviewed by staff, therefore staff recommends that a condition of approval be added that any changes to the exterior building materials from the approved plans will need to be reviewed and approved by Planning staff prior to installation.

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 a boathouse with boat docks and associated site improvements, subject to the applicant meeting all City Code requirements and including the following:

1. The applicant agreeing that any changes to the exterior building materials or design from the approved must be reviewed and approved by Planning staff prior to installation.
2. No outboard motor boats shall be stored within the boathouse except for an outboard motor boat as needed for emergency response.

Property Owner/Applicant

City of West Des Moines
Parks & Recreation
4200 Mills Civic Parkway
West Des Moines IA 50265
Sally.ortgies@wdm.iowa.gov

Applicant's Representatives:

Confluence
525 17th Street
Des Moines, IA 50309
515-288-4875
mcarlile@thinkconfluence.com

Attachments:

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

ATTACHMENT A

RESOLUTION NO. PZC-19-017

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 A BOATHOUSE WITH BOAT DOCKS

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, City of West Des Moines Parks & Recreation, has requested approval for a Site Plan (SP-004184-2018) for construction of a boathouse with boat docks on Blue Heron Lake in Raccoon River Park located at 2500 Grand 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 February 25, 2019, 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 Raccoon River Park Boathouse Site Plan (SP-004184-2018) to construct a boathouse with boat docks and associated site 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 February 25, 2019.

Craig Erickson
Plan and Zoning Commission

ATTEST:

Jennifer Canaday
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 February 25, 2019, by the following vote:

AYES: ANDERSEN, COSTA, CROWLEY, ERICKSON, HATFIELD, SOUTHWORTH
NAYS:
ABSTENTIONS:
ABSENT: DRAKE

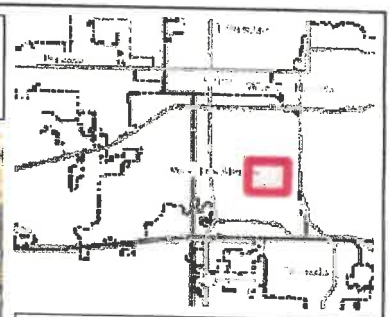
ATTEST:

Jennifer Canaday
Recording Secretary

Exhibit A
CONDITIONS OF APPROVAL

1. The applicant agreeing that any changes to the exterior building materials or design from the approved must be reviewed and approved by Planning staff prior to installation.
2. No outboard motor boats shall be stored within the boathouse except for an outboard motor boat as needed for emergency response.

Raccoon River Park Boathouse



Legend

Corporate Limits

2,834.7 0 1,417.34 2,834.7 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

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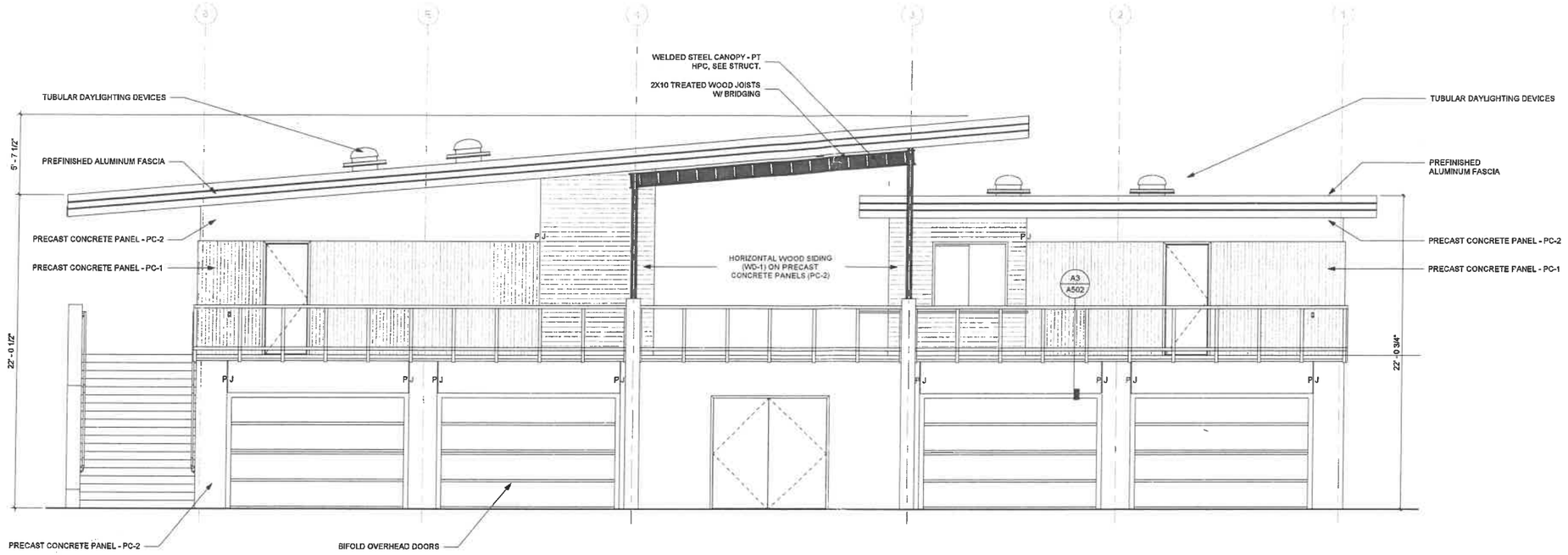
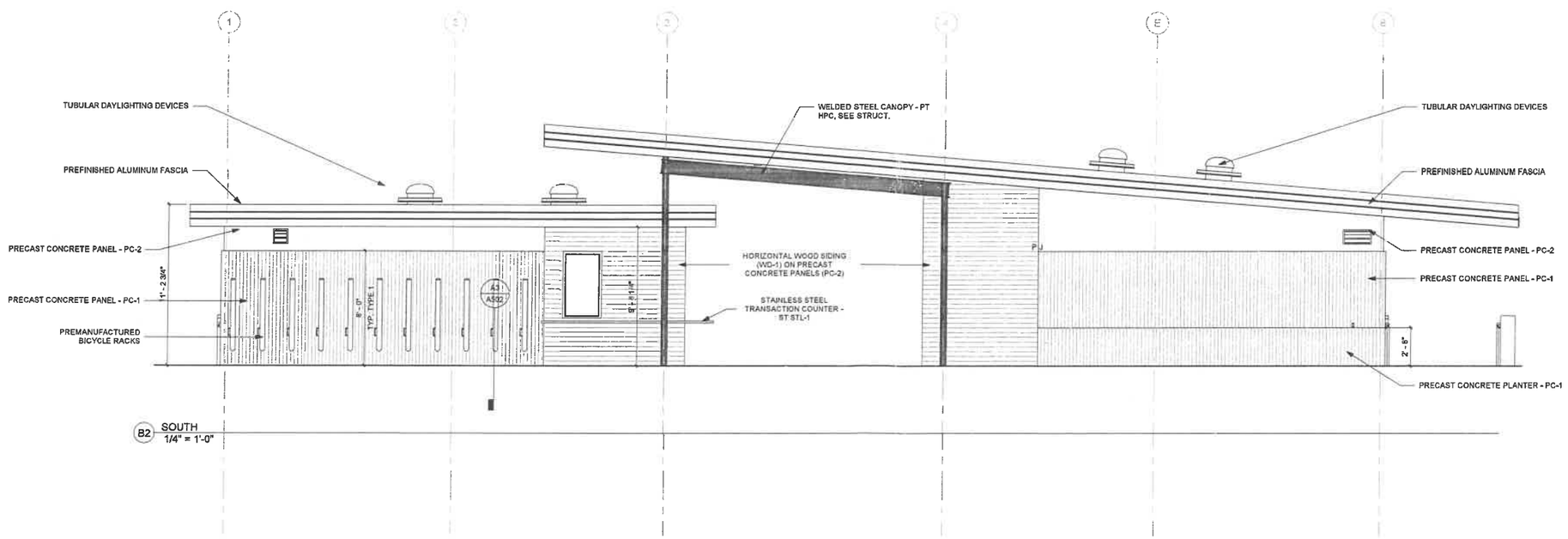
ATTACHMENT C



E2 NORTH
1/4" = 1'-0"



B2 SOUTH
1/4" = 1'-0"

PRELIMINARY. NOT FOR CONSTRUCTION.

OPN ARCHITECTS

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West Des Moines, Iowa 50265

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2500 Grand Avenue
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Revision	Date

OPN Project No.
17029000

Sheet Issue Date
CITY SITE PLAN SUBMITTAL #3 — 02/08/2019

Sheet Name
EXTERIOR ELEVATIONS

Sheet Number
A201

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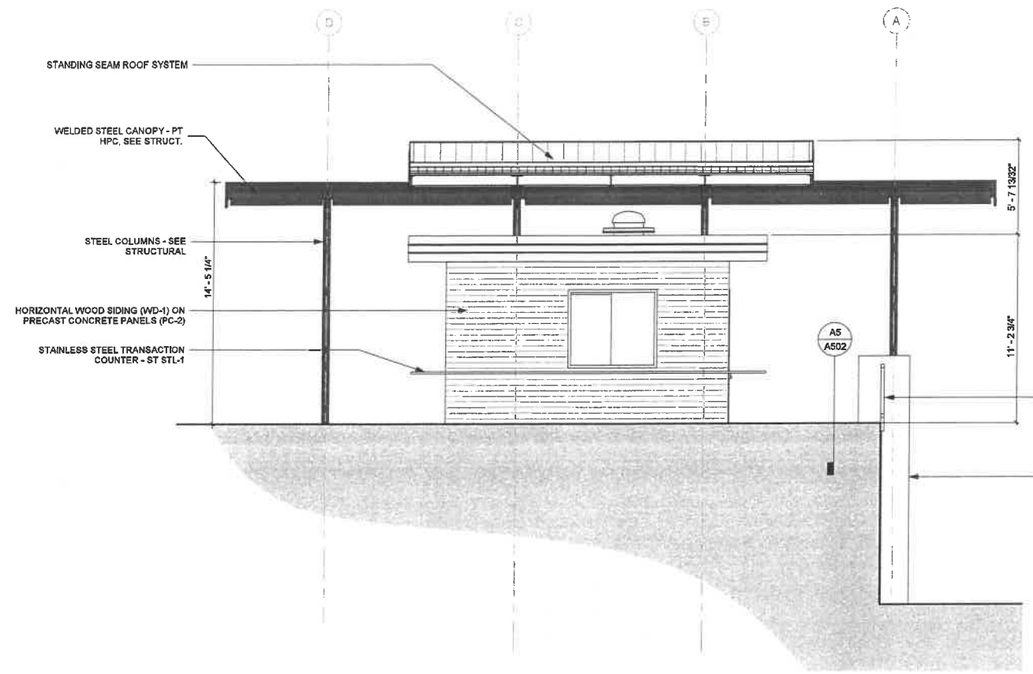
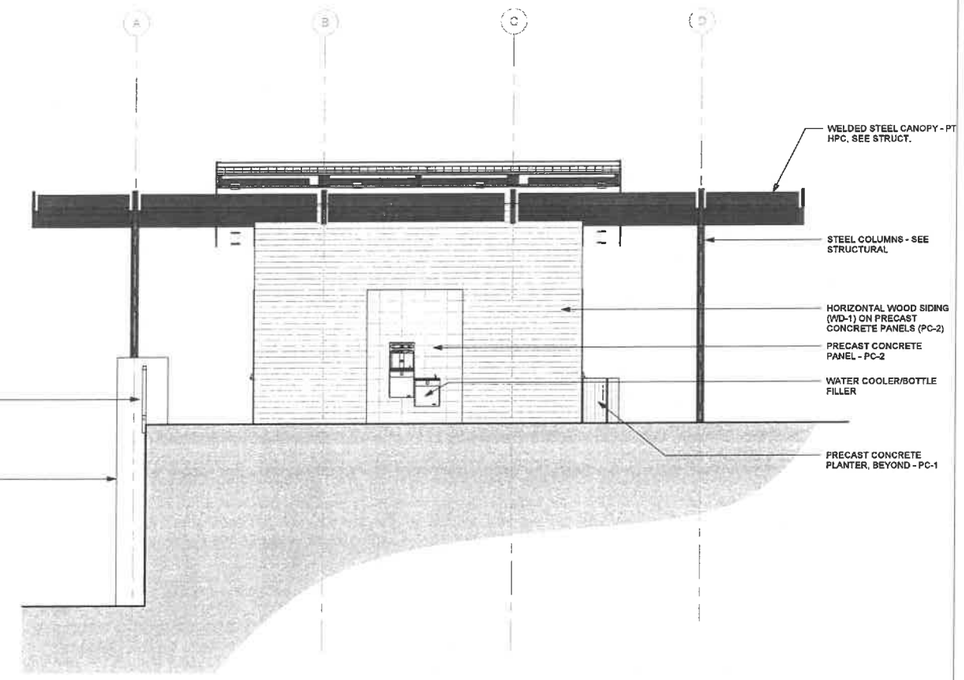


D1 ENTRY EAST
1/4" = 1'-0"



D6 ENTRY WEST
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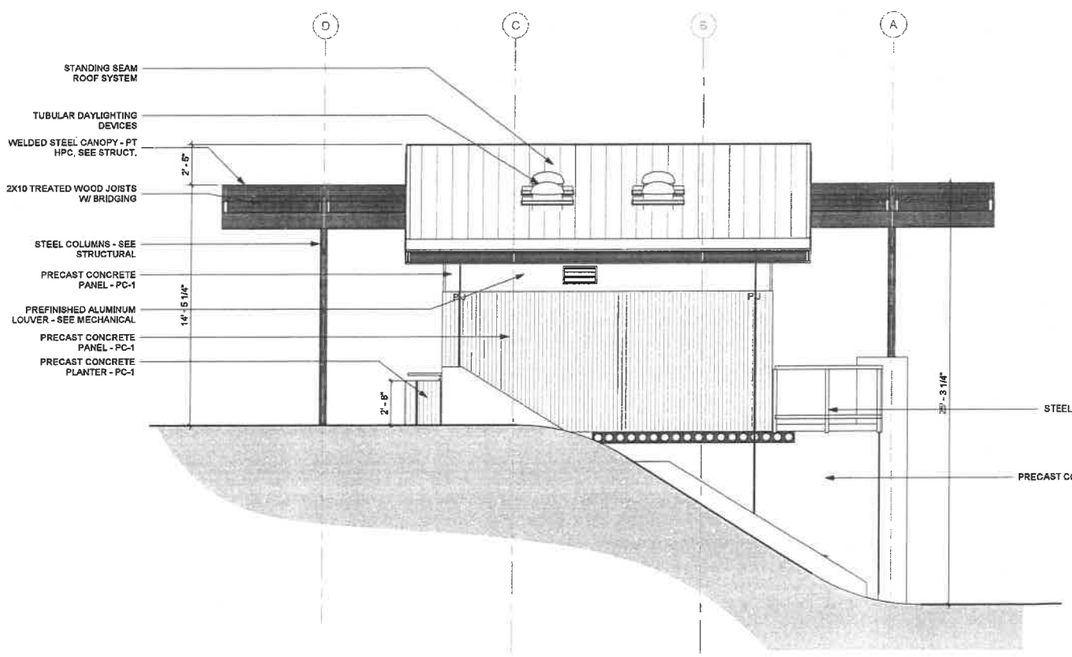
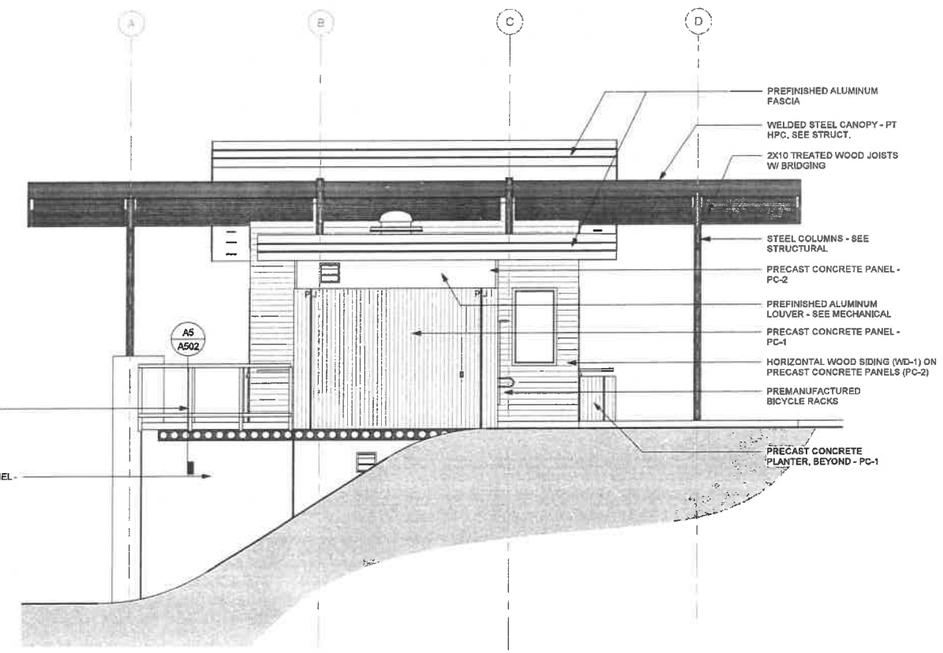


A1 EAST
1/4" = 1'-0"



A6 WEST
1/4" = 1'-0"

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Revision | Date

OPN Project No.
17829000

Sheet Issue Date
CITY SITE PLAN SUBMITTAL #3 — 02/08/2019

Sheet Name
EXTERIOR ELEVATIONS

Sheet Number
A202

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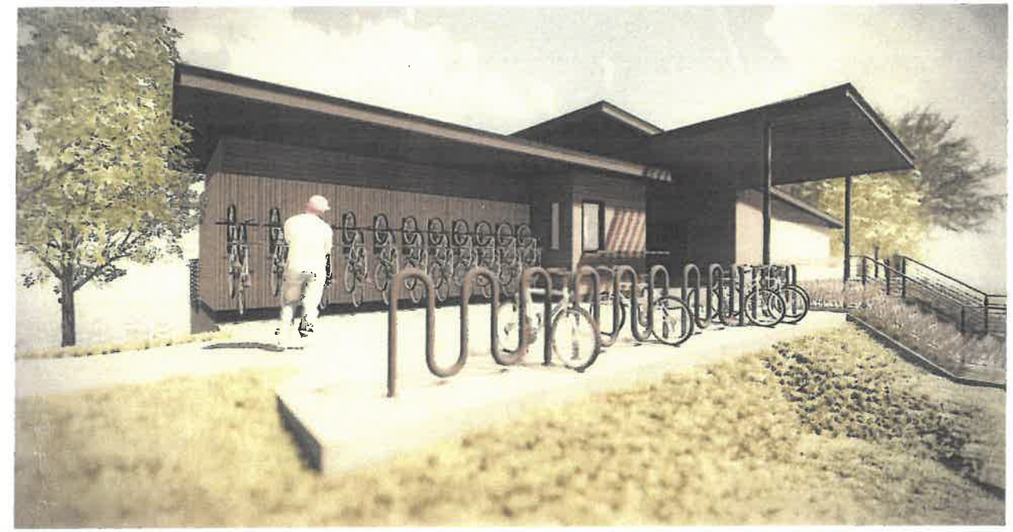

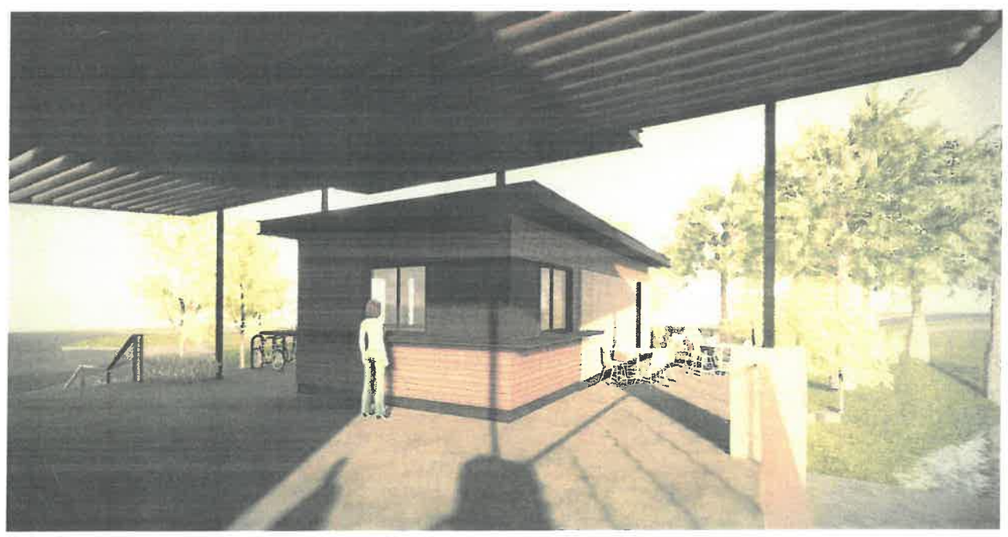

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Revision | Date

OPN Project No.
17829000

Sheet Issue Date
CITY SITE PLAN SUBMITTAL #3 — 02/08/2019

Sheet Name
3D RENDERINGS

Sheet Number
A250

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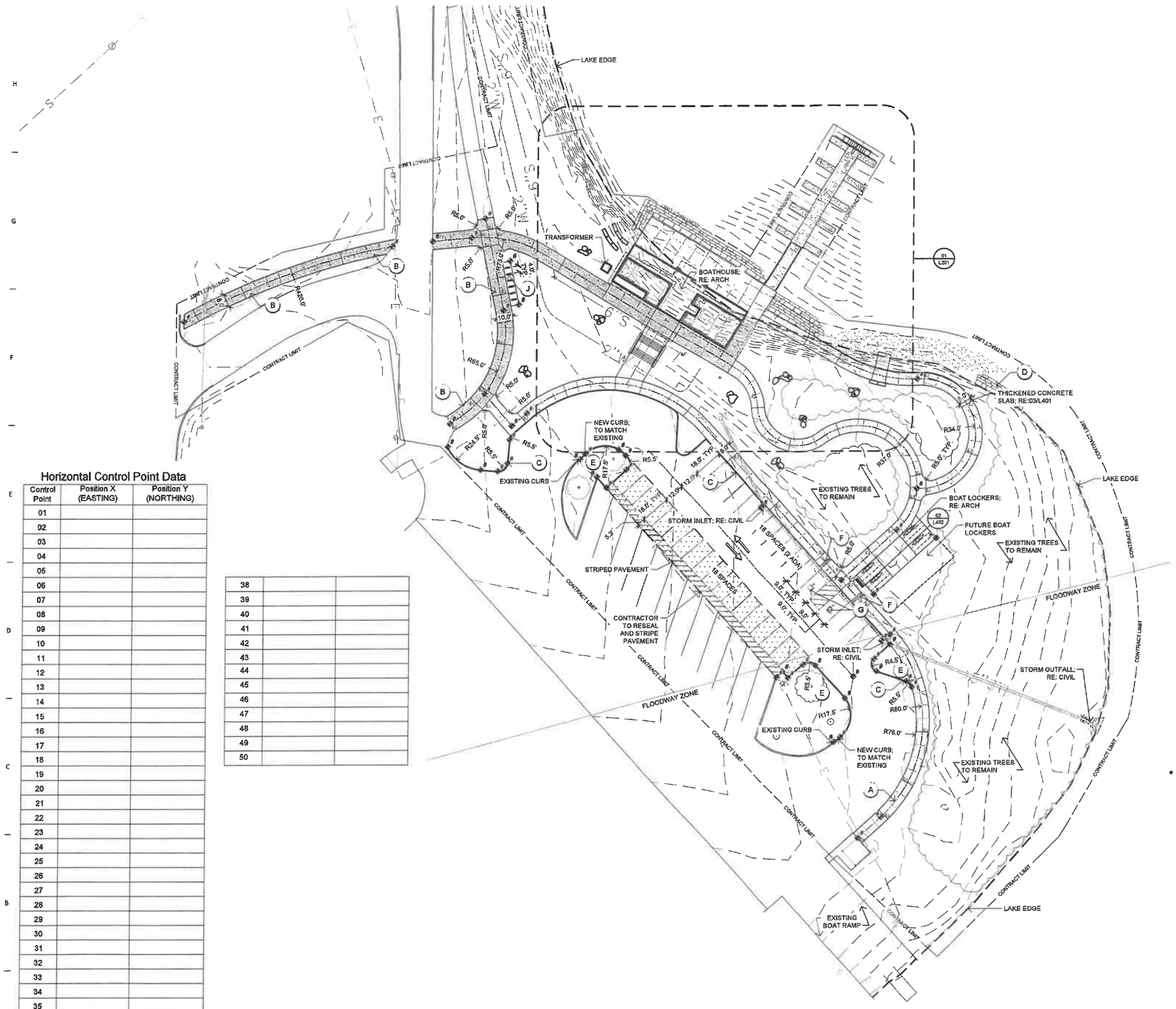
ATTACHMENT D



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Control Point	Position X (EASTING)	Position Y (NORTHING)
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LAYOUT NOTES:

1. ALL CURBS RAMPS TO BE BUILT AS PER FEDERAL ACCESSIBILITY STANDARDS.
2. PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY ARE PREPARED BY CIVIL DESIGN ADVANTAGE LLC, 3405 SE CROSSROADS DRIVE, SUITE G, GRIMES, IOWA, 50111.
4. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
5. VERIFY COORDINATES PRIOR TO CONSTRUCTION.
6. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS.
7. PROPOSED SIGNAGE TO MEET CITY CODES FOR GROUND SIGNS.
8. PAVEMENT JOINTING NOTES:
   - 8.1. JOINTS BETWEEN CRITICAL POINTS ARE TO BE EQUALLY SPACED AS SHOWN
   - 8.2. WHERE NEW PAVEMENTS ARE CALLED FOR, PROVIDE AN EXPANSION JOINTS AROUND ALL EXISTING UTILITIES, MANHOLES, POLES, LIGHTS, ETC.
   - 8.3. PLACE EXPANSION JOINTS AT ALL VERTICAL ELEMENTS (BUILDING, COLUMNS, WALLS, BACK OF CURBS, ETC.) AND AT CHANGES IN GRADE, DIRECTION, AND APPROXIMATELY EVERY 30'.
   - 8.4. CONTRACTOR TO PROVIDE LAYOUT IN FIELD FOR LANDSCAPE ARCHITECT APPROVAL.

LAYOUT KEY NOTES:

- (A) CONSTRUCT 5" CONCRETE WALK; RE:01/L400
- (B) CONSTRUCT 6" CONCRETE WALK; RE: 01/L400
- (C) CONSTRUCT CONCRETE CURB; RE:08/L400
- (D) CONSTRUCT TERRACED STONE LAKE EDGE; RE: 02/L401
- (E) CONSTRUCT NEW PARKING ISLANDS
- (F) CONSTRUCT ADA ACCESSIBLE RAMP; RE: 07/L400
- (G) CONSTRUCT ADA ACCESSIBLE STALLS; RE: 10/L400
- (H) CONSTRUCT ENTRY STAIRCASE; RE: 11/L400
- (I) INSTALL LIMESTONE BENCH; RE: 05/L401
- (J) INSTALL BIKE RACKS; RE: 01/L401

01 LAYOUT PLAN

PRELIMINARY. NOT FOR CONSTRUCTION.

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Key Plan

Revision	Date

OPN Project No
18814000

Sheet Issue Date
CITY SITE PLAN SUBMITTAL 3 — 02/08/2019

Sheet Name
LAYOUT PLAN

Sheet Number
L200

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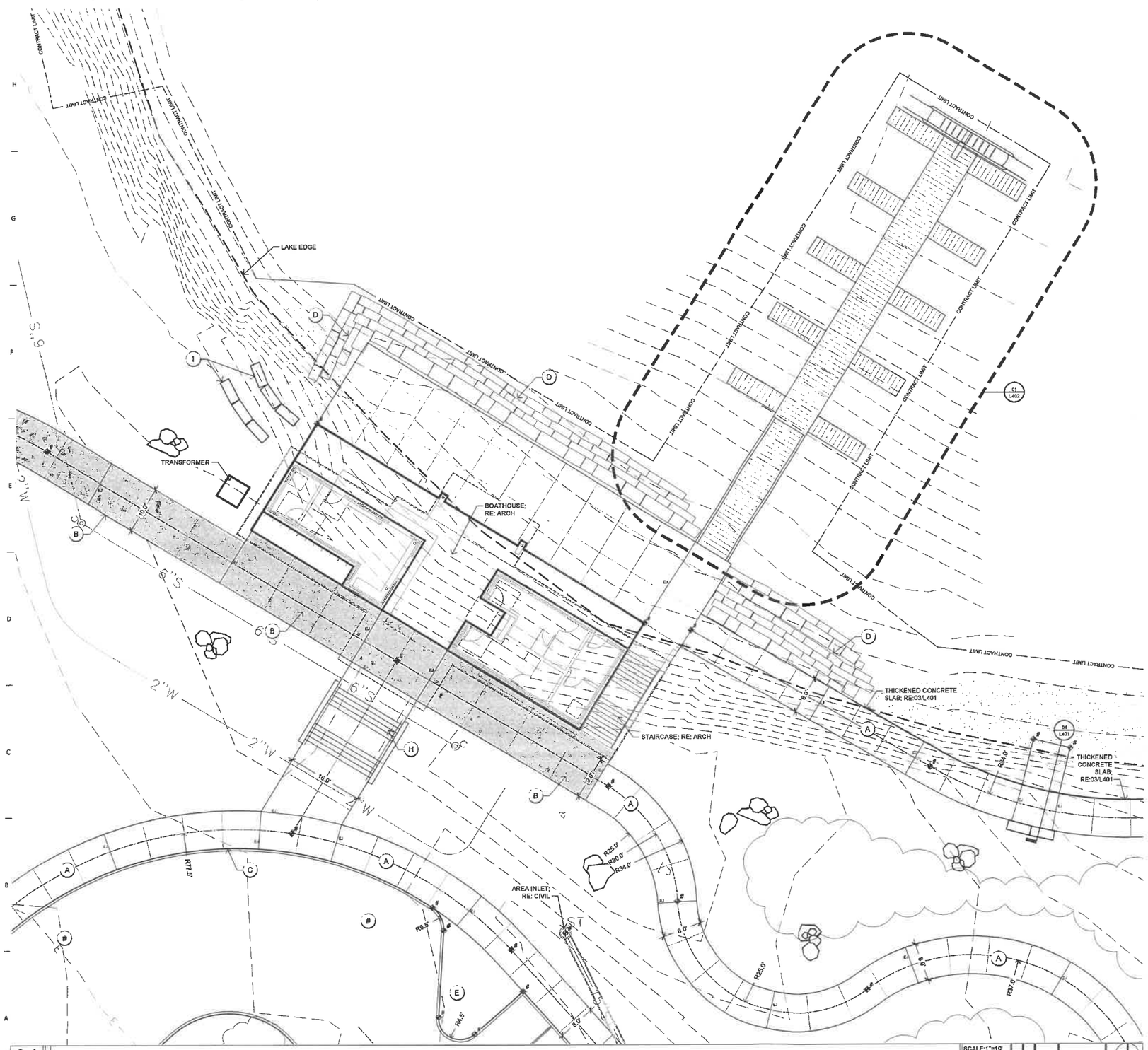

01 LAYOUT PLAN ENLARGEMENT

PRELIMINARY. NOT FOR CONSTRUCTION.

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   - 8.1. JOINTS BETWEEN CRITICAL POINTS ARE TO BE EQUALLY SPACED AS SHOWN
   - 8.2. WHERE NEW PAVEMENTS ARE CALLED FOR, PROVIDE AN EXPANSION JOINTS AROUND ALL EXISTING UTILITIES, MANHOLES, POLES, LIGHTS, ETC.
   - 8.3. PLACE EXPANSION JOINTS AT ALL VERTICAL ELEMENTS (BUILDING, COLUMNS, WALLS, BACK OF CURBS, ETC.) AND AT CHANGES IN GRADE, DIRECTION, AND APPROXIMATELY EVERY 30'.
   - 8.4. CONTRACTOR TO PROVIDE LAYOUT IN FIELD FOR LANDSCAPE ARCHITECT APPROVAL

LAYOUT KEY NOTES:

- (A) CONSTRUCT 5" CONCRETE WALK; RE:01/L400
- (B) CONSTRUCT 6" CONCRETE WALK; RE: 01/L400
- (C) CONSTRUCT CONCRETE CURB; RE:08/L400
- (D) CONSTRUCT TERRACED STONE LAKE EDGE; RE: 02/L401
- (E) CONSTRUCT NEW PARKING ISLANDS
- (F) CONSTRUCT ADA ACCESSIBLE RAMP; RE: 07/L400
- (G) CONSTRUCT ADA ACCESSIBLE STALLS; RE: 10/L400
- (H) CONSTRUCT ENTRY STAIRCASE; RE: 11/L400
- (I) INSTALL LIMESTONE BENCH; RE: 05/L401
- (J) INSTALL BIKE RACKS; RE: 01/L401

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Key Plan

Revision	Date

OPN Project No.
18814000

Sheet Issue Date
CITY SITE PLAN SUBMITTAL 3 — 02/08/2019

Sheet Name
LAYOUT ENLARGEMENT

Sheet Number
L201

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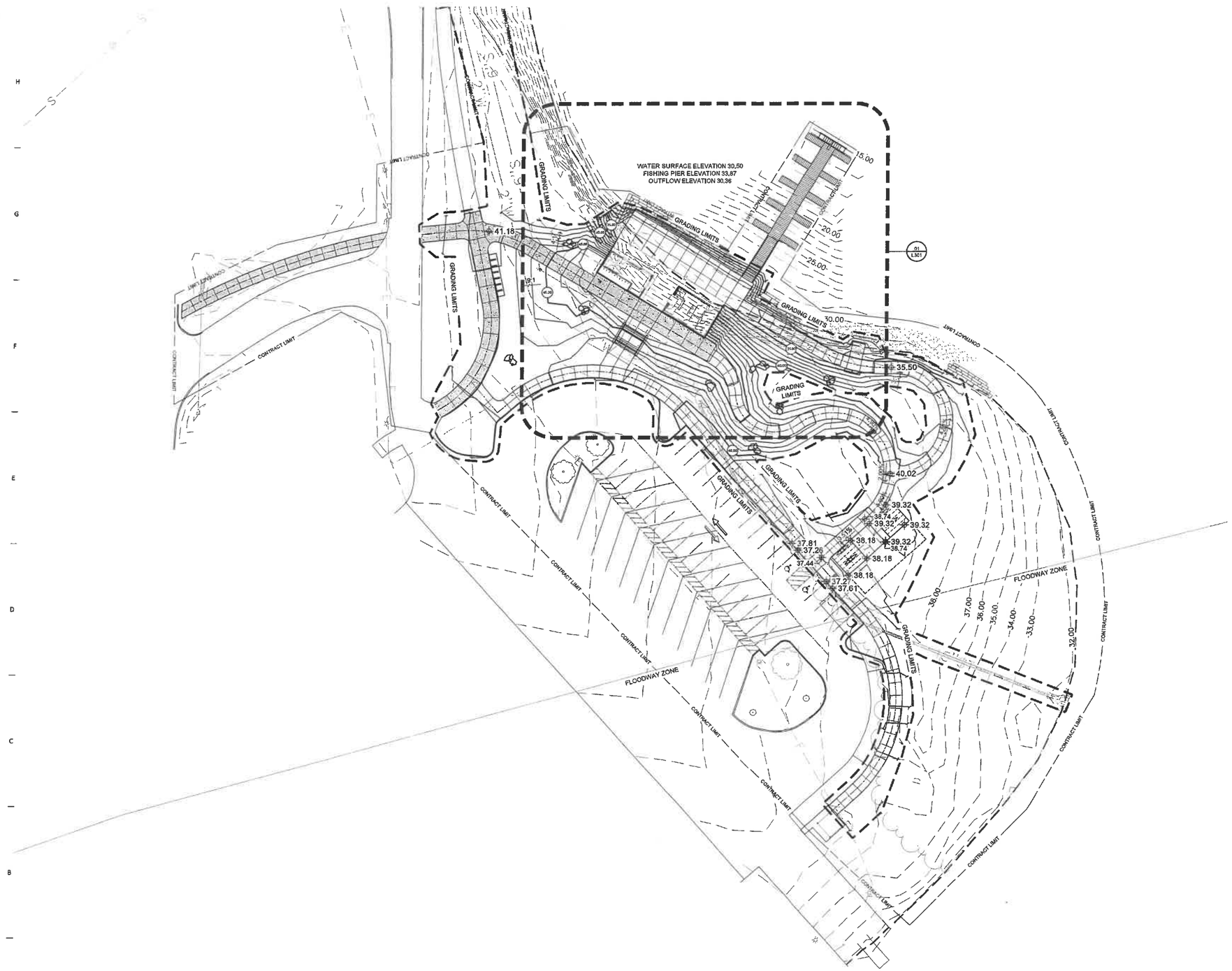

GRADING NOTES

1. ALL SPOT ELEVATIONS ARE AT THE TOP OF FINISHED SURFACES. SPOT ELEVATIONS SHOWN IN PARKING ARE AT THE BOTTOM OF CURB. ADD 6" TO COMPUTE TOP OF CURB ELEVATION.
2. PRIOR TO ANY SITE EXCAVATION, THE CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER AND/ OR LANDSCAPE ARCHITECT, AND CONSULT WITH OWNER'S REPRESENTATIVES TO DETERMINE POSSIBLE UTILITY LOCATIONS AND DEPTHS. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
3. INSTALL SILT FENCE AT PERMANENT STORM SEWER INLETS AND SOD ALL SLOPES FOR EROSION CONTROL. SILT FENCE SHALL BE MAINTAINED UNTIL ESTABLISHMENT OF PERMANENT GROUND COVER OR EROSION CONTROL MEASURE.
4. FINAL BERM SHAPE TO APPROVED BY OWNER.
5. SEE SPECS FOR MINIMUM DEPTH OF TOPSOIL FOR ALL LAWN AREAS AND PLANTING BEDS.
6. ALL DEBRIS SPILLED ON THE R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
7. CONTRACTOR TO FIELD ADJUST ALL EXISTING SITE UTILITIES TO NEW FINISHED GRADES. EXISTING UTILITIES INCLUDE, BUT ARE NOT LIMITED TO, FIRE HYDRANTS, MANHOLE RIMS, INLETS, WATER VALVES, AND LIGHT BASES.
8. BACK FILL TO TOP OF CURB
9. ADEQUATE SCREENING OF PARKING LOT AREAS WITH EARTH BERMS OR LANDSCAPING SHALL BE PROVIDED IN A MANNER ACCEPTABLE TO THE CITY OF WEST DES MOINES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE SURFACE DRAINAGE IN ALL AREAS, UNLESS OTHERWISE NOTED. ALL NEWLY GRADED GROUND SURFACES SHALL BE FINISHED TO UNIFORM GRADES AND SLOPED IN SUCH A MANNER TO BE FREE OF DEPRESSIONS THAT CAUSE AREAS OF STANDING WATER. THE CONTRACTOR SHALL REPORT ANY CONFLICTS WITH THIS REQUIREMENT TO THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO FINAL GRADING OPERATIONS.
11. WHERE PROPOSED GRADES MEET EXISTING, BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN THE NEW WORK AND EXISTING WORK. PONDING AT JOINTS WILL NOT BE ACCEPTED.
12. CONTACT LANDSCAPE ARCHITECT PRIOR TO BACKFILLING AGAINST EXISTING BUILDINGS. PROVIDE WATERPROOFING WHEN BACKFILLING AGAINST EXISTING BUILDINGS.
13. CONTRACTOR RESPONSIBLE FOR ALL PRIVATE LOCATES NOT COVERED BY THE IOWA ONE CALL SYSTEM.

01 GRADING PLAN

SCALE:1"=30' 0' 60'

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GRADING PLAN

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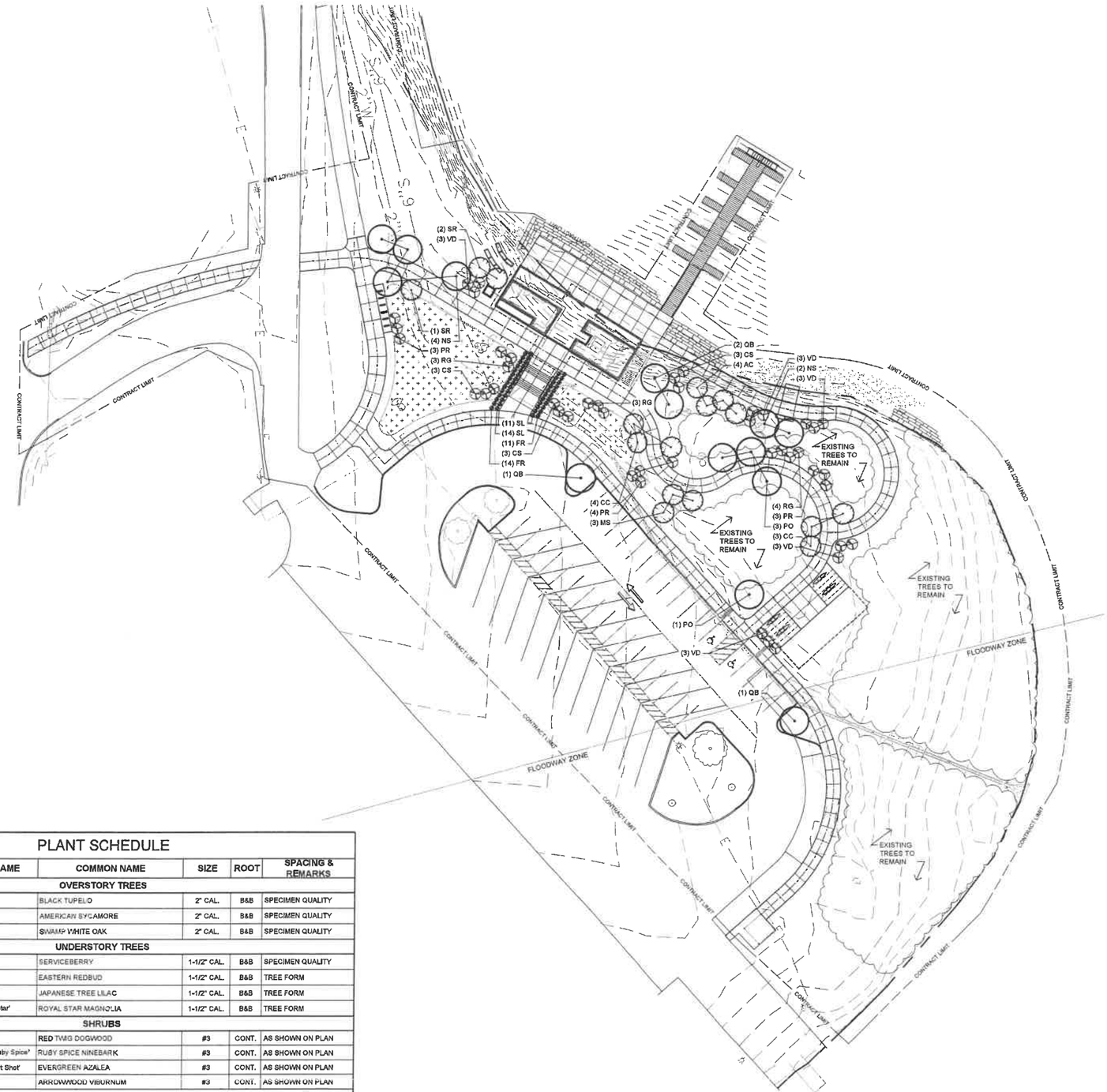

PLANTING NOTES:

1. SOD ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
2. PLANT QUANTITIES ARE FOR INFORMATION ONLY; DRAWING SHALL PREVAIL IF CONFLICT OCCURS.
3. NOTIFY LANDSCAPE ARCHITECT AFTER STAKING IS COMPLETED AND BEFORE PLANT PITS ARE EXCAVATED.
4. CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".
5. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK, ANSI 260-1992, OR MOST RECENT EDITION.
6. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT.
7. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND INITIAL ACCEPTANCE OF THE PROJECT.
8. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.
9. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. THE CONTRACTOR SHALL SUPPLY PLANTS IN QUANTITY AS SHOWN ON THE DRAWINGS.
10. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL BY THE OWNER PRIOR TO PLANTING.

PLANTING REQUIREMENTS:

TOTAL SITE AREA: 175,510.6 SF (4.03 ACRES)

25% OPEN SPACE REQUIRED: 43,877.65 SF
OPEN SPACE PROVIDED: 91,194.94 SF

OPEN SPACE:
TREES REQUIRED: 30 (2 TREES / 3,000 SF OPEN SPACE)
TREES PROVIDED: 30

SHRUBS REQUIRED: 44 (3 SHRUBS / 3,000 SF OPEN SPACE)
SHRUBS PROVIDED: 44

LANDSCAPING BUFFERS:
REQUIRED: N/A
TREES: NOT REQUIRED
SHRUBS: NOT REQUIRED

STREETSCAPE:
REQUIRED: N/A
TREES: NOT REQUIRED
SHRUBS: NOT REQUIRED

PLANTING PLAN KEY NOTES:

NATIVE PLANT MIX
30% TO BE PROVIDED BY CITY
20% TO BE PROVIDED BY CITY
15% TO BE PROVIDED BY CITY
15% TO BE PROVIDED BY CITY
10% TO BE PROVIDED BY CITY
10% TO BE PROVIDED BY CITY

PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING & REMARKS
OVERSTORY TREES						
NS	8	Nyssa sylvatica	BLACK TUPELO	2" CAL.	B&B	SPECIMEN QUALITY
PO	4	Platanus occidentalis	AMERICAN SYCAMORE	2" CAL.	B&B	SPECIMEN QUALITY
QB	4	Quercus bicolor	SWAMP WHITE OAK	2" CAL.	B&B	SPECIMEN QUALITY
UNDERSTORY TREES						
AC	4	Amelanchier canadensis	SERVICEBERRY	1-1/2" CAL.	B&B	SPECIMEN QUALITY
CC	6	Cercis canadensis	EASTERN REDBUD	1-1/2" CAL.	B&B	TREE FORM
SR	3	Syringa reticulata	JAPANESE TREE LILAC	1-1/2" CAL.	B&B	TREE FORM
MS	3	Magnolia stellata 'Royal Star'	ROYAL STAR MAGNOLIA	1-1/2" CAL.	B&B	TREE FORM
SHRUBS						
CS	9	Cornus sericea 'Cardinal'	RED TWIG DOGWOOD	#3	CONT.	AS SHOWN ON PLAN
PR	10	Physocarpus opilifolius 'Ruby Spice'	RUBY SPICE NINEBARK	#3	CONT.	AS SHOWN ON PLAN
RG	10	Rhododenron 'Girard's Hot Shot'	EVERGREEN AZALEA	#3	CONT.	AS SHOWN ON PLAN
VD	15	Viburnum dentatum	ARROWWOOD VIBURNUM	#3	CONT.	AS SHOWN ON PLAN
PERENNIALS						
SL	25	Salvia nemorosa 'Lubecca'	SAGE	#SP4	CONT.	1'-6" O.C. TRIA. SPACING
GRASSES						
FR	25	Calamagrostis x acutiflora 'Karl Foerster'	FEATHER REED GRASS	#1	CONT.	SPACE AS INDICATED

01 PLANTING PLAN

SCALE:1"=30' 0 7.5 15 30 60

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Sheet Name
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L500

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01 UTILITY PLAN

GENERAL NOTES

1. THE MOST RECENT EDITION OF THE WEST DES MOINES STANDARDS FOR SUBDIVISIONS AND THE WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS FOR SUBDIVISIONS SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
3. 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.
4. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE WDM CONSTRUCTION DIVISION 'CLINT CARPENTER' (222-3480) TO OBTAIN APPLICABLE CITY PERMITS THAT MAY BE NECESSARY.
5. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND WDM ADDENDUMS.
6. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
7. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
8. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
9. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
10. 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.
11. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
13. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
14. SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK/TRAIL CLOSURES.

UTILITY NOTES

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

WEST DES MOINES WATER WORKS NOTES

1. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH SUDAS AND WEST DES MOINES WATER WORKS GENERAL SUPPLEMENTAL SPECIFICATIONS.
2. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
4. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSPECTIONS.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND CITY'S CROSS-CONNECTION CONTROL/CONTAINMENT PROVISION.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(S) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1297, 54-1998. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (515)-222-3469) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
7. BUILDING FIRE SPRINKLER AND FIRE ALARM SYSTEM SHALL BE DESIGNED PER WEST DES MOINES FIRE CODE. SCHEDULE A PRESSURE AND FLOW TEST PRIOR TO DESIGNING FIRE SUPPRESSION SYSTEMS.
8. WATER SHALL BE PROVIDED TO PROPERTY VIA PRIVATE WATER MAIN. OWNER SHALL ALLOW WEST DES MOINES WATER WORKS ACCESS TO THE METERS AND VALVES AS NEEDED FOR EMERGENCY MAINTENANCE AND SHUT OFF IN THE EVENT OF NON-PAYMENT.

LIGHTING NOTES:

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

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

PRIVATE WATER MAIN QUANTITIES

HYDRANTS ASSEMBLY	1 EA
10" GATE VALVE	1 EA
10"x10" TEE	1 EA
10"x8" REDUCER	1 EA
2" CORPORATION STOP	1 EA
2" CURB STOP SHUT OFF VALVE	1 EA
2" SERVICE (TYPE K COPPER)	490 LF
WATER METER PIT	1 EA

SURVEY DATA

DATE OF SURVEY: NOVEMBER 7, 2018 (ORIGINAL)
JANUARY 31, 2019 (ADDITIONAL TOPO)

WATER LINE ELEVATION: NOVEMBER 7, 2018-ELEV.=31.60
JANUARY 31, 2019-TOP OF ICE ELEV.=30.50-30.75

OUTFLOW STRUCTURES: JANUARY 31, 2019-FLOWLINES=30.42, 30.36, 29.62, 29.90

FISHING PIER ELEVATION: JANUARY 31, 2019-ELEV.=33.61

UTILITY WARNING

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

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

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Sheet Name
UTILITY PLAN

Sheet Number
C100

EXHIBIT II

Prepared by: B. Portz, City of West Des Moines Development Services, P.O. Box 65320, West Des Moines, IA 50265-0320
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 SITE PLAN (SP-004184-2018) TO ALLOW CONSTRUCTION OF A BOATHOUSE WITH A BOAT DOCK.

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, City of West Des Moines Parks & Recreation, has requested approval for a Site Plan (SP-004184-2018) for construction of a boathouse with boat docks on Blue Heron Lake in Raccoon River Park located at 2500 Grand 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 February 25, 2019, the Plan and Zoning Commission did recommend to the City Council approval of the Raccoon River Park Boathouse Site Plan (SP-004184-2018);

WHEREAS, on, March 4, 2019, this City Council held a duly-noticed meeting to consider the application for the Raccoon River Park Boathouse Site Plan (SP-004184-2018);

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 March 4, 2019, or as amended orally at the City Council meeting of March 4, 2019, are adopted.

SECTION 2. SITE PLAN (SP-004184-2018) to allow construction of a boathouse with boat docks and associated site improvements is approved, subject to compliance with all the conditions in the staff report, dated March 4, 2019, 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 March 4, 2019.

_____
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 March 4, 2019, by the following vote:

ATTEST:

_____
Ryan T. Jacobson
City Clerk

Exhibit A
Conditions of Approval

1. The applicant agreeing that any changes to the exterior building materials or design from the approved must be reviewed and approved by Planning staff prior to installation.
2. No outboard motor boats shall be stored within the boathouse except for an outboard motor boat as needed for emergency response.