# CITY OF WEST DES MOINES
# CITY COUNCIL MEETING COMMUNICATION

**Date: July 1, 2019**

**ITEM:** Unity Point Clinic, 4055 Westown Parkway – Approval of site plan for 2 story, 28,000 square foot medical clinic – Central Iowa Hospital Corporation – SP-004277-2019

**RESOLUTION: Approval of Site Plan**

**FINANCIAL IMPACT:** Undetermined.

**BACKGROUND:** The applicant, Unity Point Health, in association with the property owner, Central Iowa Hospital Corporation, is requesting approval of a site plan to construct a 2 story, 28,000 square foot medical clinic on the property located at 4055 Westown Parkway.

Plan and Zoning Commission Action:
Vote: 5-0 approval, with Commissioners Hatfield and Drake absent.
Date: June 24, 2019
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 & Planning: *April 15, 2019*
- Staff Review and Comments
  - *Access*
  - *Sanitary Sewer Easement Vacation*
  - *Storm Water Management Facility Maintenance Agreement*
  - *Right of Way Dedication*
- Comprehensive Plan Consistency
- Findings
- Staff Recommendation and Conditions of Approval
- Property Owner/Applicant/Applicant's 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 Unity Point site plan to allow construction of a 2 story, 28,000 square foot medical clinic, subject to the applicant meeting all City Code requirements and the following conditions of approval:

1. The applicant acknowledging that an executed maintenance easement agreement and maintenance covenant will need to be executed. As part of the maintenance covenant, the Applicant will be responsible to provide a letter certifying the detention facility is in conformance with the approved storm water management plan and as-builts of the detention facility. Letter and as-builts will need to signed/sealed in accordance with Chapter 6, 193C-6.1(542B) of the Iowa Code. The signed agreement shall be submitted to the City for recording prior to issuance of a building permit. The as-built information for the detention facilities which provide storm water management for any property within this plat's area shall be submitted prior to issuance of a final occupancy permit, for any building created with the final plat.

2. The applicant coordinating construction activities and timing with the adjacent property owner to the east to limit construction impacts, since the two properties share an access drive from Westown Parkway.

3. The public sanitary sewer easement along the south side of the building shall be vacated before the issuance of any occupancy permit for the building, including temporary occupancy.

4. The applicant submitting a signed warranty deed for the dedication of right of way before the issuance of a building permit for the building.

Lead Staff Member: Brian Portz, AICP BP

**Staff Reviews:**

| | |
|---|---|
| Department Director | |
| Appropriations/Finance | |
| Legal | |
| Agenda Acceptance | |

**PUBLICATION(S) (if applicable)**

| | | |
|---|---|---|
| Published In | NA | |
| Date(s) Published | | |
| Letter sent to surrounding property owners | | |

**SUBCOMMITTEE REVIEW (if applicable)**

| | | | |
|---|---|---|---|
| Committee | Development & Planning | | |
| Date Reviewed | April 15, 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:** June 24, 2019

**Item:** Unity Point Clinic, 4055 Westown Parkway – Approval of site plan for 2 story, 28,000 square foot medical clinic – Central Iowa Hospital Corporation – SP-004277-2019

**Requested Action:** Recommend Approval of Site Plan BP

**Case Advisor:** Brian Portz, AICP

**Applicant's Request:** The applicant, Unity Point Health, in association with the property owner, Central Iowa Hospital Corporation, is requesting approval of a site plan to construct a 2 story, 28,000 square foot medical clinic on the property located at 4055 Westown Parkway.

**History:** The property was originally platted in 1971 as Westown Plaza Plat 1 and replatted in 1995 as Westown Parkway Plaza. A Carlos O'Kelley's restaurant was constructed on the site in 1996. The building was demolished in August of 2018.

**City Council Subcommittee:** This item was presented to the Development & Planning City Council Subcommittee at their April 15, 2019 meeting, 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. There are no outstanding issues. Staff would summarize the following key points of interest:

- *Access*: This property will be accessed by an existing driveway from Westown Parkway. This driveway is shared by the property to the east, which is Keller Williams Real Estate. The applicant will need to coordinate construction activities with the adjacent property owner so that business activities of Keller Williams are not disrupted during construction. Staff recommends a condition of approval that the applicant work with the adjacent property owner to limit the impacts of construction on the adjacent property.

- *Sanitary Sewer Easement Vacation:* The applicant will need to vacate a portion of a public sanitary sewer easement along the front of the building. The sanitary sewer main in this location will be used as the private sewer line to the building and therefore the portion of the public sanitary sewer easement in front of the proposed building will need to be vacated. The applicant has submitted an application for the vacation of this easement. This easement vacation will be considered by the City Council at a later date. A condition of approval is recommended for the vacation of this easement.

- *Storm Water Management Facility Maintenance Agreement:* Storm Water Management Facility Maintenance Agreements are required for all new site developments or sites that have detention facilities but have not otherwise previously executed the agreement. These agreements allow the City to enter a site to do maintenance and/or repairs on a private detention facility in the event that the facility has not been maintained by the property owner and advises who the City should bill for the maintenance/repair work. The agreement has been provided to the applicant for signature, but the executed agreement has not yet been provided to staff. Staff recommends that the signed agreement be submitted to the City for recording prior to issuance of a building permit and the required as builts be submitted prior to final occupancy of the building.

- *Right of Way Dedication:* As a part of this request, the property owner will be deeding 15 feet of land along Westown Parkway for right of way purposes. A warranty deed will be required for the dedication of right of way. A condition of approval is recommended requiring the warranty deed be submitted prior issuance of a building permit.

**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 Unity Point site plan to allow construction of a 2 story, 28,000 square foot medical clinic, subject to the applicant meeting all City Code requirements and the following:

1. The applicant acknowledging that an executed maintenance easement agreement and maintenance covenant will need to be executed. As part of the maintenance covenant, the Applicant will be responsible to provide a letter certifying the detention facility is in conformance with the approved storm water management plan and as-builts of the detention facility. Letter and as-builts will need to signed/sealed in accordance with Chapter 6, 193C-6.1(542B) of the Iowa Code. The signed agreement shall be submitted to the City for recording prior to issuance of a building permit. The as-built information for the detention facilities which provide storm water management for any property within this plat's area shall be submitted prior to issuance of a final occupancy permit, for any building created with the final plat.

2. The applicant coordinating construction activities and timing with the adjacent property owner to the east to limit construction impacts, since the two properties share an access drive from Westown Parkway.

3. The public sanitary sewer easement along the south side of the building shall be vacated before the issuance of any occupancy permit for the building, including temporary occupancy.

4. The applicant submitting a signed warranty deed for the dedication of right of way before the issuance of a building permit for the building.

**Property Owner:** Central Iowa Hospital Corporation
d/b/a Unity Point Health
1200 Pleasant Street
Des Moines, IA 50309

**Applicant's Representatives:**
Invision Architecture
303 Watson Powell Jr. Way, Suite 200
Des Moines, IA 50309
Brett Van Zee
brettv@invisionarch.com

**ATTACHMENTS:**

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

**ATTACHMENT A**

**RESOLUTION NO. PZC -19-057**

**A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, IOWA, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE THE UNITY POINT CLINIC SITE PLAN (SP-004277-2019) FOR THAT PROPERTY LOCATED AT 4055 WESTOWN PARKWAY**

**WHEREAS,** pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Unity Point Health, in association with the property owner, Central Iowa Hospital Corporation, has requested approval of a site plan to allow the construction of a 2 story, 28,000 square foot medical clinic and associated site improvements for that property located at 4055 Westown Parkway;

**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 24, 2019, this Commission held a duly-noticed meeting to consider the Unity Point Clinic Site Plan Permit (SP-004277-2019);

**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 June 24, 2019, or as amended orally at the Plan and Zoning Commission meeting of June 24, 2019, are adopted.

SECTION 2. SITE PLAN PERMIT (SP-004277-2019) to allow construction of a 2 story, 28,000 square foot medical clinic and associate site improvements is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, dated June 24, 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 permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on June 24, 2019.

Erica Andersen, 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 24, 2019, by the following vote:

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

ATTEST:

Recording Secretary

**Exhibit A**
Conditions of Approval

1. The applicant acknowledging that an executed maintenance easement agreement and maintenance covenant will need to be executed. As part of the maintenance covenant, the Applicant will be responsible to provide a letter certifying the detention facility is in conformance with the approved storm water management plan and as-builts of the detention facility. Letter and as-builts will need to signed/sealed in accordance with Chapter 6, 193C-6.1(542B) of the Iowa Code. The signed agreement shall be submitted to the City for recording prior to issuance of a building permit. The as-built information for the detention facilities which provide storm water management for any property within this plat's area shall be submitted prior to issuance of a final occupancy permit, for any building created with the final plat.

2. The applicant coordinating construction activities and timing with the adjacent property owner to the east to limit construction impacts, since the two properties share an access drive from Westown Parkway.

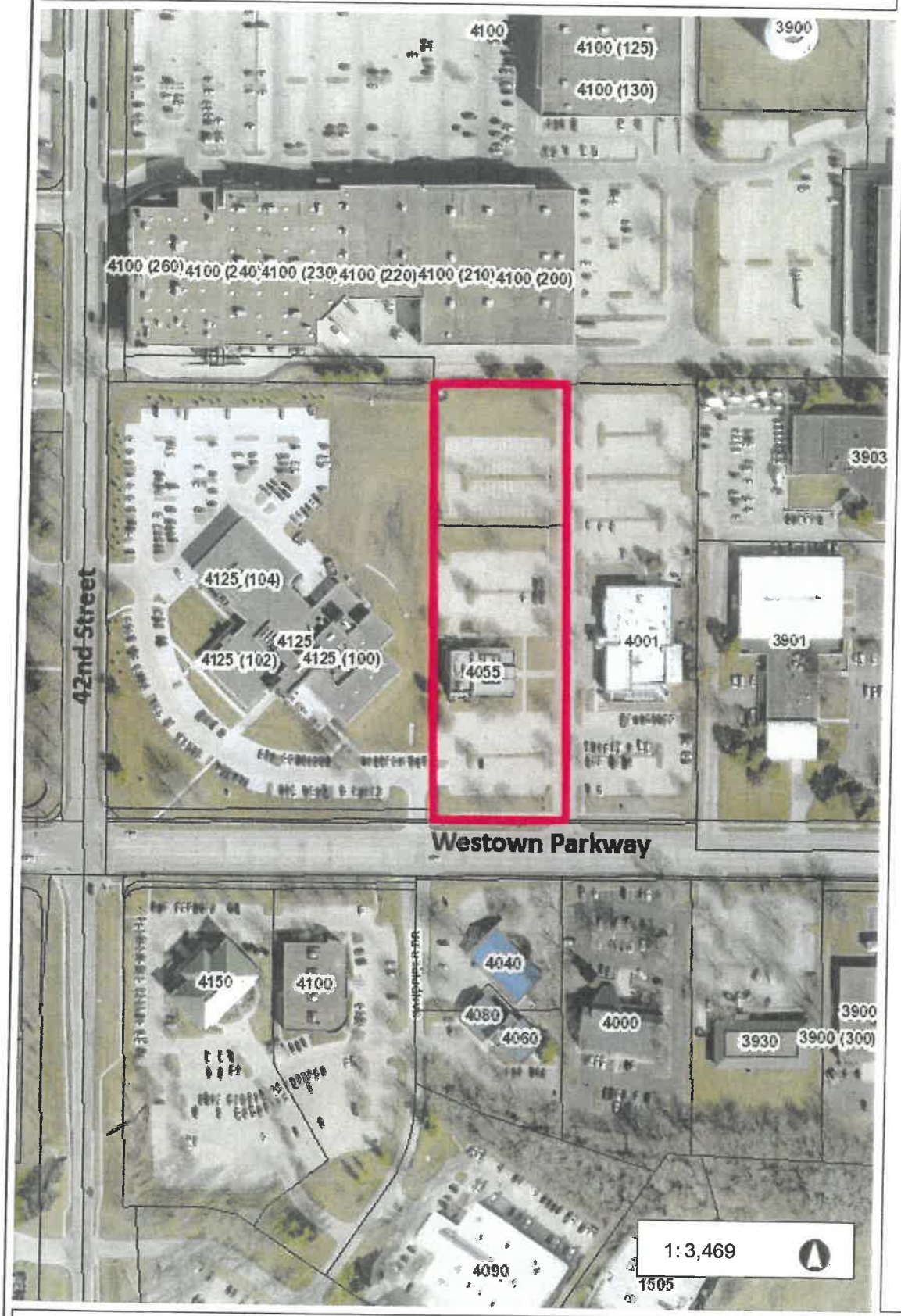
3. The public sanitary sewer easement along the south side of the building shall be vacated before the issuance of any occupancy permit for the building, including temporary occupancy.

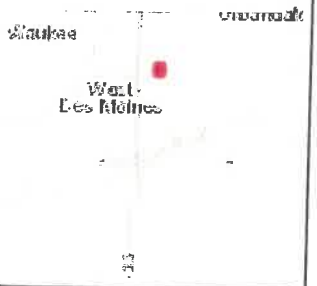
4. The applicant submitting a signed warranty deed for the dedication of right of way before the issuance of a building permit for the building.

# ATTACHMENT B

West Des Moines

## Unity Point Clinic




**Legend**

- Addresses
- Corporate Limits
- Parcels

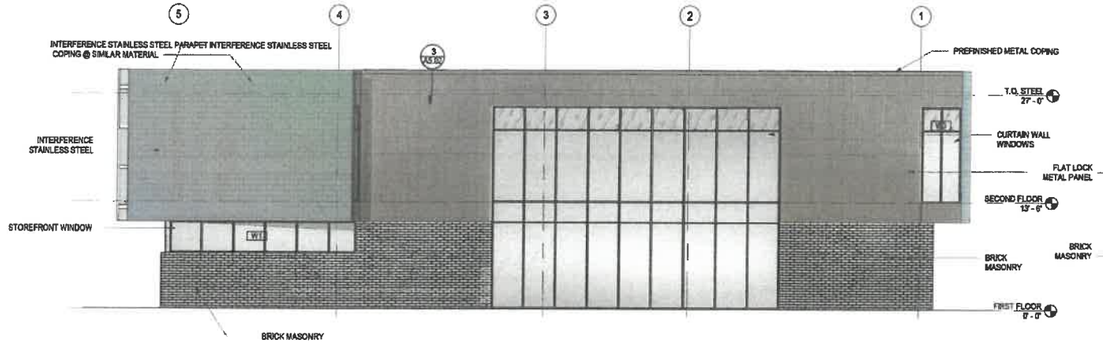
578.2 0 289.12 578.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

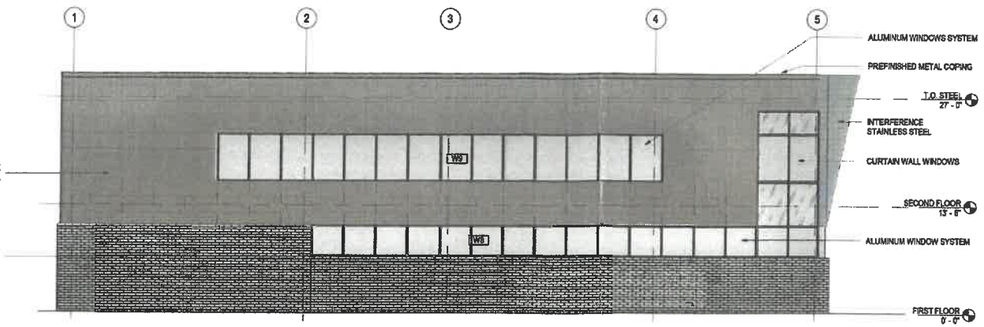
© City of West Des Moines, Iowa

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

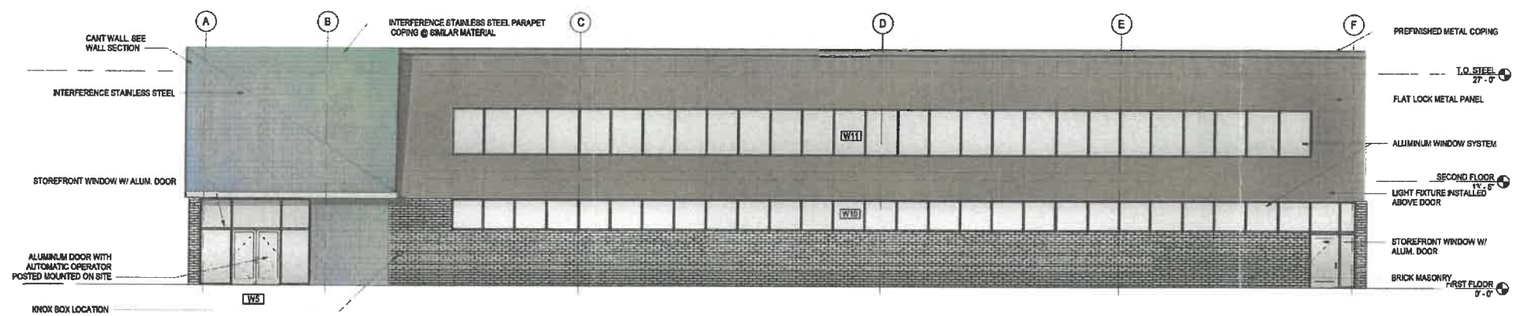



4 EAST ELEVATION
1/8" = 1'-0"

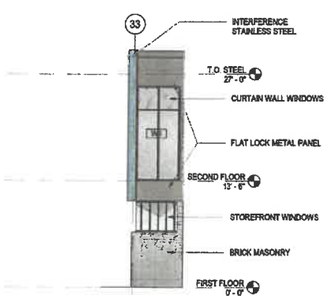



3 WEST ELEVATION
1/8" = 1'-0"

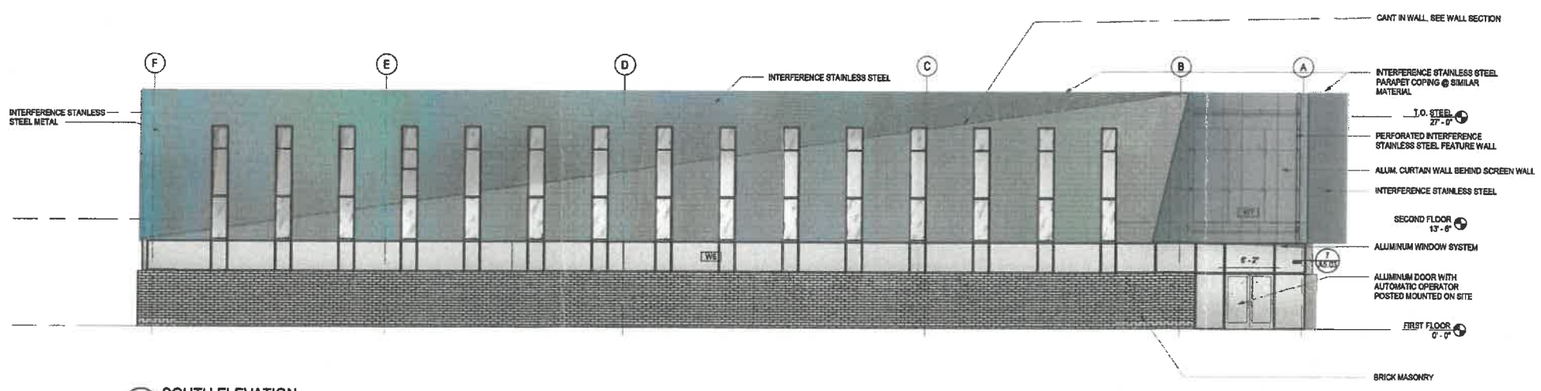
| | |
|---|---|
| BRICK MASONRY - | REVERE PEWTER VELOUR 12" UTILITY |
| INTERFERENCE STAINLESS STEEL - | MILLENIUM FORMS - BLUE GREEN, BRIGHT FINISH |
| FLAT LOCK METAL PANEL - | BACKDROP - SW 7025, SHERWIN WILLIAMS |
| ALUMINUM WINDOW SYSTEM: STOREFRONT WINDOWS CURTAIN WALL WINDOWS | |




2 NORTH ELEVATION
1/8" = 1'-0"




5 NORTHEAST ELEVATION
1/8" = 1'-0"




1 SOUTH ELEVATION
1/8" = 1'-0"

INVISION
PLANNING | ARCHITECTURE | INTERIORS

**EXTERIOR ELEVATIONS**
**STAR & DEVELOPMENTAL CENTER**
18124

SCALE: 1/8" = 1'-0"
DATE: 06/05/2019
SHEET: A2

ATTACHMENT D

PRELIMINARY- NOT FOR CONSTRUCTION

# UNITY POINT CLINIC
# WESTOWN PARKWAY

## SHEET INDEX:


C0.1 COVER SHEET
C0.2 SITE SURVEY
C1.1 DEMO PLAN
C2.1 LAYOUT PLAN
C3.1 GRADING PLAN
C4.1 UTILITY PLAN
C5.1 LANDSCAPE PLAN
C6.1 DETAILS SHEET
C7.1 SWPPP


### PROPERTY DESCRIPTION:

SPECIAL WARRANTY DEED BOOK 8471, PAGE 646)
THE SOUTH 442.00 FEET OF LOT 2 IN WESTOWN PARKWAY PLAZA, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA

AND

(WARRANTY DEED BOOK 15996, PAGE 245)
THE WEST 200.00 FEET OF LOT 1 LYING NORTH OF AND ADJACENT TO LOT 2 AND LOT 2 EXCEPT THE SOUTH 442.00 FEET, ALL IN WESTOWN PARKWAY PLAZA, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA

### ADDRESS:

4055 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266

### OWNER:

HURD PROPERTIES
AND HURD WESTOWN LLC
2009 FULLER ROAD
WEST DES MOINES, IOWA 50265

### PREPARED FOR:

UNITY POINT HEALTH-DES MOINES
1200 E PLEASANT STREET
DES MOINES, IA 50309

### ZONING:

INFORMATION OBTAINED FROM CITY OF WEST DES MOINES PLANNING DIVISION
SOUTH WATER TOWER PLACE PUD WITH UNDERLYING ZONING OF PROFESSIONAL COMMERCE PARK
FOR AN OFFICIAL ZONING REPORT PLEASE CALL CITY OF WEST DES MOINES AT 515-222-3620

### COMPREHENSIVE PLAN LAND USE:

EXISTING - OFFICE
PROPOSED - OFFICE

### SETBACKS:

| | |
|---|---|
| FRONT YARD | 100 FEET |
| REAR YARD | 25 FEET |
| SIDE YARD (EAST) | 10 FEET |
| SIDE YARD (WEST) | 25 FEET |

### PARKING REQUIREMENTS:

1 SPACE PER 200 SF GROSS FLOOR AREA
28,603 SF/200 = 143 SPACES REQUIRED
144 SPACES PROVIDED INC. 5 ADA SPACES

### OPEN SPACE REQUIREMENTS:

TOTAL SITE AREA = 128,072 S.F. (2.94 AC)
REQUIRED OPEN SPACE = 44,825 S.F. (35%)
PROVIDED OPEN SPACE = 47,303 S.F. (36%)

### IMPERVIOUS SURFACE:

TOTAL SITE AREA = 128,072 S.F.
EXISTING IMPERVIOUS AREA = 67,044 S.F. (52.3%)
PROPOSED IMPERVIOUS AREA = 83,773 S.F. (65.4%
NET CHANGE = 16,729 S.F.

### BENCHMARK:

BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS
DATUM = NAD 83, IOWA SOUTH
BENCHMARK DATUM = CITY OF WEST DES MOINES

WEST DES MOINES BM 64
NORTHING = 577432.5
EASTING = 1568818.6
ELEVATION = 153.19
DESCRIPTION: STANDARD BENCHMARK LOCATED SOUTH OF THE INTERSECTION OF 42ND ST. AND ASHWORTH RD., 3 FEET WEST OF THE CENTERLINE OF 42ND ST. EXTENDED, 25.5 FEET SOUTH OF CENTERLINE OF ASHWORTH RD.

WEST DES MOINES BM 69
NORTHING = 583150.8
EASTING = 1574060.8
ELEVATION = 163.09
DESCRIPTION: STANDARD BENCHMARK LOCATED AT THE INTERSECTION OF 28TH ST. AND UNIVERSITY AVE., SOUTHWEST OF CORNER OF INTERSECTION 41.5 FEET COUTH OF CENTER LINE OF UNIVERSITY AVE. 58.5 FEET WEST OF CENTERLINE OF 28TH ST.

## GENERAL NOTES:

1. 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. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE WDM ENGINEERING SERVICES (222-3475) TO SCHEDULE ANY REQUIRED INSPECTIONS. ROW EXCAVATION PERMITS CAN BE OBTAINED AT THE PUBLIC SERVICE FACILITY (222-3480). IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICANT OBTAINING ALL NECESSARY EASEMENTS/AGREEMENTS AND APPLICABLE PERMITS.
2. IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
5. ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
6. BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
7. THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
8. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SCHEDULE FOR PERFORMANCE OF WORK ITEMS. THIS SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRECONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.
9. LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
10. SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
11. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
12. THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF WEST DES MOINES.
13. GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
14. THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
15. EDGE COMPANIES (JOSH WEIDERHOLT, 515-986-2226) IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED. CONTRACTOR TO PROVIDE CONTACT INFORMATION FOR INDIVIDUAL RESPONSIBLE FOR THESE ACTIVITIES TO CITY OF WEST DES MOINES UPON PROJECT AWARD.
16. DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.

## PAVING NOTES:

1. THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SEEDED IN ACCORDANCE WITH CITY OF WEST DES MOINES STANDARD SPECIFICATIONS AND THE CURRENT VERSION OF SUDAS.
2. SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUBBASE PRIOR TO ANY PAVEMENT BEING PLACED.
3. SEE DETAILS FOR ALL PAVEMENT THICKNESS.
4. DETECTABLE WARNING PANEL(S) CALLED OUT ON PLANS SHALL BE PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
5. ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

## UTILITY NOTES:

1. QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
2. THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
3. THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
4. ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE.
5. ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
6. ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
7. ALL STRUCTURE SIZES CALLED OUT ON PLANS ARE MINIMUM INSIDE WALL DIMENSIONS.
8. ALL STRUCTURES CALLED OUT AS "MODIFIED" OR "SPECIAL" SHALL BE ENGINEERED BY THE PRECASTER TO ENSURE STRUCTURE STABILITY. MODIFICATIONS INCLUDE ADDITIONAL WALL LENGTH TO ACCOUNT FOR LARGE PIPE DIAMETERS AND ADDITIONAL WALL WIDTH & BASE DEPTH TO ACCOUNT FOR DEEPER STRUCTURES. ANY AND ALL MODIFICATIONS TO STANDARD STRUCTURES SHALL BE CONSIDERED INCIDENTAL TO BID
9. SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2%. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATERMAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.
10. MANDREL AND PRESSURE TESTS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES. TELEVISING OF THE SANITARY SEWER SYSTEM SHALL BE COMPLETED PRIOR TO PAVING UNLESS OTHERWISE APPROVED BY JURISDICTION.
11. WATERMAINS SHALL BE C-900. SIZE OF WATERMAIN AS SHOWN ON PLANS.
12. THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATERMAIN CONSTRUCTION.
13. PROPOSED WATERMAIN SHALL BE PRESSURE TESTED, BACTERIA TESTED AND CHLORINATED. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF WEST DES MOINES.
14. TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
15. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF WEST DES MOINES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
16. THE MINIMUM HYDRANT LEAD SHALL BE 3.5 FEET.
17. ANY AND ALL HYDRANT AND VALVE EXTENSIONS, TOGETHER WITH VERTICAL BENDS, SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION. NO ADDITIONAL PAYMENT WILL BE PROVIDED FOR INCIDENTAL ITEMS

## UTILITY CONFLICT NOTES:

1. UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
2. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION.
3. CONTRACTOR SHALL COMPLY WITH ALL DNR REQUIREMENTS FOR PIPE MATERIAL, PIPE JOINTS, AND ANY OTHER APPLICABLE REQUIREMENTS ANY TIME A STORM SEWER OR SANITARY SEWER CROSSES OVER OR LESS THAN 18" BELOW A WATER MAIN.
4. FOR ALL CRITICAL CROSSINGS WITH EXISTING UTILITIES, THE ELEVATION OF THE EXISTING UTILITY SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY BISHOP ENGINEERING PRIOR TO CONSTRUCTION IF A CONFLICT EXISTS.

## STAKING NOTES:

1. CONTRACTOR IS REQUIRED TO HAVE ALL STAKING DONE UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR AND IN COORDINATION WITH THE PROJECT ENGINEER.
2. CONTRACTOR IS REQUIRED TO HAVE ALL STAKING DONE DIRECTLY UNDER THE GENERAL CONTRACTOR BY A SINGLE COMPANY.
3. STAKING DOES NOT RELIEVE CONTRACTOR OF ULTIMATE RESPONSIBILITY TO CONSTRUCT THE PROJECT PER PLAN.

## PAVEMENT SAWCUT NOTES:

1. CONTRACTOR TO PROVIDE SAWCUT JOINTING PLAN TO DAVID BENTZ, BISHOP ENGINEERING (515-276-0467 OR DBENTZ@BISHOPENGR.COM) PRIOR TO ANY CONCRETE PAVEMENT INSTALLATION.
2. PAVEMENT MAY BE REQUIRED TO BE REMOVED AND REPLACED IF PLACED WITHOUT AN APPROVED PLAN.
3. LONGITUDINAL JOINTS IN DRIVE LANES & THE OUTER MOST JOINT OF ALL PARKING AREAS SHALL BE SUDAS TYPE 'L-1' OR 'L-2' JOINTS AND HAVE STEEL. INTERIOR PARKING LOT JOINTS, OTHER THAN THE OUTER MOST JOINT, DO NOT NEED STEEL AND SHALL BE SUDAS TYPE 'B' OR TYPE 'K' JOINTS.
4. ALL TRANSVERSE JOINTS SHALL BE SUDAS TYPE 'C' OR TYPE 'DW' JOINTS WITH STEEL IN THE CASE OF A DAY'S WORK JOINT.

## SPECIFICATIONS NOTES:

1. IN THE EVENT OF A DISCREPANCY BETWEEN THE PROJECT SPECIFICATIONS AND: CITY OF WEST DES MOINES REQUIREMENTS AND SPECIFICATIONS, PLUMBING CODE, AND URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENT (SUDAS 2019), THE CITY OF WEST DES MOINES STANDARD SPECIFICATIONS SHALL GOVERN.
2. FOR ALL SPECIFICATION DISCREPANCIES, PROJECT ENGINEER SHALL BE CONTACTED PRIOR TO PROCEEDING WITH CONSTRUCTION. IF ENGINEER IS NOT CONTACTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PROBLEMS THAT RESULT FROM SAID DISCREPANCIES.
3. FOR ALL SPECIFICATION DISCREPANCIES, CONTRACTOR MUST OBTAIN WRITTEN APPROVAL FROM THE CITY OF WEST DES MOINES ENGINEERING DEPARTMENT FOR ANY CHANGES TO PROPOSED SITE INFRASTRUCTURE OR GRADES PRIOR TO PROCEEDING WITH ANY CHANGES.

## REQUIRED AS-BUILT NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COST OF AS-BUILT TOPO OF ALL DETENTION PONDS & DETENTION POND STORM SEWER.
2. CONTRACTOR SHALL CONTACT BISHOP ENGINEERING (DAVID BENTZ AT 515-276-0467) TO PERFORM SAID AS-BUILT SURVEYS.
3. IF ANYTHING HAS BEEN CONSTRUCTED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.

## EARTHWORK BALANCE NOTES:

1. SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY. CONTRACTOR RESPONSIBLE FOR MAKING THE SITE EARTHWORK BALANCE.
2. THIS INCLUDES BUT IS NOT LIMITED TO TOPSOIL, POOR SOILS AND STRUCTURAL FILL NECESSARY TO MEET PROJECT PLANS AND SPECIFICATIONS.

## STORM & SANITARY TELEVISING NOTES:

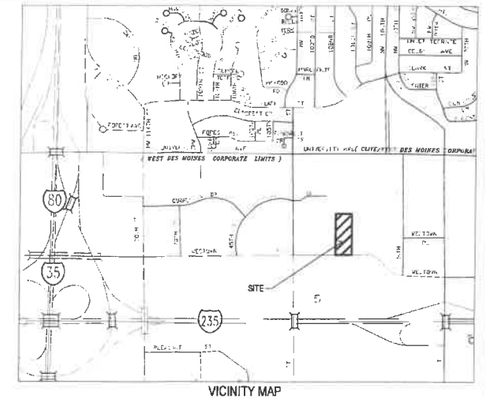
1. CONTRACTOR IS REQUIRED TO TELEVISE ALL SANITARY AND STORM SEWER SYSTEM PRIOR TO PAVING OPERATIONS.
2. CONTRACTOR SHALL SEND VIDEO INSPECTION TO THE ENGINEER FOR APPROVAL PRIOR TO PAVING.

## WEST DES MOINES UTILITY NOTES:

1. ALL WATER MAIN, PUBLIC OR PRIVATE AND ASSOCIATED SERVICES SHALL BE INSTALLED ACCORDING TO SUDAS 2019 EDITION & WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
2. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS (515-222-3465) AT LEAST 1 WEEK PRIOR TO BUILDING CONSTRUCTION.
3. ANY WATER USE FROM A HYDRANT, PUBLIC OR PRIVATE, REQUIRES THE USE OF A WEST DES MOINES WATER WORKS HYDRANT METER. CALL 515-222-3465 TO RESERVE A METER.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISIONS.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
6. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND THE 2015 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTIONS (515-222-3630) A MIN. OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(IES) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1297,54-1998. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, WILLIAM MABUCE, ENGINEERING TECHNICIAN (515-222-3510) A MIN OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
8. ALL LIGHTS ARE TO BE DOWNCAST CUTOFF VARIETY. WALLPACKS ARE PROHIBITED. THEN MAXIMUM ILLUMINATION ALLOWED AT THE PROPERTY LINE IS ONE FOOTCANDLE.
9. CONTACT WEST DES MOINES WATER WORKS (222-3465) TO SCHEDULE PRESSURE AND FLOW TEST PRIOR TO DESIGNING THE FIRE SUPPRESSION SYSTEM.
10. PER CITY OF WEST DES MOINES SPECIFICATIONS NO MORE THAN 12 INCHES OF ADJUSTMENT RINGS MAY BE USED ON A SANITARY SEWER STRUCTURE, IF MORE THAN 12 INCHES OF ADJUSTING RINGS ARE REQUIRED A NEW BARREL SECTION WILL NEED TO BE INSTALLED.
11. ALL RETAINING WALLS OVER 4 FEET IN HEIGHT NEED TO BE CERTIFIED BY A STRUCTURAL ENGINEER.

## RIGHT OF WAY NOTE:

1. LOT "A" TO BE DEEDED TO THE CITY OF WEST DES MOINES FOR RIGHT OF WAY AT THE START OF THE PROJECT.




VICINITY MAP
NOT TO SCALE

### LEGEND:

| | |
|---|---|
| SAN | SANITARY SEWER |
| ST | STORM SEWER |
| W | WATER LINE |
| G | GAS LINE |
| U/E | UNDERGROUND ELECTRIC |
| O/E | OVERHEAD ELECTRIC |
| TELE | TELEPHONE LINE |
| F/O | FIBER OPTIC |
| CATV | CABLE TV |
| | STORM MANHOLE |
| | CURB INTAKE |
| | SURFACE INTAKE |
| | FLARED END SECTION |
| | SANITARY MANHOLE |
| | CLEANOUT |
| | FIRE HYDRANT |
| | SPRINKLER |
| | IRRIGATION CONTROL VALVE |
| | WATER MANHOLE |
| | WELL |
| | WATER VALVE |
| | WATER SHUT OFF |
| | YARD HYDRANT |
| | ELECTRIC MANHOLE |
| | ELECTRIC METER |
| | ELECTRIC RISER |
| | ELECTRIC VAULT |
| | POWER POLE |
| | TRANSFORMER POLE |
| | LIGHT POLE |
| | ELECTRIC JUNCTION BOX |
| | ELECTRIC PANEL |
| | TRANSFORMER |
| | GROUND LIGHT |
| | GUY WIRE |
| | ELECTRIC HANDHOLE |
| | GAS METER |
| | GAS VALVE |
| | AIR CONDITIONING UNIT |
| | TELEPHONE RISER |
| | TELEPHONE VAULT |
| | TELEPHONE MANHOLE |
| | TRAFFIC SIGNAL MANHOLE |
| | FIBER OPTIC RISER |
| | FIBER OPTIC FAULT |
| | CABLE TV RISER |
| | SIGN |
| | DENOTES NUMBER OF PARKING STALLS |
| | PROPERTY CORNER - FOUND AS NOTED |
| | PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775 |
| | SECTION CORNER - FOUND AS NOTED |

### ABBREVIATIONS:

| | |
|---|---|
| AC | ACRES |
| ASPH | ASPHALT |
| BK | BOOK |
| CONC | CONCRETE |
| D | DEEDED DISTANCE |
| Ex | EXISTING |
| ENCL | ENCLOSURE |
| FF | FINISHED FLOOR |
| FL | FLOW LINE |
| FRAC | FRACTIONAL |
| M | MEASURED DISTANCE |
| MH | MANHOLE |
| OPC | ORANGE PLASTIC CAP |
| P | PLATTED DISTANCE |
| PG | PAGE |
| POB | POINT OF BEGINNING |
| POC | POINT OF COMMENCEMENT |
| PRA | PREVIOUSLY RECORDED AS |
| PUE | PUBLIC UTILITY EASEMENT |
| ROW | RIGHT OF WAY |
| RPC | RED PLASTIC CAP |
| SF | SQUARE FEET |
| SAN | SANITARY |
| TYP | TYPICAL |
| YPC | YELLOW PLASTIC CAP |
| N | NORTH |
| S | SOUTH |
| E | EAST |
| W | WEST |

### UTILITY NOTE:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT. A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

### UTILITY MAPS PROVIDED BY:

1. ELECTRIC (PROVIDER / CONTACT INFO)
2. STORM AND SANITARY (PROVIDER / CONTACT INFO)
3. FIBER OPTIC (PROVIDER / CONTACT INFO)
4. CABLE (PROVIDER / CONTACT INFO)
5. GAS (PROVIDER / CONTACT INFO)
6. WATER (PROVIDER / CONTACT INFO)
7. OTHERS (PROVIDER / CONTACT INFO)

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

LICENSED PROFESSIONAL ENGINEER
DAVID B. BENTZ
17143
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.

SIGNED: _____ DATE: _____
DAVID B. BENTZ, PE. 17143
LICENSE RENEWAL DATE: DEC. 31, 2019
PAGES OR SHEETS COVERED BY THIS SEAL: _____


COPYRIGHT 2019 BISHOP ENGINEERING. THIS DOCUMENT AND THE INFORMATION CONTAINED MAY NOT BE REPRODUCED OR EXCERPTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF BISHOP ENGINEERING. UNAUTHORIZED COPYING OR DISCLOSURE OF CONSTRUCTION USE ARE PROHIBITED BY COPYRIGHT LAW.



Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1959


UNITY POINT CLINIC
4055 WESTOWN PARKWAY W. DES MOINES, IA 50266

COVER SHEET

REFERENCE NUMBER:
95-31-P
140343
160333

DRAWN BY: CEJ

CHECKED BY: DBB

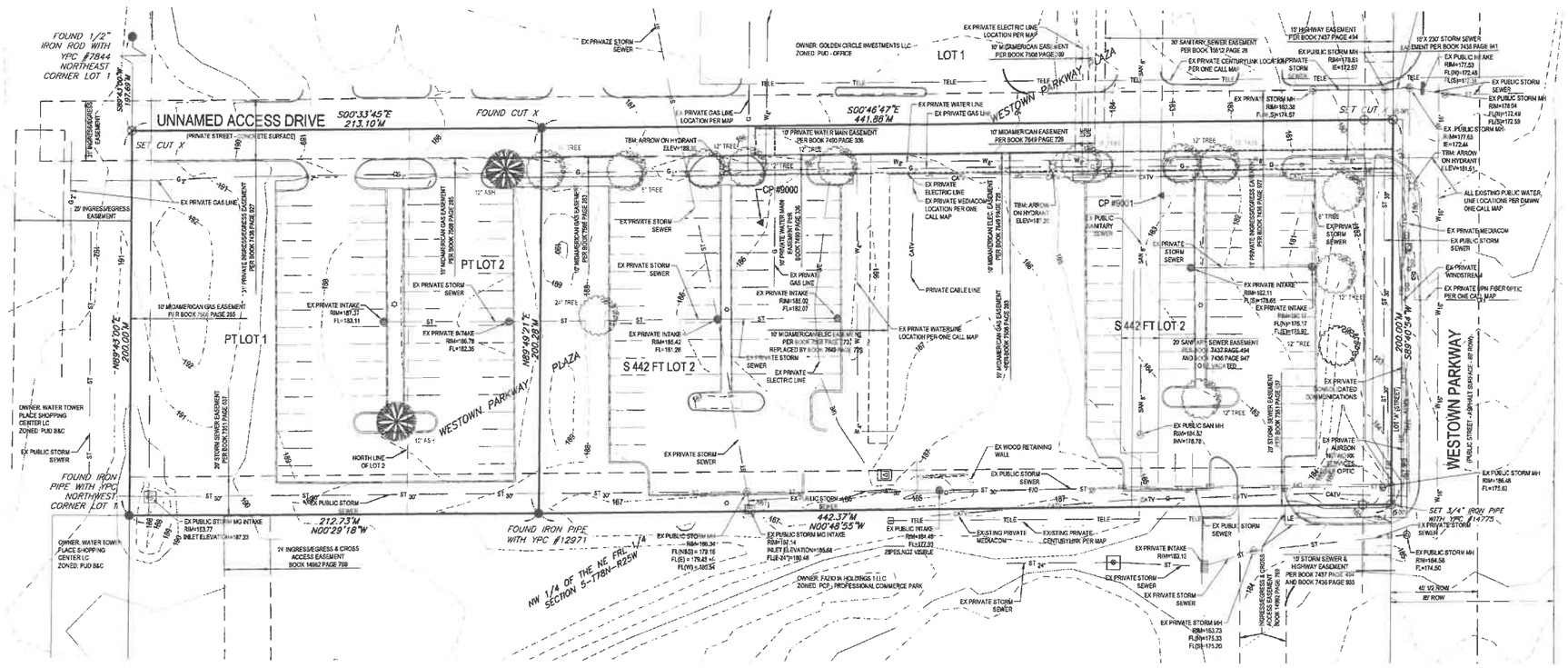
REVISION DATE:
4-2-2019 1ST SUBMITTAL
4-26-2019 2ND SUBMITTAL
5-17-2019 3RD SUBMITTAL
5-20-2019 BID SET
5-29-2019 4TH SUBMITTAL
6-13-2019 5TH SUBMITTAL

PROJECT NUMBER: 190129

SHEET NUMBER: C0.1

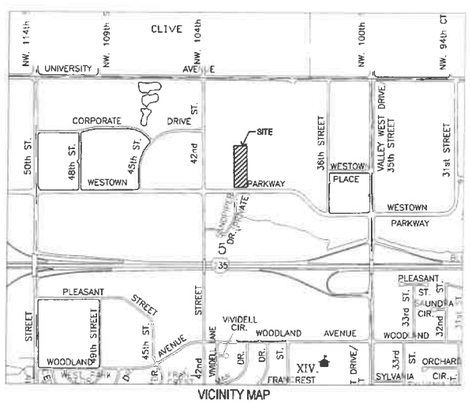

6/13/2019 1:38:04 PM M:\AND PROJECTS 2018\190129 UNITY POINT\WDG\C1 COVER.DWG

# UNITY POINT CLINIC
# SITE SURVEY




LEGEND:

- SAN — SANITARY SEWER
- ST — STORM SEWER
- W — WATER LINE
- G — GAS LINE
- U/E — UNDERGROUND ELECTRIC
- O/E — OVERHEAD ELECTRIC
- TELE — TELEPHONE LINE
- F/O — FIBER OPTIC
- CATV — CABLE TV
- STORM MANHOLE
- CURB INTAKE
- SURFACE INTAKE
- FLARED END SECTION
- SANITARY MANHOLE
- CLEANOUT
- FIRE HYDRANT
- SPRINKLER
- IRRIGATION CONTROL VALVE
- WATER MANHOLE
- WELL
- WATER VALVE
- WATER SHUT OFF
- YARD HYDRANT
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC RISER
- ELECTRIC VAULT
- POWER POLE
- TRANSFORMER POLE
- LIGHT POLE
- ELECTRIC JUNCTION BOX
- ELECTRIC PANEL
- TRANSFORMER
- GROUND LIGHT
- GUY WIRE
- ELECTRIC HANDHOLE
- GAS METER
- GAS VALVE
- AIR CONDITIONING UNIT
- TELEPHONE RISER
- TELEPHONE VAULT
- TELEPHONE MANHOLE
- TRAFFIC SIGNAL MANHOLE
- FIBER OPTIC RISER
- FIBER OPTIC FAULT
- CABLE TV RISER
- SIGN
- DENOTES NUMBER OF PARKING STALLS
- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID # 14775 OR AS NOTED
- SECTION CORNER - FOUND AS NOTED
- SITE CONTROL POINT - MONUMENT AS NOTED




VICINITY MAP
SCALE: 1" = 1,000'

PROPERTY DESCRIPTION:
(SPECIAL WARRANTY DEED BOOK 8471, PAGE 646)
THE SOUTH 442.00 FEET OF LOT 2 IN WESTOWN PARKWAY PLAZA, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA

AND

(WARRANTY DEED BOOK 15095, PAGE 245)
THE WEST 200.00 FEET OF LOT 1 LYING NORTH OF AND ADJACENT TO LOT 2 AND LOT 2 EXCEPT THE SOUTH 442.00 FEET, ALL IN WESTOWN PARKWAY PLAZA, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA

ADDRESS:
4055 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266

OWNER:
HURD PROPERTIES
AND HURD WESTOWN LLC
2000 FULLER ROAD
WEST DES MOINES, IOWA 50265

PREPARED FOR:
INVISION ARCHITECTURE
303 WATSON POWELL JR. WAY
SUITE 200
DES MOINES, IOWA 50309
515-633-2641

ZONING:
INFORMATION OBTAINED FROM POLK COUNTY ASSESSOR PAGE
PUD OFFICE - OFFICE PLANNED UNIT DEVELOPMENT
FOR AN OFFICIAL ZONING REPORT PLEASE CALL CITY OF WEST DES MOINES AT 515-222-3620

SITE CONTROL AND BENCHMARKS:
BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS
DATUM = NAD 83, IOWA SOUTH
BENCHMARK DATUM = CITY OF WEST DES MOINES

POINT #9000
NORTHING = 581768.57
EASTING = 1569537.15
ELEVATION = 186.07
DESCRIPTION: RPC ON IRON PIPE

POINT #9001
NORTHING = 581579.62
EASTING = 1569551.91
ELEVATION = 183.15
DESCRIPTION: RPC ON IRON PIPE

TBM:
ARROW ON HYDRANT LOCATE NEAR SE CORNER OF SUBJECT PROPERTY
ELEVATION=181.61

UTILITY MAPS PROVIDED BY:
1. STORM AND SANITARY (CITY OF WEST DES MOINES / 515-222-3510)
2. FIBER OPTIC (CONSOLIDATED COMMUNICATIONS / 507-387-1770)
3. FIBER OPTIC (AUREON NETWORK SERVICES / 515-830-0445)
4. FIBER OPTIC (UNITE PRIVATE NETWORKS, LLC / 816-425-3556)
5. GAS/ELECTRIC (MIDAMERICAN / 515-252-6632)
6. WATER (WEST DES MOINES WATER WORKS / 515-222-3510)
7. COMMUNICATION (ADB COMPANIES / 314-239-6568)
8. COMMUNICATION (CENTURYLINK / 720-578-6090)
9. CABLE (MEDIACOM COMMUNICATIONS CORP / 515-246-2252)
10. COMMUNICATION (WINDSTREAM COMMUNICATIONS / 800-289-1901)

ABBREVIATIONS:

| | |
|---|---|
| AC | ACRES |
| ASPH | ASPHALT |
| BK | BOOK |
| CONC | CONCRETE |
| D | DEEDED DISTANCE |
| EX | EXISTING |
| ENCL | ENCLOSURE |
| FF | FINISHED FLOOR |
| FL | FLOW LINE |
| FRAC | FRACTIONAL |
| M | MEASURED DISTANCE |
| MH | MANHOLE |
| OPC | ORANGE PLASTIC CAP |
| P | PLATTED DISTANCE |
| PG | PAGE |
| POB | POINT OF BEGINNING |
| POC | POINT OF COMMENCEMENT |
| PRA | PREVIOUSLY RECORDED AS |
| PUE | PUBLIC UTILITY EASEMENT |
| ROW | RIGHT OF WAY |
| RPC | RED PLASTIC CAP |
| SF | SQUARE FEET |
| SAN | SANITARY |
| TYP | TYPICAL |
| YPC | YELLOW PLASTIC CAP |
| N | NORTH |
| S | SOUTH |
| E | EAST |
| W | WEST |

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

UTILITY NOTE:
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT. A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

NOTES:
1. ADJACENT PROPERTY OWNER INFORMATION OBTAINED FROM POLK COUNTY ASSESSORS WEB PAGE
2. PARENTHESIS ( ) DENOTES PREVIOUSLY RECORDED BEARINGS AND DISTANCES

COPYRIGHT 2019 BISHOP ENGINEERING. THIS DOCUMENT AND THE INFORMATION CONTAINED MAY NOT BE REPRODUCED OR EXCERPTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF BISHOP ENGINEERING. UNAUTHORIZED COPYING OR DISCLOSURE OF CONSTRUCTION USE ARE PROHIBITED BY COPYRIGHT LAW.

GRAPHIC SCALE
30 0 15 30 60
SCALE: 1" = 30'
FIELD WORK COMPLETED ON 3-22-2019

LICENSED PROFESSIONAL LAND SURVEYOR — LARRY D. HYLER, P.L.S. No. 14775 — IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: _____ DATE: _____
LARRY D. HYLER, P.L.S. 14775
LICENSE RENEWAL DATE: DEC. 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL: C0.2

Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1959

4055 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266

SITE SURVEY

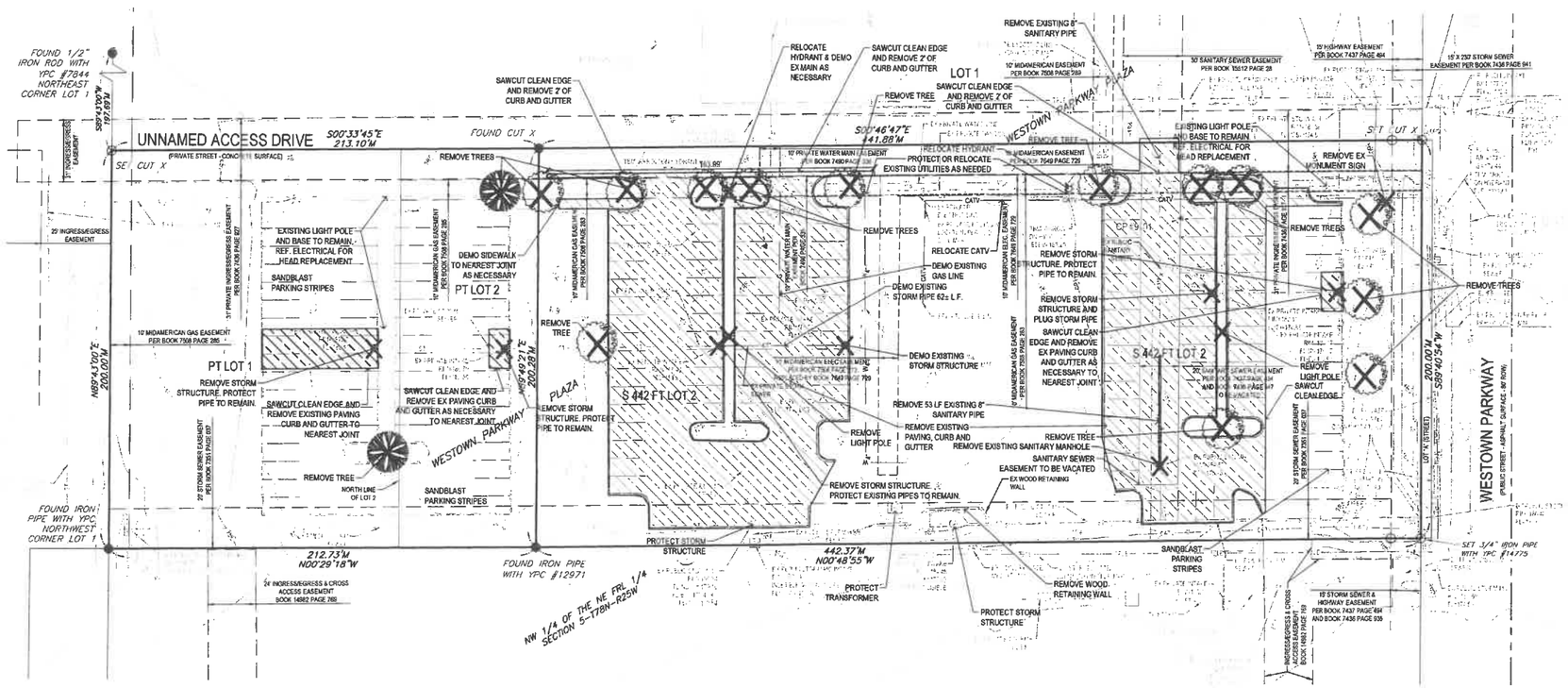
REFERENCE NUMBER:
DRAWN BY: CJ/LM
CHECKED BY:
REVISION DATE:
PROJECT NUMBER: 190129
SHEET NUMBER: C0.2

01/22/19 1:35:05 PM M:\LAND PROJECTS 2019\190129 UNITY POINT\DWG\C0.2 SITE SURVEY.DWG

PRELIMINARY- NOT FOR CONSTRUCTION

DEMO NOTES:

1. SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB
2. PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE.
3. PAVEMENT STRIPING CALLED OUT FOR REMOVAL SHALL BE SANDBLASTED. NO GRINDING WILL BE ALLOWED.
4. CONTRACTOR SHALL COORDINATE SIGNAGE AND/OR ACCESS ROAD CLOSURE WITH OWNER AND CITY AS NECESSARY TO REMOVE CURB AND GUTTER.
5. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL AND LIGHT POLE REMOVAL/EXCHANGE WITH UTILITY PROVIDER AND ARCHITECT.





Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1959


# UNITY POINT CLINIC
## 4055 WESTOWN PARKWAY W. DES MOINES, IA 50266
## DEMO PLAN

REFERENCE NUMBER:
95-31-P
140343
160333

DRAWN BY: CEJ

CHECKED BY: DBB

REVISION DATE:
4-2-2019 1ST SUBMITTAL
4-26-2019 2ND SUBMITTAL
5-17-2019 3RD SUBMITTAL
5-20-2019 BID SET
5-29-2019 4TH SUBMITTAL
6-13-2019 5TH SUBMITTAL

PROJECT NUMBER: 190129

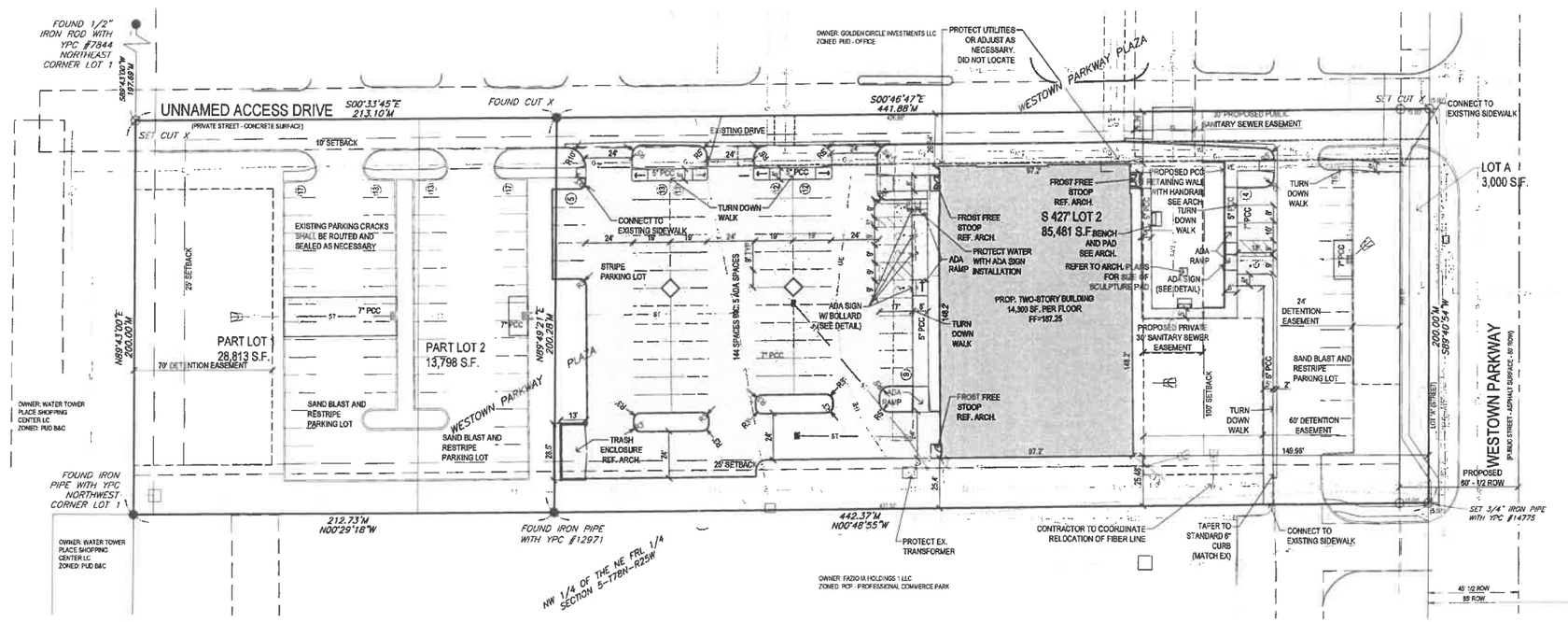
SHEET NUMBER: C1.1

6/13/2019 1:38:37 PM M:\LAND PROJECTS 2018\190129 UNITY POINT\DWG\C1.1 DEMO.DWG

PRELIMINARY- NOT FOR CONSTRUCTION

GENERAL NOTES:

1. EXISTING UTILITIES PER ONE CALL MAPS.
2. CONTRACTOR SHALL PROVIDE JOINTING PLAN FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL USE TYPICAL "B1" TYPE JOINTS WHERE PROPOSED CONCRETE CONNECTS TO EXISTING CONCRETE.
4. CONTRACTOR SHALL COORDINATE BUILDING LAYOUT AND FOOTINGS WITH ARCHITECTURAL AND STRUCTURAL PLANS, AND FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.




GRAPHIC SCALE
30 0 15 30 60

6/13/2019 1:41:36 PM M:\LAND PROJECTS 2018\190129 UNITY POINT\DWG\C2.1 LAYOUT.DWG


Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1959


UNITY POINT CLINIC
4055 WESTOWN PARKWAY W. DES MOINES, IA 50266

# LAYOUT PLAN

REFERENCE NUMBER:
95-31-P
140343
160333

DRAWN BY: CEJ

CHECKED BY: DBB

REVISION DATE:
4-2-2019 1ST SUBMITTAL
4-26-2019 2ND SUBMITTAL
5-17-2019 3RD SUBMITTAL
5-20-2019 BID SET
5-29-2019 4TH SUBMITTAL
6-13-2019 5TH SUBMITTAL

PROJECT NUMBER: 190129

SHEET NUMBER: C2.1

PRELIMINARY. NOT FOR CONSTRUCTION

5/13/2019 1:38:19 PM MALAND PROJECTS 2019\190129 UNITY POINT\DWG\C3.1 GRADING.DWG

## TOPSOIL NOTES:

1. STRIP AND STOCKPILE THE TOP 8" OF SOIL ON ALL DISTURBED AREAS.
2. RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 8" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6".
3. TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
4. TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER: ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

## EROSION CONTROL NOTE:

EDGE COMPANIES (JOSH WEIDERHOLT, 515-986-2229) IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED

EDGE COMPANIES (JOSH WEIDERHOLT, 515-986-2229) IS RESPONSIBLE FOR INSTALLATION, PERIODIC CHECKING AND REINSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES

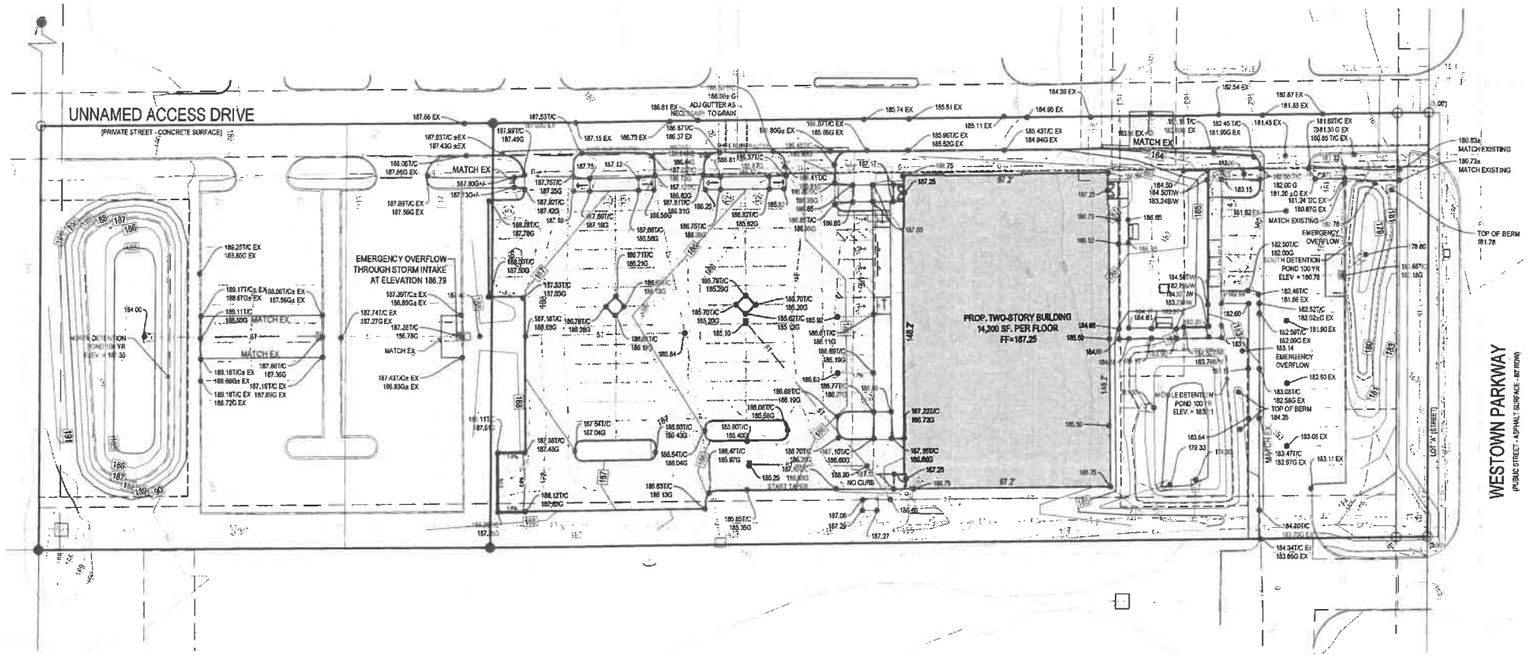
GRAPHIC SCALE

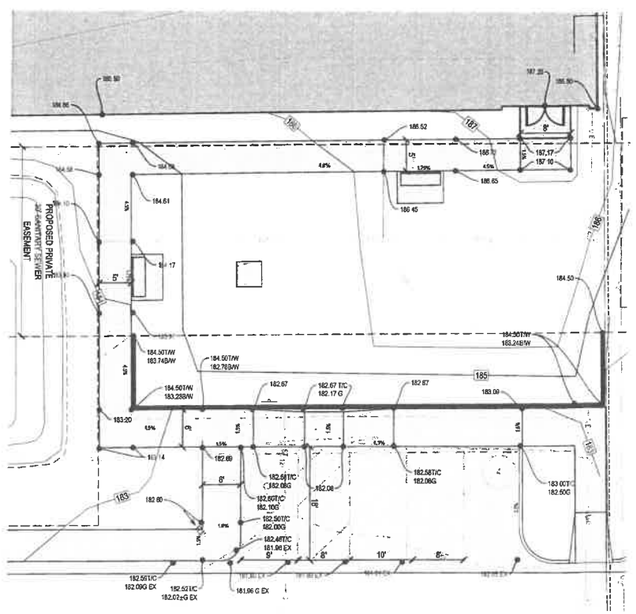
30 0 15 30 60

## GRADING LEGEND:

| | |
|---|---|
| EXISTING CONTOUR | 150 |
| PROPOSED CONTOUR | 150 |
| FINISHED GROUND ELEVATION | 150.50 |
| TOP OF CURB ELEVATION | 150.50T/C |
| GUTTER ELEVATION | 150.50G |
| TOP OF WALL ELEVATION | 150.50T/W |
| BOTTOM OF WALL ELEVATION | 150.50B/W |
| EDGE OF WALK ELEVATION | 150.50E/W |
| TOP OF STAIR ELEVATION | 150.50T/S |
| BOTTOM OF STAIR ELEVATION | 150.50B/S |

NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.

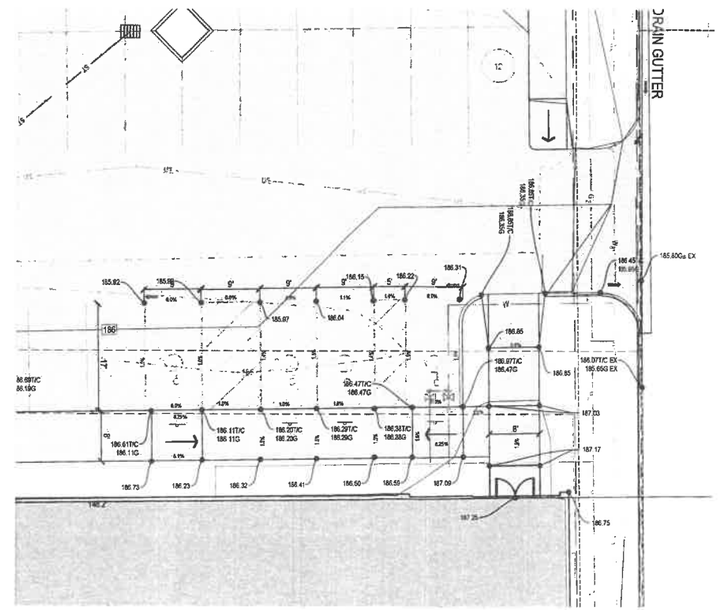



SOUTH ENTRANCE AND ADA SPACES

GRAPHIC SCALE

10 0 5 10 20




NORTH ENTRANCE AND ADA SPACES


Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1959


# UNITY POINT CLINIC
4055 WESTOWN PARKWAY W. DES MOINES, IA 50266

## GRADING PLAN

REFERENCE NUMBER:
95-31-P
140343
160333

DRAWN BY: CEJ

CHECKED BY: DBB

REVISION DATE:
4-2-2019 1ST SUBMITTAL
4-26-2019 2ND SUBMITTAL
5-17-2019 3RD SUBMITTAL
5-20-2019 BID SET
5-29-2019 4TH SUBMITTAL
6-13-2019 5TH SUBMITTAL

PROJECT NUMBER: 190129

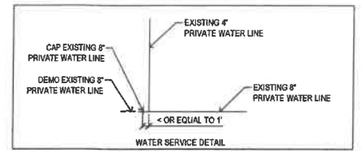
SHEET NUMBER: C3.1

PRELIMINARY- NOT FOR CONSTRUCTION

8/13/2019 1:44:48 PM M:\LAND PROJECTS 2018\190129 UNITY POINT\DWG\C4.1 UTILITY.DWG

## UTILITY NOTES:

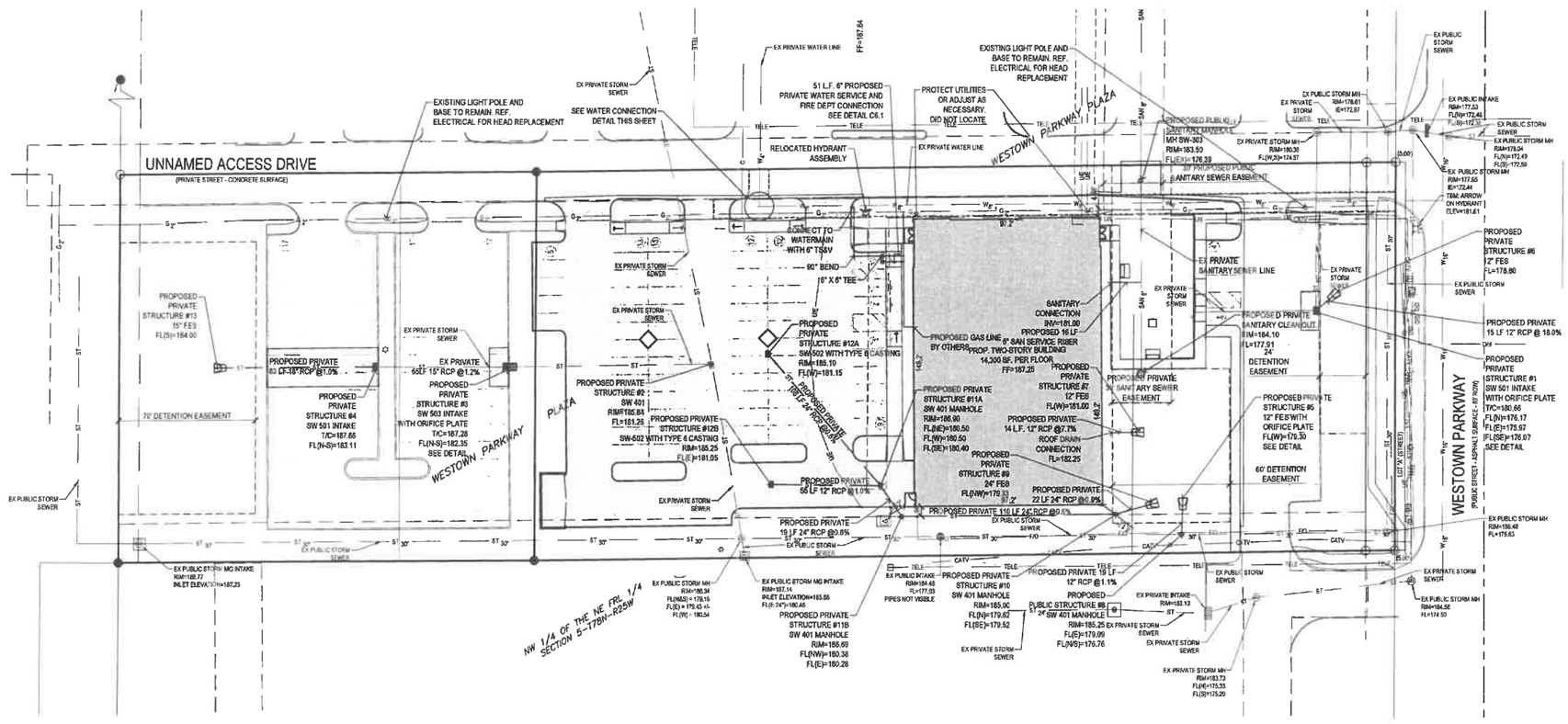
1. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
2. ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5' OF COVER UNLESS NOTED OTHERWISE.
3. FIRE HYDRANT ASSEMBLY SHALL INCLUDE THE TEE, BRANCH, VALVE AND HYDRANT.
4. PIPE LENGTHS CALLED OUT ON PLANS INCLUDE FLARED END SECTION, WHERE APPLICABLE.
5. STORM SEWER CALLED OUT AS RCP MUST BE CLASS III RCP.
6. STORM SEWER CALLED OUT AS N-12 MAY BE EITHER N-12 OR CLASS III RCP.
7. FOR RCP PIPE, ASSOCIATED F.E.S. MUST BE RCP. FOR N-12 PIPE, ASSOCIATED F.E.S. SHALL BE CMP.
8. TRANSFORMER PAD IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. PAD SHALL CONFORM TO ALL UTILITY COMPANY DESIGN STANDARDS AND SPECIFICATIONS.
9. ALL WATER WORK NEEDS TO BE COMPLETED IN A MANNER TO MINIMIZE THE WATER SERVICE DISRUPTION FOR BOTH FIRE AND DOMESTIC TO THE ADJACENT BUILDING




WATER SERVICE DETAIL

### PRIVATE WATER QUANTITY

| | |
|---|---|
| 8" PIPE TO DEMO | 22 FEET |
| HYDRANT TO BE RELOCATED | 1 |
| 8" X 6" TS&V | 1 |
| PROPOSED 6" PIPE INCL. BEND AND TEE | 46 FEET |
| PROPOSED 4" PIPE | 20 FEET |
| PROPOSED 6" VALVE | 2 |




GRAPHIC SCALE

30 0 15 30 60


Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1959


# UNITY POINT CLINIC
4055 WESTOWN PARKWAY W. DES MOINES, IA 50266

## UTILITY PLAN

REFERENCE NUMBER:
95-31-P
140343
160333

DRAWN BY:
CEJ

CHECKED BY:
DBB

REVISION DATE:
4-2-2019 1ST SUBMITTAL
4-25-2019 2ND SUBMITTAL
5-17-2019 3RD SUBMITTAL
6-20-2019 BID SET
5-29-2019 4TH SUBMITTAL
6-13-2019 5TH SUBMITTAL

PROJECT NUMBER:
190129

SHEET NUMBER:
C4.1

PRELIMINARY- NOT FOR CONSTRUCTION

## LANDSCAPE NOTES:

1. ALL SODDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
2. SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS. UNLESS NOTED OTHERWISE. SOD LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES.
3. STAKE SOD ON ALL SLOPES 3 : 1 OR GREATER.
4. PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
6. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
7. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT. IDENTIFICATION TAGS MUST BE LEFT ON UNTIL AFTER ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
8. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
9. STAKE AND WRAP ALL DECIDUOUS TREES IMMEDIATELY AFTER PLANTING. STAKE ALL TREES ACCORDING TO THE STAKING DETAILS. CONTRACTOR SHALL ADJUST AND MAINTAIN GUYING TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD.
10. THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
11. NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
12. ALL EDGING SHALL BE RYERSON 1/8" STEEL EDGING - COLOR BLACK, OR APPROVED EQUAL..
14. ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL INCORPORATE TYPAR 3301 NONWOVEN LANDSCAPE FABRIC (OR SIMILAR) AND 3" THICK LAYER OF WASHED RIVER ROCK (1.5" NOMINAL SIZE)..
15. ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER ROCK IS INSTALLED.
16. ALL GROUND MOUNTED AND WALL MOUNTED UTILITIES SHALL BE SCREENED WITH EVERGREEN SCREENING OR OTHER SCREENING MATERIAL AS APPROVED BY THE CITY OF WEST DES MOINES

## GENERAL LANDSCAPE REQUIREMENTS

| | |
|---|---|
| TOTAL SQUARE FOOTAGE OF PROJECT AREA | 131,076 SF |
| REQUIRED OPEN SPACE(35%) | 45,877 SF |
| **GENERAL OPEN SPACE REQUIREMENT** | |
| TOTAL REQUIRED TREES (2 PER 3,000 SF OPEN SPACE) | 31 |
| TOTAL PROPOSED TREES (19 EVERGREEN, 15 DECIDUOUS) | 34 |
| TOTAL REQUIRED SHRUBS (3 PER 3,000 SF OPEN SPACE) | 46 |
| TOTAL PROPOSED SHRUBS | 69 |

## PLANTING SCHEDULE

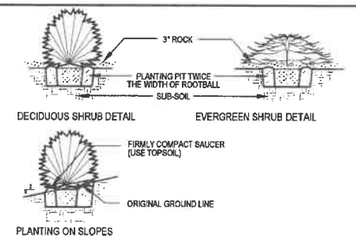
| CODE | QUAN | COMMON NAME | LATIN NAME | SIZE | ROOT | NOTES |
|---|---|---|---|---|---|---|
| GB | 3 | GINKGO | *GINKGO BILOBA 'PRINCETON SENTRY'* | 2" CAL | B&B | MATCHED SPECIMENS |
| SH | 12 | SKYLINE HONEYLOCUST | *GLEDITSIA TRIACANTHO INERMIS 'SKYLINE'* | 2.5" CAL | B&B | MATCHED SPECIMENS |
| HB | 7 | HACKBERRY | *CELTIS OCCIDENTALIS* | 2.5" CAL | B&B | MATCHED SPECIMENS |
| WO | 8 | WHITE OAK | *QUERCUS ALBA* | 2.5" CAL | B&B | MATCHED SPECIMENS |
| | | | | | | |
| EM | 1 | ELIZABETH MAGNOLIA | *MAGNOLIA X 'ELIZABETH'* | 1.5" CAL | B&B | SPECIMEN FORM (SINGLE TRUNK) |
| PS | 3 | PINK SPIRES CRABAPPLE | *MALUS X 'PINK SPIRES'* | 1.5" CAL | B&B | SPECIMEN FORM (SINGLE TRUNK) |
| | | | | | | |
| WP | 6 | WHITE PINE | *PINUS STROBUS* | 8' | B&B | FULL FORM TO GROUND |
| BH | 9 | BLACK HILLS SPRUCE | *PICEA GLAUCA DENSATA* | 8' | B&B | FULL FORM TO GROUND |
| CS | 4 | COLORADO SPRUCE | *PICEA PUNGENS* | 8' | B&B | FULL FORM TO GROUND |
| | | | | | | |
| BX | 32 | CHICAGOLAND BOXWOOD | *BUXUS X 'GLENCOE'* | #3 | CONT | FULL FORM - MATCHED |
| IH | 12 | INVINCIBELLE HYDRANGEA | *HYDRANGEA ARBORESCENS 'INVINCIBELLE'* | #5 | CONT | FULL FORM - MATCHED |
| AH | 16 | ANNABELLE HYDRANGEA | *HYDRANGEA ARBORESCENS 'ANNABELLE'* | #5 | CONT | FULL FORM - MATCHED |
| LD | 2 | LITTLE DEVIL NINEBARK | *PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL'* | #3 | CONT | FULL FORM - MATCHED |
| GF | 36 | GOLD FLAME SPIREA | *SPIRAEA X 'GOLD FLAME'* | #3 | CONT | FULL FORM - MATCHED |
| | | | | | | |
| VR | 100 | VIOLET RIOT SALVIA | *SALVIA X 'VIOLET RIOT'* | 4" | CONT | FULL FORM - MATCHED |
| CB | 88 | CRYSTAL BLUE SALVIA | *SALVIA X 'CRYSTAL BLUE'* | 4" | CONT | FULL FORM - MATCHED |
| RQ | 84 | ROSE QUEEN SALVIA | *SALVIA X 'ROSE QUEEN'* | 4" | CONT | FULL FORM - MATCHED |
| PA | 560 | PURPLE SENSATION ALLIUM | *ALLIUM X 'PURPLE SENSATION'* | N/A | BULB | INSTALL AT 9" ON CENTER - GRID PATTERN |

**SOD:** PROVIDE AND INSTALL SOD FROM LOCAL SUPPLIERS. AREAS TO BE SODDED MUST BE FREE OF ALL CONSTRUCTION DEBRIS AND ANY DIRT CLUMPS OVER 1" IN DIAMETER. THOROUGHLY WATER SOD UPON INSTALLATION. CONTRACTOR TO MAINTAIN WATERING UNTIL SOD IS ESTABLISHED (ROOTS KNITTED INTO SUBSURFACE)

**FLOWER GONG:** PROVIDE AND INSTALL FOUR (4) "FOUR NOTE FLOWER GONGS", AS MANUFACTURED BY

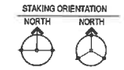
FREENOTES HARMONY PARK
194 BODO DRIVE, UNIT F
DURANGO CO, 81303
WWW.FREENOTESHARMONYPARK.COM

PROVIDE ONE OF EACH COLOR, INSTALL PER MANUFACTURERS RECOMMENDATIONS ON 16" X 16" X 6" CONCRETE PADS. SET CONCRETE MOUNTING PAD FLUSH WITH ADJACENT SIDEWALK IN LOCATIONS SHOWN ON PLAN. FINAL LOCATION OF EACH FLOWER COLOR TO BE DETERMINED ON SITE BY OWNER OR OWNER'S REPRESENTATIVE




SHRUB PLANTING (TYP)
SCALE: NOT TO SCALE

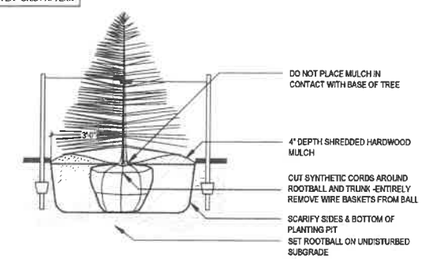
STAKING ORIENTATION



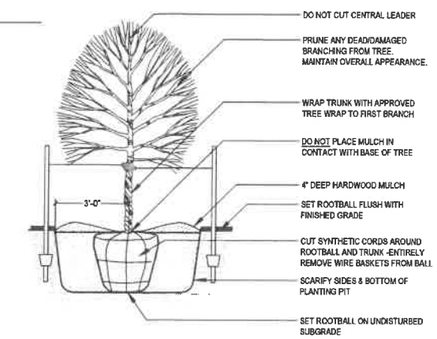

2 STAKES - 3" CAL. & LESS
3 STAKES - GREATER THAN 3" CAL.

USE HOSE GUARDS AROUND TRUNK ON STAKING WIRE. TIE WIRE TO STEEL POSTS PLACED OUTSIDE PLANT PIT..

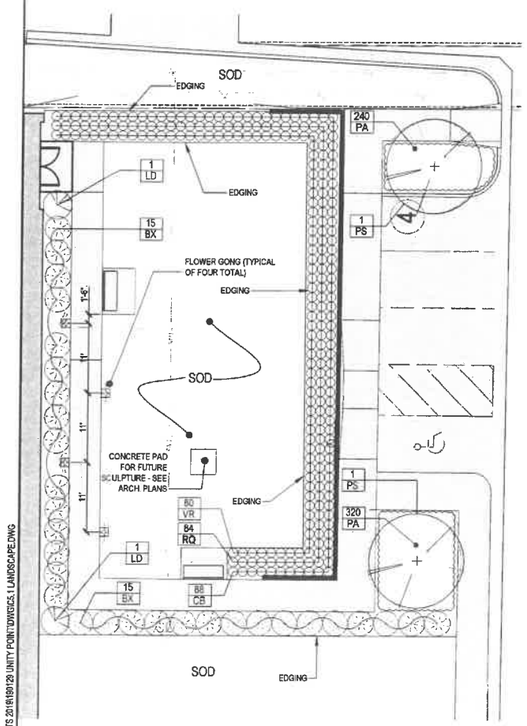
LEAVE STAKES IN PLACE NO MORE THAN 1 YEAR FROM INSTALLATION. CONTRACTOR RESPONSIBLE FOR REMOVAL.



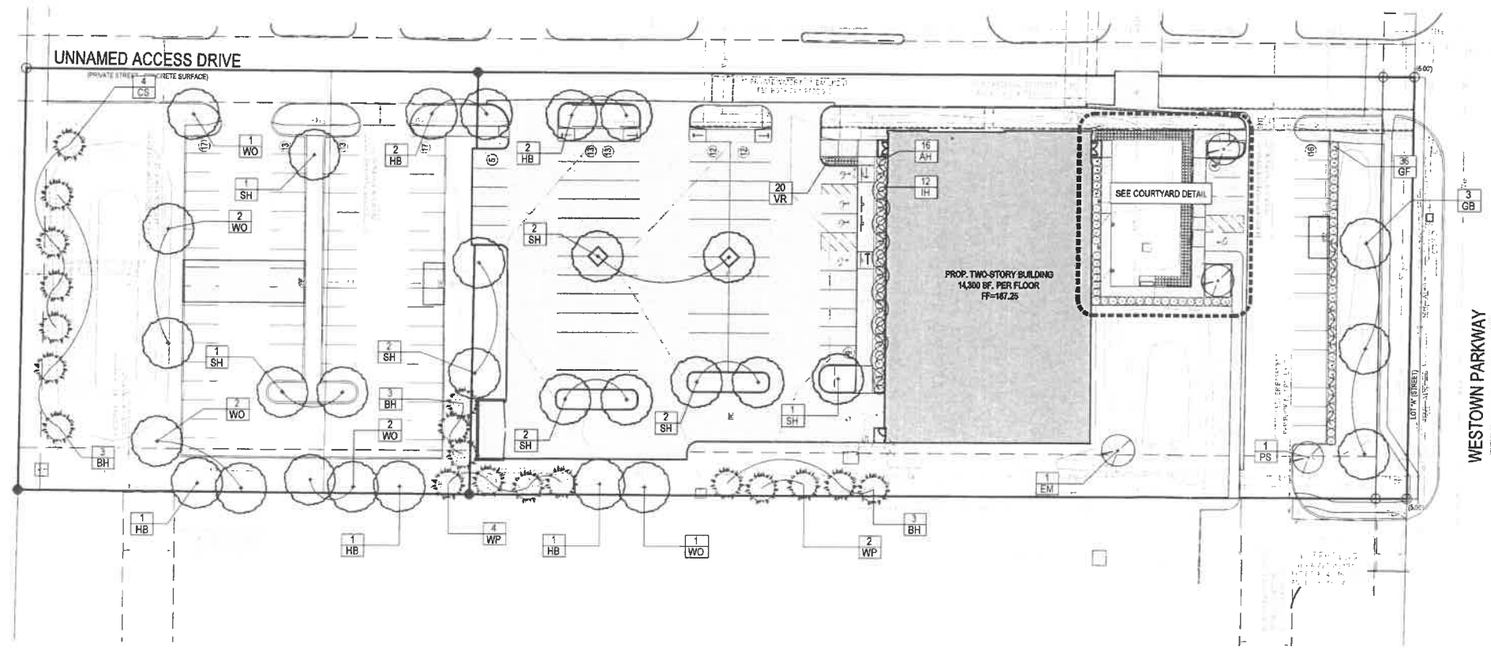

EVERGREEN TREE PLANTING (B&B)
SCALE: NOT TO SCALE




DECIDUOUS TREE PLANTING (TYP.)
SCALE: NOT TO SCALE




COURTYARD DETAIL
GRAPHIC SCALE
10 0 5 10 20




GRAPHIC SCALE
30 0 15 30 60


Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-6467 Fax: (515)276-0217
Civil Engineering & Land Surveying
Established 1959


UNITY POINT CLINIC
4055 WESTOWN PARKWAY W. DES MOINES, IA 50266

**LANDSCAPE PLAN**

REFERENCE NUMBER:
95-31-P
140343
160333

DRAWN BY: CEJ

CHECKED BY: DBB

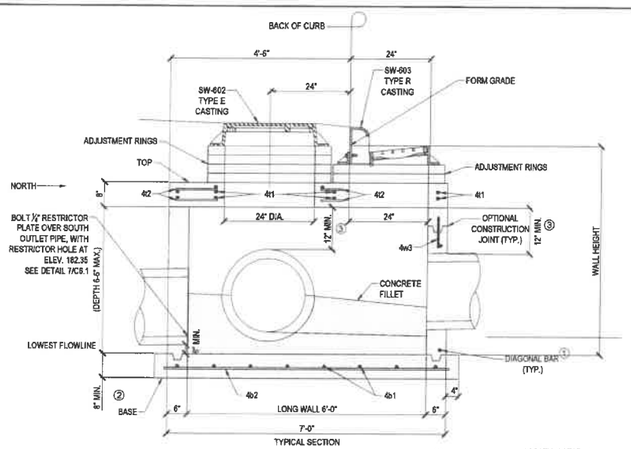
REVISION DATE:
4-2-2019 1ST SUBMITTAL
4-26-2019 2ND SUBMITTAL
5-17-2019 3RD SUBMITTAL
5-20-2019 BID SET
5-29-2019 4TH SUBMITTAL
6-13-2019 5TH SUBMITTAL

PROJECT NUMBER: 190129

SHEET NUMBER: C5.1

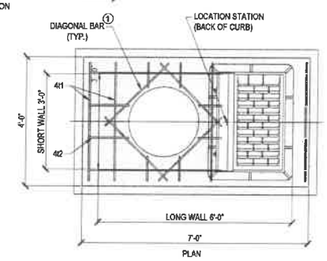
6/13/2019 1:33:09 PM MCLAND PROJECTS 2018\190129 UNITY POINT\DWGS\C5.1 LANDSCAPE.DWG

PRELIMINARY- NOT FOR CONSTRUCTION



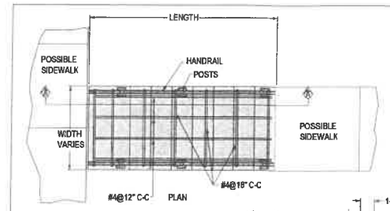

NOTES:
1. INSTALL FOUR #4 DIAGONAL BARS AT MANHOLE OPENING AND AT ALL PIPES OPENINGS.
2. CAST-IN-PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH WALLS, THE FOOTPRINT OF THE BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE WALLS.
3. 12 INCH MINIMUM WALL HEIGHT ABOVE ALL PIPES.

| MAXIMUM PIPE DIAMETERS | | |
|---|---|---|
| Pipe Location | Precast Structure | Cast-in-place Structure |
| Short Wall | 24" | 30" |
| Long Wall | 30" | 36" |



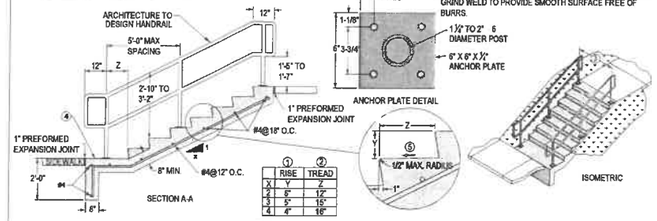

STRUCTURE #3 SW-503 SINGLE GRATE INTAKE WITH MANHOLE
NOT TO SCALE
8 / C6.1

| REINFORCING BAR LIST | | | | | | |
|---|---|---|---|---|---|---|
| Mark | Size | Location | Shape | Count | Length | Spacing |
| 4t1 | 4 | Top | —— | 12 | 3'-8" | 12" |
| 4t2 | 4 | Top | —— | 8 | 4'-2" | 12" |
| 4b1 | 4 | Base | —— | 7 | 4'-2" | 13" |
| 4b2 | 4 | Base | —— | 5 | 7'-2" | 10" |
| 4w1 | 4 | Short Walls | —— | Varies | 3'-8" | 12" |
| 4w2 | 4 | Long Walls | —— | Varies | 6'-8" | 12" |
| 4w3 | 4 | Walls | —— | 18 | Wall Height minus 4" | 13" |



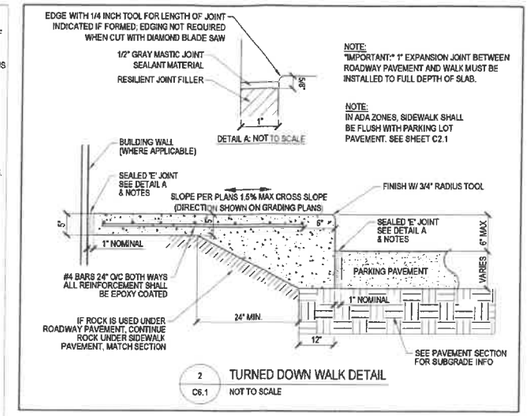

PROVIDE A MIN. OF 2 INCHES OF COVER FOR ALL REINFORCING. ENSURE ALL RISERS ARE AN EQUAL HEIGHT AND ALL TREADS ARE AN EQUAL DEPTH WITHIN A FLIGHT OF STAIRS.

1. MIN. RISER HIEGHT IS 4 INCHES. MAX. RISER HEIGHT IS 7 INCHES.
2. MIN. TREAD DEPTH IS 11 INCHES.
3. MATCH EXISTING SIDEWALK WIDTH.
4. CONSTRUCT CROSS-SLOPE OF LANDING TO MATCH ADJACENT SIDEWALK.
5. SLOPE TREAD 1% MIN. TO 2% MAX. IN ANY DIRECTION.
6. WELD POSTS TO ANCHOR PLATE WITH ¼ INCH WELD. GRIND WELD TO PROVIDE SMOOTH SURFACE FREE OF BURRS.




| | RISE | TREAD |
|---|---|---|
| X | Y | Z |
| 2 | 6" | 12" |
| 3 | 5" | 15" |
| 4 | 4" | 18" |

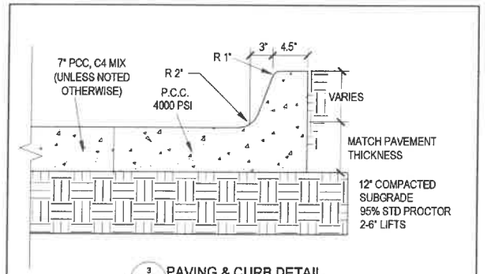
1 / C6.1 CONCRETE STEPS WITH HANDRAIL
NOT TO SCALE



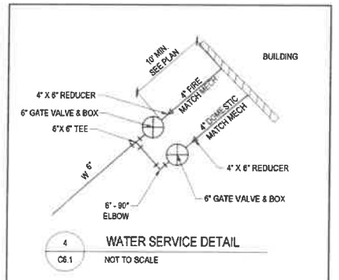

NOTE:
"IMPORTANT:" 1" EXPANSION JOINT BETWEEN ROADWAY PAVEMENT AND WALK MUST BE INSTALLED TO FULL DEPTH OF SLAB.

NOTE:
IN ADA ZONES, SIDEWALK SHALL BE FLUSH WITH PARKING LOT PAVEMENT. SEE SHEET C2.1

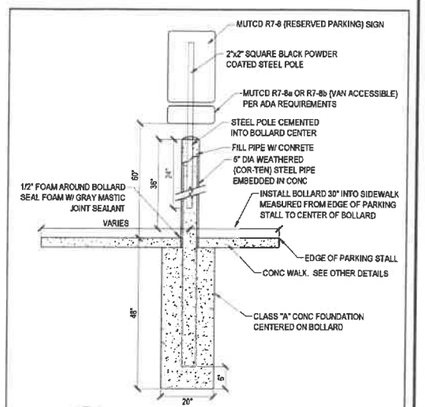
2 / C6.1 TURNED DOWN WALK DETAIL
NOT TO SCALE



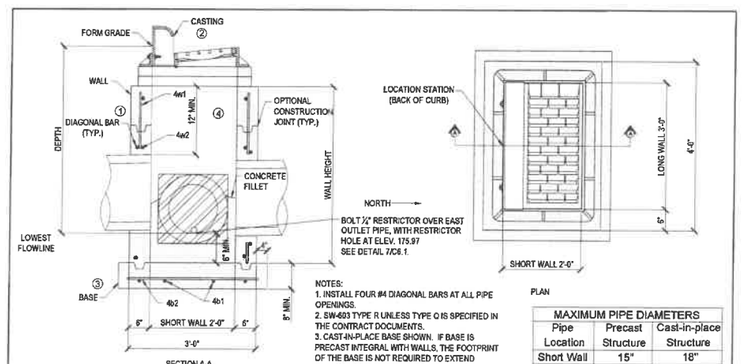

3 / C6.1 PAVING & CURB DETAIL
NOT TO SCALE




4 / C6.1 WATER SERVICE DETAIL
NOT TO SCALE




5 / C6.1 BOLLARD W/ HC PARKING SIGN DETAIL
SCALE NONE

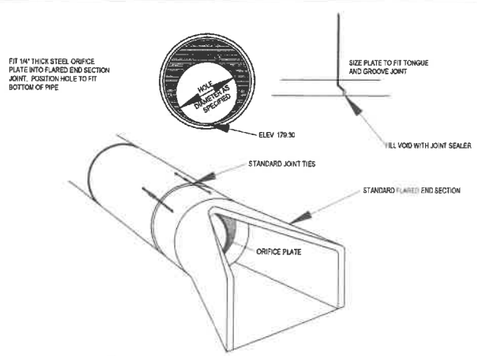



NOTES:
1. INSTALL FOUR #4 DIAGONAL BARS AT ALL PIPE OPENINGS.
2. SW-503 TYPE R UNLESS TYPE Q IS SPECIFIED IN THE CONTRACT DOCUMENTS.
3. CAST-IN-PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH WALLS, THE FOOTPRINT OF THE BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE WALLS.
4. 12 INCH MINIMUM WALL HEIGHT ABOVE ALL PIPES.

| MAXIMUM PIPE DIAMETERS | | |
|---|---|---|
| Pipe Location | Precast Structure | Cast-in-place Structure |
| Short Wall | 15" | 18" |
| Long Wall | 24" | 30" |

STRUCTURE #1 SW-501 SINGLE GRATE INTAKE
NOT TO SCALE
9 / C6.1

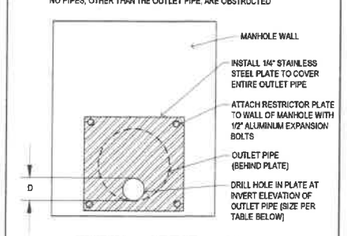
| REINFORCING BAR LIST | | | | | | |
|---|---|---|---|---|---|---|
| Mark | Size | Location | Shape | Length | Count | Spacing |
| 4w1 | 4 | Walls | —— | Wall Height minus 4" | 14 | 12" |
| 4w2 | 4 | Long Walls | —— | 3'-8" | Varies | 12" |
| 4w3 | 4 | Short Walls | —— | 2'-8" | Varies | 12" |
| 4b1 | 4 | Base | —— | 4'-2" | 4 | 10" |
| 4b2 | 4 | Base | —— | 3'-2" | 5 | 10" |




6 / C6.1 STRUCTURE #5 FLARED END SECTION ORIFICE PLATE DETAIL
NOT TO SCALE

| STRUCTURE # | OUTLET SIZE | D (IN) |
|---|---|---|
| 5 | 12" | 4.0" |

NOTE: RESTRICTOR PLATE SHALL BE INSTALLED SUCH THAT NO PIPES, OTHER THAN THE OUTLET PIPE, ARE OBSTRUCTED




| STRUCTURE # | OUTLET SIZE | D (IN) |
|---|---|---|
| 8 | 15" | 4.0" |
| #3 | 15" | 4.0" |

7 / C6.1 CIRCULAR RESTRICTOR PLATE DETAIL
SCALE NONE


Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-4467 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1959


UNITY POINT CLINIC
4055 WESTOWN PARKWAY W. DES MOINES, IA 50266

DETAILS SHEET

REFERENCE NUMBER:
95-31-P
140343
160333

DRAWN BY:
CEJ

CHECKED BY:
DBB

REVISION DATE:
4-2-2019 1ST SUBMITTAL
4-26-2019 2ND SUBMITTAL
5-17-2019 3RD SUBMITTAL
5-20-2019 BID SET
5-29-2019 4TH SUBMITTAL
6-13-2019 5TH SUBMITTAL

PROJECT NUMBER:
190129

SHEET NUMBER:
C6.1

M:\AND PROJECTS 2019\190129 UNITY POINT\CADD\C6.1 DETAILS.DWG 1:28:15 PM

PRELIMINARY- NOT FOR CONSTRUCTION

# STORM WATER POLLUTION PREVENTION PLAN

## PROPERTY DESCRIPTION:

(SPECIAL WARRANTY DEED BOOK 8471, PAGE 846)
THE SOUTH 442.00 FEET OF LOT 2 IN WESTOWN PARKWAY PLAZA, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA

AND

(WARRANTY DEED BOOK 15896, PAGE 245)
THE WEST 200.00 FEET OF LOT 1 LYING NORTH OF AND ADJACENT TO LOT 2 AND LOT 2 EXCEPT THE SOUTH 442.00 FEET, ALL IN WESTOWN PARKWAY PLAZA, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA

## ADDRESS:

4055 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266

## OWNER:

HURD PROPERTIES
AND HURD WESTOWN LLC
2000 FULLER ROAD
WEST DES MOINES, IOWA 50265

## PREPARED FOR:

INVISION ARCHITECTURE
303 WATSON POWELL JR. WAY
SUITE 200
DES MOINES, IOWA 50309
515-633-2941

## SITE AREA:

2.94 AC (128,072 S.F.)

## SWPPP LEGEND:

FILTER SOCK —— SF ——

## ZONING:

INFORMATION OBTAINED FROM POLK COUNTY ASSESSOR PAGE
PUD OFFICE - OFFICE PLANNED UNIT DEVELOPMENT
FOR AN OFFICIAL ZONING REPORT PLEASE CALL CITY OF WEST DES MOINES AT 515-222-3620

## SITE CONTROL AND BENCHMARKS:

BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS
DATUM = NAD 83, IOWA SOUTH
BENCHMARK DATUM = CITY OF WEST DES MOINES

POINT #6000
NORTHING = 581768.57
EASTING = 1569537.15
ELEVATION = 186.07
DESCRIPTION: RPC ON IRON PIPE

POINT #8001
NORTHING = 581579.92
EASTING = 1569551.91
ELEVATION = 183.15
DESCRIPTION: RPC ON IRON PIPE

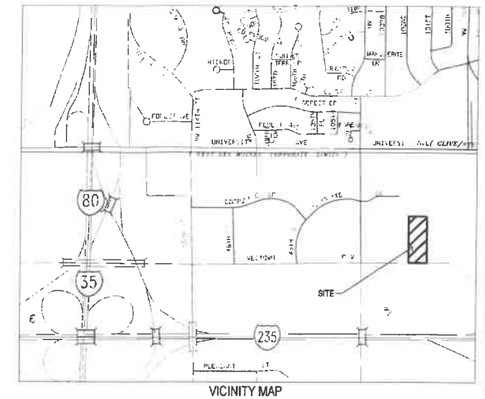
TBM:
ARROW ON HYDRANT LOCATE NEAR SE CORNER OF SUBJECT PROPERTY
ELEVATION=181.51

## EROSION CONTROL NOTES:

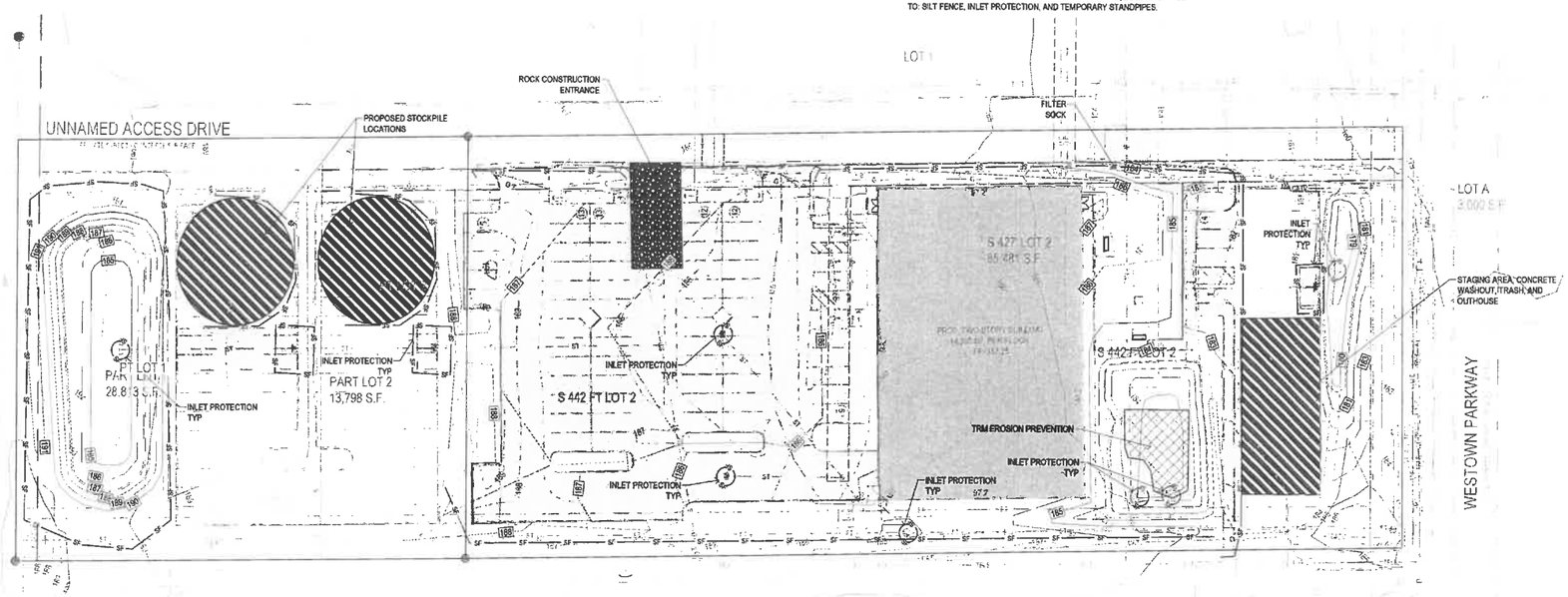
1. SEE SUPPLEMENTAL DETAIL STORM WATER POLLUTION PLAN NARRATIVE FOR ALL EROSION CONTROL MEASURES, ADDITIONAL DETAILS AND NOTE. ADDITIONAL NOTES AND MEASURES IN NARRATIVE SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE ORIGINAL BID.
2. SWPPP PLAN AND NARRATIVE ARE CONSIDERED A LIVING DOCUMENT AND WILL NEED PERIODIC UPDATES AND ADJUSTMENTS AS NECESSARY DEPENDING ON SITE CONDITIONS TO ASSURE COMPLIANCE WITH NPDES GENERAL PERMIT NO. 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE THE SWPPP AND IMPLEMENT ANY AND ALL MEASURES NECESSARY TO COMPLY WITH SAID PERMIT NO. 2. EDGE COMPANIES (JOSH WEIDERHOLT, 515-966-2229) IS THE CONTACT.
3. INSTALL PERIMETER SILT FENCE AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.
4. INSTALL INTAKE PROTECTION WITH SILT FENCE IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
5. INSTALL FINISHED PAVING INLET PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AROUND INTAKE.
6. OTHER EROSION CONTROL TYPES MAY NOT BE SUBSTITUTED FOR SILT FENCE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A CONCRETE WASHOUT IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2 DURING ALL CONCRETE WORK.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY RESTROOM FACILITIES. SANITARY WASTE SHALL BE DISPOSED OF PER ALL FEDERAL, STATE AND LOCAL REGULATIONS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

## EROSION CONTROL REMOVAL NOTES:

1. AFTER FINAL STABILIZATION HAS OCCURED, AS DEFINED IN NPDES GENERAL PERMIT NO. 2, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES INCLUDING, BUT NOT LIMITED TO: SILT FENCE, INLET PROTECTION, AND TEMPORARY STANDPIPES.




VICINITY MAP
NOT TO SCALE

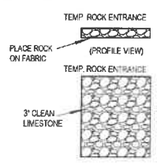



## LEGEND:

- 120 — EXISTING CONTOUR
- 120 — PROPOSED CONTOUR
- SF — FILTER SOCK
- SAN — SANITARY SEWER
- ST — STORM SEWER
- W — WATER LINE
- G — GAS LINE
- U/E — UNDERGROUND ELECTRIC
- O/E — OVERHEAD ELECTRIC
- TELE — TELEPHONE LINE
- F/O — FIBER OPTIC
- CATV — CABLE TV
- STORM MANHOLE
- CURB INTAKE
- SURFACE INTAKE
- FLARED END SECTION
- SANITARY MANHOLE
- CLEANOUT
- FIRE HYDRANT
- SPRINKLER
- IRRIGATION CONTROL VALVE
- WATER MANHOLE
- WELL
- WATER VALVE
- WATER SHUT OFF
- YARD HYDRANT
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC RISER
- ELECTRIC VAULT
- POWER POLE
- TRANSFORMER POLE
- LIGHT POLE
- ELECTRIC JUNCTION BOX
- ELECTRIC PANEL
- TRANSFORMER
- GROUND LIGHT
- GUY WIRE
- ELECTRIC HANDHOLE
- GAS METER
- GAS VALVE
- AIR CONDITIONING UNIT
- TELEPHONE RISER
- TELEPHONE VAULT
- TELEPHONE MANHOLE
- TRAFFIC SIGNAL MANHOLE
- FIBER OPTIC RISER
- FIBER OPTIC FAULT
- CABLE TV RISER
- SIGN

GRAPHIC SCALE
30 0 15 30 60

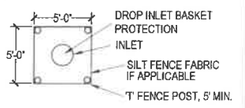
STABILIZED ENTRANCE SHALL BE AT LEAST 50' LONG AND EXTEND TO THE PUBLIC ROADWAY.




SITE ENTRANCE DETAIL
NOT TO SCALE

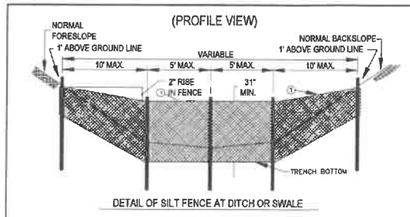
(PLAN VIEW)

NOTES.
1. SECURE TOP OF FABRIC TO POSTS, USING CABLE TIES OR WIRE
2. FABRIC TO BE BURIED 12", AND FOLDED ALONG BOTTOM
3. STEEL POSTS TO BE EMBEDDED 25"

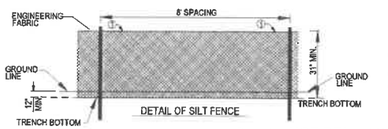



INLET PROTECTION DETAIL
NOT TO SCALE

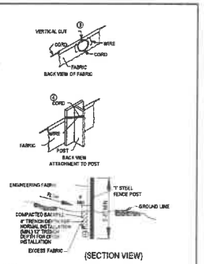
(PROFILE VIEW)




DETAIL OF SILT FENCE AT DITCH OR SWALE

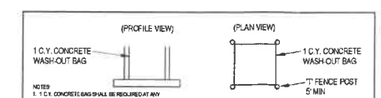



DETAIL OF SILT FENCE




NOTES:
1. SECURE TOP OF ENGINEERING FABRIC TO TOP OF STEEL POST. SEE DETAIL OF ATTACHMENT TO POST.
2. ENGINEERING FABRIC TO BE PLACED TO BOTTOM OF TRENCH.
3. MAKE VERTICAL CUT IN TOP OF FABRIC. PULL OUT AND TWIST CORD.
4. LOOP CORD AROUND POST FORMING A LOOP. PULL WIRE THROUGH FOLD AREA OF FABRIC AND SECURE AROUND POST.

SILT FENCE DETAILS
NOT TO SCALE




NOTES
1. 1 C.Y. CONCRETE BAG SHALL BE REQUIRED AT ANY LOCATION WHERE CONCRETE IS USED.
2. CONCRETE WASHOUT DUMPSTER OR HEAVY DUTY LINER IS AN ACCEPTABLE ALTERNATIVE

CONCRETE WASH-OUT BAG DETAIL
NOT TO SCALE

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

UTILITY NOTE:
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND ARE APPROXIMATE LOCATIONS. THE EXACT LOCATIONS OF ALL UTILITIES MUST BE ASCERTAINED IN THE FIELD. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.


Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1959


UNITY POINT CLINIC
4055 WESTOWN PARKWAY W. DES MOINES, IA 50266
SWPPP

REFERENCE NUMBER:
95-31-P
140343
160333

DRAWN BY: CEJ

CHECKED BY: DBB

REVISION DATE:
4-2-2019 1ST SUBMITTAL
4-26-2019 2ND SUBMITTAL
5-17-2019 3RD SUBMITTAL
5-20-2019 BID SET
5-29-2019 4TH SUBMITTAL
6-13-2019 5TH SUBMITTAL

PROJECT NUMBER: 190129

SHEET NUMBER: C7.1

6/13/2019 1:36:17 PM M:\LAND PROJECTS 2019\190129 UNITY POINT\DWG\C7.1 SWPPP.DWG

**EXHIBIT II**

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

## RESOLUTION

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING THE UNITY POINT CLINIC SITE PLAN (SP-004277-2019) TO ALLOW CONSTRUCTION OF A 2 STORY, 28,000 SQUARE FOOT MEDICAL CLINIC.**

**WHEREAS,** pursuant to the provisions of Title 9, Zoning, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Unity Point Health, in association with the property owner, Central Iowa Hospital Corporation, has requested approval for the Unity Point Clinic Site Plan (SP-004277-2019) for that property located at 4055 Westown Parkway and legally described below for the purpose of constructing a 2 story, 28,000 square foot medical clinic;

**Legal Description of Property**

THE SOUTH 442.00 FEET OF LOT 2 IN WESTOWN PARKWAY PLAZA, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA (SPECIAL WARRANTY DEED BOOK 8471, PAGE 646).

AND

THE WEST 200.00 FEET OF LOT 1 LYING NORTH OF AND ADJACENT TO LOT 2 AND LOT 2 EXCEPT THE SOUTH 442.00 FEET, ALL IN WESTOWN PARKWAY PLAZA, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA (WARRANTY DEED BOOK 15996, PAGE 245).

**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 24, 2019, the Plan and Zoning Commission did recommend to the City Council approval of the Unity Point Clinic Site Plan (SP-004277-2019);

**WHEREAS,** on July 1, 2019, this City Council held a duly-noticed Meeting to consider the application for Unity Point Clinic Site Plan (SP-004277-2019);

**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 July 1, 2019, or as amended orally at the City Council meeting of July 1, 2019, are adopted.

**SECTION 2.** SITE PLAN (SP-004277-2019) to allow construction of a 2 story, 28,000 square foot medical clinic is

approved, subject to compliance with all the conditions in the staff report, dated July 1, 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 July 1, 2019.

_____
Steven K. Gaer
Mayor

ATTEST:

_____
Ryan 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 July 1, 2019, by the following vote:

ATTEST:

_____
Ryan Jacobson
City Clerk

**Exhibit A**
**Conditions of Approval**

1. The applicant acknowledging that an executed maintenance easement agreement and maintenance covenant will need to be executed. As part of the maintenance covenant, the Applicant will be responsible to provide a letter certifying the detention facility is in conformance with the approved storm water management plan and as-builts of the detention facility. Letter and as-builts will need to signed/sealed in accordance with Chapter 6, 193C-6.1(542B) of the Iowa Code. The signed agreement shall be submitted to the City for recording prior to issuance of a building permit. The as-built information for the detention facilities which provide storm water management for any property within this plat's area shall be submitted prior to issuance of a final occupancy permit, for any building created with the final plat.

2. The applicant coordinating construction activities and timing with the adjacent property owner to the east to limit construction impacts, since the two properties share an access drive from Westown Parkway.

3. The public sanitary sewer easement along the south side of the building shall be vacated before the issuance of any occupancy permit for the building, including temporary occupancy.

4. The applicant submitting a signed warranty deed for the dedication of right of way before the issuance of a building permit for the building.