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

Meeting Date: October 12, 2020

<u>Item:</u> Des Moines University, 8025 Grand Avenue – Phased site plan

approval to allow for private utility installation – Des Moines University Osteopathic Medical Center – SP-004801-2020

Requested Action: Recommend Approval of a Site Plan

Case Advisor: Brian Portz, AICP

Applicant's Request: The applicant and property owner, Des Moines University Osteopathic Medical Center (DMU), is requesting approval of a phased site plan to allow for the installation of private utilities on the site. The site layout and building locations are indicated on the proposed site plan for reference only and are not being permitted with this action. Final details of paving, building locations and elevations and landscaping on the site will be reviewed with the next site plan review.

History: The property was annexed into the City in 1999 as a part of the McKinney Annexation. The property is designated as Parcel 8 within the West Grand Business Park PUD and is undeveloped nor has it ever been platted. A PUD Amendment to the West Grand Business Park PUD was approved by the City Council on May 6, 2019 to designate Professional Commerce Park (PCP) zoning on the property and specifically allow the future development of an academic campus. As that amendment was done only to assure future development of the school and details of development were not known, language was included in the PUD that prohibited any development beyond site grading until a subsequent PUD amendment was done detailing development of the site. On October 5, 2020, the City Council considered an amendment to the PUD that extended what is allowed to be done on the site to include installation of private utilities prior to an amendment to define ancillary uses to the university that will be allowed and specify bulk regulations that will apply for the actual development of the site. Final approval of the amendment to allow installation of private utilities is anticipated to occur at the Council's October 19th meeting. The applicant intends to submit the second amendment to the PUD to define allowed uses and bulk regulations in the next 30-60 days.

<u>City Council Subcommittee</u>: This item was presented to the Development & Planning City Council Subcommittee at their September 21, 2020 meeting, as an informational item only. No discussion was had and no disagreement with the proposal was expressed.

<u>Staff Review and Comment</u>: 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:

Easements and Agreements: City practice has been to obtain all necessary legal documents and agreements in conjunction with the Final Plat or Site Plan, whichever occurs first. Staff has provided the applicant with a Storm Water Management Facility Maintenance Agreement, an agreement and waiver for their share of the future widening of S. Jordan Creek Parkway, Grand Avenue and S. 88<sup>th</sup> Street, a traffic signal agreement for the applicant's participation in the installation of future traffic signals at the full access points to the development from Grand Avenue and a warranty deed for dedication of right-of-way along Booneville Road. Since platting of the property is scheduled to occur at a later date, these documents are being submitted now to be approved and accepted by the

City Council. Staff recommends a condition of approval requiring the submittal of the documents prior to City Council review of this site plan.

- Booneville Road: The applicant's property borders a portion of Booneville Road; however, they do not intend to take access off of the roadway initially. Improvements to Booneville Road will take the cooperation of adjoining landowners due to current and future grades and design. A watermain is also intended to be located along Booneville Road to not only serve Des Moines University as a secondary feed, but also serve the surrounding area. As design details and timing of installation is not fully known at this time, staff requested from Des Moines University a letter of acknowledgement of responsibility to some degree for these future improvements. Information regarding the details of Booneville Road and watermain improvements are anticipated to be detailed in the secondary PUD Amendment that will be done in the near future. Staff recommends a condition of approval requiring the submittal of the agreement prior to City Council review of this site plan.
- <u>Full Site Plan Submittal</u>: Since this site plan is being sought to allow for private utility construction only, a second 'full' site plan will be submitted for the actual layout of the site, including design of the buildings. This site plan approval will not allow for any other construction to occur on the site, only utility installation. The full site plan will allow for installation of footings and foundations, vertical construction, paving and landscaping.

<u>Comprehensive Plan Consistency</u>: 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 the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

**<u>Findings</u>**: 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.
- 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.

<u>Staff Recommendation and Conditions of Approval</u>: 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 Des Moines University Phased Site Plan to allow installation of private utilities only, subject to the applicant meeting all City Code requirements and the following:

- Any and all site improvements done prior to City approval of a subsequent amendment to the West Grand Business Park PUD to define all development details and full site plan approval shall be at the property owner's own risk.
- 2. This site plan approval shall only allow for private utility construction. No building permits for buildings, including footing and foundations, shall be permitted until the Phase 2 site plan is approved by the City Council.
- Prior to the City Council meeting on October 19, 2020 to consider this phased site plan request, Des Moines University shall submit a signed letter acknowledging responsibility to some degree for future improvements along Booneville Road, including utilities as required.
- 4. Prior to the City Council meeting on October 19, 2020, to consider this phased site plan request, Des Moines University shall submit executed Storm Water Management Facility Maintenance Agreement, an agreement and waiver for their share of the future widening of S. Jordan Creek Parkway, Grand Avenue and S. 88<sup>th</sup> Street, a traffic signal agreement for the applicant's participation in the installation of future traffic signals at the full access points to the development from Grand Avenue and a warranty deed for dedication of right-of-way along Booneville Road.

Property Owner/Applicant: Des Moines University Osteopathic Medical Center

3200 Grand Avenue Des Moines, IA 50312 Attn: Mark Peiffer Mark.peiffer@dmu.edu

### **Applicant's Representatives:**

RDG Planning & Design 301 Grand Avenue Des Moines, IA 50309 Attn: Jonathan Martin imartin@rdgusa.com

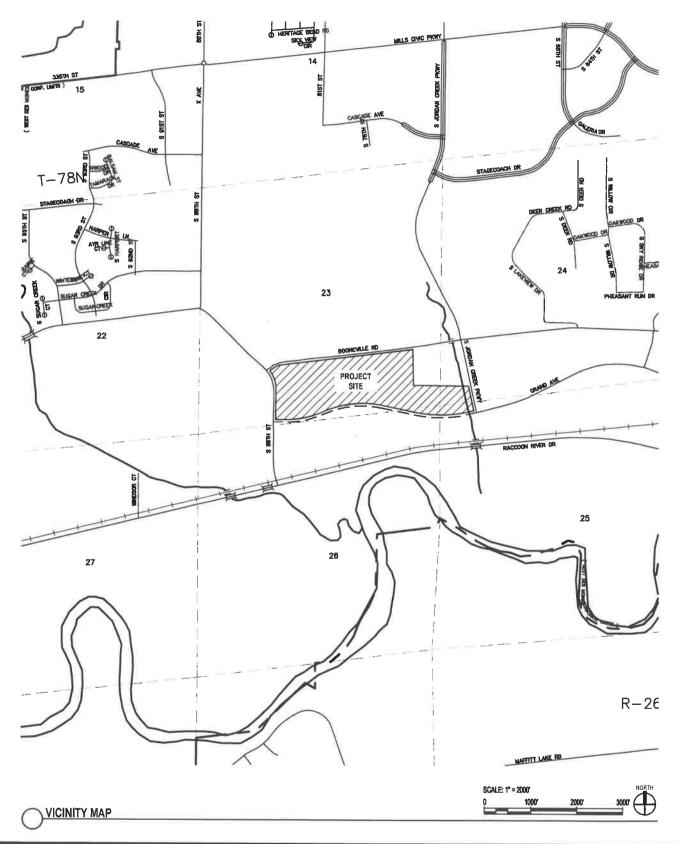
#### ATTACHMENTS:

Attachment A - Location Map
Attachment B - Site Plans\*\*

Attachment C - Plan and Zoning Commission Resolution

Exhibit A - Conditions of Approval

<sup>\*\*</sup>Plans included in staff report are for illustrative purposes only – Approved plans on file with the City.



Project Number: Date: 07/30/2020 07/30/2020

Add to Sheet:

VICINITY MAP I

DES MOINES UNIVERSITY

WEST DES MOINES CAMPUS

					07/	SPM ocu	/ER STRU	THE T				3
STRUCTURE	STRUCTURE TYPE RIM OPENING						STRUCTURE	- IUKE I	-DLE	El O	W OUT	NOTES
ID	7.1.2	(OR TC)*	OI LIMITO	DKV	PIPE	INV	PIPE	INV	PIPE	INV	PIPE	ROTES
S222	SW-513 Open-sided Area Inteles	59,68	68,43							62.58	ST-222	Opening to North, South and West.
S221	24" RCP Apron w/ Guard & Footing			61.50	ST-222					61,50		
\$215	23" x 36" RCAP Apron w/ Guerd									68,78	ST-215	
\$214	23" x 36" RCAP Apron w/ Guard & Footing			68,60	ST-215					68,60		
S213	SW-513 Open-sided Area Intake	66.54	65.29							62.29	ST-213	Opening to North, South and West,
SZ12	SW-513 Open-sided Area Intake	86,85	65,60	61.92	ST-213					61.92	ST-212	Opening to North, East and West.
S211	36" x 58" RCAP Apron w/ Guard & Footing			61,50	ST-212					61,50		
\$202	Special Structure B	63,50	62,50							58,79	ST-202	Multistage outlet structure, See Defet.
5201	24° RCP Apron w/ Guard & Footing			58,50	ST-202					58,50		
\$182	Special Structure D	59,68	67,68							64.68	ST-182.1	Opening to North, East and West, See Detail.
S182										64,68	ST-182.2	
S181.1	42" ROP Apron w/ Guard & Footing			64.00	ST-182.1					64,00		
\$181.2	42" RCP Apron w/ Guard & Footing			64,00	ST-182.2					64.00		
S180	Nyloplast 30° Drain Basin	86,11								82.11	ST-180	Dome grate,
\$179	Nyloplast 30° Drain Basin	86,11		80.27	ST-180					80.17	ST-179	Dome grate.
S178	30° Nyfoplast Drein Basin	89.20		77.08	ST-179					76.83	ST-178	Solid grate.
\$177	30" Nyloplast Drein Basin	74.53		71.90	ST-178					71,80	ST-177	Solid grate. Subdrain connection at 72.05,
5176	30° CMP Apron	1		71.23	ST-177					71.23	9177	
S175	SW-503 Single Grate Intaka w/ MH	93,74		. 1.20	01-111					87.75	ST-175	Type E and Type R castings and frames,
\$174	SW-503 Single Grate Intelle w/ MH	90,22		86.25	ST-175					86.15	ST-174	Type E and Type R castings and frames.
5173	15' RCP Apron w/ Guard	34,42		00.20	34-173					83.00	ST-173	- the man of the responding and amount
\$172	SW-506 Double Grate Intake w/ MH	88.99		82.65	ST-173	82.50	ST-174			82,40		Type E and Type R castings and frames.
\$171	SW-503 Single Grate Intake w/ MH	90.55		80.03	ST-173	04.30	actra.			79,78	ST-172 ST-171	Type E and Type R castings and frames.
\$170	SW-503 Single Grate Intake w/ MH	87.20		78.45	57-171					78.35		Type E and Type R castings and frames.
\$169	SW-503 Single Grate Intake w/MH	83,18									ST-170	Type E and Type R castings and frames,  Type E and Type R castings and frames,
S168	SW-503 Single Grate Intaka w/ MH			76.76	ST-170			_		76.66	ST-169	
	30" RCP Apron w/ Guard	78,85		73.71	ST-169	-				73.61	ST-168	Type E and Type R cestings and frames,
\$167	1	0.44		75						69,81	ST-167	B. B. 48 . B. V. H.
\$166	SW-506 Double Grate Inteke w/ MH	76.56		70,07	ST-168	69,52	ST-167			69,27	ST-166	Type E and Type R castings and frames.
S165	18" RCP Apron w/ Guard			47.71	40.111		-			68.87	ST-165	T 5-760 616
S164	SW-401 Circular Storm Sewer MH 36* RCP Apron w/ Guard & Footing	74,84		68.76	ST-166	68,61	ST-165		_	68,51	ST-164	Type F; PCC cesting and frame,
S163		_		68,29	ST-164					68,29		
\$162	24* RCP Apron w/ Guard									68.74	ST-162	5" Substan connection at \$4.50. Opening to hosts. East and Souts.
\$161	24° RCP Apron w/ Guard & Footing			68.28	ST-162					68.28		
\$156	30" Nyloplast Drain Basin	75,56								71,36	ST-156	Solid grate.
S155	SW-401 Circular Storm Sewer MH	75.25								71,18	ST-155	Type 3B costing and frame.
S154	30" Nyloplest Drain Besin	74,68		70.70	ST-155					70,70	ST-154	Dome grate.
S153	30" Nytoplast Drain Basin	74.88		70.24	ST-154					70.24	5T-153	Dome grate.
S152	SW-511 Rectangular Area Intake	78,40								71.96	ST-152	Type 6 casting and frame.
\$151	SW-401 Circular Storm Sewer MH	76.82		71,81	ST-152					71.81	ST-151	Type F; PCC casing and frame.
\$150	5W-511 Rectangular Area Intake	74.94		71.42	ST-151					71.42	ST-150	Type 6 casting and frame.
S149	SW-511 Rectangular Area Intake	74,68		71,17	ST-156	71,17	ST-150			71,17	ST-149	Type 6 casting and trame.
S148	SW-511 Rectangular Area Intake	74.12		70.62	ST-149					70,62	ST-148	Type 6 casting and frame,
S147	SW-503 Single Grate Intaka w/MH	75,44		69,79	ST-153	69.79	ST-148			69,79	ST-147	Type E and Type R castings and frames,
S146	30" RCP Apron w/ Guard & Fooling			69,67	ST-147					69.67		
\$145.1	Headwall									69.45	ST-145.1	
\$145,2	Headwag									69,45	ST-145,2	
5144,1	SW-401 Circular Storm Sewer MH	74.67		69.05	ST-145,1					68,98	ST-144,1	Type E casting and frame.
\$144.2	SW-401 Circular Storm Sewer MH	74,67		68.97	ST-145.2					58.97	ST-144.2	Type F: PCC casting and frame.
S143.1	27' x 44" RCAP Apron w/ Guard & Footing			68,34	ST-144.1					68.34		
\$143.2	27" x 44" RCAP Apron w/ Guard & Footing			68,34	ST-144,2					68,34		
\$142	SW-513 Open-sided Area Intelie	69,35	67,35							64,35	ST-142	6" Subdrain connection of 64 St. Opening to Nurth. East and South.
\$141	48° RCP Apron w/ Guard & Footing			64,00	ST-142					64,00		
\$135	SW-513 Open-sided Area Intel®	84.38	83.13	- 200						75.11	ST-135	Open to North, East, South and West,
S134	30° Nytoplast Drain Basin	73.34								71,04	ST-134	Standard grate.
S133	30' Nyloplast Drain Besin	73,47		70,95	ST-134					70,95	ST-133	Standard grate,
5132	30' Nyloplest Drain Basin	76,56		,	U. France					71.61	ST-133	Solid grain,
\$131	30' Nyloplest Drain Basin	73,79		71.04	ST-132					71.01	ST-131	Standard grale.
\$130	SW-511 Rectangular Area Intake	94.22		7 7.04	311135					88.22		Open to North, Eest, South and West.
S129	SW-511 Rectangular Area Intaka	90,60		74.58	CT 430	_			_		ST-130	Open to North, West and South.
5128	SW-513 Open-sided Area Intake		04.05		ST-130	70.45	07.400			74,48	ST-129	
S128 S127	SW-401 Circular Storm Sower MH	85,90	84,65	72.45	ST-135	72.45	ST-129			72.20	ST-128	Open to West, North and East,
		76.30		71.58	ST-128	24 ***		84.77		71,48	ST-127	Type 38 cesting and frame.
S126 S125	SW-401 Circular Storm Sewer MH 23" x 36" RCAP Apron w/ Guard & Footing	75.00		70,66	ST-133	70,68	ST-131	70,56	ST-127	70.56	ST-126	Type E casting and Seme.
	27" x 44" RCAP Apron w/ Guard & Footing	-	-	69,91	ST-126					69,91		
\$124.1	27" x 44" RCAP Apron w/ Guard 27" x 44" RCAP Apron w/ Guard	+			-				_	69.47	ST-124.1	
S124.2		-	-							69.47	ST-124.2	
S124,3	27" x 44" RCAP Apron w/ Guard 27" x 44" RCAP Apron w/ Guard & Footing	-			-					69,47	ST-124,3	
S123,1		-	-	69,07	ST-124.1					69,07		
\$123.2	27' x 44" RCAP Apron w/ Guard & Footing	_	-	69,07	ST-124.2					69.07		
\$123,3	27" x 44" RCAP Apron w/ Guard & Footing	-	-	69.07	ST-124.3					69,07		
\$122	SW-505 Double Grate Intake	73.60			-					69,06	ST-122	Type R castings and frames.
S121	15' RCP Apron w/ Guard & Footing	-	-	68.71	ST-122					58,71		
S115	Special Structure C	69.83	67,63							64,83	ST-115,1	8" Subdrain connection at 65,08. Opening to North, East and South, See Detail.
S115										64.83	ST-115.2	
	SW-513 Open-sided Area Intake	70,17	68,92							65.92	ST-114	6° Subdrain connection at 66.17. Opening to North, East and South.
\$114	SW-513 Open-sided Area Intake	69.75	68.50	65.08	ST-114					64.98	ST-113	8" Subdrain connection at 65.23. Opening to North, East and South.
S114 S113	ANTENNA II A . A . A	71.23		64.62	ST-115.1	54.62	ST-113			64,62	ST-112	Type E and Type R castings and frames.
	SW-506 Double Grate Inteke w/ MH											
\$113	42" RCP Apron w/ Guard & Footing			64.00	ST-112					64.00		
\$113 \$112				64,00 64,00	ST-112 ST-115.2					64,00		
\$113 \$112 \$111.1	42" RCP Apron w/ Guard & Footing	68,00	66.00								\$7-102	Mulfistage outlet structure. See Detail.

				S	ANITARY	SEWER P	PIPE TABLE
PIPE	SIZE	TYPE	LENGTH	SLOPE	FRON	TO	NOTES
ID O	DI		LF	%			
SS-8	8		73,2	1,00	MH8	MHS	Public Sewer
SS-7	8		79,0	1,00	MH7	MH5	Public Sewar
\$\$-6	8		298.7	1.00	MH6	EX-MH2	Public Sewer. Connect to proposed manhole being installed by City.
\$\$-5	10		319.6	1.00	MH5	MH4	Private Sewer,
SS-4	10		187,5	1,00	N#H4	MH3	Private Sewer.
SS-3	10		255,6	1.00	MH3	MH2	Private Sewer,
SS-2	10		186.7	1,00	MH2	MH1	Private Sewer,
55-1	10		271.8	1,00	MH1	EX-MH1	Private Sewer, Connect to proposed manhole being installed by City

						4		. 5	6			
					STORM S	EWER PI	PE TABLE		GENERAL NOTES - SITE UTILITIES			
PIPE	SIZE	TYPE	LENGTH	SLOPE	FROM	то	NOTES	1,	All work within the public right-of-way and associated with public improvements must comply with the current West Des Moines			
ID	IN		LF	%					Standard Specifications for Subdivisions, These specifications shall apply to all work related to sanitary sewer installations, as			
11/222	24	RCP	107.5	1.00	5222	S221			referenced in Project Specification 33 41 00 (Sanitary Sewer).			
11-210	30	RCAP	37.0	0,50	S215	5214	23" (rise) x 36" (span) Arch Pipe	2.	All connections to existing public structures shall be core drilled (unless a stub or connection has been provided).			
27-213	48	RCAP	74.2	0,50	S213	S212	36" (rise) x 58" (span) Arch Pipe	3,	All public sewers constructed as part of these plans will be televised by the City of West Des Moines as part of final inspection, No			
517212	48	RCAP	84.9	0.50	S212	S211	36" (rise) x 58" (span) Arch Pipe		West Des Moines Public Services (515-222-3480) 48-hours in advance of inspection.			
17-202	24	RCP	58.6	0.50	S202	S201		4.	If additional persenent removal is required other than a standard box out, full panel removal will be requireed. No half panel removal will be allowed			
ST-192.1	42	RCP	135.9	0.50	\$182.1	S181.1		5.	At least one week prior to any construction within public R.O.W. / easements and/or any connection to public sewers and streets,			
51-1922	42	RCP	135.9	0.50	S182.2	S181 2		- "	contractor shall contact the West Des Moines Engineering Services Department (515-222-3475) to obtain applicable City permits			
ST-184	12	PVG	184.0	100	\$180	5179	Non-certorated		that may be necessary.			
97,179	12	PVC	308.7	1,00	S179	\$178	Non-perforated	6.	Coordinate staging and traffic control with West Des Moines emergency services,			
37,178	12	PVC	131.5	3.75	\$178	\$177	Non-perforsted	7.	Lane closures must be submitted to West Des Moines Public Services for approval a minimum of 48 hours in advance of closure,			
\$7.177	12	PVC	56.9	1.00	\$177	\$176	Non-perforated	8,	Comply with all requirements of the Wastewater Reclamation Authority (WRA) for any connection to WRA facilities,			
17-175	12	RCP	150,0	1,00	S175	S174		9,	All water work, public or private, shall be done in accordance with West Des Moines Water Works Standard Specifications, Water			
37,074	12	ROP	137.7	2.65	S174	S172		-   "	main, fitting and fixtures shall be installed as per SUDAS Specification Section 5010 as referenced in Project Specification 33 11 0			
\$7-173	15	RCP	17.3	2.00	5173	5172		10.	Contractor shall notify West Des Moines Water Works (515-222-3465) at least one week prior to building construction.			
17-172	18	RCP	118,5	2.00	\$172	\$171		11.	Any water use from a hydrant, public or private, requires the use of a West Des Moines Water Works hydrant meter, Call			
57-171	18	RCP	66.7	2,00	S172 S171	S171			515-222-3465 to reserve a meter.			
\$7.570	18	BUD KCD	79.7	200	S171 S170	S170 S169		12.	The Contractor shall be responsible for compliance with the West Des Moines Water Works and the City's Cross Connection Cont			
17-166	18	RCP	89.9	3.28	S170 S169	S169 S168			/Containment Provisions.			
17-199 15-198	18	RCP	60.9	5.82	S169 S168			13.	The Contractor shall be responsible for the proper installation of an approved Backflow Preventor Assembly(jes) for containment is all new construction. Backflow prevention is installed per City Ordinance 1297.54-1999. Contractor shall notify West Des Moines			
\$1.162	30	RCP	58.8	5,82 0.50	S168 S167	S166			au new construction, sacknow prevention is installed per City Ordinance 1.291,54-1998, Contractor shall notify West Des Moines Water Works (515-222-3465) a minimum of 24 hours after installation and testing of all backflow devices to schedule final inspec			
17.16E						S165		14.	Trench excavation and backfill for sanitary sewer installation shall be completed as per West Des Moines Standard Specifications			
17.165	38	RCP	102.2	0,50	5166	\$164			Subdivisions, as referenced in Project Specification 33 41 00, Trench excavation and backfill for other items shall be completed as			
-	18	RCP	52.1	0.50	\$165	\$164		_	per SUDAS Specification Section 3010 as referenced in Project Specification 33 11 00 (Water Supply), 33 41 00 (Storm Sewer			
87-194	36	RCP	43,7	0,50	S164	S163			33 46 00 (Subdrainage).			
17-162	24	RCP	92,0	0,50	S162	\$161		15.	Storm sewer installation shall be completed as per SUDAS Specification Section 4020 as referenced in Project Specification 33 41			
17.156	18	PVC	37.6	0.50	S156	S149	Non-portorated	- 46	00.			
17:155	18	RCP	96.1	0.50	S155	S154		16.	Sanitary sewer installation shall be completed as per West Das Moines Standard Specifications for Subdivisions, as referenced in Project Specification 33 41 99.			
57-156	18	RCP	92,8	0,50	5154	\$153		17.	Subdrain installation shall be completed as per SUDAS Specification Section 4040 as referenced in Project Specification 33 46 00.			
ST-163	24	RCP	90,7	0,50	\$153	\$147		18.	Contractor shall be responsible for trench excavation, backfill and compaction testing as per SUDAS Specification 3010.			
17-157	15	RCP	29.2	0,50	5152	\$151		10.	Results of tests shall be made available to the Owner as soon as they are available. Owner may stop work at any point if the			
E7-151	15	RCP	79.0	0.50	S151	S150			believe testing is not occurring or results are not being provided within a reasonable period as construction progresses. No exten			
91-152	15	RCP	50,0	0,50	8150	S149			of the work period shall be provided for time lost during such a work stoppage.			
27-149	24	RCAP	110.8	0.50	S149	8148	18" (risse) x 29" (span) Arch Pipe	19,	Storm structures shall be installed as per SUDAS Specification Section 6010 as referenced in Project Specification 33 41 00,			
27-122	24	RCAP	165,2	0.50	5148	\$147	18" (rise) x 29" (span) Arch Pipe	20.	Cleaning, inspection and testing of sewers and structures shall be completed by the contractor as per SUDAS Specification Section			
ET:147	30	RCP	24,5	0,50	\$147	S146			4060 and 6030 as referenced in Project Specification 33 41 00.			
at-145.1	36	RCAP	0,08	0,50	\$145,1	S144.1	27" (rise) x 44" (spen) Arch Pipe	21.	Subdrains for bioswales should only be installed after paving operations in the surrounding area have been completed. Immediate			
1T-145.2	36	RCAP	95,1	0.50	S145.2	S144.2	27" (rise) x 44" (spen) Arch Pipe		after installation, place aggregate and engineered soil materials within bioswale and install temporary or permanent stabilization.  See grading and SWPPP sheets for more detailed information. [Bioswales are not part of CD2 contract]			
57-144.1	36	RCAP	127,4	0.50	S144.1	\$143,1	27" (rise) x 44" (span) Arch Pipe	22,	Refer also to related notes on site preparation, grading and SWPPP sheets.			
51-144.2	36	RCAP	125.5	0.50	S144.2	S143,2	27" (rise) x 44" (span) Arch Pipe	26.	Relei also to related notes on site preparation, grading and Siverir sneeds.			
57-(42	48	RCP	70,7	0,50	\$142	\$141						
ST-135	15	RCP	72,3	3,68	\$135	\$128						
5T-136	12	RCP	18,0	0.50	S134	\$133			KEYNOTES - SITE UTILITIES			
ST-133	12	RCP	57,3	0.50	S133	\$126		Α,	Water Main,			
57-137	15	PVC	113.6	0,50	S132	\$131	Non-perforated	В.	Install 16" x 8" Tapping Valve and Sleeve.			
11.131	18	PVC	75.2	0.50	S131	8126	Non-perforated	C.	Valve. (Refer to Plan/Profile sheets for size - sheets C22.01 to C22.14).			
ST-130	15	RCP	272.9	5,00	\$130	\$129		D.	Hydrant (Complete, includes isolation valve and littings as needed to connect to main).			
57-129	18	RCP	137.0	1,48	\$129	S128		E.	11 1/4* bend:			
SY-126	30	RCP	125.0	0,50	S128	\$127		E.	22.1/2* bend.			
5T-127	30	RCAP	184.0	0.50	S127	\$126	23" (rise) x 36" (spen) Arch Pipe	G,	22.1/2" bend. 45° bend			
51-126	30	RCAP	108.2	0.50	S126	S125	23' (rise) x 36' (span) Arch Pipe		10 0010			
5T-128.1	36	RCAP	80.3	0.50	S124,1	S123.1	27' (rise) x 44' (span) Arch Pipe	H.	Tee. (Refer to Plan/Profile sheets for size – sheets C22.01 to C22.14),			
5T-124.2	36	RCAP	80.3	0.50	S124,1	S123,1	27' (rise) x 44' (span) Arch Pipe	J,	8" Domestic water service,			
5T-124.3	36	RCAP	80.3	0.50	5124.2 5124.3	5123.2	27' (rise) x 44' (spen) Arch Pipe	K.	8° Fire protection service,			
\$1-122 \$1-122	15	RCP	80.3 68.4	0,50	S124,3 S122		er friedv as fehanluten cale	L	Fire Department Connection (FDC) location.			
25-122 25-16-1	- 14	RCP				\$121		M.	Deflect water to provide additional depth to avoid proposed utility (refer to Plan/Profile sheets),			
Andrew Control	42	1181	40.7	0.51	S115.1	S112		N,	Connect to manhole, to be constructed as part of a City trunk sewer extension project.			
\$1.815.2	42	RCP	158.8	0,52	\$115,2	\$111,2		2,	City trunk sewer (proposed, not part of this project).			
5T-114	30	RCAP	167.4	0.50	S114	S113	23" (rise) x 36" (span) Arch Pipe	R.				
9T-313	36	RCAP	72.0	0.50	S113	\$112	27" (rise) x 44" (span) Arch Pipe		6* Sanitary Service (et least 4* cover at building, 1% minimum grade toward main).			
81-112	48	RCP	124,4	0.50	\$112	\$111,1		S.	8" Sanitary Service (at least 4" cover at building, 1% minimum grade toward main),			
								T.	Sanitary Cleanout (match size of service line).			
								U.	6" Grease Sanilary Service (at least 4' cover at building, 1% minimum grade toward main).			
								V.	5" Wye connection,			
				9.0	ANITARY S	SEWER F	IPE TABLE	W.	10,000 gallon grease interceptor unit.			
								177.1				

A.	KEYNOTES - SITE UTILITIES  Water Main.
B	Install 16" x 8" Tapping Valve and Sleeve.
C.	Valve, (Refer to Plan/Profile sheets for size – sheets C22.01 to C22.14).
D.	Hydrant (Complete, includes isolation valve and littings as needed to connect to main).
E.	11 1/4* bend:
E.	22 1.0° bend
G.	45* bend.
Н.	Tee. (Refer to PlantProfile sheets for size – sheets C22,01 to C22,14),
J.	8° Domestic water sprvice.
К.	8" Fire protection service,
L.	Fire Department Connection (FDC) location.
M.	Deflect water to provide additional depth to avoid proposed utility (refer to Plan/Profile sheets),
N.	Connect to manhole, to be constructed as part of a City trunk sewer extension project.
2.	City trunk sewer (proposed, not part of this project).
R.	5' Sanilary Service (at least 4' cover at building, 1% minimum grade toward main).
S.	B' Sanitary Service (at least 4' cover at building, 1% minimum grade toward main).
T.	7 1 2 7
U.	Sanitary Cleanout (match size of service line).
V.	5' Grease Sanilary Service (at least 4' cover at building, 1% minimum grade toward main). 5' Wive connection.
W.	10,000 gallon grease interceptor unit.
χ.	2,000 gallon sand /oil separator.
Y.	
7. Z.	Plug end of 8" Sanitary Sewer. Mark with steel "T" post.
AA.	Trench drain, to drain dock high area within garage. Connect to sand / oil separator.
AR.	4" Subdrain, 8" Subdrain
AC.	Subdrain Cleanout (match size of subdrain).
AD. AE.	24" Diameter Nyloplast Drain Basin
AE.	10" Roof Drain (al least 4" cover at building, 1% minimum grade toward main).
AF.	Refer to SWPPP plan sheets (L31,02 - 31,04) for revelment protection at pipe outfalls.
AG.	Bioswale (center subdrain configuration).  Bioswale (offset subcrain configuration).
AH.	Bioswate (orset subcrata) configuration).  Curb opening.
	7
AK.	Grate across sidewalk
	Special Storm Structure E. Construct on twin RCP culverts to limit flows during most storm events allowing these pipes to act as a auxiliary spitway during catastrophic events. See detail. Rim elevation = 71.35.
AM.	Special Storm Structure F. Construct on existing culvert to limit flows during most storm events allowing this pipe to act as an auxiliary spillway during catastrophic events. See detail, Rim elevation = 71,35.

	WATER QUANTITY SCHEDU	LE	
TEM NO.	DESCRIPTION	QTY	UNIT
1	8" WATER MAIN (C900 PVC)	1,726	LF
2	12" WATER MAIN (C900 PVC)	2,717	LF
3	16" x 12" TAPPING VALVE AND SLEEVE	2	EA
4	8' VALVE	12	EA
5	12 VALVE	8	EA
6	12" x 8" TEE	10	EA
7	12" x 12" TEE	1	EA
8	HYDRANT ASSEMBLY (COMPLETE), DIP	12	EA
9	8" - I1 1A" BEND	- 1	EA
10	8" - 45" BEND	8	EA
11	12" - 11 1/4" BEND	- 4	EA
12	12" - 22 1/2" BEND	1	EA
13	12" - 45" BEND	2	EA

SITE TO CONTROL OF THE PROPERTY OF DES WEST

5

PLAN SUBMITTAL

SITE

NOT FOR CONSTRUCTION

ARCHITECT RDG Planning & Design 201 Gened Ave Des Liebres, LA 50200 Prome, (\$15), 284-2741

FOOD SERVICE
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STRUCTURAL.
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601 Locut R. 50to No.
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301 Cared Aco.
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MECH / ELEC / PLUMB indep inde

8025 GRAND AVENUE WEST DES MOINES, IOWA 50266

DES MOINES UNIVERSITY

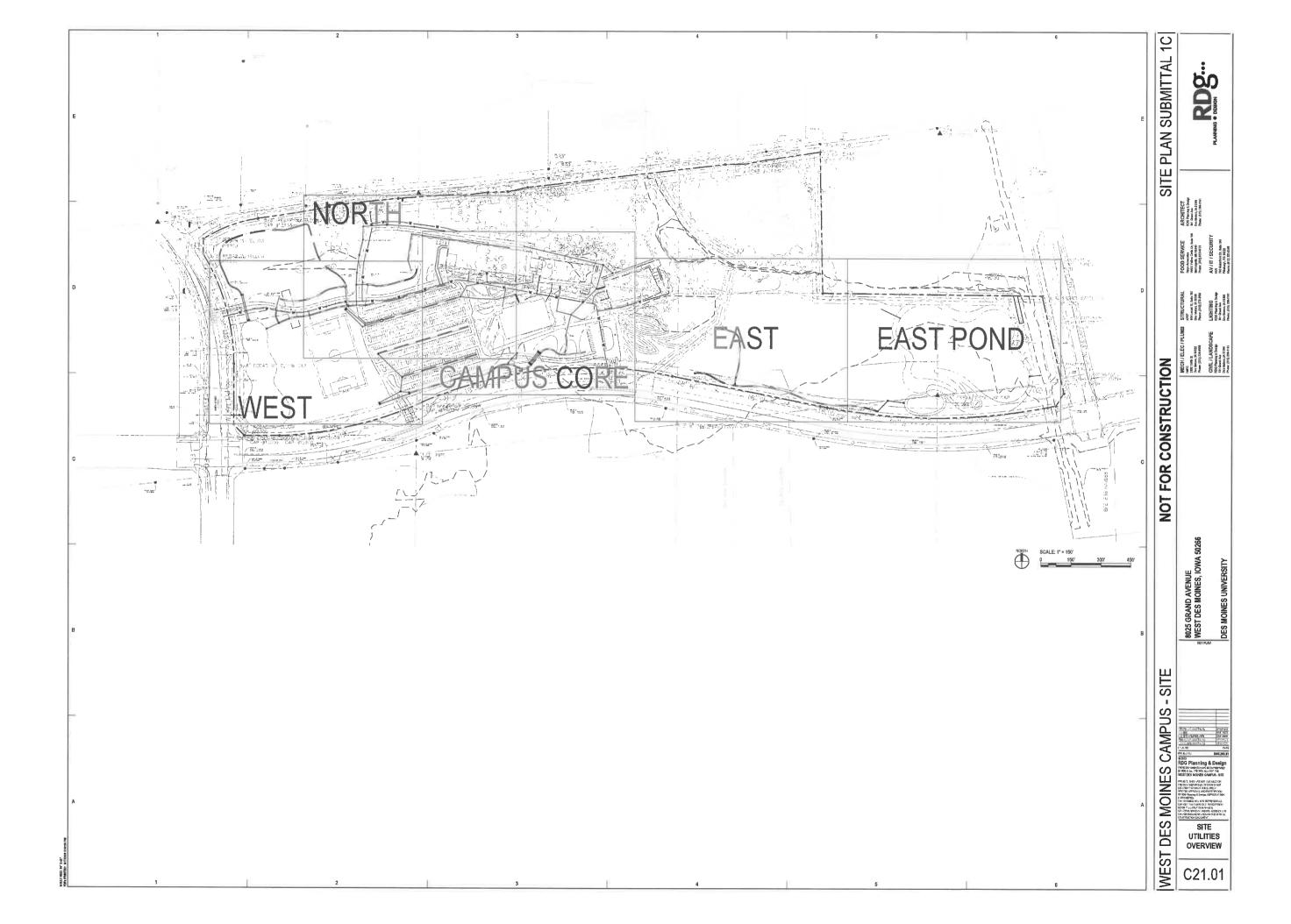
ATTACHMENT B

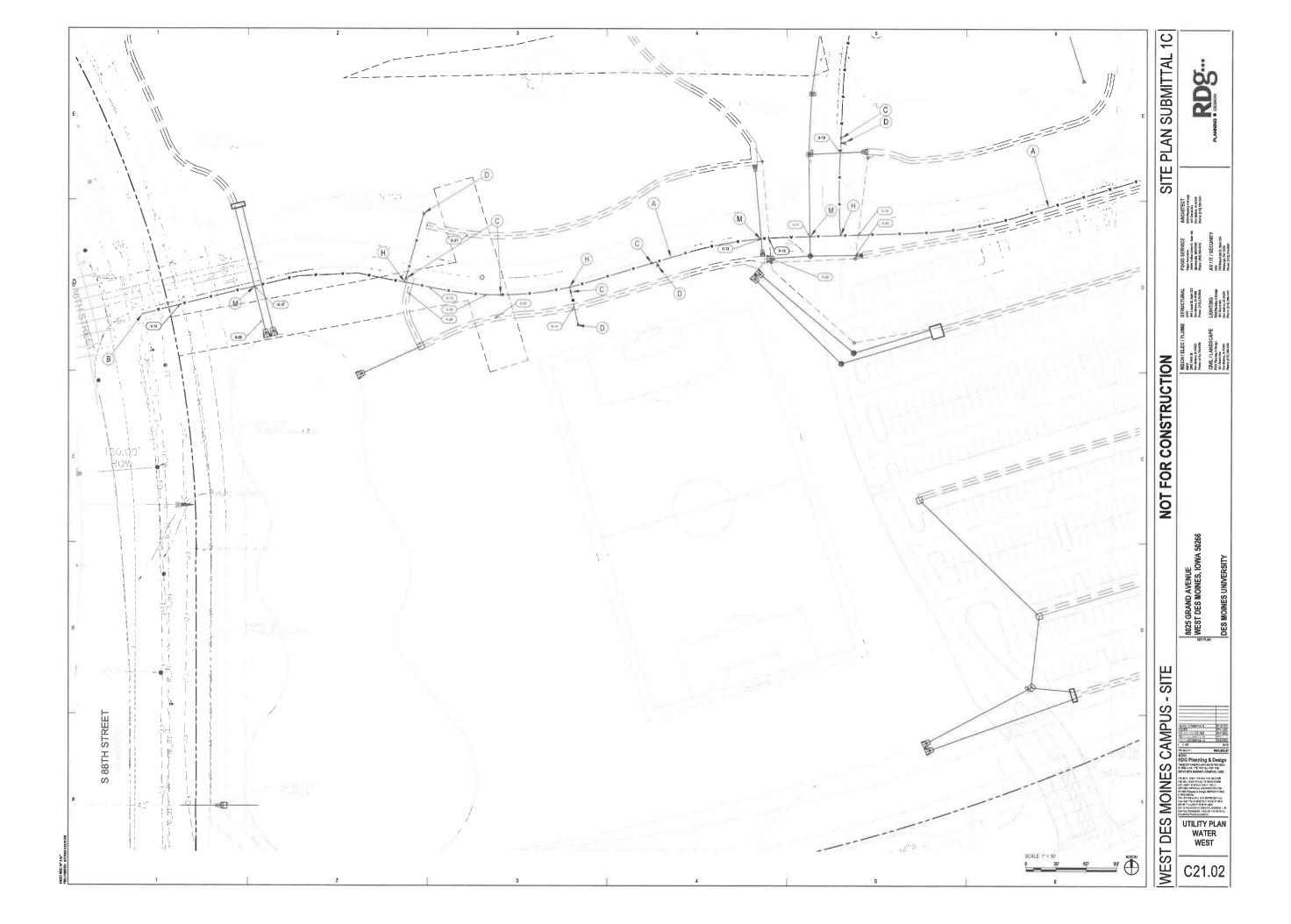
SITE UTILITIES NOTES

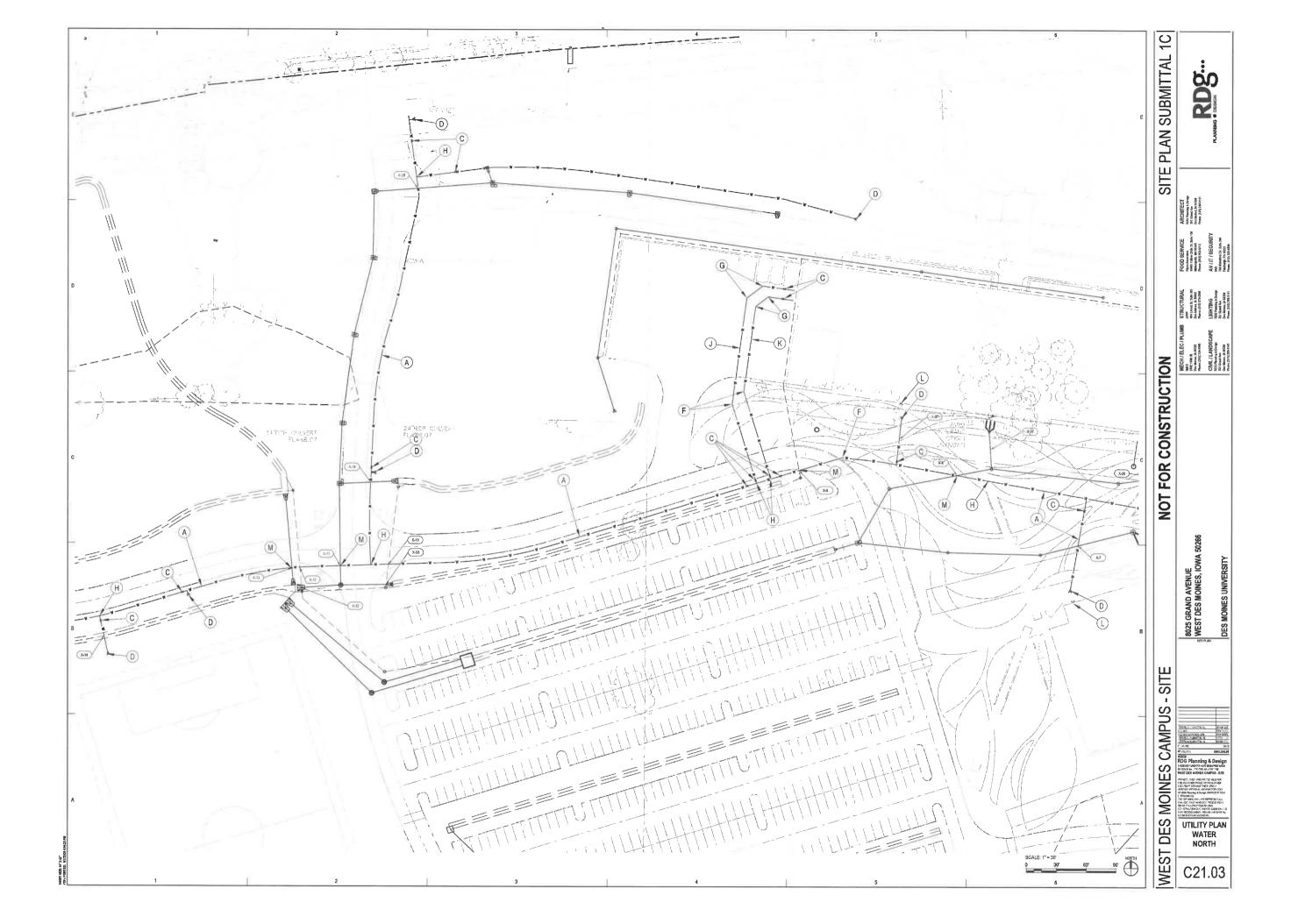
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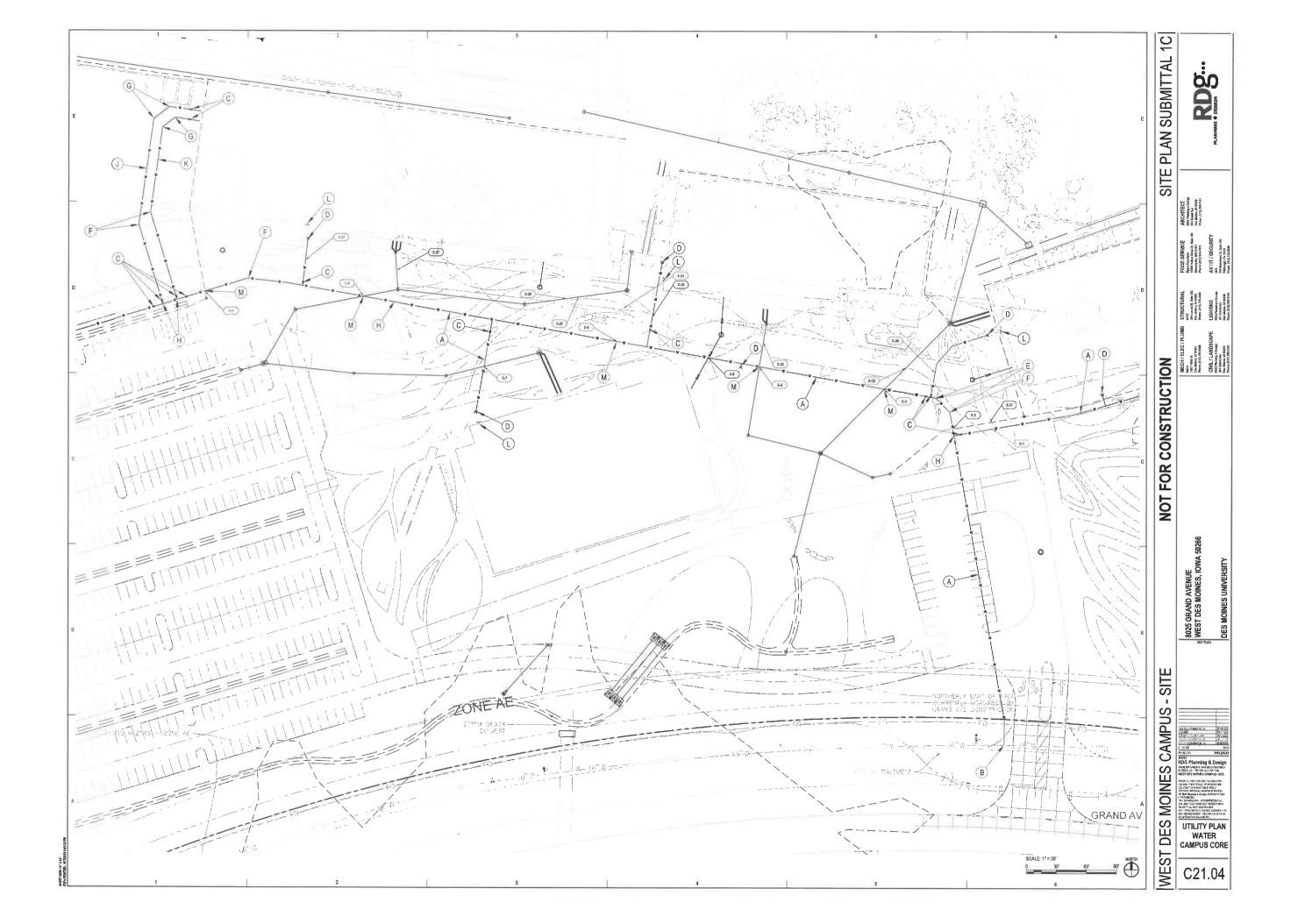
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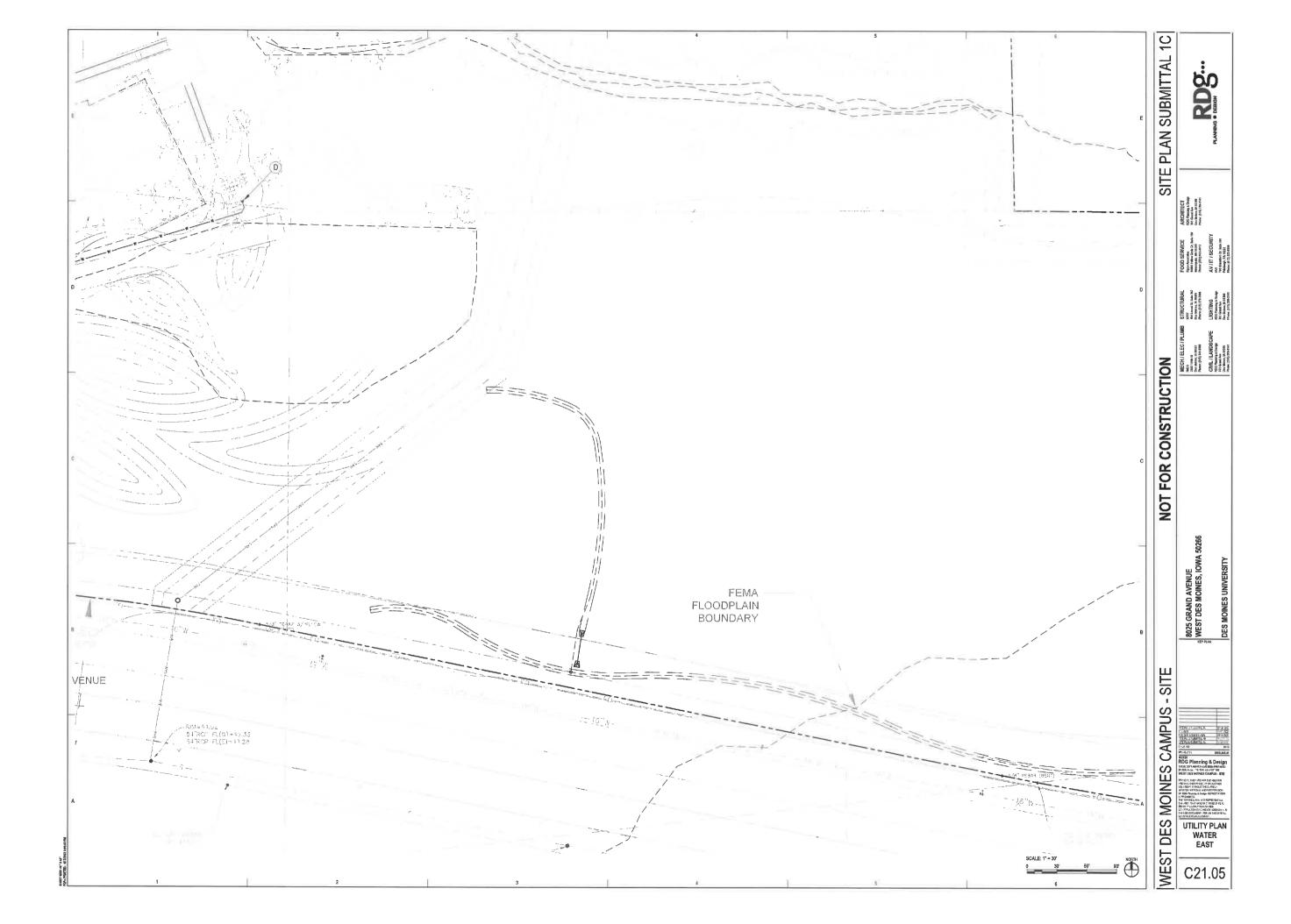
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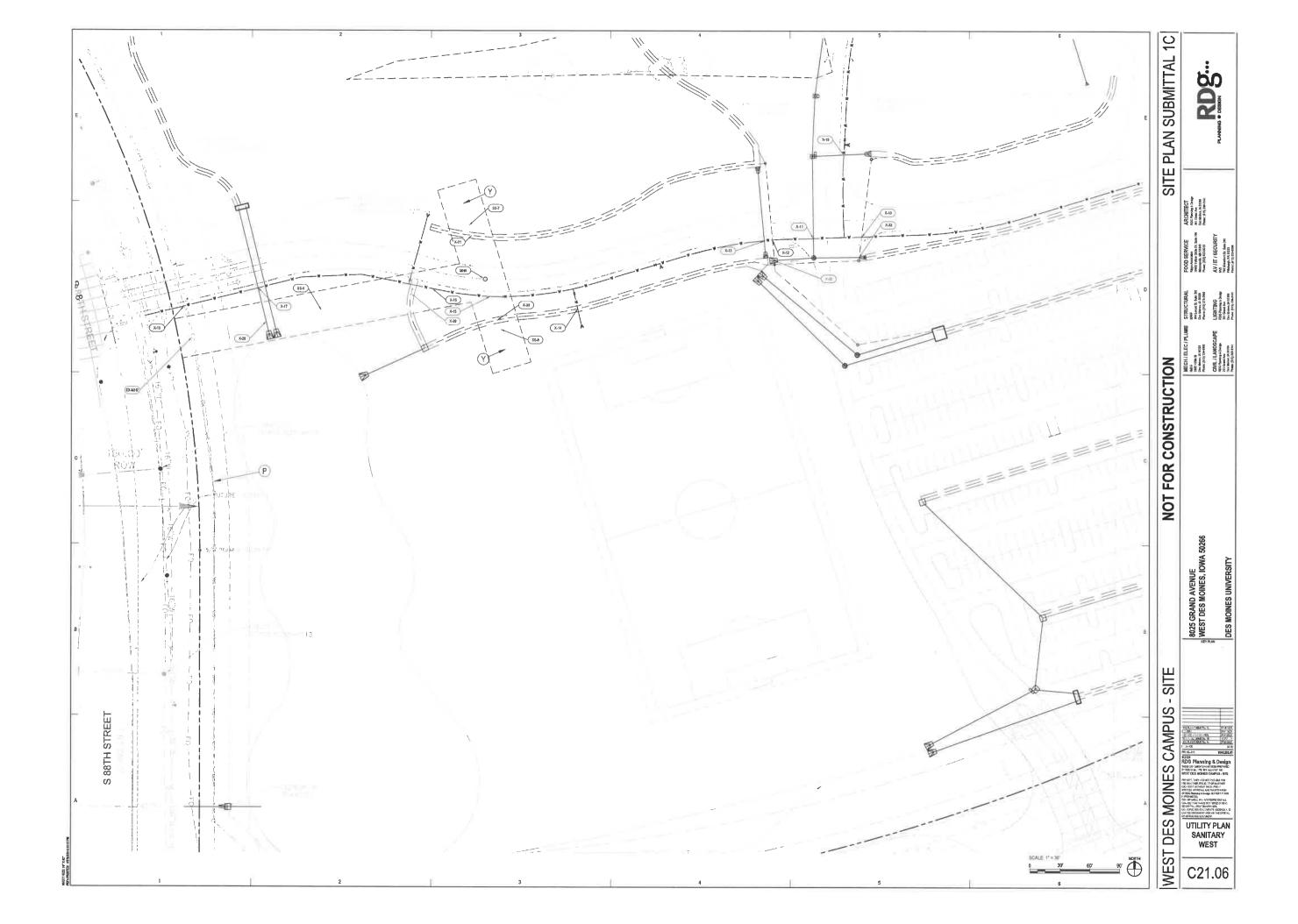


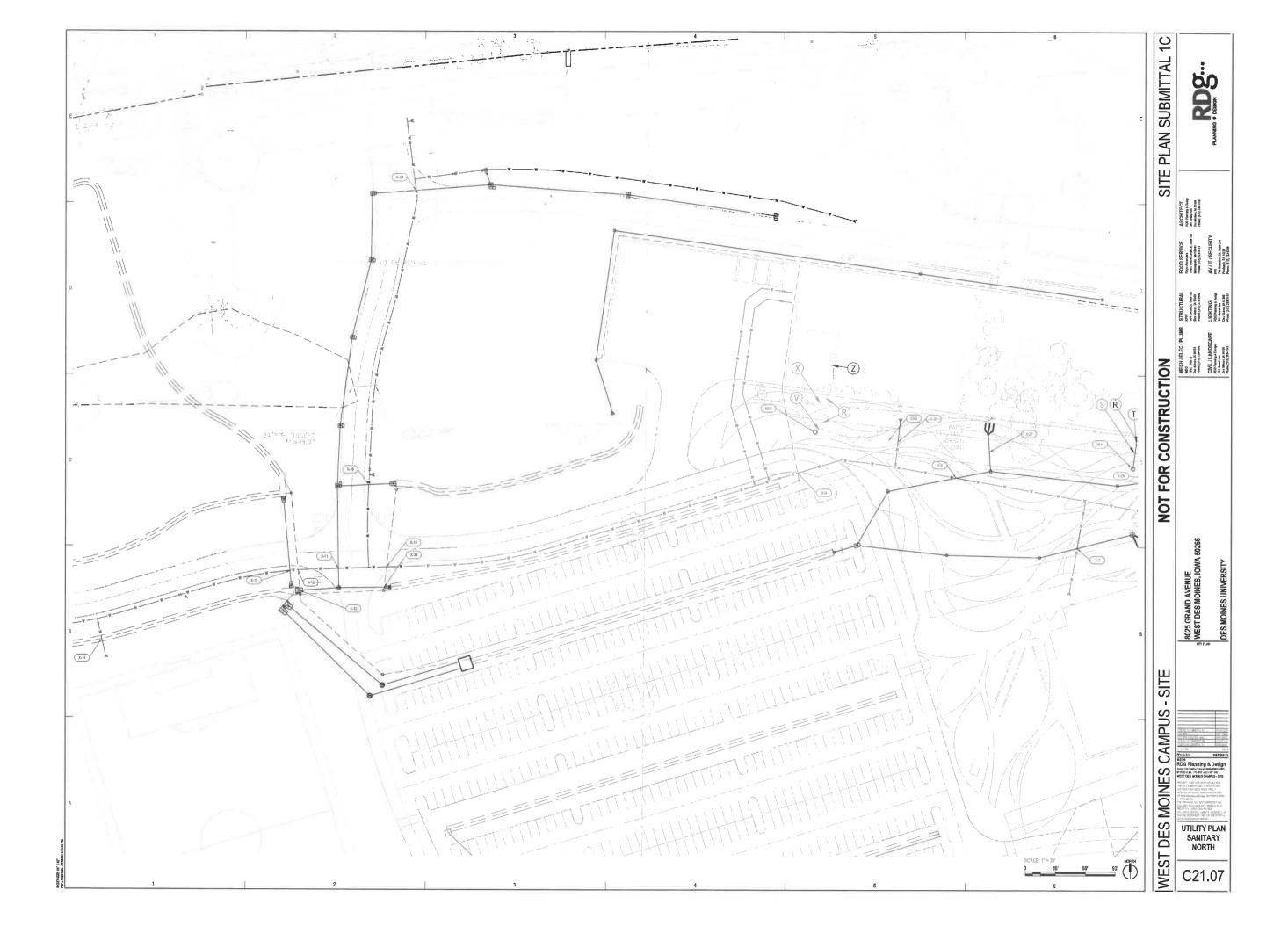


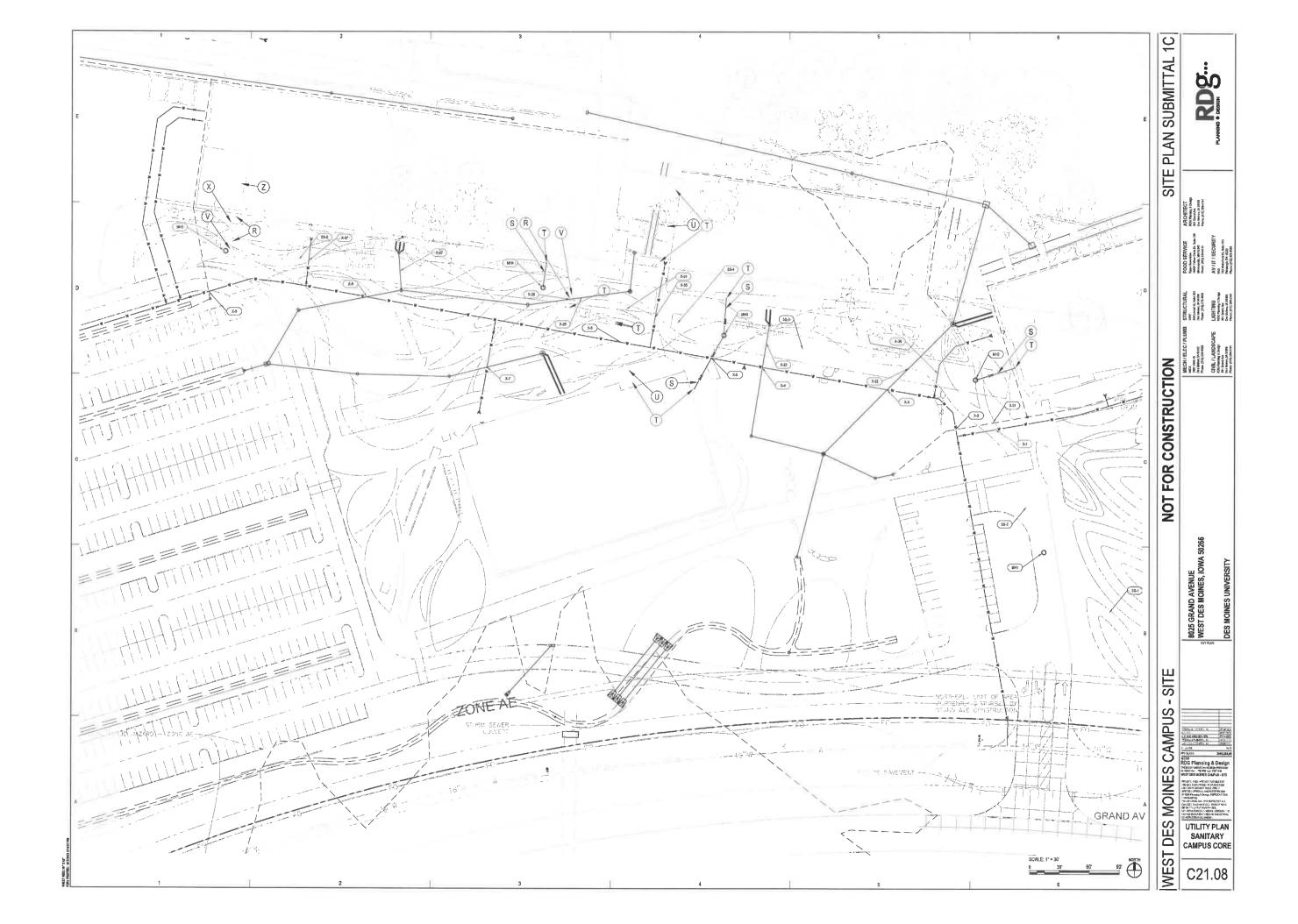


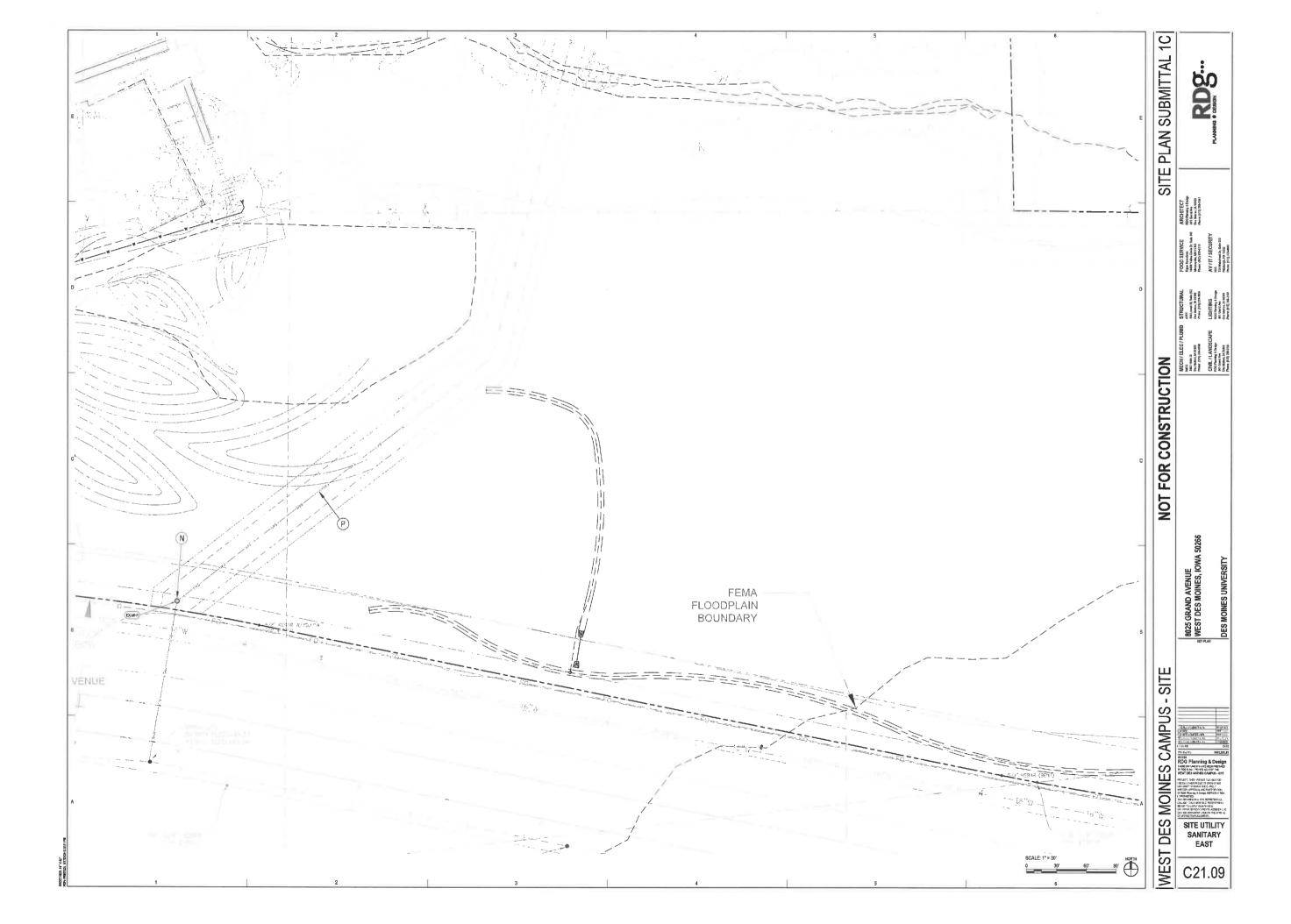


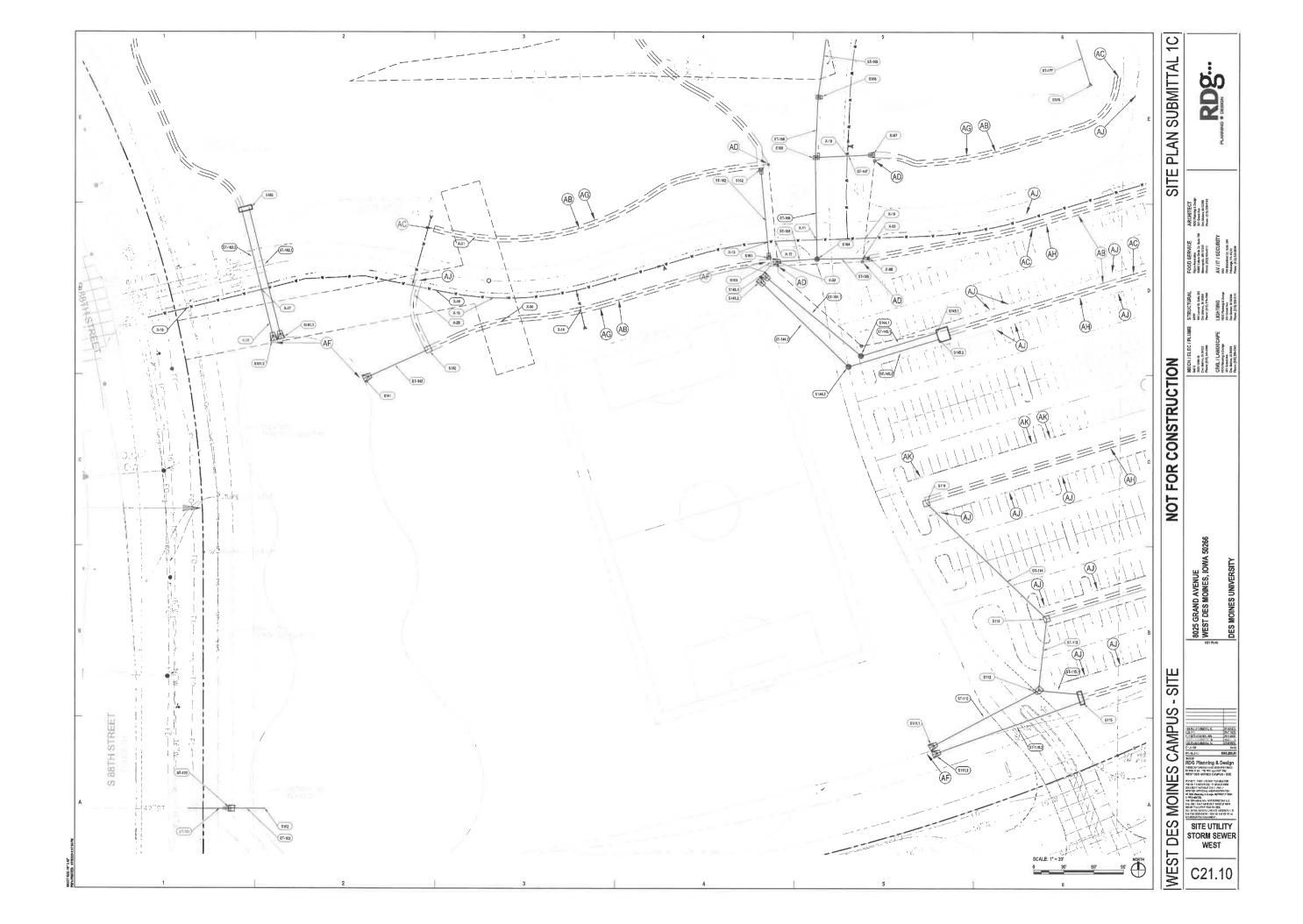


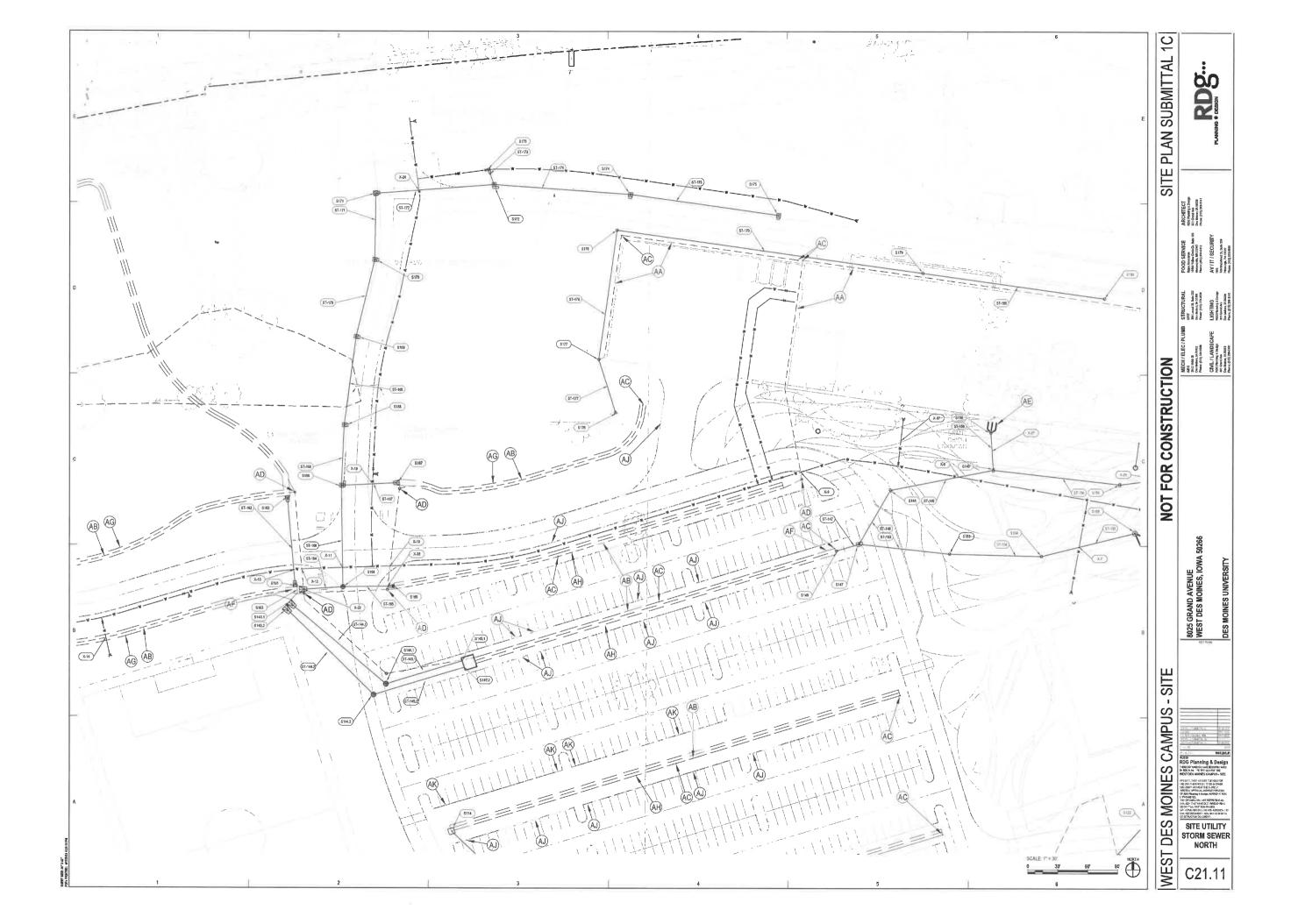


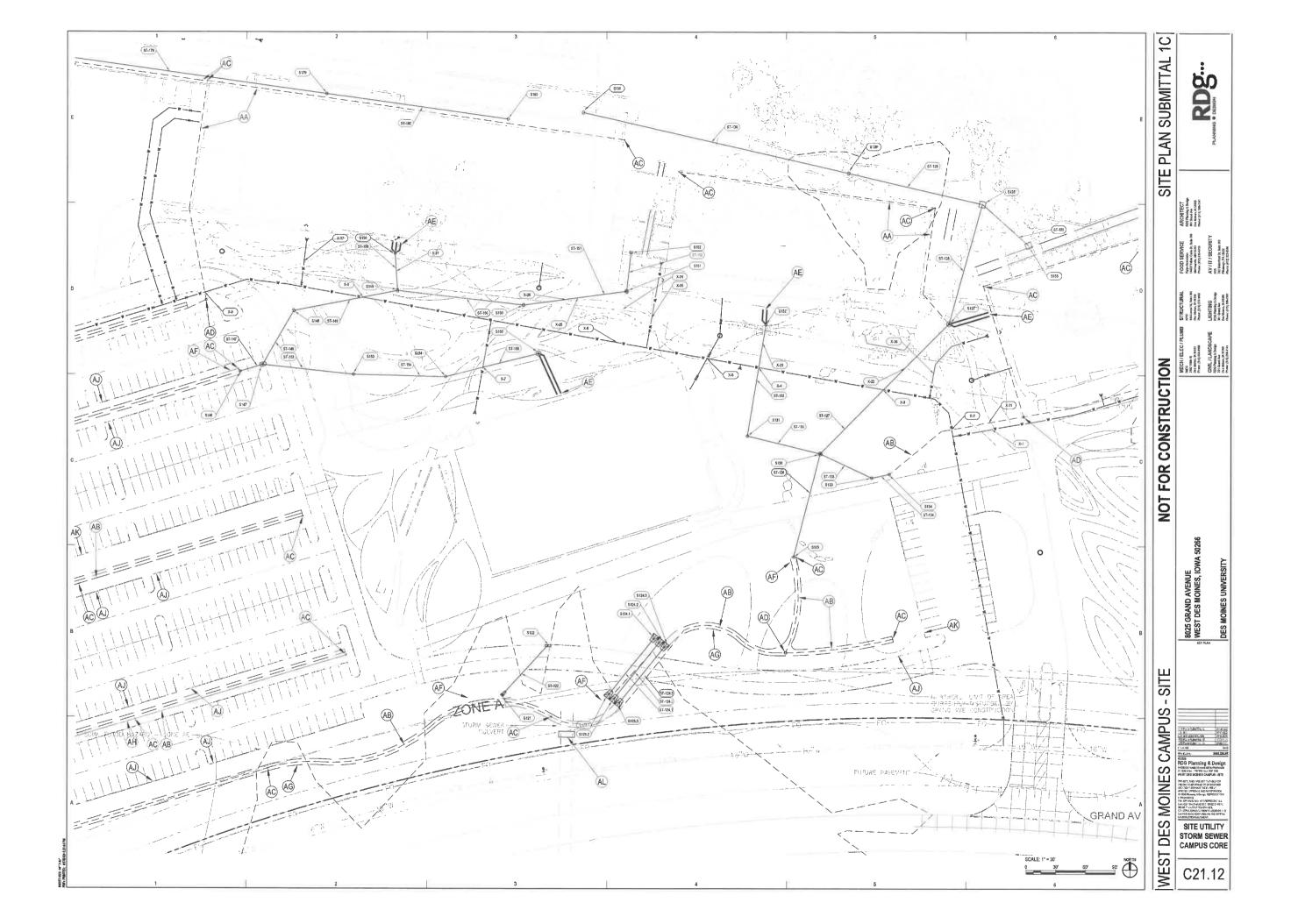


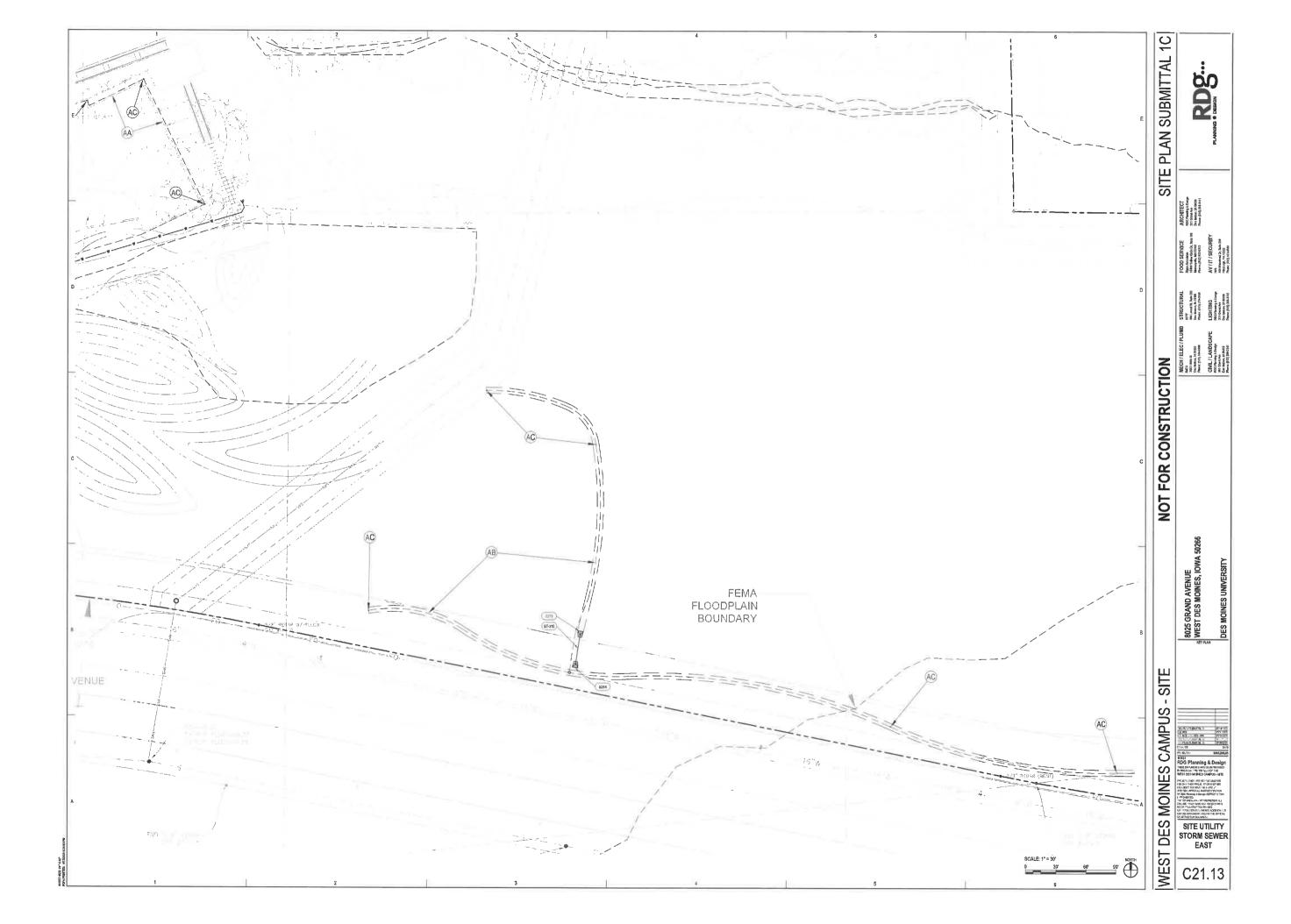


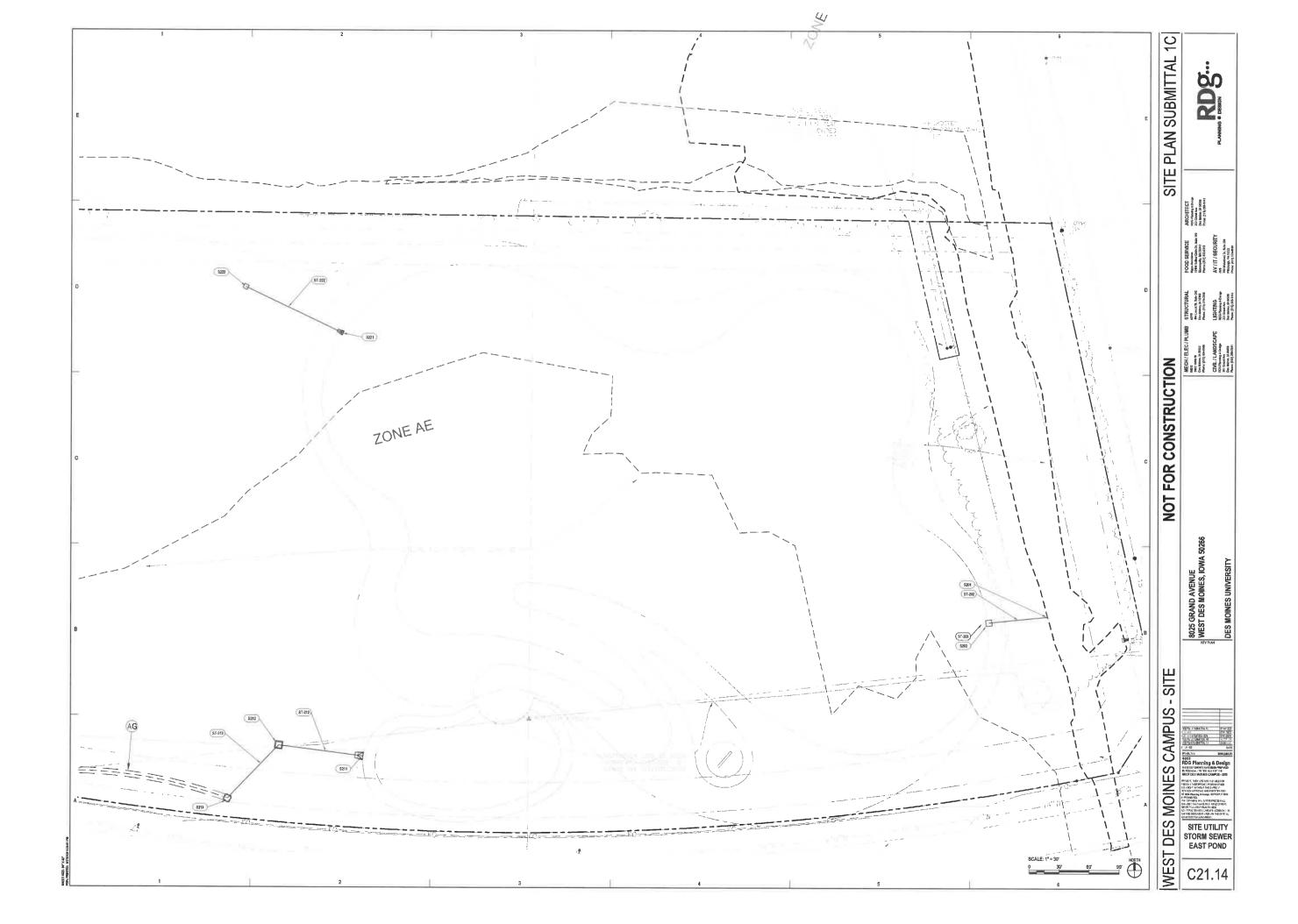


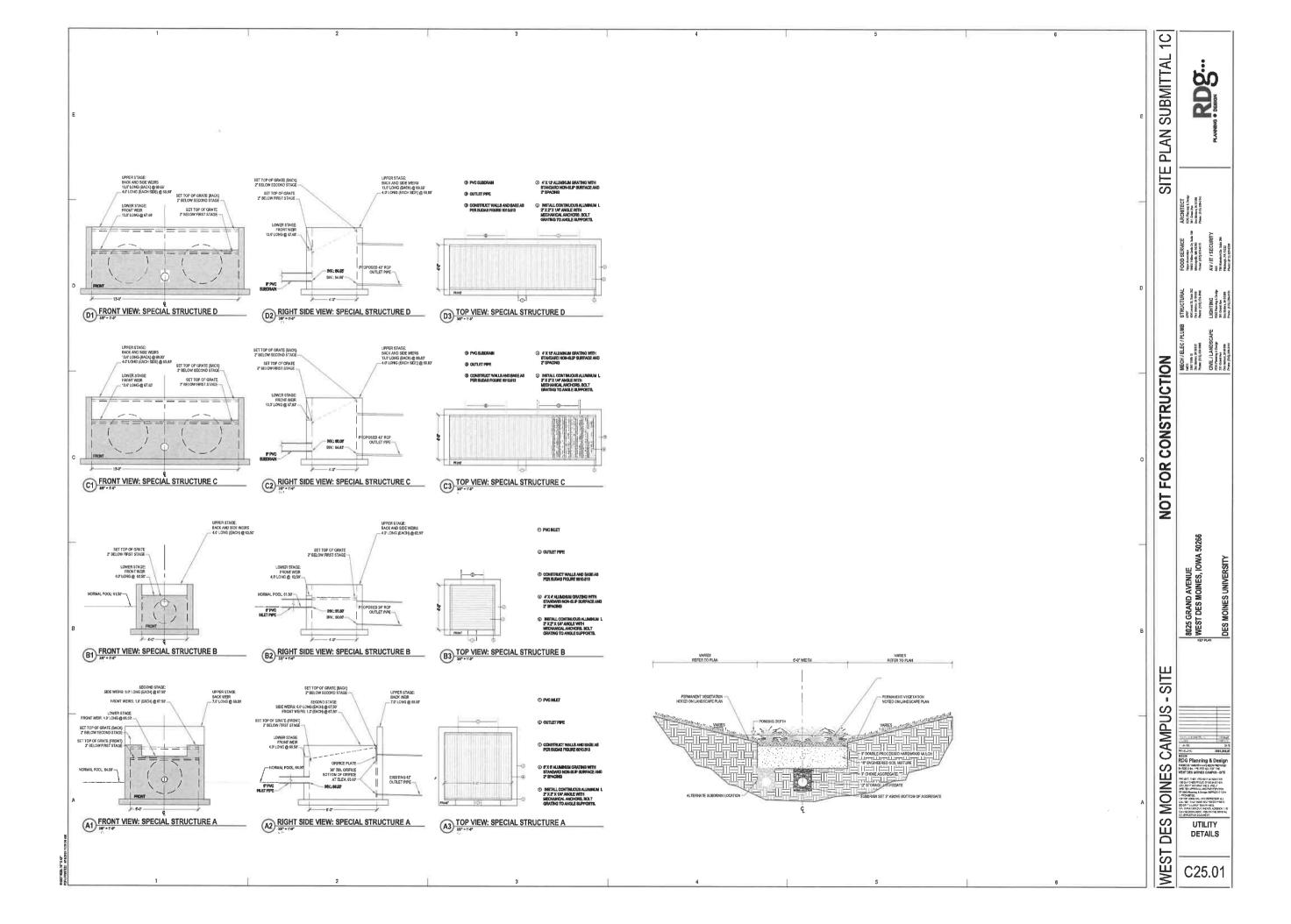












#### **RESOLUTION NO. PZC-20-069**

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 DES MOINES UNIVERSITY PHASED SITE PLAN (SP-004801-2020)

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the property owner and applicant, Des Moines University Osteopathic Medical Center has requested approval of a Phased Site Plan to allow the installation of private utilities for that property located at 8025 Grand Avenue; and

**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; and

**WHEREAS,** on October 12, 2020, this Commission held a duly-noticed meeting to consider the Site Plan Permit (SP-004801-2020).

**NOW, THEREFORE,** THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

<u>SECTION 1</u>. The findings, for approval, in the staff report, dated October 12, 2020, or as amended orally at the Plan and Zoning Commission meeting of October 12, 2020, are adopted.

SECTION 2. SITE PLAN PERMIT (SP-004801-2020) to allow installation of private utilities only is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, dated October 12, 2020, 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 October 12, 2020.

	Erica Andersen, Chair  Plan and Zoning Commission
ATTEST:	Tian and Zoning Commission
Recording Secretary	
I HEREBY CERTIFY that the foregoing re Zoning Commission of the City of West Des Moines 12, 2020, by the following vote:	esolution was duly adopted by the Plan and s, Iowa, at a regular meeting held on October
AYES: NAYS: ABSTENTIONS:	
ABSENT: ATTEST:	
Recording Secretary	

# Exhibit A Conditions of Approval

- Any and all site improvements done prior to City approval of a subsequent amendment to the West Grand Business Park PUD to define all development details and full site plan approval shall be at the property owner's own risk.
- 2. This site plan approval shall only allow for private utility construction. No building permits for buildings, including footing and foundations, shall be permitted until the Phase 2 site plan is approved by the City Council.
- 3. Prior to the City Council meeting on October 19, 2020 to consider this phased site plan request, Des Moines University shall submit a signed letter acknowledging responsibility to some degree for future improvements along Booneville Road, including utilities as required.
- 4. Prior to the City Council meeting on October 19, 2020, to consider this phased site plan request, Des Moines University shall submit executed Storm Water Management Facility Maintenance Agreement, an agreement and waiver for their share of the future widening of S. Jordan Creek Parkway, Grand Avenue and S. 88<sup>th</sup> Street, a traffic signal agreement for the applicant's participation in the installation of future traffic signals at the full access points to the development from Grand Avenue and a warranty deed for dedication of right-of-way along Booneville Road.