

---

DATE October 8, 2018

APPROVING PRIVATE CONSTRUCTION CONTRACT BETWEEN  
STERNQUIST CONSTRUCTION INC. AND  
HUBBELL REALTY COMPANY  
FOR PAVING IMPROVEMENTS IN WOODS ON THE RIVER PLAT10  
\$ 235,337.20

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA: That the attached contract documents for a Private Construction Contract in the amount of \$235,337.20 between Sternquist Construction Inc., Britt Sternquist, President, 1110 N 14th Street, Indianola, IA, 50125 - as Contractor, and Hubbell Realty Company, Rick J. Tollakson, President & CEO, 6900 Westown Parkway, West Des Moines, IA, 50266 - as Owner, for construction of Paving Improvements described as paving improvements in the Woods On The River Plat 10, located south of E. Hartford Avenue and S.E. 22nd Street, as shown on Plan File Numbers 597-018/049, be and the same are hereby approved, subject to receipt of contract and bond approved as to form by the Legal Department, and certificate of insurance acceptable to the Engineering Department.

BE IT FURTHER RESOLVED: That permission be and is hereby granted to the parties of said contract to construct said Paving Improvements in accordance with said contract documents and subject to receipt of contract and bond approved as to form by the Legal Department and certificate of insurance acceptable to the Engineering Department, subject to inspection and approval of the Des Moines City Engineer.

★ **Roll Call Number**

**Agenda Item Number**

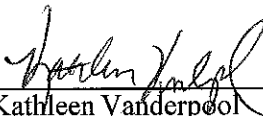
6

DATE October 8, 2018

Activity ID: 06-2019-100

Moved by \_\_\_\_\_ to adopt.

FORM APPROVED:

  
 \_\_\_\_\_  
 Kathleen Vanderpool  
 Deputy City Attorney

**SLN** Funding Source: All project costs are to be paid by the Owner(s), Hubbell Realty Company

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
COLEMAN				
GATTO				
GRAY				
MANDELBAUM				
WESTERGAARD				
TOTAL				

MOTION CARRIED APPROVED

I, Diane Rauh, City Clerk of said City Council, hereby certify that at a meeting of the City Council, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

\_\_\_\_\_  
 Mayor

\_\_\_\_\_  
 City Clerk

**GENERAL NOTES:**

1. All work shall comply with applicable city and county codes, ordinances, regulations and rules.
2. All debris spilled on the streets or adjacent property shall be promptly removed by the Contractor.
3. All construction procedures and materials to meet or exceed minimum requirements of the Streetside Urban Design Standards and Specifications (SUDAS) and the City of Des Moines Specifications effective at the time of plan approval.
4. All work shall be done in accordance with current OSHA regulations and standards. Nothing indicated on these plans shall relieve the Contractor from complying with any and all appropriate safety regulations.
5. The Contractor shall furnish and place all necessary signs and barricades during construction in accordance with the Manual of Uniform Traffic Control Devices for Streets and Highways.
6. The Contractor shall be responsible for giving the City of Des Moines proper notice for their required inspections. A minimum of 48 hours notice is required (515-283-4177 or 515-288-4177).
7. The owner shall be responsible for obtaining any and all required permits for performing the work.
8. Work shall include connection to existing public utilities and any and all fillings, cleanouts and appurtenances required by codes.
9. The Contractor is responsible for dewatering & grubbing the site, and removal & disposal of any deleterious and excess materials from the site.
10. The Contractor shall place all fences around all storm sewer inlet locations, steep slopes, or as required by the City or IDNR.
11. Any damage done to the existing fences, yards or other structures outside the construction limits shall be repaired at the Contractor's expense.
12. All utility stations in plan view are tied to existing street material quantities necessary for construction.
13. As-Built construction drawings are required prior to final acceptance by City Council.
14. Waste services require a plumbing permit.
15. Water main to maintain a minimum depth of 3.5 feet to top of pipe.
16. Contractor, developer, and developer's professionals shall attend pre-construction conference with the City prior to commencing construction.
17. R.C.P. Storm Sewer to be 20004 (or better).
18. The SUDAS shall apply to Grading, Erosion, and Associated Work for the project. The contractor shall especially observe the requirements of the Specifications (along with the Erosion Control Plan prepared for the project) in conducting grading and surface restoration work.
  - A.) The Pollution Prevention Plan is the responsibility of the Owner whom shall make all construction workers aware of the major provisions of said plan.
  - B.) All Erosion and Sediment Control Measures shall be checked regularly, especially after each significant storm, to locate damage and conduct maintenance operations.
  - C.) Except as precluded by snow cover, Stabilization Measures shall be initiated on all disturbed areas no later than the 14th day after construction activity has occurred on areas where construction activity will not occur for a period of another 21 calendar days.
19. The Contractor shall provide to the Developer the measurements of all sanitary manholes, and footing drain services from lot corners, including existing services.
20. Any field tile encountered during construction shall be repaired if cut and connected to new storm sewer if feasible.
21. All fills shall be hatched and compacted to 95% standard proctor at all locations, in 6" lifts.
22. All asphalt tanks and interlock fields not in use shall be removed per IDNR requirements.
23. All existing wells shall be abandoned per IDNR requirements.
24. All public improvements shall be inspected by the City of Des Moines Engineering Department during construction.
25. IN THE EVENT OF A DISCREPANCY BETWEEN THE DETAILED PLANS AND THE QUANTITY ESTIMATE, THE DETAILED PLANS SHALL GOVERN.
26. IF UNSUITABLE MATERIAL IS FOUND DURING ANY EXCAVATION, IT SHALL BE REMOVED AND REPLACED WITH SELECT FILL.
27. THE CONTRACTOR IS TO VISIT THE SITE TO ENSURE HE/SHE IS FAMILIAR WITH THE EXISTING SITE CONDITIONS.
28. THE CONTRACTOR SHALL PERFORM THIS WORK THROUGH A PRIVATE CONSTRUCTION CONTRACT WITH THE CITY OF DES MOINES AND SHALL INCLUDE ALL BONDING, INSURANCE, AND PERMIT COSTS IN THE BID.
29. CONTRACTOR SHALL SUPPLY ALL EQUIPMENT, LABOR AND MATERIALS TO PERFORM THIS WORK. ALL WORK NOT SPECIFIED FOR PAYMENT SUCH AS GRADING.
30. CONTRACTOR SHALL RESPREAD A MINIMUM OF 1" OF TOPSOIL ON ALL DISTURBED AREAS. CONTRACTOR SHALL SEED AND MULCH ALL DISTURBED AREAS.
31. THE CONTRACTOR SHALL CONTACT THE CITY OF DES MOINES TRAFFIC AND TRANSPORTATION DEPARTMENT BEFORE BEGINNING WORK. TRAFFIC CONTROL SHALL BE COORDINATED WITH THE CITY AND SHALL MEET THE REQUIREMENTS OF MUTCD. ONE LANE EACH WAY MUST BE OPEN TO TRAFFIC AT ALL TIMES. ELECTRIC ARROW BOARDS MUST BE USED TO DIRECT TRAFFIC.
32. ALL EXCAVATIONS SHOULD COMPLY WITH THE REQUIREMENTS OF OSHA 29CFR, PART 1926, SUBPART F, "EXCAVATIONS" AND ITS APPENDICES, AS WELL AS OTHER APPLICABLE CODES. THIS DOCUMENT STATES THAT THE EXCAVATION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
33. GEOTECHNICAL REPORT BY TERRACON PROJ. #08045150-01 BORDER AREA SHALL BE SEEN.
34. BORDER AREA SHALL BE SEEN.

# CONSTRUCTION PLANS

OF

## WOODS ON THE RIVER PLAT 10

### CITY OF DES MOINES POLK COUNTY, IOWA

FOR

# HUBBELL REALTY COMPANY

PREPARED BY:

## ERG

Engineering Resource Group, Inc.  
Engineers and Surveyors  
2413 GRAND AVENUE  
DES MOINES, IOWA 50312  
(515) 288-4823

**INDEX OF SHEETS**

- |  |                             |
|--|-----------------------------|
| 1 - COVER SHEET                              | 19 - STORM SECTIONS 2       |
| 2 - PROJECT MAP                              | 20 - STORM SECTIONS 3       |
| 3 - QUANTITIES AND TYPICAL SECTIONS          | 21 - STORM SECTIONS 4       |
| 4 - GRADING PLAN 1                           | 22 - STORM OUTLET           |
| 5 - GRADING PLAN 2                           | 23 - STORM OUTLET DETAILS   |
| 6 - GRADING PLAN 3                           | 24 - INTERSECTION DETAILS 1 |
| 7 - SANITARY SEWER EXTENSION 1               | 25 - INTERSECTION DETAILS 2 |
| 8 - SANITARY SEWER EXTENSION 2               | 26 - CUL-DE-SAC DETAILS 1   |
| 9 - RIVER RIDGE ROAD SANITARY & WATER        | 27 - CUL-DE-SAC DETAILS 2   |
| 10 - WHISPERING RIDGE DRIVE SANITARY & WATER | 28 - CURB RAMP DETAILS 1    |
| 11 - RIVER MEADOWS CIRCLE WATER              | 29 - CURB RAMP DETAILS 2    |
| 12 - SHADOW CREEK CIRCLE SANITARY & WATER    | 30 - CURB RAMP DETAILS 3    |
| 13 - RIVER RIDGE ROAD PAVEMENT & STORM 1     | 31 - WATER DETAILS          |
| 14 - RIVER RIDGE ROAD PAVEMENT & STORM 2     | 32 - TRAFFIC SIGNS          |
| 15 - WHISPERING RIDGE DRIVE PAVEMENT & STORM |                             |
| 16 - RIVER MEADOWS CIRCLE PAVEMENT & STORM   |                             |
| 17 - SHADOW CREEK CIRCLE PAVEMENT & STORM    |                             |
| 18 - STORM SECTIONS 1                        |                             |

**NOTE:**

THE LOCATION OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

ANTICIPATED CONSTRUCTION SCHEDULE		
PLAT ID	BEGR	END
GRADING	07/18	10/18
UTILITIES	07/18	10/18
PAVING	10/18	10/18

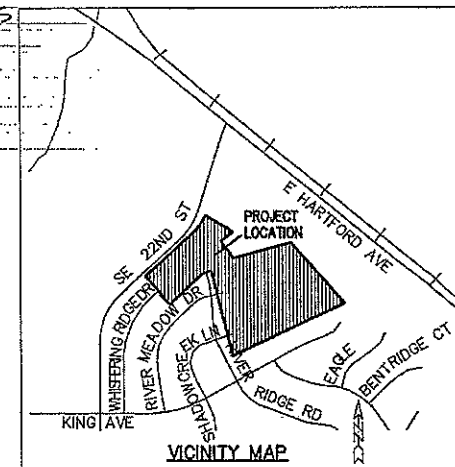
**PROJECT BENCHMARK:**

D.M. BENCHMARK # 1327  
EAST SIDE OF SHERWOODS ELEMENTARY SCHOOL # ON THE NE CORNER OF SIGNAL BASE ELEVATION = 76.42

**SITE DATA**

- END
- FRONT YARD SETBACK = 25'
  - REAR YARD SETBACK = 25'
  - SIDE YARD SETBACK = 5'
  - MINIMUM LOT WIDTH = 50' EAST OF RIVER RIDGE RD  
60' WEST OF RIVER RIDGE RD

CITY OF DES MOINES  
ACTIVITY ID  
PAVING: 06-2019-100  
SANITARY: 07-2019-100  
STORM: 08-2019-100



APPROVED FOR CONSTRUCTION  
DATE: 8-23-18  
CITY ENGINEER



ENGINEERING CERTIFICATION  
I HEREBY CERTIFY THAT THE EXISTING DOCUMENT, SPECIFICATION OR REPORT WAS PREPARED BY ME, OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.  
DATE: 08/23/18  
PAKES ON SHEETS COVERED BY THE SEAL: 2/0889 21

FILE # 597-08/049  
DATE: 08/16/18  
PROJECT NO. 17-068  
1 OF 32

WOODS ON THE RIVER PLAT 10