

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

Meeting Date: May 11, 2020

Item: Brookview Elementary Classroom Addition – 8000 EP True Parkway – 6,600sf classroom additions and modifications to storm water detention facilities – Waukee School District – MaM-004691-2020

Requested Action: Recommend Approval of a Major Modification to a Site Plan

Case Advisor: Brian Portz, AICP

Applicant's Request: The Waukee Community School District requests approval of a Major Modification to a site plan to construct two building additions totaling 6,600 square feet onto the existing Brookview Elementary school building. The proposed additions will add classroom space to the building. In addition, modifications will be made to the existing storm water detention facilities on the site.

History: The School property was platted in 2000 and is a part of the Bridgewood Planned Unit Development (PUD). The school building was constructed in 2003.

City Council Subcommittee: This item was presented to the Development & Planning City Council Subcommittee at their April 20, 2020 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:

- **Traffic Study:** A traffic study was completed as a part of this Major Modification to allow construction of the two building additions. The study determined that based on the proposed classroom additions, the existing geometry and traffic control on the surrounding streets are expected to have adequate capacity to accommodate the anticipated traffic. The traffic study did, however, note existing issues with vehicles stacking onto 81st Street during the morning drop off and afternoon parent pick up times. The traffic study provided different recommendations of how the stacking issue could be addressed to alleviate the impact on the surrounding public streets. Staff is recommending a condition of approval that the School District put together an implementation plan indicating the course of action to address these concerns for the 2020/21 school year.
- **Storm Water Management Facility Maintenance Agreement (SWMFMA):** As a part of this Major Modification, changes will be made to the existing storm water detention facilities on the site. City Code requires that sites with run-off controls (detention facilities) submit a Storm Water Management Facility Maintenance Agreement outlining the entity that is responsible for the maintenance of the detention facilities in event they need to be maintained in the future. The City has provided the School District with this agreement for execution as a part of this Major Modification. The School District is required to hold public hearings with the School Board to enter into an agreement such as this. These hearings have not yet been scheduled, so it may be a while before the School District can execute the agreement. Staff recommends a condition of approval requiring that the SWMFMA be executed by the School District prior to any occupancy being issued for the building additions, including temporary occupancy.

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.

Town Center Overlay District Consistency: The proposed project has been reviewed for consistency with the proposed Town Center Overlay District Guidelines. Based upon that review, a finding has been made that the proposed project is consistent with the Town Center Overlay District Guidelines in that the plan is consistent with the overall objective and intents of the Town Center Overlay District Guidelines.

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 and the Town Center Overlay District, staff recommends the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Major Modification to allow construction of two building additions and modifications to the storm water detention facilities, subject to the applicant meeting all City Code requirements and the following:

1. The traffic study indicates this site is contributing to circulation and safety problems on the adjacent public streets. The applicant shall review the suggested improvements in the April 29, 2020 traffic study and provide a plan of action addressing the identified deficiencies for staff review. The plan of action shall be implemented prior to the start of the 2020-21 school year.
2. Prior to any occupancy permit being issued for the building additions, including temporary occupancy, the Waukee Community School District shall submit to the City of West Des Moines a fully executed Storm Water Management Facility Maintenance Agreement for the site.

Property Owner: Wauke Community School District
Wauke, Iowa 50263
kjohnson3@waukeeshools.org

Applicant's Representatives:
Joel Jackson
Bishop Engineering
3501 104th Street
Urbandale, IA 50322
jjackson@bishopengr.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

RESOLUTION NO. PZC-20-017

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 BROOKVIEW ELEMENTARY MAJOR MODIFICATION (MAM-004691-2020) FOR THAT PROPERTY LOCATED AT 8000 EP TRUE PARKWAY

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Waukee Community School District, has requested approval of a Major Modification to allow the construction of two building additions and modifications to the storm water detention facilities for that property located at 8000 EP True Parkway; 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 May 11, 2020, this Commission held a duly-noticed meeting to consider the Major Modification Permit (MaM-004691-2020).

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 May 11, 2020, or as amended orally at the Plan and Zoning Commission meeting of May 11, 2020, are adopted.

SECTION 2. MAJOR MODIFICATION PERMIT (MaM-004691-2020) to allow construction of two building additions and modifications to the storm water detention facilities is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, dated May 11, 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 May 11, 2020.

Erica Andersen, Chair
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 May 11, 2020, by the following vote:

AYES:
NAYS:
ABSTENTIONS:
ABSENT:

ATTEST:

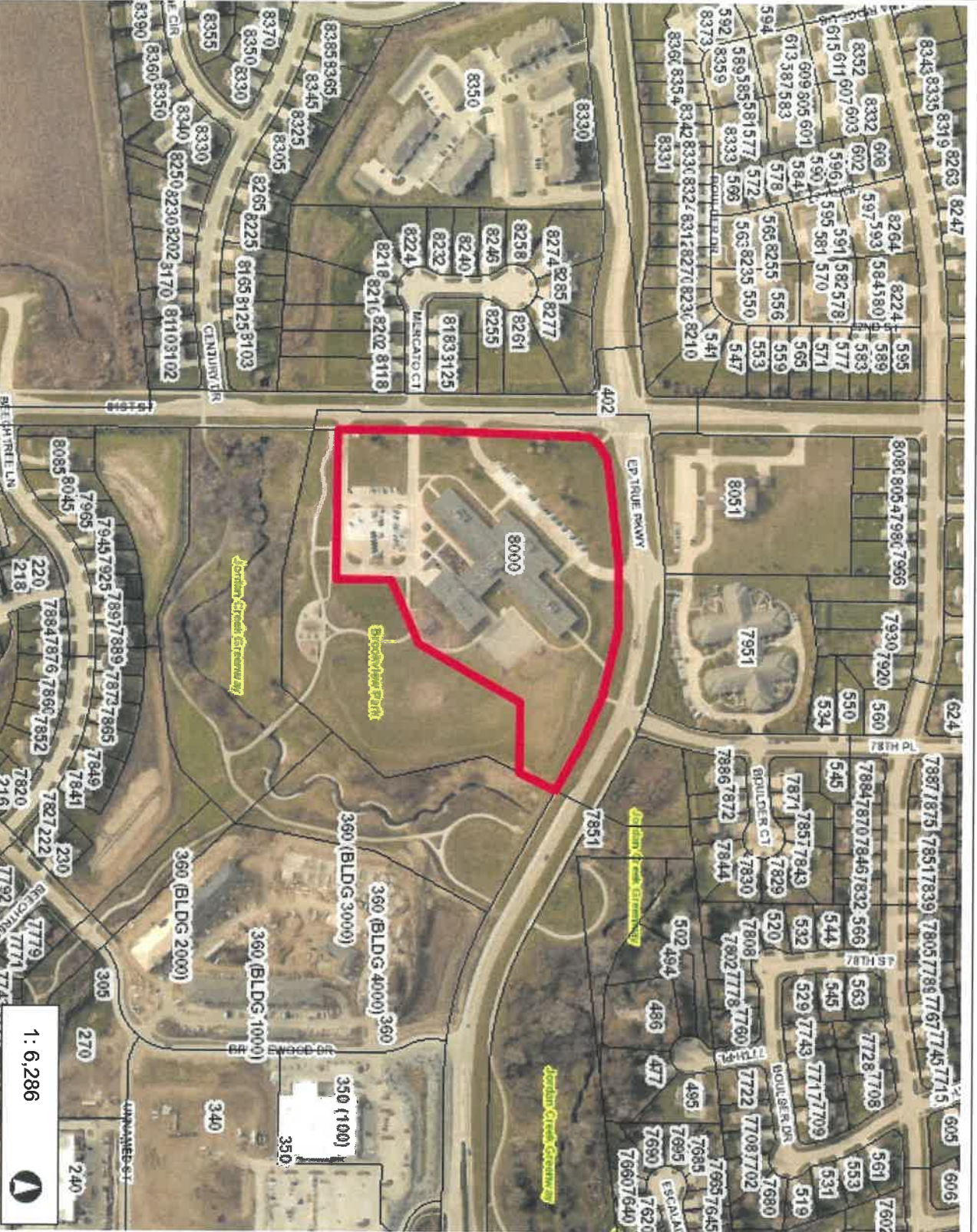
Recording Secretary

Exhibit A
Conditions of Approval

1. The traffic study indicates this site is contributing to circulation and safety problems on the adjacent public streets. The applicant shall review the suggested improvements in the April 29, 2020 traffic study and provide a plan of action addressing the identified deficiencies for staff review. The plan of action shall be implemented prior to the start of the 2020-21 school year.
2. Prior to any occupancy permit being issued for the building additions, including temporary occupancy, the Waukee Community School District shall submit to the City of West Des Moines a fully executed Storm Water Management Facility Maintenance Agreement for the site.

Brookview Elementary

ATTACHMENT B



- Legend**
- Addresses
 - Corporate Limits
 - Parcels

1,047.7
0
523.83
1,047.7 Feet

Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

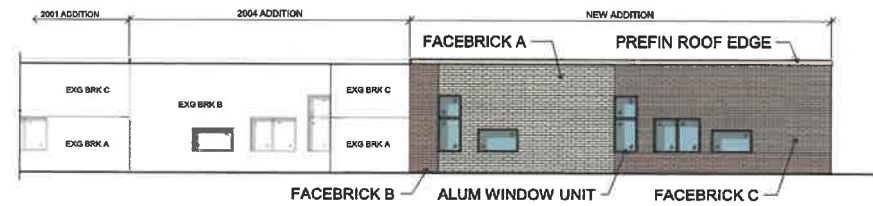
THIS MAP IS NOT TO BE USED FOR NAVIGATION

1 : 6,286

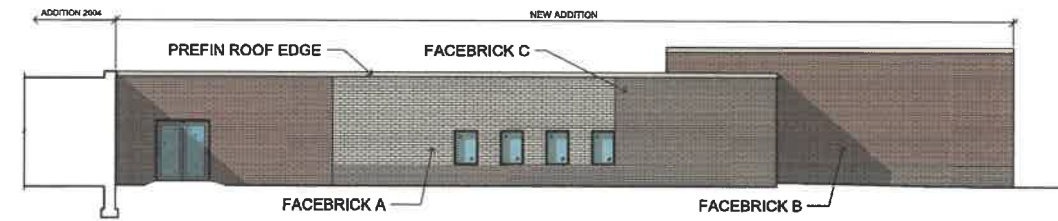




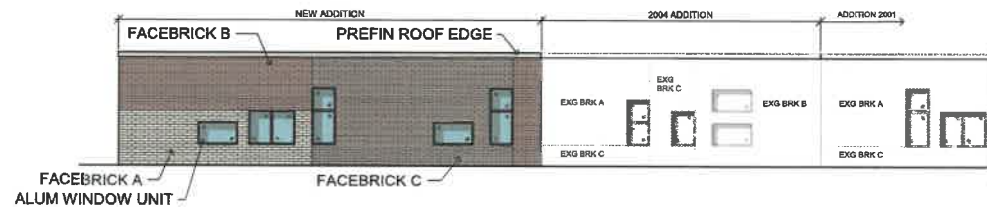
5 EAST ELEVATION
DD 1/8" = 1'-0"



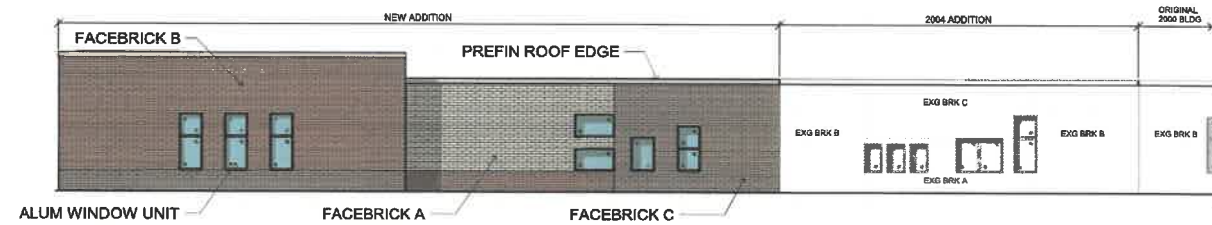
4 SOUTH ELEVATION - SOUTH ADDITION
DD 1/8" = 1'-0"



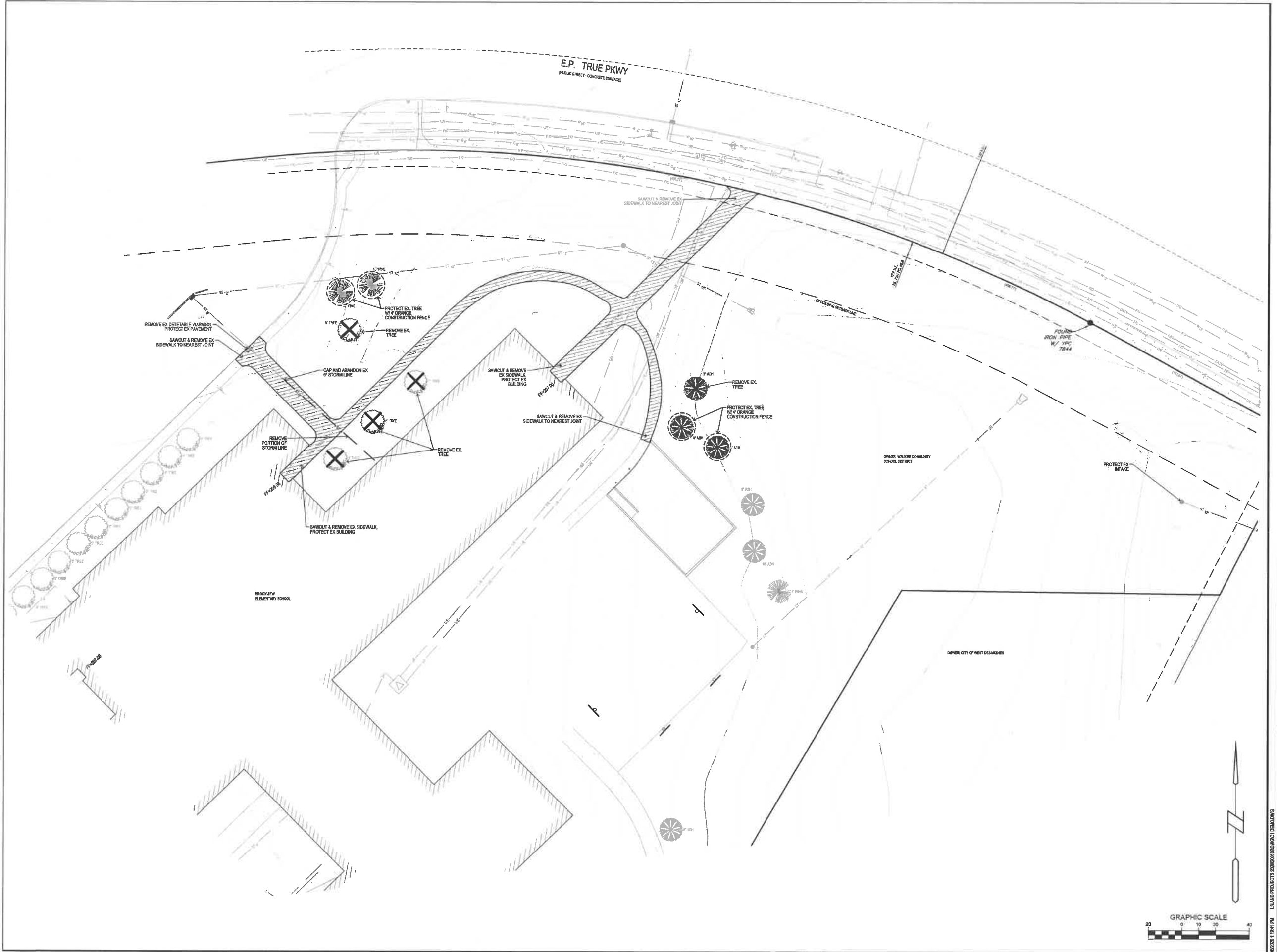
2 SOUTH ELEVATION - NORTH ADDITION
DD 1/8" = 1'-0"



3 NORTH ELEVATION - SOUTH ADDITION
DD 1/8" = 1'-0"

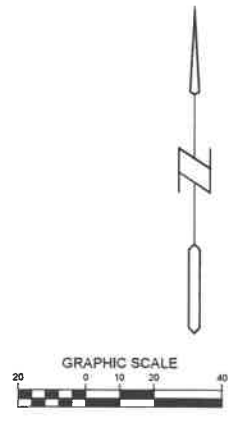


1 NORTH ELEVATION - NORTH ADDITION
DD 1/8" = 1'-0"

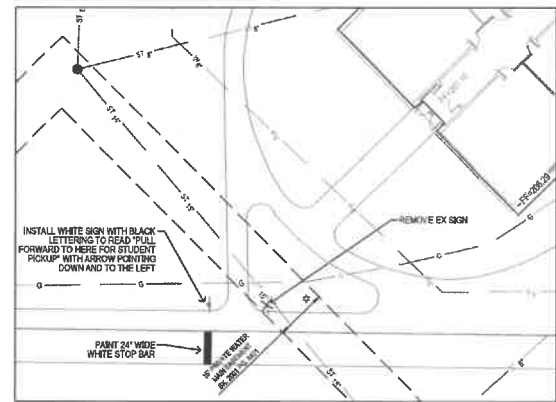
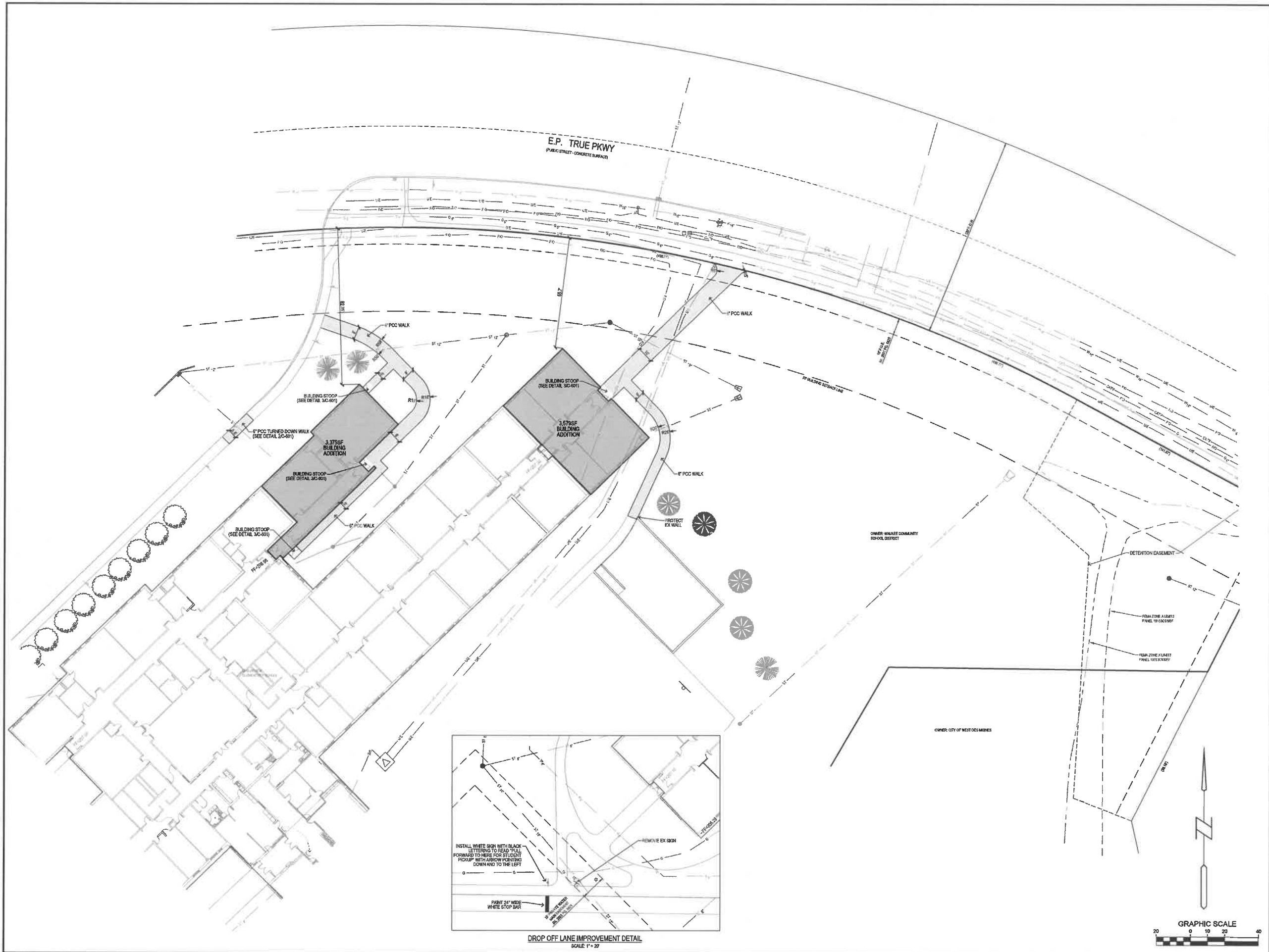


ADDITIONS AND RENOVATIONS TO
BROOKVIEW ELEMENTARY
 WAUKEE COMMUNITY SCHOOL DISTRICT
 WAUKEE, IOWA

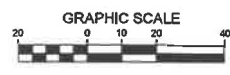
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DRAWING TITLE:	DEMO PLAN
DRAWING NO.:	C-101



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DROP OFF LANE IMPROVEMENT DETAIL
SCALE 1" = 20'

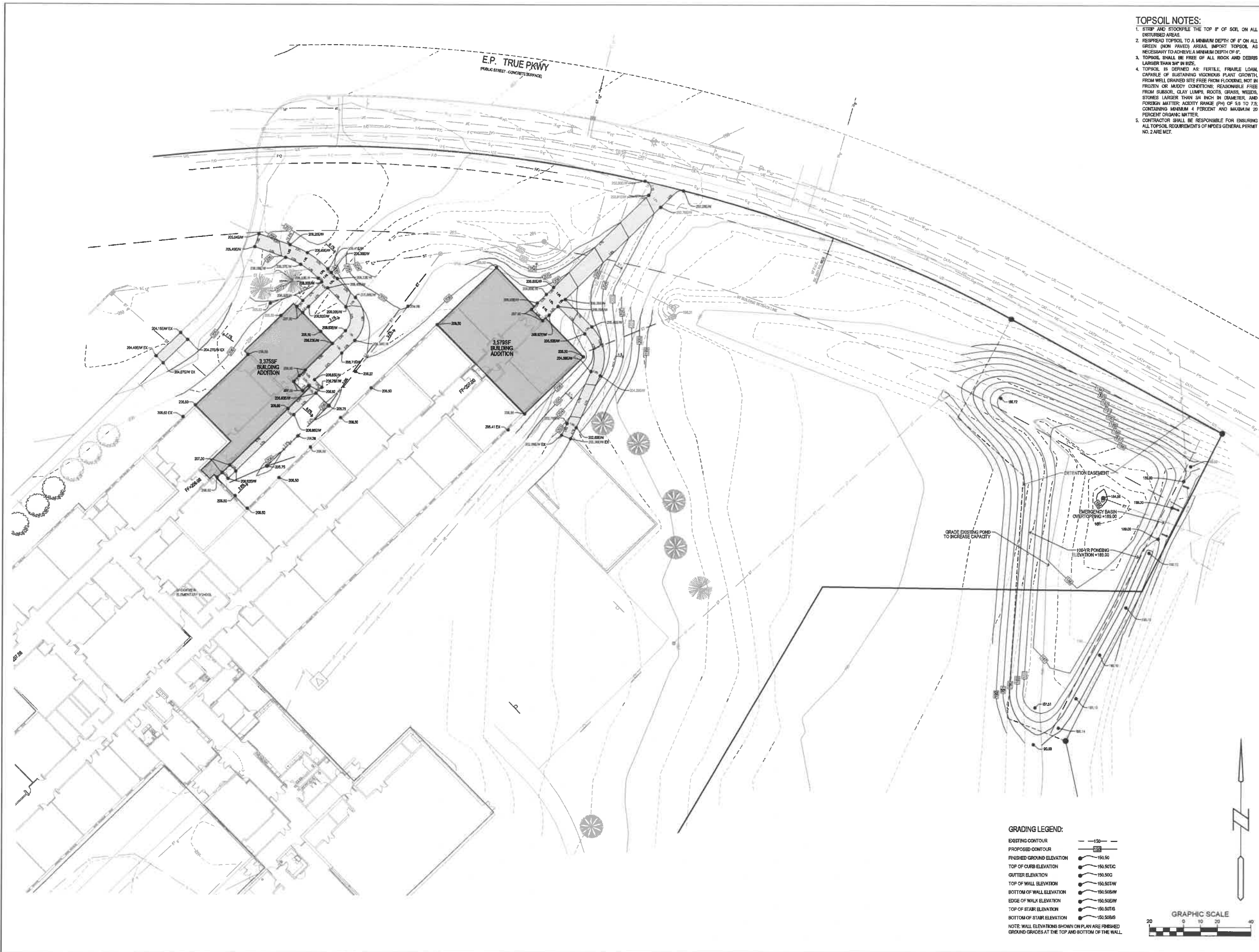


ADDITIONS AND RENOVATIONS TO
BROOKVIEW ELEMENTARY
 WAUKEE COMMUNITY SCHOOL DISTRICT
 WAUKEE, IOWA

PROJECT NO.:
1018T01
 DATE:
 MAY 2020
 REVISIONS:
 1ST CITY SET (4/2/20)
 2ND CITY SET (4/14/20)
 3RD CITY SET (5/6/20)

DRAWING TITLE:
 LAYOUT PLAN

DRAWING NO.:
C-201



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 (NOV PAVED) AREAS. IMPORT TOPSOIL, AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 8".
3. TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
4. TOPSOIL IS DEFINED AS: FERTILE, FRABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS, REASONABLE FREE FROM SUBSON, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4" 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 MPO3 GENERAL PERMIT NO. 2 ARE MET.

GRADING LEGEND:

EXISTING CONTOUR	---	150
PROPOSED CONTOUR	---	150
FINISHED GROUND ELEVATION	●	150.50
TOP OF CURB ELEVATION	●	150.50TC
GUTTER ELEVATION	●	150.50G
TOP OF WALL ELEVATION	●	150.50TW
BOTTOM OF WALL ELEVATION	●	150.50BW
EDGE OF WALL ELEVATION	●	150.50EW
TOP OF STAIR ELEVATION	●	150.50T6
BOTTOM OF STAIR ELEVATION	●	150.50B6

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



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ADDITIONS AND RENOVATIONS TO
BROOKVIEW ELEMENTARY
 WAUKEE COMMUNITY SCHOOL DISTRICT
 WAUKEE, IOWA

PROJECT NO.:
1018T01
 DATE:
 MAY 2020

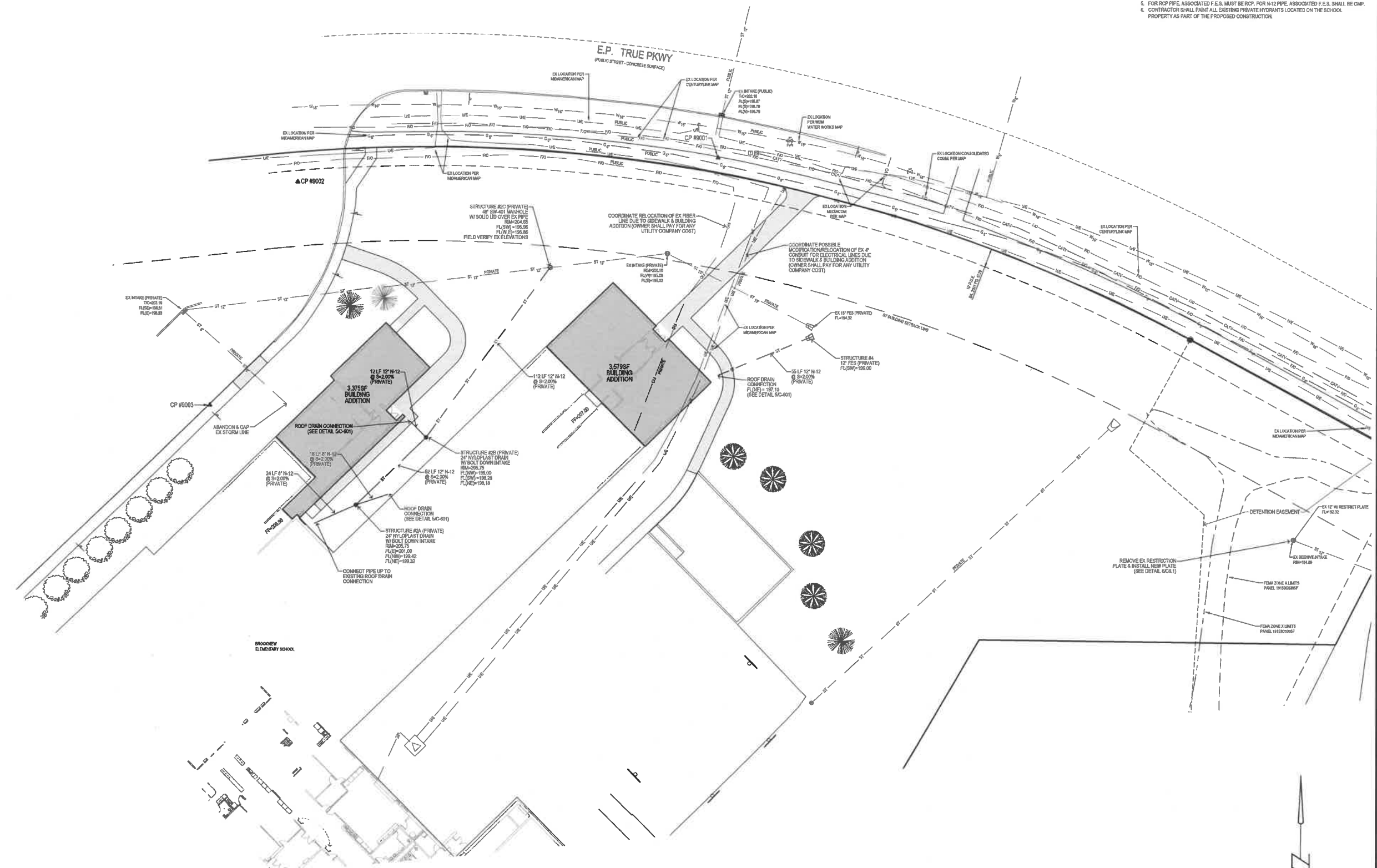
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 3RD CITY SET (5/6/20)

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GRADING PLAN

DRAWING NO.:
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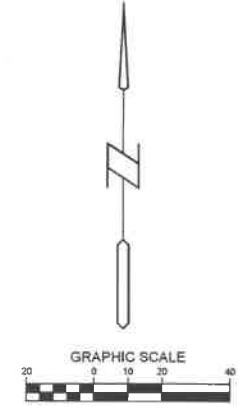
- UTILITY NOTES:**
1. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
 2. PIPE LENGTHS CALLED OUT ON PLANS INCLUDE FLARED END SECTION, WHERE APPLICABLE.
 3. STORM SEWER CALLED OUT AS RCP MUST BE CLASS III RCP.
 4. STORM SEWER CALLED OUT AS N-12 MAY BE EITHER N-12 OR CLASS III RCP.
 5. FOR RCP PIPE, ASSOCIATED F.E.S. MUST BE RCP, FOR N-12 PIPE, ASSOCIATED F.E.S. SHALL BE CSM.
 6. CONTRACTOR SHALL PAINT ALL EXISTING PRIVATE HYDRANTS LOCATED ON THE SCHOOL PROPERTY AS PART OF THE PROPOSED CONSTRUCTION.



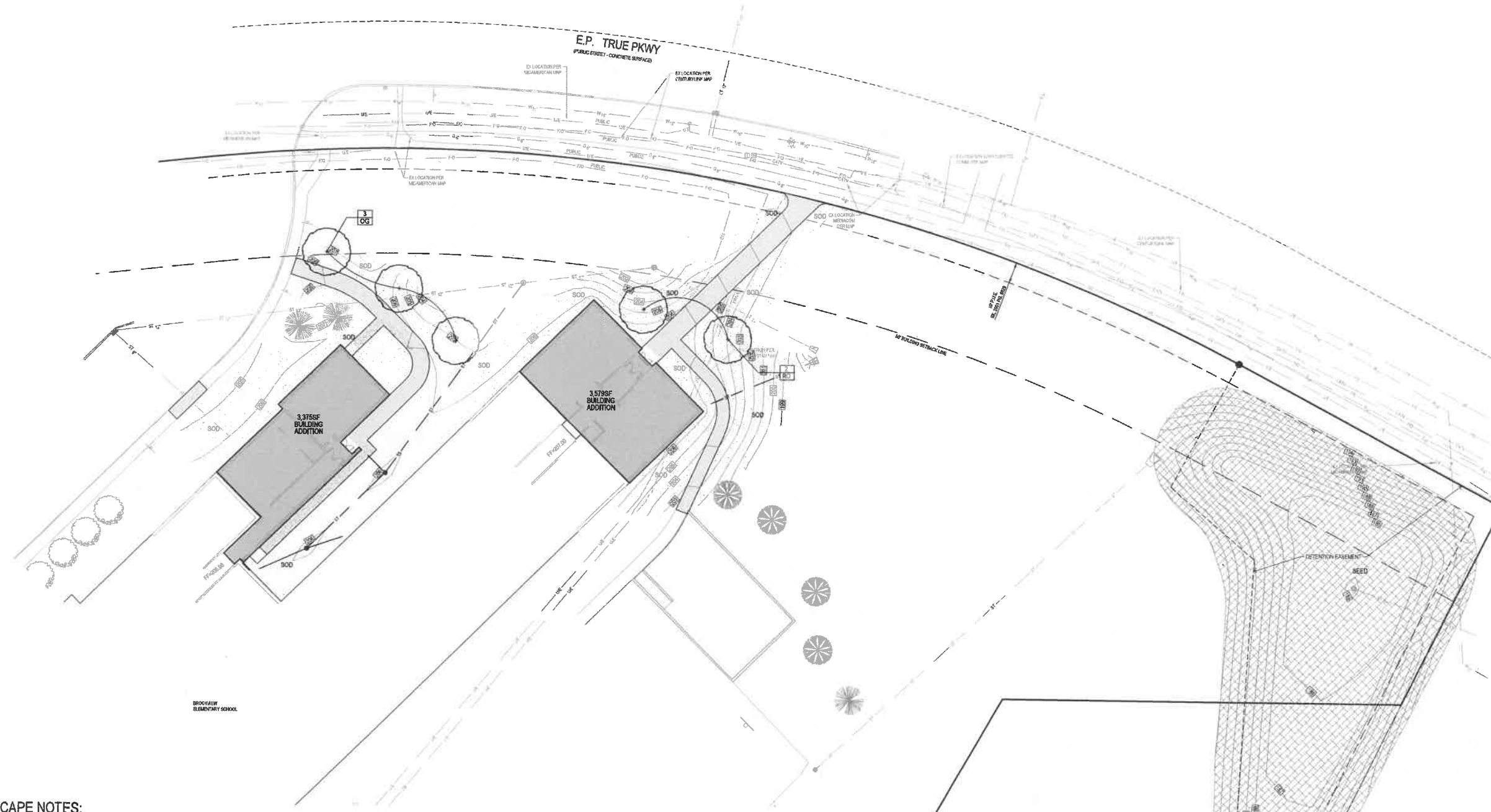
Bishop Engineering
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 3501 104th Street
 Des Moines, IA 50319-4217
 Phone: (515) 281-4467 Fax: (515) 281-4217
 Civil Engineering & Land Surveying Established 1959

ADDITIONS AND RENOVATIONS TO
BROOKVIEW ELEMENTARY
 WAUKEE COMMUNITY SCHOOL DISTRICT
 WAUKEE, IOWA

PROJECT NO.:	1018T01
DATE:	MAY 2020
REVISIONS:	1ST CITY SET (4/2/20) 2ND CITY SET (4/16/20) 3RD CITY SET (5/4/20)
DRAWING TITLE:	UTILITY SHEET
DRAWING NO.:	C-401



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LANDSCAPE NOTES:

1. ALL SEEDING, SOODING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
2. SEED OR SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES.
3. SEED TYPE TO BE "SUPER TURF II" SUPPLIED BY UNITED SEEDS (OR APPROVED EQUAL). INSTALL SEED WITH MECHANICAL DRILL TYPE SEEDER AT A RATE OF 440 LBS PER ACRE. BROADCAST SEEDER IS NOT ALLOWED. FOR SEEDING DATES, SITE PREPARATION, SEEDING INSTALLATION, FERTILIZING, HYDRO-MULCHING AND MOWING SEE SPECIFICATION SECTION 32.02.19.
4. CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
5. NO SUBSTITUTIONS OF LANDSCAPE MATERIALS SHALL BE ALLOWED UNLESS APPROVED, IN WRITING, BY THE LANDSCAPE ARCHITECT.
6. CONTRACTOR TO SEED ALL OTHER DISTURBED AREAS THAT ARE USED FOR STAGING.

HYDRAULIC MULCH:

1. ALL SEEDING SHALL BE HYDRO-MULCHED. WOOD CELLULOSE HYDRAULIC MULCH WITH TACKIFIER SHALL BE APPLIED AT A RATE OF 2500LBS/ACRE. SEE SPECIFICATION SECTION 32.02.19.

SOD: PROVIDE AND INSTALL SOD FROM LOCAL SUPPLIERS. AREAS TO BE SOODED 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) - SEE SPECIFICATION SECTION 32.02.23 FOR ADDITIONAL REQUIREMENTS.

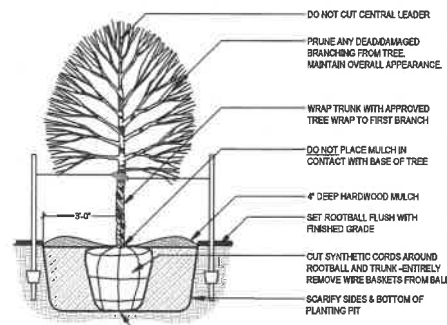
SEED TYPE II: SEED TYPE TO BE "SUPER TURF II" SUPPLIED BY UNITED SEEDS (OR APPROVED EQUAL). INSTALL SEED WITH MECHANICAL DRILL TYPE SEEDER AT A RATE OF 440 LBS PER ACRE. BROADCAST SEEDER IS NOT ALLOWED. SEEDING DATES, SITE PREPARATION, SEEDING INSTALLATION, FERTILIZING, AND MOWING SEE SPECIFICATION SECTION 32.02.19.

STAKING ORIENTATION



2 STAKES - 3" CAL. & LESS
3 STAKES - GREATER THAN 3" CAL.
USE HOSE GAUZE AROUND TRUNK ON STAKING WIRE. THE WIRE TO STEEL POINTS PLACED OUTSIDE PLANT PIT.

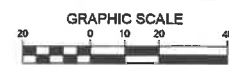
LEAVE STAKES IN PLACE NO MORE THAN 1 YEAR FROM INSTALLATION. CONTRACTOR RESPONSIBLE FOR REMOVAL.



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

PLANTING SCHEDULE

CODE	QUAN	COMMON NAME	LATIN NAME	SIZE	ROOT	NOTES
OG	3	OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY'	2.0" CAL	BBB	MATCHED SPECIMENS
RO	2	RED OAK	QUERCUS RUBRA	2.0" CAL	BBB	MATCHED SPECIMENS



PROJECT NO.:

1018T01

DATE:

MAY 2020

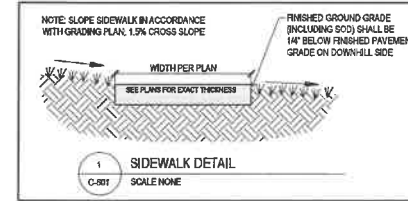
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2ND CITY SET (4/16/20)
3RD CITY SET (5/6/20)

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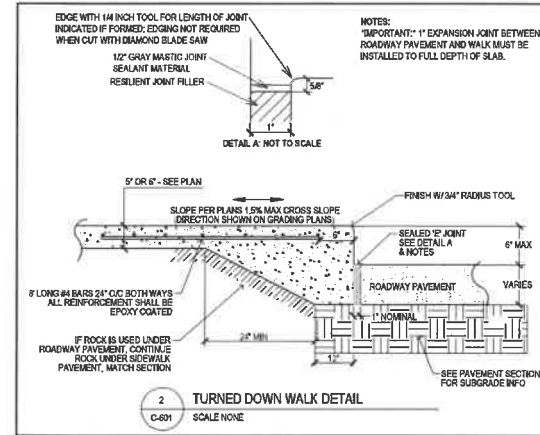
LANDSCAPE PLAN

DRAWING NO.:

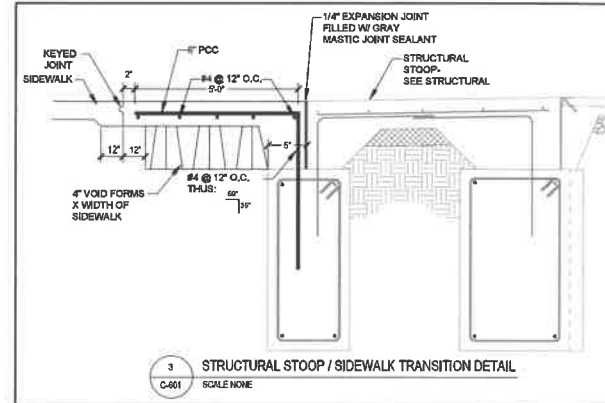
C-501



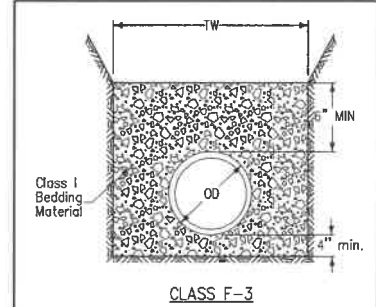
1 SIDEWALK DETAIL
SCALE NONE



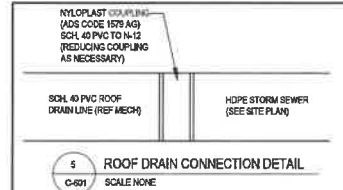
2 TURNED DOWN WALK DETAIL
SCALE NONE



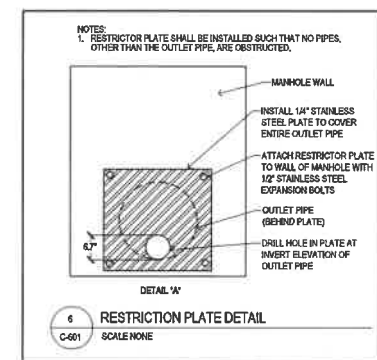
3 STRUCTURAL STOOP / SIDEWALK TRANSITION DETAIL
SCALE NONE



4 PVC & N-12 PIPE BEDDING
SCALE NONE

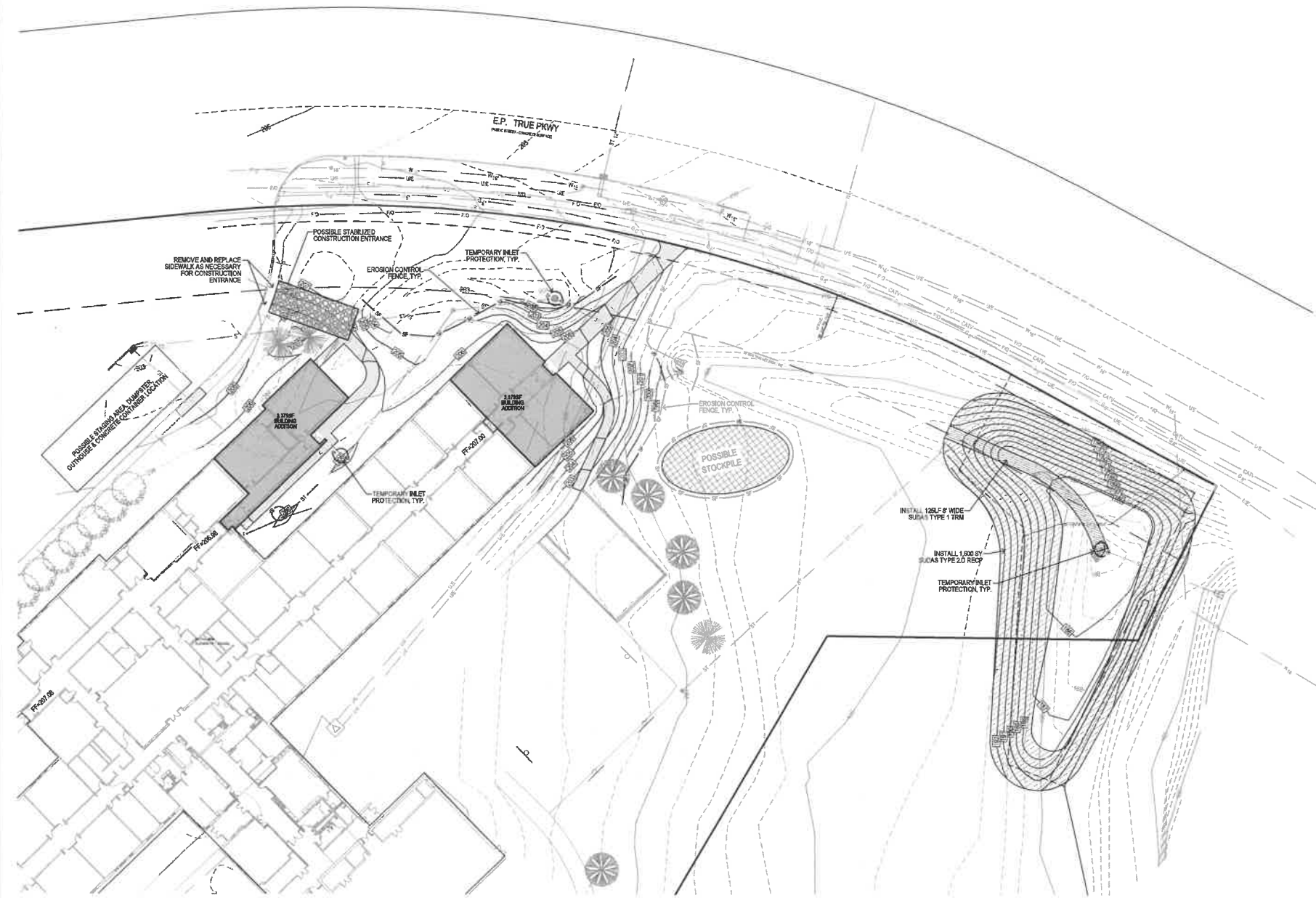


5 ROOF DRAIN CONNECTION DETAIL
SCALE NONE



6 RESTRICTION PLATE DETAIL
SCALE NONE

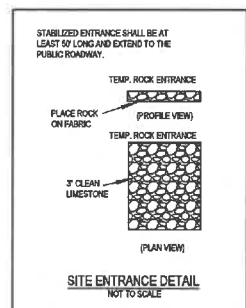
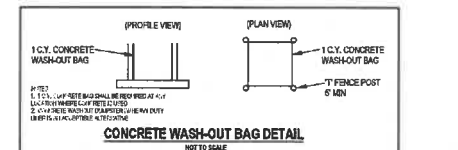
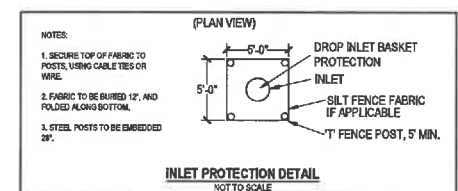
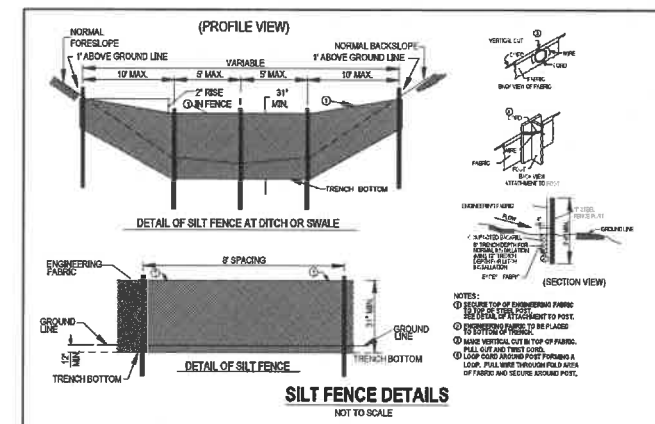
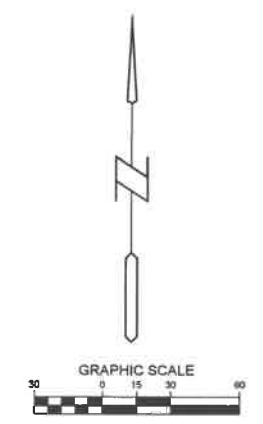
STORM WATER POLLUTION PREVENTION PLAN



- EROSION CONTROL NOTES:**
1. DISTURBED AREA $\geq 30,000$ SF MORE OR LESS, THIS NPDES PERMIT IS NOT REQUIRED.
 2. CONTRACTOR IS STILL REQUIRED TO INSTALL AND MAINTAIN ANY AND ALL EROSION CONTROL MEASURES TO PREVENT SILT FROM LEAVING THE SITE.
 3. CONTRACTOR REQUIRED TO PREPARE, MAINTAIN AND DO SWPPP INSPECTIONS IN ACCORDANCE WITH CITY AND NPDES STANDARDS.
 4. THIS SHALL INCLUDE BUT NOT BE LIMITED TO: SILT FENCE AT PROJECT LIMITS AND ALL DOWNHILL SLOPES, INLET PROTECTION, FILTER SOCKS, ETC.
 5. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF A CONCRETE WASHOUT DURING ALL CONCRETE OPERATIONS.
 6. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES NECESSARY TO COMPLY WITH CITY OF WEST DES MOINES REQUIREMENTS.
 7. INSTALL PERIMETER SILT FENCE AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.
 8. INSTALL INTAKE PROTECTION WITH SILT FENCE IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
 9. INSTALL FINISHED PAVING INLET PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AROUND INTAKE.
 10. OTHER EROSION CONTROL TYPES MAY NOT BE SUBSTITUTED FOR SILT FENCE.
 11. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A CONCRETE WASHOUT.
 12. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY RESTROOM FACILITIES. SANITARY WASTE SHALL BE DISPOSED OF PER ALL FEDERAL, STATE AND LOCAL REGULATIONS.
 13. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS ARE MET.

- EROSION CONTROL REMOVAL NOTES:**
1. AFTER FINAL STABILIZATION HAS OCCURRED, 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 STAKEPPES.

- LEGEND:**
- 12- EXISTING CONTOUR
 - 12- PROPOSED CONTOUR
 - SF SILT FENCE
 - SAN SANITARY SEWER
 - ST STORM SEWER
 - W WATER LINE
 - G GAS LINE
 - UE UNDERGROUND ELECTRIC
 - OE OVERHEAD ELECTRIC
 - TELE TELEPHONE LINE
 - FO FIBER OPTIC
 - CATV CABLE TV
 - SM STORM MANHOLE
 - CI CURB INTAKE
 - SI SURFACE INTAKE
 - FE FLARED END SECTION
 - SM SANITARY MANHOLE
 - CK CLEANOUT
 - PH FIRE HYDRANT
 - SP SPRINKLER
 - ICV IRRIGATION CONTROL VALVE
 - WM WATER MANHOLE
 - WELL
 - WV WATER VALVE
 - WSO WATER SHUT OFF
 - YH YARD HYDRANT
 - EM ELECTRIC MANHOLE
 - ER ELECTRIC RISER
 - EV ELECTRIC VAULT
 - PP POWER POLE
 - TP TRANSFORMER POLE
 - LP LIGHT POLE
 - EJB ELECTRIC JUNCTION BOX
 - EP ELECTRIC PANEL
 - TR TRANSFORMER
 - GL GROUND LIGHT
 - GW GUY WIRE
 - EHM ELECTRIC HANDHOLE
 - GM GAS METER
 - GV GAS VALVE
 - ACU AIR CONDITIONING UNIT
 - TRF TELEPHONE RISER
 - TV TELEPHONE VAULT
 - TM TELEPHONE MANHOLE
 - TRF TELEPHONE RISER
 - FOF FIBER OPTIC FAULT
 - CTR CABLE TV RISER
 - S SIGN



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**ADDITIONS AND RENOVATIONS TO
 BROOKVIEW ELEMENTARY
 WAUKEE COMMUNITY SCHOOL DISTRICT
 WAUKEE, IOWA**

PROJECT NO.:
1018T01

DATE:
 MAY 2020

REVISIONS:
 1ST CITY SET (4/2/20)
 2ND CITY SET (4/16/20)
 3RD CITY SET (5/6/20)

DRAWING TITLE:
 SWPPP

DRAWING NO.:
C-701



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.