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

<u>Case Advisor</u>: Brian Portz, AICP

<u>Applicant's Request</u>: 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.

<u>History</u>: 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.

<u>City Council Subcommittee</u>: 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.

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

- <u>Traffic Study</u>: 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.

<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 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.

<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:

- 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.

<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 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: Waukee Community School District

Waukee, 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.

	Fried Anderson Chair
	Erica Andersen, Chair Plan and Zoning Commission
ATTEST:	
Recording Secretary	
	esolution was duly adopted by the Plan and Zoning a, at a regular meeting held on May 11, 2020, by the
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



THIS MAP IS NOT TO BE USED FOR NAVIGATION

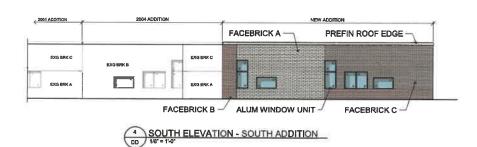


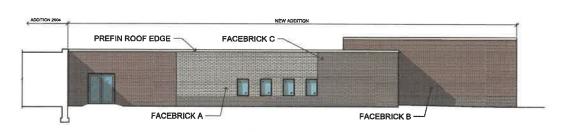
Corporate Limits Addresses

Parcels



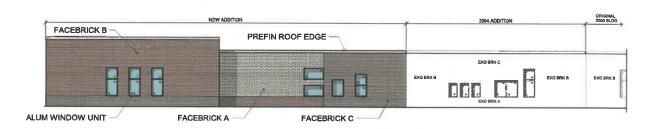












NORTH ELEVATION - SOUTH ADDITION

1/8" = 1'-0"

NORTH ELEVATION - NORTH ADDITION
188* ± 1'-0"

BROOKVIEW ELEMENTARY - ADDITIONS AND RENOVATIONS SITE PLAN

GENERAL NOTES:

A LI WORK SHALL BE DONE IN COORDANCE WITH THE CURRENT ENTINGS OF WEST DES MONES STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND SUDAS STANDARD SPECIFICATIONS.

THE CITY OF WEST DES MONES ENGINEERING DEPARTMENT MUST BE NOTIFIED BY ALL CONTRACTIONS OF HOURS PRIOR TO COMMENCING GIORA, AND PRIOR TO ANY WEEKEND OR HOURS PRIOR TO COMMENCING GIORA, AND PRIOR TO ANY WEEKEND OR HOURS PRIOR TO COMMENCING GIORA, AND PRIOR TO ANY WEEKEND OR HOURS PRIOR TO COMMENCING GIORA, AND PRIOR TO ANY WEEKEND OR ANY WEEKEND OR TO ANY WEEKEND OR TO ANY WEEKEND OR ANY WEEKEND OR TO ANY

INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN. 6. 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 EQSTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES. 7. THE CONTRACTOR SHALL SUBJECT TO THE ENGINEER'S SCHEDULE FOR PEPFORMANCE OF WORK ITEMS. THIS SCHEDULE SHALL SE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRECONSTRUCTION CONFERENCE. NO WORK SHALL SEGIN LINTLE, A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE

PRESCRIPTION FOR THE CONTRACTOR SHALL RECEIVED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STAMPARD SPECIFICATIONS FOR PUBLIC MEROVEMENTS.

1. THE CONTRACTOR SHALL ROST ALL STRUCTURES MOST SHORM AS REPORTED. SHOTH AS THE CONTRACTOR SHALL PROVIDE SHAPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STAMPARD SHOTH AS THE ACCORDANCE OF MATERIAL REQUIRED.

1. THE CONTRACTOR SHALL ROST AND 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 RESCURCES AND THE CITY OF WEST DES MOINES. 11. GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES

12. THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE ENG OF EACH WORK DAY AND

VEGETATION HAS BEEN ESTABLISHED.
4. DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL RECURRENENTS, PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT

DESIRABLE FOR INCORPORATION INTO THE PROJECT,

15. ANY PROPOSED CHANGES TO THE APPROVED PLAN SET DURING CONSTRUCTION MUST RECEIVE WRITTEN APPROVAL FROM THE CITY OF WEST DES MOINES AND DESIGN ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT RECEIVED WRITTEN APPROVAL

1. THE PANNING FORDING CONTRUCTOR SHALL BLOCKFILL THE PANNING SLAB AND FINE GRADE THE RICHT OF WAY AS SOON AFTER THE PANNING AS POSSIBLE, ALL AREAS SHALL BE SOOED IN ACCORDANCE WITH CITY OF WAY AS SOON AFTER THE PANNING AS POSSIBLE, ALL AREAS SHALL BE SOOED IN ACCORDANCE WITH CITY OF WAY AS SOON AFTER THE PANNING AS POSSIBLE, ALL AREAS SHALL BE SOOED IN ACCORDANCE WITH CITY OF WAY AS SOON AFTER THE PANNING AS POSSIBLE, ALL AREAS SHALL BE SOOED IN ACCORDANCE WITH CITY OF WAY AS SOON AFTER THE PANNING AS POSSIBLE, ALL AREAS SHALL BE SOOED IN ACCORDANCE WITH CITY OF WAY AS SOON AFTER THE PANNING AS POSSIBLE, ALL AREAS SHALL BE SOOED IN ACCORDANCE WITH CITY OF WAY AS SOON AFTER THE PANNING AS POSSIBLE, ALL AREAS SHALL BE SOOED IN ACCORDANCE WITH CITY OF WAY AS SOON AFTER THE PANNING AS POSSIBLE, ALL AREAS SHALL BE SOOED IN ACCORDANCE WITH CITY OF WAY AS SOON AFTER THE PANNING AS POSSIBLE, ALL AREAS SHALL BE SOOED IN ACCORDANCE WITH CITY OF WAY AS SOON AFTER THE PANNING AS POSSIBLE, ALL AREAS SHALL BE SOOED IN ACCORDANCE WITH CITY OF WAY AS SOON AFTER THE PANNING AS POSSIBLE, ALL AREAS SHALL BE SOOED IN ACCORDANCE WITH CITY OF WAY AS SOON AFTER THE PANNING AS POSSIBLE, ALL AREAS SHALL BE SOOED IN ACCORDANCE WITH CITY OF WAY AS SOON AFTER THE PANNING AS POSSIBLE, ALL AREAS SHALL BE SOOED IN ACCORDANCE WITH CITY OF WAY AS SOON AFTER THE PANNING AS POSSIBLE, ALL AREAS SHALL BE SOOED IN ACCORDANCE WITH CITY OF WAY AS SOON AFTER THE PANNING AS POSSIBLE, ALL AREAS SHALL BE SOOED IN ACCORDANCE WITH CITY OF WAY AS SOON AFTER THE PANNING AS POSSIBLE, ALL AREAS SHALL BE SOOED IN ACCORDANCE WITH CITY OF WAY AS SOON AFTER THE PANNING AS POSSIBLE, ALL AREAS SHALL BE SOOED IN ACCORDANCE WITH CITY OF WAY AS SOON AFTER THE PANNING AS POSSIBLE, ALL AREAS SHALL BE SOOED IN ACCORDANCE WITH CITY OF WAY AS SOON AFTER THE PANNING AS POSSIBLE, ALL AREAS SHALL BE SOOED IN ACCORDANCE WITH CITY OF WAY AS SOON AFTER THE PANNING AS POSSIBLE, ALL AREAS SHALL BE SOOED IN ACCORDANCE WITH CITY OF WAY AS SOON AFTER THE PANNING AS POSSIBLE, ALL AREA

DETECTABLE WARNING PANELS CALLED OUT ON PLANS SHALL BE PER A.D.A. REGLACTIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.

5. ALL WALES, PURRONS LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL ADA, AND OTTY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL, IN REVISIT OF A DISCREPANCY BETWEEN THE FLANS AND THE ADA, CITY CODES THE ADA, CITY CODES SHALL GOVERNL CONTRACTOR SHALL BE RESPONSIBLE FOR

8. ALL PAVEMENT REPLACEMENT SHALL COMPLY WITH THE WEST DES MOINES STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.

1. CUANTITY CALLOUTS ON PRETEINSTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
2. THE CONTRACTOR SHALL COORDINATE THE ADJISTMENT OF ANY AND ALL EXISTIMS AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTIMS UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDINATE WITH THE UTILITY OWNER RESULTSEMENT OF ANY NECESSARY ADJISTMENTS SHALL BE CONSIDERED INCIDENTAL. TO CONSTRUCTION.
3. ALL PROPOSED ROY STORM SERVER PRE-LOWING SHALL BE FARRED WRIPPED AND THE LUST 3 PRE SECTIONS ON THE APPON SHALL BE TIED WITH REF-H TYPE II CONNECTORS. ALL APRONS SHALL

HAVE A STANDARD FOOTING AND TRASH GUARD. ALL FLARED END SECTIONS SHALL HAVE A 3' WIDE CLAY WATERSTOP (SUDAS SW-105)

ALL STRUCTURE SIZES CALLED OUT ON PLANS ARE MINAR MAINSIDE WALL DIMENSIONS.

A LLL STRUCTURE SIZES CALLED OUT ON PLANS ARE MANAGEMENTS WALL DEVENSIONS.

ALL STRUCTURES CALLED OUT ON PLANS ARE MANAGEMENT OF SEVENT SHALL ELECTION FOR STRUCTURES SHALL LINCOPPORT STRUCTURES CALLED OUT OF SANCHER OR SEVENT SHALL SHALL LENGTH TO ACCOUNT FOR LARGE PER CAMETERS AND AND ALL MODIFICATIONS TO STANDARD STRUCTURES SHALL BE CONSIDERED INCIDENTIAL TO BID.

SANTAINY SHERT SERVICE CONNECTIONS SHALL BE FLACED AT A SLOPE OF NO LESS THAN 2A. SERVICES SHALL MAINTAIN BY OF VERTICAL SEPARATION FROM THE WATERMAIN WITH 19" OF COMPACTED LOW PERSIDEARLY SCALL BEFURD THE UTILITIES WITHIN 10" OF THE CROSSING,

ALL UTILITIES SHALL BETESTED OUT OF VERSE TO SEMIORISS SHANDA NOT THE CITY OF WEST DES MONES SHANDARDS AND THE CITY SHALL WITHINSS ALL TESTING.

ALL UTILITIES SHALL BETESTED OUT OF VERSE TO SENDINGS SHANDARD AND THE CITY SHALL WITHINSS ALL TESTING.

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 COMPENIENCE,
2. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT A

CONSTRUCTION.

2. CONTRACTION SHALL USE O-RING GASKET JOINTS FOR STORM SEMER AND SANTARY SEMER AT CROSSINGS WITH WATER WHERE STORM OR SANTARY SEMER CROSSES OVER OR LESS THAN 19 MONES BELOW WATER, CRIMING SHALL BE EXTENDED UNTIL. WATER AND SEMER ARE AT LEAST 10 FEBT APART, ALL DRING GASKET JOINTS SHALL BE CONSIDERED INCIDENTAL TO BID. IF IN 12 PIPE IS USED FOR STORMS SEMER, CONTRACTOR SHALL USE WATER-TIGHT IN 12 PIPE. CONTREDED ON THE CROSSING.

FOR ALL ORTHOR CROSSINGS WITH DESTING UTILITIES, THE ELEVATION OF THE EXISTING UTILITY SHALL BE FIELD VERTIRED PRIOR TO CONSTRUCTION, NOTIFY BISHOP ENGINEERING PRIOR TO CONSTRUCTION IF A CONFLICT DUSTS.

1. ALLWORK SHALL BE DONE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, THE CITY OF WEST DES MONES SPECIFICATIONS AND SUDAS SPECIFICATIONS.
2. FOR ANY DISSOPRANCES BETWEEN THE PROJECT SPECIFICATIONS AND THE CURRENT EDITION OF IOWA SUDAS, THE PROJECT SPECIFICATIONS SHALL GOVERN UNLESS DIRECTED OTHERWISES BY THE CITY OR THE PROJECT ENGINEER
3. FOR ALL SPECIFICATION DISCREPANCIES, PROJECT ENGINEER SHALL BE CONTRICTED PRIOR TO PRIOR TO PROJECTION STRUCTURE.
3. FOR ALL SPECIFICATION DISCREPANCIES, PROJECT ENGINEER SHALL BE CONTRICTED PRIOR TO PRIOR TO PROJECT ENGINEER IS NOT

CONTACTED, CONTRACTOR SHALLER REPROVED FOR ANY PROJECT INTERESTANT FROM SAID DESCRIPANCIES.

4. FOR ALL SPECIFICATION DISCREPANCIES, CONTRACTOR MUST OBTAIN WRITTEN APPROVAL FROM THE CITY FOR ANY CHANGES TO PROPOSED SITE

CITY OF WEST DES MOINES STANDARD NOTES:

- ES HECSSAMPY.

 A. LA CONSTRUCTION WITHIN FURILLO REAFT-OF-WAY OR EASIDIENTS, ANDOR ANY CONNECTION TO PUBLIC SEMERS AND STREETS, SHALL COMPLY WITH THE
 WEST DES MORRES STAMPARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND THE DES MORRES METROPOLITAN DESIGN STAMPARDS MANUAL WITH

MEST DES MONES SAMEDIDAD.

**MEST DES MONES ANDERIDAD.

**A CONCRIDATE STANDARD CONTRACTOR METAL NUMBER PARAGEMENT SERVINGE MEDITADE MEDIT

SPECIFICATIONS NOTES:

- 1. ALLWORK SHALL BEDONE IN ACCORDINACE WITH THE PROJECT SPECIFICATIONS, THE CITY OF WEST DES MONES SPECIFICATIONS AND SUDAS SPECIFICATIONS.

 2. FOR ANY DISCROPANCIES BETWEEN THE PROJECT SPECIFICATIONS AND THE CURRENT EDITION OF IOWA SUDAS, THE PROJECT SPECIFICATIONS SHALL GOVERN
 UNLESS DIRECTED OTHERWISE BY THE CITY OR THE PROJECT ENGINEER

 3. FOR ALL SPECIFICATION DISCREPANCIES, PROJECT SHANKERS HALL BE CONTACTED PRIOR TO PROCEEDING WITH CONSTRUCTION. IF ENGINEER IS NOT
- A THAT MAY APPLAIN THE HEAD PROPERTY OF THE METER SHALLES CONTACTED PRIOR TO PROCEEDING WITH CONSTRUCTION, IF ENGINEER IS CONTACTED, CORPORATOR GRANGE RESPONSIBLE, FOR ANY PROGLESS THAT RESULT FROM A SHOULD SKEPANCES.

 4. FOR ALL SPECIFICATION BIOLOGIPPHANCES, CONTRACTOR MUST GOT AN WHITTEN APPROVAL, FROM THE CITY FOR ANY CHANGES TO PROPOSED SITE DEPRESTRUCTIONS OF GRANGES FROM TO PROCEEDING WITH ANY CHANGES.

TILE NOTES:

1. ACTIVE PORTITION TILES DICCUMTIFEED DURING CONSTRUCTION SHALL BE REPAIRED, REPOUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO RESMAIN IN SERVICE. CONNECT TO STORM SERVER WITH AN INSERTA-ATTE OR DIRECTLY TO A STORM STRUCTURE.

2. THIS WORK WILL BE ELIGIBLE FOR A CHANGE ORDER F, AND ONLY IF, PROPOSED OFF STORM SERVER IS NOT WITHOUT SPEET OF THE TILE.

3. CONTRACTOR SHALL PROVIDE ASQUILIS OF FARM TILES TO BISHOP PRICHERSING WITH SOTH ELEVATIONS AND STATE PLANE COORDINATES.

STAKING NOTES:

RECT ENGINEER.

TRACTOR IS REQUIRED TO HAVE ALL STAKING DONE DIRECTLY UNDER THE GENERAL CONTRACTOR BY A SINGLE COMPAINY.
BING DOES NOT RELIEVE CONTRACTOR OF ULTIMATE RESPONSIBILITY TO CONSTRUCT THE PROJECT PER PLAN.

EARTHWORK BALANCE NOTES:

LOSAL PROF OF EMPORTS OF HEAD EXPENDED IN A DEPORT OF HEAD FOR SEPARATELY, CONTRACTOR RESPONSIBLE FOR MANIST THE SITE EMPTHY MORE CANADAS THE SITE SHATH MORE AND SEPARATELY.

REQUIRED AS-BUILTS:

THE CONDER SHALL BE RESPONSIBLE FOR COST OF ASSILLT TOP OF ALL DETERTION PONDS & DETERTION POND STORM SEWER, STORM SEWER, RAMPS, LANDRINGS, CROSSWALES AND PRILLD DEPROVABIENTS, CONTRACTOR SHALL CONTROCT ESSIGN PENSIBLE FOR ALL SURSEQUENT ASSILLT SURVEYS. F. ANTHRIGH HAS BEEN CONSTRUCTED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT ASSILLT SURVEYS WITH, USUAS SHAPE ELECT RECOVERY.

"CONTRACTOR SHALL CONTACT BISHOP ENGINEERING FOR POND AS-BUILTS AFTER TOPSOIL RESPREAD AND BEFORE SEEDING HAS TAKEN PLACE" AFTER DETENTION BASINS HAVE BEEN AS BUILT AND APPROVED, BISHOP ENGINEERING SHALL PROVIDE A SIGNED CERTIFICATION STATEMENT TO THE CITY OF WEST DES MODIES MODIETING THAT FACILITIES WERE CONSTRUCTED AS DESIGNED.

EROSION CONTROL NOTES:

—F/O—— FIBER OPTIC

- CATV- CABLE TV ———— EXISTING FENCE

STORIA MANHOLE

■ SURFACE INTAKE TO FLARED END SECTION

(3) SANITARY MANHOLE CLEANOUT

TT SPRINKLER TRRIGATION CONTROL VALVE

WATER MANHOLE MELL
 ME

WATER SHUT OFF

(E) ELECTRIC MANHOLE ELECTRIC METER ELECTRIC RISER

ELECTRIC YAULT POWER POLE

TRANSFORMER POLE ☆ LIGHT POLE ET ELECTRIC JUNCTION BOX

ELECTRIC PANEL

4 GROUND LIGHT -() GUY WIRE ELECTRIC HANDHOLE R GAS METER GAS VALVE

(FZ) AIR CONDITIONING UN TELEPHONE RISER TELEPHONE VAULT (T) TELEPHONE MANHOLE

TRAFFIC SIGNAL MANHOLE FR FIBER OPTIC RISER FIBER OPTIC FAULT G CABLE TV RISER

(7) DENOTES NUMBER OF PARKING STALLS PROPERTY CORNER - FOUND AS NOTED

O PROPERTY CORNER-PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775 SECTION CORNER - FOUND AS NOTED



ABBREVIATIONS:

AC ACRES

ACRE

ABBREVIATIONS:

JOEL E. JACKSON, P.F. 18397



Engineering
3501 104th Street

De Mains, low a 2022-2825
Reve (1927-6-997 Englished 1999
8 Land Strueying Established 1999 Bishop E

ADDITIONS AND RENOVATIONS TO BROOKVIEW ELEMENTARY WAUKEE COMMUNITY SCHOOL DISTRICT

1018T01

MAY 2020 REVISIONS: 18T CITY SET (4/2/20) 2ND CITY SET (4/16/20) 3RD CITY SET (5/6/20)

COVER SHEET

C-001



SHEET INDEX: C-001 COVER SHEET C-101 DEMO PLAN C-201 LAYOUT PLAN

C-301 GRADING PLAN

C-501 LANDSCAPE PLAN

C-601 DETAILS SHEET C-701 SWPPP

PROPOSED LEGAL DESCRIPTION:

SITE AREA: 10 96 ACRES

PREPARED FOR: WAUKEE COMMUNITY SCHOOL DISTRICT PH; SEAN DEVLIN 560 SE UNIVERSITY AVENUE WAUKEE, IA 50263

ARCHITECT:

ENGINEER: ATTIN: JOEL JACKSON

ZONING:

3501 104TH ST URBANDALE, IA 50322 PH: (515) 276-0467

FREVERT-RAMSEY-KOB ATTN: ANDREW REICH

2600 WESTOWN PARKWAY, SUITE 340 WEST DES MORNES, IA 50266 "H: (515) 223-5100

COMPREHENSIVE PLAN:

PARKING REQUIREMENTS:

ZO'NING: EXISTING ZONING BRIDGEWOOD PUD UNDERLYING ZONING: (R-1) SINGLE FAMILY RESIDENTIAL SETBACKS: FROM! YARD = 50 FEET REAY YARD = 50 FEET SIDE YARD - 25 FEET

OPEN SPACE & IMPERVIOUS SURFACE:

BENCHMARK:
OTY OF WEST DES MODIES BENCH #119
LOCATED AT SE CORDIERO DE E.P. TRUE PARKWAY AND 61ST STREET
BLEVATON-SBALO (IN-VDS)
21/Q03 (NOM DATUM)

CITY OF WEST DES MOINES BENCH #120 LOCATED AT SE CORNER OF ASHWORTH ROAD AND 78TH PLACE ELEVATION=1015.00 (WAVDS8)

EXISTING COMPREHENSIVE PLAN DESIGNATION: SINGLE FAMILY RESIDENTIAL PROPOSED LAND USE: ELEMENTARY SCHOOL

PARKON RECURENCIAS: SPACE PER EMPLOYEE + 1 SPACE PER S SEATS IN GONNASSIAM AND EXCUSIONAN + 25 SPACE PEXCUPOROP OF GUEUNO LANE PARKONS RECURED > 52 BRIDTOES = 52 STALLS TOTIC: NO PERMANENT SEATTING IN COMPARISMAND/DTORUM PARKONS PROVIDED = 126 STALLS (INCL. 5 HC STALLS)

OWNER:

LOT 1 BRIDGEWOOD SCHOOL PLAT 2, WEST DES MOINES, DALLAS COUNTY, IOWA.

Y-KOBES ARCHITECTS + ENGINEERS

C-401 UTILITY PLAN

UTILITY NOTE:
TE LOCATION FOR THE UTILITIES INDICATED ON THE PLANS MAVE BEEN TAKEN FROM THE FIRLD SURVEY, DISTRING PUBLIC
ONE CALL

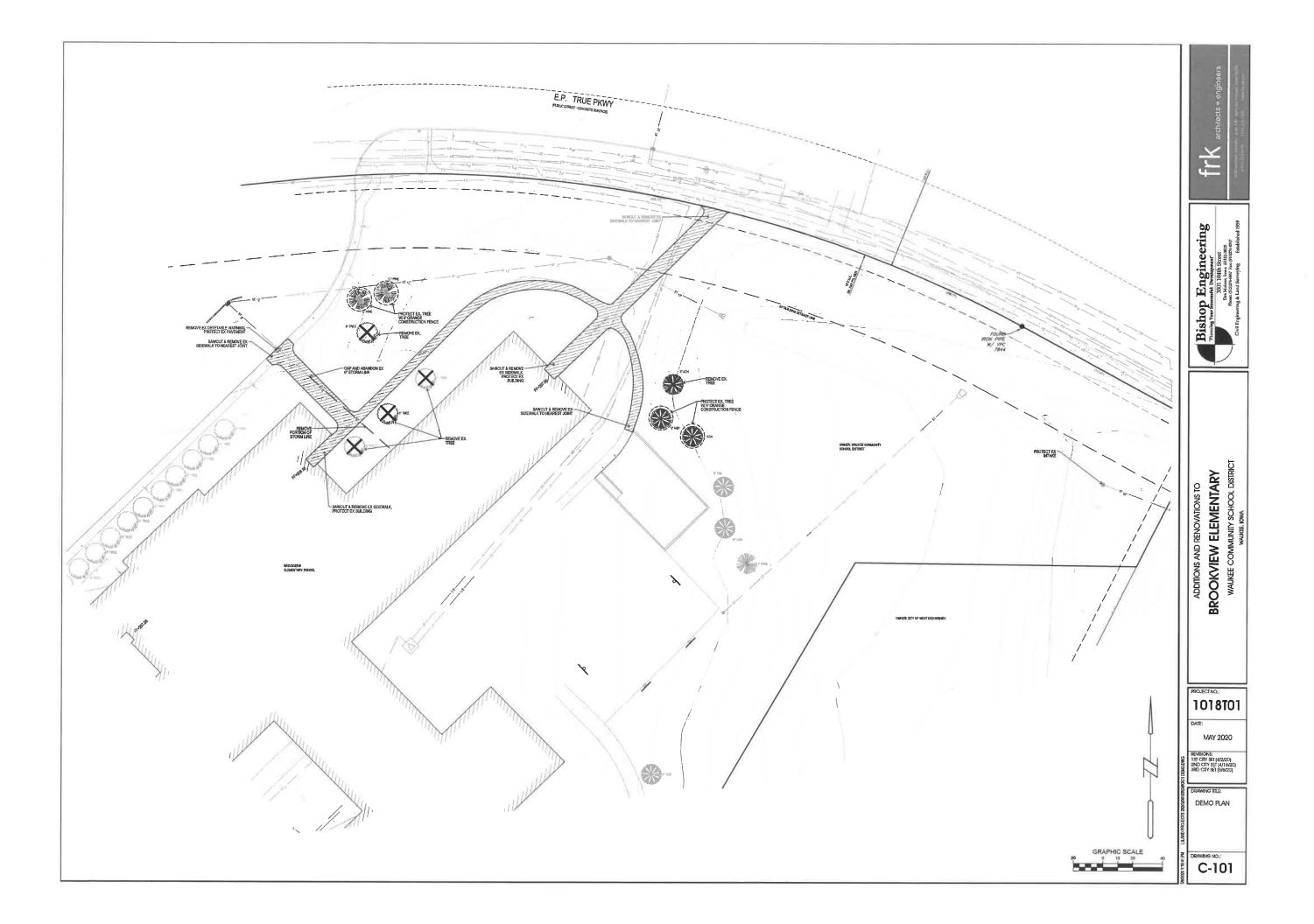
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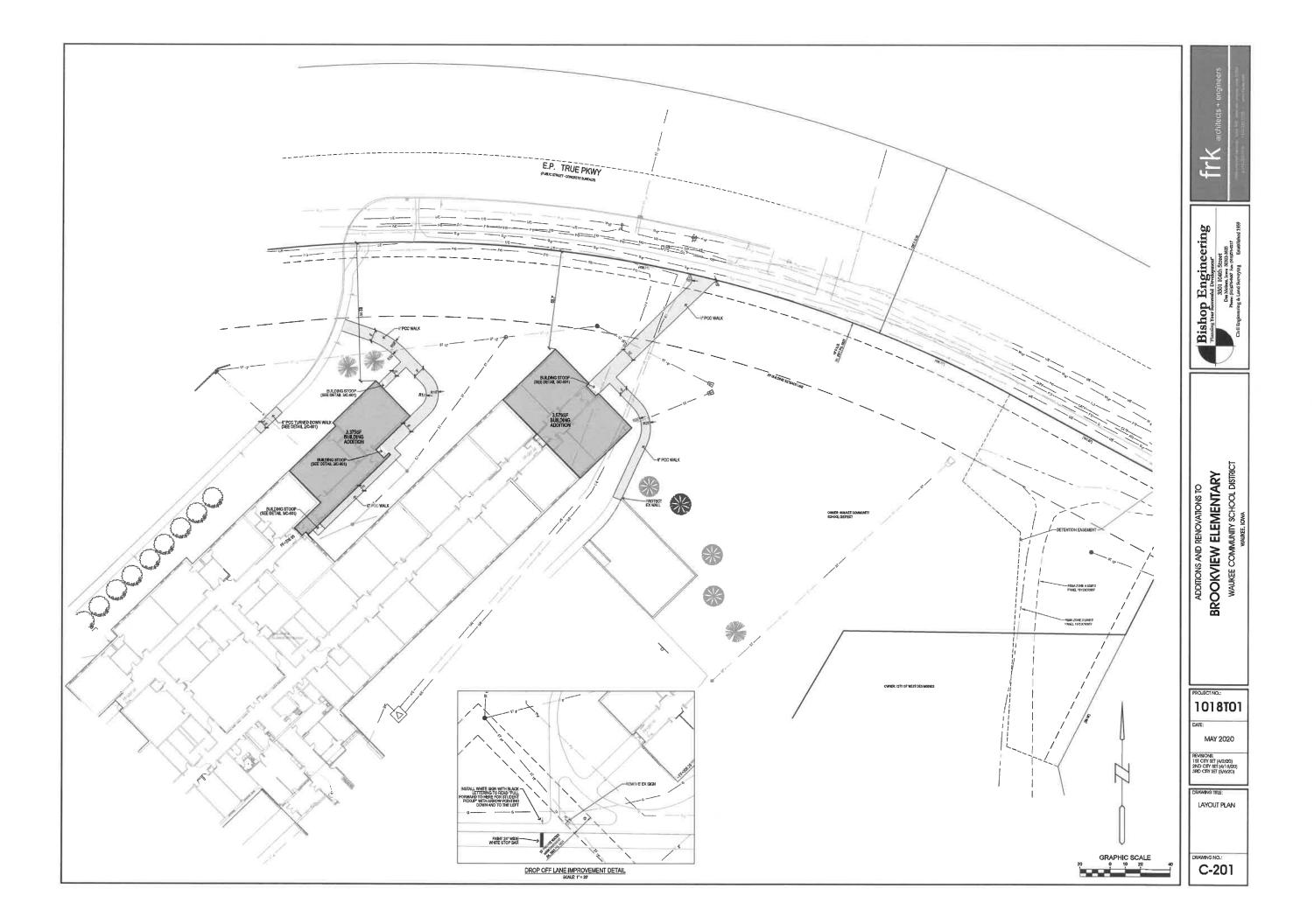
WITH JOURNAL OF THE UTILITIES INDICATED ON THE PLANS MAVE BEEN FROM THE FIRLD SURVEY, DISTRING PUBLIC
RECORDS, AND PLANS PROVIDED BY OTHERS, SURVINCE UTILITY LOCATIONS HAVE BEEN FROM THE RECORDS AND PLANS PROVIDED BY BEING PROVIDED ON THE RECORDS AND PLANS PROVIDED BY BEING COMMAND BY THE PLANS AND FROM THE PLANS PROVIDED ON THE SHOWN IT SHAPE

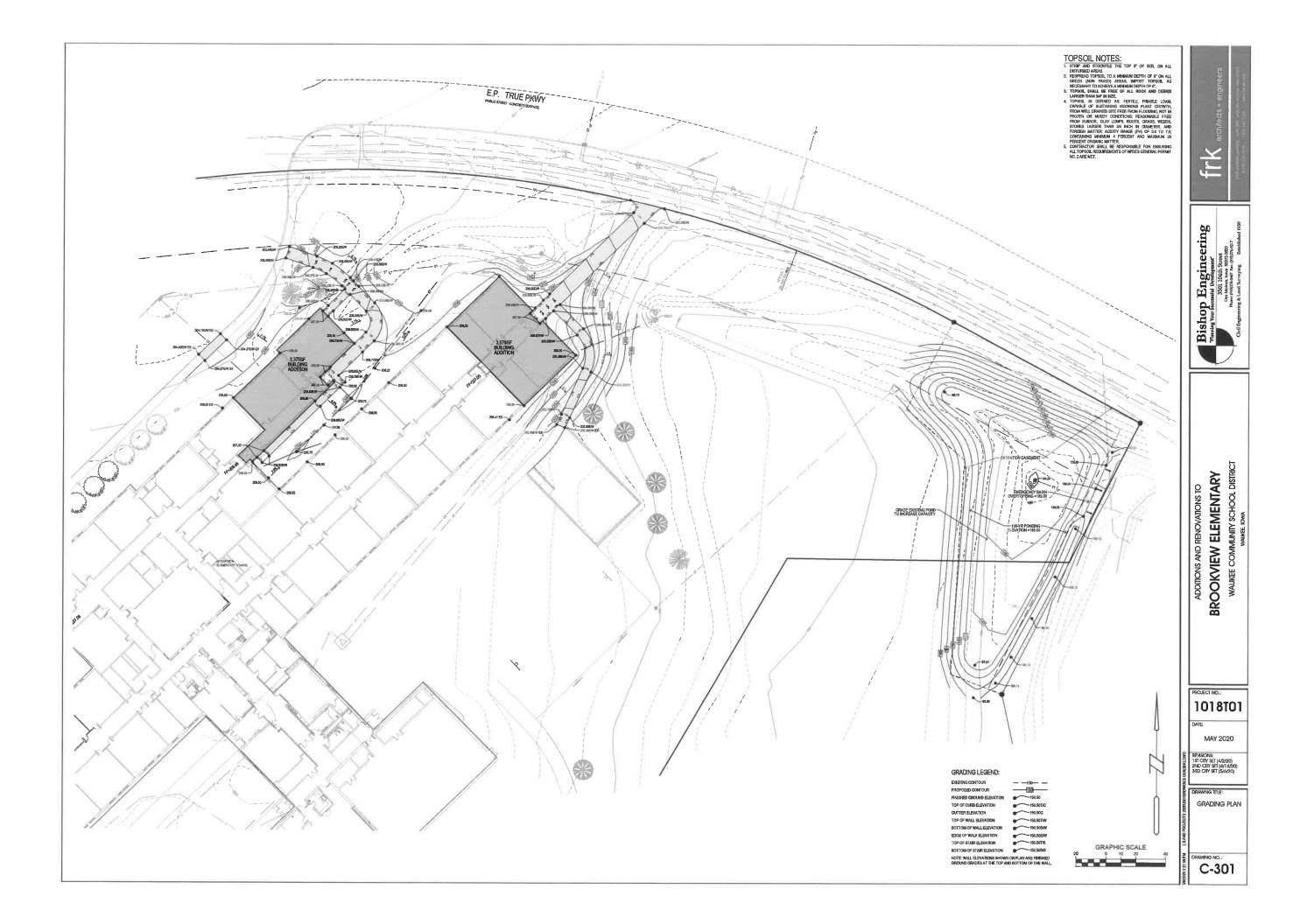
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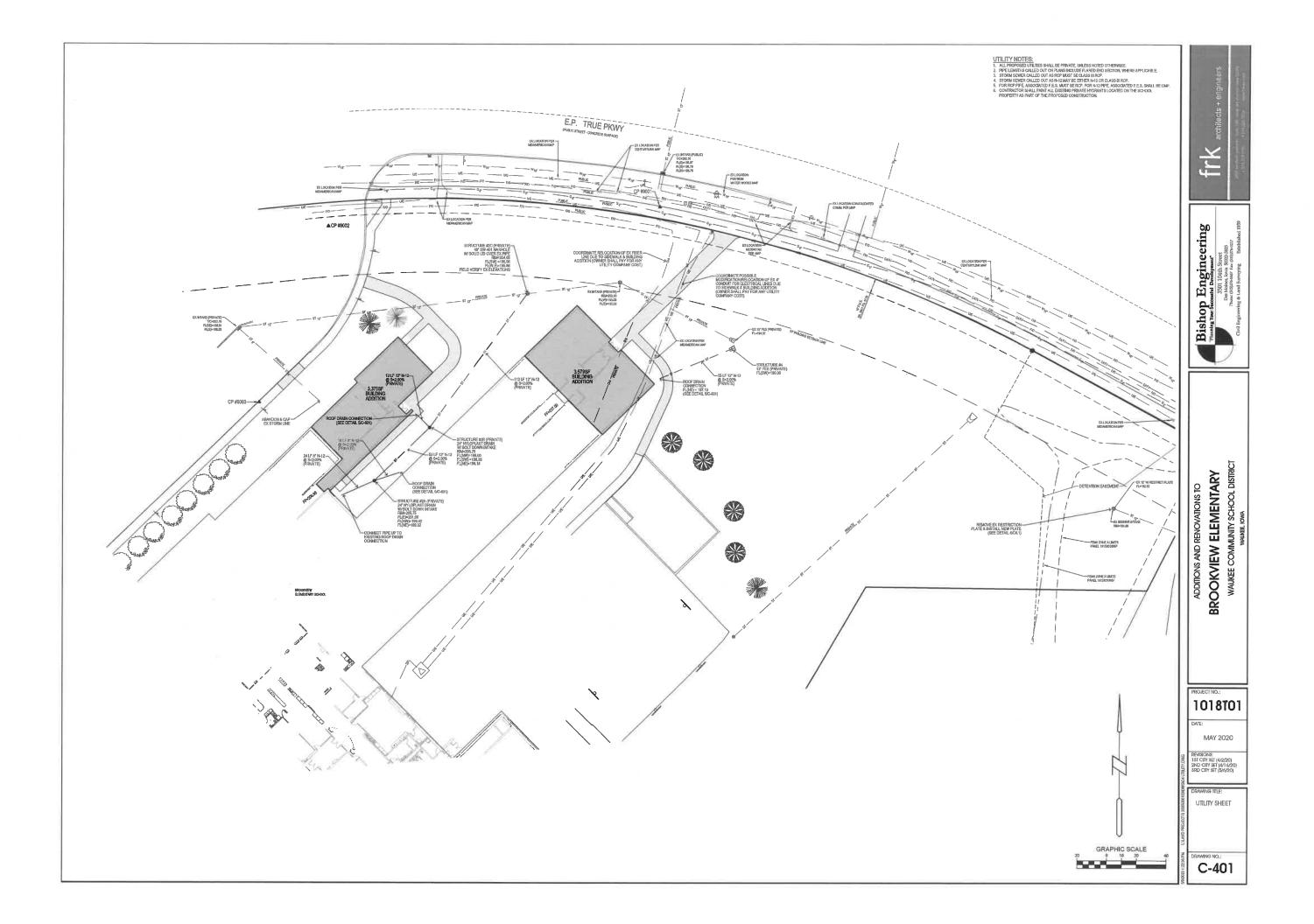
WITH JOURNAL OF THE CONTRINCTOR TO DETERMINE THE UTILITY AND PLANS, MAY BE PRESENT A REQUEST WAS MADE
TO DIVING A COURT OF WITH THE PLANS TO SERVING AND THE PLANS FOR THE PLANS FO

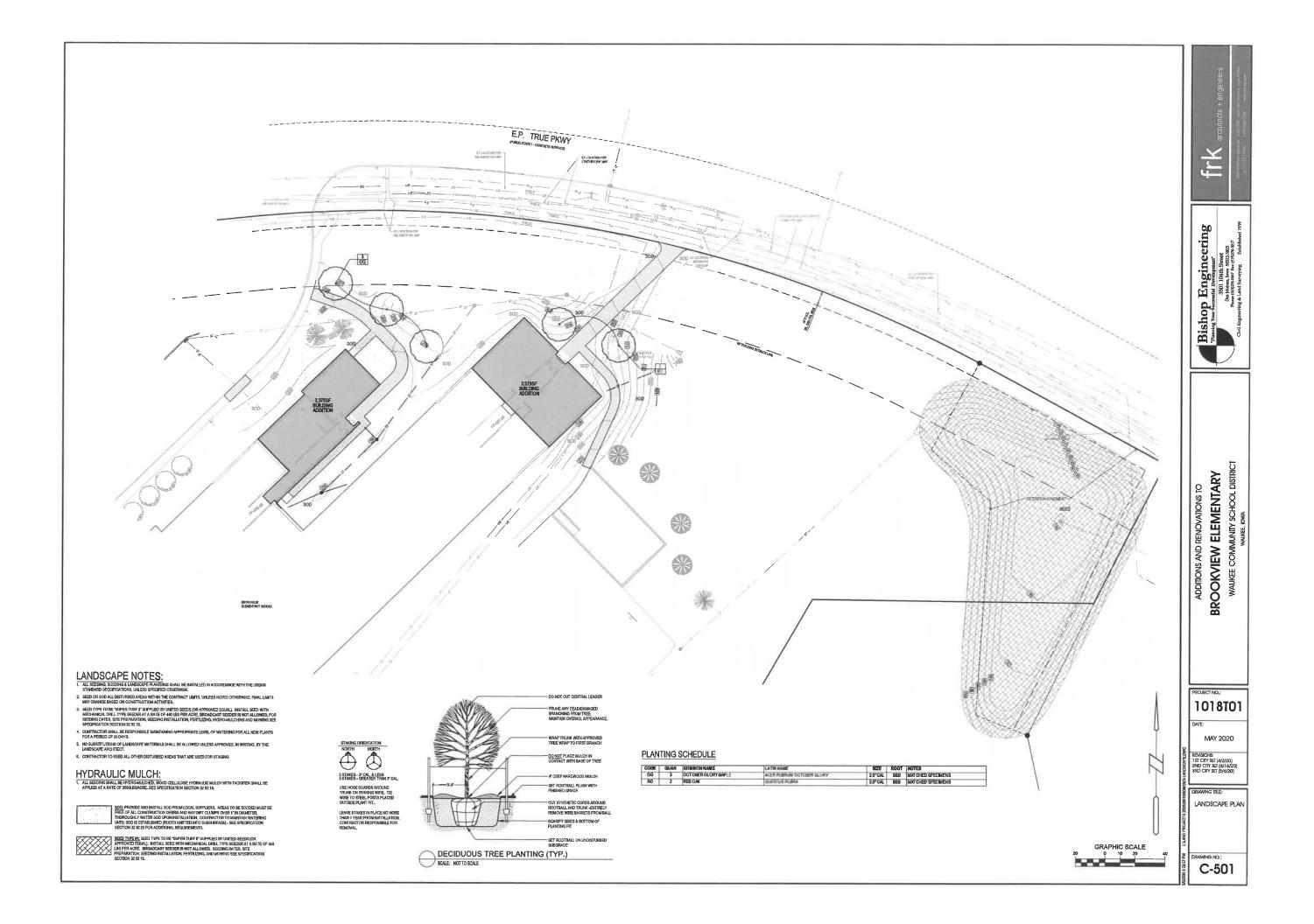
UTILITY MAPS PROVIDED BY:

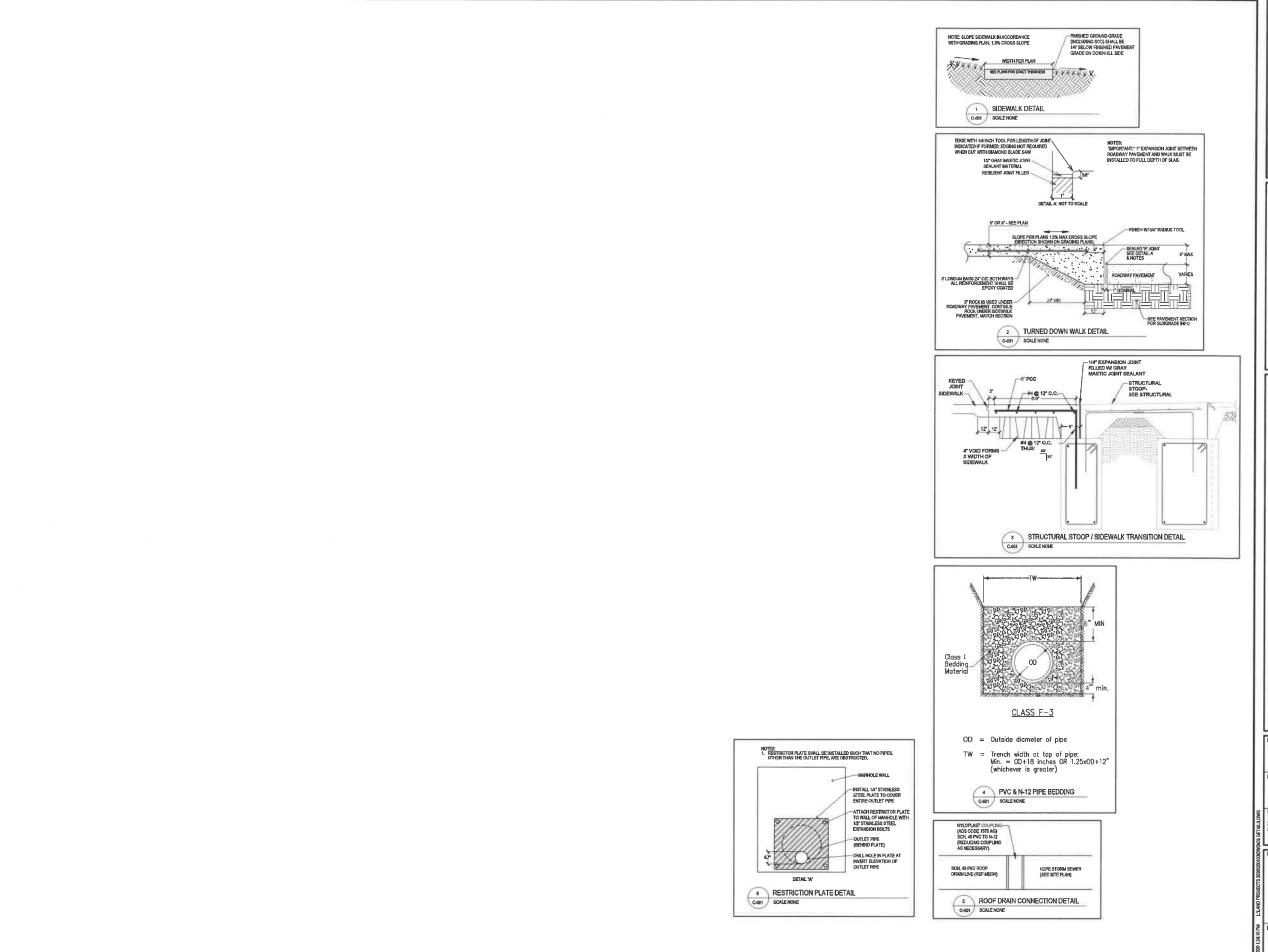














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ADDITIONS AND RENOVATIONS TO

BROOKVIEW ELEMENTARY
WAUKEE COMMUNITY SCHOOL DISTRICT
WAUKEE FOWN

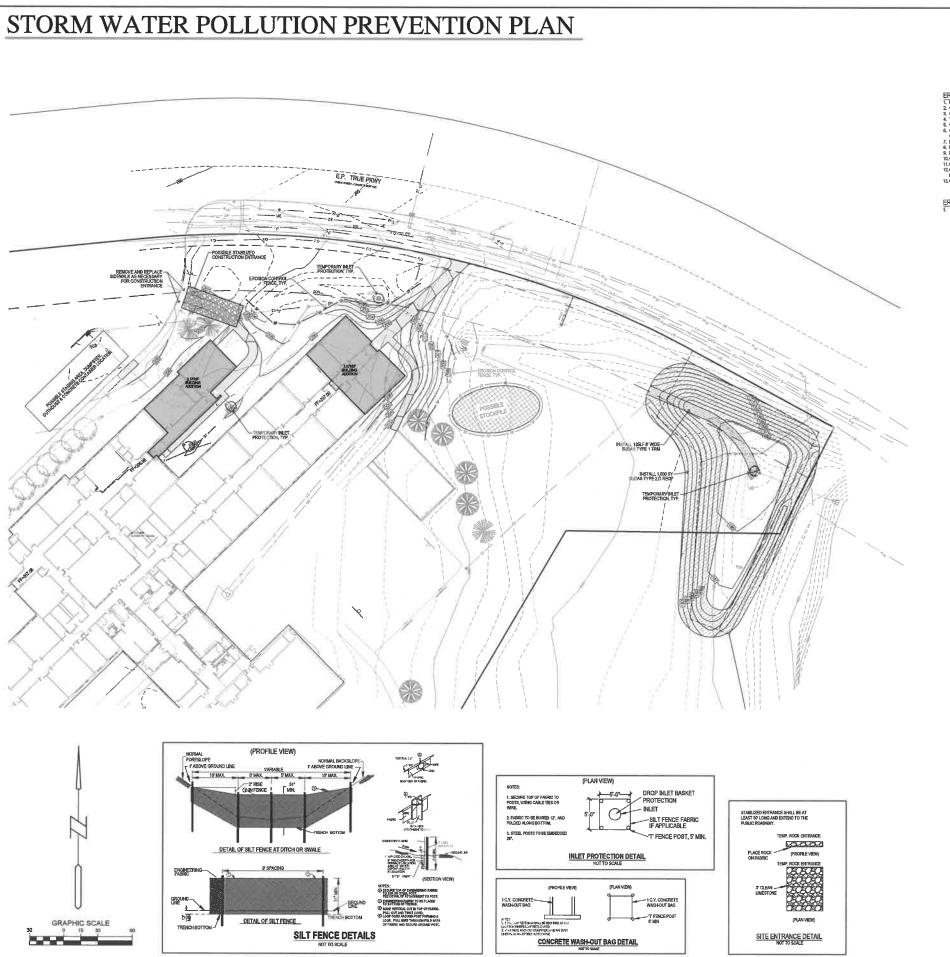
PROJECT NO.: 1018701

MAY 2020

DRAWING TITLE:

DETAILS SHEET

C-601





CITY OF WEST DES MOMES REQUIREMENTS.

STALL PRIBMETER DET PRIOC AS SYMMON DI LANS PRIOR TO CONSTRUCTION.

INSTALL INTRACE PROTESTION WITH SLIT FORCE MANDRINTEY AFFES STORM SERVER CONSTRUCTION.

INSTALL INTRACE PROTESTION WITH SLIT FORCE MANDRING TO CONSTRUCTION.

INSTALL INTRACE PROTESTION WITH SLIT FORCE MANDRING TO COMPLETE DAYLORS OF THE PROTESTION OF THE PROTESTION

EROSION CONTROL REMOVAL NOTES:

1. AFTER FINAL STABLEXION HAS OCCUPED. AS DEFINED IN POES GENERAL
PERMIT NO. 2 CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF
ALL TEMPORAYY EROSION CONTROL DENDES INCLIDING, BUT NOT LIMITED
TO. SILT PROJECT, BUTER PROTECTION, AND TEMPORAY STANDOPPES.

LEGEND:
--120-- EXISTING CONTOUR PROPOSED CONTOUR

--- TELE -- TELEPHONE LINE

— CATV— CABLE TV STORM MANHOLE GURB INTAKE

SURFACE INTAKE

CI FLARED END SECTION

SANITARY MANHOLE

CLEANOUT FIRE HYDRANT

SPRINKLER

WATER MANHOLE

₩ WATER VALVE

WATER SHUT OFF

(D) ELECTRIC MANHOLE

BLECTRIC METER ELECTRIC RISER

SLECTRIC VAULT

TRANSFORMER POLE

□ LIGHT POLE

■ BLECTRIC JUNCTION BOX EB ELECTRIC PANEL

- GUY WIRE

BLECTRIC HANDHOLE

GAS METER

GAS VALVE AIR CONDITIONING UNIT

(E) TELEPHONE VAULT TELEPHONE MANHOLE

TRAFFIC SIGNAL MANHOLE

E) FIBER OPTIC RISER

CABLE TV RISER
--- SIGN



UTILITY NOTE:
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM
DISTING REALD; RECORDS AND ARE APPLODMANTE LOCATIONS, THE EMACT
THE DUTY OF THE CONTRACTOR TO DETERMINE, WHETHER ANY ADDITIONAL
FROULTIES OTHER THAN THOSE SHOWN ON THE PLANS ARE TRESHED.

Bishop Engineering
Planning Your Succeeded Development
3501 104th Street
Both Street Parkins, Inc. 2022-2825
Then 615127-2048 For 615127-2021
Ord Engineering & Land Surveying Established 1999

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MAY 2020

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