

**CITY OF WEST DES MOINES
STAFF REPORT COMMUNICATION**

Meeting Date: March 27, 2023

ITEM: Primrose School, 8080 Coachlight Drive – Approve a Preliminary Plat to create 2 lots for Commercial development and Approve a Site Plan to allow construction of a daycare building – Hurd Parkway, LLC – PPSP-005889-2022

Resolution: Approval of Preliminary Plat and Site Plan

Background: Kelsey Scallon with Shive-Hattery, on behalf of the applicant, Primrose School Franchising Company LLC, and property owner, Hurd Parkway, LLC, requests approval of a Preliminary Plat for the approximately 3-acre property located at 8080 Coachlight Drive. The applicant proposes to subdivide the property into two (2) lots for commercial development. Additionally, the applicant requests approval of a Site Plan to allow the construction of a 13,500 square foot daycare building and associated site improvements. The daycare will be for children ages six weeks through four years of age. The anticipated building will have 14 classrooms and outdoor play areas along the south and west sides of the building.

Staff Review & Comment:

- **Financial Impact:** There is no City funding of this project; however, there is staff time for processing of development application and inspections during construction.
- **History:** Both sites are part of The Parkways development which extends from S Jordan Creek Parkway to S 81st Street and Mills Civic Parkway north to the Bridgewood development (excluding the City's Fire/EMS Station). The Parkways Specific Plan was established in 2017 by Ordinance #2221. The subject area is currently undeveloped. On February 1, 2023, the Board of Adjustment approved the day care use on the proposed north lot, pending approval of the associated site plan.
- **Key Development Aspects:**
 1. **Parking:** According to City Code, the number of parking spaces required for a daycare is 3 spaces per 1,000 square feet of building gross floor area (GFA) plus 1 space per employee. The proposed building will be approximately 13,590 square feet and there will be a maximum of 34 employees on site. Based on the building size, 41 spaces are required, plus 1 space per employee (34 spaces) which equates to a total of 75 parking spaces required by City Code for the day care use. The applicant has provided a parking analysis that was completed at four existing Primrose daycare facilities showing that their peak parking demand is around 30 parking spaces and generally occurs around 8:30 AM each weekday. The applicant is proposing to construct 49 parking spaces on the site and has identified where an additional 19 spaces could be located if needed in the future (shared with the proposed lot 2 to the south). A shared parking agreement has been provided to allow for shared parking between the two lots. Based on this information, staff feels that the proposed 49 parking spaces to be constructed will be more than adequate for this use. City Code states: *The City Council reserves the right to waive or modify to a lesser restriction any provision or requirement of off-street parking and loading areas contained in this chapter, provided said waiver or modification does not adversely affect the intent of these regulations to adequately safeguard the general public and surrounding property.* Therefore, Staff recommends a condition of approval allowing for a deferral of the 19 shared parking spaces and a waiver of an additional 7 spaces to comply with the 75 spaces required by City Code.

2. Playgrounds: According to City Code, daycares must provide a fenced play lot of no less than one thousand (1,000) square feet in area for the first twenty (20) or less children under care, with twenty-five (25) square feet added to such play lot area for each additional designated child capacity of the principal building. The applicant has indicated the capacity of the building to be 213 children which would necessitate 5,825 square feet of play area. The applicant is proposing four separate play lots for a total of approximately 16,071 square feet which will exceed that required by code for the maximum number of children intended.
- Traffic Impact Study Findings: The proposed day care center is estimated to generate more traffic than what was previously planned for the site (office). Assuming that the remaining vacant lots develop as previously assumed in the earlier traffic studies, full buildout of the entire Parkways development is now estimated to generate more traffic during the average PM peak hour compared to the Specific Plan allocation for the development. To protect the integrity of the planned public roadway system, the expected trip generation when all buildings have been developed must be less than or equal to the trip generation allocations. This will be reviewed at the time of each new development proposed for the larger PUD site.
 - Plat Validity: Per City Code, the associated Final Plat must be presented to the City Council for approval within 12 months of the approval of this Preliminary Plat if surety is being posted for Public Improvements; or, within 18 months if Public Improvements are being constructed prior to Final Plat consideration. As the streets are already constructed, the public improvements associated with this site are utilities, sidewalks, and streetlights. It is the responsibility of the developer to be aware of these deadlines and request an extension of the Preliminary Plat approval prior to the Preliminary Plat expiration date.
 - Vesting of Entitlement: Per City Code, entitlement (approval to construct or implement) shall remain in effect so long as substantial site work has progressed beyond grading, completion of structural foundations and construction of twenty twenty-five percent (25%) of the total building area above grade has occurred within twenty-four (24) months of the effective date of the approval, unless a greater time period is authorized at time of the original entitlement, or by approval of an extension of the original entitlement. It is the responsibility of the developer to be aware of this deadline and request an extension of the approval prior to the expiration date.

Outstanding Issues: There are no outstanding issues.

Planning and Zoning Commission Action:

Date: March 27, 2023

Vote:

Recommendation:

Recommendation: Approve the Preliminary Plat and Site Plan request, subject to the applicant meeting all City Code requirements, and the following conditions of approval:

1. The City Council accepting the parking needs and parking analysis study of existing Primrose sites provided by the applicant and approving the waiver of the installation of 7 parking spaces.
2. The City Council deferring the installation of 19 parking spaces until such time that on-site events in which parking on the grass or other non-designated parking areas occurs due to the lack of available parking stalls. At the time when the existing parking is not sufficient to accommodate the facility's operations, the City reserves the right to provide the applicant notice to increase the number of parking stalls. The applicant will be required to provide at least the additional 19 parking spaces in accordance with City regulations within the first available construction season. Prior to implementation of additional parking to satisfy the deferred parking stalls, the applicant shall submit for approval a Site Plan Application to the City identifying the location and engineering details for the stalls to be constructed.

Lead Staff Member: Brian Portz

Approval Meeting Dates:

Planning and Zoning Commission	March 27, 2023
City Council	

Staff Report Reviews:

Planning & Zoning Commission	<input checked="" type="checkbox"/> Development Coordinator (or)	<input checked="" type="checkbox"/> Legal Department
	<input checked="" type="checkbox"/> Director	
City Council	<input type="checkbox"/> Director	<input type="checkbox"/> Legal Department
	<input type="checkbox"/> Appropriations/Finance	<input type="checkbox"/> Agenda Acceptance

Publications (if applicable)

Published In:	n/a
Date(s) Published	n/a
Date(s) of Mailed Notices	n/a

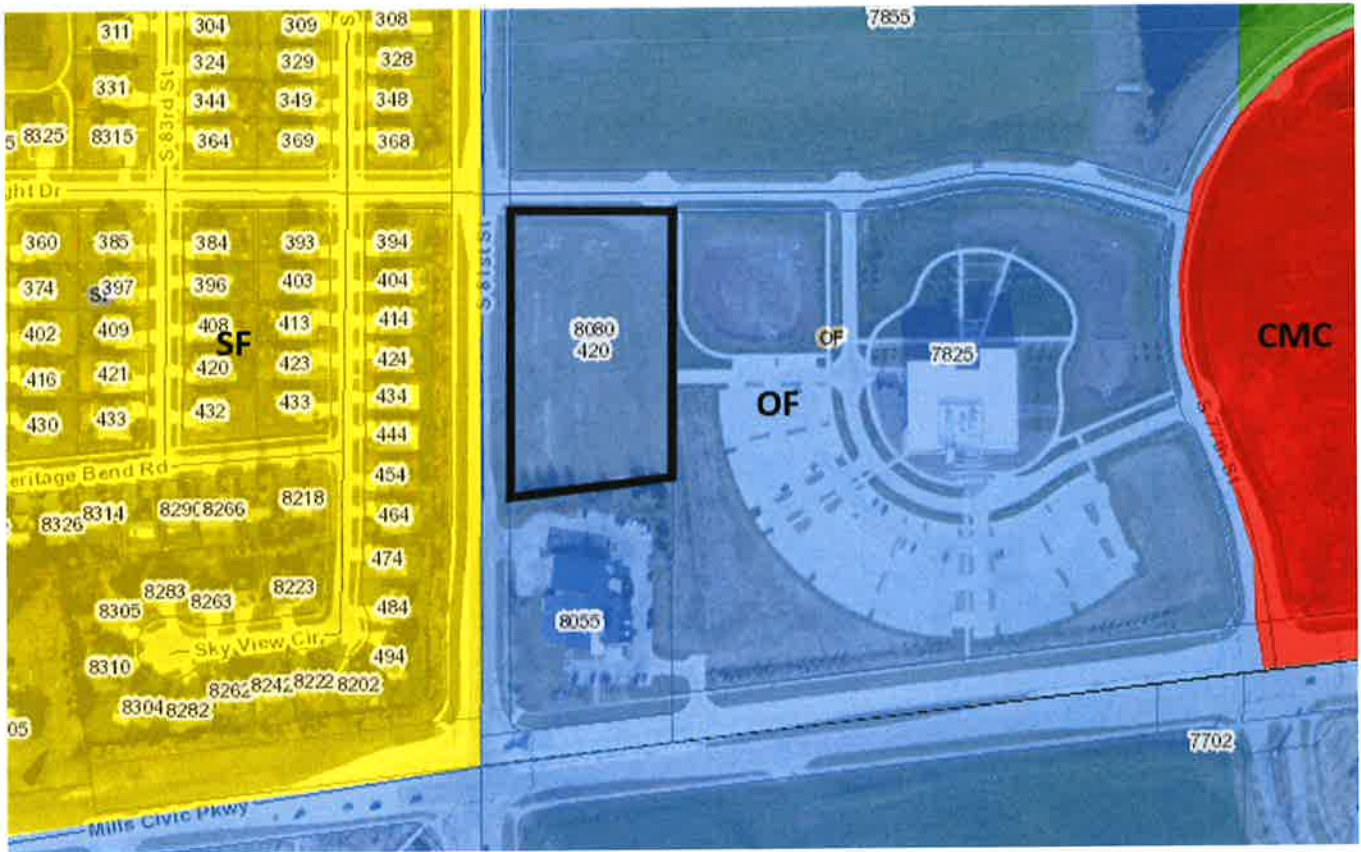
Council Subcommittee Review (if applicable)

Subcommittee	Development & Planning
Date Reviewed	2/6/23
Recommendation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

Location Map



Vicinity Map – Land Uses



PLANS INCLUDED ARE FOR ILLUSTRATIVE PURPOSES ONLY – APPROVED PLANS ON FILE WITH THE CITY

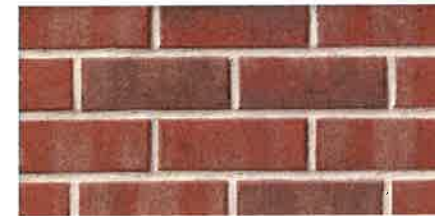


EAST ELEVATION - FRONT

ELEVATION KEYED NOTES	
1. 5/4 x 8 TRIMBOARD, WD-1.	12. DOWNSPOUTS TIED INTO UNDERGROUND STORM SEWER BELOW GRADE.
2. 5/4 x 6 TRIMBOARD, WD-1.	13. KNOX BOX OR APPROVED EQUAL COORDINATE LOCATION WITH LOCAL FIRE OFFICIAL.
3. 5/4 x 4 TRIMBOARD, WD-1.	14. 4'-0" HIGH SOLID VINYL FENCE WITH (2) 3'-0" W GATES.
4. 42" ROUND LED LIGHTED SIGN (INTERNALLY LIT) SEE 6/A2.4 FOR MOUNTING DETAIL.	15. 3 1/4" W. x 9/16" T. POLYURETHANE TRIM PROFILE CM433 AVAILABLE FROM FLEX TRIM BY CARTER MILLWORK OR EQUAL. PAINT TO MATCH WD-1.
5. LIGHTING, REFER TO ELECTRICAL DRAWINGS.	16. BEIGE ALUMINUM PLAQUE w/6" REFLECTIVE BLACK VINYL NUMBERS. PROVIDED BY 1 HOUR SIGN. COORDINATE LOCATION WITH LOCAL FIRE OFFICIAL.
6. TRIMBOARD AT OFFICE & CONF ROOM WINDOWS. VERT TO BE 5/4 x 4, BOTH WD-3.	17. APPROXIMATE LOCATION OF ROOF TOP UNIT SHOWN FOR REFERENCE.
7. BULLNOSE WINDOW SILL.	18. SITE LINE FROM PROPOSED PROPERTY LINE.
8. 60" ROUND LED LIGHTED SIGN (INTERNALLY LIT) SEE 6/A2.4 FOR MOUNTING DETAIL.	
9. BRICK SOLDIER COURSE ABOVE WINDOWS AND DOORS WHERE ADJACENT MATERIAL IS BRICK OR STONE.	
10. ROOFLINE BEHIND PARAPET WALL.	
11. GLAZING TO RECEIVE WINDOW FILM. TINT-1. SEE FINISH SCHEDULE SHEET A2.2.	



CN-1



BR-1



COBBLESTONE; TRIM-1, DS-1



ST-1

PRIMROSE 14-CLASSROOM EXTERIOR FINISH/ACCESSORY LEGEND		
MARK	DESCRIPTION	MANUFACTURER / COLOR
CN-1	METAL CANOPY	MFR LAWRENCE FABRIC AND METAL COLOR DARK BRONZE
WD-1	FIBER CEMENT SIDING	JAMES HARDIE LAP SIDING (7" EXPOSURE) FINISH SMOOTH COLOR COBBLESTONE (PRIMED AND FIELD PAINTED)
TRIM	MISC METAL TRIM & FLASHING	ANY MISC METAL FLASHING AND TRIM NOT NOTED AS TRIM-1 SHOULD MATCH COLOR OF ADJACENT SURFACE CONTACT ARCHITECT FOR DIRECTION AS REQ'D.
TRIM-1	MTL COPING @ PARAPET WALLS	COLOR TO MATCH "COBBLESTONE"
BR-1	BRICK	GLEN GERY COLOR: ALL SPICE
BR-2	SOLDIER COURSE	GLEN GERY COLOR: ALL SPICE
WIN-1	VINYL WINDOWS	ANDERSEN SILVERLINE 2200 SERIES COLOR COBBLESTONE SEE WINDOW SCHEDULE
WIN-2	VINYL WINDOWS (@ OFFICE)	ANDERSEN 100 SERIES COLOR COBBLESTONE SEE WINDOW SCHEDULE
DR-1	HALF LITE DOORS	EXTERIOR INSULATED METAL HALF LITE DOOR. COLOR COBBLESTONE (MATCH WINDOWS) SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION
DR-2	FULL LITE DOOR	EXTERIOR INSULATED METAL FULL LITE DOOR. COLOR COBBLESTONE. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION
ST-1	STONE WAINSCOT	ARRISCRAFT - SIERRA CROUT LIGHT BUFF COLOR MORTAR
ST-2	STONE CAP @ WAINSCOT	STONE SILL COLOR: NATURAL WHITE
DS-1	GUTTERS, DOWNSPOUTS & SCUPPERS	COLOR "COBBLESTONE". 6" GUTTERS AND DOWN SPOUTS U.N.O.

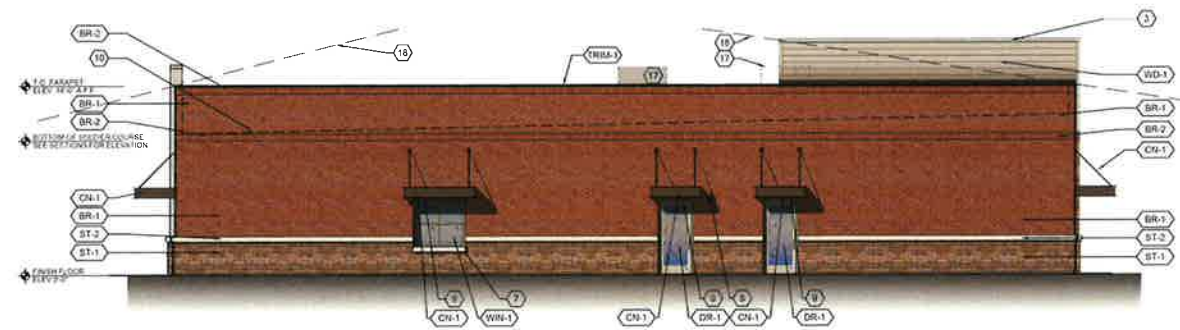
12 Sunnen St. L

CASCO

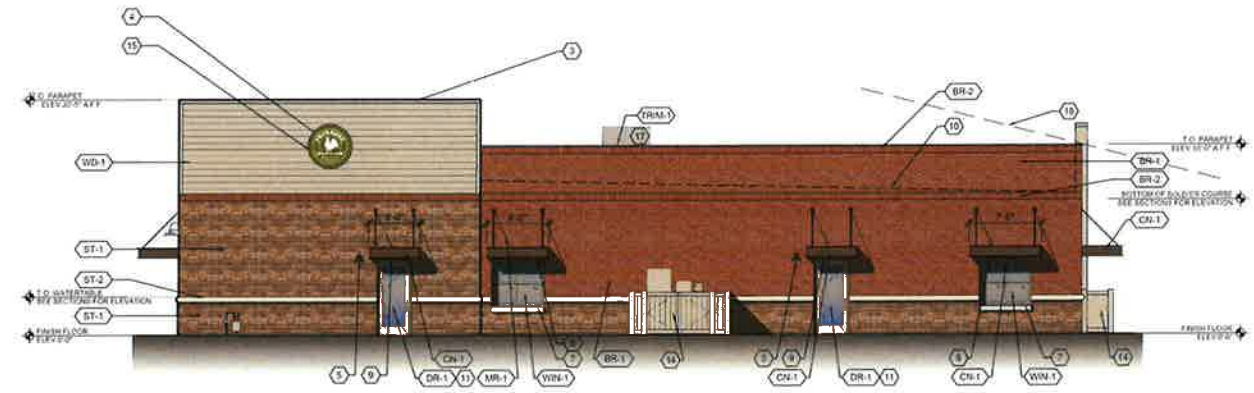


PROPOSED BUILDING FOR:
PRIMROSE SCHOOL
 FRANCHISING COMPANY
 3200 WINDY HILL ROAD, SUITE 1200E
 ATLANTA, GEORGIA 30339-5640

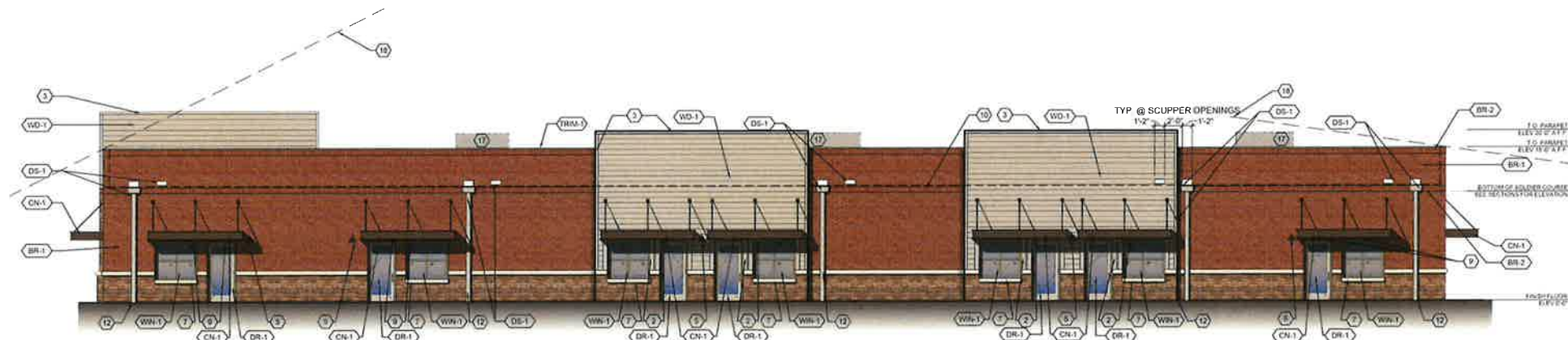
MATERIAL BOARD AND COLORED ELEVATION
PRIMROSE SCHOOL
 S. 81ST ST. & COACHLIGHT DR.
 WEST DES MOINES, IA
 02/01/2023



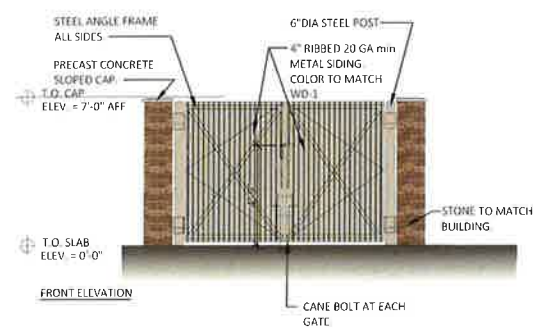
SOUTH ELEVATION - LEFT



NORTH ELEVATION - RIGHT



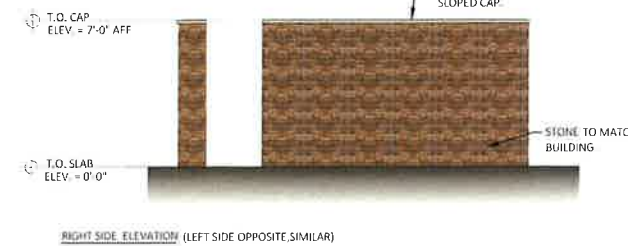
WEST ELEVATION - REAR



FRONT ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION (LEFT SIDE OPPOSITE, SIMILAR)

DUMPSTER ENCLOSURE



PROPOSED BUILDING FOR:
 PRIMROSE SCHOOL
 FRANCHISING COMPANY
 3200 WINDY HILL ROAD, SUITE 1200E
 ATLANTA, GEORGIA 30339-5640

COLORED ELEVATIONS
 PRIMROSE SCHOOL
 S. 81ST ST. & COACHLIGHT DR.
 WEST DES MOINES, IA
 02/01/2023



PRIMROSE SCHOOLS FRANCHISING COMPANY
 1000 WINDY HILL ROAD, SUITE 1000
 WILMINGTON, GEORGIA 30408
 ***THIS DRAWING IS NOT TO BE CONSIDERED A CONTRACT DOCUMENT. IT IS FOR INFORMATION ONLY. THE CONTRACT DOCUMENTS SHALL BE THE FINAL AUTHORITY. ANY CHANGES TO THIS DRAWING SHALL BE MADE BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.

Date: _____

CONSTR. DDC & REVISIONS

No.	Description

NOT FOR CONSTRUCTION
 FOR PLANNING PURPOSES ONLY

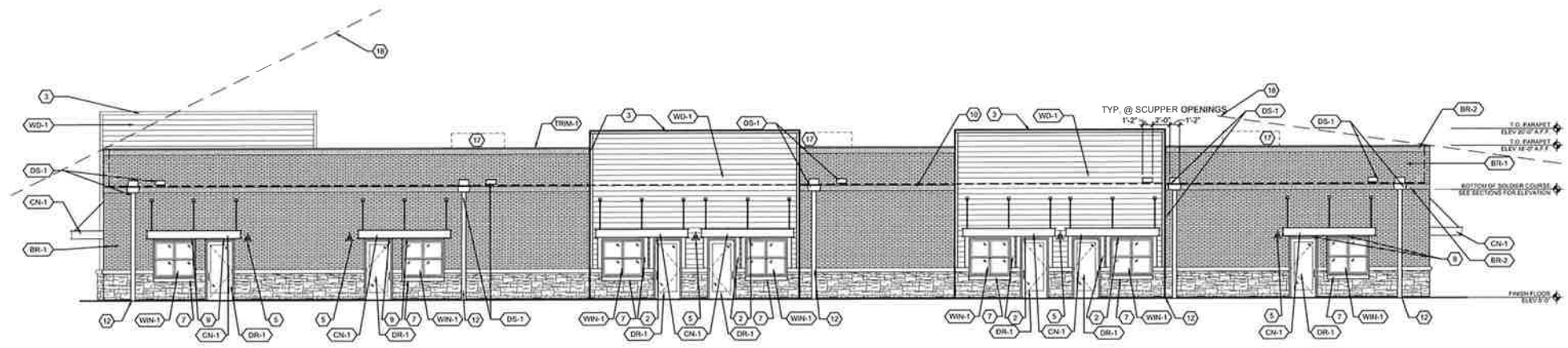
MS/CME

Drawn / Checked	
Project Number	2202089
Bid Date	-/-/-
Permit Date	-/-/-
For Construction	-/-/-

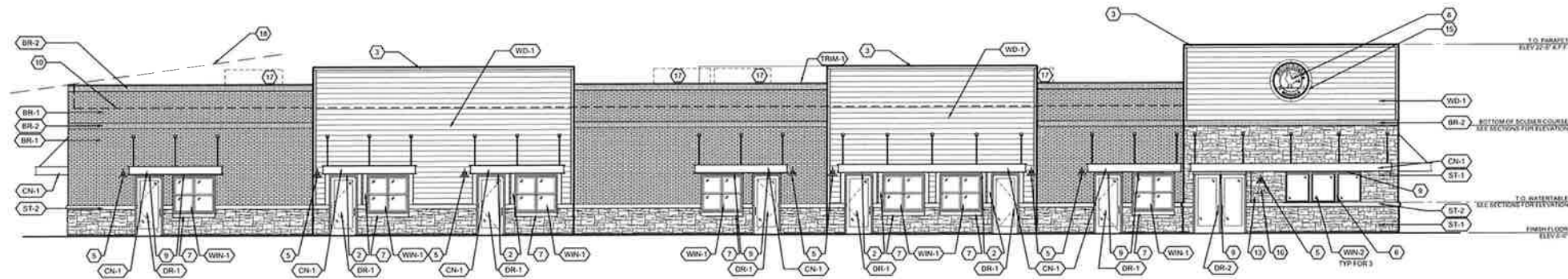
EXTERIOR ELEVATIONS
A4.0

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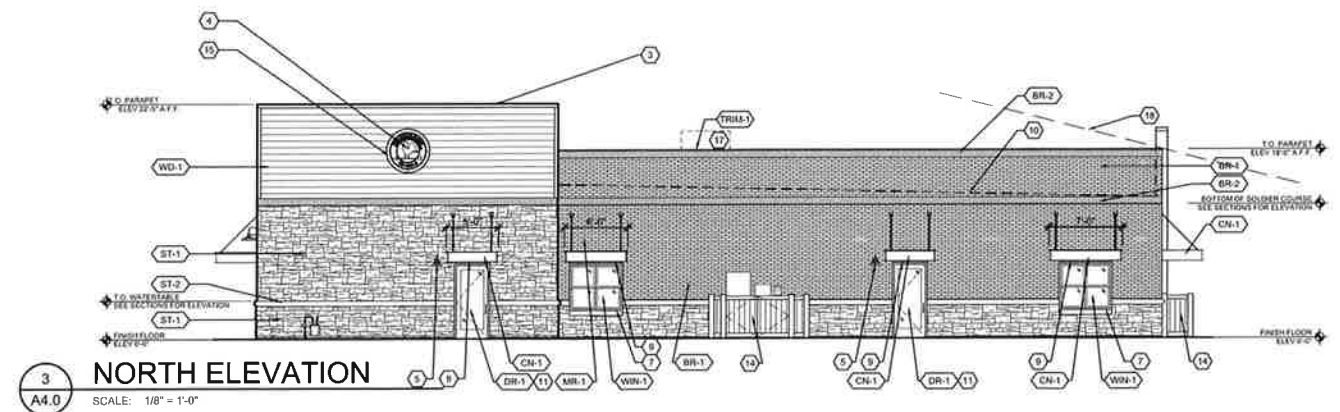
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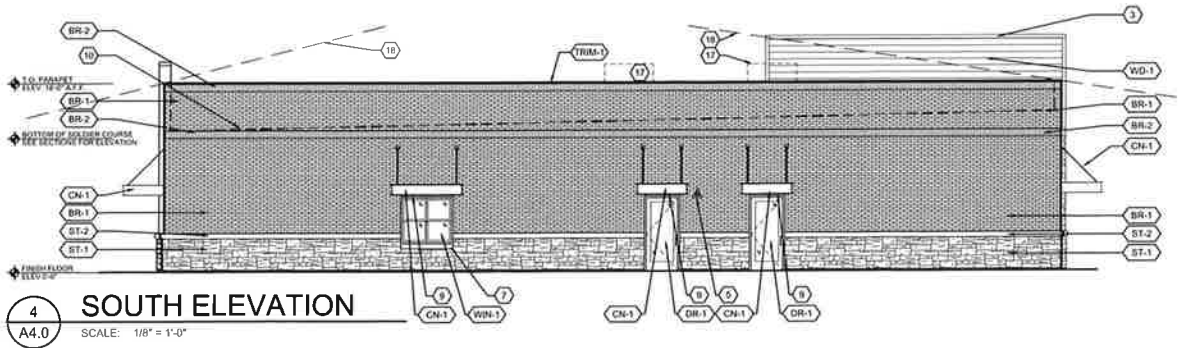
1 WEST ELEVATION
 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
 SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

PRIMROSE SCHOOL - PRELIMINARY PLAT/SITE PLAN

8080 COACHLIGHT DRIVE, WEST DES MOINES, IOWA 50266



VICINITY MAP
1" = 2000'



LOCATION MAP
1" = 300'

PROPERTY OWNER
HURD PARKWAY, LLC
2000 FULLER ROAD
WEST DES MOINES, IA 50265

ENGINEER
SHIVE-HATTERY, INC.
ATTN: KELSEY SCALLON
4125 WESTOWN PARKWAY, SUITE 100
WEST DES MOINES, IA 50266
EMAIL: KSCALLON@SHIVE-HATTERY.COM
PHONE: 515-223-8104

APPLICANT
PRIMROSE SCHOOLS
ATTN: JOHN FINNEMORE
3200 WINDY HILL ROAD SE, SUITE 1200 E
ATLANTA, GA 30339
EMAIL: JFINNEMORE@PRIMROSESCHOOLS.COM

LEGAL DESCRIPTION
LOT 2 THE PARKWAYS (3.01 ACRES)

ZONING
THE PARKWAYS SPECIFIC PLAN
(UNDERLYING ZONING OF OFFICE)

COMPREHENSIVE PLAN
OFFICE

CITY CASE NUMBER
PPSP-005889-2022

BENCHMARKS
WDM BENCHMARK #87 - 3960 ± FEET WEST OF INTERSECTION OF SOUTH 88TH STREET AND 335TH STREET (DALLAS COUNTY), 3 FEET NORTH OF EAST/WEST FENCE, 10 FEET EAST OF NORTH/SOUTH FENCE, ON 335TH STREET ACROSS FROM HOUSE #3307 AND #3309. STANDARD BENCHMARK
ELEVATION = 167.66 CITY DATUM (841.69 NAVD88)
WDM BENCHMARK #124 - INTERSECTION OF JORDAN CREEK PARKWAY AND MILLS CIVIC PARKWAY, 169 ± FEET EAST OF THE WEST END OF MEDIAN, IN THE CENTER OF 6 FEET GRASS MEDIAN IN MILLS CIVIC PARKWAY, 17 ± FEET WEST OF THE ANGLE POINT IN THE CURB FOR THE WESTBOUND TURN LANE. STANDARD BENCHMARK.
ELEVATION = 203.65 CITY DATUM (877.66 NAVD88)

PARKING SUMMARY

TOTAL PARKING REQUIRED BY CITY = 3 SPACES PER 1,000 SF OF GFA = 13,589 GSF / 1,000' * 3 = 41 STALLS
+ 1 PER EMPLOYEE = 34 STALLS
+ 1 PER VAN OR BUS = 0 STALLS
= 75 TOTAL STALLS

TOTAL PARKING REQUIRED BY APPLICANT = 2.12 SPACES PER 1,000 SF OF GFA = 13,589 / 1000 * 2.12 = 29 STALLS

TOTAL PARKING PROVIDED = 49 STALLS
FUTURE TOTAL PARKING PROVIDED = 68 STALLS

TOTAL REQUIRED ACCESSIBLE STALLS = 2 STALLS
TOTAL PROVIDED ACCESSIBLE STALLS = 2 STALLS

ALL ACCESSIBLE PARKING SPACES ARE LOCATED ON THE SHORTEST POSSIBLE ACCESSIBLE CIRCULATION ROUTE TO THE MAIN ENTRANCE OF THE BUILDING.

SITE SUMMARY

PROPOSED LOT 1 THE PARKWAYS PLAT 2
PROPERTY LIMITS = 87,973 SF

EXISTING IMPERVIOUS SUMMARY:
TOTAL = 0 SF (0%)

PROPOSED BUILDING GROSS SQUARE FOOTAGE = 13,589 SF

PROPOSED IMPERVIOUS SUMMARY:
BUILDING = 13,589 SF
PAVING = 26,889 SF
TOTAL = 42,477 SF (48%)

OPEN SPACE SUMMARY:
REQUIRED OPEN SPACE = 21,993 SF (25%)
PROVIDED OPEN SPACE = 45,496 SF (52%)

PROPOSED LOT 2 THE PARKWAYS PLAT 2
PROPERTY LIMITS = 43,259 SF

EXISTING IMPERVIOUS SUMMARY:
TOTAL = 0 SF (0%)

PROPOSED IMPERVIOUS SUMMARY:
PAVING = 6,000 SF
TOTAL = 6,000 SF (14%)

OPEN SPACE SUMMARY:
REQUIRED OPEN SPACE = 10,815 SF (25%)
PROVIDED OPEN SPACE = 37,259 SF (66%)

REQUIRED BUFFER SUMMARY

ALONG S 81ST STREET: 30' LANDSCAPE BUFFER EASEMENT
ALONG COACHLIGHT DRIVE: 15' LANDSCAPE BUFFER EASEMENT
ALONG SOUTH AND EAST PROPERTY LINE: NO LANDSCAPE BUFFER REQUIRED

Sheet List Table

Sheet Number	Sheet Title
C000	COVER SHEET
C001	NOTES AND LEGEND
C002	PRELIMINARY PLAT
CD01	EXISTING CONDITIONS AND DEMOLITION PLAN
C101	SITE PLAN
C201	GRADING PLAN
C251	EROSION AND SEDIMENT CONTROL PLAN
C301	UTILITY PLAN
C501	CONSTRUCTION DETAILS
C502	CONSTRUCTION DETAILS
L101	LANDSCAPE PLAN
L102	LANDSCAPE DETAILS

PRIMROSE SCHOOL

PRELIMINARY
- NOT FOR
CONSTRUCTION

CITY SUBMITTAL 02
ISSUE DATE: 03/03/2023

PROJECT NUMBER: 2142205001

LANDSCAPE ARCHITECT

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

GARRET J. MUNCH
Printed or typed name

Signature _____ Date _____

PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL:
ALL 'L' SHEETS

License Expires 06/30/2023

CIVIL ENGINEER

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

Signature _____ Date _____

Printed or typed name KELSEY A. SCALLON
License Number 25081
My License Renewal Date is DECEMBER 31, 2023

PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL:
ALL 'C' SHEETS

C000

SHIVE-HATTERY
ARCHITECTURE+ENGINEERING

4125 WESTOWN PARKWAY, SUITE 100
WEST DES MOINES, IOWA 50266
515-223-8104 | SHIVE-HATTERY.COM

GENERAL NOTES

- THE LOCATIONS OF UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS PLOTTED ON THIS DRAWING ARE APPROXIMATE ONLY AND WERE OBTAINED FROM RECORDS MADE AVAILABLE TO SHIVE-HATTERY, INC. THERE MAY BE OTHER EXISTING UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS NOT KNOWN TO SHIVE-HATTERY, INC. AND NOT SHOWN ON THIS DRAWING. THE VERIFICATION OF EXISTENCE OF, AND THE DETERMINATION OF THE EXACT LOCATION OF, UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR(S).
- NOTIFY UTILITY COMPANIES WHOSE FACILITIES ARE SHOWN ON THE PLANS OR KNOWN TO BE WITHIN CONSTRUCTION LIMITS OF THE SCHEDULE PRIOR TO EACH STAGE OF CONSTRUCTION.
- IOWA CODE 480, UNDERGROUND FACILITIES INFORMATION, REQUIRES VERBAL NOTICE TO IOWA ONE-CALL 1-800-282-8989, NOT LESS THAN 48 HOURS BEFORE EXCAVATING, EXCLUDING WEEKENDS AND HOLIDAYS.
- THE MEANS OF THE WORK AND THE SAFETY OF THE CONTRACTOR'S EMPLOYEES ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
- NO WORK SHALL BE PERFORMED BEYOND THE PROJECT LIMITS WITHOUT PRIOR AUTHORIZATION FROM THE OWNER'S REPRESENTATIVE.
- PROTECT EXISTING UTILITIES AND ADJACENT PROPERTY DURING CONSTRUCTION.
- MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.
- SITE CLEAN-UP SHALL BE PERFORMED AT THE END OF THE DAY AND PRIOR TO A RAIN EVENT. SIDEWALKS, PARKING LOTS, ROADWAYS, ETC. SHALL BE KEPT CLEAN AT ALL TIMES.
- ALL OPEN EXCAVATIONS SHALL BE PROTECTED.
- REPLACE ANY PROPERTY MONUMENTS REMOVED OR DESTROYED BY CONSTRUCTION. MONUMENTS SHALL BE SET BY A LAND SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF IOWA.
- CONTROL DUST SPREADING FROM ALL WORK AND STAGING AREAS.
- ANY WORK REQUIRED TO COMPLETE THE SCOPE OF THIS PROJECT BUT NOT SPECIFICALLY CALLED OUT, SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR THE COMPLETION OF THIS WORK.
- REPAIR OR REPLACE EXISTING FACILITIES (CURBS, PAVEMENT, PAVEMENT MARKINGS, UTILITIES, ETC.) TO REMAIN, AT NO ADDITIONAL EXPENSE TO THE OWNER.
- WORK WHICH DOES NOT CONFORM TO THE REQUIREMENTS OF THE CONTRACT WILL BE CONSIDERED UNACCEPTABLE. UNACCEPTABLE WORK, WHETHER THE RESULT OF POOR WORKMANSHIP, USE OF DEFECTIVE MATERIALS, DAMAGE THROUGH CARELESSNESS OR ANY OTHER CAUSE, FOUND TO EXIST PRIOR TO THE FINAL ACCEPTANCE OF THE WORK, SHALL BE REMOVED AND REPLACED IN AN ACCEPTABLE MANNER, AS REQUIRED BY OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE. WORK DONE CONTRARY TO THE INSTRUCTIONS OF THE OWNER'S REPRESENTATIVE, WORK DONE BEYOND THE LINES SHOWN ON THE PLANS OR ANY EXTRA WORK DONE WITHOUT AUTHORITY WILL NOT BE PAID FOR.
- ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
- FINISH GRADES SHOWN ARE TO TOP OF PAVING, SIDEWALKS, OR FINISH GRADE.
- ALL DIMENSIONS TO BACK-OF-CURB UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO BE FIELD VERIFIED, NOT ALL DIMENSIONS REQUIRED TO CONSTRUCT IMPROVEMENTS ARE SHOWN ON THE DRAWINGS.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION TO MEET REQUIREMENTS OF ALL REGULATORY AGENCIES.
- CONTRACTOR TO COORDINATE ANY GRADE ADJUSTMENTS WITH THE DESIGN ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
- NO PONDING OF WATER WILL BE ACCEPTED ADJACENT TO OR ON ANY NEW PAVEMENT AREAS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY ANY AREAS OF EXISTING OR PROPOSED PAVEMENTS THAT HAVE POTENTIAL TO POND WATER AND MAKE ANY ADJUSTMENTS NECESSARY TO ENSURE THAT WATER WILL POSITIVELY DRAIN ACROSS THE PAVING OR OVERLAY.
- STAGING LOCATION FOR CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE COORDINATED WITH AND APPROVED BY THE OWNER.
- CONTRACTOR RESPONSIBLE FOR COORDINATING AND MINIMIZING DISTURBANCES THROUGHOUT CONSTRUCTION TO ACCOMMODATE EXISTING TRAFFIC FLOW. COORDINATE STAGING AND SCHEDULE OF IMPROVEMENTS WITH THE OWNER'S REPRESENTATIVE. OWNERS RESERVES THE RIGHT TO LIMIT CONSTRUCTION WORK AREA AS NEEDED TO FACILITATE OPERATIONS.
- REMOVAL AND REPLACEMENT OF PAVEMENT SHALL BE DONE ON FULL PANELS. REMOVE TO THE NEAREST JOINT. AREAS TO BE REMOVED SHALL BE VERIFIED IN THE FIELD BY ENGINEER.
- ALL DISTURBED AREAS NOT DESIGNATED AS PLANTED, SHALL BE RESTORED BY SEEDING OR SODDING. REFER TO PLANS.
- THIS SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODE APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.
- THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY.
- A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND IOWA DNR GENERAL PERMIT #2 WILL BE AVAILABLE TO THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COMPILE SAID DOCUMENTS PRIOR TO SCHEDULING A PRE-CONSTRUCTION MEETING AND PRIOR TO EARTH DISTURBING ACTIVITIES.
- ALL STAKING SHALL BE DONE UNDER THE DIRECTION OF LICENSED ENGINEER OR LAND SURVEYOR INCLUDING PEDESTRIAN FACILITIES. ALL STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONSTRUCTION OPERATIONS SHALL PROTECT STORM SEWERS AND DRAINAGE WAYS FROM ALLOWING CONCRETE SLURRY FROM CONCRETE OPERATIONS TO DISCHARGE OFFSITE.
- ALL SIGNAGE SHALL REQUIRE SEPARATE REVIEW AND SIGN PERMIT APPROVAL.
- SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
- SEE STRUCTURAL PLANS AND SOILS REPORT FOR ANY SPECIAL EXCAVATION AND FILL REQUIREMENTS.
- CONTRACTOR SHALL SUBMIT A JOINTING PLAN FOR REVIEW PRIOR TO FORMING PAVEMENTS. ALL SAWCUT JOINTS TO BE SEALED.
- THERE ARE AT LEAST TWO (2) ACCESSIBLE MEANS OF EGRESS WITH A CONTINUOUS EXIT PATH AWAY FROM THE BUILDING FOR TENANTS THAT WILL REQUIRE TWO EXITS.
- THE PROJECT ARCHITECT HAS BEEN MADE AWARE OF THE REQUIREMENT FOR VESTIBULES FOR ENTRANCES AS REQUIRED BY THE STATE ADOPTED 2009 INTERNATIONAL ENERGY CONSERVATION CODE (SECTION 502.4.7) PRIOR TO THIS SITE PLAN SUBMITTAL.

37. A THIRD-PARTY RECOGNIZED TESTING AGENCY, ACCEPTABLE TO THE CITY, SHALL BE SUBMITTED TO DOCUMENT THE THICKNESS AND STRENGTH OF THE PAVEMENT, THE SUB-GRADE COMPACTION, COMPLIANCE WITH THE METRO DESIGN STANDARDS FOR STREETS, AND THE STANDARDS LISTED IN THE WEST DES MOINES 'OFF STREET PARKING ORDINANCE' FOR PRIVATE STREETS, PARKING LOTS, AND DRIVEWAYS.

38. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND WDM ADDENDUMS.

39. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE WDM ENGINEERING SERVICES AT 222-3475 TO SCHEDULE ANY REQUIRED INSPECTIONS. IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICANT OBTAINING ALL NECESSARY EASEMENTS/AGREEMENTS AND APPLICABLE PERMITS.

40. AN ON-SITE INSPECTION SHALL BE REQUESTED WITH THE BUILDING DIVISION (515-222-3630), PRIOR TO PLACEMENT OF ANY CONCRETE RAMPS.

41. COORDINATE STAGING AND TRAFFIC CONTROL WITH WDM EMERGENCY SERVICES.

42. LANE CLOSURE NOTICES MUST BE SUBMITTED TO WEST DES MOINES PUBLIC SERVICES FOR APPROVAL A MINIMUM OF 48 HOURS IN ADVANCE OF CLOSURE.

DEMOLITION NOTES

- REMOVAL OR ABANDONMENT OF PUBLIC UTILITIES SHALL BE FULLY COORDINATED WITH APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
- ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFF SITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
- PROTECT EXISTING UTILITIES WHICH ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL 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 MAY BE PRESENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION, BOTH PUBLIC AND PRIVATE.
- IF ADDITIONAL PAVEMENT REMOVAL IS REQUIRED OTHER THAN A STANDARD BOX OUT, FULL PANEL REMOVAL WILL BE REQUIRED, NO HALF PANEL REMOVAL WILL BE ALLOWED.

UTILITY NOTES

- PROTECT EXISTING UTILITIES WHICH ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL 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 PLAN MAY BE PRESENT.
- CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
- SITWORK UTILITY CONTRACTOR TO EXTEND ALL PIPING TO WITHIN 5' OF BUILDING AND CAP FOR CONNECTION BY BUILDING UTILITY CONTRACTOR. COORDINATE ALL INVERT ELEVATIONS AND PIPING LOCATIONS WITH BUILDING PLANS.
- SEE DETAILS FOR UTILITY TRENCH CONSTRUCTION REQUIREMENTS. GEOTECHNICAL ENGINEER TO OBSERVE UTILITY TRENCH BACKFILL AND COMPACTION PROCEDURES.
- CONTRACTOR TO INSTALL TRANSFORMER PAD AND SECONDARY WIRING. UTILITY COMPANY TO INSTALL PRIMARY WIRING.
- ALL HDPE PIPE SHALL BE DUAL-WALLED. ALL HDPE BENDS AND CONNECTIONS SHALL BE MANUFACTURED CONNECTIONS.
- ALL LIGHTS ARE TO BE DOWNCAST CUTOFF VARIETY. WALL PACKS ARE PROHIBITED, THE MAXIMUM ILLUMINATION ALLOWED AT THE PROPERTY LINE IS 1 FOOT-CANDLE OR LESS.
- ALL CONNECTIONS TO PUBLIC SEWERS SHALL BE CORE DRILLED.
- PIPE LENGTHS SHOWN FOR SANITARY SEWERS ARE CENTERLINE TO CENTERLINE OF STRUCTURES.
- PIPE LENGTHS SHOWN FOR STORM SEWERS ARE INSIDE EDGE TO INSIDE EDGE OF STRUCTURES.
- RCP STORM SEWER PIPING TO HAVE WRAPPED JOINTS, AND PIPE TRENCHES WILL BE BACKFILLED WITH GRANULAR MATERIAL TO AID IN PAVEMENT SUBDRAINAGE.
- THE CONTRACTOR IS RESPONSIBLE FOR CLEANING AND TELEVISIONING STORM SEWER WITHIN THE PROJECT AREA.
- WHERE RCP STORM SEWER CROSSES WATER LINES, PROVIDE O-RING GASKETS AT JOINTS ONE FULL LENGTH OF SEWER PIPE ON EITHER SIDE OF THE CROSSING.
- THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND REBUILDING STRUCTURES AS NECESSARY TO MATCH FINAL GRADES.

WATER NOTES

- ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS (515-222-3465) AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
- ANY WATER USE FROM A HYDRANT, PUBLIC OR PRIVATE, REQUIRES THE USE OF A WEST DES MOINES WATER WORKS HYDRANT METER. CALL 515-222-3465 TO RESERVE A METER.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(IES) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1297, 54-1998. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (515-222-3465) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
- FIRE AND DOMESTIC VALVES SHALL BE LOCATED 10 FEET FROM THE BUILDING.
- ALL WATER PIPING SHALL HAVE A MINIMUM OF 6'-0" COVER.
- ALL WATER PIPING SHALL BE PVC C900.

GRADING AND EROSION CONTROL NOTES

- BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL.
- ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- SUFFICIENT OIL AND GREASE ABSORBING MATERIALS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE SEEDED IMMEDIATELY. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS TEMPORARILY STOPPED AND SHALL NOT RESUME WITHIN 14 CALENDAR DAYS SHALL BE TEMPORARILY STABILIZED.
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
- SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE SEDIMENT CONTROL MEASURES (SILT FENCES, WATTLES, INLET PROTECTION, ETC.) TO PREVENT EROSION.
- ALL STORM SEWER INTAKES THAT RECEIVE STORMWATER RUNOFF FROM DISTURBED AREAS SHALL BE PROVIDED WITH A FILTER SACK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, INSPECTIONS AND REINSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES. CONTRACTOR SHALL MEET ALL REQUIREMENTS OF THE IOWA DNR ASSOCIATED WITH THE GENERAL PERMIT #2.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY LINE	
	BUILDING SETBACK LINE	
	RIGHT-OF-WAY LINE	
	LOT LINE	
	ELECTRICAL LINE - UNDERGROUND	
	STORM SEWER	
	WATER SERVICE	
	GAS SERVICE	
	SANITARY SERVICE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INTAKES	
	STORM OUTLET	
	FIRE HYDRANT	
	WATER VALVE	
	LIGHT FIXTURE	
	ELECTRIC TRANSFORMER	
	BOLLARD	
	SIGNAGE	
	BUILDING	
	TREE	
	MINOR CONTOUR	
	MAJOR CONTOUR	
	7\"/>	
	6\"/>	
	5\"/>	

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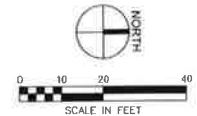
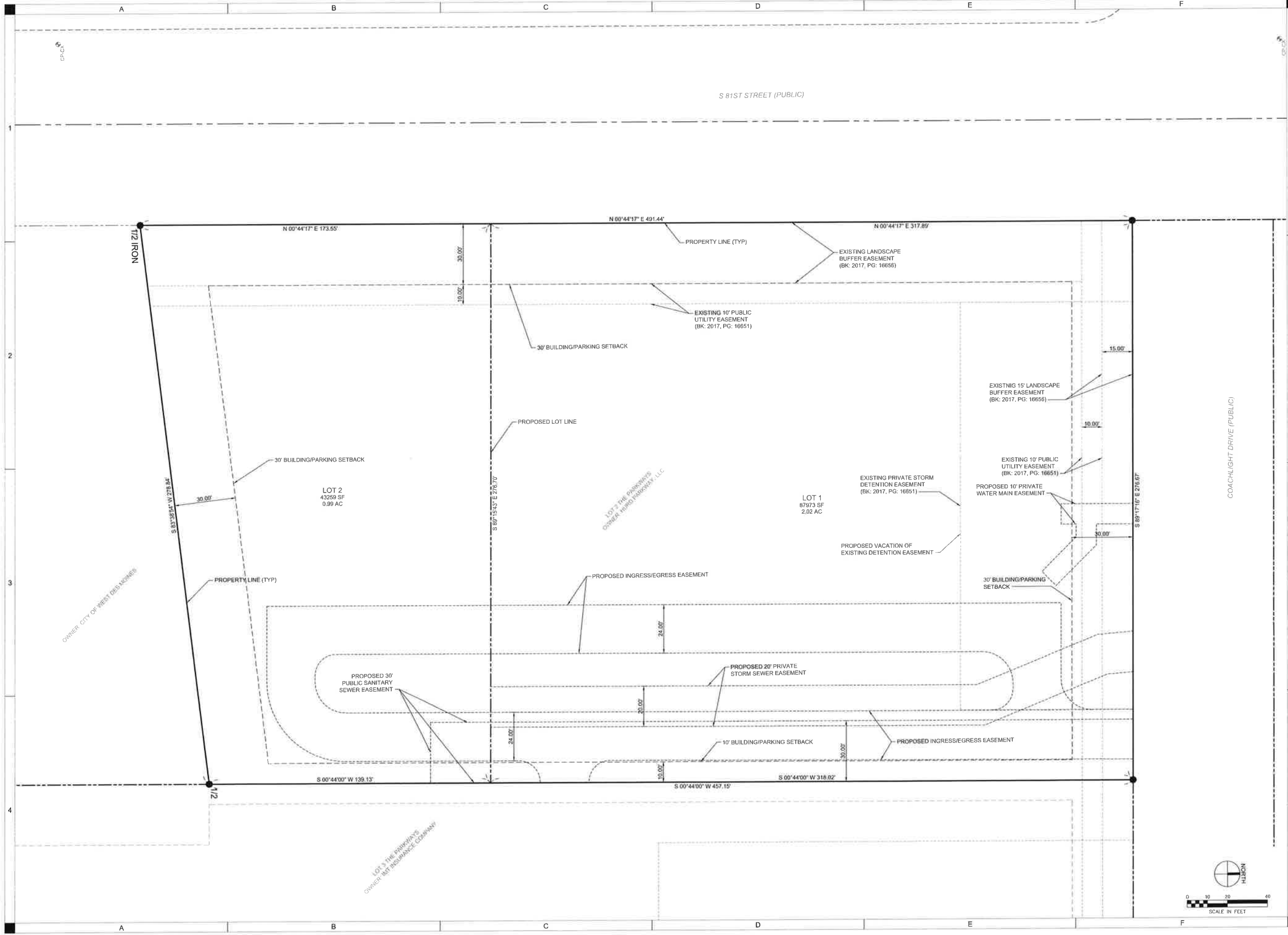
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APPROVED BY	KAS
ISSUED FOR	CITY SUBMITTAL 02
ISSUE DATE	03/03/2023
PROJECT NUMBER	214220501
FIELD BOOK	

**NOTES AND
LEGEND**

C001

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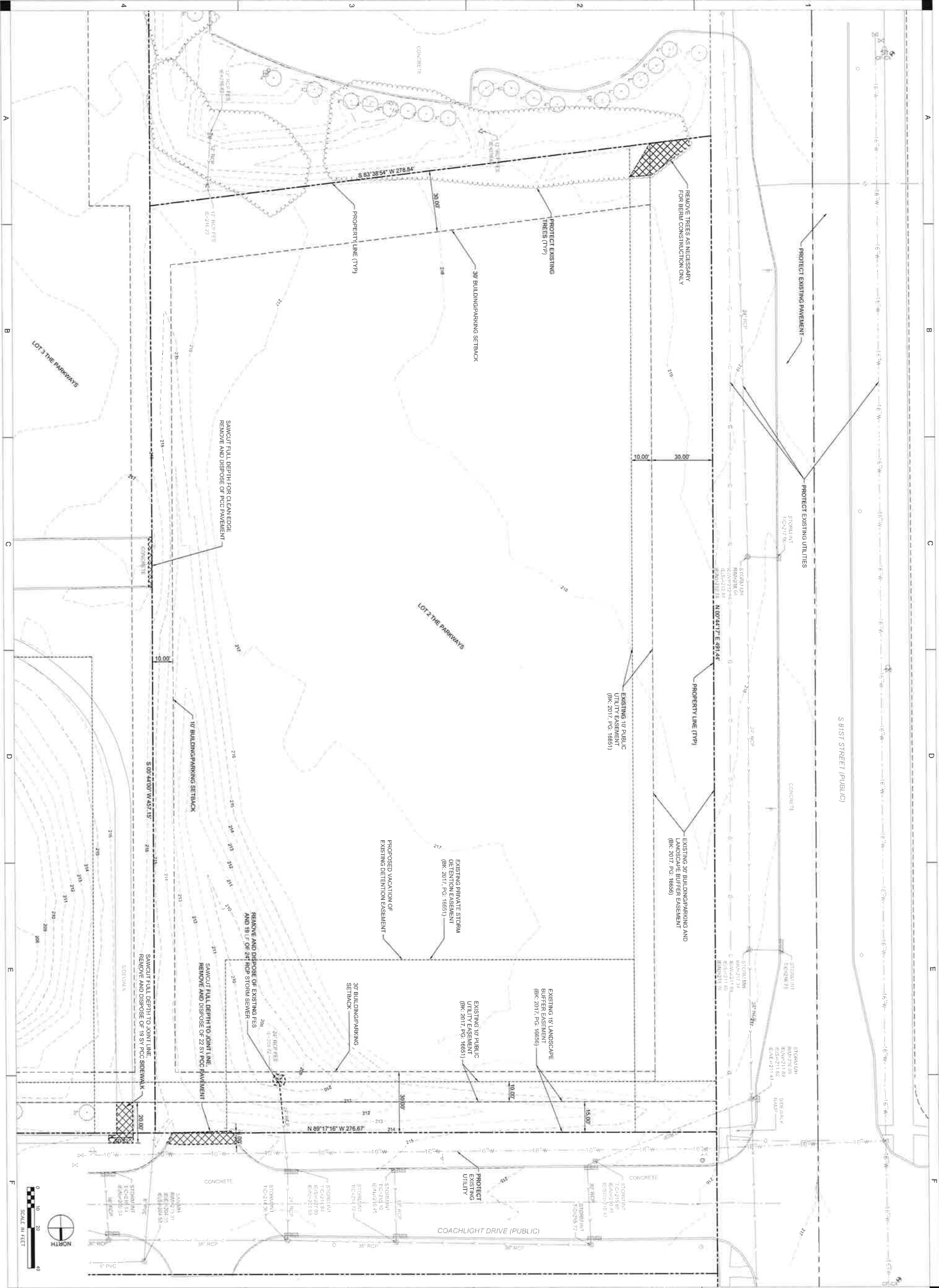
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APPROVED BY	KAS
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ISSUE DATE	03/03/2023
PROJECT NUMBER	214220501
FIELD BOOK	

**PRELIMINARY
PLAT**

C002

8080 COACHLIGHT DRIVE, WEST DES MOINES, IOWA 50266



**EXISTING
 CONDITIONS AND
 DEMOLITION
 PLAN**

CD01

DRAWN BY	HDM
APPROVED BY	KAS
ISSUED FOR	CITY SUBMITTAL 02
ISSUE DATE	03/03/2023
PROJECT NUMBER	2142220501
FIELD BOOK:	

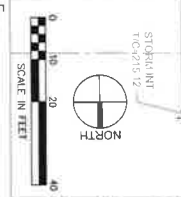
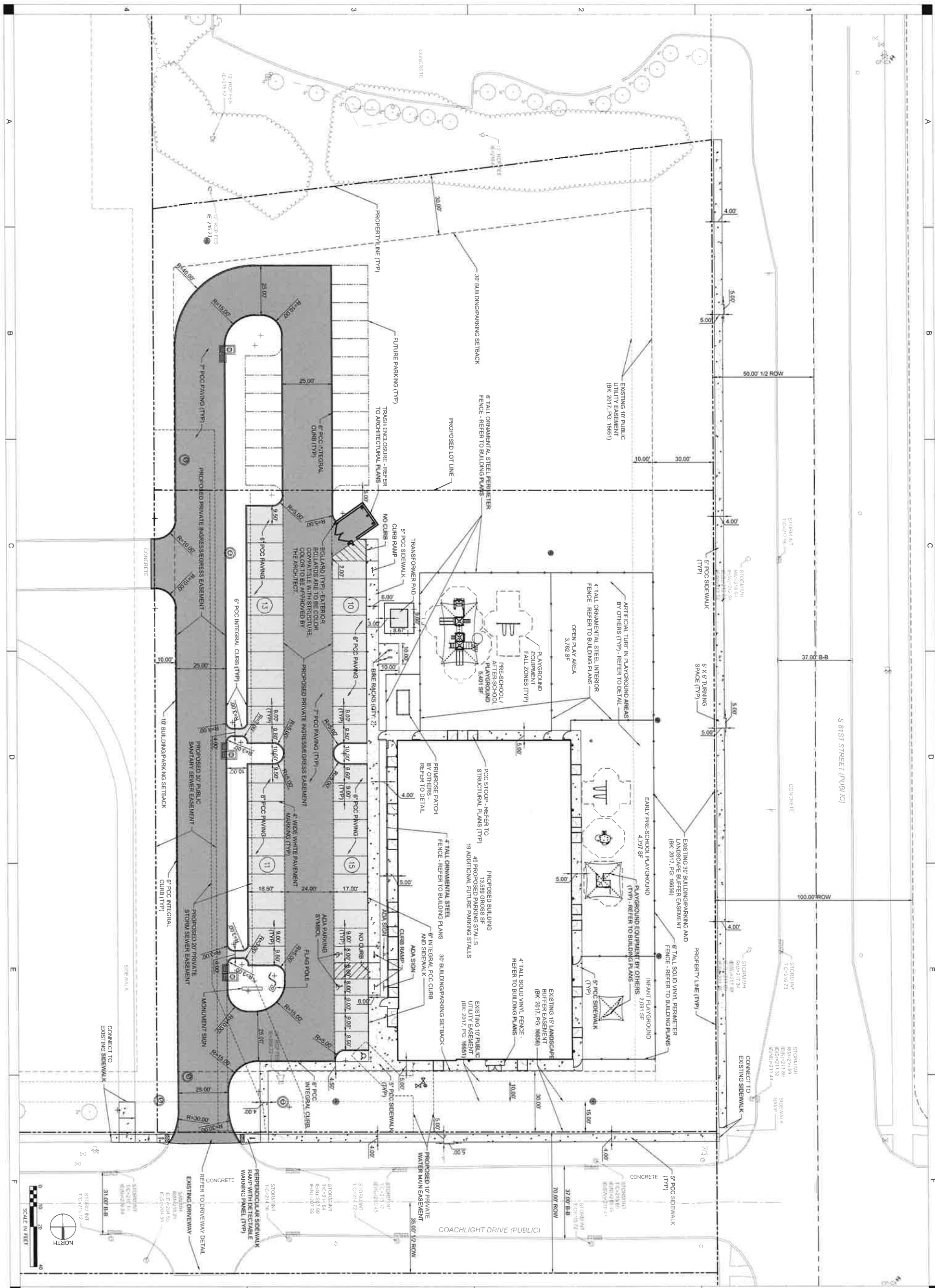
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SITE PLAN

C101

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APPROVED BY	KAS
ISSUED FOR	CITY SUBMITTAL 02
ISSUE DATE	03/03/2023
PROJECT NUMBER	2142205001
FIELD BOOK:	

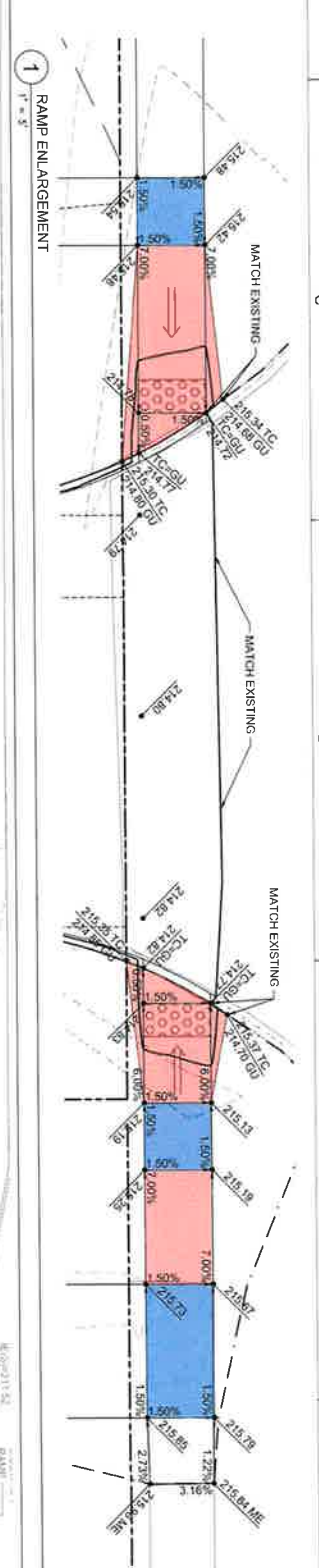
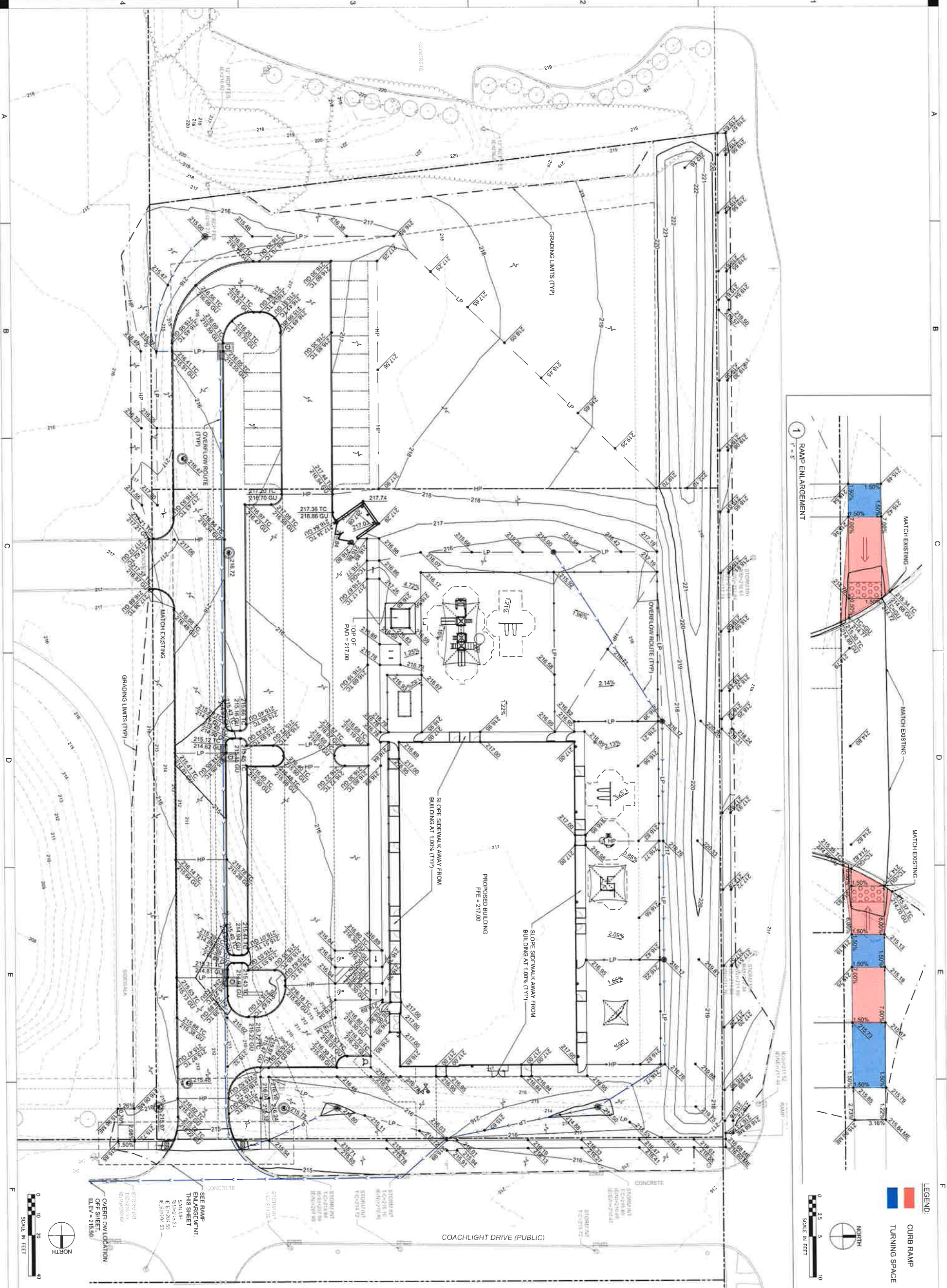
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LEGEND:

- █ CURB RAMP
- █ TURNING SPACE

NORTH

0 2.5 5 10
SCALE IN FEET

GRADING PLAN

C201

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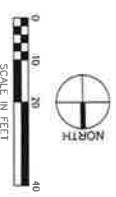
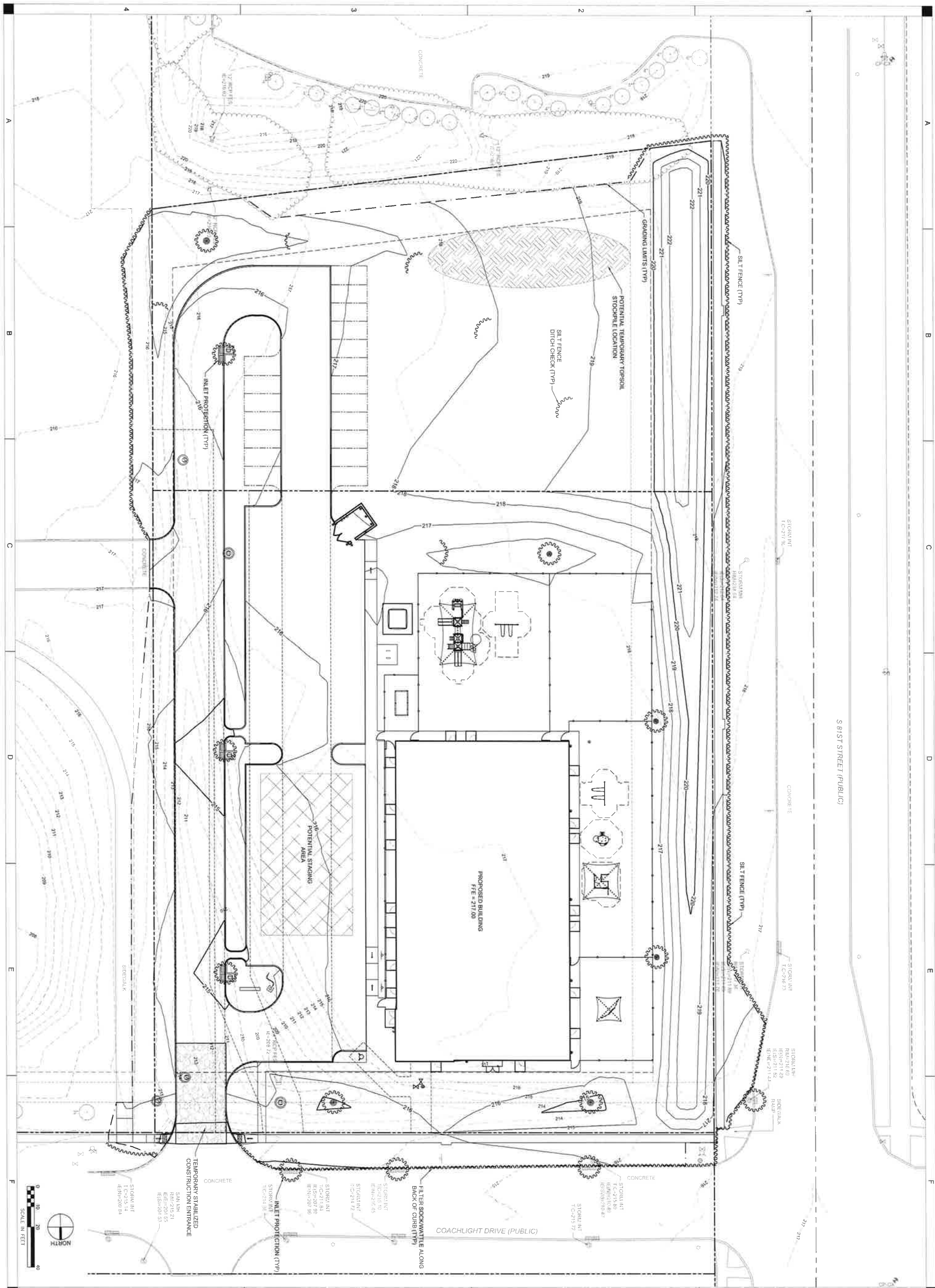
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EROSION AND SEDIMENT CONTROL PLAN

C251

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PROJECT NUMBER	2142205001
FIELD BOOK:	1

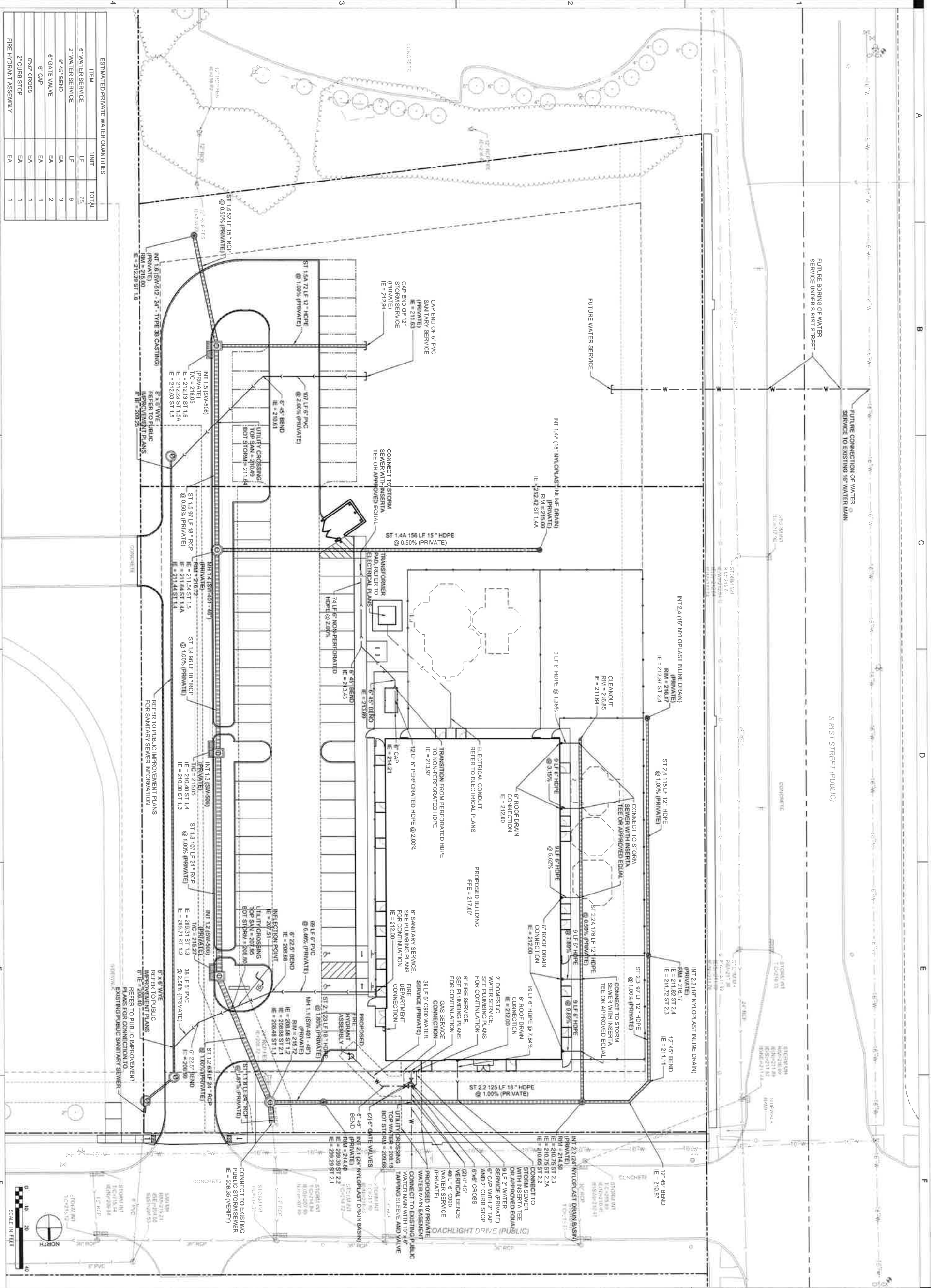
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ESTIMATED PRIVATE WATER QUANTITIES		
ITEM	UNIT	TOTAL
6" WATER SERVICE	LF	75
2" WATER SERVICE	EA	9
6" 45° BEND	EA	3
6" GATE VALVE	EA	2
6" CAP	EA	1
6" 6" CROSS	EA	1
2" CURB STOP	EA	1
FIRE HYDRANT ASSEMBLY	EA	1

UTILITY PLAN

C301

DRAWN BY: **HDM**
 APPROVED BY: **KAS**
 ISSUED FOR: **CITY SUBMITTAL 02**
 ISSUE DATE: **03/03/2023**
 PROJECT NUMBER: **2142205001**
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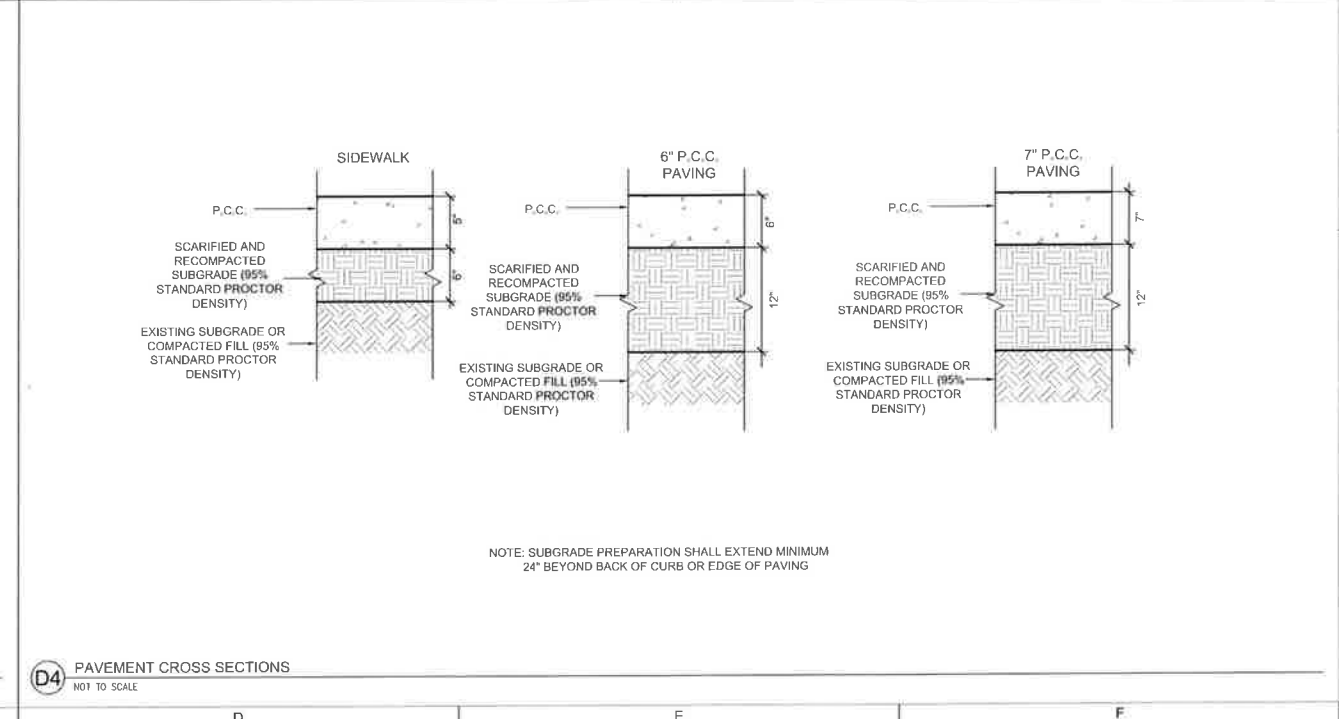
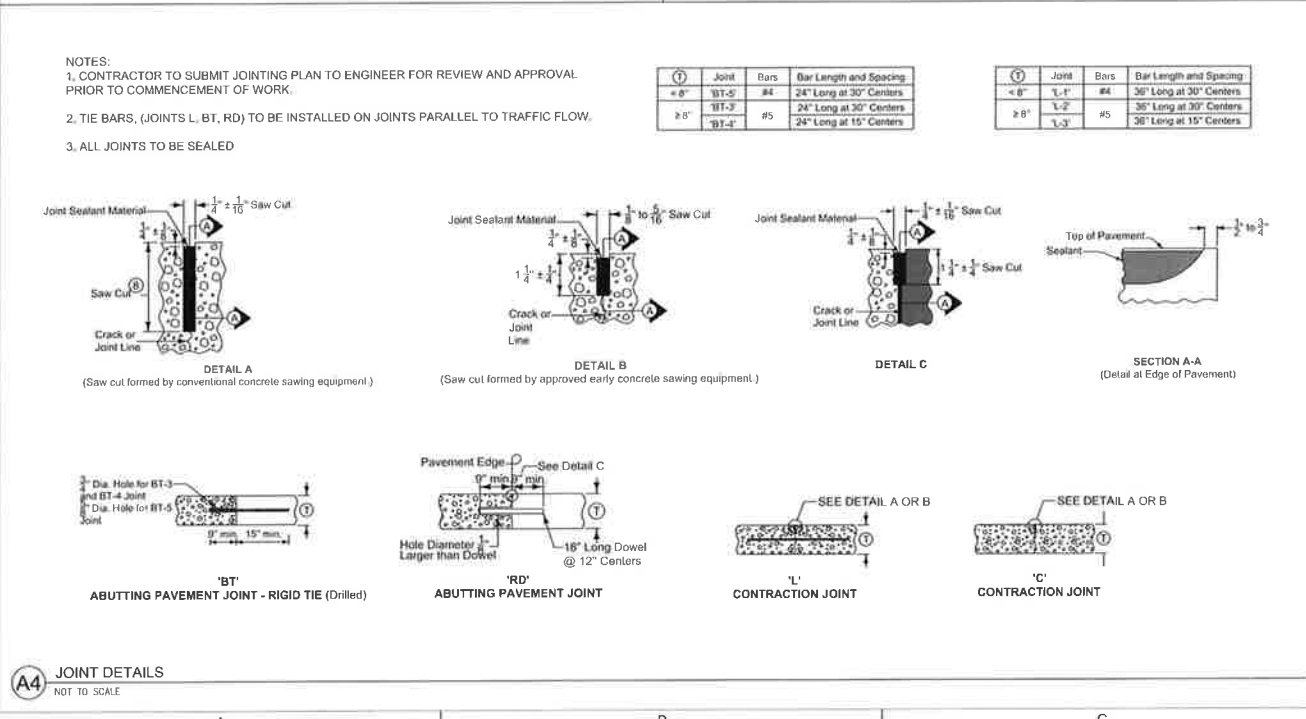
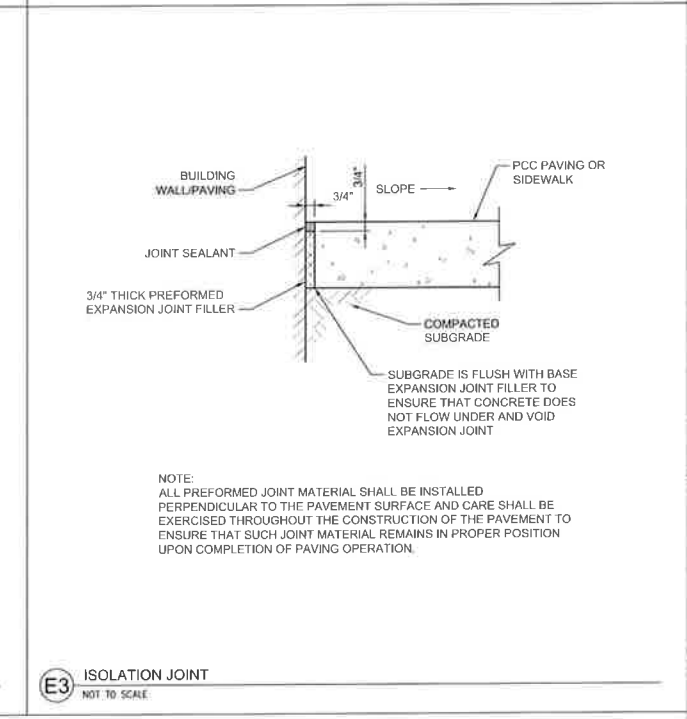
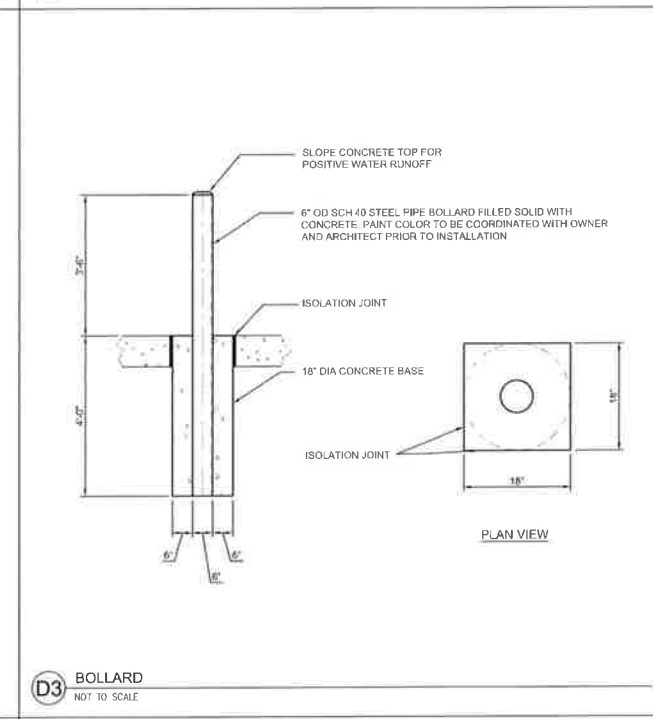
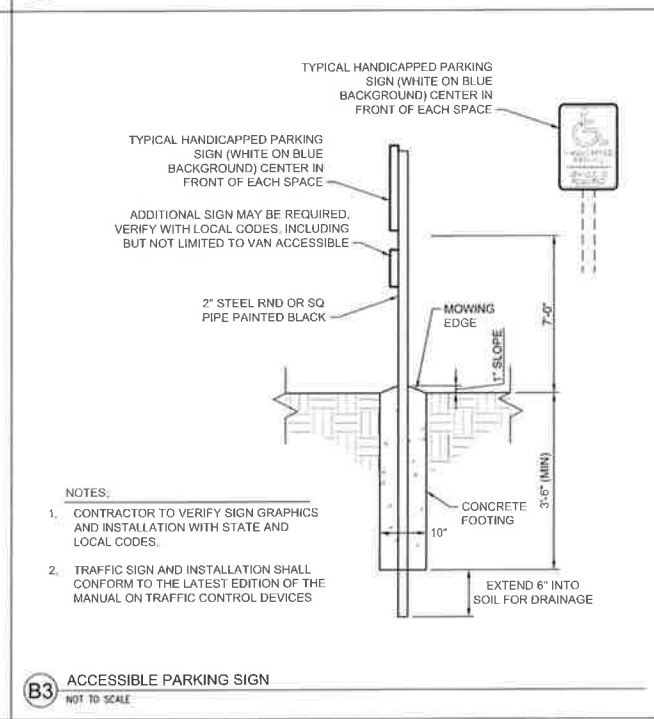
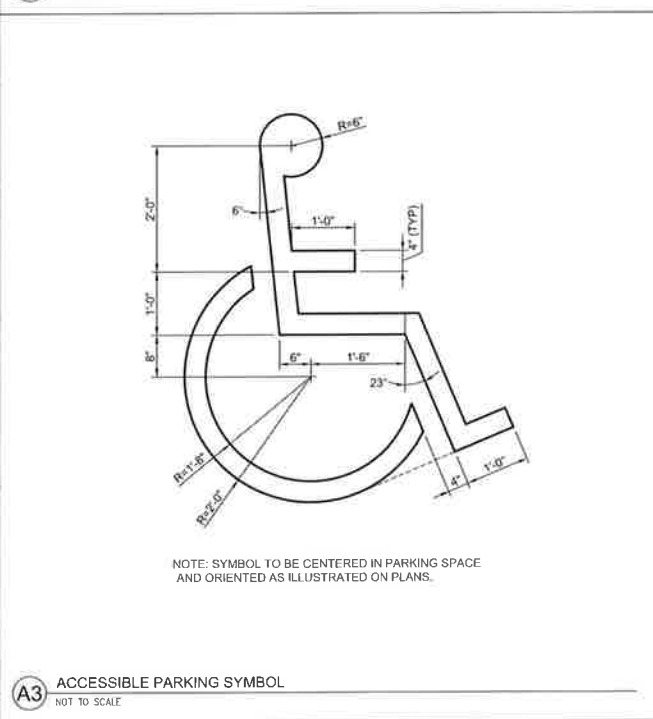
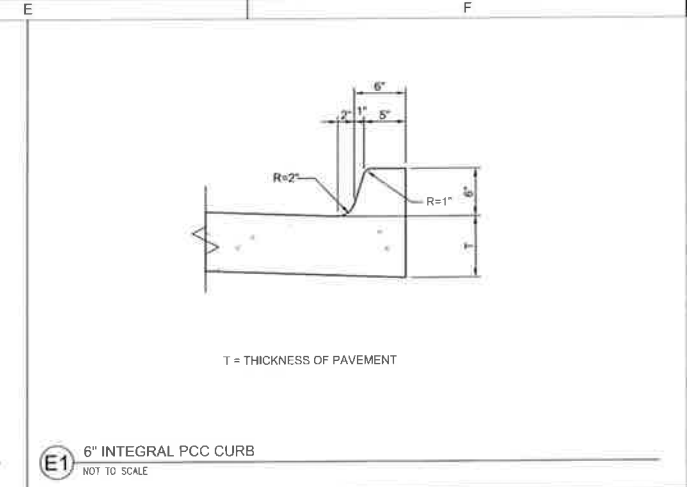
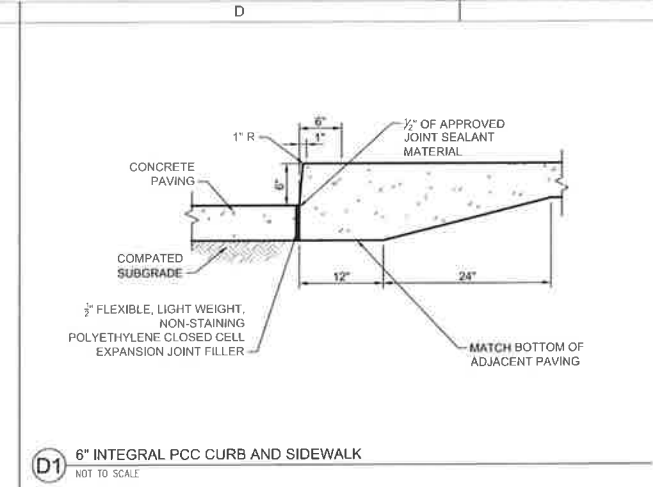
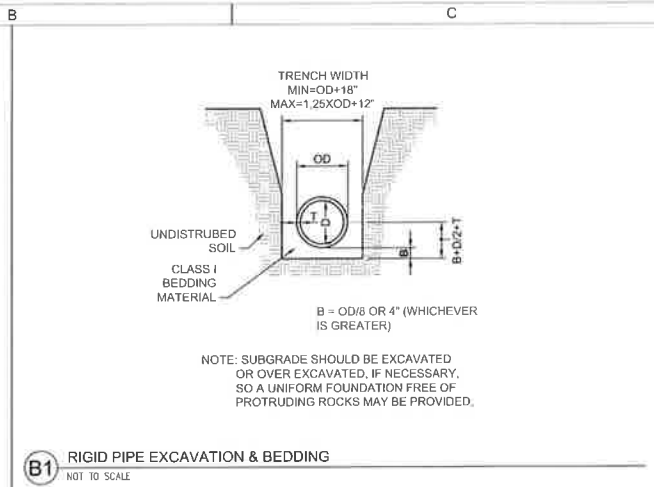
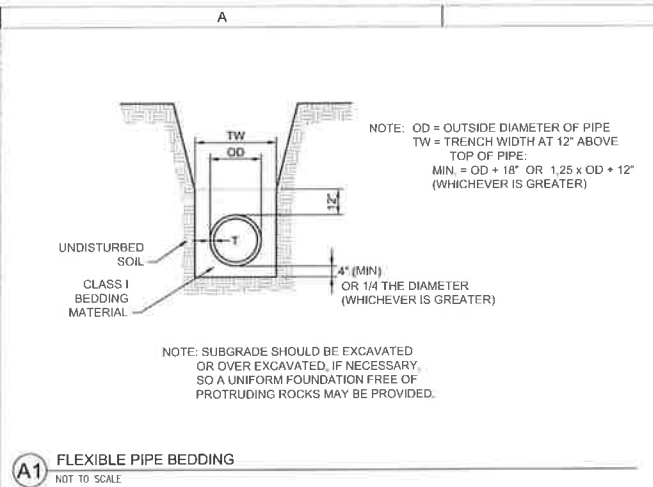
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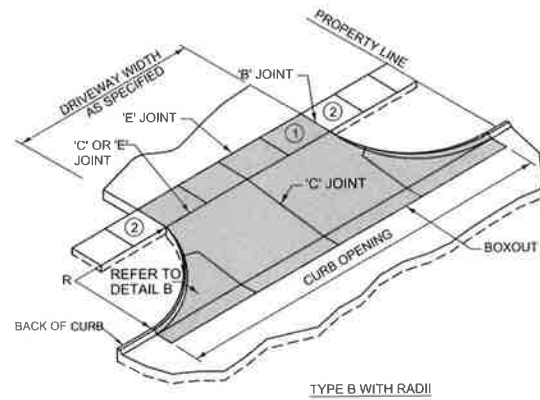
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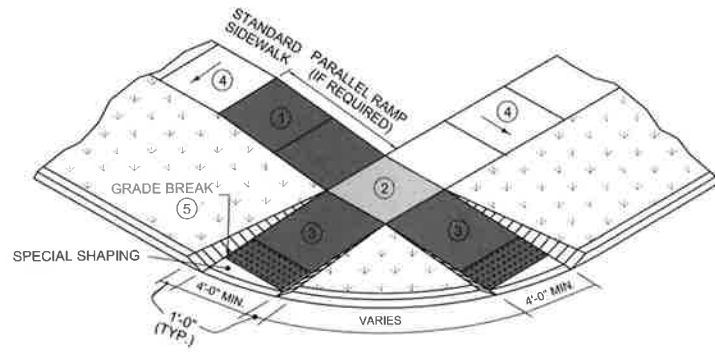
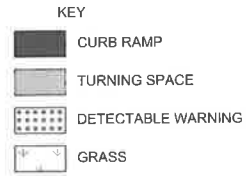


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A1 DRIVEWAY DETAIL
NOT TO SCALE

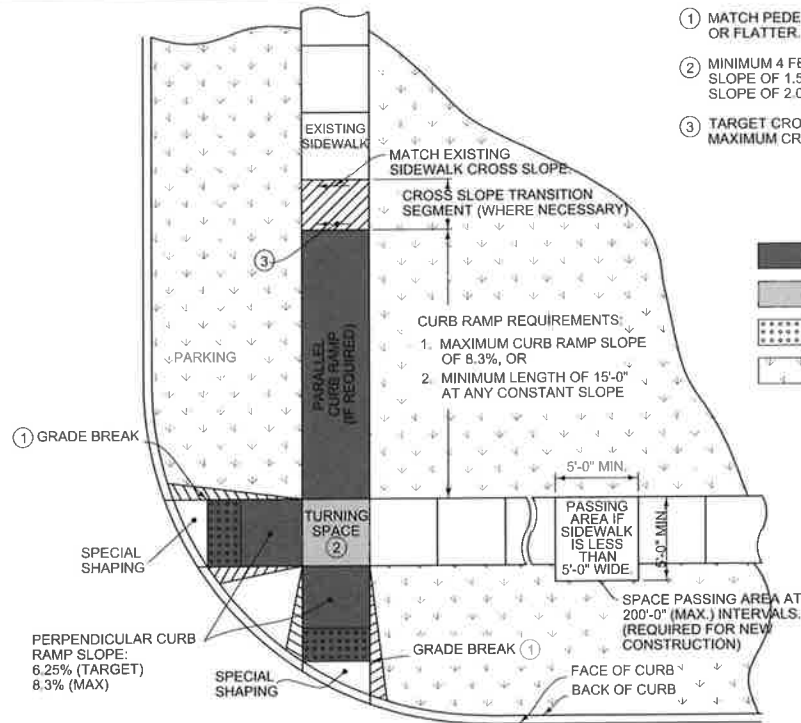
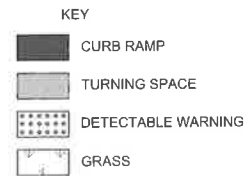
- 1 TARGET CROSS SLOPE OF 1.5% WITH A MAXIMUM CROSS SLOPE OF 2.0%. IF SPECIFIED IN THE CONTRACT DOCUMENTS, CONSTRUCT THE SIDEWALK THROUGH THE DRIVEWAY 5 FEET WIDE TO SERVE AS A PASSING SPACE.
- 2 IF CROSS SLOPE OF ADJACENT SIDEWALK PANEL EXCEEDS 2.0%, REMOVE AND REPLACE TO TRANSITION FROM EXISTING SIDEWALK TO SIDEWALK THROUGH DRIVEWAY. IF THE ELEVATION CHANGE REQUIRES A CURB RAMP, COMPLY WITH FIGURE 7030.205; VERIFY NEED FOR DETECTABLE WARNING PANEL WITH ENGINEER.



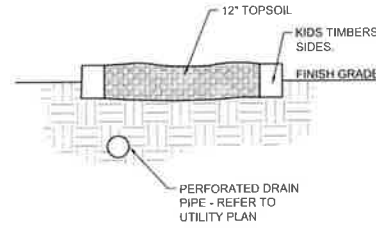
A3 CURB RAMP FOR CLASS B OR C SIDEWALK
NOT TO SCALE

- 1 PARALLEL CURB RAMP: IF NORMAL SIDEWALK ELEVATION CANNOT BE ACHIEVED WITH THE PERPENDICULAR RAMP BETWEEN THE STREET AND LANDING DUE TO LIMITED RAMP LENGTH, PROVIDE A PARALLEL RAMP TO MAKE UP THE ELEVATION DIFFERENCE BETWEEN THE LANDING AND THE STANDARD SIDEWALK.
THE LENGTH OF THE PARALLEL RAMP IS NOT REQUIRED TO EXCEED 15 FEET, REGARDLESS OF THE RESULTING SLOPE. DO NOT EXCEED 8.3% SLOPE FOR PARALLEL RAMPS SHORTER THAN 15 FEET.
- 2 TURNING SPACE: TARGET SLOPE OF 1.5% WITH MAXIMUM SLOPE PERPENDICULAR TO THE TRAVEL DIRECTIONS OF 2.0%. MINIMUM 4 FEET BY 4 FEET.
- 3 PERPENDICULAR CURB RAMP: TARGET RUNNING SLOPE OF 6.25% WITH MAXIMUM RUNNING SLOPE OF 8.3%.
- 4 TARGET CROSS SLOPE OF 1.5% WITH A MAXIMUM CROSS SLOPE OF 2.0%.
- 5 MATCH PEDESTRIAN STREET CROSSING CROSS SLOPE OR FLATTER.

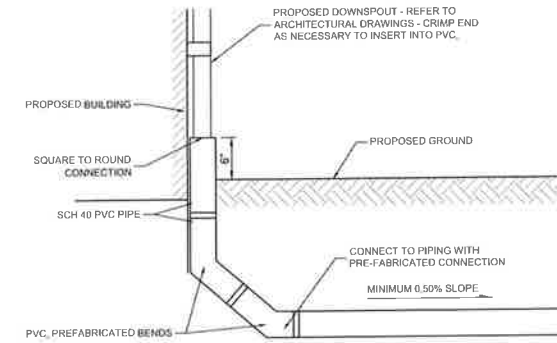
- 1 MATCH PEDESTRIAN STREET CROSSING SLOPE, OR FLATTER.
- 2 MINIMUM 4 FEET BY 4 FEET. TARGET CROSS SLOPE OF 1.5% WITH A MAXIMUM CROSS SLOPE OF 2.0%.
- 3 TARGET CROSS SLOPE OF 1.5% WITH A MAXIMUM CROSS SLOPE OF 2.0%.



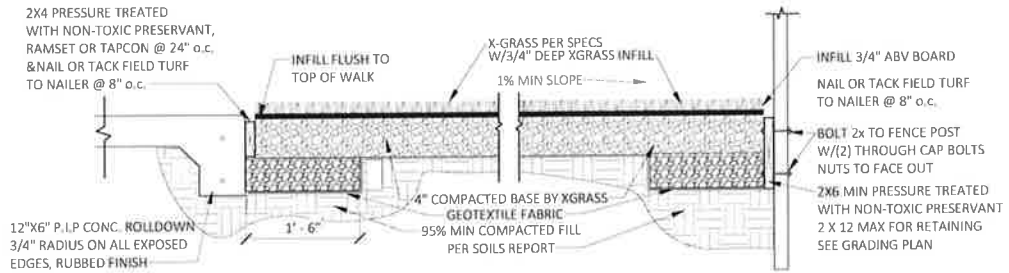
A4 GENERAL FEATURES OF AN ACCESSIBLE SIDEWALK
NOT TO SCALE



D2 PRIMROSE PATCH
NOT TO SCALE

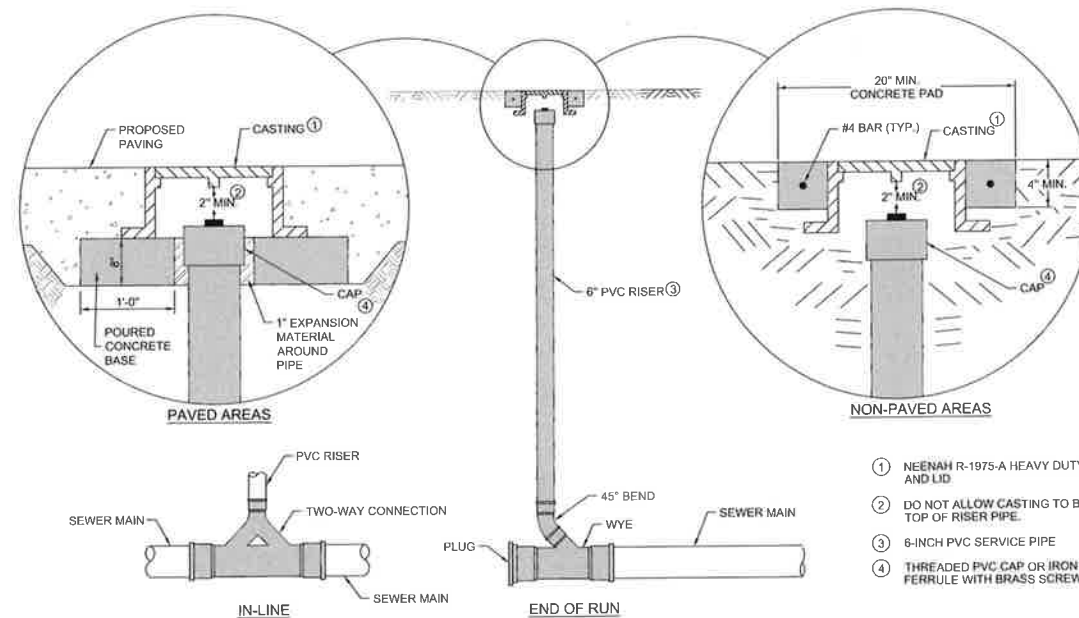


E2 ROOF DRAIN CONNECTION
NOT TO SCALE



NOTES:
FALL SURFACING SHALL COMPLY WITH ASTM F1951 FOR WHEELCHAIR ACCESSIBILITY & ASTM F1292 FOR FALL ATTENUATION.

D3 ARTIFICIAL TURF
NOT TO SCALE



D4 CLEANOUT
NOT TO SCALE

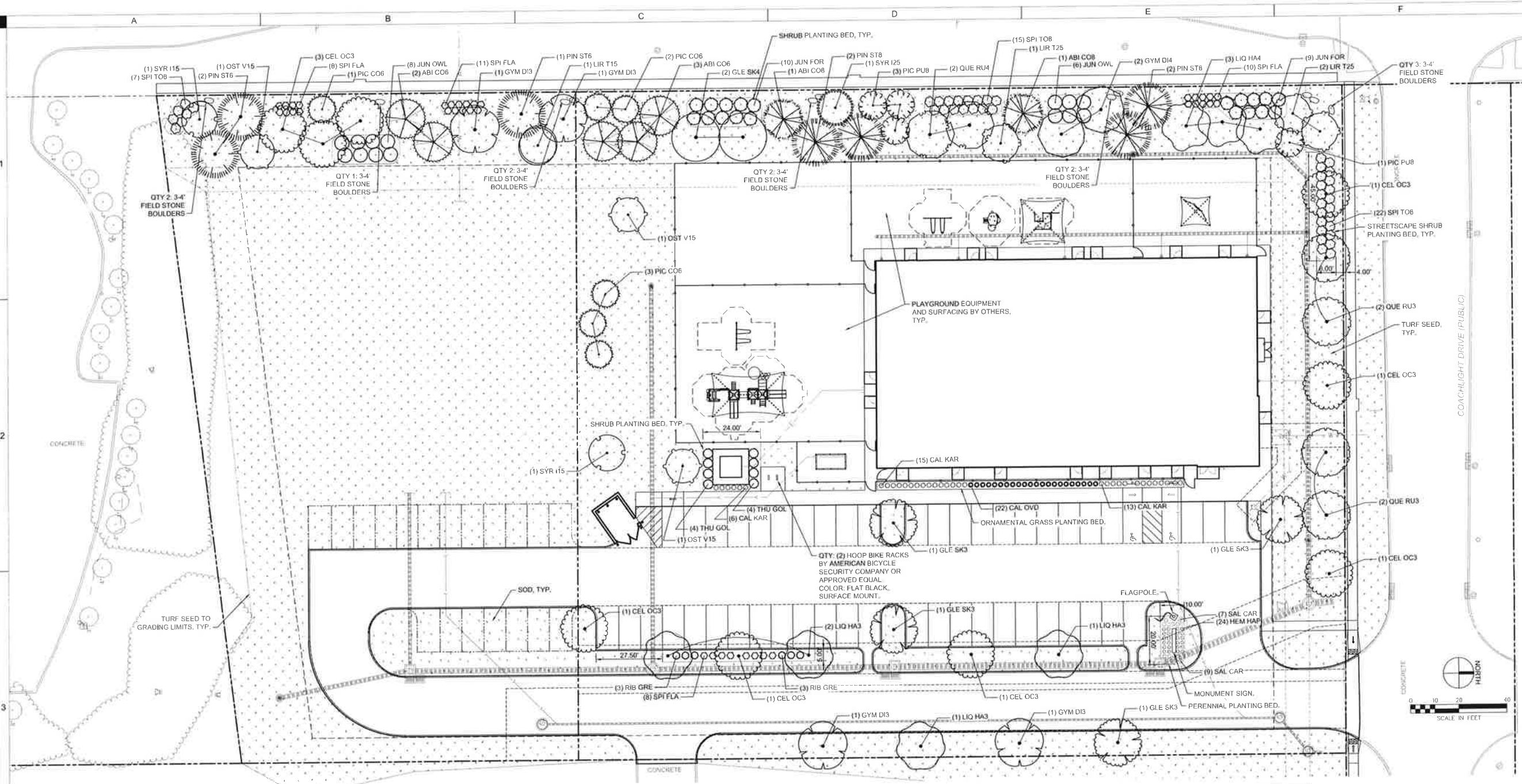
PRELIMINARY
- NOT FOR
CONSTRUCTION

APPROVED BY	HDM
ISSUED FOR	KAS
ISSUE DATE	CITY SUBMITTAL 02
PROJECT NUMBER	03/03/2023
FIELD BOOK	2142265001

CONSTRUCTION
DETAILS

C502

EDR	G.M.		
APPROVED BY	CITY SUBMITTAL 02		
ISSUED FOR	ISSUE DATE	PROJECT NUMBER	FIELD BOOK
	03/03/2023	2142255001	



LANDSCAPE REQUIREMENTS:
OPEN SPACE
 OPEN SPACE REQUIRED: 22,339 SF (25%)
 OPEN SPACE PROVIDED: 46,647 SF (52%)
 MINIMUM 2 TREES AND 3 SHRUBS REQUIRED PER 3,000 SF OF REQUIRED OPEN SPACE.
 TREES REQUIRED: 16
 TREES PROVIDED: 16
 SHRUBS REQUIRED: 22
 SHRUBS PROVIDED: 22
 50% OF OPEN SPACE TREES SHALL BE OVERSTORY OR EVERGREEN,
 81% PROVIDED
 35% OF TREES REQUIRED ON SITE SHALL BE EVERGREEN,
 36% PROVIDED

LANDSCAPE BUFFER
 A MINIMUM OF 50% OF REQUIRED BUFFER TREES SHALL BE EVERGREEN,
 1 OVERSTORY TREE AND 2 ORNAMENTAL/EVERGREEN TREES, AND 6 SHRUBS REQUIRED PER 35 LF OF
 LANDSCAPE BUFFER
 485 LF OF BUFFER / 35' = 14
 14 OVERSTORY BUFFER TREES REQUIRED
 14 PROVIDED
 28 UNDERSTORY/EVERGREEN BUFFER TREES REQUIRED
 7 UNDERSTORY AND 21 EVERGREEN TREES PROVIDED
 84 SHRUBS REQUIRED
 84 SHRUBS PROVIDED

PARKING LOT
 3 PARKING LOT TREES PROVIDED.

STREETSCAPE
 ALONG COACHLIGHT DRIVE, ONE TREE AND THREE SHRUBS SHALL BE PROVIDED PER 35 LF OF
 STREETSCAPE.
 247 LF / 35' = 7
 7 STREETSCAPE TREES AND 21 SHRUBS REQUIRED
 7 STREETSCAPE TREES AND 22 SHRUBS PROVIDED

DECIDUOUS TREES					
BOTANICAL NAME	QTY	COMMON NAME	ROOT	SIZE	
CEL OC3	9	Cellis occidentalis	Common Hackberry - 3" Cal	B & B	3" Cal
GLE SK4	4	Gleditsia triacanthos inermis 'Skyline'	Skyline Honey Locust - 3" Cal	B & B	3" Cal
GLE SK4	2	Gleditsia triacanthos inermis 'Skyline'	Skyline Honey Locust - 4" Cal	B & B	4" Cal
GYM D13	4	Gymnocladus dioica 'Espresso'	Espresso Kentucky Coffeetree - 3" Cal	B & B	3" Cal
GYM D14	2	Gymnocladus dioica 'Espresso'	Espresso Kentucky Coffeetree - 4" Cal	B & B	4" Cal
LIQ HA3	4	Liquidambar styraciflua 'Happdell'	Happdaze® Sweet Gum - 3" Cal	B & B	3" Cal
LIQ HA4	3	Liquidambar styraciflua 'Happdell'	Happdaze Sweet Gum - 4" Cal	B & B	4" Cal
LIR T15	1	Liriodendron tulipifera 'Little Volunteer'	Little Volunteer Tulip Poplar - 1.5" Cal	B & B	1.5" Cal
LIR T25	3	Liriodendron tulipifera 'Little Volunteer'	Little Volunteer Tulip Poplar - 2.5" Cal	B & B	2.5" Cal
OST V15	3	Ostrya virginiana	American Hophornbeam - 1.5" Cal	B & B	1.5" Cal
QUE RU3	4	Quercus rubra	Northern Red Oak - 3" Cal	B & B	3" Cal
QUE RU4	2	Quercus rubra	Northern Red Oak - 4" Cal	B & B	4" Cal
SYR I15	2	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac - 1.5" Ca	B & B	1.5" Cal
SYR I25	1	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac - 2.5" Ca	B & B	2.5" Cal

EVERGREEN TREES					
BOTANICAL NAME	QTY	COMMON NAME	ROOT	SIZE	
ABI CO6	5	Abies concolor	White Fir - 6" HI	B & B	6" HT.
ABI CO8	2	Abies concolor	White Fir - 8" HI	B & B	8" HT.
PIC CO6	6	Picea pungens	Colorado Spruce - 6" HI	B & B	6" HT.
PIC PU6	4	Picea pungens	Colorado Spruce - 8" HI	B & B	8" HT.
PIN ST6	3	Pinus strobus	White Pine - 6" HI	B & B	6" HT.
PIN ST8	4	Pinus strobus	White Pine - 8" HI	B & B	8" HT.

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
JUN FOR	19	Juniperus chinensis 'Sea Green'	Sea Green Juniper	CONT.	3 gal
JUN OWL	14	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	CONT.	3 gal
RIB GRE	6	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	CONT.	3 gal
SPI TO4	44	Spiraea betulifolia 'Toz Gold'	Glow Girl® Birchleaf Spirea	CONT.	3 gal
SPI FLA	37	Spiraea japonica 'Neon Flash'	Neon Flash Japanese Spirea	CONT.	3 gal
THU GOL	8	Thuja occidentalis 'Golden Globe'	Golden Globe Arborvitae	CONT.	3 gal

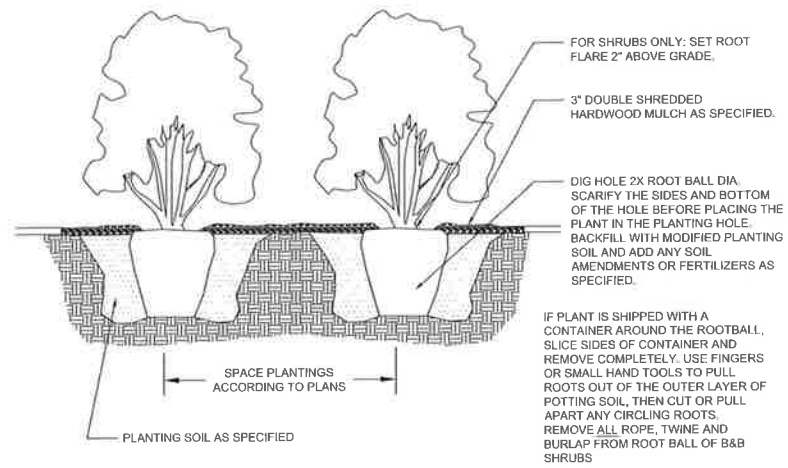
ORNAMENTAL GRASS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
CAL KAR	34	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	CONT.	1 gal
CAL OVD	22	Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	CONT.	1 gal

PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
HEM HAP	24	Hemerocallis x 'Happy Returns'	Happy Returns Daylily	CONT.	1 gal
SAL CAR	16	Salvia nemorosa 'Caradonna'	Caradonna Meadow Sage	CONT.	1 gal

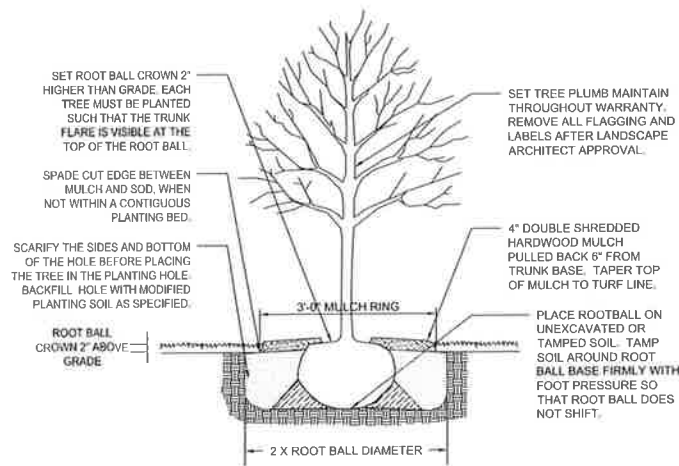
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
SOD	5,206 sf	Sod	Sod	SF
TUR GRA	64,514 sf	Turf Grass with Hydromulch	Turf Grass with Hydromulch	SF

LANDSCAPE NOTES

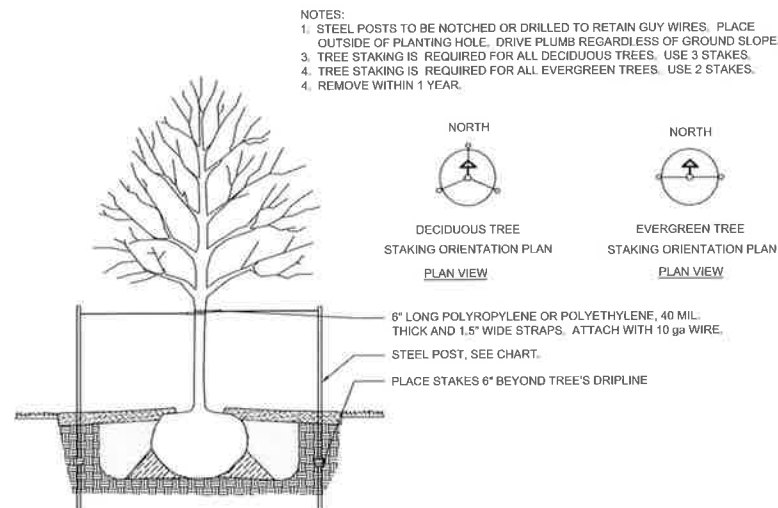
- ALL TREES SHALL BE PER THE RECOMMENDATIONS AND REQUIREMENTS OF THE CURRENT ANSI 'AMERICAN STANDARDS FOR NURSERY STOCK'. PROTECT ALL EXISTING AND NEW STRUCTURES AND UTILITY SERVICES DURING INSTALLATION OF ALL PLANT MATERIAL. NOTIFY ENGINEER IMMEDIATELY UPON CONFLICT OF PLANTS, STRUCTURES, AND UTILITIES.
- ALL PLANTING BEDS SHALL RECEIVE 3" DOUBLE SHREDDED HARDWOOD MULCH, UNLESS OTHERWISE NOTED.
- REPAIR ALL AREAS OF DISTURBANCE WITH TURF SEED WITH HYDROMULCH UNLESS NOTED OTHERWISE.
- PLANTING BEDS SHALL BE TILLED TO A DEPTH OF 12" TO DECOMPACT SOILS.
- ALL AREAS TO BE SEEDED SHALL RECEIVE TURF SEED WITH HYDROMULCH.
- TREES SHALL NOT BE PLANTED WITHIN 6' OF ANY VEHICLE DRIVE AREA OR 4' OF SIDEWALKS OR OTHER PAVING, PER WEST DES MOINES CODE.
- ISLANDS SHALL BE CORED OUT TO REMOVE ALL GRANULAR AND COMPACTED SUBBASE TO A DEPTH OF 36" BELOW FINISH PAVING SURFACE, AND FILLED WITH APPROVED TOP SOIL.



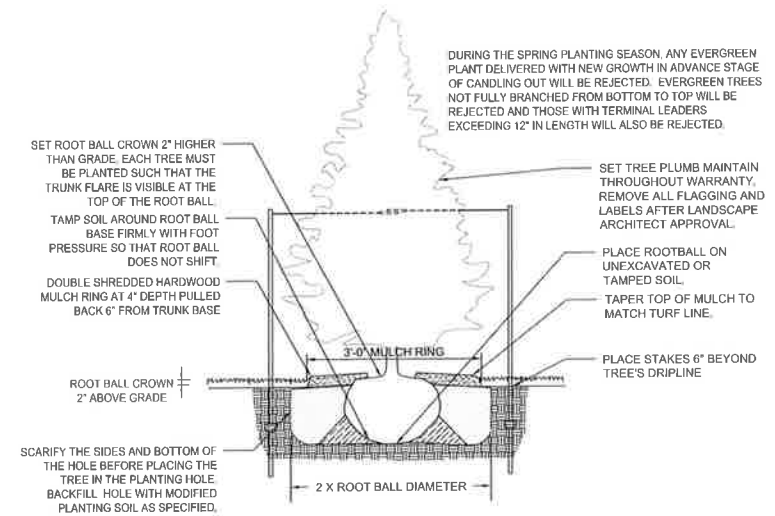
A3 PERENNIAL AND SHRUB PLANTING BED
NTS



A4 DECIDUOUS TREE PLANTING
NTS



C4 TREE STAKING DETAIL
NTS



E4 CONIFEROUS TREE PLANTING
NTS

EDR	GJM
DRAWN BY	CITY SUBMITTAL 02
APPROVED BY	ISSUE DATE
ISSUED FOR	PROJECT NUMBER
03/03/2023	2142205001
FIELD BOOK	

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION

NO. PZC-23-12

WHEREAS, pursuant to the provisions of Title 9, Zoning and Title 10, Subdivision Regulations of the West Des Moines Municipal Code, the applicant, Primrose School Franchising Company LLC, and property owner, Hurd Parkway, LLC, request approval of a Preliminary Plat for the purpose of subdividing that approximately 3-acre property located at 8080 Coachlight Drive as depicted on the location map included in the staff report. The applicant proposes the creation of two (2) lots for commercial development; and

WHEREAS, additionally, pursuant to the provisions of Title 9, Zoning of the West Des Moines Municipal Code, the applicant, Primrose School Franchising Company LLC, and property owner, Hurd Parkway, LLC, request approval of the Site Plan for the approximately 2-acre property located at 8080 Coachlight Drive for the purpose of constructing a 13,500 square foot daycare facility and associated site improvements; and

WHEREAS, the Preliminary Plat complies with Iowa Code Chapters 354 and 414, the Comprehensive Plan and City Code; and

WHEREAS, the Site Plan complies with the findings stated in the applicable provisions of Title 9, Chapter 1, the Comprehensive Plan and City Code.

NOW THEREFORE, the Planning and Zoning Commission of the City of West Des Moines recommends the City Council approve the Preliminary Plat and Site Plan (PPSP-005889-2022), subject to compliance with all the conditions of approval as stated in the staff report, including conditions added at the meeting, and attached hereto as Exhibit "A", if applicable.

PASSED AND ADOPTED on March 27, 2023.

Jennifer Drake, Chair
Planning and Zoning Commission

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Planning and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting on March 27, 2023, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

Recording Secretary