

PLANNING & ZONING AGENDA ITEM #9

Planning & Zoning Meeting date: 4/09/13

SUBJECT: Approval of a Site Plan for Timberline Middle School

SYNOPSIS: The property involved in the proposed development plan is located on the west side of SE L.A. Grant Parkway between SE Westtown Parkway and SE Ashworth Road. The property was recently annexed into the City of Waukee in January of 2013 after being purchased by the Waukee Community School District. The School District intends on developing a new middle school on the site which mirrors the Waukee South Middle School building constructed in 2009, just north of this site. As a part of the initial development of the 69 acres includes creation of practice fields that would be utilized by Vision Soccer Academy and the School District across the property just south of the proposed Timberline Middle School use. Approximately 11 – 12 acres of the property adjacent to SE Ashworth Road is being reserved by the District for the development of a future facility.

STAFF RECOMMENDATION: Staff would recommend approval of the site plan for Timberline Middle School.

PROPOSED MOTION: Motion to Approve the Site Plan for Timberline Middle School subject to review of all legal documents by the City Attorney, and signed agreements related to public improvements associated with the property.

ATTACHMENTS:

SUPPORTING DOCUMENTS:

- I. Staff Report
- II. City Comment Letter dated 3/13/2013
- III. Site Plan
- IV. Elevations

Prepared by: Ben Landhauser, City Planner



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Ben Landhauser

RE: Timberline Middle School – Final Plat & Site Plan

DATE: April 9, 2013

GENERAL INFORMATION:

Applicant:

Waukeee Community School District

Requested Action

Final Plat and Site Plan Approval

Location and Size:

Property is generally located on the West side of SE L.A. Grant Parkway, South of SE Westtown Parkway, and North of SE Ashworth Road containing approximately 69.15 acres more or less.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan / Alice's Road Corridor Master Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential	A-1
North	Stone Prairie Plats 2 & 3	Neighborhood Residential	R-2
South	Vacant – Undeveloped/Agricultural *Property is not in Waukeee Corporate Limits*	Neighborhood Residential	*N/A*
East	Vacant - Undeveloped	Neighborhood Residential / [Traditional Single Family / Multi-Family Rowhouse]	R-2 / A-1
West	New Pioneer Gun Club / Timberline Campground *Property is not in Waukeee Corporate Limits*	Neighborhood Residential	*N/A*

BACKGROUND:

The property involved in the proposed development plan is located on the west side of SE L.A. Grant Parkway between SE Westtown Parkway and SE Ashworth Road. The property was recently annexed into the City of Waukeee in January of 2013 after being purchased by the Waukeee Community School District. The School District intends on developing a new middle school on the site which mirrors the Waukeee South Middle School building constructed in 2009, just north of this site. As a part of the initial development of the 69 acres includes creation of practice fields that would be utilized by Vision Soccer Academy and the School District

across the property just south of the proposed Timberline Middle School use. Approximately 11 – 12 acres of the property adjacent to SE Ashworth Road is being reserved by the District for the development of a future facility.



ABOVE: Aerial of Site Plan identifying the proposed development concept (in **GREEN**) in relation to surrounding properties. Areas in **YELLOW** identify subdivision plans that have received or are under consideration of approval. The **WHITE** lines on the east side of SE L.A. Grant Parkway identify the conceptual alignment of collector and arterial streets proposed in the adopted Alice's Road Corridor Master Plan.

PROJECT DESCRIPTION:

The proposed project includes the construction of a 125,754 square foot middle school to be used by grades 8th and 9th. Upon completion of this building, the existing Waukee South Middle School will change from a 6, 7, and 8th grade facility to accommodate 6th and 7th grade only. This project also includes the creation of practice soccer fields through the middle of the property to be used by Vision Soccer Academy and the School District. The site is bordered by the Timberline Camp Ground and New Pioneer Gun Club on the west, both of which are outside of the corporate limits of the City of Waukee. Property on the east side of SE L.A. Grant Parkway is within the Alice's Road Corridor Master Planning area and is intended to be predominantly traditional single family homes, with the future redevelopment of properties near the SE L.A. Grant Parkway/SE Ashworth Road intersection as rowhomes, townhomes or a similar medium density residential.

LOTS:

The proposed final plat identifies the creation of one singular lot for the 69 acre property. Lot A identifies the permanent right-of way needed for SE L.A. Grant Parkway. L.A. Grant Parkway currently resides within a roadway easement of 45 feet from the centerline of the roadway. The proposed Lot A increases the amount of right-of-way property to approximately 50.5 feet from the centerline of the street, for a planned future total width of 100 feet. Lot B identifies the permanent right-of-way for SE Ashworth Road and an increase in right-of way from 45 feet to 60.5 feet from the street centerline which would provide for a total right-of-way width of 120 feet.

A few easements are provided across the lot related to planned permanent and temporary storm water management facilities in addition to public utility easements necessary for the planned extension of other utilities around the property.

ACCESS AND PARKING:

Access to the site will be provided from SE L.A. Grant Parkway in a similar configuration as the Waukee South Middle School. Parent and general visitor parking are intended to be routed into and out of the site from the southern access point identified on the site plan. Bus and teacher parking would utilize the northern access drive from SE L.A. Grant Parkway with the ability for buses to circle around the teacher parking lot, enter the drop-off lanes and exit back onto the public street at the northern access drive. A one-way drive extending from the teacher parking lot to the general parking area is being proposed to provide a secondary delivery driveway as well as an access to a small planned child daycare facility located at the very south end of the building.

The northern parking lot intended for faculty and teachers includes 79 parking stalls. The southern parking lot intended for parents and other visitors includes 192 parking stalls with an additional 7 stalls provided immediately adjacent to the child daycare users. The total parking necessary for daytime activities is 176 stalls based upon the ordinance requirements for the number of employees, classrooms, and daycare space. Evening and weekend use is based upon the capacity of the largest single assembly area, which in this case is the gymnasium requiring a total of 258 parking stalls. The applicant is proposing to construct a total of 278 parking stalls (10 of which are handicapped accessible) which exceed the minimum necessary to accommodate the largest potential user group within the facility.

In reviewing the site in relation to the Alice's Road Corridor Master Plan and the Major Streets Plan staff has worked with the School District to identify a potential route of a minor collector that would bisect the property in the future in order to provide access to the gun club and Timberline Campground at such time as they are redeveloped. The final plat and site plan both identify where this potential future access point would

be and have programmed the school, track, and soccer uses to address concerns associated with building setbacks and distance from recreational space and a public street right-of-way.

Related to the improvements for this site are public improvements necessary on SE L.A. Grant Parkway to facilitate the traffic volumes and movements of the Timberline School facility. The School District conducted a traffic study related to the portion of SE L.A. Grant Parkway between SE Westtown Parkway and SE Ashworth Road. The traffic study identified the need to create center turn lanes for northbound traffic into the site as well as right hand turn lanes for southbound traffic into the site. The City is currently working with the School District and the property owner of the undeveloped portion on the east side of SE L.A. Grant Parkway to create a development agreement which would allow for all of the necessary improvements to LA Grant Parkway. These improvements would include a continuous 3 lane roadway section (northbound, southbound, and center turn lanes) from the north side of the Timberline School property to the intersection at SE Ashworth Road where a 300 foot segment of 3 lane roadway exists. The project would also include the 2 right-hand turn lanes into the north and south access drives into the Timberline Middle School site. These improvements are intended to be completed after the completion of this school year and would be finalized before the start of school in the fall. Construction drawings related to the identified public improvements are currently being designed and will be submitted for review in the coming weeks. It should be noted that all of the internal site improvements proposed for the Timberline Middle School reflect the anticipated street widths and turning lanes anticipated by the public improvement plans.

Improvements to SE Ashworth Road will be evaluated and addressed with the planned development of the facility at the south end of the site. Based upon the traffic study that was completed any improvements needed to SE Ashworth Road would not come into play until the planned facility was constructed.

SIDEWALKS/TRAILS:

As a part of the improvements required of this project to SE L.A. Grant Parkway a 10 foot trail will be constructed along the west side of the street consistent with our Major Streets plan which also identifies major trail locations. Pedestrian access to the school will be provided from this 10 foot public trail in two areas. A pedestrian access is proposed along the south side of the north access (bus and teacher), a connection at the mid point between the north and south access points, and on the south side of the south access point (general traffic) into the site.

Similar to the street improvements to SE Ashworth Road being delayed until the planned facility at the south end of the site begins, the 4 foot public sidewalk on the north side of SE Ashworth Road would not occur until that time. Staff believes that this improvement is not necessary at this time as there are no other sidewalks on SE Ashworth Road and it would likely not be constructed properly until the final profile is determined for SE Ashworth Road. The development agreement being coordinated with the School District will address these future improvement responsibilities related to SE Ashworth Road.

UTILITIES:

As part of the public improvements to SE L.A. Grant Parkway, the applicant is responsible for extending the 12 inch public water main along the west side of SE L.A. Grant Parkway. Additionally, a public storm sewer would be installed along the east side of the street and outlet into an existing drainage channel. Sanitary sewer would be extended to the site from a manhole near the Stone Prairie Plat 2 site within the SE L.A. Grant Parkway right-of-way.

All private utilities necessary to facilitate the school and site development are proposed as a part of the site plan. Grease trap interceptors are indicated near the west entry to the facility off of the cafeteria as well as an interceptor located near the northeast corner of the building.

Storm water for Timberline School area of the site is split nearly in half, with half of the water being detained and released to the east and the remainder of the area shedding water toward the existing ravines to the west. The soccer fields have a portion of water being directed toward an existing ravine, with the remainder routed into a temporary detention facility near SE Ashworth Road. The temporary detention facility will likely be expanded and reshaped in the future into a larger facility that would accommodate the additional storm water of the future school facility and related parking at the south end of the site.

OPEN SPACE AND LANDSCAPING:

A total of approximately 55 acres of the site (85.3%) are planned to be reserved as open space which includes the proposed soccer fields.

As a part of the other site improvements, the applicant is required to provide a 25 foot landscape buffer along the northern portion of the site adjacent to the single family properties in the Stone Prairie subdivision. The recently adopted buffer requirements identified in the Landscape and Open Space Ordinance identify the necessary placement of 37 overstory streets, 56 evergreens, and 37 ornamental trees within the 25 foot buffer stretching across 967 feet. This meets the requirement for providing 2 overstory, 3 evergreens, and 2 ornamental trees for every 50 lineal feet of the buffer.

In addition to the buffer plantings required of the Timberline Middle School area of the site, the applicant is responsible for the planting of 179 trees (15 of which are a part of the requirements for the soccer complex area) and 264 shrubs based upon the minimum open space requirement of 20% of the site. Of the 179 trees required to be planted within the site, the applicant is required to install a tree every 50 feet near their property boundary adjacent to the public street which has been addressed by the landscape plan.

The soccer complex portion of the site is required to plant 97 trees (15 of which are accounted for on the School portion of the site) and 195 shrubs. The applicant is proposing to create a landscape buffer, in combination with varying earthen berms along the eastern property boundary to establish a barrier between the street traffic and recreation use.

ELEVATIONS:

Elevations have been provided for your review. The elevations are proposed to be comprised of brick, glass, and architectural metal paneling in a similar color palette to the existing Waukeee South Middle School. Material samples will be available at the meeting for your reference.

MISCELLANEOUS:

In similar fashion to the Waukeee South Middle School, a trash enclosure is provided in the southeast corner of the building with access facing south away from the public street.

As a part of an agreement with the New Pioneer Gun Club, the applicant is proposing to construct a 6 foot tall earthen berm along a portion of the west side of the property. A 6 foot tall cedar fence would be erected on top of the berm to provide a greater sense of separation between the 2 property owners. Staff would note that the proposed berm and fence are approximately 350 feet from the edge of the gun club's firing range.

STAFF RECOMMENDATION

At this time all staff comments specifically related to the final plat and site plan have been addressed and staff would recommend approval of the site plan and final plat subject to development agreements being signed related to public improvements and review of all legal documents associated with the final plat by the City Attorney.

CITY OF WAUKEE

Ben Landhauser
City Planner



Development Services Department

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Waukeee, IA 50263

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March 13, 2013

Bishop Engineering
Attn: Joel Jackson
3501 104th Street
Des Moines, IA 50322

RE: Timberline School – Site Plan/Preliminary Plat & Final Plat

Dear Jackson:

Per your request, staff has reviewed the proposed site plan/preliminary plat and final plat for the Timberline School. The property is generally located between SE Westtown Parkway and SE Ashworth Road along SE L.A. Grant Parkway, directly south of the Stone Prairie subdivision. Based upon our review, staff has the following comments related to the site plan/preliminary plat and final plat:

SITE PLAN / PRELIMINARY PLAT | SCHOOL SITE

General Comments

- ~~1. Staff would request that the most current floor plan of the building be provided as a part of our review. Please address.~~
- ~~2. Staff would note that the comments provided may change as information from the anticipated traffic study and construction drawings are submitted for review.~~
- ~~3. Staff would request that a sheet be provided as a part of the plan set identifying the overall layout of the site with traffic and pedestrian circulation patterns identified. Please address.~~
- 4. IDNR sanitary and water permits should be submitted for review and approval by the City.**
- 5. Staff would note that the proposed soccer complex will need to comply with Chapter 11 of the International Building Code and the 2010 ADA Assessible Design provisions. The site plan will need to be revised and applicable notes provided identifying how compliance with these codes is being met. Access to planned permanent and planned temporary restroom facilities and parking should also be addressed as part of this review.**
- 6. Staff would note that grass and rock (gravel) parking is not permitted by the Waukeee City Code and the proposed temporary parking proposed for the VSA site would need to be some type of hard surface.**

Cover Sheet

- ~~7. A metes and bounds legal description of the site should be indicated on the site plan.~~
- ~~8. The parking requirements indicated on the cover sheet should be expanded to include parking provisions specific to the proposed soccer complex and stadium/track & field facility. Additionally, staff understands that as a part of this project a child care center will be provided. Information to the size and area of the child care center (square footage, number of children, etc.) should be indicated on the site plan and parking provisions specific to this use identified.~~
- ~~9. General Note #15 should be revised to indicate cleaning prior to the end of the work day or a storm event.~~
- ~~10. General Note #28 should be revised to include reference to televising of the sanitary sewer and submittal to the City of Waukeee Engineering Department.~~

11. ~~A note should be added to the plan set indicating the use of a 4 inch storz connection on all proposed hydrants.~~
12. ~~A quantities matrix should be provided as a part of the plan set related to the school site.~~
13. **Specification Notes #1 should be revised to place the deferrment in conflicts/discrepancies to Waukee Standard Specifications.**
14. **Specification Notes #2 should be revised to include written approval by the City of Waukee Engineering Department of any changes proposed to site infrastructure or grades prior to proceeding with any changes.**

Overall Site Plan | Sheet C-004

15. **The future right-of-way of the east/ west street should be revised to include radii at the intersection with SE L.A. Grant Parkway.**
16. **As noted above, the proposed gravel parking lot will need to be revised to address City Code requirements. Staff questions if a temporary parking lot could be provided through the future right-of-way area, west of where the south access drive into the Timberline portion of the site takes place. Please address.**

Layout Plan | Sheets C-201 - C-203

17. ~~The building setback line(s) should be labeled on the plan set or clarity.~~
18. ~~All existing and proposed easements should be indicated on the site plan. Existing easements should be indicated with recorded Book and Page. Proposed easements addressing public sanitary sewer, public storm sewer, private detention, private temporary detention, temporary sediment basin, public utility, landscape buffer, overland flowage, and offsite grading should be indicated on the site plan. A 10 foot public utility easement should be provided along both SE L.A. Grant Parkway and SE Ashworth Road. **All necessary off-site easements needed for grading, overland flowage, etc. on the adjacent properties should be indicated on the site plan for clarity.**~~
19. **The overall building square footage should be indicated on the site plan in the building footprint.**
20. **A legend of the proposed pavement types should be provided on both pages of the layout plan for clarity. Staff would request that the additional legend be provided on the layout page to avoid the constent flipping of pages to identify the pavement depths proposed.**
21. ~~The approaches into the site from SE L.A. Grant Parkway should be identified as 8 inch PCC and/or Type 4 pavement.~~
22. ~~Verify that the proposed radii into the site from SE L.A. Grant Parkway are adequate to accommodate buses. Based upon the speed limit on SE L.A. Grant Parkway, staff would note that the radii should be a minimum of 30 feet.~~
23. ~~Staff questions if a sidewalk, minimum 4 foot in width, should be provided adjacent to the entire drop off area planned for stacking. Please address.~~
24. ~~The proposed monument sign should be revised and placed a minimum 15 feet from the property line.~~
25. ~~Staff would request that a sidewalk connection be made at the south end of the proposed sidewalk running adjacent to the general parking stalls with a truncated dome. Additionally, staff questions if a pedestrian corridor should be provided through some of the proposed parking islands extending to the east for an additional route to the school from the drop-off lane. Please address.~~
26. ~~Verify that the proposed stacking for the parent drop-off lane is adequate based upon the traffic study. Staff questions if the drop-off land should be extended back to the point of separation where entry and exit traffic split near the south end of the parking lot. Please address.~~
27. ~~Striping should be provided for all proposed crosswalks.~~
28. ~~Staff questions if a center turn lane is necessary within the public parking lot exit to provide for the appropriate stacking of north-bound traffic from the site onto SE L.A. Grant Parkway. Please address.~~

29. Staff would request that the proposed trail be extended from SE L.A. Grant Parkway to the proposed access to the soccer fields as a secondary access to the school for future students that may live in the neighborhoods south and east of this site. Please address. **As noted above, the VSA soccer site will need to comply with applicable building and ADA codes which staff believes are not currently being met. Please address.**
30. Staff would request some clarification as to the timing of proposed improvements of the track and corresponding bleachers. A proposed size and capacity of the bleachers anticipated would be helpful information during our review of the site plan. Please address.
31. Staff questions if a paved access to the proposed bleacher locations should be provided. Please address.
32. Staff questions if the School District intends on the placement of any storage or maintenance buildings on the site related to the track and field or soccer functions. The location of such planned buildings should be identified on the site plan. Additionally, a detail(s) of the building(s) should be provided as a part of the review of the site plan. Please address. **A note should be added to the plan set indicating any future accessory structures not shown on the site plan to be reviewed and approved by the City of Waukee prior to their erection or placement on the site.**
33. Staff questions if a scoreboard(s) is planned for the track and field function of the site or for the soccer complex. Additionally, staff questions if the applicant intends on erecting any field lighting fixtures for the track/field or soccer complex. Please address.
34. Verify that a fence is not planned to surround the track and field portion of the site.
35. It is staff's understanding that a concession stand/restroom facility may be planned for the soccer complex in the future. Staff would request that a location be identified at this time. **The applicant should identify the interim measures by which they will address providing access to restroom facilities for users at the soccer complex which would include identifying the location of portable restroom (both general & accessible) facilities.**
36. Staff questions if a fire lane will be needed along the southern driveway to provide adequate access to the soccer complex. Please address.
37. Staff questions if any playground equipment is planned for this facility as a part of the child care facility. Please address.
38. Bollards or curb stops should be provided for the handicapped parking stalls.
39. The future 70 foot right of way indicated on the plan set should be labeled as "Future East/West Roadway." Staff will need a legal description and exhibit specific to this proposed 70 foot right of way to include as a part of the development agreement deferring construction of the associated improvements as a part of the next submittal. Staff has started work on the development agreement and will provide the applicant with a copy of it for their consideration once a draft has been finalized.

Grading Plan | Sheets C-301 – C-303

40. The legend should be updated to identify the "E/W" symbol used for the spot elevations indicated adjacent to the 10 foot public trail along SE L.A. Grant Parkway.
41. Berming should be provided adjacent to the parking stalls facing SE L.A. Grant Parkway. Berming should be provided at a minimum of a 3 foot tall berm at a 3:1 slope.
42. **The overflow path of all detention facilities and sump locations should be indicated on the plan set.**
43. A note should be added specific to the call outs for scour stop mat to be installed by a certified installer.
44. The grade elevations for the truncated domes related to the 10 foot public trail near the south entrance into the site from SE L.A. Grant Parkway should be indicated on the plan set.
45. **The grading plan should be revised to include spot elevations at all lot pins and spot elevations for all areas where a proposed swale or outlet extends from this site onto an adjacent site. Spot elevations related to swales or outlets onto adjacent property should**

be provided to verify that a 2% fall is being provided from this site across the adjacent site(s).

46. **Verify that the grade tie-ins on the north side of the site with the proposed grades identified as a part of Stone Prairie Plat 2 (previously provided) are accurate.**
47. **Off-site easements related to grading, storm sewer, and overland flowage should be identified on the grading plan.**
48. **Scour stop mat should be provided for the outlet near the western portion of the soccer complex outletting onto the Timberline Campground property (Structure #217A).**

Utility Plan | Sheets C-401 – C-402

49. ~~Utility Note #10 should be revised to indicate a minimum 6 feet of cover.~~
50. ~~Staff would request that the applicant identify the anticipated design elevations of the future sanitary sewer indicated on the site plan for clarification on proposed depths. Additionally, staff questions where the facility or facilities potentially utilizing the main would be located. Please address. An~~
51. ~~Wyes should be used in lieu of tees for applicable sanitary connections to mains.~~
52. ~~Hydrant coverage should be indicated on the site plan. The radii distance should be identified on the plan set and should be verified to be 250 foot.~~
53. ~~A hydrant should be provided within 100 feet of the FDC.~~
54. ~~Verify the size of bend and valves indicated match the proposed size of pipe for all water mains within the property. The items near structure #101 appear to be in error.~~
55. ~~Staff questions if the existing 15 inch storm sewer could be used near proposed structure #18. Please address.~~
56. ~~Staff questions if an additional intake should be provided along the south driveway in addition to the 2 intakes provided near the intersection with SE L.A. Grant Parkway as the closest intake(s) are well over 600 feet away. Please address.~~
57. **A detail should be provided as a part of this plan set identifying the designed connection between roof drain and storm sewer.** ~~Additionally, a note should be provided on the site plan identifying the location of the detail within the plan set.~~
58. ~~The subdrain design of the track and field area should be finalized and indicated as a part of this plan set.~~
59. ~~The location of the water service related to the planned irrigation system for the field internal to the track should be indicated on the plan set.~~
60. ~~A detail should be provided for Structure #123A as a part of this plan set or a reference note should be provided if it is included as a part of the Public Improvement Documents. Additionally, staff would note that a verticle bend exists at the existing pipe in this location and a note should be provided to field verify.~~
61. **Staff questions the proposed 6 inch sanitary sewer on the west side of the school near the grease trap interceptor as to whether these segments should also be 8 inch sewer to provide for adequate fall. Please address.**

Detail Sheet

62. ~~A detail of the proposed wooden fence and posts/columns should be provided as a part of the plan set. Additionally, a detail should be provided for the vynal chain link fence proposed on the west edge of the soccer complex.~~

Landscape Plan

63. ~~A landscape plan should be provided addressing all of the ordinance requirements for screening, buffering, and general planting provisions.~~

64. ~~A 30-foot landscape buffer should be provided along the northern property line to satisfy the ordinance requirement for buffering the transition of uses between R-2 Residential and Commercial. Additionally, the plantings within the buffer should be provided at a rate of 2 overstory, 3 evergreen, and 2 ornamental trees per 50 lineal feet of buffer.~~

SWPPP

65. Provide a copy of the Construction Site SWPPP Review Checklist signed by SWPPP designer.
66. Provide a copy of the SWPPP prepared for obtaining GP2 coverage. As a part of the SWPPP, a temporary sediment basin will need to be identified as the total area of disturbance is over 10 acres. A temporary sediment basin easement should be indicated as a part of the construction drawings.
67. Provide a copy of the IDNR issued General Permit #2 authorization letter (can accept from issuance on DNR website if all other required items are complete).
68. Complete COSESCO application and submit with \$65 fee for the first required quarterly COSESCO inspection.
69. The applicant will be required to provide the following as a part of the completion of the public improvements prior to approval of a certificate of occupancy:
- a. Post Construction What practices considered for this site?
 - i. Provide a site plan specific to the storm water management facilities of the property indicating the permanent measures utilized by the designer and requirements for maintenance of said facilities.
 - ii. A maintenance covenant will need to be created and provided for review.
 - b. As-built plans of all storm water management facilities on site and a certification statement signed by SWPPP designer indicating that facilities were constructed as designed will be required.
 - c. Provide finished grade spot elevations at all locations where an overland flowage easement crosses a property line, including locations where said easements run to the street.

ELEVATIONS

70. ~~Verify that the proposed trash enclosure wall at the south end of the building is adequate for the number and size of dumpsters.~~
71. ~~Staff questions if any roof-top mechanical units are proposed as a part of the project which are not within the proposed screen wall areas. Please address.~~
72. Building material samples will need to be presented during the Planning and Zoning Commission and City Council meetings.

SITE PLAN/PRELIMINARY PLAT | VISION SOCCER ACADEMY

General Comments

73. An address of 2655 SE L.A Grant Parkway could be utilized for this site.

Demo Plan

74. ~~All of the proposed quantities should be indicated on the plan set for clarity.~~

Layout Plan

75. The location of any future restroom facilities, concession stands, drinking fountains, bleachers, maintenance/storage buildings should be indicated on this plan set.
76. ~~Verify how the School District and Vision Soccer Academy plan to accommodate parking to this facility in the interim period before the Career Center is built. Staff would note that parking will not be~~

permissible on grass or along SE L.A. Grant Parkway or SE Ashworth Road. **As noted elsewhere parking of vehicles is also not permitted to be on gravel and should be addressed on the site plan. Staff would note that an option to address the temporary parking could be a 2 inch asphalt overlay on aggregate of a reasonable depth, so long as the School District and VSA understand that this is for temporary measures.**

77. Staff questions if a sidewalk/trail should be provided along the south edge of the soccer complex for a greater point of access to the fields. Please address.
78. Staff questions if any lighting is proposed for this complex, either temporary or permanent. Please address.

Grading Plan

79. The grading plan should be expanded to identify the entire area proposed for disturbance, specifically to clarify the outlet of water from structures #312B and #309B to the temporary detention basin. Additionally, any grade changes that will occur due to the installation of the storm pipe within the SE Ashworth Road right-of-way should be indicated on the plan set.
80. The entire 100-year flood limit of the temporary detention basin should be visible on the grading plan.

Utility Plan

81. The storm pipe and structure #314 should be adjusted to direct the outlet with the flow of water in the ditch along SE Ashworth Road.
82. Staff questions if erosion controls are needed at the outlet of structures #312B, #309B, and #314A. Please address.
83. **Staff questions if VSA or the School District plans to have irrigation on site for the proposed fields. The location, even if for future, should be indicated on the plan set as a minor wall/structure will be needed to set the meter on and will need to be adequately screened. Please address.**

Landscaping Plan

84. A landscaping plan specific to the soccer complex should be provided as a part of the plan set addressing all requirements of the Landscape and Open Space Ordinance.

MISCELLANEOUS

85. The construction drawings, traffic study, and street lighting plan will need to be provided for review as a part of the next submittal.

FINAL PLAT

86. The legal description should be provided in metes and bounds.
87. **All existing and proposed easements should be indicated on the final plat including any off-site easements.**
88. LA Grant Parkway should be revised and labeled as SE L.A. Grant Parkway. Additionally, Ashworth Road should be revised and labeled as SE Ashworth Road.
89. The location of Hunter Hollow Road on the south side of SE Ashworth Road should be indicated on the final plat for clarity. Additionally, the property ownerships and lot line locations on the south side of SE Ashworth Road near the intersection with SE L.A. Grant Parkway should be indicated on the final plat.
90. A 10-foot public utility easement should be provided adjacent to both SE L.A. Grant Parkway and SE Ashworth Road.
91. Separate street lots should be provided for the SE L.A. Grant Parkway and SE Ashworth Road right-of-ways. Additionally, the radius at the intersection should be dedicated as a part of this plat.
92. **All legal documents associated with the plat should be provided for review prior to City Council consideration.**

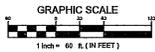
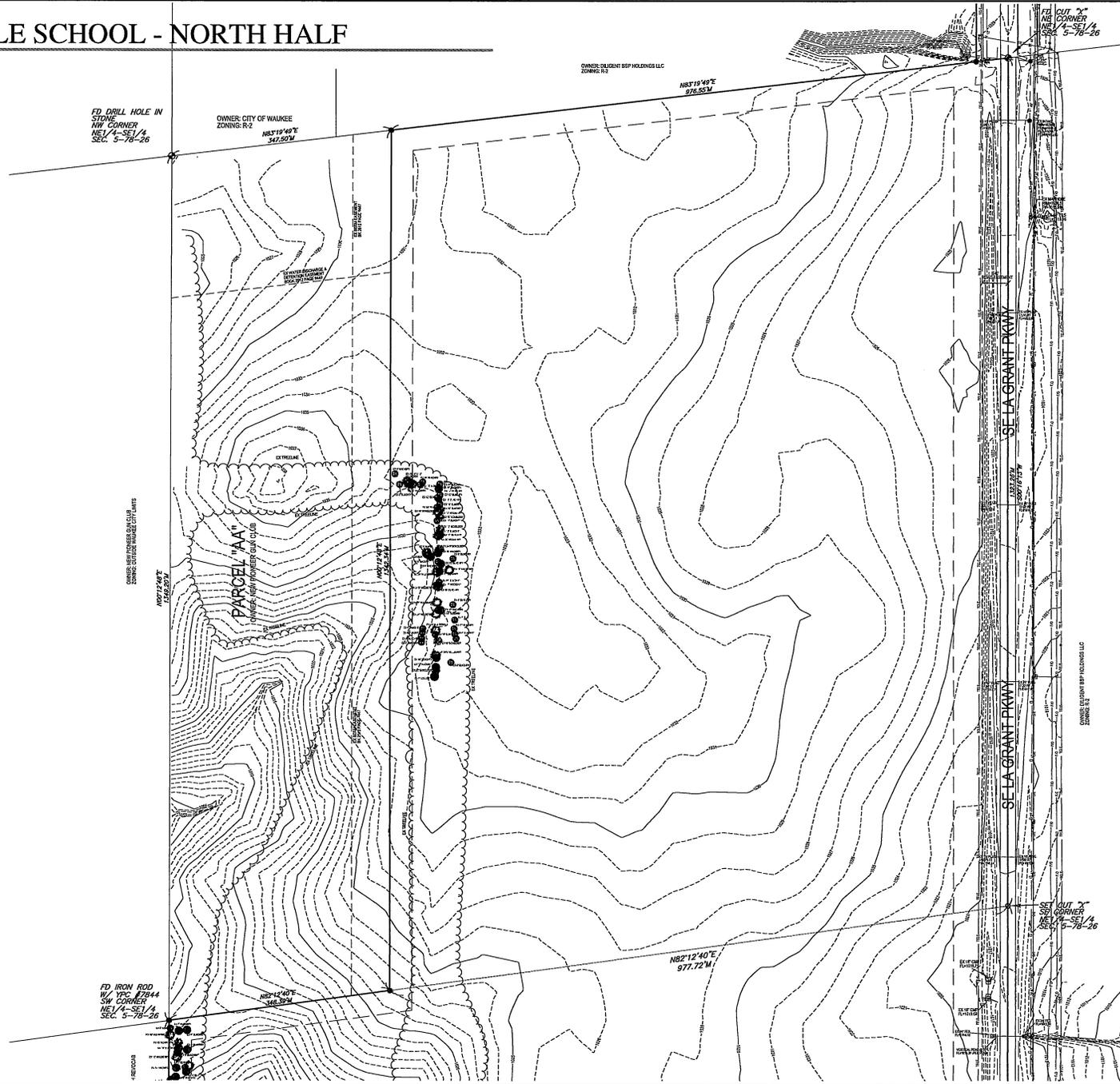
**93. Staff would request that the future east/west street ROW be indicated on the final plat.
Please address.**

Should you have any questions or concerns regarding these comments, please feel free to contact Brad Deets or myself at 987-4522.

Sincerely,

Ben Landhauser
City Planner

TIMBERLINE MIDDLE SCHOOL - NORTH HALF SITE SURVEY



frk architects + engineers
 255 W. WASHINGTON ST. SUITE 200
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TIMBERLINE MIDDLE SCHOOL
 WAUKEGA COMMUNITY SCHOOL DISTRICT
 WAUKEGA, WI

PROJECT NO.:
1018K
 DATE:
 APRIL 2013

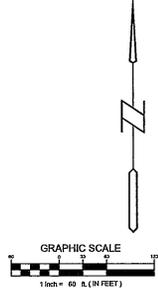
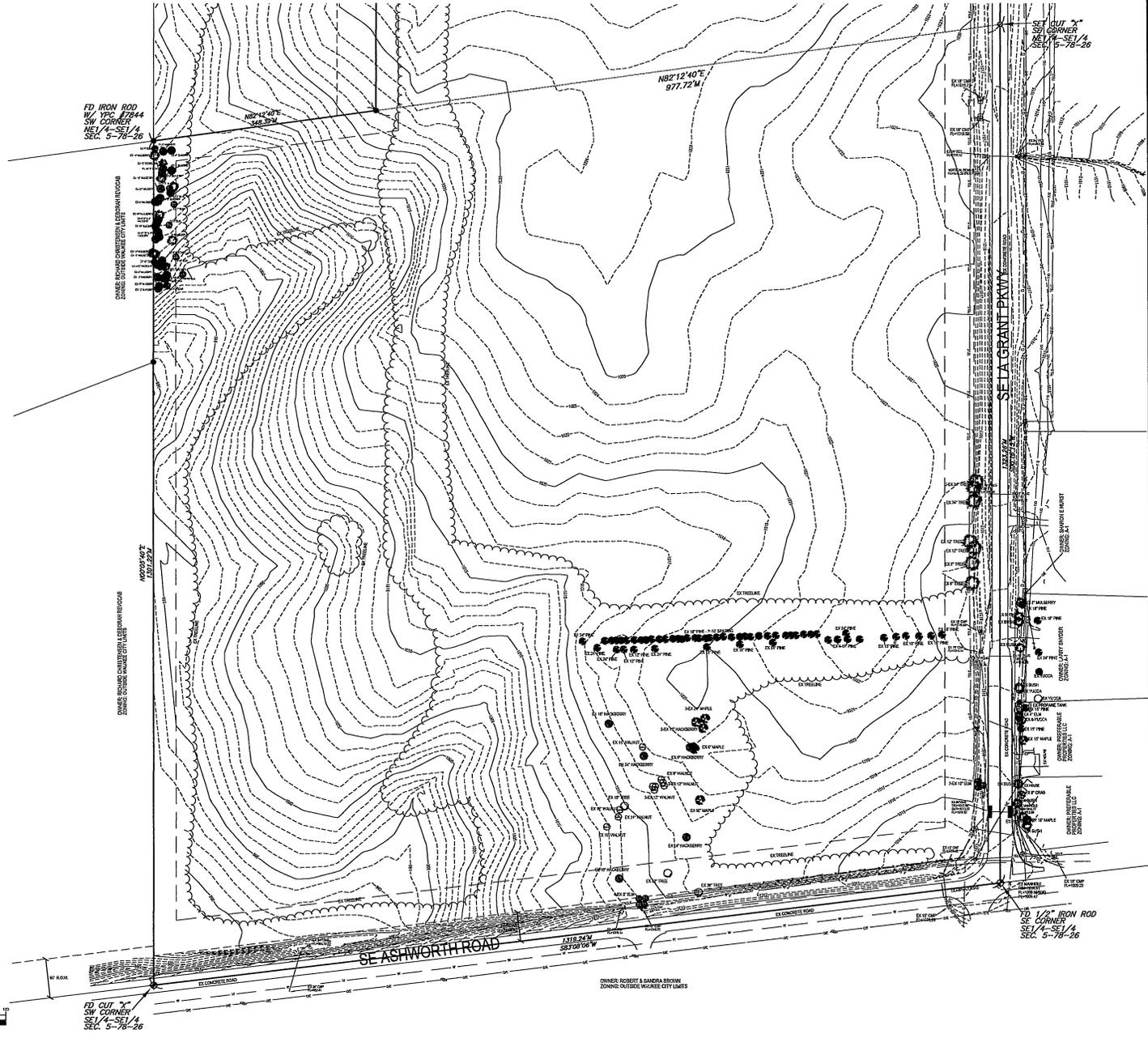
REVISIONS:
 10/01/13 BY: CPM/ALM/ML
 09/18/13 BY: CPM/ALM/ML
 09/18/13 BY: CPM/ALM/ML

DRAWING TITLE:
 SITE SURVEY

DRAWING NO.:
C-002

Waukega Projects 2011\10370\1018K\1018K SITE SURVEY.dwg 3/26/2013 2:06:53 PM CPT

TIMBERLINE MIDDLE SCHOOL - SOUTH HALF SITE SURVEY



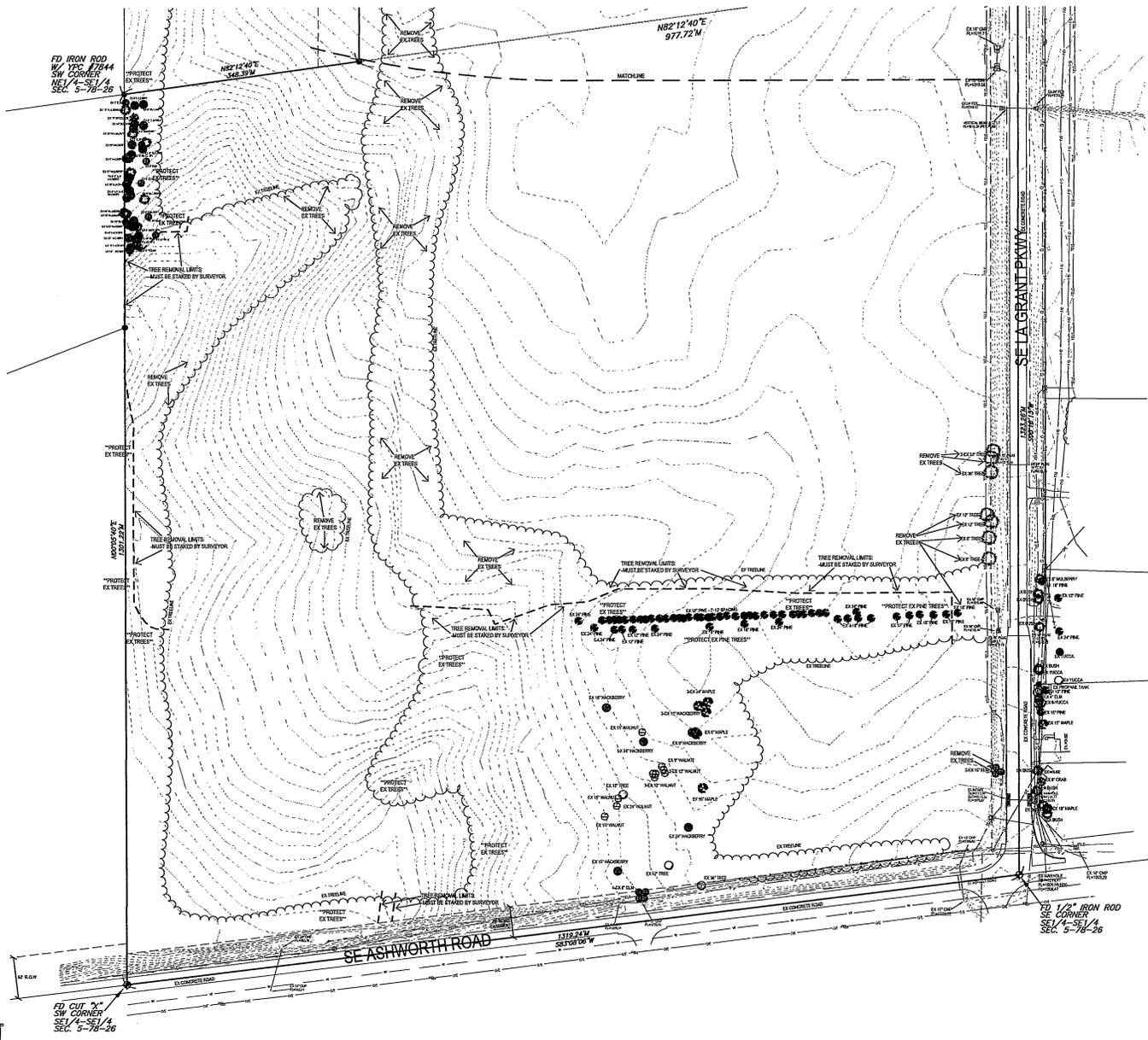
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TIMBERLINE MIDDLE SCHOOL
WALKEE COMMUNITY SCHOOL DISTRICT
WALKEE, IA

PROJECT NO.: 1018K
DATE: APRIL 2013
REVISIONS:
1. 02/26/13 BY: CIVIL SURVEYOR
2. 03/15/13 BY: CIVIL SURVEYOR
3. 03/15/13 BY: CIVIL SURVEYOR
DRAWING TITLE: SITE SURVEY
DRAWING NO.: C-003

VALENTI PROJECTS 2011\10378\VALENTI SITE SURVEY.dwg 3/26/2013 2:06:40 PM CDT



FD IRON ROD
W/ YPC #7844
SW CORNER
SET 1/4-SE 1/4
SEC. 5-78-26

FD CUT "X"
SW CORNER
SET 1/4-SE 1/4
SEC. 5-78-26

FD 1/2" IRON ROD
SE CORNER
SET 1/4-SE 1/4
SEC. 5-78-26



KALNAD PROJECTS 2011\10370\WAIKEE.DWG 3/26/2013 2:02:51 PM CDT

LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- GRADE / GUTTER ELEVATION
- TOP OF CURB ELEVATION
- TOP OF WALL / WALK ELEVATION
- BOTTOM OF WALL / WALK ELEVATION
- EDGE OF WALL ELEVATION

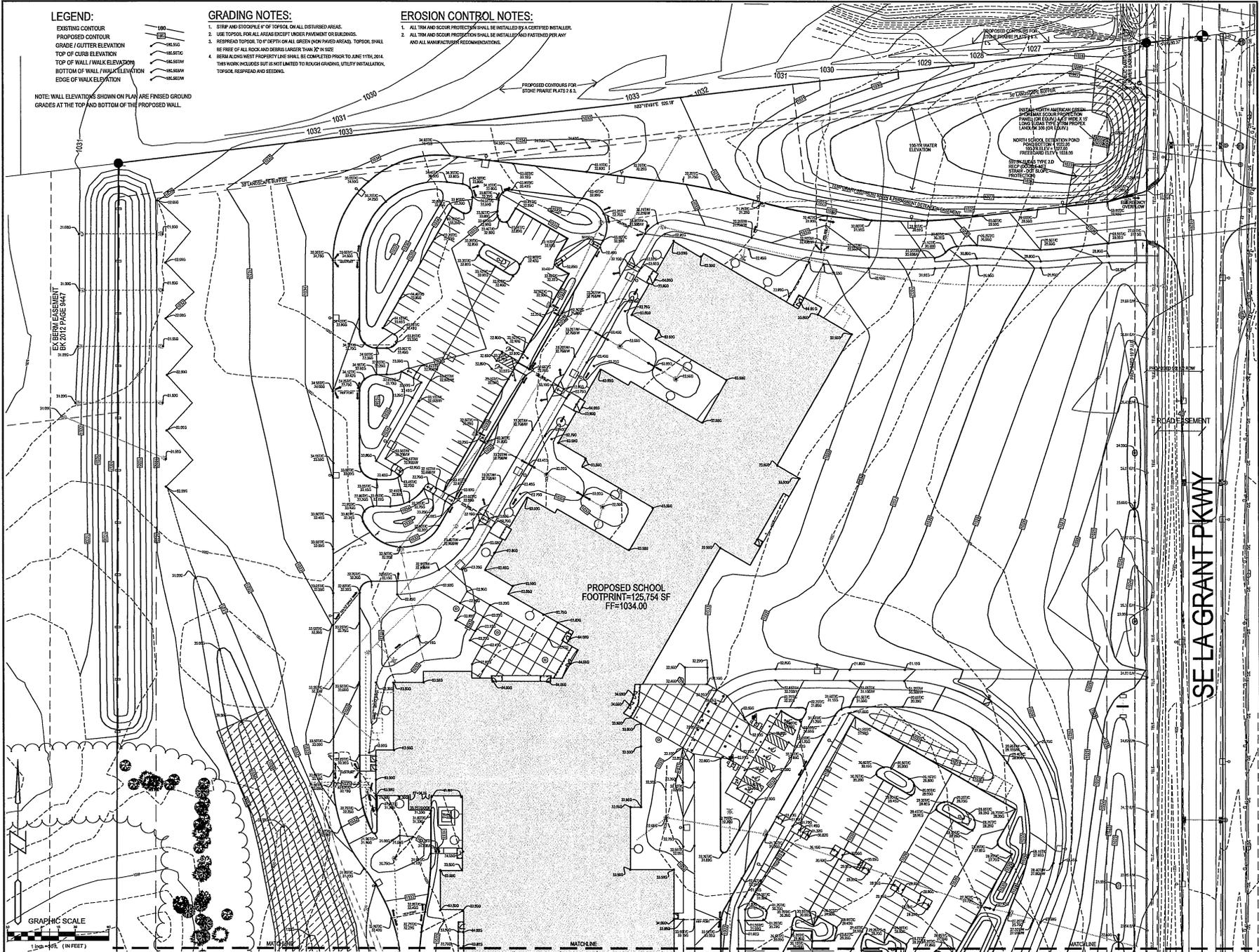
NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE PROPOSED WALL.

GRADING NOTES:

1. STRIP AND STOCKPILE 6" OF TOPSOIL ON ALL DISTURBED AREAS.
2. USE TOPSOIL FOR ALL AREAS EXCEPT UNDER PAVEMENT OR BUILDINGS.
3. REGRADE TOPSOIL TO 3% SLOPE ON ALL SLOPES WITH FINISHED AREAS. TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
4. BERM ALONG WEST PROPERTY LINE SHALL BE COMPLETED PRIOR TO JUNE 11TH, 2014. THIS WORK INCLUDES BUT IS NOT LIMITED TO ROUGH GRADING, UTILITY INSTALLATION, TOPSOIL, RESEED AND SEEDING.

EROSION CONTROL NOTES:

1. ALL TRIM AND SCOUR PROTECTION SHALL BE INSTALLED BY A CERTIFIED INSTALLER.
2. ALL TRIM AND SCOUR PROTECTION SHALL BE INSTALLED AND FASTENED PER ANY AND ALL MANUFACTURER RECOMMENDATIONS.



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 Fax: 763-551-1101
 Civil Engineering & Land Surveying
 Established 1959

TIMBERLINE MIDDLE SCHOOL
 WAUKEE COMMUNITY SCHOOL DISTRICT
 WAUKEE, IA

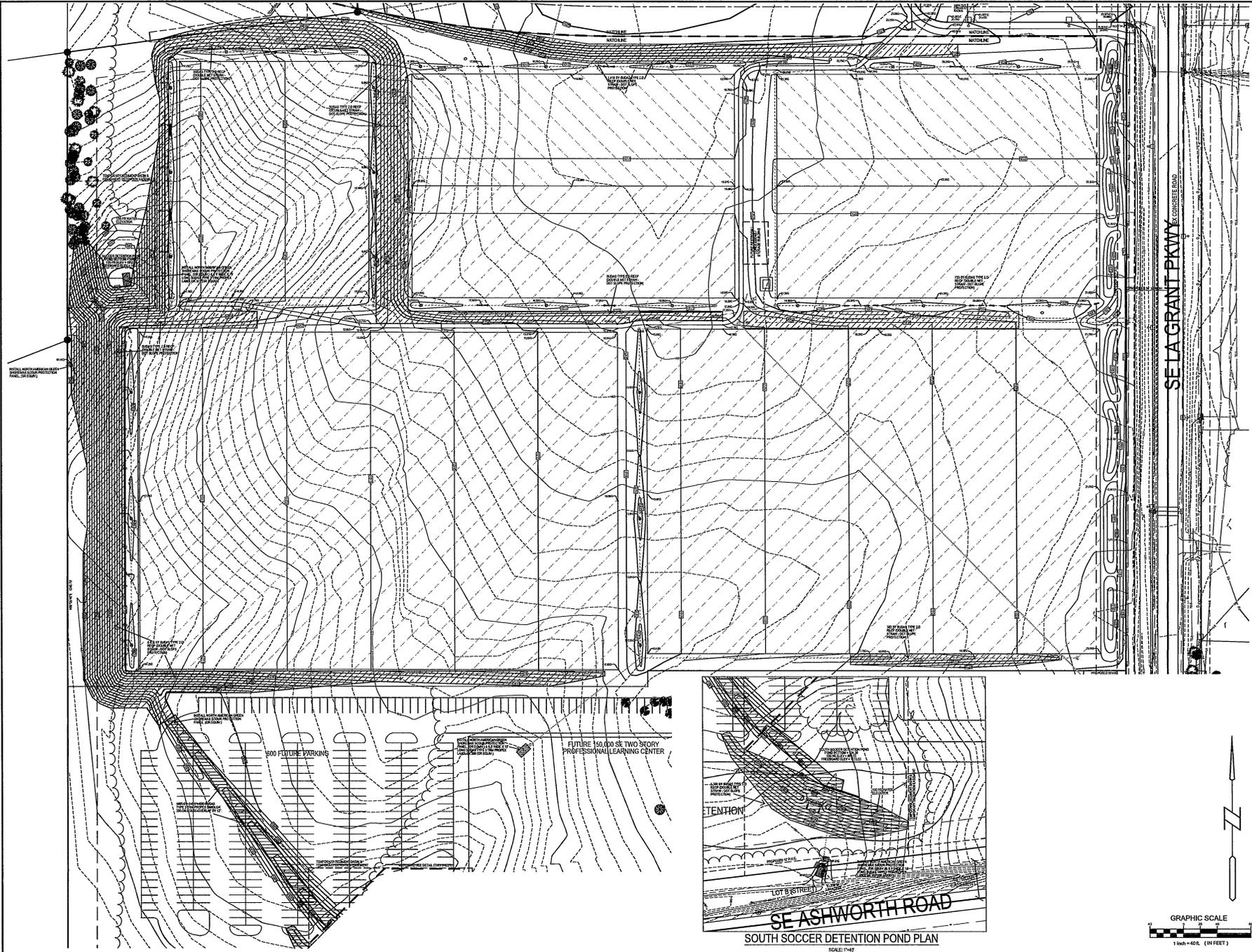
PROJECT NO. 1018K

DATE: APRIL 2013

REVISIONS:
 1/20/13: BY CBY/SUBMIT
 3/19/13: BY CBY/SUBMIT
 3/21/13: BY CBY/SUBMIT

DRAWING TITLE: GRADING PLAN

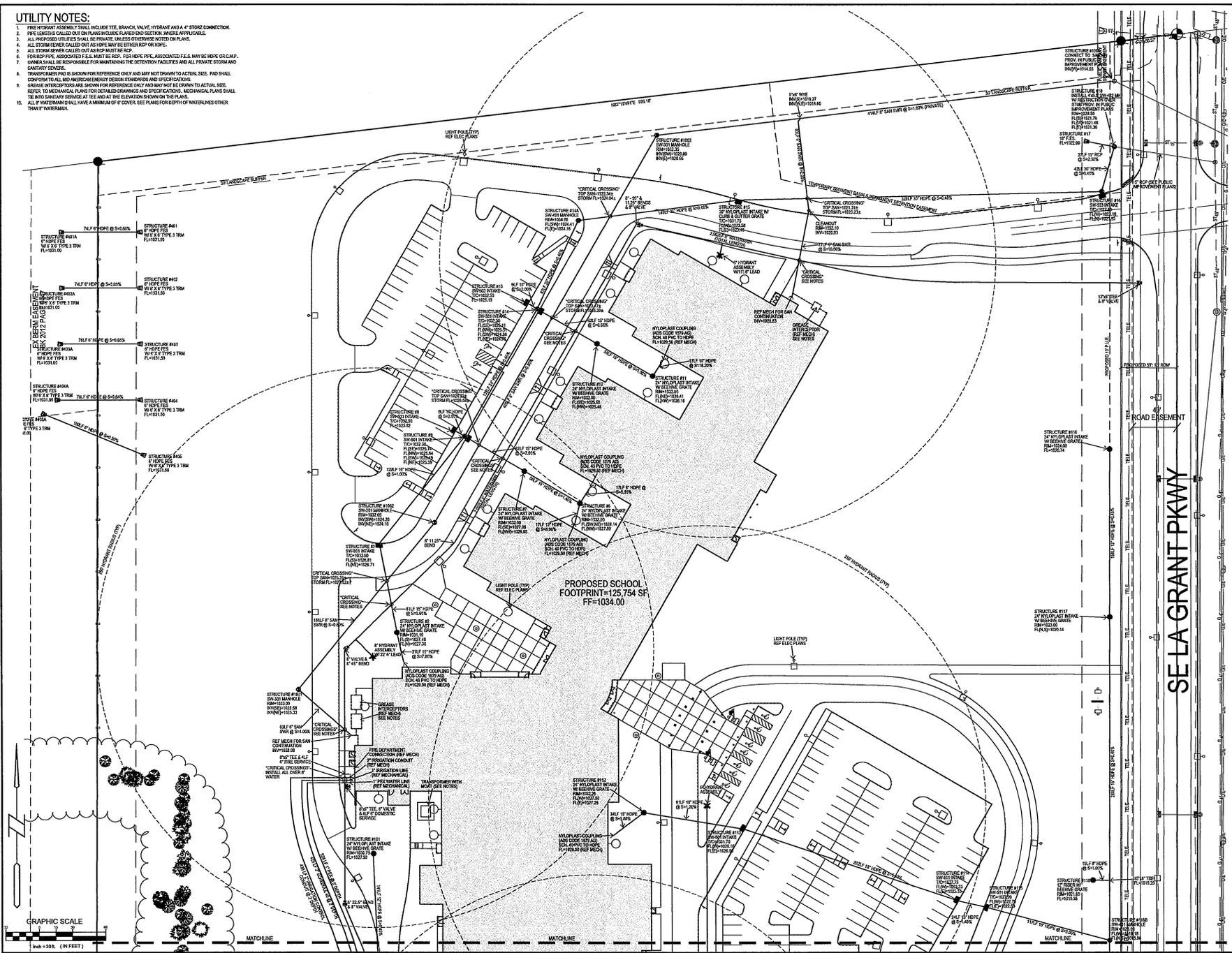
DRAWING NO.: C-301



WALKWAY, DRIVEWAY, AND CITY SIGNAGE, 300' W/ 300' CITY SIGNAGE

UTILITY NOTES:

1. FIRE HYDRANT ASSEMBLY SHALL INCLUDE THE BRANCH VALVE, HYDRANT AND A 4" STORM CONNECTION.
2. FIRE SERVICE CALLER OUT-TOW PARKING INCLUDING FLARED AND SECTION WINDING APPROPRIATE.
3. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS OTHERWISE NOTED ON PLANS.
4. ALL STORM SEWERS CALLED OUT AS HYPE MAY BE EITHER RCP OR HDPE.
5. ALL STORM SEWERS CALLED OUT AS HYPE MUST BE RCP.
6. FOR RCP PIPE, ASSOCIATED F.E.S. MUST BE RCP. FOR HDPE PIPE, ASSOCIATED F.E.S. MAY BE HDPE OR CLAMP ONES SHALL BE RESPONSIBLE FOR MAINTAINING THE IDENTIFICATION FACILITIES AND ALL PRIVATE STORM AND SANITARY SERVICE.
7. TRANSFORMER VES IS SHOWN FOR REFERENCE ONLY AND MAY NOT DRAWN TO ACTUAL SIZE. PFD SHALL CONFORM TO ALL MID AMERICAN ENERGY DESIGN STANDARDS AND SPECIFICATIONS.
8. GROUND INTERCEPTIONS ARE SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. REFER TO MECHANICAL PLANS FOR DETAILED DRAWINGS AND SPECIFICATIONS. MECHANICAL PLANS SHALL BE THE DETERMINING SOURCE AS TO THE EXACT ELEVATION SHOWN ON THE PLANS.
9. ALL F.WATERMAIN SHALL HAVE A MINIMUM OF 6" COVER. SEE PLANS FOR DEPTH OF WATERLINES OTHER THAN F.WATERMAIN.



PROPOSED SCHOOL
FOOTPRINT=125,754 SF
FF=1034.00

SE LA GRANT PKWY



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TIMBERLINE MIDDLE SCHOOL
WAUKEGON COMMUNITY SCHOOL DISTRICT
WAUKEGON, IL

PROJECT NO.:
1018K

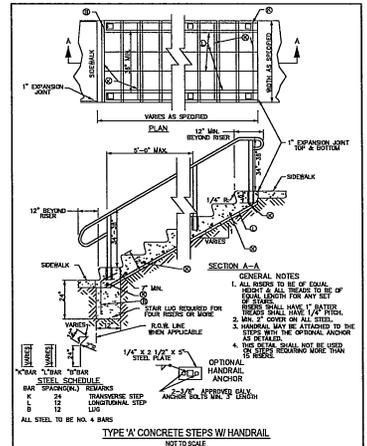
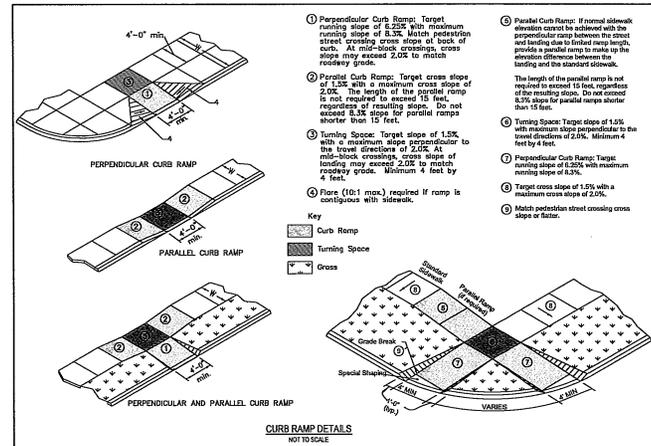
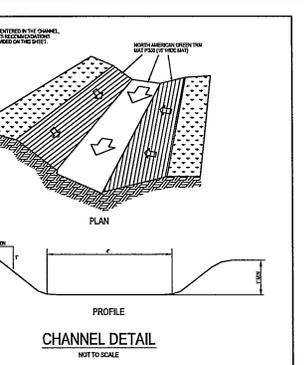
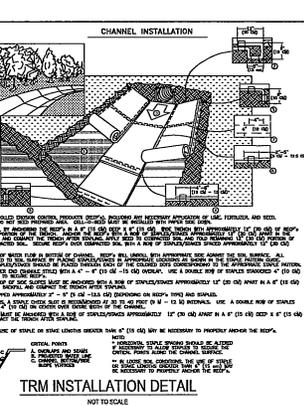
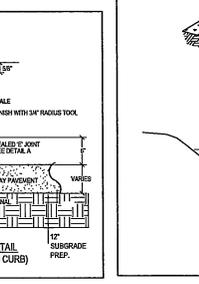
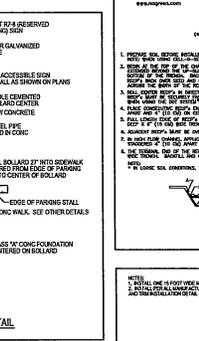
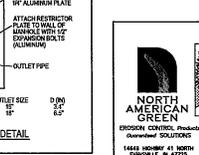
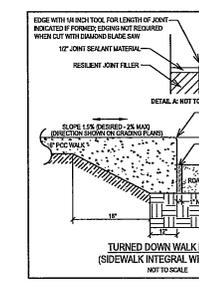
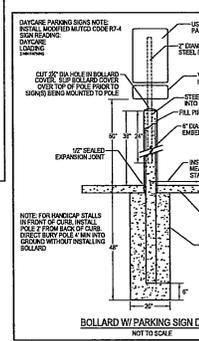
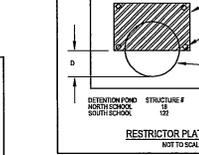
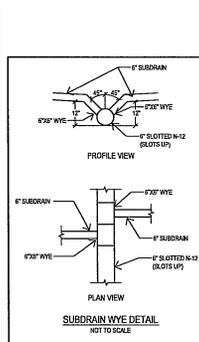
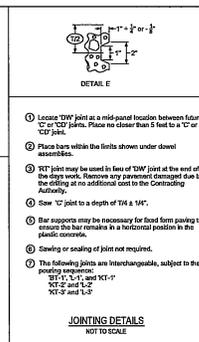
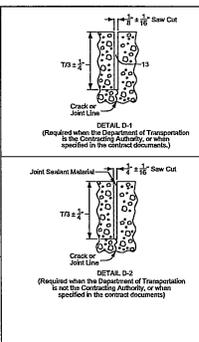
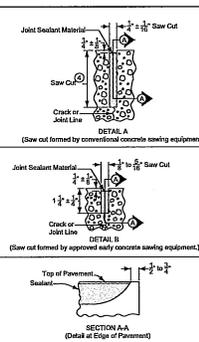
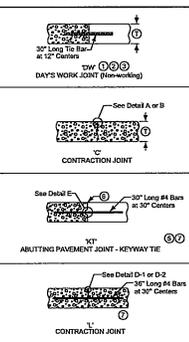
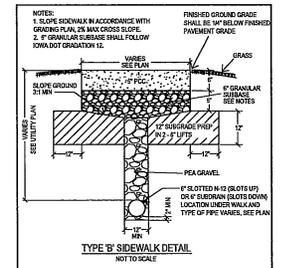
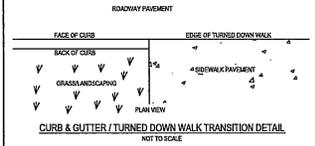
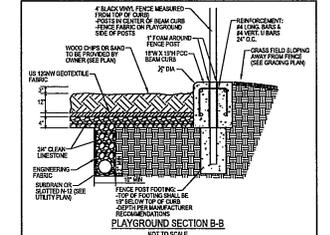
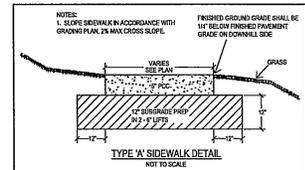
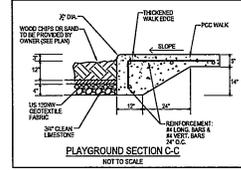
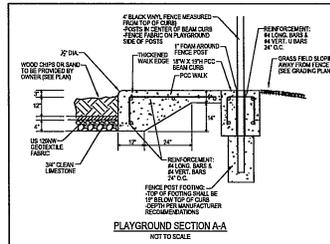
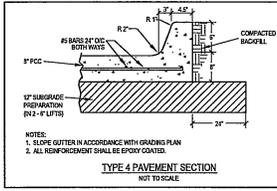
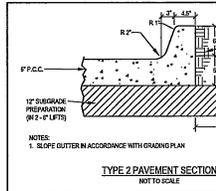
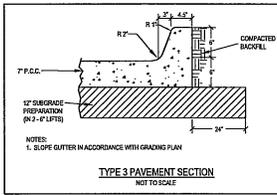
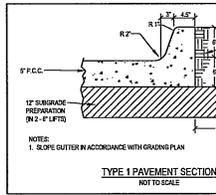
DATE:
APRIL 2013

REVISIONS:
1/20/13 1ST CITY REVIEW
3/11/13 2ND CITY REVIEW
3/20/13 3RD CITY REVIEW

DRAWING TITLE:
UTILITY PLAN

DRAWING NO.:
C-401

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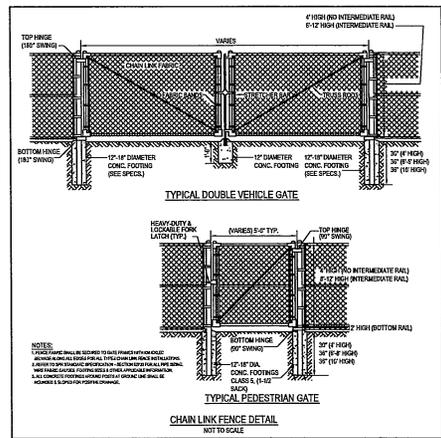
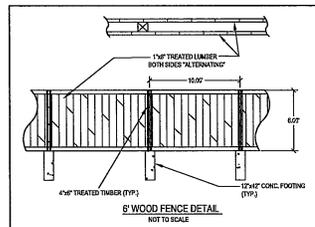
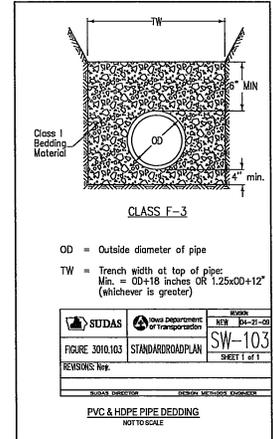
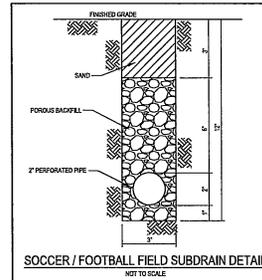
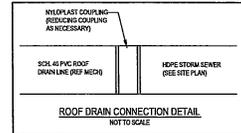


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TIMBERLINE MIDDLE SCHOOL
WALKEE COMMUNITY SCHOOL DISTRICT
PROJECT NO: 1018K
DATE: APRIL 2013
REVISION:
DRAWING TITLE: DETAIL SHEET
DRAWING NO: C-501



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 Fax: 608.261.1112
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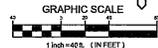
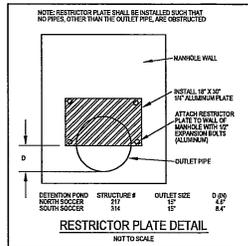
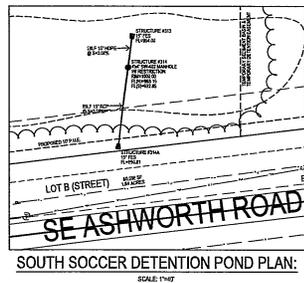
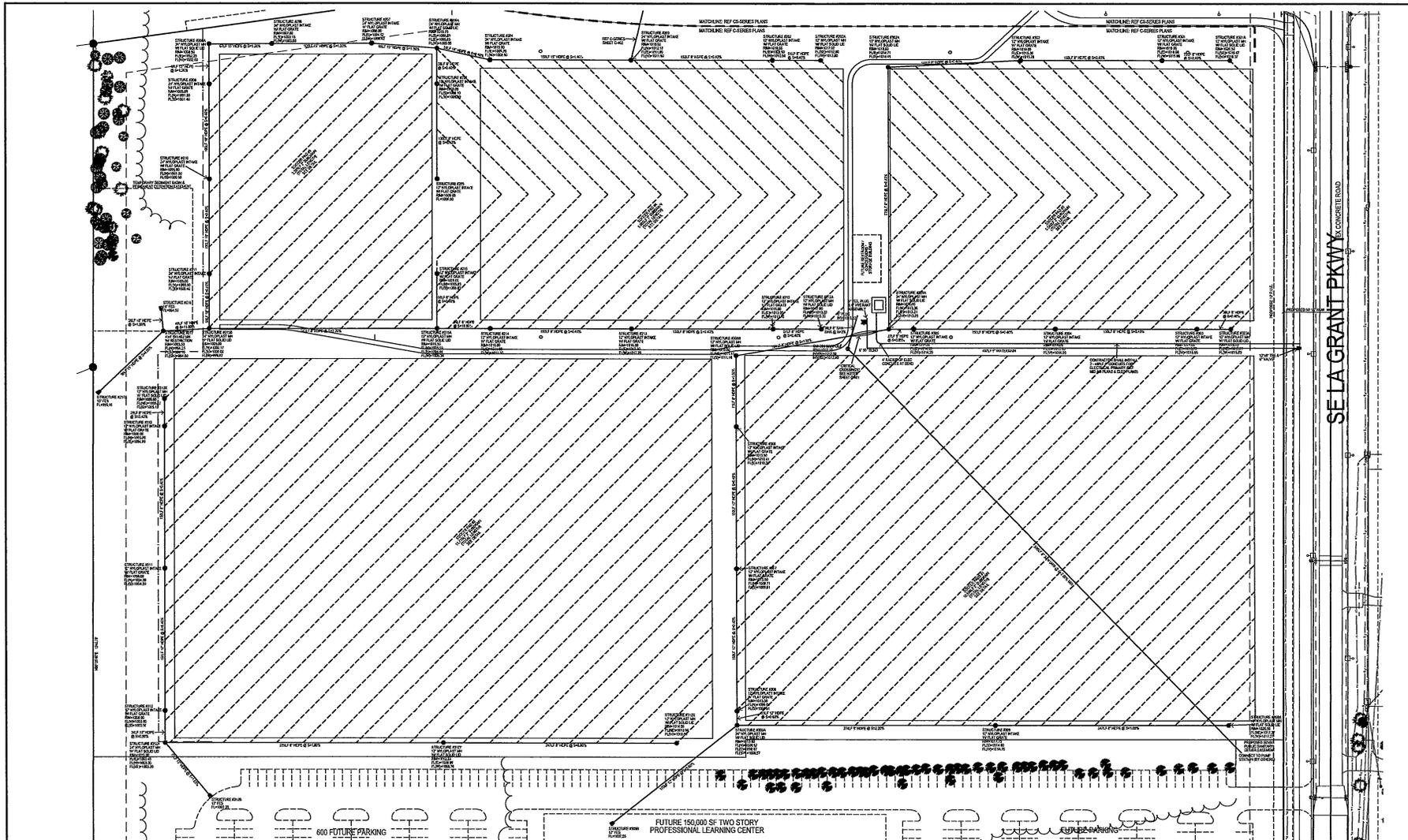
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TIMBERLINE MIDDLE SCHOOL
 WAUKESHA COMMUNITY SCHOOL DISTRICT

PROJECT NO.: 1018K
 DATE: APRIL 2013
 REVISIONS:
 1. [blacked out]
 2. [blacked out]
 3. [blacked out]

DRAWING TITLE:
 DETAIL SHEET

DRAWING NO.: C-502



VISION PROJECTS 2013.V103703.VHP.AC4 UTILITY PLAN 3/26/2013 2:18:07 PM CDT

OPEN SPACE LANDSCAPE REQUIREMENTS:

1 TREE & 1 SHRUB PER 1,000 SF OF REQUIRED OPEN SPACE
 A MINIMUM OF 50% OF ALL REQUIRED TREES SHALL BE OVERSTORY
 A MINIMUM OF 50% OF ALL REQUIRED TREES SHALL BE EVERGREEN
 PROJECT AREA = 1,316,715 SF
 OPEN SPACE REQUIRED = 263,355 SF (20%)

TREES REQUIRED = 1 X 263,355 / 1,000 = 264 TREES
 TOTAL CALIBER OF EXISTING DECIDUOUS TREES = 410
 TREES REQUIRED MAY BE REPLACED BY ONE TO 125 TREES
 OVERSTORY TREES REQUIRED = 120/264 = 46 OVERSTORY TREES
 OVERSTORY TREES PROVIDED = 49 OVERSTORY TREES
 EVERGREEN TREES REQUIRED = 120/264 = 46 EVERGREEN TREES
 EVERGREEN TREES PROVIDED = 33 EVERGREEN TREES
 TOTAL TREES PROVIDED = 82 OVERSTORY TREES + 33 EVERGREEN TREES = 115 TREES (P&L) 10 OVERSTORY TREES REQUIRED AT VASA SOCCER COMPLEX. SEE SHEET 15-110

SHRUBS REQUIRED = 1 X 263,355 / 1,000 = 264 SHRUBS
 TOTAL SHRUBS PROVIDED = 264 SHRUBS
 ORNAMENTAL GRASSES & SAVILLES PROVIDED = 148

30' BUFFER LANDSCAPE REQUIREMENTS:

OVERSTORY TREES, 3 EVERGREEN TREES & 27 ORNAMENTAL TREES PER AN LINEAL FEET OF BUFFER

BUFFER LENGTH = 1,025 FEET
 OVERSTORY TREES REQUIRED = 3 X 1,025 = 307 OVERSTORY TREES
 EVERGREEN TREES PROVIDED = 3 X 1,025 = 307 EVERGREEN TREES
 EVERGREEN TREES PROVIDED = 30 EVERGREEN TREES
 ORNAMENTAL TREES REQUIRED = 2 X 1,025 = 2,050 ORNAMENTAL TREES
 ORNAMENTAL TREES PROVIDED = 2,050 ORNAMENTAL TREES

OPEN SPACE PLANT LIST:

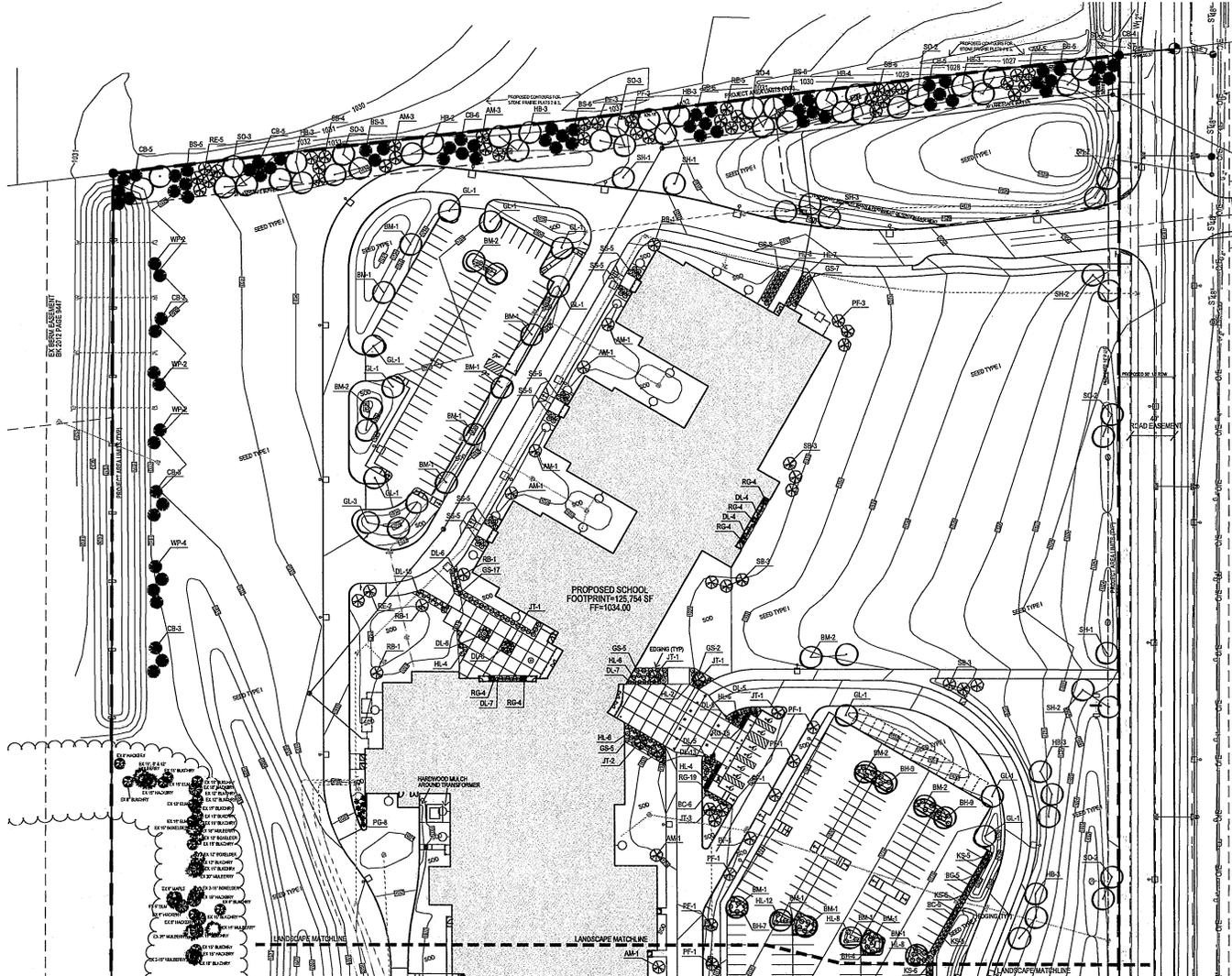
SYM.	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
OVERSTORY TREES					
SH	23	HYUNDAI HONEYLOCUST	<i>Gleditsia inaequalis var. bicolor</i> 'Tokyo'*	2'-3" Cal.	BBB
BS	10	HAWAIIAN GRAPE SHRUB	<i>Aspidiandra salomonii</i>	2'-3" Cal.	BBB
SO	11	SWAMP WHITE OAK	<i>Quercus bicolor</i>	2'-3" Cal.	BBB
GL	19	GREENPREF LIMON	<i>Tilia cordata 'Tricolora'</i>	2'-3" Cal.	BBB
HS	17	PRINCE PRIDE HUCKERRYBERRY	<i>Celastrus occidentalis 'Prize Winner'</i>	2'-3" Cal.	BBB
RS	7	CLUMP RIVER BRUSH	<i>Banksia integrifolia</i>	6" Height	BBB
EVERGREEN TREES					
CB	14	COLOMBIA BLUE SPRUCE	<i>Picea pungens glauca</i>	6" Height	BBB
WP	19	WHITE PINE	<i>Pinus strobus</i>	6" Height	BBB
ORNAMENTAL TREES					
JT	5	JAPANESE LITTLE LIME	<i>Syzygium molle</i>	1/2 Cal.	BBB
BS	13	AUTUMN BALANCE BERRYCERRY	<i>Amelanchier grandiflora 'Autumn Balance'</i>	1/2 Cal.	BBB
RE	5	RED BIRD	<i>Cornus canadensis</i>	1/2 Cal.	BBB
AM	6	AMAR MABLE 'Cherry'	<i>Acer glabrum 'Cherry'</i>	1/2 Cal.	BBB
PF	6	PRINCE PRIDE CRAIG	<i>Malva x Praline Tree</i>	1/2 Cal.	BBB
SHRUBS					
HL	7	HYDRANGEA LITTLE LIME	<i>Hydrangea paniculata 'Little Lime'</i>	5 Gal.	COAL
KS	24	SWAMP FOREMANCER VERMILION	<i>Veronica spicata 'Vermilion'</i>	5 Gal.	COAL
CB	28	BLACK CHERRYBERRY	<i>Amelanchier canadensis</i>	5 Gal.	COAL
CO	47	COLD LANE SPYEA	<i>Spirea x Nanae 'Goldflame'</i>	5 Gal.	COAL
SS	38	SHOWY MOON SPYEA	<i>Spirea x Mopani 'Moonlight'</i>	5 Gal.	COAL
BS	52	BUSH HORTONSCOLE	<i>Gaultheria procumbens 'Hortonscole'</i>	5 Gal.	COAL
DL	16	HAPPY RETURNER DAISY	<i>Hemodesia happy returner</i>	5 Gal.	COAL
RS	14	MAIL FORTRESS NEED GRASS	<i>Caryophyllus acedens 'Mail Fortress'</i>	5 Gal.	COAL
PG	6	WHITE PAMPAS GRASS	<i>Conoclinium setosum</i>	5 Gal.	COAL

BUFFER PLANT LIST:

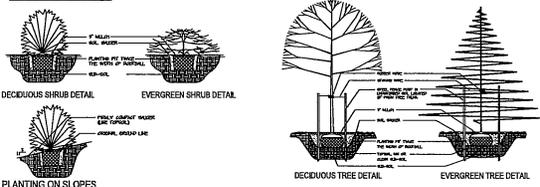
SYM.	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
OVERSTORY TREES					
SO	19	SWAMP WHITE OAK	<i>Quercus bicolor</i>	2'-3" Cal.	BBB
HS	18	PRINCE PRIDE HUCKERRYBERRY	<i>Celastrus occidentalis 'Prize Winner'</i>	2'-3" Cal.	BBB
EVERGREEN TREES					
CB	21	COLOMBIA BLUE SPRUCE	<i>Picea pungens glauca</i>	6" Height	BBB
BS	23	BLACK HILLS SPRUCE	<i>Picea glauca densata</i>	6" Height	BBB
ORNAMENTAL TREES					
BS	10	AUTUMN BALANCE BERRYCERRY	<i>Amelanchier grandiflora 'Autumn Balance'</i>	1/2 Cal.	BBB
RE	10	RED BIRD	<i>Cornus canadensis</i>	1/2 Cal.	BBB
AM	11	AMAR MABLE 'Cherry'	<i>Acer glabrum 'Cherry'</i>	1/2 Cal.	BBB
PF	6	PRINCE PRIDE CRAIG	<i>Malva x Praline Tree</i>	1/2 Cal.	BBB

GENERAL NOTES:

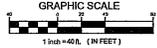
- ALL EXISTING, SURROUNDING LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
- SHOW ALL DISTRIBUTED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE.
- STAKE SLOPE ON ALL SLOPES 3:1 OR GREATER.
- PLANT QUANTITIES ARE FOR CONTRACTORS CONSIDERANCE. THE DRAWING SHALL PREVAIL, IF A CONFLICT OCCURS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1 - 1998).
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF INSTALLATION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN IDENTIFICATION TAGS AND CHECK ON ALL PLANT MATERIAL PRIOR TO THE COMMENCEMENT OF THE CONTRACT.
- CONTRACTOR SHALL PLACE SHREDED BARK MULCH AROUND ALL TREES, SHRUBS AND GRASS COVER TO A DEPTH OF 3 INCHES, UNLESS NOTED.
- STAKE AND WRAP ALL DECIDUOUS TREES IMMEDIATELY AFTER PLANTING. STAKE ALL TREES ACCORDING TO THE STANDARD SPECIFICATIONS. CONTRACTOR SHALL ADJUST AND MAINTAIN DURING TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD.
- THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK. PRIOR TO THE COMMENCEMENT OF THE CONTRACT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
- NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
- ALL ENDING SHALL BE BLACK DIAMOND ENDING OR AN APPROVED EQUAL.



TREE DETAILS:



PLANTING ON SLOPES



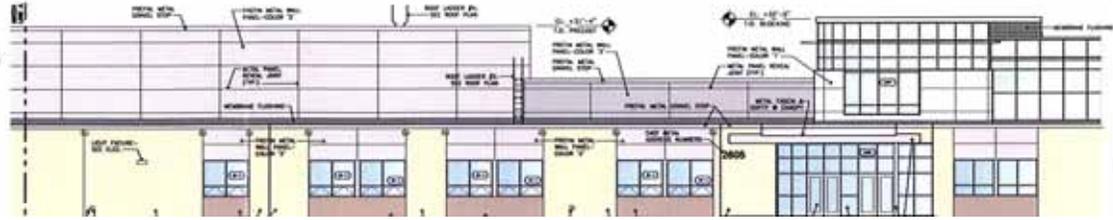
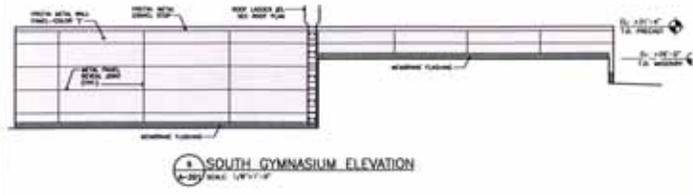
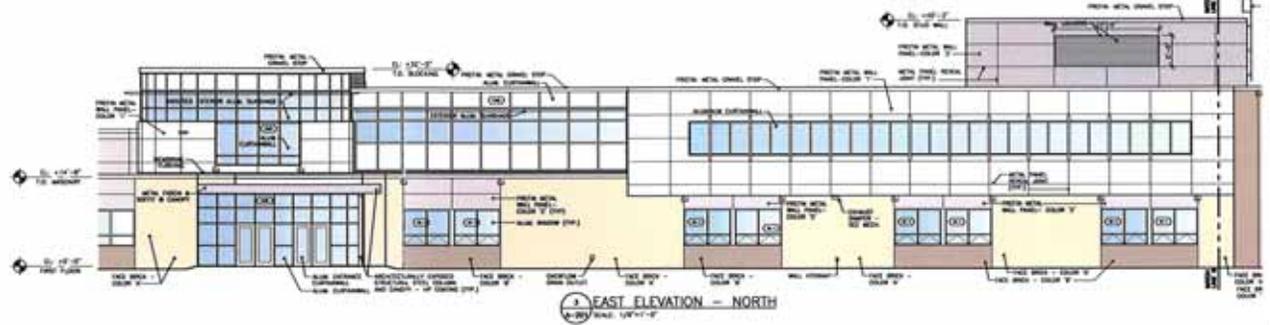
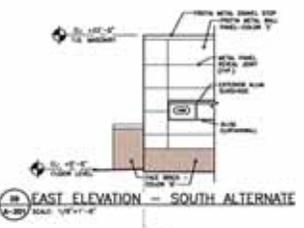
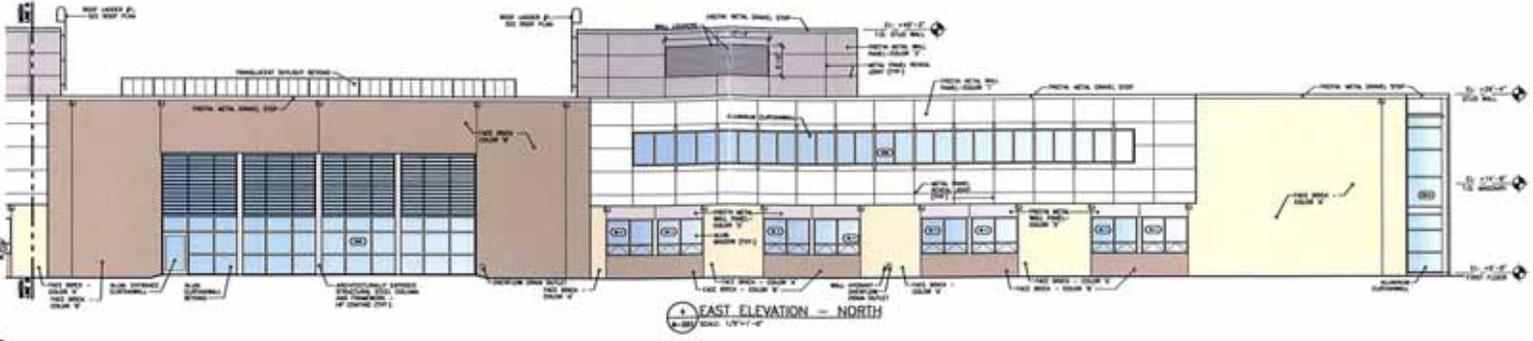
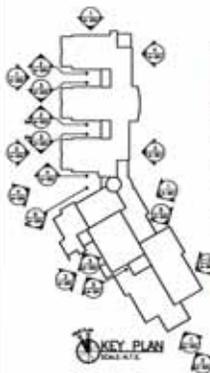
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 www.bishopeng.com

TIMBERLINE MIDDLE SCHOOL
 WAUKEE COMMUNITY SCHOOL DISTRICT
 WAUKEE, IA

PROJECT NO.: 1018K
 DATE: APRIL 2013
 REVISIONS:
 1. 04/15/13: BY CIVIL, ELECTRICAL, MECHANICAL, PLUMBING, AND CITY ENGINEER.
 DRAWING TITLE: LANDSCAPE PLAN
 DRAWING NO.: L-101

10/13/2013 09:00 AM
 2/27/2013 8:16:07 PM CDT



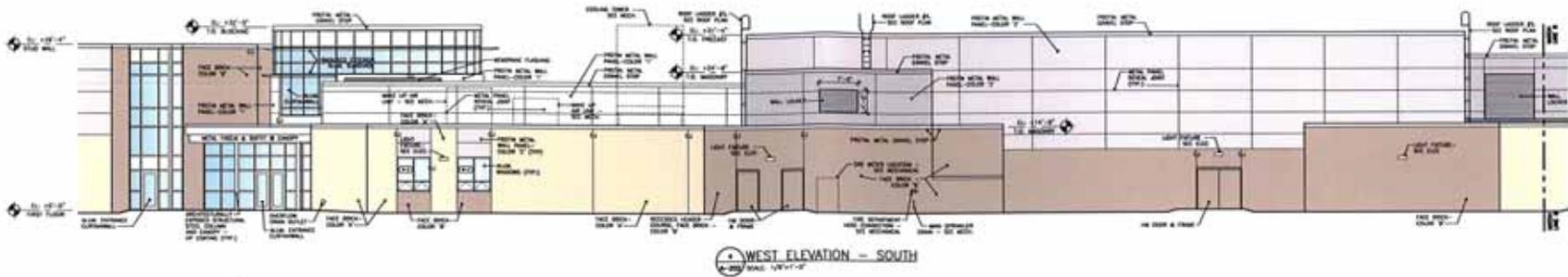
frk
ARCHITECTS • ENGINEERS

RELINQUISH - NOT TO BE USED FOR CONSTRUCTION

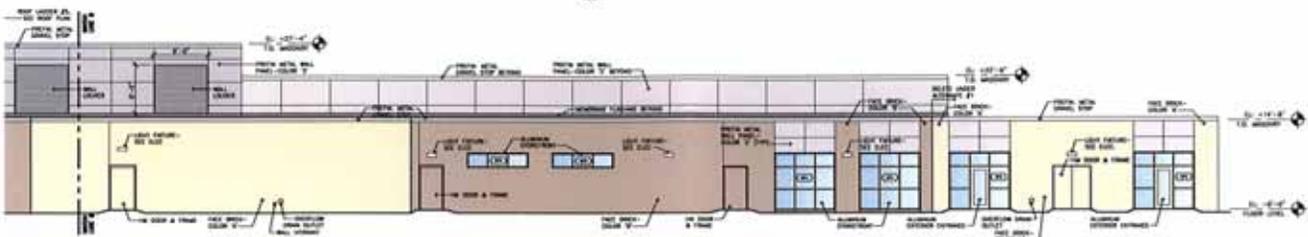
WAUKEE TIMBERLINE SCHOOL
WAUKEE COMMUNITY SCHOOL DISTRICT
WAUKEE, OHIO

PROJECT NO: **1018K00**
DATE: MARCH 2013

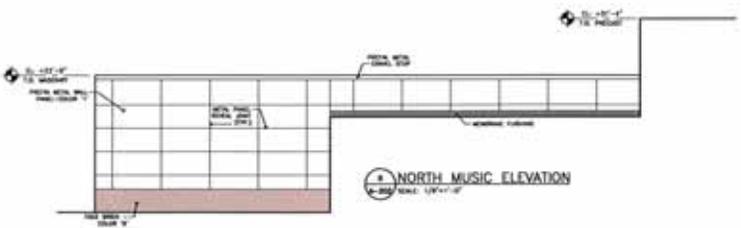
GENERAL TITLE: **EXTERIOR ELEVATIONS**



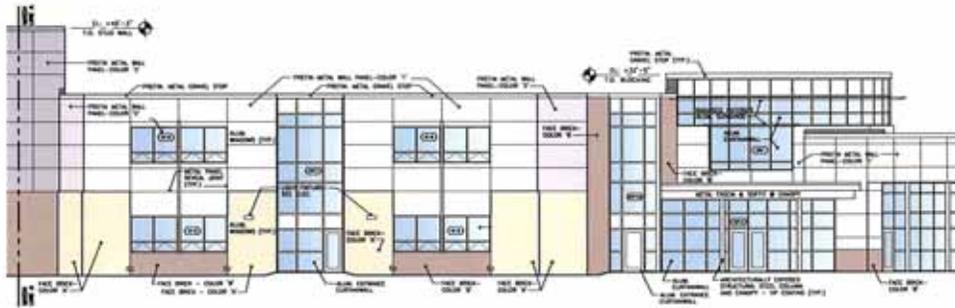
WEST ELEVATION - SOUTH
SCALE 1/8" = 1'-0"



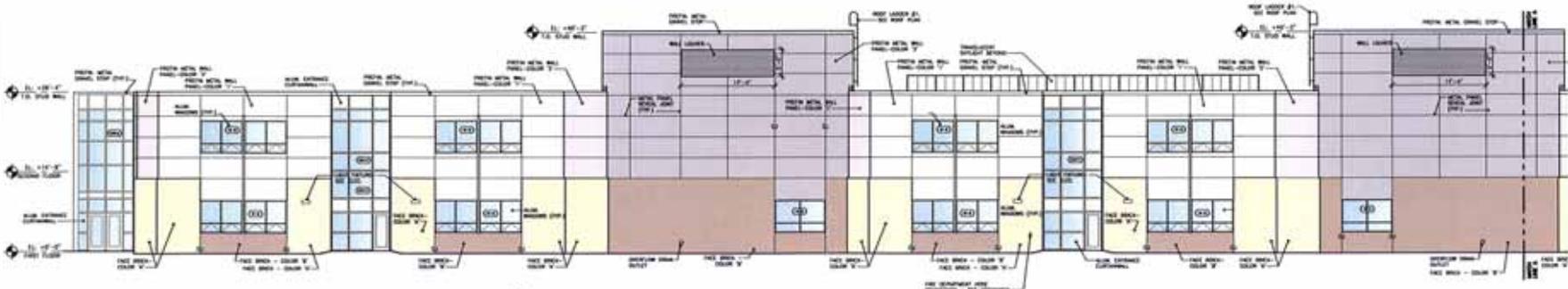
WEST ELEVATION - SOUTH
SCALE 1/8" = 1'-0"

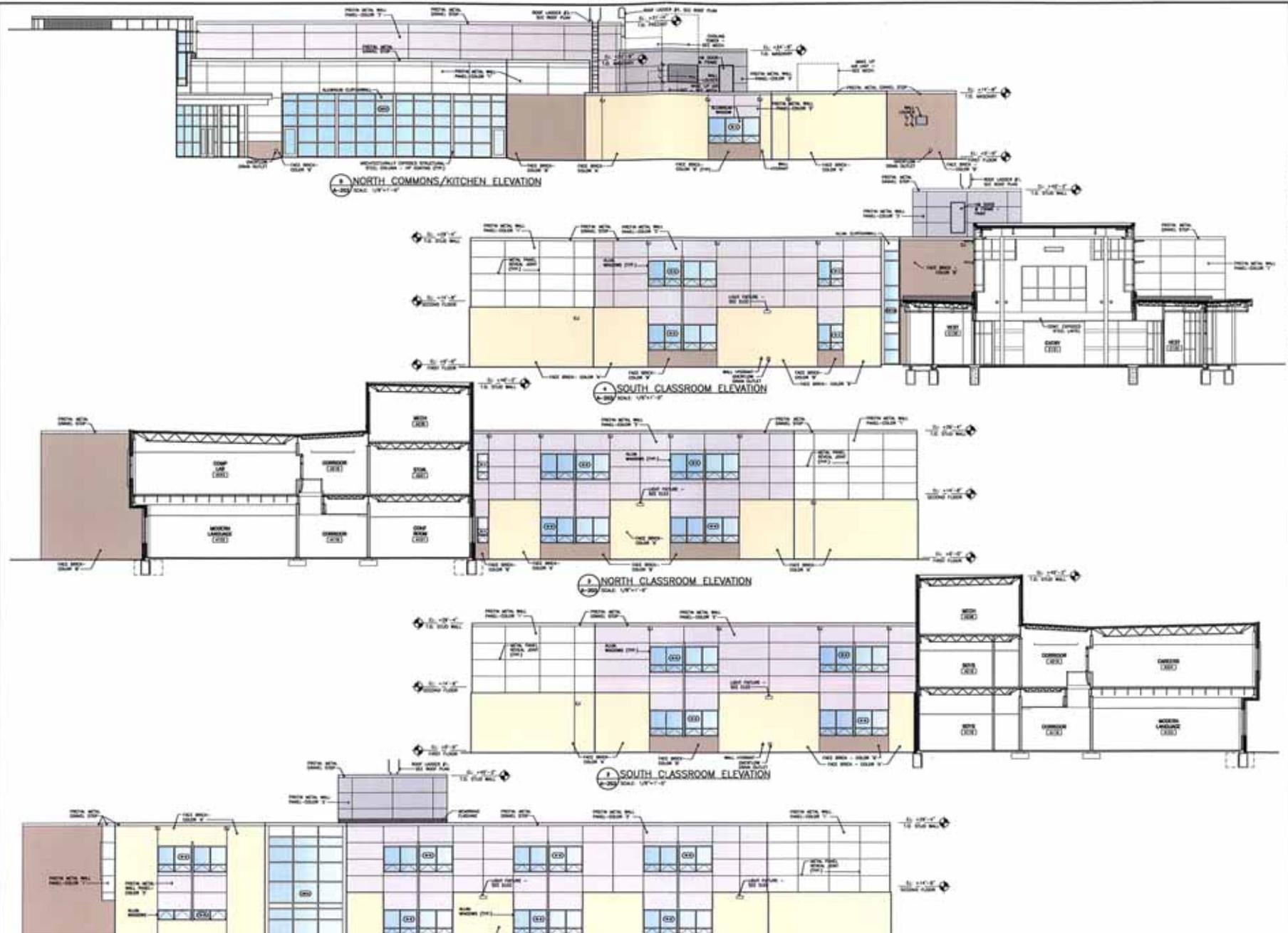


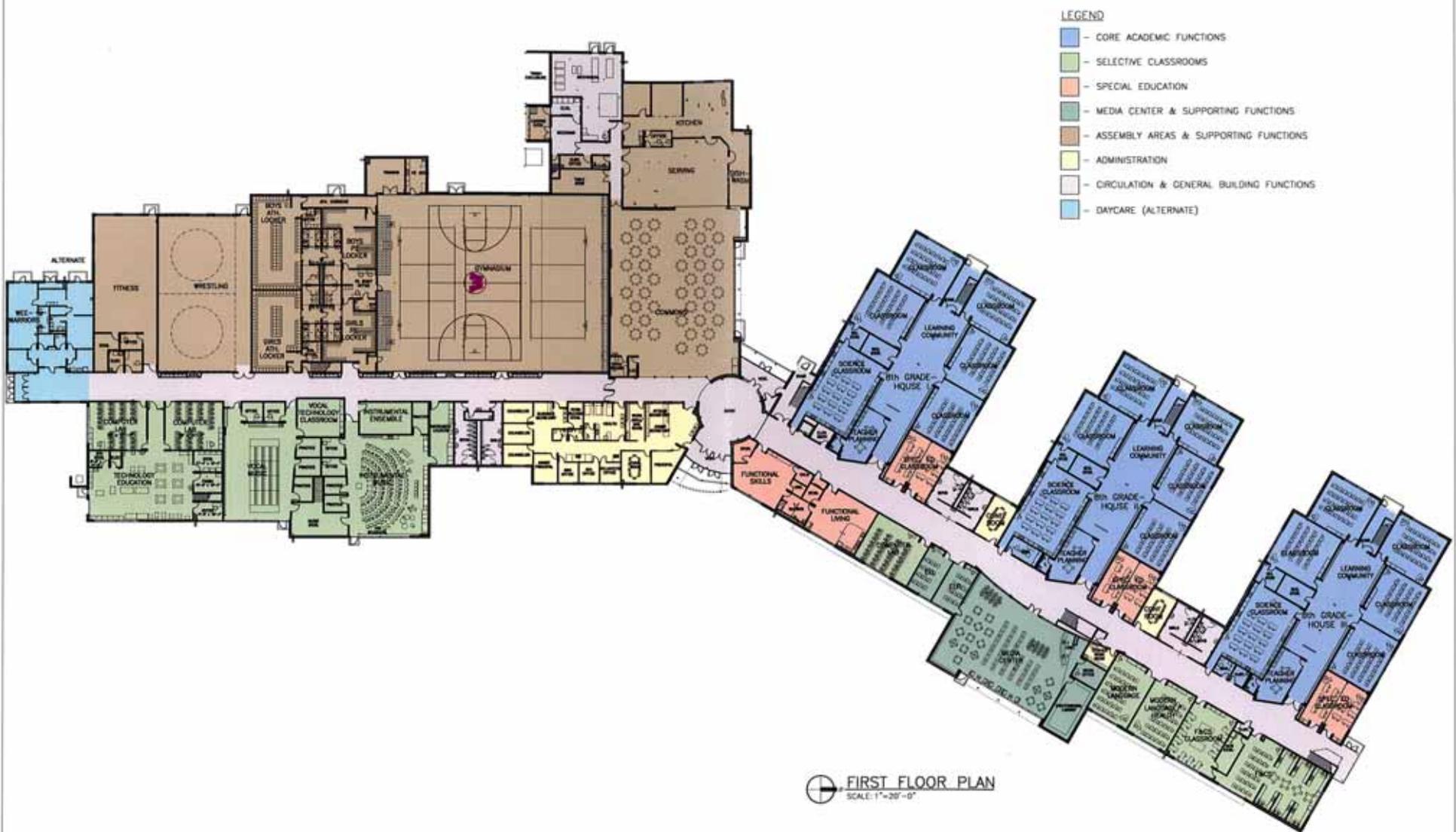
NORTH MUSIC ELEVATION
SCALE 1/8" = 1'-0"



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







- LEGEND**
- - CORE ACADEMIC FUNCTIONS
 - - SELECTIVE CLASSROOMS
 - - SPECIAL EDUCATION
 - - MEDIA CENTER & SUPPORTING FUNCTIONS
 - - ASSEMBLY AREAS & SUPPORTING FUNCTIONS
 - - ADMINISTRATION
 - - CIRCULATION & GENERAL BUILDING FUNCTIONS
 - - DAYCARE (ALTERNATE)

⊕ **FIRST FLOOR PLAN**
SCALE: 1" = 20'-0"

LEGEND

- CORE ACADEMIC FUNCTIONS
- SELECTIVE CLASSROOMS
- SPECIAL EDUCATION
- MEDIA CENTER & SUPPORTING FUNCTIONS
- ASSEMBLY AREAS & SUPPORTING FUNCTIONS
- ADMINISTRATION
- CIRCULATION & GENERAL BUILDING FUNCTIONS



SECOND FLOOR PLAN
SCALE: 1"=20'-0"