

PLANNING & ZONING AGENDA ITEM #6

Planning & Zoning Meeting date: 3/26/13

SUBJECT: Approval of site plan for Gym Space LLC, 1110 SE Westbrooke Drive.

SYNOPSIS: The applicant is requesting approval of a site plan for an approximately 9,000 square foot flex space with the potential for a 6,300 square foot addition in the future on property located at 1110 SE Westbrooke Drive within the Hickman West Industrial Park. The site plan also includes a fifteen stall parking lot with a planned layout for a future expansion, storm water detention as well as a landscape buffer along the south property line adjacent to the public trail.

STAFF RECOMMENDATION: At this time, all staff comments have been addressed and staff would recommend approval of the proposed site plan.

PROPOSED MOTION: Motion to Approve the Site Plan for Gym Space LLC, 1110 SE Westbrooke Drive.

ATTACHMENTS:

SUPPORTING DOCUMENTS:

- I. Staff Report
- II. Comment Response Letter, dated 3/22/13
- III. Staff Comment Letter, dated 3/13/13
- IV. Proposed Site Plan
- V. Proposed Building Elevations

Prepared by: Brad Deets, Development Services Director



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Brad Deets

RE: Gym Space LLC

DATE: March 26, 2013

GENERAL INFORMATION:

Applicant: Gym Space, LLC

Requested Action: Site Plan Approval

Location and Size: Parcel 'A' of Lot 6, Hickman West Industrial Park Plat 2, containing 2.21 acres more or less.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Community Village	M-1
North	Image Sport	Community Village	M-1
South	Vacant	Community Village	C-4
East	Riekes Material Handling	Community Village	M-1
West	First Interiors	Community Village	M-1

BACKGROUND:

The subject property is located within the Hickman West Industrial Park located east of Alice's Road. The subdivision is made up of a number of light industrial type businesses including several flex spaces. The applicant, Gym Space, LLC is requesting approval of a site plan for a 9,000 square foot building with the potential for a future expansion of an additional 6,300 square feet. The intended use of the building is for a gym space and warehouse which is a permitted use within the M-1 Light Industrial Zoning District.



Aerial Photo of Property and Surrounding Area

PROJECT DESCRIPTION:

The proposed project includes the construction of a 9,000 square foot flex/warehouse space which initially will be used for a gym space. The plan also identifies the potential for a 6,300 square foot addition of a second building to the south of the initial building as well as a turf practice field.

ACCESS PARKING AND TRAILS:

A single access to the site will be provided off of SE Westbrooke Drive. Parking for the site will be provided with a fifteen stall parking lot on the west side of the building which exceeds the minimum parking requirements of nine stalls. Future parking totaling 38 stalls is shown on the site plan which would be installed as a part of the future additions to the site.

A ten foot public trail exists along the south property line and sidewalk will be installed along SE Westbrooke Drive.

UTILITIES:

Access to utilities for the site will be provided by the existing sanitary sewer line and water line along SE Westbrooke Drive. Detention for the site will be provided within a proposed detention pond in front of the proposed building which will be collected and then released into the storm sewer along SE Westbrooke Drive.

OPEN SPACE AND LANDSCAPING:

The site far exceeds the minimum open space requirements of 15%. A total of 15 trees and 15 shrubs are proposed on the site. In addition, there is a landscape buffer easement along the south property line which includes 16 evergreens, 8 overstory trees and 12 understory trees.

ELEVATIONS:

The proposed elevations fall within the guidelines of the recently approved site plan requirements for the City. The elevations show a combination of both vertical and horizontal metal panels as well as brick and glazed surfacing. As the Commission will recall, there is a requirement that buildings consider all four elevations of the building with their design.

STAFF RECOMMENDATION

At this time, staff would recommend approval of the site plan for Gym Space LLC subject to any outstanding staff comments.

CITY OF WAUKEE

Brad Deets

Development Services Director



Civil Engineers & Land Surveyors

Friday, March 22, 2013
Project #: 204773(C3)

City of Waukee
230 West Hickman Road
Waukee, Iowa 50263

Re: Gym Space, LLC Site Plan
Revisions from Comments Dated: 03-13-2013

Dear City of Waukee,

Attached is the comments from the City of Waukee with comments from Associated Engineering Company of Iowa as needed. If you have any questions please call me at 515-255-3156. If I can not be reached at that number call my cell phone at 515-201-4502.

Sincerely,

A handwritten signature in blue ink that reads 'Vic Piagentini'.

Vic Piagentini
Associated Engineering Company of Iowa, Inc.



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GENERAL COMMENTS / COVER SHEET

1. A floor plan should be provided as a part of the next review to identify the proper parking provisions are being addressed as a part of the site plan review. **Staff would note that the applicant should be prepared to provide a code analysis of the building as part of the building permit application process as Staff currently questions how egress for the space is being met and whether or not restroom accommodations will meet the projected building code requirements factored by occupancy.**
2. Verify that all "Phase I Improvements" indicated on the site plan are all intended to be installed as a part of the initial site development.
3. The title block should be updated to indicate the "Submittal Date" consistent with the "Date Printed" as the current 1st submittal date is referenced in 2011.
4. ~~The "assessor's map" vicinity map should be revised to indicate~~ as "vicinity map" and ~~the streets names~~ indicated in the vicinity map should be labeled.
5. ~~The site address should be revised and indicated as 1110 SE Westbrooke Drive. Verify that the applicant wants to use the 1110 address in lieu of 1120 SE Westbrooke Drive as this was explained to staff as the preferred address by the applicant. Staff is comfortable with either, but the address indicated on the site plan should be what is utilized upon final construction of the building.~~
6. The zoning information should be updated to indicate the existing zoning of "M-1 [Light Industrial District]."
7. The required parking calculation should be revised to indicate 1 stall per 1,000 square feet of gross indoor space and 1 stall per 1,000 square feet of outdoor space used for activities. The required parking calculation should reference "Commercial Entertainment" as the site use for the required parking allotment.
8. All General Grading Notes and General Notes referencing conformance with Urban Standard Specifications should be revised to indicate conformance with Waukee Standard Specifications.
9. General Grading Notes #5 & #6 should be revised to address what is to occur after construction.
10. Staff questions if General Grading Notes #7 and #16 can be consolidated as they both reference the same general comments and parameters. Please address.
11. General Grading Notes #9 should be revised to reference the property owner in lieu of the jurisdictional engineer for the hiring of outside assistance.
12. General Grading Notes #12 should be revised to indicate the hosing down of paved surfaced not to be directed toward a storm inlet.
13. General Grading Notes #14 should be revised to indicate the removal of erosion and sediment controls based upon the establishment of stabilization and not upon approval of jurisdictional engineer.
14. General Grading Notes #18 should be revised to indicate the City of Waukee in lieu of Polk City.
15. General Grading Notes #21 should be revised to indicate topsoil to be respread to meet General Permit #2 minimum topsoil requirements and for the contractor to provide written verification to the City of Waukee Engineering Department verifying the requirements of the General Permit #2 topsoil requirements being met.
16. General Grading Notes #26 should be revised to remove the "4" from "TO STORM 4 SEWERS."



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17. General Notes #11.B should be revised to indicate the cleaning to be completed by the end of the work day or prior to a storm event.
18. General Notes #12.A should be revised to indicate the requirement of a General Permit #2 if over 1 acre of disturbance. **Staff would note that the applicant/engineer will be required to submit a COSESCO permit application and SWPPP identifying all proposed site controls for this project as a part of the building permit application process. (Public notices have been submitted to the news paper, waiting to receive to apply for General Permit # 2 with DNR)**
19. General Notes #18 can be removed as it states the same information as #5.
20. General Notes #20 should be revised to include reference to all garbage to be stored inside the facility and no outdoor trash cans or dumpsters to be placed on the property without prior approval and construction of an enclosure in compliance with all City of Waukee provisions.
21. A note should be provided in the General Notes indicating the owner's responsibility to provide the City of Waukee Engineering Department with an as-built drawing of the detention pond and written verification from the engineer identifying the necessary constructed per the approved site plan.
22. The total amount of area proposed to be disturbed as a part of Phase I should be indicated on the cover sheet for clarity in square feet.
23. **IDNR Sanitary and Water Permits should be provided for review and approval prior to any construction on the site.**
24. **A note should be added to the cover sheet indicating any proposed hydrants to INCLUDE STORZ CONNECTIONS (future hydrants). (See label on plan sheet at the proposed future hydrant location label)**

DEMOLITION PLAN

25. The date a site survey was completed for the property should be indicated on the demolition plan.
26. All existing easements should be indicated with recorded Book and Page on all sheets of the plan set.
27. All adjacent ownership and zoning information should be indicated on the site plan for clarity. Additionally, the lot, property owner information, and existing street conditions (north site access point) on the north side of SE Westbrooke Drive should be indicated on the plan set.
28. The existing 30-foot public utility and recreational trail easement running along the southern boundary of the lot should be indicated on the site plan.
29. Verify the location of any existing trees adjacent to the trail that were installed as a part of the recent trail construction this past year. The location and type(s) should be indicated on the plan set for clarity.
30. The proposed curb cut location on SE Westbrooke Drive should be revised to follow SUDAS Type A Driveway and grind/cut curb drop with 'B' joint. **The callout should also indicate installation of a 1/2" expansion at back of curb.**
31. Verify that the transformer indicated on the Demolition Plan is existing and will be allowed for use by MidAmerican Energy on this project.

GRADING PLAN

32. City ordinance requires a 40-foot (width) buffer for all industrial properties adjacent to a commercially zoned property. A 3-foot minimum tall berm should be provided along with the required plantings within



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the berm. Staff would prefer to see the berming provided in several individual berms in lieu of one large continuous berm. Plantings required as a part of the buffer are identified below with the landscaping plan. The berming should be addressed as a part of the grading plan.

33. Existing contours of properties within 50 feet of the site should be indicated on the site plan.
34. The main entrance to the building should be revised to reflect the elevation drawings submitted.
35. Staff questions if other egress points are required as a part of this assembly according to the building code. Additional doors and corresponding stoops should be indicated on the site plan for clarity. Please address. **Verify that the location of the secondary egress from the facility on the south side of the building will meet building code provisions as noted above.**
36. **A private storm water detention pond easement should be indicated around the detention pond. As a part of this site development a storm water maintenance covenant and detention easement will need to be recorded with Dallas County. An example maintenance covenant has been attached for your use and reference.**
37. The 100-year flood limit of the detention pond should be indicated (labeled) and illustrated on the site plan for clarity.
38. **The location of any ground mounted mechanical units should be indicated on the site plan, which would include any A/C units.** Staff would request that the transformer be located a minimum of 2 feet away from the property line and dimensions provided for the proposed pad. **(NO A/C TO BE INSTALLED)**

DIMENSION & UTILITY PLAN

1. A note should be added to the plan indicating all pavement within the ROW to be a C-4 Mix and 8 inches thick.
2. Pavement radii should be indicated on the plan set for clarity.
3. **The public sidewalk crossing with the access driveway should be indicated with truncated domes and warning panels meeting all ADA requirements. (SEE I-C GENERAL NOTES (DIMENSIONING PLAN))**
4. A pedestrian connection should be made from the internal sidewalk to the public sidewalk on SE Westbrook Drive per the City's Site Plan Ordinance.
5. **The fire and domestic water services should be split prior to entering the building. A detail indicating the location of the split should be indicated on the site plan. Additionally, valves should be indicated for both services prior to entering the building. Staff would request that only one tap be provided on the main and split to occur just outside the building.**
6. **Verify the appropriate size of the water line coming into the property will support a fire suppression system. Staff believes that a 2 inch domestic and 6 inch fire service are needed to the facility to meet all applicable code. Please verify.**
7. Hydrant radii should be indicated on the plan set using a 250 foot radius and the FDC should be indicated on the site plan for clarity. **The hydrant radii should also include the existing hydrant nearest the northwest corner of the site.**
8. Verify that a hydrant is within 100 feet of the FDC on the building.



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9. The storm sewer structure types should be indicated on the site plan for clarity.
10. A flared end section should be indicated on the plan set for the outlet of the detention pond. **Additionally, a detail should be provided identifying the placement of the oriface plate within the storm sewer on the plan set. (See detention pond outlet detail on sheet 3 of 4)**
11. **A detail should be provided as a part of the plan set** for the flared end sections indicating the use of a footing and apron guard. **(See detention pond outlet detail on sheet 3 of 4)**
12. The invert elevation of the detention pond outlet should be indicated on the site plan.
13. Rip-rap or erosion control should be provided at the storm water outlet into the detention pond and indicated on the plan set.
14. Downspout locations should be indicated on the plan set **and direct connection to storm sewer provided.**
15. The sanitary sewer service line should be revised and indicated as a 6-inch service consistent with Waukeo Standard Specifications.
16. A note should be added to the plan set indicating the sanitary service to be bored under SE Westbrook Drive. Additionally, a note should be added to the plan set indicating the owner's responsibility to sod any disturbed areas within the public right-of-way.
17. The existing gas main running parallel with the water main on the southern end of the property should be indicated on the plan set.
18. Staff questions if natural gas service is intended for the project. Please address.
19. Staff would note that the future parking plan does not meet the City's ordinance of providing an island(s) to allow no more than 15 cars parked side-by-side. This should be addressed as a part of this site plan review so that if parking is provided in the future it meets the requirements of the City's ordinances.
20. **Verify that the proposed storm sewer connection to the public main has a proposed flowline 1 foot above the outlet. (Invert of outlet of detention pond is 1 foot above invert of existing intake)**
21. **Existing watermain valves adjacent to this project should be indicated on the plan set for clarity. (See drawing for existing valve locations)**

LANDSCAPE PLAN

22. The landscaping requirement calculations should be revised and indicated as 1 tree per 1,000 square feet of required open space and 1 shrub per 1,000 square feet of required open space. The indicated provisions should also address the requirement of 25% of the trees to be evergreens and 50% of the trees to be overstory. The appropriate breakdown of the number of required and provided should be indicated on the Landscape Plan for clarity.
23. Staff would note that grasses cannot be counted toward the required shrubbery count but may be provided as an additional site beautification and enhancement.
24. A note identifying the requirement of 2 overstory, 4 evergreen, and 3 ornamental trees to be provided per 50 lineal feet for the 40-foot buffer along the south end of the site should be indicated on this sheet for clarity. This would require the installation of a total 8 overstory, 16 evergreen, and 12 ornamental trees within the 40 X 200 foot buffer area along the south end of the property. The required plantings within the landscape buffer cannot be used toward meeting the general site landscaping requirements.



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25. ~~The planting schedule should be revised accordingly to address the variety of tree types required as a part of the site plan and buffer requirements. The size(s)/height indicated of the required trees should be revised and indicated as 8 feet for overstory and 6 feet for evergreen and ornamental trees per the City's Landscaping and Open Space Ordinance.~~
26. ~~Additionally shrubs are required to screen ground mounted mechanical units from public view. This would also include the transformer.~~
27. ~~Verify that there are no trees or shrubs proposed within the detention pond.~~
28. ~~Areas proposed for seeding and sodding should be indicated on the Landscape Plan for clarity. Staff would note that a permanent Certificate of Occupancy can only be issued on the building once full site establishment is met.~~
29. ~~Landscaping Notes #12 should be revised to include all areas within the public right of way to be sodded.~~

ELEVATION DRAWINGS

30. ~~The elevations should be revised to address 360 architecture. While the ordinance does not require a consistent use of the same materials on all sides; it does, however, require industrial buildings to utilize a mix of materials to break up long continuous spans of material and emphasize doorways and window areas on the building. Staff would recommend that the applicant review Pages 15 & 16 of the adopted Architectural Design Example Book for ideas on how this may be accomplished. Variation in color and orientation of the metal panneling may aid in meeting the ordinance provisions.~~
31. ~~The South Elevation should likely receive the same Parapet treatment as the North Elevation.~~
32. **The East Elevation should be updated to provide massing dimensions.**
33. **Verify as questioned previously that there are no other egress locations needing to be indicated on the elevations.**
34. ~~Verify that no rooftop mechanical units are being proposed as a part of this project. A note should be added to the elevation drawings indicating the mechanical screening to be provided as necessary to provide for adequate screening of the units.~~
35. **A note should be added to the elevation drawings indicating all hollow frame doors to be painted to match the adjacent wall color.**
36. ~~A note should be added indicating signage to be reviewed and approved by the Development Services Department under separate permit.~~
37. **All wallpack lighting fixtures should be indicated on the elevation drawings.**

PHOTOMETRIC PLAN

38. **A site lighting plan addressing the proposed photometrics and manufacuter's cutsheets of all exterior site and building mounted lighting should be provided for review as a part of the next submittal. The lighting plan should meet all provisions of Chapter 304 of the Zoning Ordinance related to site lighting.**

MISCELLANEOUS

39. **A signed SWPPP, Checklist, and COSESCO application will need to be provided for review prior to any work commencing on site. Additionally, a copy of the IDNR issued General Permit #2 authorization letter should be submitted as a part of the application.**



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40. **Staff would request that the next submittal be provided in both hard copy and PDF form. The PDF(s) can be emailed to staff.**



Development Services Department

230 W. Hickman Road

Waukeee, IA 50263

Phone: (515) 978-9533

Fax: (515) 987-1845

March 13, 2013

Associated Engineering Company of Iowa
Attn: Victor Piagentini
2917 Martin Luther King Jr. Parkway
Des Moines, IA 50310

RE: Gym Space, LLC

Dear Mr. Piagentini:

Per your request, staff and Veenstra and Kimm have reviewed the Site Plan for Gym Space, LLC located on the south side of SE Westbrooke Drive, east of SE Alice's Road. Based upon our joint review, we have the following comments to offer regarding the site plan:

GENERAL COMMENTS / COVER SHEET

1. ~~A floor plan should be provided as a part of the next review to identify the proper parking provisions are being addressed as a part of the site plan review.~~ **Staff would note that the applicant should be prepared to provide a code analysis of the building as part of the building permit application process as Staff currently questions how egress for the space is being met and whether or not restroom accommodations will meet the projected building code requirements factored by occupancy.**
2. ~~Verify that all "Phase I Improvements" indicated on the site plan are all intended to be installed as a part of the initial site development.~~
3. ~~The title block should be updated to indicate the "Submittal Date" consistent with the "Date Printed" as the current 1st submittal date is referenced in 2011.~~
4. **The "assessor's map" vicinity map should be revised to indicate as "vicinity map" and the streets names indicated in the vicinity map should be labeled.**
5. ~~The site address should be revised and indicated as 1110 SE Westbrooke Drive.~~ **Verify that the applicant wants to use the 1110 address in lieu of 1120 SE Westbrooke Drive as this was explained to staff as the preferred address by the applicant. Staff is comfortable with either, but the address indicated on the site plan should be what is utilized upon final construction of the building.**
6. ~~The zoning information should be updated to indicate the existing zoning of "M-1 [Light Industrial District]."~~
7. ~~The required parking calculation should be revised to indicate 1 stall per 1,000 square feet of gross indoor space and 1 stall per 1,000 square feet of outdoor space used for activities. The required parking calculation should reference "Commercial Entertainment" as the site use for the required parking allotment.~~
8. ~~All General Grading Notes and General Notes referencing conformance with Urban Standard Specifications should be revised to indicate conformance with Waukeee Standard Specifications.~~
9. ~~General Grading Notes #5 & #6 should be revised to address what is to occur after construction.~~
10. ~~Staff questions if General Grading Notes #7 and #16 can be consolidated as they both reference the same general comments and parameters. Please address.~~

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19. General Notes #18 can be removed as it states the same information as #5.
20. General Notes #20 should be revised to include reference to all garbage to be stored inside the facility and no outdoor trash cans or dumpsters to be placed on the property without prior approval and construction of an enclosure in compliance with all City of Waukee provisions.
21. A note should be provided in the General Notes indicating the owner's responsibility to provide the City of Waukee Engineering Department with an as-built drawing of the detention pond and written verification from the engineer identifying the necessary constructed per the approved site plan.
22. The total amount of area proposed to be disturbed as a part of Phase I should be indicated on the cover sheet for clarity in square feet.
23. **IDNR Sanitary and Water Permits should be provided for review and approval prior to any construction on the site.**
24. **A note should be added to the cover sheet indicating any proposed hydrants to include Storz connections (future hydrants).**

DEMOLITION PLAN

25. The date a site survey was completed for the property should be indicated on the demolition plan.
26. All existing easements should be indicated with recorded Book and Page on all sheets of the plan set.
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28. The existing 30-foot public utility and recreational trail easement running along the southern boundary of the lot should be indicated on the site plan.
29. Verify the location of any existing trees adjacent to the trail that were installed as a part of the recent trail construction this past year. The location and type(s) should be indicated on the plan set for clarity.
30. The proposed curb cut location on SE Westbrooke Drive should be revised to follow SUDAS Type A Driveway and grind/cut curb drop with 'B' joint. **The callout should also indicate installation of a 1/2" expansion at back of curb.**

31. ~~Verify that the transformer indicated on the Demolition Plan is existing and will be allowed for use by MidAmerican Energy on this project.~~

GRADING PLAN

32. ~~City ordinance requires a 40 foot (width) buffer for all industrial properties adjacent to a commercially zoned property. A 3 foot minimum tall berm should be provided along with the required plantings within the berm. Staff would prefer to see the berming provided in several individual berms in lieu of one large continuous berm. Plantings required as a part of the buffer are identified below with the landscaping plan. The berming should be addressed as a part of the grading plan.~~
33. ~~Existing contours of properties within 50 feet of the site should be indicated on the site plan.~~
34. ~~The main entrance to the building should be revised to reflect the elevation drawings submitted.~~
35. ~~Staff questions if other egress points are required as a part of this assembly according to the building code. Additional doors and corresponding stoops should be indicated on the site plan for clarity. Please address.~~ **Verify that the location of the secondary egress from the facility on the south side of the building will meet building code provisions as noted above.**
36. **A private storm water detention pond easement should be indicated around the detention pond. As a part of this site development a storm water maintenance covenant and detention easement will need to be recorded with Dallas County. An example maintenance covenant has been attached for your use and reference.**
37. ~~The 100 year flood limit of the detention pond should be indicated (labeled) and illustrated on the site plan for clarity.~~
38. **The location of any ground mounted mechanical units should be indicated on the site plan, which would include any A/C units.** Staff would request that the transformer be located a minimum of 2 feet away from the property line and dimensions provided for the proposed pad.

DIMENSION & UTILITY PLAN

1. ~~A note should be added to the plan indicating all pavement within the ROW to be a C-4 Mix and 8 inches thick.~~
2. ~~Pavement radii should be indicated on the plan set for clarity.~~
3. **The public sidewalk crossing with the access driveway should be indicated with truncated domes and warning panels meeting all ADA requirements.**
4. ~~A pedestrian connection should be made from the internal sidewalk to the public sidewalk on SE Westbrook Drive per the City's Site Plan Ordinance.~~
5. **The fire and domestic water services should be split prior to entering the building. A detail indicating the location of the split should be indicated on the site plan. Additionally, valves should be indicated for both services prior to entering the building. Staff would request that only one tap be provided on the main and split to occur just outside the building.**
6. **Verify the appropriate size of the water line coming into the property will support a fire suppression system. Staff believes that a 2 inch domestic and 6 inch fire service are needed to the facility to meet all applicable code. Please verify.**
7. ~~Hydrant radii should be indicated on the plan set using a 250 foot radius and the FDC should be indicated on the site plan for clarity.~~ **The hydrant radii should also include the existing hydrant near the northwest corner of the site.**
8. ~~Verify that a hydrant is within 100 feet of the FDC on the building.~~
9. ~~The storm sewer structure types should be indicated on the site plan for clarity.~~

10. ~~A flared end section should be indicated on the plan set for the outlet of the detention pond.~~
Additionally, a detail should be provided identifying the placement of the orifice plate within the storm sewer on the plan set.
11. **A detail should be provided as a part of the plan set for the flared end sections indicating the use of a footing and apron guard.**
12. ~~The invert elevation of the detention pond outlet should be indicated on the site plan.~~
13. ~~Rip rap or erosion control should be provided at the storm water outlet into the detention pond and indicated on the plan set.~~
14. ~~Downspout locations should be indicated on the plan set~~ **and direct connection to storm sewer provided.**
15. ~~The sanitary sewer service line should be revised and indicated as a 6 inch service consistent with Waukee Standard Specifications.~~
16. ~~A note should be added to the plan set indicating the sanitary service to be bored under SE Westbrook Drive. Additionally, a note should be added to the plan set indicating the owner's responsibility to sod any disturbed areas within the public right-of-way.~~
17. ~~The existing gas main running parallel with the water main on the southern end of the property should be indicated on the plan set.~~
18. ~~Staff questions if natural gas service is intended for the project. Please address.~~
19. ~~Staff would note that the future parking plan does not meet the City's ordinance of providing an island(s) to allow no more than 15 cars parked side by side. This should be addressed as a part of this site plan review so that if parking is provided in the future it meets the requirements of the City's ordinances.~~
20. **Verify that the proposed storm sewer connection to the public main has a proposed flowline .1 above the outlet.**
21. **Existing watermain valves adjacent to this project should be indicated on the plan set for clarity.**

LANDSCAPE PLAN

22. ~~The landscaping requirement calculations should be revised and indicated as 1 tree per 1,000 square feet of required open space and 1 shrub per 1,000 square feet of required open space. The indicated provisions should also address the requirement of 25% of the trees to be evergreens and 50% of the trees to be overstory. The appropriate breakdown of the number of required and provided should be indicated on the Landscape Plan for clarity.~~
23. ~~Staff would note that grasses cannot be counted toward the required shrubbery count but may be provided as an additional site beautification and enhancement.~~
24. ~~A note identifying the requirement of 2 overstory, 4 evergreen, and 3 ornamental trees to be provided per 50 lineal feet for the 40 foot buffer along the south end of the site should be indicated on this sheet for clarity. This would require the installation of a total 8 overstory, 16 evergreen, and 12 ornamental trees within the 40 X 200 foot buffer area along the south end of the property. The required plantings within the landscape buffer cannot be used toward meeting the general site landscaping requirements.~~
25. ~~The planting schedule should be revised accordingly to address the variety of tree types required as a part of the site plan and buffer requirements. The size(s)/height indicated of the required trees should be revised and indicated as 8 feet for overstory and 6 feet for evergreen and ornamental trees per the City's Landscaping and Open Space Ordinance.~~
26. ~~Additionally shrubs are required to screen ground mounted mechanical units from public view. This would also include the transformer.~~
27. ~~Verify that there are no trees or shrubs proposed within the detention pond.~~

28. ~~Areas proposed for seeding and sodding should be indicated on the Landscape Plan for clarity. Staff would note that a permanent Certificate of Occupancy can only be issued on the building once full site establishment is met.~~
29. ~~Landscaping Notes #12 should be revised to include all areas within the public right-of-way to be sodded.~~

ELEVATION DRAWINGS

30. ~~The elevations should be revised to address 360 architecture. While the ordinance does not require a consistent use of the same materials on all sides; it does, however, require industrial buildings to utilize a mix of materials to break up long continuous spans of material and emphasize doorways and window areas on the building. Staff would recommend that the applicant review Pages 15 & 16 of the adopted Architectural Design Example Book for ideas on how this may be accomplished. Variation in color and orientation of the metal paneling may aid in meeting the ordinance provisions.~~
31. ~~The South Elevation should likely receive the same Parapet treatment as the North Elevation.~~
32. **The East Elevation should be updated to provide massing dimensions.**
33. **Verify as questioned previously that there are no other egress locations needing to be indicated on the elevations.**
34. ~~Verify that no rooftop mechanical units are being proposed as a part of this project. A note should be added to the elevation drawings indicating the mechanical screening to be provided as necessary to provide for adequate screening of the units.~~
35. **A note should be added to the elevation drawings indicating all hollow frame doors to be painted to match the adjacent wall color.**
36. ~~A note should be added indicating signage to be reviewed and approved by the Development Services Department under separate permit.~~
37. **All wallpack lighting fixtures should be indicated on the elevation drawings.**

PHOTOMETRIC PLAN

38. **A site lighting plan addressing the proposed photometrics and manufacturer's cutsheets of all exterior site and building mounted lighting should be provided for review as a part of the next submittal. The lighting plan should meet all provisions of Chapter 304 of the Zoning Ordinance related to site lighting.**

MISCELLANEOUS

39. **A signed SWPPP, Checklist, and COSESCO application will need to be provided for review prior to any work commencing on site. Additionally, a copy of the IDNR issued General Permit #2 authorization letter should be submitted as a part of the application.**
40. **Staff would request that the next submittal be provided in both hard copy and PDF form. The PDF(s) can be emailed to staff.**

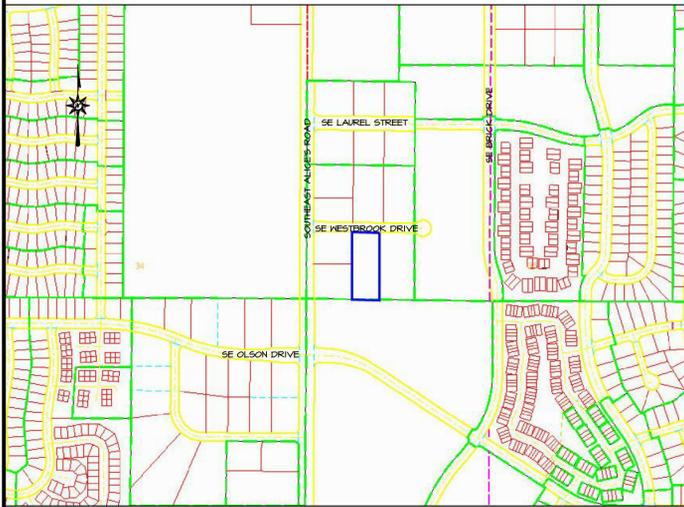
Revisions addressing all above comments should be provided back to Staff by Tuesday, March 19th to keep on schedule for Planning and Zoning on the 26th and City Council April 1st. Should you have any questions or concerns regarding these comments, please feel free to contact myself or Brad Deets at 515-987-4522.

Sincerely,

Ben Landhauser
City Planner

Gym Space, LLC

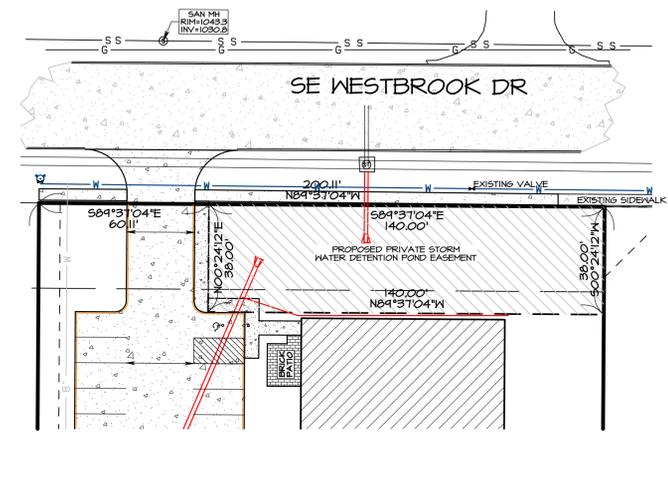
VICINITY MAP



AERIAL PHOTO



DETENTION POND EASEMENT



LEGEND

● MONUMENT FOUND AS NOTED	○ SET 5/8" RE-ROD W/ CAP 5228	△ SECTION CORNER FOUND AS NOTED	▽ SECTION CORNER SET AS NOTED	⊙ SANITARY MANHOLE AS NOTED	⊙ STORM MANHOLE AS NOTED	⊙ UTILITY MANHOLE AS NOTED	⊙ PHONE MANHOLE AS NOTED	⊙ GAS VALVE AS NOTED	⊙ UTILITY POLE AS NOTED	⊙ WELL AS NOTED	1" = 100'	— EXISTING CONTOUR	— PROPOSED CONTOUR	— FENCE LINE AS NOTED	— BURIED TELEVISION AS NOTED	— BURIED ELECTRIC AS NOTED	— OVER-HEAD ELECTRIC & UTILITIES	— GAS MAIN AS NOTED	— WATER MAIN AS NOTED	— STORM SEWER AS NOTED	— EXISTING SPOT ELEVATION	— PROPOSED SPOT ELEVATION	— MEASUREMENT DISTANCE OR BEARING	— RECORDED DISTANCE OR BEARING	— FIREHYDRANT AS NOTED	— EXISTING WATER VALVE	— PROPOSED WATER VALVE	— CURB INTAKE AS NOTED	— AREA INTAKE AS NOTED	— HANDICAP PARKING AS NOTED	— ELECTRIC TRANSFORMER BOX AS NOTED	— UTILITY BOX AS NOTED	— PERK TEST SITE AS NOTED	— EXISTING SPOT ELEVATION	— PROPOSED SPOT ELEVATION	— MEASUREMENT DISTANCE OR BEARING	— RECORDED DISTANCE OR BEARING	— UTILITY POLE AS NOTED	— BURIED TELEPHONE	— BURIED CABLE/UTILITIES AS NOTED
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CONTACT INFORMATION

OWNER
GYM SPACE, LLC
1685 SE BELL
WAUKEE, IOWA 50263
PHONE #: (515) 422-4731

CONTACT
CY PHILLIPS
PHONE#: (515) 422-4731

ENGINEERING
ASSOCIATED ENGINEERING COMPANY OF IOWA
2917 MARTIN LUTHER KING JR. PARKWAY
DES MOINES, IOWA 50310
ATTN: VICTOR PIAGENTINI
PHONE (515) 255-3156 ext. 2

SITE ADDRESS

1120 SE WESTBROOK DRIVE
WAUKEE, IOWA 50263

LEGAL DESCRIPTION

PARCEL 'A' OF LOT 6, HICKMAN WEST INDUSTRIAL PARK PLAT 2 AS RECORDED IN BOOK 2001, PAGE 13487 AT THE DALLAS COUNTY RECORDERS OFFICE.

ZONING INFORMATION

M-1 [Light Industrial District].

PARKING REQUIREMENTS

REQUIRED PARKING: (COMMERCIAL ENTERTAINMENT)
PHASE I BUILDING (9,000/1,000) = 9 STALLS
PHASE II BUILDING (6,300/1,000) = 7 STALLS
TURF FIELD (14,975/1,000) = 15 STALLS
TOTAL REQUIRED PARKING = 31 STALLS
PROVIDED PARKING (PHASE I) = 15 SPACES
PROVIDED PARKING (PHASE II) = 23 SPACES
PROVIDED TOTAL STALLS = 38 SPACES

AREA SUMMARY

PHASE I PROPOSED BUILDING	9,000 SF
PHASE I PROPOSED CONCRETE	5,243 SF
PHASE II PROPOSED BUILDING	6,300 SF
PHASE II PROPOSED CONCRETE	6,926 SF
TOTAL IMPERVIOUS	27,469 SF (28.5%)
OPEN SPACE	68,934 SF (71.5%)
TOTAL SITE	96,403 SF

OPEN SPACE REQUIREMENT

REQUIRED (96,403*15%)	14,460 SF (15.0%)
PROVIDED	69,934 SF (71.5%)

AREA TO BE DISTURBED

96,000 SQ FT

BUILDING USAGE

PRIVATE USE ATHLETIC FACILITY, WITH ABILITY TO RENT GYM SPACE IN FUTURE

BUILDING HEIGHT

HEIGHT OF BUILDING = 20 FEET

GENERAL GRADING NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACCOMPLISHING THE REQUIRED CONSTRUCTION WORK ON THIS PROJECT IN SUCH A MANNER AS TO EFFECTIVELY MINIMIZE AND CONTROL THE WATER POLLUTION, WHICH MIGHT BE CAUSED BY SOIL EROSION FROM THE PROJECT. IT IS INTENDED THAT THESE FEATURES BE MAINTAINED IN APPROPRIATE FUNCTIONAL CONDITION FROM INITIAL CONSTRUCTION STAGES TO FINAL COMPLETION OF PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMANCE WITH LOCAL, STATE, AND FEDERAL SOIL EROSION AND SILTATION CONTROLS.
- THE CONTRACTOR SHALL PROTECT ADJOINING PROPERTY INCLUDING PUBLIC UTILITIES, SANITARY AND STORM DRAINAGE SYSTEMS, AND OTHER DEBRIS FROM PROJECT SITE. REPAIR ANY DAMAGE IMMEDIATELY AT NO ADDITIONAL COST.
- THE CONTRACTOR SHALL PREVENT TRANSFER OF EARTH, SILTATION, OR DEBRIS TO ADJOINING PUBLIC OR PRIVATE PROPERTY FROM PROJECT SITE. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY, AND TAKE REMEDIAL ACTIONS FOR PREVENTION.
- EXISTING AND NEW INTAKES SHALL BE FILTERED DURING CONSTRUCTION.
- OUTLET STRUCTURE TO DETENTION POND SHALL HAVE SILT FENCE INSTALLED AROUND OUTLET UNTIL FINAL SEEDING HAS TAKEN PLACE.
- SILT FENCES SHALL BE CONSTRUCTED AT LOCATIONS SPECIFIED ON THE PLANS OR AS DIRECTED BY THE JURISDICTIONAL ENGINEER. THE SILT FENCES SHALL BE IN PLACE PRIOR TO SITE CLEARING AND GRADING. THE BOTTOM OF THE FENCE AND FABRIC SHALL BE EMBEDDED IN THE GROUND A MINIMUM OF 6 INCHES EXCEPT AT LOCATIONS WHERE FENCE IS LOCATED WITHIN DRAINAGE WAYS, IN WHICH CASE IT SHALL BE EMBEDDED A MINIMUM OF 12 INCHES. CONSTRUCT IN ACCORDANCE WITH DETAIL PLATE FOR SILT FENCE.
- IF TEMPORARY EROSION AND POLLUTION CONTROL MEASURES ARE REQUIRED DUE TO THE CONTRACTOR'S NEGLIGENCE, CARELESSNESS, OR FAILURE TO INSTALL PERMANENT CONTROLS AS A PART OF THE WORK AS SCHEDULED, AND ARE ORDERED BY THE JURISDICTIONAL ENGINEER, SUCH WORK SHALL BE PERFORMED BY THE CONTRACTOR AT OWN EXPENSE.
- IN CASE OF REPEATED FAILURES ON THE PART OF THE CONTRACTOR TO CONTROL EROSION, POLLUTION, AND/OR SILTATION, THE JURISDICTIONAL PROPERTY OWNER RESERVES THE RIGHT TO EMPLOY OUTSIDE ASSISTANCE OR TO USE HIS OWN FORCES TO PROVIDE THE NECESSARY CORRECTIVE MEASURES, SUCH INCURRED DIRECT COSTS PLUS PROJECT ENGINEERING COSTS WILL BE CHARGED TO THE CONTRACTOR, AND APPROPRIATE DEDUCTIONS WILL BE MADE FROM THE CONTRACTOR'S MONTHLY PROGRESS ESTIMATE AND FINAL PAYMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM CLEANING DURING INSTALLATION OF WORK AND UPON COMPLETION OF WORK.
- REMOVE FROM THE SITE ALL EXCESS MATERIALS, DEBRIS, AND EQUIPMENT.
- HOSE DOWN AND/OR BROOM CLEAN ALL PAVED SURFACES SHALL NOT BE DIRECTED TOWARD INTAKES.
- REPAIR ANY DAMAGE RESULTING FROM EROSION CONTROL OPERATIONS.
- THE CONTRACTOR SHALL REMOVE EROSION CONTROL DEVICES UPON THE ESTABLISHMENT OF STABILIZATION.
- THE CONTRACTOR SHALL REMOVE ALL EROSION CONTROL MATERIALS FROM THE SITE. THE CONTRACTOR SHALL PERFORM CLEANUP OPERATIONS UPON COMPLETION OF REMOVAL.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES AND STRUCTURES AND WHETHER ADDITIONAL UTILITIES OR STRUCTURES EXIST AND TO PROTECT ALL EXISTING UTILITIES AND STRUCTURES. ANY DAMAGE TO EXISTING UTILITIES AND STRUCTURES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- ADDITIONAL RIP-RAP MAY BE REQUIRED AT THE F.E.S. BASED UPON FIELD REVIEW BY CITY OF WAUKEE.
- EXISTING PAVEMENT MAY NEED TO BE SAW-CUT TO GET CLEAN EDGE FOR CONNECTION.
- ALL AREAS TO BE DISTURBED SHALL BE STRIPPED OF ORGANIC AND HERBACEOUS MATERIAL TO A MINIMUM DEPTH OF 6 INCHES. TOPSOIL SHALL BE SALVAGED FOR USE ON THE PROJECT SITE AND BE RESPREAD TO MEET GENERAL PERMIT #2 MINIMUM TOPSOIL REQUIREMENTS AND FOR THE CONTRACTOR TO PROVIDE WRITTEN VERIFICATION TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT VERIFYING THE REQUIREMENTS OF THE GENERAL PERMIT #2 TOPSOIL REQUIREMENTS BEING MET.
- ALL AREAS BENEATH PROPOSED PAVEMENT AND TO WITHIN 2 FEET OUTSIDE OF PROPOSED PAVEMENT SHALL BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR. MOISTURE CONTENT OF COMPACTED MATERIALS SHALL BE BETWEEN OPTIMUM AND +4%.
- FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1 FOOT OF PLAN ELEVATIONS, AND FINAL GRADES IN ALL OTHER AREAS SHALL BE WITHIN 0.2 FOOT OF PLAN ELEVATIONS.
- A MINIMUM 1 FOOT OF COMPACTED COHESIVE SUBGRADE SHALL BE PROVIDED BENEATH ALL PAVEMENT.
- UNSATURABLE MATERIAL IS FOUND DURING ANY EXCAVATION, IT SHALL BE REMOVED AND REPLACED WITH SELECT FILL APPROVED BY THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL SILT FENCES AS INDICATED ON THE DRAWINGS. ADDITIONAL SILT FENCES MAY BE NECESSARY TO PROVIDE EROSION CONTROL AS THE CONSTRUCTION PROCEEDS. SLOPE ROUGH GRADES TO STORM SEWERS WHEREVER POSSIBLE.
- FILL SHALL BE PLACED IN 6-INCH LIFTS.

GENERAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
- ALL CONSTRUCTION PROCEDURES AND MATERIALS TO MEET OR EXCEED MINIMUM REQUIREMENTS OF WAUKEE STANDARD SPECIFICATIONS.
- THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL REQUIRED PERMITS FOR PERFORMING THE WORK.
- THE WAUKEE STANDARD SPECIFICATIONS SHALL APPLY TO GRADING, EROSION CONTROL AND ASSOCIATED WORK FOR THE PROJECT.
- THE OWNER/DEVELOPER IS RESPONSIBLE FOR MEETING ALL STATE OF IOWA DEPARTMENT OF NATURAL RESOURCES, APPLICABLE CITY URBAN DESIGN STANDARDS FOR PUBLIC IMPROVEMENTS, OR ANY OTHER CODES, REGULATIONS, OR RESTRICTIONS SET FORTH BY ANY AND ALL GOVERNING AGENCIES.
- NOTIFY OWNER, ENGINEER, AND CITY AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- ALL PROPOSED CONTOURS AND SPOT ELEVATION SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL FURNISH AND PLACE ALL NECESSARY SIGNS AND BARRICADES DURING CONSTRUCTION IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
- POST DEVELOPMENT RUNOFF SHALL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
- ANY DAMAGE DONE TO THE EXISTING FENCES, YARDS OR OTHER STRUCTURES OUTSIDE THE CONSTRUCTION LIMITS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- GRADING
 - OWNER/DEVELOPER IS RESPONSIBLE FOR ALL COMPACTION, DENSITY OR ANY OTHER TEST.
 - ALL DEBRIS SPILLED ON THE STREETS OR ADJACENT PROPERTY SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR BY THE END OF THE WORK DAY OR BEFORE A STORM EVENT.
 - ALL PROPOSED CONTOURS AND SPOT ELEVATION SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB, UNLESS OTHERWISE NOTED.
- EROSION CONTROL
 - THIS SITE SHALL COMPLY WITH THE GENERAL PERMIT #2.
 - EXCEPT AS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED ON ALL DISTURBED AREAS NO LATER THAN THE 14TH DAY AFTER ANY CONSTRUCTION ACTIVITY HAS TAKEN PLACE AND ON AREAS WHERE CONSTRUCTION ACTIVITY WILL NOT OCCUR FOR A PERIOD OF ANOTHER 21 DAYS.
 - THE EROSION CONTROL MEASURES SHALL BE CHECKED REGULARLY, ESPECIALLY AFTER EACH SIGNIFICANT STORM, TO LOCATE DAMAGE AND CONDUCT MAINTENANCE OPERATIONS.
 - THE CONTRACTOR SHALL PLACE SILT FENCE AROUND ALL STORM SEWER INLET LOCATIONS, STEEP SLOPES OR AS DIRECTED BY THE CITY.
- EXISTING & PROPOSED UTILITIES
 - THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR AT THE TIME OF CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES, AND ANY DAMAGE TO SAID UTILITIES.
 - A REQUEST FOR UNDERGROUND UTILITY LOCATES MUST BE PLACED WITH IOWA ONE CALL (1-800-292-6989) 48 HOURS PRIOR TO ANY DIGGING OR EXCAVATION BY THE CODE OF IOWA.
 - LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE, UNLESS OTHERWISE NOTED.
 - ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED OR TIED INTO STORM SEWER SYSTEM AND NOTED ACCORDINGLY.
- NO MECHANICAL EQUIPMENT, SUCH AS AIR CONDITIONERS, TRASH DISPOSAL SYSTEMS, TRANSFORMERS, JUNCTION BOXES OR OTHER SUCH ITEMS, OVER 3 FEET IN HEIGHT ARE ALLOWED IN REQUIRED SETBACKS.
- ROOF TOP MECHANICAL EQUIPMENT WILL BE SCREENED FROM ADJACENT STREETS.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- NO FENCE WILL BE CONSTRUCTED WITHOUT PRIOR APPROVAL OF A BUILDING PERMIT.
- ANY AMENDMENTS OR CHANGES TO THE PROJECT SITE THAT DO NOT MEET WHAT IS SHOWN ON THE SITE PLAN NEED TO BE APPROVED WITH THE PERMIT AND DEVELOPMENT CENTER PRIOR TO INSTALLATION/CONSTRUCTION.
- NO DUMPSTER WILL BE PROVIDED ON SITE WHICH WOULD REQUIRE THE NEED FOR A DUMPSTER ENCLOSURE. ALL GARBAGE SHALL BE STORED INSIDE THE FACILITY AND NO OUTDOOR TRASH CAN OR DUMPSTERS ARE TO BE PLACED ON THE PROPERTY WITHOUT PRIOR APPROVAL AND CONSTRUCTION OF AN ENCLOSURE IN COMPLIANCE WITH ALL CITY OF WAUKEE PROVISIONS.
- THIS SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODE APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.
- ANY NEW ROOFTOP MECHANICAL EQUIPMENT MUST BE SCREENED FROM STREET LEVEL AND RESIDENTIAL VIEW.
- ALL DISTURBED AREAS SHOULD BE RESTORED BY SEEDING OR SODDING.
- THE OWNER IS RESPONSIBLE TO PROVIDE THE CITY OF WAUKEE ENGINEERING DEPARTMENT WITH AN AS-BUILT DRAWING OF THE DETENTION POND AND WRITTEN VERIFICATION FROM THE ENGINEER IDENTIFYING THE NECESSARY CONSTRUCTION PER THE APPROVED SITE PLAN.

ENGINEERING CERTIFICATION

I hereby certify that this plat, plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer and Land Surveyor, under the laws of the State of Iowa.

Signed: *Victor Piagentini* Date: 3/18/2013

D. N. PIAGENTINI, P.E. & L.S. License No. 52228
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2014
PAGES COVERED: 1, 2, 3 OF 3



REVISIONS
02-19-13 01R COMMENTS
PROJECT MANAGER: Victor Piagentini
AEC PROJECT #: 204773

Associated Engineering Company of Iowa
2917 Martin Luther King Jr. Parkway
Des Moines, Iowa 50310
Phone (515) 255-3156 Fax (515) 255-3157
http://www.aecoflowa.com

Gym Space, LLC
TITLE SHEET/COVER SHEET
Associated Engineering Company of Iowa

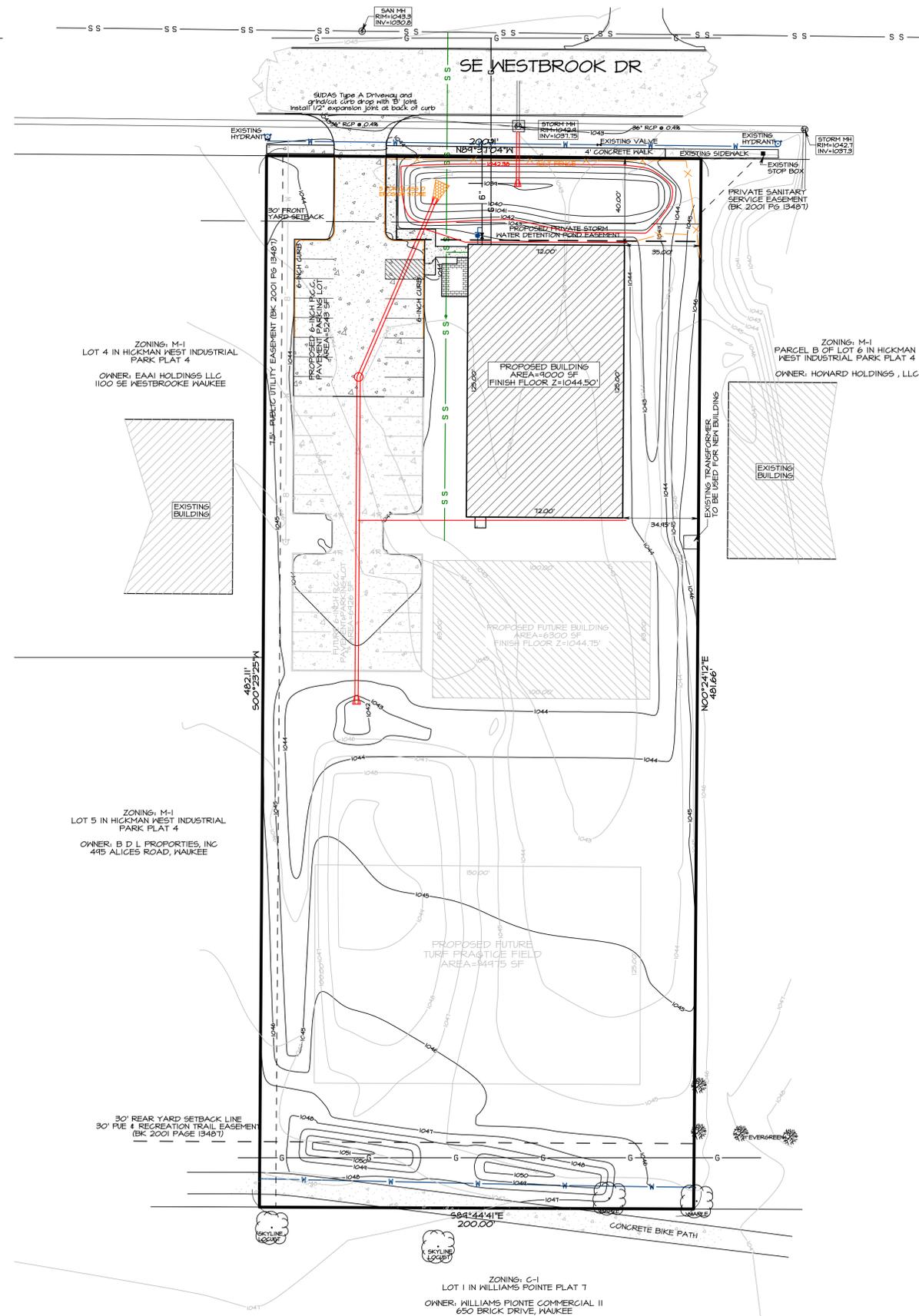
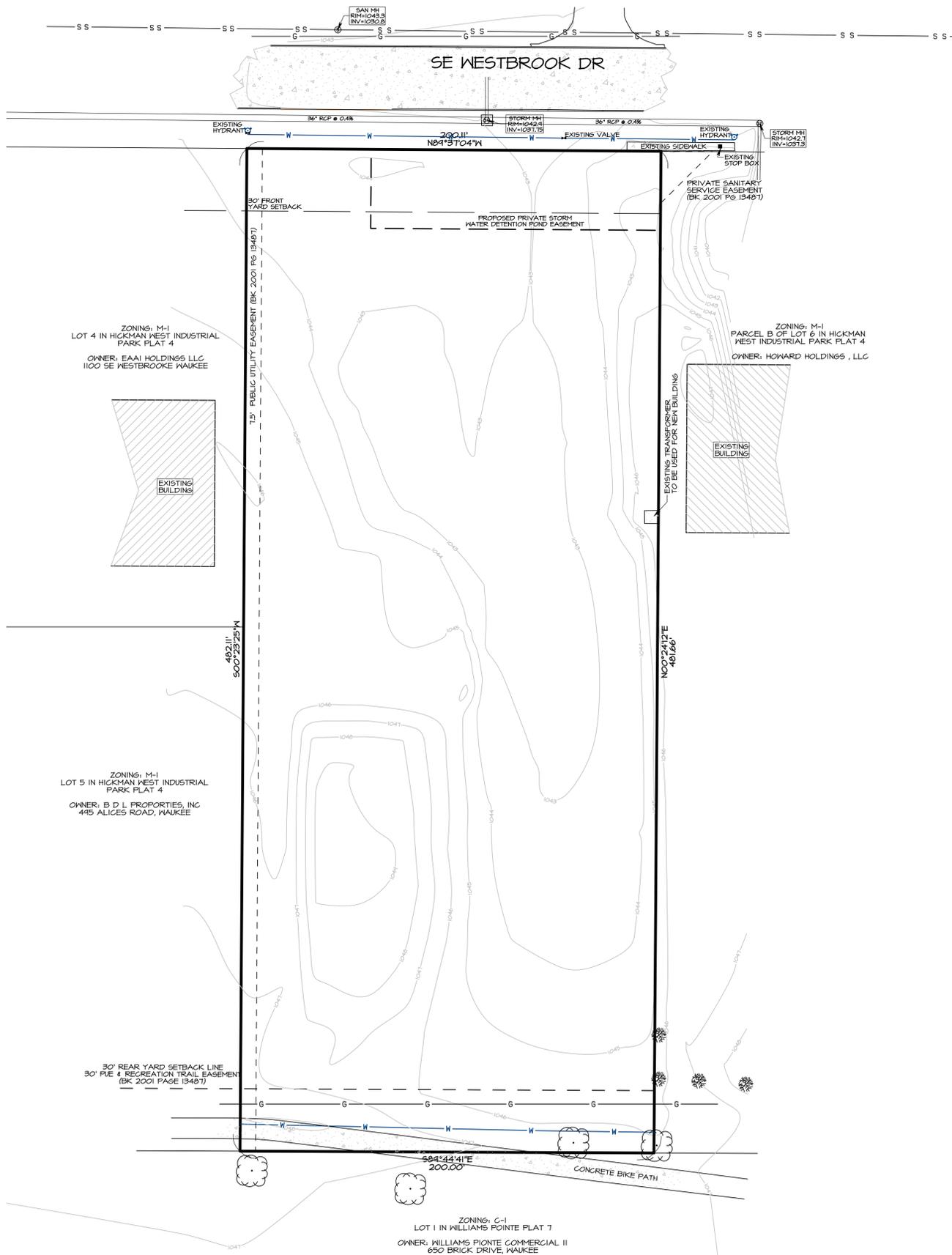
DATE APPROVED

1ST SUBMITTAL
FEB. 2013

DATE PRINTED
Mon Mar 18, 2013

AEC #: 204773

SHEET 1 OF 4



Associated Engineering Company of Iowa
2917 Martin Luther King Jr. Parkway
Des Moines, Iowa 50310
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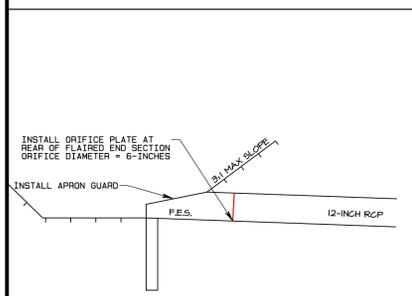
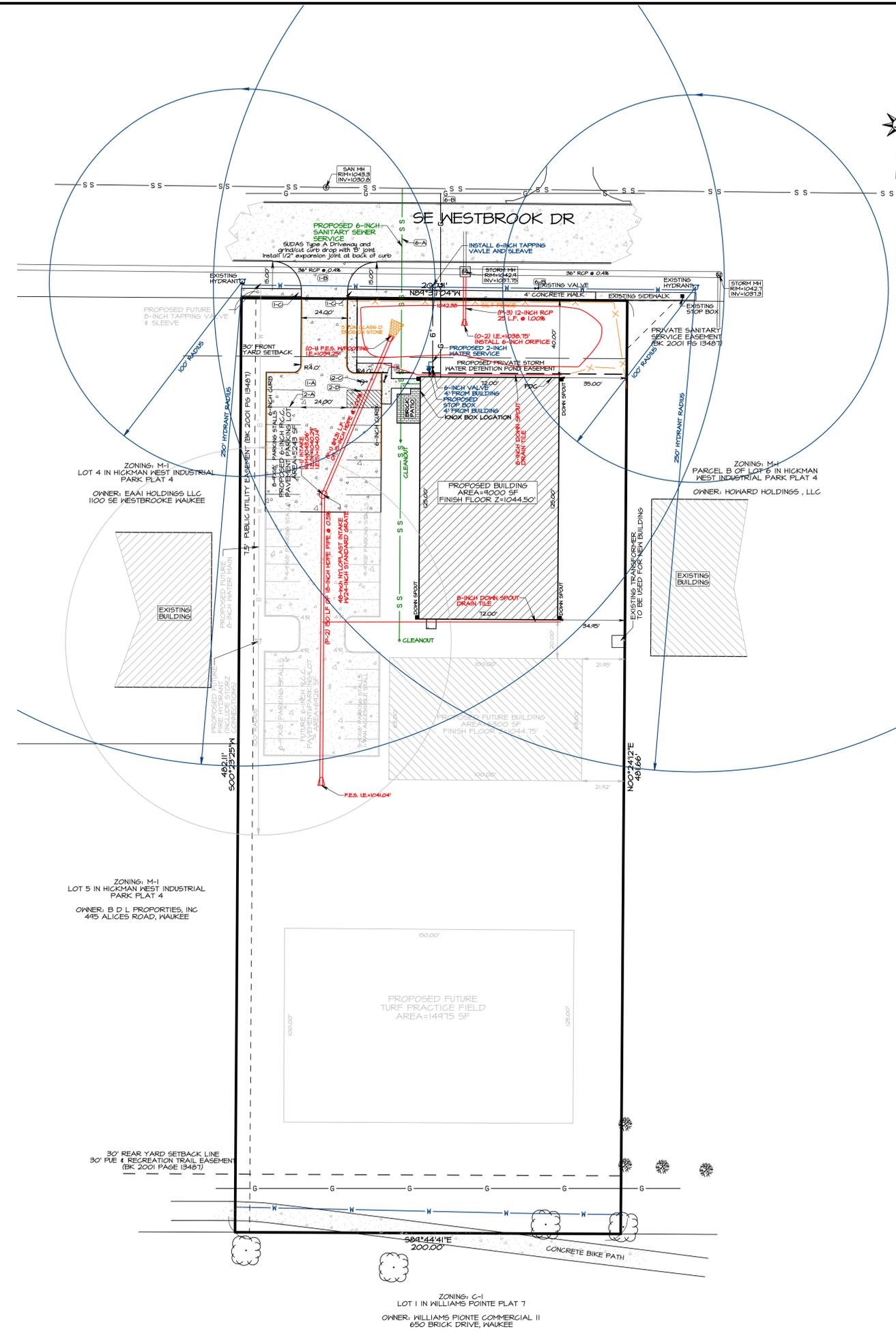
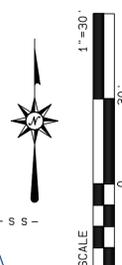
Gym Space, LLC
DEMOLITION PLAN & GRADING PLAN
Associated Engineering Company of Iowa

DATE APPROVED
DATE PRINTED
AEC #:
SHEET 2 OF 4

SITE SURVEY COMPLETED ON: FEBRUARY 1ST, 2013

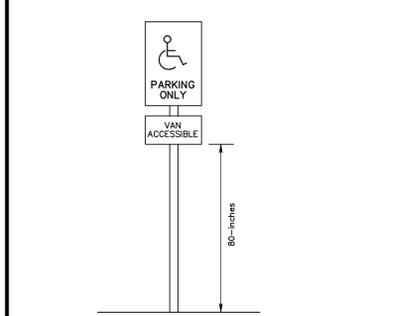
GENERAL NOTES (DIMENSIONING PLAN)

- PAVEMENTS
 - 6-INCH DEPTH PCC DRIVES AND PARKING WITH 6-INCH CURB AS SHOWN
 - ALL PAVEMENT LOCATED WITHIN THE ROW TO BE C-4 MIX AND 8-INCHES THICK.
 - PUBLIC SIDEWALK CROSSING AT ACCESS DRIVE SHALL HAVE TRUNCATED DOMES AND WARNING PANELS MEETING ADA REQUIREMENTS AT EACH SIDE.
 - PCC SIDEWALKS 4-INCH DEPTH PAVEMENT
 - PEDESTRIAN RAMPS WITH A MAX. SLOPE OF 8.33% AS SHOWN.
- PAVEMENT MARKINGS & SIGNAGE
 - PAINTED PARKING STALL LINES.
 - PAINTED DRIVE DIVISION LINE WITH YELLOW PAINT.
 - PAINTED STATE OF IOWA APPROVED HANDICAP SYMBOL.
 - "NO PARKING" 45" STRIPES AT 3' ON CENTER SPACING.
- HANDICAP PARKING DESIGNATION PROVIDE
 - PROVIDE A BLUE SIGN WITH HANDICAP SYMBOL READING "PARKING ONLY" AND "\$100 FINE FOR IMPROPER USE"
- GAS, ELECTRIC & PHONE
 - COORDINATE WITH UTILITY COMPANIES FOR LOCATION.
 - ALL SERVICE SHALL BE BURIED.
 - COORDINATE WITH ARCHITECTURAL DRAWINGS FOR LOCATION OF ENTRANCE POINTS.
- INSTALL TRAFFIC BARRICADES AS NEEDED.
- SANITARY SEWER SERVICE
 - SANITARY SERVICE TO BE BORED UNDER SE WESTBROOK DRIVE
 - THE OWNER IS RESPONSIBLE TO SOD ANY DISTURBED AREAS WITHIN THE PUBLIC RIGHT-OF-WAY.
- REVIEW DRAWING FOR FURTHER DETAILS.



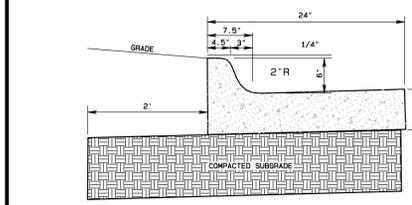
DETENTION OUTLET PIPE

NOT TO SCALE



ADA PARKING SIGN DETAIL

NOT TO SCALE



DETAIL (6-INCH CONCRETE CURB DETAIL)

NO SCALE

PIPE DIAMETER	MANHOLE DIAMETER	MANHOLE HEIGHT	MANHOLE RADIUS	MANHOLE WALL THICKNESS	MANHOLE TOP RADIUS	MANHOLE TOP THICKNESS	MANHOLE TOP DIAMETER	MANHOLE TOP RADIUS	MANHOLE TOP THICKNESS	MANHOLE TOP DIAMETER
12"	18"	18"	9"	1/2"	9"	1/2"	18"	9"	1/2"	18"
15"	21"	21"	10.5"	1/2"	10.5"	1/2"	21"	10.5"	1/2"	21"
18"	24"	24"	12"	1/2"	12"	1/2"	24"	12"	1/2"	24"
21"	27"	27"	13.5"	1/2"	13.5"	1/2"	27"	13.5"	1/2"	27"
24"	30"	30"	15"	1/2"	15"	1/2"	30"	15"	1/2"	30"
27"	33"	33"	16.5"	1/2"	16.5"	1/2"	33"	16.5"	1/2"	33"
30"	36"	36"	18"	1/2"	18"	1/2"	36"	18"	1/2"	36"
36"	42"	42"	21"	1/2"	21"	1/2"	42"	21"	1/2"	42"
42"	48"	48"	24"	1/2"	24"	1/2"	48"	24"	1/2"	48"
48"	54"	54"	27"	1/2"	27"	1/2"	54"	27"	1/2"	54"

Gym Space, LLC
DIMENSIONING PLAN
Associated Engineering Company of Iowa

DATE APPROVED: _____
 DATE PRINTED: Mon Mar 18, 2013
 AEC #: 204773
 SHEET 3 OF 4

Associated Engineering Company of Iowa
 2917 Martin Luther King Jr. Parkway
 Des Moines, Iowa 50310
 Phone (515) 255-3156 Fax (515) 255-3157
 http://www.aecoflowa.com

LANDSCAPING NOTES

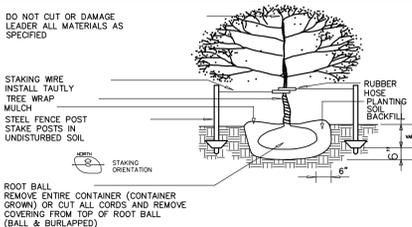
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
2. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR AT THE TIME OF CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.
3. THE OWNER OR OWNER S AGENT IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED ONTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
4. THE OWNER OR OWNER S AGENT IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SUBSURFACE DRAINAGE FACILITIES DURING CONSTRUCTION. IN THE EVENT A TILE IS DAMAGED, THE DEVELOPER WILL BE RESPONSIBLE TO REPAIR THE TILE TO ITS ORIGINAL CONDITION OR RECONSTRUCT THE TILE AS DIRECTED BY THE CITY ENGINEER.
5. REQUIRED LANDSCAPING MUST BE MAINTAINED AND/OR REPLACED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY.
6. PLANTS USED SHALL MEET THE STANDARDS SET FORTH IN THE LATEST EDITION OF THE "AMERICAN STANDARD NURSERY STOCK" ANSI Z60 PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
7. PLANTS SHALL BE HIGH QUALITY NURSERY-GROWN STOCK. SUB-STANDARD, GRADE B OR PACK GRADE PLANTS ARE NOT ACCEPTABLE.
8. PLANTS SHALL HAVE BEEN GROWN IN A CLIMATIC ZONE SIMILAR TO DES MOINES. PLANTS GROWN IN NURSERIES LOCATED IN ZONES 6d OR HIGHER ARE NOT ACCEPTABLE.
9. PLANTS SHALL BE IN A HEALTHY, VIGOROUS CONDITION AND ESSENTIALLY FREE OF DEAD OR BROKEN BRANCHES, SCARS THAT ARE NOT COMPLETELY HEALED, FROST CRACKS, DISFIGURING KNOTS, BROKEN OR ABRADED BARK, REDUNDANT LEADERS OR BRANCHES, RUBBING BRANCHES OR ABERRATIONS OF ANY KIND. PLANTS SHALL NOT HAVE MULTIPLE LEADERS, UNLESS THIS IS THEIR NATURAL FORM.
10. PLANTS SHALL HAVE FULL, EVEN AND WELL-DEVELOPED BRANCHING AND A DENSE, VIGOROUS ROOT SYSTEM.
11. ALL TREES SHALL BE 1.5-INCH CALIPER AT TIME OF PLANTING.
12. ALL DISTURBED AREAS SHALL BE PERMANENT SEEDING ACCORDING TO SUDAS CHAPTER 7 - EROSION AND SEDIMENT CONTROL 7E-6 AND CHAPTER 9 - SITE WORK & LANDSCAPING UNLESS NOTED OTHERWISE.
13. THE ENTIRE PARCEL SHALL BE MOWN UNLESS OTHERWISE SHOWN ON APPROVED SITE PLAN.
14. ALL SLOPES OF 3:1 AND AS MARKED ON THE DRAWING SHALL BE SEEDED WITH AN APPROVED IOWA NATIVE GRASS. THIS INCLUDES THE SLOPES IN THE DETENTION POND AND THE BOTTOM OF THE DETENTION POND. SEE SUDAS CHAPTER 9 - SITE WORK & LANDSCAPING 2.01 & 2.02. ALL AREAS SHOWN AS UN MOWN SHALL BE PLANTED WITH AN ANNUAL RYEGRASS.
15. LANDSCAPING AREA
 - A. INSTALL LANDSCAPING FABRIC
 - B. INSTALL 3 INCHES OF LANDSCAPING STONE AS PER ARCHITECT AND OWNERS DIRECTIONS.

Landscaping Calculations

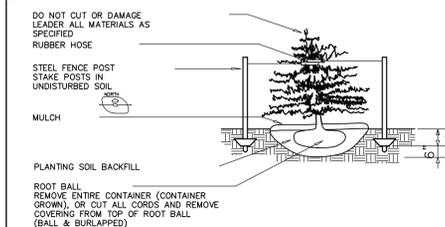
Open Space	15% Total Area	96403 sq ft
Required Open Space		14460 sq ft
1 Tree per	1000 sq ft	
25% Evergreen	4 each	
50% Over Story	7 each	
25% Other	4 each	
1 Shrub per	1000 sq ft	
100% Shrubs	15 each	
Buffer Requirements		
Linear Feet of Buffer	200	
Required per	50 l.f.	
4 Evergreen	16 each	
2 Over Story	8 each	
3 Under Story	12 each	

LANDSCAPING SCHEDULE

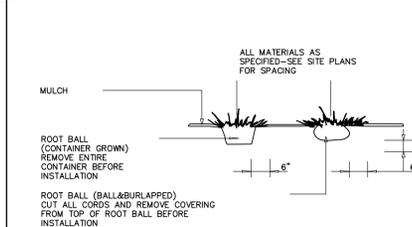
LABEL	TYPE	DESCRIPTION	BOTANICAL NAME	SIZE AT TIME OF PLANTING	QUANTITY (INSTALLED)
(A-1)	EVERGREEN	CONCOLOR	Abies Concolor	6 FEET	20
(A-2)	OVER-STORY	MAPLE AUTUMN BLAZE	Betula nigra	8 FEET	15
(A-3)	UNDER-STORY	CHANTICLEER PEAR	Pyrus calleryana 'Chanticleer'	6 FEET	16
(B-1)	SHRUB	MAGIC CARPET SPIREA	Spiraea 'Magic Carpet'	2-3 FEET (5 GAL)	8
(B-2)	SHRUB	GOLDMOUND SPIREA	Spiraea japonica 'Goldmound'	2-3 FEET (5 GAL)	8



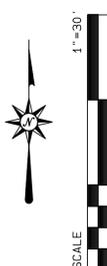
DECIDUOUS TREE PLANTING AND STAKING DETAIL



EVERGREEN TREE PLANTING AND STAKING DETAIL



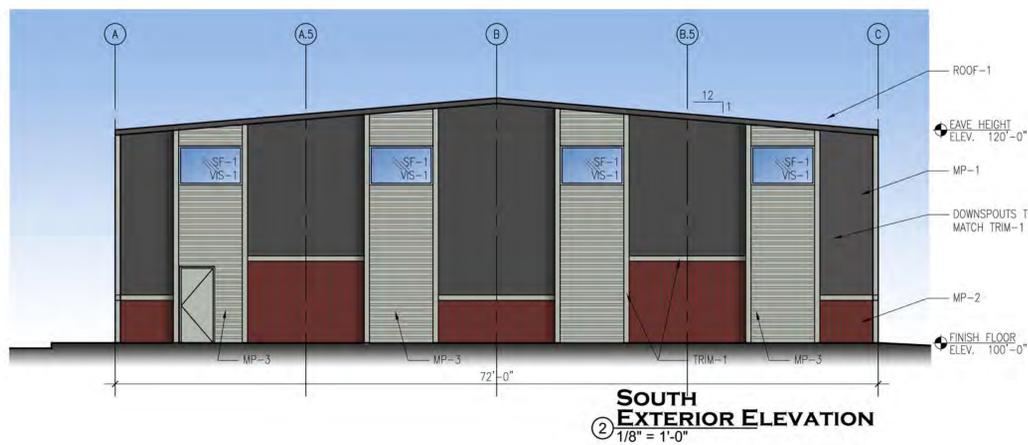
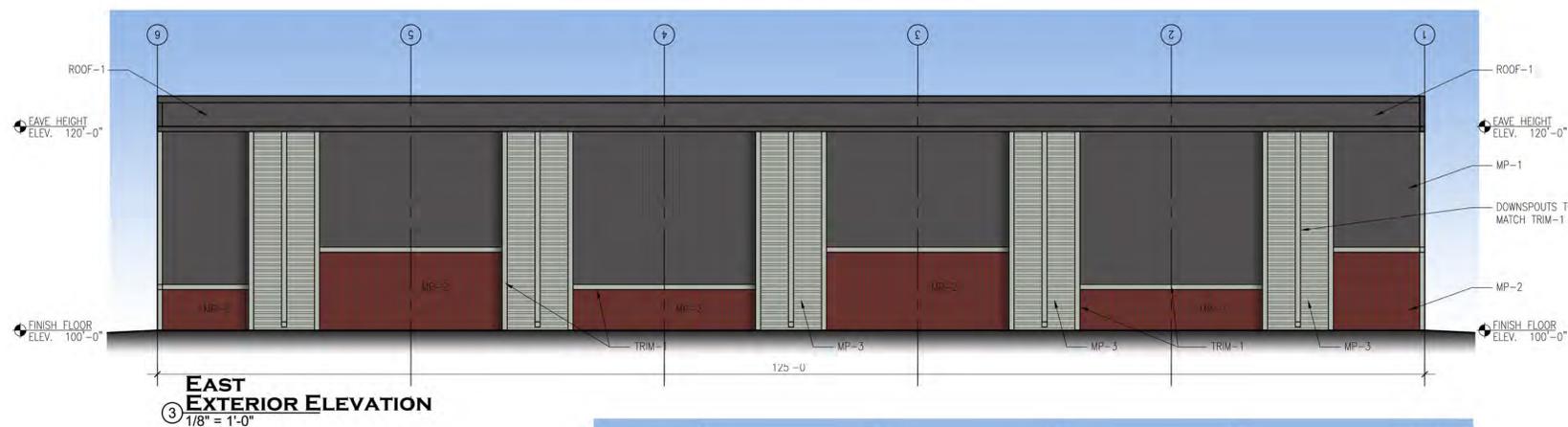
SHRUB PLANTING DETAIL



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Gym Space, LLC
LANDSCAPING PLAN
 Associated Engineering Company of Iowa

DATE APPROVED
 DATE PRINTED
 Mon Mar 18, 2013
 AEC #: 204773
 SHEET 4 OF 4



GENERAL EXT. ELEVATION NOTES

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
2. ALL HORIZONTAL TRANSITIONS BETWEEN DIFFERENT MATERIALS SHALL BE FLASHED CONTINUOUS FROM UP BEHIND TO UNDER UPPER MATERIAL AND EXTEND OVER TO EXTERIOR FACE OF LOWER MATERIAL.
3. ANY RETURNS OR BLIND ELEVATIONS NOT SHOWN SHALL BE SIMILAR IN MATERIAL AND MAKEUP TO ADJACENT CONDITIONS OR OTHER SIMILAR CONDITIONS.
4. INSTALL VERTICAL EXPANSION JOINT MINIMAL AT COLUMN/GRID LINES AND AT THE HEAD OF DOOR JAMBS/OPENINGS OR AS OTHERWISE NOTED OR WHERE REQUIRED PER STANDARD MATERIAL PRACTICE TO REDUCE STRESS CRACKING. NO CONTROL JOINT/EXPANSION JOINT AT MAIN STRUCTURAL BEARING, KEEP AWAY 2'-6" MIN.
5. CAULK & SEAL ALL TRANSITION-CONTROL-EXPANSION AT ALL EXTERIOR MATERIALS.
6. INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT WATER AND SPRINKLER PIPE FREEZING.
7. ADDRESS SHALL BE PROVIDED ON STREET SIDE OF BUILDING AND ON MONUMENT SIGN. NUMBERS A MINIMUM 5 INCH CONTRASTING COLOR NUMBERS WITH MINIMUM 1/2" STROKE.
8. IF ANY SIGNAGE OR SIGN BASE IS SHOWN IT IS FOR REFERENCE ONLY. FINAL DESIGNS AND/OR ALLOWANCES SHALL BE DETERMINED WITH APPROVED SIGNAGE PERMIT(S).

EXTERIOR MATERIAL LEGEND

MAT. LABEL	MATERIAL DESCRIPTION MATERIAL SPECIFICATION INFORMATION
CANOPY-1	LIGHT GAUGE METAL CANOPY; DARK BRONZE (ADJACENT FINISH MATERIAL BEHIND U.O.N.)
MP-1	PREFINISHED METAL PANEL (SELECT COLOR FROM STANDARD P.E.M.B. COLOR SELECTIONS)
MP-2	PREFINISHED METAL PANEL (COLOR TO MATCH BRICK-1) (SELECT COLOR FROM STANDARD P.E.M.B. COLOR SELECTIONS)
MP-3	PREFINISHED METAL PANEL-HORIZONTAL PATTERN (SELECT COLOR FROM STANDARD P.E.M.B. COLOR SELECTIONS)
TRIM-1	6" WIDE PREFINISHED METAL TRIM (SELECT COLOR FROM STANDARD P.E.M.B. COLOR SELECTIONS)
BRICK-1	4"x4"x8" BRICK: SMOOTH, RED NATURAL MORTAR
ROOF-1	STANDING SEAM METAL ROOF (SELECT COLOR FROM STANDARD P.E.M.B. COLOR SELECTIONS)
SF-1	T.B. ALUMINUM STOREFRONT FRAMING: CLEAR ANODIZED FINISH
VIS-1	1" INSULATED VISION GLASS: CLEAR W/ LOW E COATING

H. METAL MAN DOORS & FRAMES: PAINTED TO MATCH ADJACENT M.PANEL COLOR. OVERHEAD PANEL DOORS: METAL PRE-FINISHED WHITE W/ CLEAR VIEWING WINDOWS. LOUVERS: METAL PRE-FINISHED TO MATCH ADJACENT METAL PANEL COLOR. LIGHT FIXTURES: PRE-FINISHED MEDIUM BRONZE HOUSINGS.

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GYM SPACE, LLC
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WAUKEE, IOWA

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