



AGENDA
PLANNING AND ZONING MEETING
Norwalk City Hall, 705 North Ave
Monday, January 8, 2018
5:45 P.M.

1. Call meeting to order at 5:45 P.M.
2. Approval of Agenda
3. Approval of Minutes – December 11, 2017
4. Chairperson – Welcome of Guests
5. Public Comment – 3-minute limit for items not on the agenda (No action taken)
6. New Business
 - a. Public Hearing and Consideration of a zoning amendment to add a section related to Cellular Communications Towers to the City of Norwalk Zoning Ordinance.
 - b. Request from the Norwalk Community School District to approve the Preliminary Plat of the Norwalk Elementary #3 Plat
 - c. Request from the Norwalk Community School District to approve the Site Plan for the Norwalk Elementary #3
7. City Council Update – Stephanie Riva, Planning and Zoning Commission Liaison
8. Economic Development Update – Hollie Askey, Economic Development Director
9. Future Business Items
 - a. Stark Property
 - b. North Shore Preliminary Plat
 - c. Sign Ordinance Revisions
 - d. Private Street Code Language
 - e. Walkability Design
 - f. Affordable Housing Research
10. Next Meeting Date: January 22, 2017
11. Adjournment

REGULAR NORWALK PLANNING AND ZONING MEETING 12-11-2017

Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, December 11, 2017. The meeting was called to order at 6:00 p.m. by Chairperson Judy McConnell. Those present at roll call were Judy McConnell, Donna Grant, John Fraser, and Elizabeth Thompson. Absent: Brandon Foldes, Barbara Bellizzi, and Jim Huse.

Staff present included: Luke Parris, Community Development Director, Hillarie Ramthun, Community Development Coordinator and Elliot Klimowski, Intern. Stephanie Riva, the City Council liaison was also present.

Approval of Agenda – 17-117

Motion by Grant and seconded by Fraser to approve the agenda. Approved 4-0.

Approval of Minutes – 17-118

Motion by Thompson and seconded by Fraser to approve the minutes from the November 27th, 2017 meeting. Approved 4-0.

(Bellizzi arrived at 6:01 p.m.)

Chairperson McConnell welcomed the 4 guests present.
With no one wishing to speak, McConnell moved onto the first item of business.

(Huse arrived at 6:03 p.m.)

New Business

Presentation-Norwalk Park Master Plan Additions-Tim West, PLA, LEED AP, Landscape Architect with Snyder & Associates

Powerpoint presentation from Tim West regarding the Norwalk Park Master Plan Additions.
Discussion of park space and future expansion and growth.

(Stephanie Riva left at 6:45 p.m.)

Public Hearing and consideration of a request from MBA Growth, LLC to rezone the property at 1008 Linden Drive to R-2 so that the duplex can split into two lots as townhome units –17-119

This request would change the zoning for a duplex on Linden Drive from R-1 to R-2. The property owner would like to split the lot into two lots as townhome units.

There was discussion regarding the garage in the back of the property of 1008 Linden Drive and due to the position on the lot, it could not be split in two.

Open Public Hearing at 6:54 p.m.

Darron Kitterman, 1105 High Rd #462, Norwalk approached the dais and spoke. Kitterman explained that he was aware of the garage situation and changes may be made in the future to meet the City's requirements.

Public Hearing closed at 7:04 p.m.

McConnell entertained a motion. Bellizzi motioned to approve the rezoning of the property to R-2. Grant seconded.

Approved 6-0

Request from KFHL, LLC and City State Bank to approve the Final Plat of Farms of Holland Plat 3 –17-120

This request would create 3 commercial lots. The plat includes Turnberry Road which provides right-in/right-out access to Iowa Highway 28 and full access to Colonial Parkway. The plat also shows

ingress/egress easement along the common lot line between Lot 2 and Lot 3. Future site plan will require the installation of a trail connection along Colonial Parkway.

Commissioners expressed concern regarding a trail or sidewalk along Iowa Highway 28 running north/south.

Parris explained the expense of the long term maintenance of a sidewalk and bridge that would be required along Iowa Highway 28. There will be a trail within the Elizabeth Holland Park and that would be the only trail that would be required at present time.

Motion by Huse to approve the Final Plat. Seconded by Bellizzi. Approved 6-0

Request from Graham Real Estate One, LLC to approve the Final Plat of Legacy Commercial Plat 8 – 17-121

This request finalizes the Unity Point Expansion at 801 Colonial Circle. This Final Plat creates a single lot and cleans up the lot divisions.

Motion by Thompson and seconded by Huse to approve the Final Plat of Legacy Commercial Plat 8.

Approved 6-0

Future Business Items-

Stark Property

North Shore Preliminary Plat

Sign Ordinance Revisions

Private Street Code Language

Cell Tower Ordinance

Walkability Design

Affordable Housing Research

City Council Update- Sanitary sewer line for the new school was discussed. Stark Property and SubArea 2 concept was discussed.

Next meeting Date – January 8, 2018.

Adjournment – 17-122

Motion by Huse and seconded by Fraser to adjourn the meeting at 7:31 p.m. Approved 6-0.

Judy McConnell, Chairperson

Luke Parris, Community Development Director



**PLANNING & ZONING COMMISSION
AGENDA STATEMENT**

Item No. 6A
For Meeting of 1.8.2018

ITEM TITLE: **Public Hearing and Consideration of a zoning amendment to add a section related to Cellular Communications Towers to the City of Norwalk Zoning Ordinance**

CONTACT PERSON: **Luke Parris, AICP – Community Development Director**

SUMMARY EXPLANATION:

In 2013, the City staff worked to develop a rough draft of an ordinance to specifically address the siting and development of Cellular Communications Towers in Norwalk. In early 2014, staff finalized an ordinance amendment that could be adopted into the City's Zoning Ordinance to provide regulation of Cellular Communications Towers. Before the City could consider the adopting the amendment, the state announced potential legislative changes to state law that could have impacted the amendment. Consideration of the amendment was delayed at that time.

In Spring 2017, the City received a request from Mobilitie to place 100 foot cell tower pole in the public right-of-way (ROW) along Iowa Highway 28. On April 6, 2017, the City adopted a six-month moratorium to allow for staff time to research the issue and bring forward ideas to address the requests. On May 9, 2017, the Governor signed a bill that amends the Iowa Cell Siting Act to allow for certain types of cell towers in the public ROW. The amendment specifically addresses small wireless facilities located on new or existing poles.

With the latest developments from the State on small wireless facilities, the City staff is proposing an amendment to the Zoning Ordinance that includes the initial code language for Cellular Communications Towers and also includes any relevant code changes to regulate small wireless facilities.

The proposed code includes information on:

- Specific definitions
- Placement Requirements
- Lease and fee requirements for public property
- Application processes
- Information regarding the need and criteria for special use permits related to Cellular Communication Towers
- Restricting small wireless facilities to a height of similar poles within 500 feet
- Requiring special use permits for small wireless facilities located in R-1 residential areas.

RECOMMENDATION:

Staff recommends approval of the amendment.



**PLANNING & ZONING COMMISSION
AGENDA STATEMENT**

Item No. 6B
For Meeting of 01.8.2018

ITEM TITLE:	Request from the Norwalk Community School District to approve the Preliminary Plat of the Norwalk Elementary #3 Plat	
CONTACT PERSON:	Luke Parris, AICP – Community Development Director	
APPLICANT(S):	Norwalk Community School District 380 Wright Road Norwalk, IA 50211	Bishop Engineering 3501 104 th Street Des Moines, IA 50322
GENERAL DESCRIPTION:	This request would create one lot for the new Norwalk Elementary School and an outlot for future development. The area is located to the west of the City Water Tower site along W. North Avenue.	
IMPACT ON NEIGHBORHOOD:	Property to the west and south are agricultural in nature. Property to the east is undeveloped commercial property, the City water tower, a townhome complex, and a single-family residential neighborhood. Property to the north is several large lot rural estate residences. The development of the new school use will not directly affect many of these properties. The main consideration will be the traffic generation for the school.	
VEHICULAR & PEDESTRIAN TRAFFIC:	<p>A traffic study was completed for the school development to determine needed improvements along W. North Avenue. Identified improvements were a widening of W. North Avenue through the school property. The widening allows for a western bound left-hand turn lane and an eastern bound right-turn lane onto a future public street that the school will be accessed from. The widening also accommodates a center turn lane that will allow for left-hand and right-hand turn movements through the western portion of the site.</p> <p>With all of the proposed improvements, traffic will be able to flow east and west along W. North Avenue while turning movements to the school and to properties to the north can be accomplished via turn lanes outside of the main travel way of the corridor.</p> <p>The proposed preliminary plat includes these design elements recommended by the traffic study.</p>	
TRAIL PLAN:	The plat shows a continuation of the 8' wide trail through the School parcel. Future trail will be needed to the east when the outlot develops. A trail connection is also planned from the school site to the Warrior Park in the Orchard View development. The details of this trail location are still being finalized.	

ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY:	This site is zoned in the R-1(60) Single-Family Residential. An elementary school is allowed in this district. Land to the south and west is not zoned and outside of the City limits. Land to the north is zoned R-1(70) Single-Family Residential. Land to the east is zoned in the Orchard Hills PUD and Orchard View PUD, and includes a variety of multi-family, commercial, and single family zoning.
BUFFERS REQUIRED/ NEEDED:	No buffer is required for development in the R-1(60) zoning district as the project is adjacent to other R-1 zoning.
DRAINAGE:	Specific drainage for the parcel will be reviewed via the site plan approval process.
DEVELOPMENT HISTORY:	The area annexed into the City in Spring of 2017 and zoned R-1(60) in the Fall of 2017.
FLOODPLAIN:	None of the proposed lots are located within a floodplain.
PARKLAND:	The development of a school in the R-1(60) district does not require a parkland dedication.
UTILITIES: WATER, SANITARY SEWER, STORM SEWER.	The preliminary plat includes details on storm sewer improvements related to the expansion of W. North Avenue. The preliminary plat also shows the sanitary sewer improvements and connection to the east. Further details on public infrastructure will be provided and reviewed via the site plan approval process.
RELATIONSHIP TO COMPREHENSIVE LAND USE PLAN:	This area and the ground surrounding it has been identified as residential ground in the City future land use plan.
STAFF ANALYSIS – ZONING ORDINANCE:	The Preliminary Plat consists of 1 lot on 21 acres of land and an outlot with 57.17 acres of land for future development. The proposal of a school located on the 1 lot is within the allowed uses of the zoning ordinance.
STAFF ANALYSIS – SUBDIVISION ORDINANCE:	The Subdivision Ordinance requires that Preliminary Plat submissions details on lot design, street layout, sanitary sewer layout, water main layout, grading, and storm water management. The preliminary plat includes details on improvements needed along the W. North Avenue Corridor. Many of the specifics of public infrastructure at the site will be reviewed via the site plan approval process.
STAFF RECOMMENDATION:	<p>Staff recommends that the request for the Preliminary Plat of Windsor Windows Plat 1 be approved with the following conditions:</p> <ul style="list-style-type: none"> • That the preliminary plat be updated with an easement for the trail alignment through Outlot A to connect the school site and Warrior Park. • That the applicant provides all supporting documentation required within the Norwalk Subdivision Regulations. • That any significant modifications to the final plat be reviewed and approved by the Planning & Zoning Commission and City Council.

DRAFT RESOLUTION NO. ____

A RESOLUTION APPROVING THE PRELIMINARY PLAT OF NORWALK ELEMENTARY #3

WHEREAS, the Planning & Zoning Commission reviewed this request at their regular meeting on January 8, 2018 and recommends approval of the Preliminary Plat; and

WHEREAS, that the applicant provides all supporting documentation required within the Norwalk Subdivision Regulations; and

WHEREAS, that any significant modifications to the preliminary plat be reviewed and approved by the Planning & Zoning Commission and City Council; and

NOW, THEREFORE, BE IT RESOLVED: That the City Council does hereby approve the Preliminary Plat of Norwalk Elementary #3 as described and shown in Attachment "A" attached hereto and made a part thereof by reference.

PASSED AND APPROVED this 18th day of January, 2018.

Tom Phillips - Mayor

ATTEST:

JODI EDDLEMAN, CITY CLERK

<u>ROLL CALL VOTE:</u>	<u>Aye</u>	<u>Nay</u>
Kuhl	___	___
Lester	___	___
Baker	___	___
Riva	___	___
Livingston	___	___

NORWALK ELEMENTARY #3
PRELIMINARY PLAT



PROPERTY DESCRIPTION:
THE WEST ONE HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5TH P.M., WARREN COUNTY
IOWA.

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.
SAID TRACT OF LAND CONTAINS 79.82 ACRES, WHICH INCLUDES 1.49 ACRES OF ROADWAY EASEMENT.

ADDRESS:
1200 W NORTH AVE
NORWALK, IA 50211

OWNER:
NORWALK COMMUNITY SCHOOL DISTRICT
ATTN: KATE BALDWIN
380 WRIGHT ROAD
NORWALK, IA 50211
PHONE # (515) 981-0676

PREPARED FOR:
NORWALK COMMUNITY SCHOOL DISTRICT
ATTN: KATE BALDWIN
380 WRIGHT ROAD
NORWALK, IA 50211
PHONE # (515) 981-0676

ZONING:
R-1: SINGLE FAMILY RESIDENTIAL
BUILDING SETBACKS:
FRONT YARD = 50 FEET
SIDE YARD = 50 FEET EACH SIDE
REAR YARD = 50 FEET

BENCHMARK:
BASIS OF BEARING OBTAINED FROM GPS
OBSERVATIONS DATUM = NAD 83, IOWA SOUTH


























SITE BENCHMARK:
NORTHING = 537745.53'
EASTING = 1584844.25'
ELEVATION = 971.14'
DESCRIPTION: HYDRANT ARROW THAT IS ROUGHLY 77'
NORTH OF THE NW PROPERTY CORNER (FOUND PK NAIL

SITE BENCHMARK:
NORTHING = 537731.18'
EASTING = 1585342.49'
ELEVATION = 969.46'
DESCRIPTION: HYDRANT BURY BOLT THAT IS IN
BETWEEN ADJACENT PROPERTIES WITH ADDRESSES OF
1105 Co Rd G14, AND 1109 Co Rd G14 WHICH ARE
ACROSS G14 FROM THE SITE'S NORTHERN BOUNDARY.

NOTES:

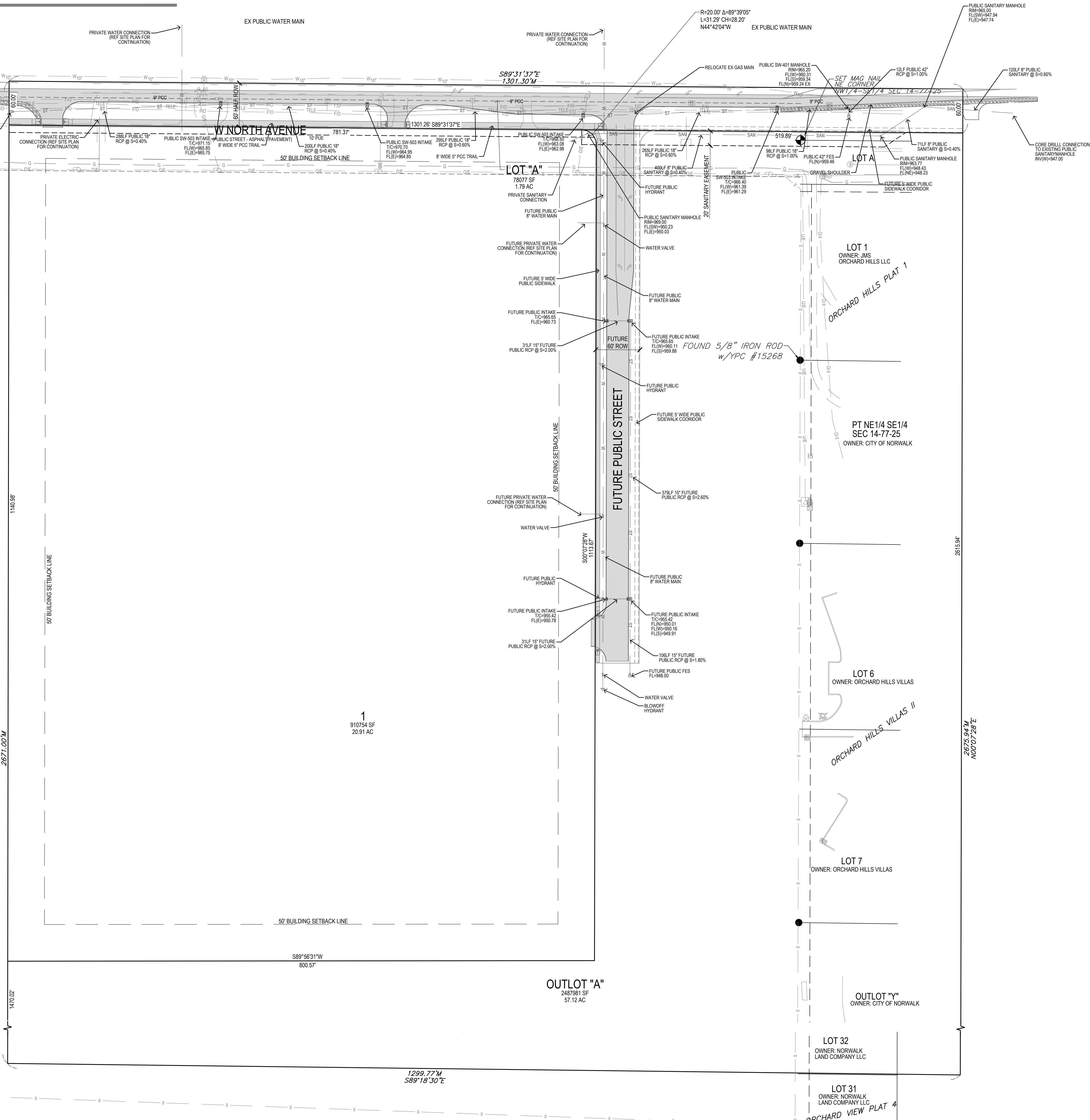
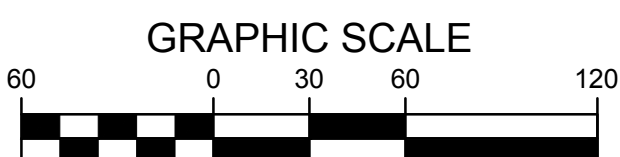
1. ADJACENT PROPERTY OWNER INFORMATION OBTAINED FROM WARREN COUNTY ASSESSORS WEB PAGE.
2. PARENTHESIS () DENOTES PREVIOUSLY RECORDED BEARINGS AND DISTANCES.
3. EXISTING AND PROPOSED CONTOURS OF THE SITE ARE SHOWN ON THE SITE PLAN.
4. STORMWATER DETENTION FOR THE FUTURE PUBLIC STREET WILL NEED TO BE PROVIDED WITH THE FUTURE DEVELOPMENT OF OUTLOT "A".

LEGEND:

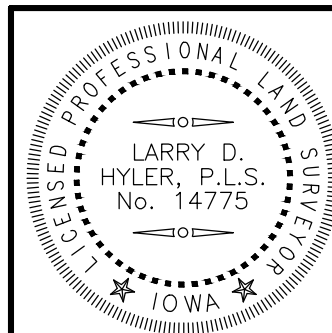
	SANITARY SEWER
	STORM SEWER
	WATER LINE
	GAS LINE
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC
	TELEPHONE LINE
	FIBER OPTIC
	CABLE TV
	STORM MANHOLE
	CURB INTAKE
	SURFACE INTAKE
	FLARED END SECTION
	SANITARY MANHOLE
	CLEANOUT
	FIRE HYDRANT
	WATER VALVE
	ELECTRIC METER
	POWER POLE
	TRANSFORMER POLE
	LIGHT POLE
	TRANSFORMER
	GUY WIRE
	GAS METER
	TELEPHONE RISER
	PROPERTY CORNER - FOUND AS NOTED
	PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
	SECTION CORNER - FOUND AS NOTED

ABBREVIATIONS:

AG	AGRESS
ASPH	ASPHALT
BOOK	BOOK
CONC	CONCRETE
D	DEEDED DISTANCE
EX	EXISTING
ENCL	ENCLOSURE
FF	FINISHED FLOOR
FL	FLOW LINE
F	FRACTIONAL
M	MEASURED DISTANCE
MH	MANHOLE
OP	ON PLASTIC CAP
PG	PLATED DISTANCE
P	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRA	PREVIOUSLY RECORDED
PLUE	PLASTIC EASEMENT
R	RIGHT OF WAY
RF	RED PLASTIC CAP
SPC	SQUARE FEET
SAN	SANITARY
TYP	TYPICAL
Y	YELLOW PLASTIC CAP
N	NORTH
S	SOUTH
E	EAST
W	WEST

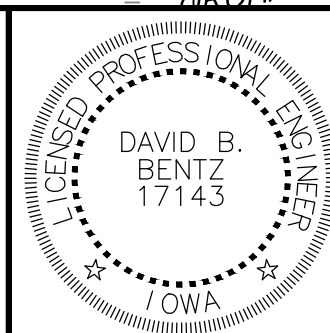


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I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: _____ DATE: _____
LARRY D. HYLER, P.L.S. 14775
LICENSE RENEWAL DATE: DEC. 31, 2018
PAGES OR SHEETS COVERED BY THIS SEAL: _____ 10F1



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

SIGNED: _____ DATE: _____
DAVID B. BENTZ, PE. 17143
LICENSE RENEWAL DATE: DEC. 31, 2017
PAGES OR SHEETS COVERED BY THIS SEAL: _____ 1 OF 1

trk architects + engineers

"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515) 276-0467 Fax: (515) 276-0017

NEW ELEMENTARY SCHOOL
NORWALK COMMUNITY SCHOOL DISTRICT
NORWALK, IA

PROJECT NO.:
1024J

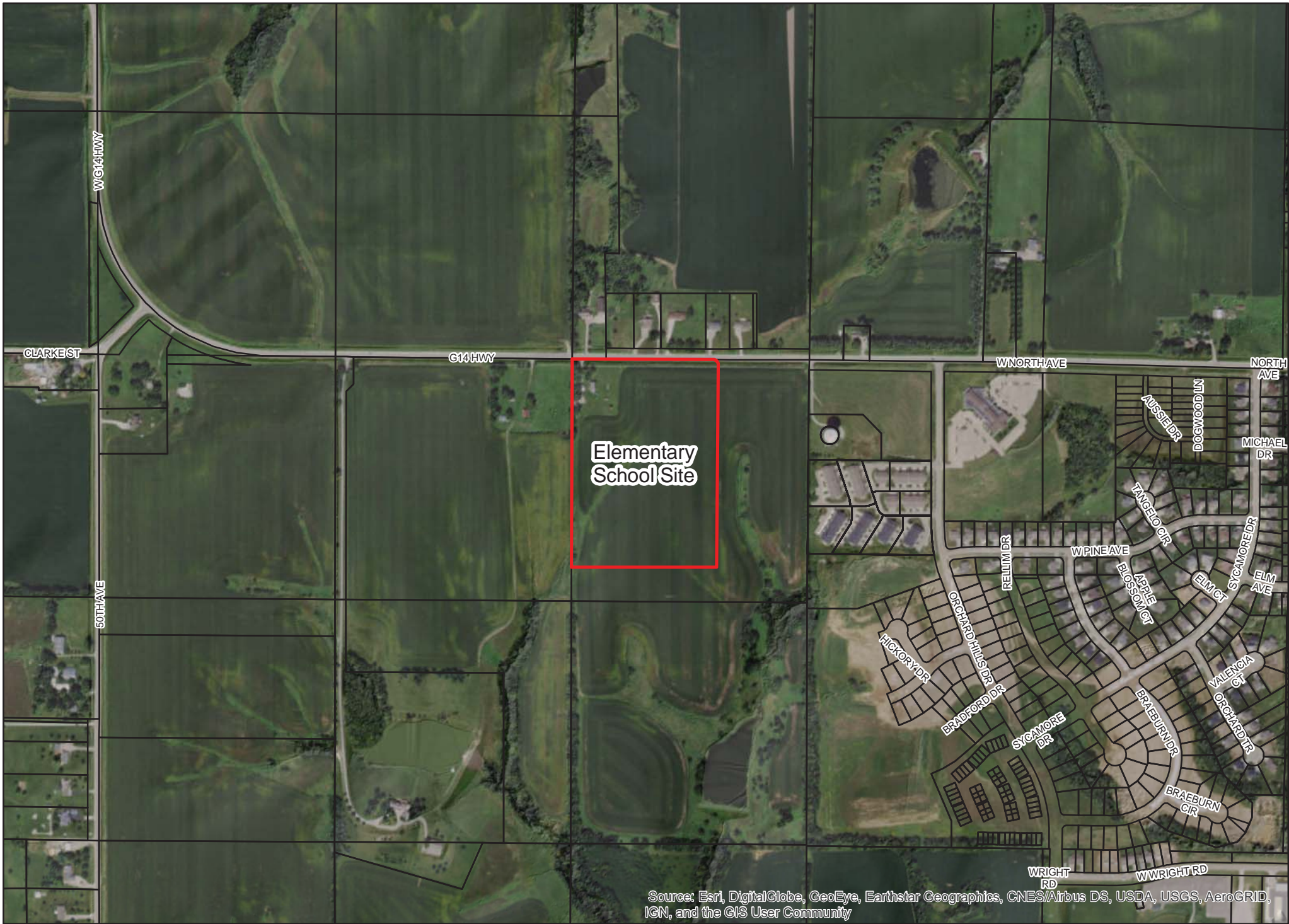
JANUARY 2018

VISIONS:
1/13/17 1ST CITY SET
1/11/17 2ND CITY SET
5/18 3RD CITY SET

DRAWING TITLE:
PRELIMINARY
PLAT

1 OF 1

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community





**PLANNING & ZONING COMMISSION
AGENDA STATEMENT**

Item No. 6C
For Meeting of 1.8.2018

ITEM TITLE:	Request from the Norwalk Community School District to approve the Site Plan for the Norwalk Elementary #3	
CONTACT PERSON:	Luke Parris, AICP – Community Development Director	
APPLICANT(S):	Norwalk Community School District 380 Wright Road Norwalk, IA 50211	Bishop Engineering 3501 104 th Street Des Moines, IA 50322
GENERAL DESCRIPTION:	This request is from Norwalk Community School District to approve the site plan for the new elementary school south of W. North Avenue and west of the City Water Tower.	
IMPACT ON NEIGHBORHOOD:	Property to the west and south are agricultural in nature. Property to the east is undeveloped commercial property, the City water tower, a townhome complex, and a single-family residential neighborhood. Property to the north is several large lot rural estate residences. The development of the new school use will not directly affect many of these properties. The main consideration will be the traffic generation for the school.	
VEHICULAR & PEDESTRIAN TRAFFIC:	<p>The preliminary plat included public improvements to W. North Avenue to expand to road and add turn lanes. These improvements are important to ensure good traffic flow along W. North Avenue.</p> <p>The Site Plan shows a future public street to be constructed and connected to W. North Avenue. The School Site is accessed from the southern portion of this street and includes a large looped driveway. The length of the driveway is long enough to accommodate the maximum amount of stacking for school drop-off and pick-up that was identified in the traffic study for the site.</p> <p>Bus drop-off and pick-up is accessed via drive connections to W. North Avenue. The expanded W. North Avenue has a center turn lane in this area to allow for turning movements to be made outside of the travel lane.</p> <p>Trail and sidewalks are shown around the school site to allow for adequate pedestrian movements.</p>	
PARKING:	City Code requires 1 space for each employee and 1 space for every 10 classroom seats. The school is planning on phasing the parking construction to coincide with planned enrollment of the school. Opening of the school would require 95 stalls and the school	

has provided 113 stalls for the initial construction. At max capacity, code requires 155 stalls. The site plan identifies future parking expansion that will accommodate 194 total stalls in the future.

**OPEN SPACE &
BUFFER
LANDSCAPING:**

The site provides the minimum of 30% (274,428 sf) of open space required by the City code. The site provides 628,120 sf of open space, exceeding the amount required. The site plan also identifies the location of all required trees and shrubs.

SIGNAGE:

A monument sign is proposed on the northeast corner of the site and is properly setback from the right-of-way. Details of the monument sign and any building signs will be reviewed and permitted through the sign permit process.

**ARCHITECTURAL
STANDARDS:**

The City's architectural standards require that non-residential buildings in the R-1 district be composed of 80% class 1 or class 2 materials; no more than 20% class 3 & 4 materials, with any class 4 materials being no more than 10% of the façade.

The façade includes class 1 & 2 materials of brick, glass, and textured concrete panels, that encompass 82% of the façade area. The remaining 18% of façade area consists of class 3 fiber cement board with a minimal amount of class 4 smooth concrete panels.

DRAINAGE:

The site is graded to have detention basins at the southwest and southeast corners of the site. On-site drainage will be directed to these basins, detained, and then outlet offsite. The basins have been reviewed by the City Engineer to ensure that they will adequately detain the on-site drainage.

**UTILITIES: WATER,
SANITARY SEWER,
STORM SEWER.**

Adequate services are provided to the site and detailed on the site plan.

STAFF ANALYSIS:

Overall the site plan meets the City's requirements for development of a school in the R-1 zoning district.

**STAFF
RECOMMENDATION:**

The staff recommends approval with the following conditions:

- That the site development and building construction follow all City code regulations.
- That any significant modifications to the site plan be reviewed and approved by the Planning & Zoning Commission and City Council.

RESOLUTION NO. ____

A RESOLUTION APPROVING THE SITE PLAN FOR SUNSET CORNER

WHEREAS, the Planning & Zoning Commission reviewed this request at their regular meeting on January 8, 2018 and recommends approval of the Site Plan; and

WHEREAS, that the site development and building construction follow all City code regulations; and

WHEREAS, that any significant modifications to the site plan be reviewed and approved by the Planning & Zoning Commission and City Council; and

NOW, THEREFORE, BE IT RESOLVED: That the City Council does hereby approve the Site Plan for Norwalk Elementary #3 as described and shown in Attachment "A" attached hereto and made a part thereof by reference.

PASSED AND APPROVED this 18th day of January, 2018.

Tom Phillips - Mayor

ATTEST:

JODI EDDLEMAN, CITY CLERK

<u>ROLL CALL VOTE:</u>	<u>Aye</u>	<u>Nay</u>
Kuhl	___	___
Lester	___	___
Baker	___	___
Riva	___	___
Livingston	___	___

NORWALK ELEMENTARY #3

SITE PLAN

SHEET INDEX:

C-001	COVER SHEET
C-002	SITE SURVEY
C-101	DEMO PLAN
C-201 - C-202	LAYOUT PLAN
C-301 - C-303	GRADING PLAN
C-401 - C-402	UTILITY PLAN
C-501 - C-502	LANDSCAPE PLAN
C-601 - C-602	DETAILS SHEET
C-701	PLAN AND PROFILE
C-801	SWPPP
C-901 - C-902	PUBLIC IMPROVEMENT PLAN

PROPOSED PROPERTY DESCRIPTION:

LOT 1 OF NORWALK ELEMENTARY #3 PLAT 1

ADDRESS:

100 W. WINDY ROAD

NORWALK, IA 52051

OWNER:

NORWALK COMMUNITY SCHOOL DISTRICT

ATTN: KATE BALDWIN

380 WINDY ROAD

NORWALK, IA 52051

PHONE: (515) 981-0676

PREPARED FOR:

NORWALK COMMUNITY SCHOOL DISTRICT

ATTN: KATE BALDWIN

380 WINDY ROAD

NORWALK, IA 52051

PHONE: (515) 981-0676

ZONING:

R-1 SINGLE FAMILY RESIDENTIAL

PARKING REQUIREMENTS:

PARKING REQUIREMENTS: ONE SPACE FOR EVERY REGULAR EMPLOYEE & ONE SPACE FOR EVERY TO CLASSROOM SEATING CAPACITY

SCHOOL OPENING: PARKING REQUIRED = 50 + 4000 = 4050 STALLS

PARKING PROVIDED = 113 STALLS (INCL 4 H.C. STALLS)

MINIMUM CAPACITY: PARKING REQUIRED = 40 + 7000 = 7040 STALLS

PARKING PROVIDED = 144 STALLS (INCL 8 FUTURE STALLS)

NOTE: 2 ADDITIONAL HANDICAP STALLS REQUIRED AT MINIMUM CAPACITY

OPEN SPACE REQUIREMENTS:

PROJECT SITE AREA = 14.26 AC

OPEN SPACE REQUIRED = 2.74 AC (SF 120%)

OPEN SPACE PROVIDED = 4.28 AC (SF 30%)

PERMISSIBLE SURFACE = 267,000 SF

BENCHMARK:

BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS DATUM = NAD 83

IONA SOUTH

SITE BENCHMARK:

NORTHING = 153764.57

EASTING = 158844.25

ELEVATION = 971.14

DESCRIPTION: HYDRANT ARROW THAT IS ROUGHLY 77' NORTH OF THE NW PROPERTY CORNER (FOUND IN WALL)

SITE BENCHMARK:

NORTHING = 153733.18

EASTING = 158834.49

ELEVATION = 969.46

DESCRIPTION: HYDRANT BOLT THAT IS IN BETWEEN ADJACENT PROPERTIES WITH ADDRESSES OF 105 CGS RD COL AND 109 CGS RD WCH WHICH ARE ACROSS A HIGH FROM THE SITE'S NORTHERN BOUNDARY.

UTILITY MAPS PROVIDED BY:

1. ELECTRIC (INDIANEA 61 E2 / CRAIG RAFFIELD) - (515) 292-6430

2. STORM AND SANITARY (EAS AVALON BE NE TRINITY BROTHER NICK CARTER) - (515) 323-8183

3. FIBER OPTIC (CENTURYLINK/IONA TURNER) - (720) 578-8880

4. CABLE (BROADCOM COMMUNICATIONS CORP / FULL WAY) - (515) 246-2252

5. GAS (INDIANEA GAS / CRAIG RAFFIELD) - (515) 292-6430

6. WATER (CITY OF NORWALK / WAYNE SCHWARTZ) - (515) 302-2443

7. OTHERS (NORWALK COMMUNITY SCHOOL'S KATE BALDWIN) - (515) 981-0676

UTILITY NOTE:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY. EXISTING PUBLIC RECORDS AND PLANS PROVIDED BY OTHERS. SURFACE UTILITIES LOCATED BY SURVEY ENGINEERING, UNLESS OTHERWISE NOTED, ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS

ONLY IF BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IF IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT, A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.



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GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH IOWA STANDARD SPECIFICATIONS AND ANY AND ALL CITY/COUNTY SUPPLEMENTAL SPECIFICATIONS. THE CITY OF NORWALK MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
2. IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT IOWA CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
5. ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
6. BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLANS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
8. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SCHEDULE FOR PERFORMANCE OF WORK ITEMS. THIS SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRE-CONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.
9. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
10. THE CONTRACTOR SHALL OBTAIN AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DRAINAGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF NORWALK.
11. THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ADJUTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY OR AS NECESSARY TO REMOVE HAZARDS.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL SIGNS THAT HAVE BEEN TRACKED OR WASHED INTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
13. DISPOSAL OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.
14. THE CONTRACTOR IS RESPONSIBLE FOR ALL DUST CONTROL.

GRADING NOTES:

1. LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
2. SOILS REPORT BY EIGHT (8) CONTRACTORS TO ACHIEVE GRADES SHOWN IN THE PLAN SET SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY. THIS INCLUDES BOTH TOPSOIL AND CLASS 10 EROSION.
3. GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2.

PAVING NOTES:

1. THE PAVING/GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SEEDDED IN ACCORDANCE WITH CITY OF NORWALK STANDARD SPECIFICATIONS AND THE CURRENT VERSION OF IOWA.
2. SUBGRADE PREPARATION AND PAVEMENT SHALL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUBGRADE PRIOR TO ANY PAVEMENT BEING PLACED.
3. SEE DETAILS FOR ALL PAVEMENT THICKNESS.
4. DETECTABLE WARNING PANELS SHALL BE TYPE 1 COLORED PAVEMENT STANDARD.
5. ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMP, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A. CITY CODES THE A.D.A. CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

UTILITY NOTES:

1. THE CONTRACTOR SHALL PROVIDE AS-BUILT OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
2. THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE BASED ON INFORMATION PROVIDED BY THE UTILITY OWNER/AGENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
3. ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 12" PIPE SECTIONS ON THE ARROW SHALL BE TIED WITH 14" TYPE II CONNECTORS. ALL ARROWS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
4. TELEVISION OF THE STORM SEWER SYSTEM SHALL BE COMPLETED PRIOR TO PAVING.
5. SANITARY SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATER MAIN WITH 0' OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.
6. MANHOLE AND PRESSURE TESTS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES. TELEVISION OF THE SANITARY SEWER SYSTEM SHALL BE COMPLETED PRIOR TO PAVING.
7. WATER LINES SHALL BE 4" MIN. SIZE OF WATER LINE AS SHOWN ON PLANS.
8. THIRST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATER CONSTRUCTION.
9. PROPOSED WATER SHALL BE PRESSURE TESTED, BACTERIA TESTED AND O.D. CALIBRATED. THE FILLING OF THE WATER LINE SHALL BE DONE BY THE CITY OF NORWALK.
10. TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
11. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF NORWALK WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
12. THE MINIMUM HYDRANT LEAD SHALL BE 33 FEET.
13. FIRE HYDRANT ASSEMBLY SHALL INCLUDE: TIE, BRANCH, VALVE & HYDRANT.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL STRUCTURES, INCLUDING HYDRANTS, TO MATCH FINAL FINISHED GRADE.
15. ALL STRUCTURE SIZES CALLED OUT ON PLANS ARE MINIMUM REQUIRED WALL DIMENSIONS.
16. ALL STRUCTURES CALLED OUT AS "WOODEN" SHALL BE ENGINEERED BY THE PRECISOR TO BE ENGINEERED STRUCTURE. STABILITY MODIFICATIONS INCLUDE ADDITIONAL WALL LENGTH TO ACCOUNT FOR LARGE PIPE EXHAUSTS AND ADDITIONAL WALL BENCH & BARGE DEPTHS TO ACCOUNT FOR DEEPER STRUCTURES. ANY ALL MODIFICATIONS TO STANDARD STRUCTURES SHALL BE CONSIDERED INCIDENTAL TO BENCH.
17. ANY AND ALL HYDRANT AND VALVE EXTENSIONS, TOGETHER WITH VERTICAL BENCH, SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION. NO ADDITIONAL PAYMENT WILL BE PROVIDED FOR INCIDENTAL ITEMS.
18. THE CONTRACTOR WILL BE REQUIRED TO TELEPHONE AND CLEAN DOWNSTREAM SEWERS DIRT, DEBRIS OR OTHER NON-SWEEPER FLOW ALLOWED TO ENTER THE SYSTEM.

TOPSOIL NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL NEARBY BUTANE ENGINEERS (515-292-1888) WHEN TOPSOIL HAS BEEN PLACED. RE-SPREAD ON SITE. ALL NEARBY BUTANE WILL THEN INVESTIGATE AND PROVIDE WRITTEN NOTIFICATION TO THE OWNER THAT AT LEAST 4' OF TOPSOIL HAS BEEN PLACED IN ALL PERVIOUS AREAS OF THE SITE, AND IF OF TOPSOIL AS SHOWN ON PLANS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF HAULING IN ADDITIONAL TOPSOIL IF REQUIRED. THIS DETECTIVE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ADDITIONAL COSTS FOR SUBSEQUENT TOPSOIL, TOPSOIL TESTING PERFORMED BY ALL NEARBY BUTANE IF SITE IS FOUND TO BE DEFICIENT.

WETLAND NOTES:

1. BISHOP ENGINEERING DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

SOILS REPORT:

1. REFERENCE IS MADE TO THE SOILS REPORT (P/N 171184) FOR ADDITIONAL SOILS INFORMATION INCLUDING BUT NOT LIMITED TO SUBGRADE INFORMATION, FOOTING DESIGN, AND ANY POSSIBLE OR OTHER EXCAVATION DUE TO POOR SOILS. PAVEMENT SECTIONS ON THE PLANS GOVERN OVER PAVEMENT THICKNESS IN THE SOILS REPORT.
2. CHEMICAL STABILIZATION OF SUBGRADE SOILS BY INCORPORATING 10% CLASS C-11 ASH MAY BE NECESSARY. SEE SOILS REPORT FOR ADDITIONAL DETAILS AND RECOMMENDATIONS.

UTILITY CONFLICT NOTES:

1. UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
2. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN EXISTING UTILITY AND PROPOSED CONSTRUCTION.
3. CONTRACTOR SHALL USE G-800 CASSETT JOINTS FOR STORM SEWER AND SANITARY SEWER AT CROSSINGS WITH WATER MAIN WHERE STORM OR SANITARY SEWER CROSSES OVER OR LESS THAN 8" BOWS BELOW WATER MAIN. G-800 CASSETT JOINTS SHALL BE EXTENDED UNTIL WATER AND SEWER ARE AT LEAST 10 FEET AWAY. IF 12" PIPE IS USED FOR STORM SEWER, CONTRACTOR SHALL USE WATER TIGHT 12" PIPE, CENTERED ON THE CROSSING.

SPECIFICATIONS NOTES:

1. IN THE EVENT OF A DISCREPANCY BETWEEN THE NORWALK ELEMENTARY SCHOOL PROJECT SPECIFICATIONS AND CITY OF NORWALK REQUIREMENTS AND SPECIFICATIONS, PLUMBING CODE, AND URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENT (IOWA 2015), THE CITY OF NORWALK STANDARD SPECIFICATIONS SHALL GOVERN.
2. FOR ALL SPECIFICATION DISCREPANCIES, PROJECT ENGINEER SHALL BE CONTACTED PRIOR TO PROCEEDING WITH CONSTRUCTION. IF ENGINEER IS NOT CONTACTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PROBLEMS THAT RESULT FROM SAID DISCREPANCIES.
3. SEE PUBLIC IMPROVEMENT PLAN FOR SPECIFICATION NOTES SPECIFIC TO THE PUBLIC IMPROVEMENT PLAN.

STAKING NOTES:

1. CONTRACTOR IS REQUIRED TO HAVE ALL STAKING DONE UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR AND IN COORDINATION WITH THE PROJECT ENGINEER.
2. STAKING DOES NOT RELIEVE CONTRACTOR OF ULTIMATE RESPONSIBILITY TO CONSTRUCT THE PROJECT PER PLAN.

PAVEMENT SAWCUT NOTES:

1. CONTRACTOR TO PROVIDE SAWCUT (DRAINAGE PLAN) TO DAVID BENITZ, BISHOP ENGINEERING (515-294-0447 OR DBENITZ@BISHOPENG.COM) PRIOR TO ANY CONCRETE PAVEMENT INSTALLATION.
2. SAWCUTS MAY BE REQUIRED TO BE REPAIRED AND REPLACED IF PLACED WITHOUT AN APPROVED PLAN.
3. LONGITUDINAL JOINTS IN DRIVE LANE & A OUTER MOST JOINT OF ALL PARKING AREAS SHALL BE SUBAS TYPE 1, 1" OR 1.7" OR TYPE 1, 1" OR 1.7" JOINTS AND HAVE STEEL INTERIOR PARKING LOT JOINTS, OTHER THAN THE OUTER MOST JOINT. DO NOT NEED STEEL AND SHALL BE SUBAS TYPE 1" OR TYPE 1.7" JOINTS.
4. ALL TRANSVERSE JOINTS SHALL BE SUBAS TYPE 1" OR TYPE 1.7" JOINTS WITH STEEL IN THE CASE OF A DAYS WORK JOINT.

DETENTION BASIN AS-BUILT:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COST OF AS-BUILT TOPSOIL OF ALL DETENTION PONDS & DETENTION POND STORM SEWER. CONTRACTOR SHALL CONTACT BISHOP ENGINEERING (DAVID BENITZ AT 515-294-0447) TO PERFORM SAID AS-BUILT SURVEY. IF DETENTION POND HAVE BEEN GRADED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT TOPSOIL SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.

AS-BUILT WILL INCLUDE:

- TOPSO SURVEY
 - VEGETATION RESTRICTION PLATES
 - CAPACITY VOLUME CALCULATIONS
 - STORM SEWER IN AND INVERT AS-BUILT ARROUND POND.
- "CONTRACTOR SHALL CONTACT BISHOP ENGINEERING FOR POND AS-BUILT AFTER TOPSOIL RE-SPREAD AND BEFORE SEEDING HAS TAKEN PLACE"

EARTHWORK BALANCE NOTES:

1. IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY. CONTRACTOR RESPONSIBLE FOR MAKING THE SITE EARTHWORK BALANCE.
2. THIS INCLUDES BUT IS NOT LIMITED TO TOPSOIL, POOR SOILS AND STRUCTURAL FILL NECESSARY TO MEET PROJECT PLANS AND SPECIFICATIONS.

FARM TILE NOTES:

1. ACTIVE EXISTING FIELDS THAT ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE. CONNECT TO STORM SEWER WITH AN INSERT A TEE OR DIRECTLY TO A STORM STRUCTURE.
2. IT IS ANTICIPATED THAT THE SITE CONTAINS FELD TILES. HOWEVER, NO MAP IS AVAILABLE.
3. THIS WORK WILL BE ELIGIBLE FOR A CHANGE ORDER, IF, AND ONLY IF, PROPOSED SITE STORM SEWER IS NOT WITHIN 50 FEET OF THE FELD TILE.
4. CONTRACTOR SHALL PROVIDE AS-BUILT OF FARM TILES TO BISHOP ENGINEERING.

TRAFFIC CONTROL NOTES:

1. ANY AND ALL TRAFFIC CONTROL SHALL BE CONSIDERED INCIDENTAL. NO ADDITIONAL COMPENSATION WILL BE GIVEN FOR TRAFFIC CONTROL MEASURES.
2. IF LANE CLOSURES ARE NECESSARY, CONTRACTOR SHALL PROVIDE FLAGGERS OR TEMPORARY SIGNALS ON BOTH ENDS OF LANE CLOSURE IN ACCORDANCE WITH IOWA DOT STANDARD ROAD PLANS TC-213 OR TC-215.
3. LANE CLOSURES REQUIRE AT LEAST 1 DAY'S ADVANCE NOTICE TO THE PUBLIC WITH CHARGEABLE MESSAGE SIGNS. CONTRACTOR SHALL COORDINATE WITH CITY OF NORWALK MESSAGE SIGN VENDOR.
4. LANE CLOSURE TIMES MUST ACCOUNT FOR PAVEMENT SAWCUT AND REMOVAL, GRADING, SUBGRADE PREPARATION, AND PAVING.
5. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING SIGNS IN THE PROJECT AREA. CONTRACTOR SHALL COORDINATE WITH HOME OWNERS IF CLOSURES ARE NECESSARY.
6. SEE SHEET C-81 FOR ADDITIONAL NOTES FOR THE PUBLIC IMPROVEMENTS TO IN NORTH AVENUE.

PAVEMENT PLACEMENT NOTES:

1. SEE PROJECT SPECIFICATION SECTION 213.13 FOR SLIP FORM PAVING REQUIREMENTS AND LATER SECTIONS REQUIREMENTS.

STORM & SANITARY TELEVISION NOTES:

1. CONTRACTOR IS REQUIRED TO TELEPHONE SANITARY AND STORM SEWER SYSTEM PRIOR TO PAVING OPERATIONS.
2. CONTRACTOR SHALL SEND VIDEO INSPECTION TO THE ENGINEER FOR APPROVAL PRIOR TO PAVING.



NEIGHBORHOOD MAP
SCALE 1" = 100'

LEGEND:

- SAN — SANITARY SEWER
- ST — STORM SEWER
- W — WATER LINE
- G — GAS LINE
- E — UNDERGROUND ELECTRIC
- OE — OVERHEAD ELECTRIC
- TEL — TELEPHONE LINE
- FO — FIBER OPTIC
- C — CABLE TV
- S — STORM MANHOLE
- C — CURB INLET
- S — SURFACE INLET
- F — FLARED END SECTION
- S — SANITARY MANHOLE
- C — CLEANOUT
- F — FIRE HYDRANT
- S — SPINNER
- C — BRIGATION CONTROL VALVE
- S — WATER MANHOLE
- W — WELL
- W — WATER VALVE
- W — WATER SHUT OFF
- W — VARIOUS HYDRANT
- E — ELECTRIC MANHOLE
- E — ELECTRIC METER
- E — ELECTRIC RISER
- E — ELECTRIC VAULT
- P — POWER POLE
- T — TRANSFORMER POLE
- L — LIGHT POLE
- E — ELECTRIC JUNCTION BOX
- E — ELECTRIC PANEL
- T — TRANSFORMER
- G — GROUND LIGHT
- G — GUY WIRE
- E — ELECTRIC HANDHOLE
- G — GAS METER
- G — GAS VALVE
- A — AIR CONDITIONING UNIT
- T — TELEPHONE RISER
- T — TELEPHONE VAULT
- T — TELEPHONE MANHOLE
- T — TRAFFIC SIGNAL MANHOLE
- F — FIBER OPTIC RISER
- F — FIBER OPTIC FAULT
- C — CABLE TV RISER
- S — SIGN
- D — DENOTES NUMBER OF PARKING STALLS
- P — PROPERTY CORNER. FOUND AS NOTED
- P — PROPERTY CORNER. PLACED 3" BROW PIPE WITH YELLOW PLASTIC CAP ID #1475
- S — SECTION CORNER. FOUND AS NOTED

ABBREVIATIONS:

- AC — ACRES
- ASPH — ASPHALT
- BR — BRICK
- CONC — CONCRETE
- D — DISTANCE
- EX — EXISTING
- ENCLOSURE — ENCLOSURE
- FF — FINISHED FLOOR
- FR — FLOW LINE
- FRAC — FRACTIONAL
- FR — FINISHED DISTANCE
- MANH — MANHOLE
- OPC — OPENING PLASTIC CAP
- P — PLATTED DISTANCE
- POB — POINT OF BEGINNING
- POC — POINT OF COMMENCEMENT
- PREVIOUSLY RECORDED AS PUBLIC UTILITY EASEMENT
- R/W — RIGHT OF WAY
- RCP — RED PLASTIC CAP
- SF — SQUARE FEET
- SAN — SANITARY
- TOP — TOPICAL
- Y — YELLOW PLASTIC CAP
- N — NORTH
- S — SOUTH
- E — EAST
- W — WEST



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

SIGNED: DAVID B. BENITZ, PE, 17143

DATE:

LICENSE RENEWAL DATE: DEC. 31, 2017

PAGES OF SHEETS COVERED BY THIS SEAL: C-001 - C-002

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NEW ELEMENTARY SCHOOL
NORWALK COMMUNITY SCHOOL DISTRICT
NORWALK, IA

PROJECT NO.:

1024J

DATE:

JULY 2017

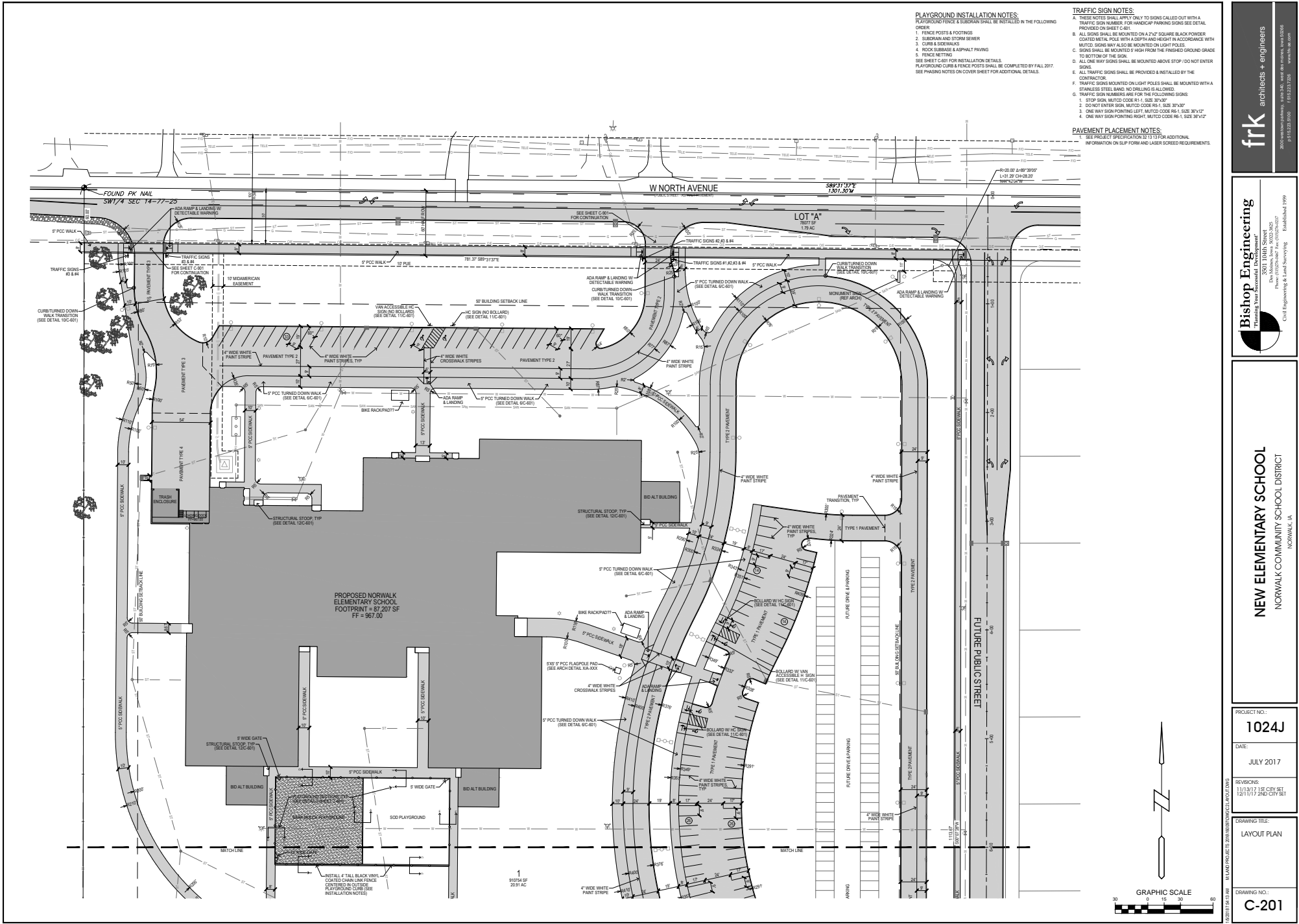
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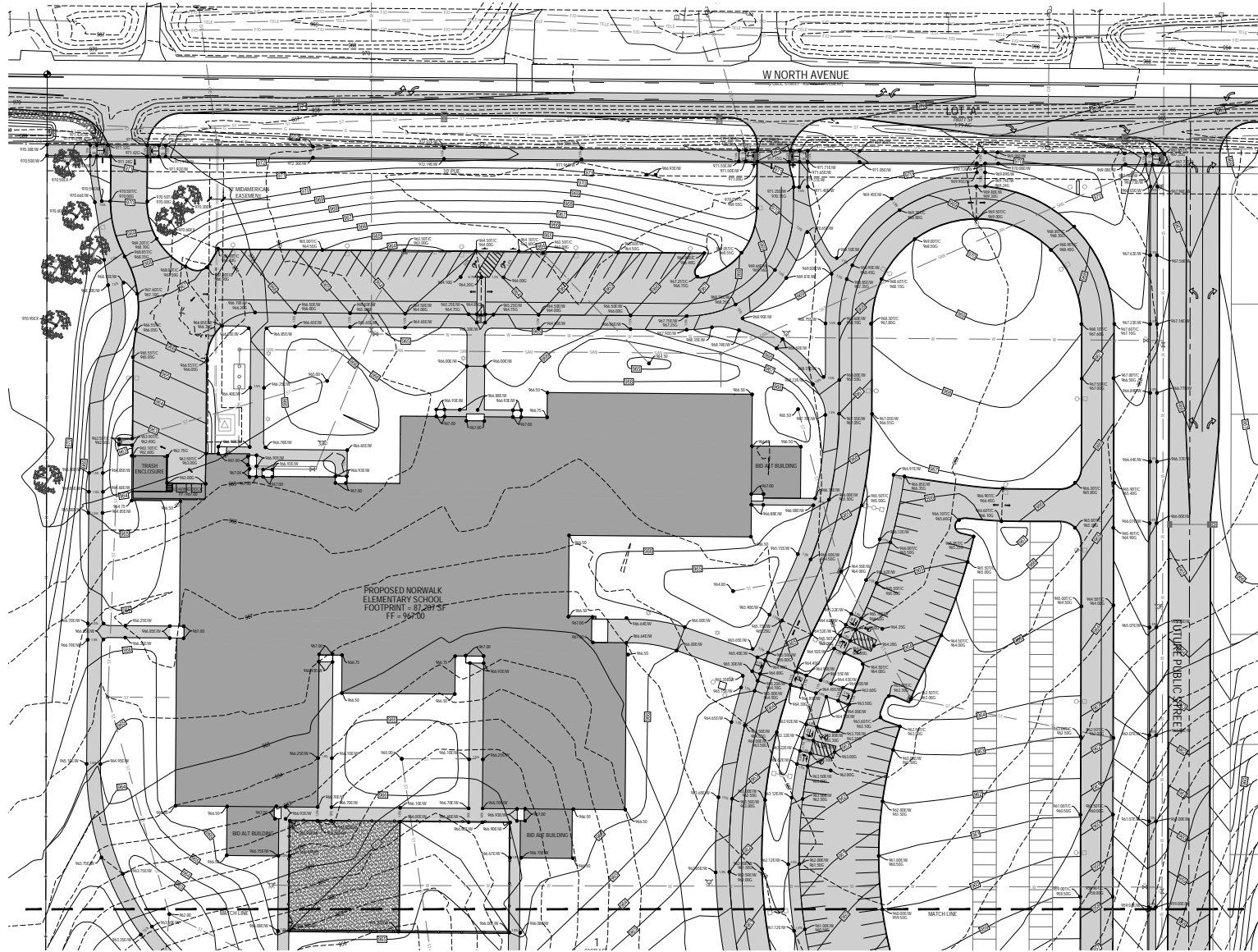
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C-001

REVISIONS:
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- TOPSOIL NOTES:**
1. STRIP AND STOCKPILE THE TOP 4" OF SOIL ON ALL DISTURBED AREAS.
 2. RESEED AS TOPSOIL TO A MINIMUM DEPTH OF 4" ON ALL GREEN ISLAND PAVED AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 4".
 3. TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
 4. TOPSOIL IS DEFINED AS: FERTILE, FRABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH FROM WELL DRAINAGE SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS, REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROCKS, GRASS, WEEDS, STONES LARGER THAN 3/4" IN DIAMETER, AND FOREIGN MATTER. ACIDITY RANGE (PH) OF 5.5 TO 7.5. CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
 5. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
- GRADING LEGEND:**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - FINISHED GROUND ELEVATION
 - TOP-OF CURB ELEVATION
 - TOP-OF CURE ELEVATION
 - GUTTER ELEVATION
 - TOP OF WALL ELEVATION
 - BOTTOM OF WALL ELEVATION
 - EDGE OF WALL ELEVATION
 - TOP OF STAIR ELEVATION
 - BOTTOM OF STAIR ELEVATION
- NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.



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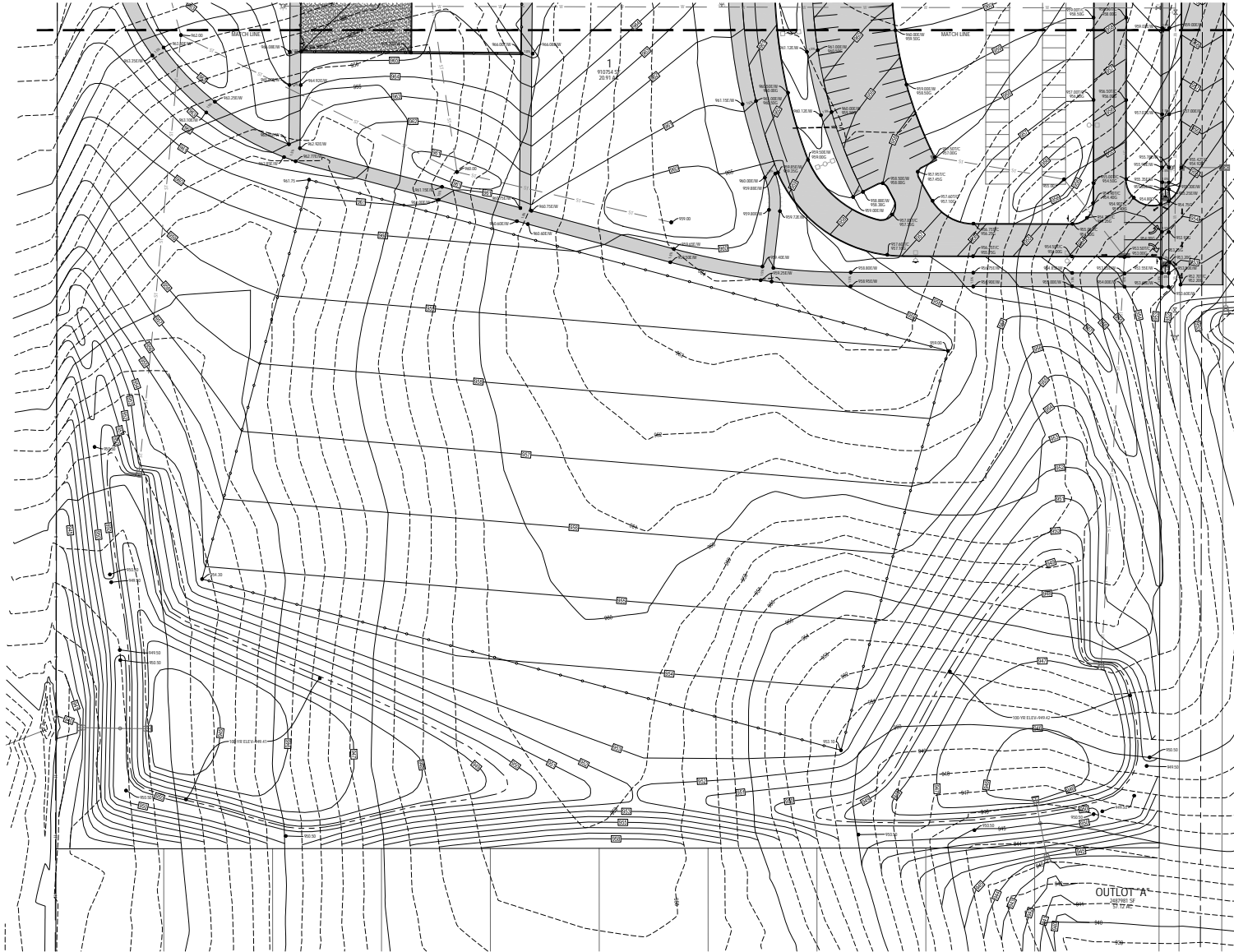
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GRADING PLAN

DRAWING NO.:

C-301



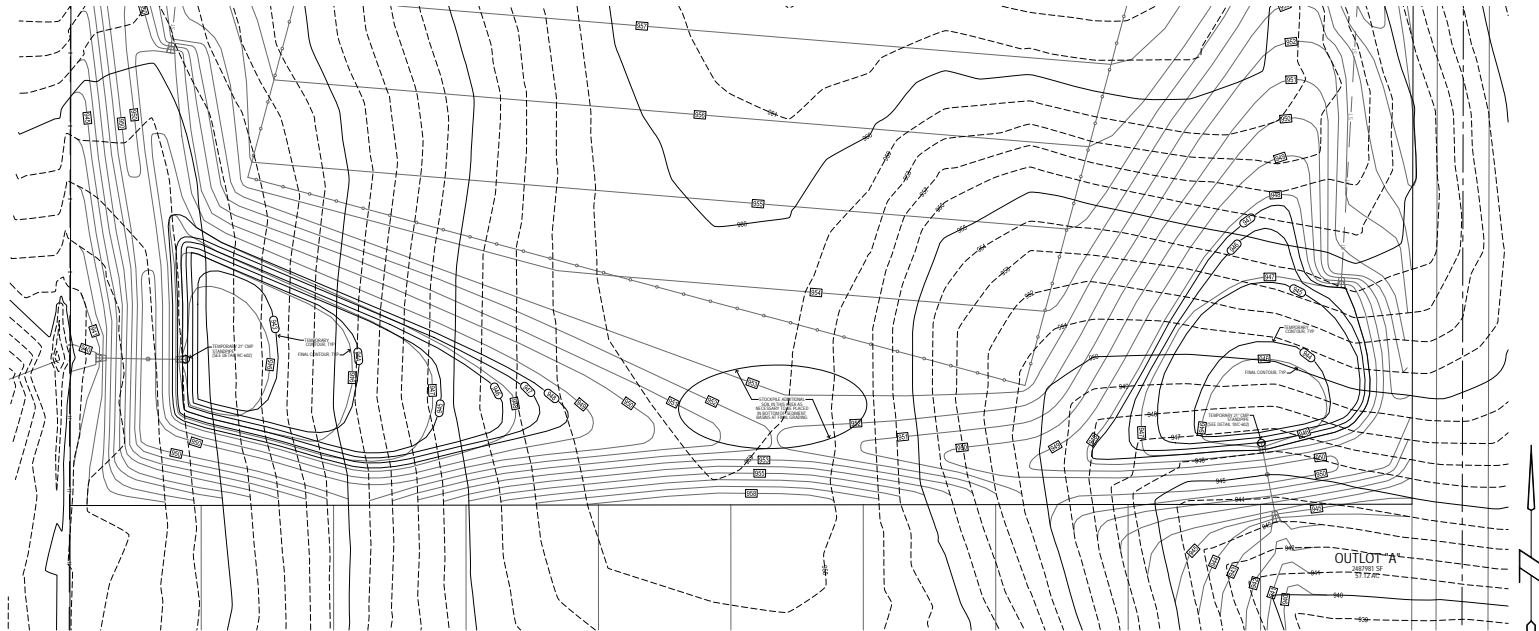
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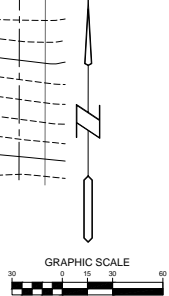
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- TEMPORARY GRADING NOTES:**
1. CONTRACTOR SHALL GRADE DETENTION BASINS TO TEMPORARY CONTOURS SHOWN ON THIS PLAN TO SERVE AS A TEMPORARY SEDIMENT BASIN PRIOR TO ANY OTHER CONSTRUCTION.
 2. CONTRACTOR SHALL HAVE SHELPP INSPECTOR APPROVE SEDIMENT BASINS PRIOR TO ANY OTHER CONSTRUCTION.
 3. INSTALL TEMPORARY STAMPPES AS SHOWN ON THE DETAIL SHEET.
 4. STOCKPILE AND/OR BULK SOIL IN AREAS SHOWN ON PLAN TO FILL BOTTOM OF DETENTION BASIN A GRADE TO FINAL SITE GRADES PER SHEET C-302.
 5. SEDIMENT SHALL BE REMOVED FROM THE BASIN WHEN IT ACCUMULATES TO WITHIN 4" OF THE OUTLET HOLES.
 6. THE SEDIMENT BASIN SHALL REMAIN IN PLACE UNTIL IMMEDIATELY PRIOR TO SEEDING. SEE PAVING NOTES ON COVER SHEET FOR ADDITIONAL INFORMATION.
 7. FOR REMOVAL OF THE SEDIMENT BASIN, REMOVE TEMPORARY STAMPPES, FILL IN BOTTOM OF DETENTION BASIN, AND GRADE DETENTION BASIN TO FINAL GRADES PER SHEET C-302.



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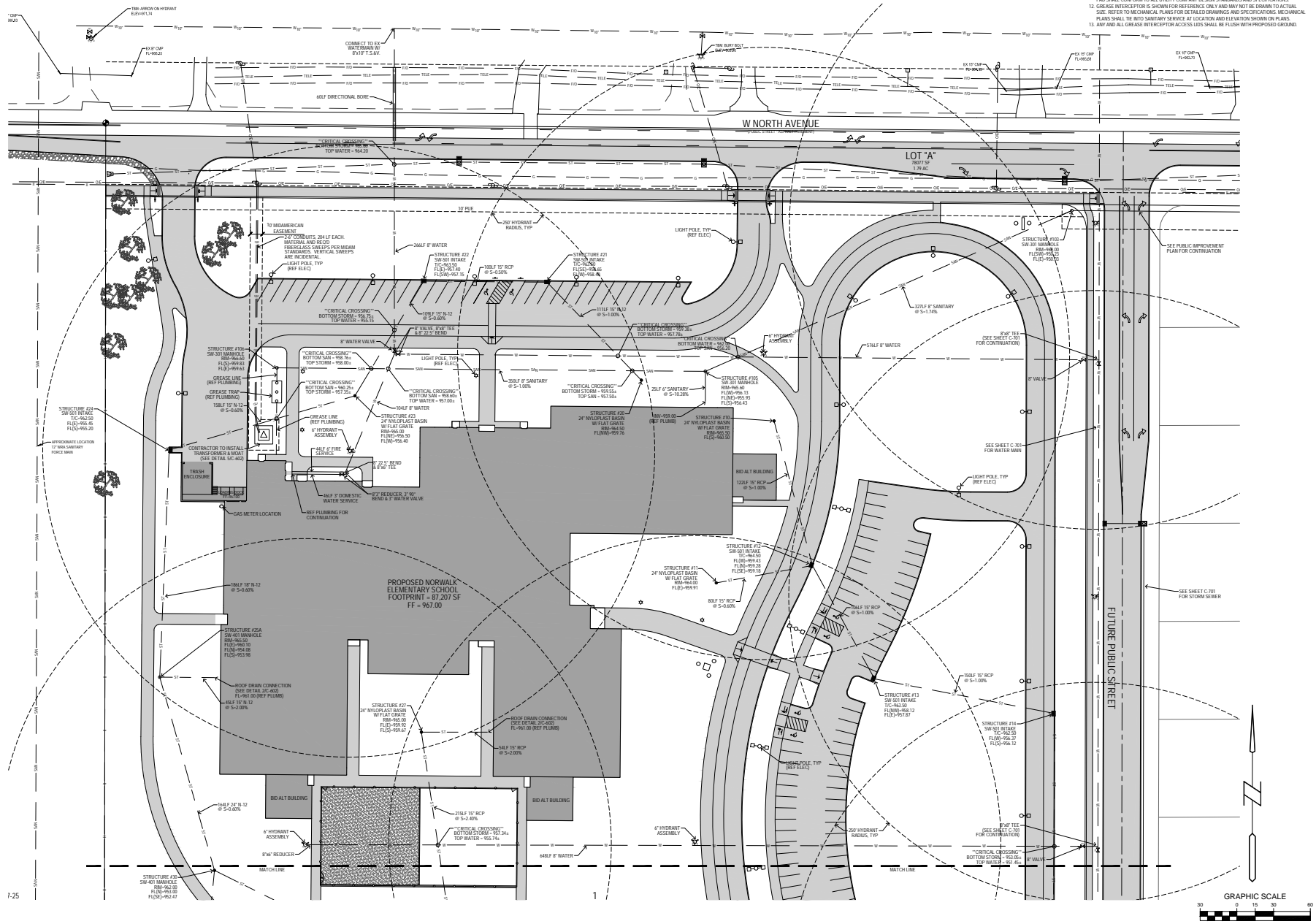
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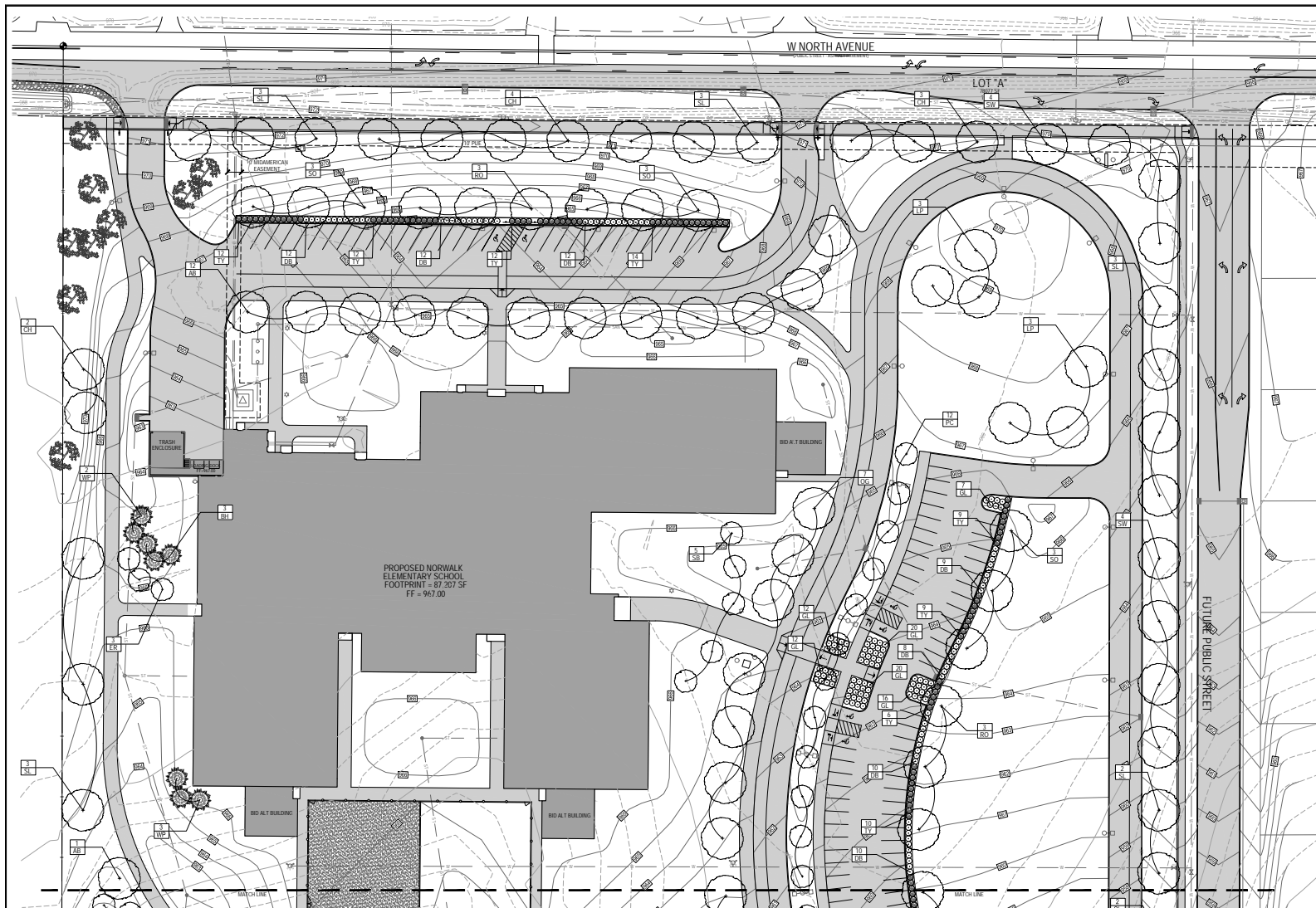
TEMPORARY GRADING PLAN

DRAWING NO.:

C-303



- UTILITY NOTES:**
1. ALL PROPOSED UTILITIES ON THIS SHEET SHALL BE PRIVATE.
 2. ALL WATER LINES SHALL HAVE A MINIMUM OF 3/4" OF COVER UNLESS NOTED OTHERWISE.
 3. FIRE HYDRANT ASSEMBLY SHALL INCLUDE THE TEE, BRANCH VALVE AND HYDRANT.
 4. PIPE EXISTING CALLED OUT ON PLANS INCLUDE FLARED END SECTION, WHERE APPLICABLE.
 5. STORM SEWER CALLED OUT AS RCP MUST BE CLASS II RCP.
 6. STORM SEWER CALLED OUT AS N-12 MAY BE EITHER N-12 OR CLASS II RCP.
 7. FOR RCP PIPE, ASSOCIATED F.E.S. MUST BE RCP FOR N-12 PIPE, ASSOCIATED F.E.S. SHALL BE CIP.
 8. STORM SEWER STRUCTURES CALLED OUT AS W/PLAST BASING MAY BE SUBSTITUTED WITH CONCRETE STRUCTURES. SUGAS SW-52 INTAKES ARE NOT AN APPROVED ALTERNATIVE TO W/PLAST BASING.
 9. CONCRETE STORM SEWER STRUCTURES ARE NOT ALLOWED TO BE SUBSTITUTED WITH W/PLAST BASING.
 10. ALL W/PLAST BASING CASTINGS SHALL BE SECURELY FASTENED TO THE BASING BODY.
 11. TRANSFORMER ONLY IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE.
 12. ALL SHALL CONFORM TO ALL UTILITY COMPANY DESIGN STANDARDS AND SPECIFICATIONS.
 13. GROUND INTERFERENCE IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. REFER TO MECHANICAL PLANS FOR EXISTING DRAWINGS AND SPECIFICATIONS. MECHANICAL PLANS SHALL THE INTO SANITARY SERVICE AT LOCATION AND ELEVATION SHOWN ON PLANS.
 14. ANY AND ALL GROUND INTERFERENCE ACCESS LIDS SHALL BE FLUSH WITH PROPOSED GROUND.

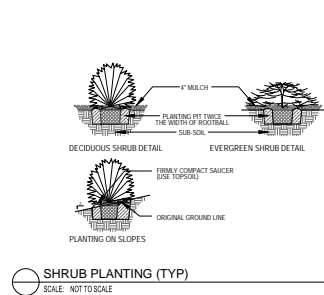
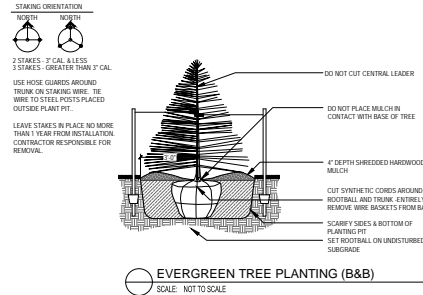
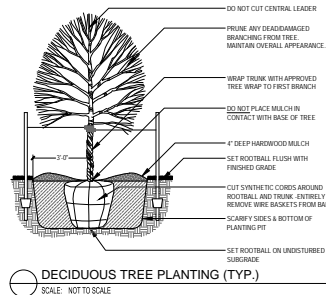


LANDSCAPE NOTES:

1. ALL SEEDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
2. SEED ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SEED LIMITS SHOWN ON PLANS ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES.
3. PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE. THE DRAWING SHALL PREVAIL IN A CONFLICT OCCURS.
4. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANS Z60.1).
5. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
6. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CODES ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT. IDENTIFICATION TAGS MUST BE LEFT ON UNTIL AFTER ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
7. CONTRACTOR SHALL PLACE SHREDED HARDWOOD MULCH AROUND ALL TREES, SHRUBS AND CROCK COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
8. STAKE AND WRAP ALL DECIDUOUS TREES IMMEDIATELY AFTER PLANTING. STAKE ALL TREES ACCORDING TO THE STAKING DETAILS. CONTRACTOR SHALL ADJUST AND MAINTAIN OUVING TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD.
9. THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
10. NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
11. ALL EDGING SHALL BE DURAEDGE 18" STEEL EDGING - COLOR GREEN OR APPROVED EQUAL.
12. CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
13. ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL BE MULCHED WITH 4" THICK SHREDED HARDWOOD MULCH.
14. ALL BEDS TO RECEIVE GRANULAR IRON EMERGENT WEED CONTROL BEFORE AND AFTER MULCH IS INSTALLED.

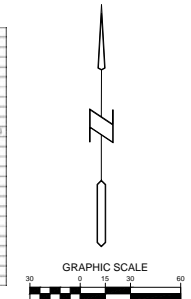
GENERAL LANDSCAPE REQUIREMENTS

TOTAL SQUARE FOOTAGE OF PROJECT AREA	914,760 SF
REQUIRED OPEN SPACE (30%)	274,428 SF
TOTAL LANDSCAPE UNITS (1 TREE / 1000 SF OPEN SPACE)	183
TOTAL LANDSCAPE UNITS (1 SHRUB / 1000 SF OPEN SPACE)	275
GENERAL OPEN SPACE REQUIREMENT	
TOTAL REQUIRED OVERSTORY TREES	183
TOTAL REQUIRED SHRUBS	275
TOTAL EXISTING TREES	
TOTAL IN. OF LOT MUST BE LANDSCAPED	18 TREES
PROPOSED OVERSTORY TREES	183 TREES
PROPOSED SHRUBS	275 SHRUBS



PLANTING SCHEDULE

CODE	QUANTITY	COMMON NAME	Latin Name	SIZE	ROOT	NOTES
100	18	DOUGLASS SPRUCE	PICEA MARYLANDICA	2.5" CAL	BAR	WATCHES SPECIMENS
40	24	ALBURN BLACK WALNUT	JUGLANS NIGRA	2.5" CAL	BAR	WATCHES SPECIMENS
CH	18	COMMON HORNEDY	COLA L. COCCINEA	2.5" CAL	BAR	WATCHES SPECIMENS
50	12	SHARP POINT FIVE	QUERCUS ROBUR	2.5" CAL	BAR	WATCHES SPECIMENS
101	18	WALNUT OAK	QUERCUS COCCINEA	2.5" CAL	BAR	WATCHES SPECIMENS
102	18	WALNUT OAK	QUERCUS ROBUR	2.5" CAL	BAR	WATCHES SPECIMENS
103	18	SHARP POINT FIVE	QUERCUS COCCINEA	2.5" CAL	BAR	WATCHES SPECIMENS
104	18	SHARP POINT FIVE	QUERCUS ROBUR	2.5" CAL	BAR	WATCHES SPECIMENS
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JULY 2017

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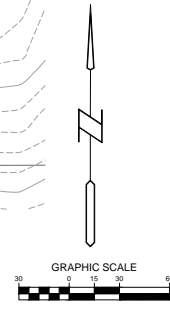
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LANDSCAPE PLAN

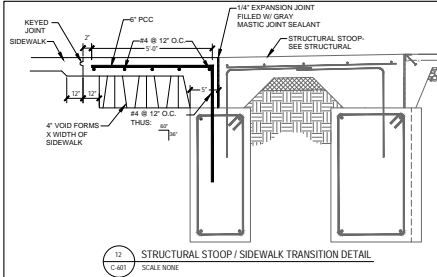
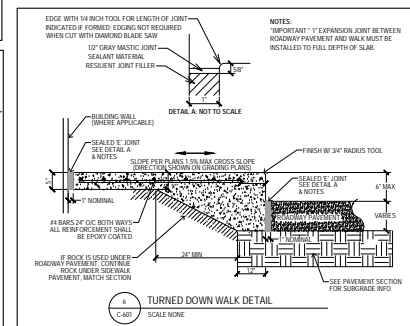
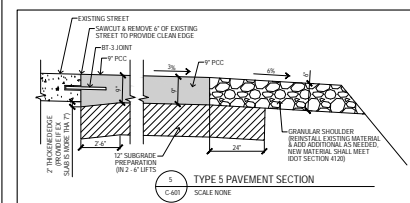
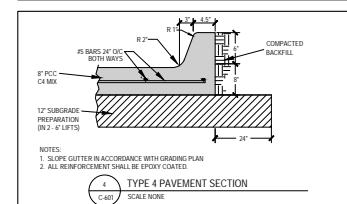
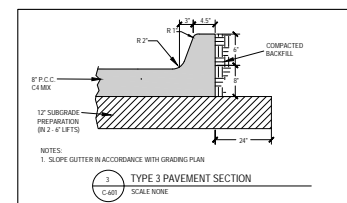
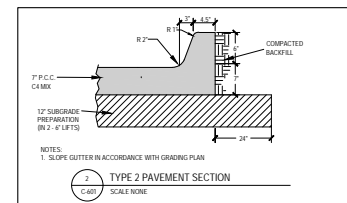
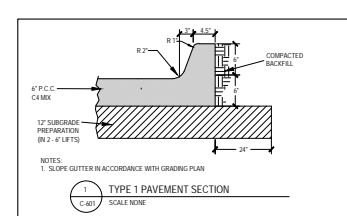
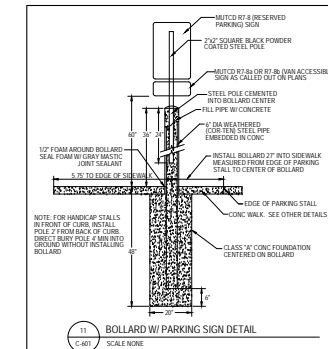
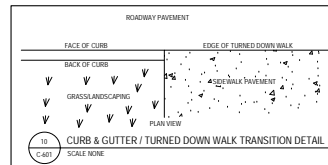
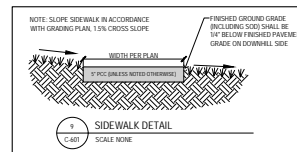
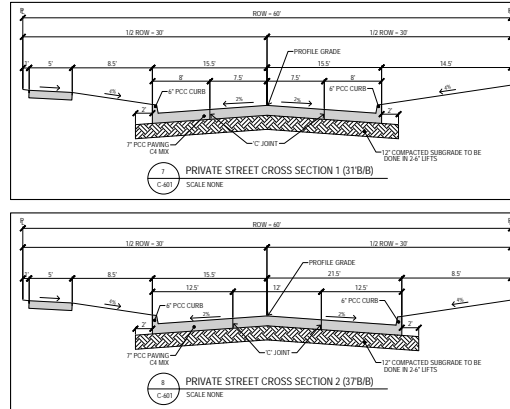
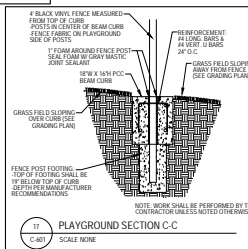
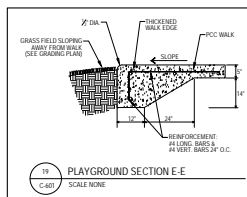
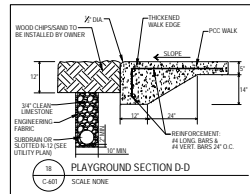
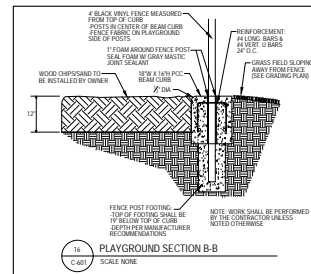
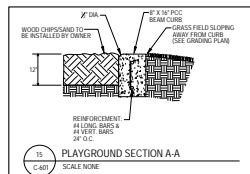
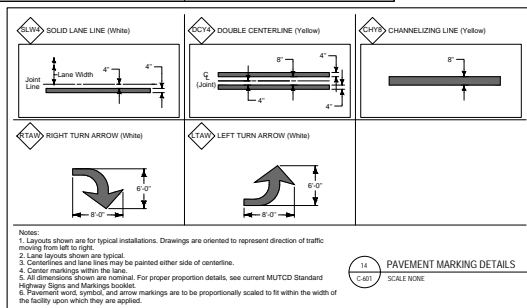
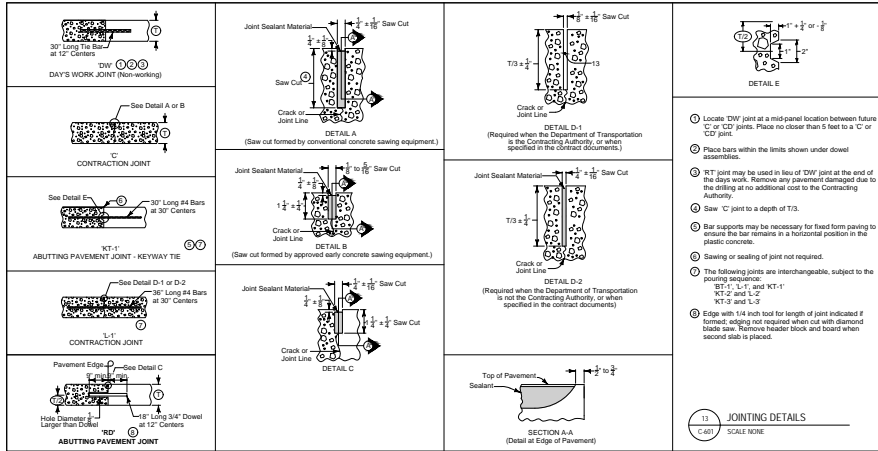
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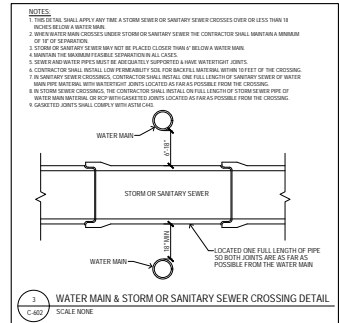
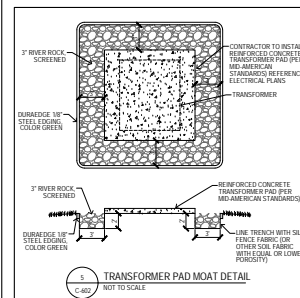
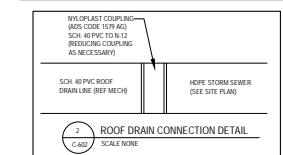
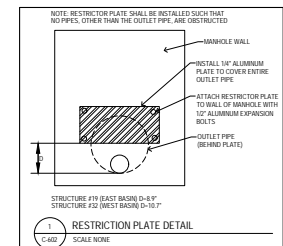
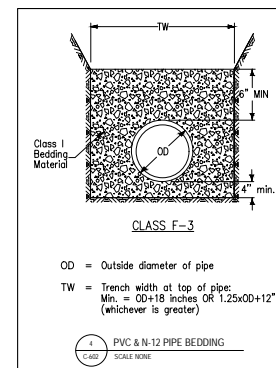
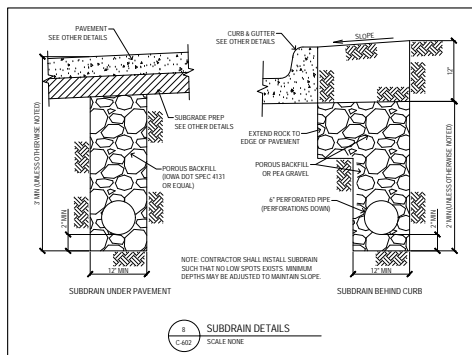
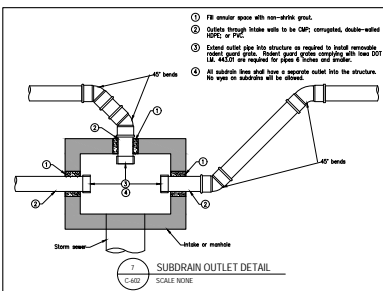
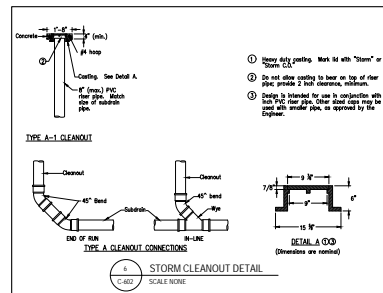
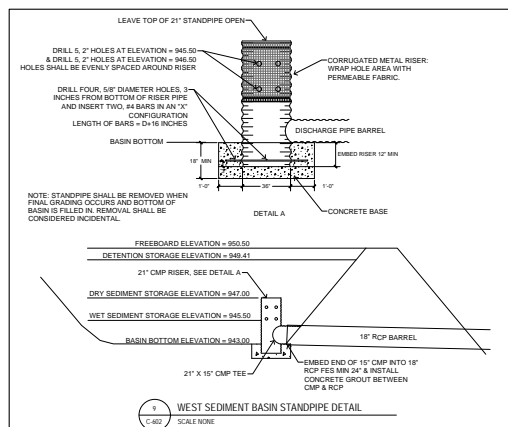
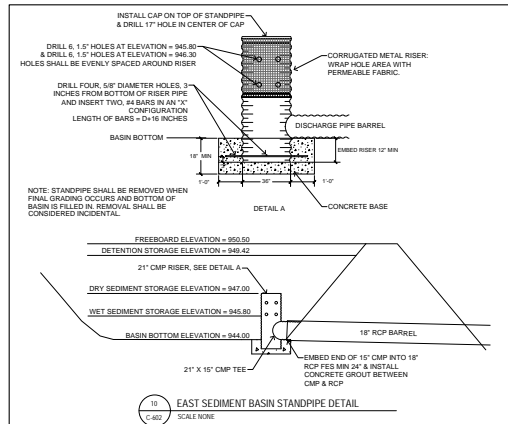
C-501

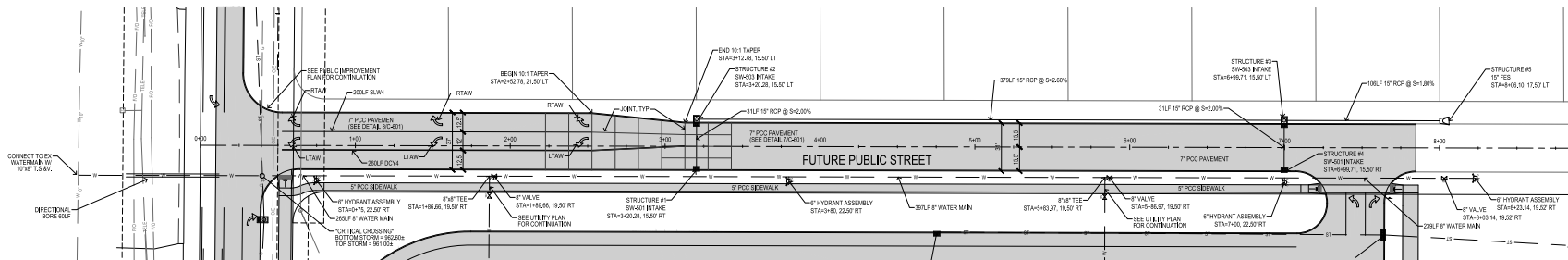
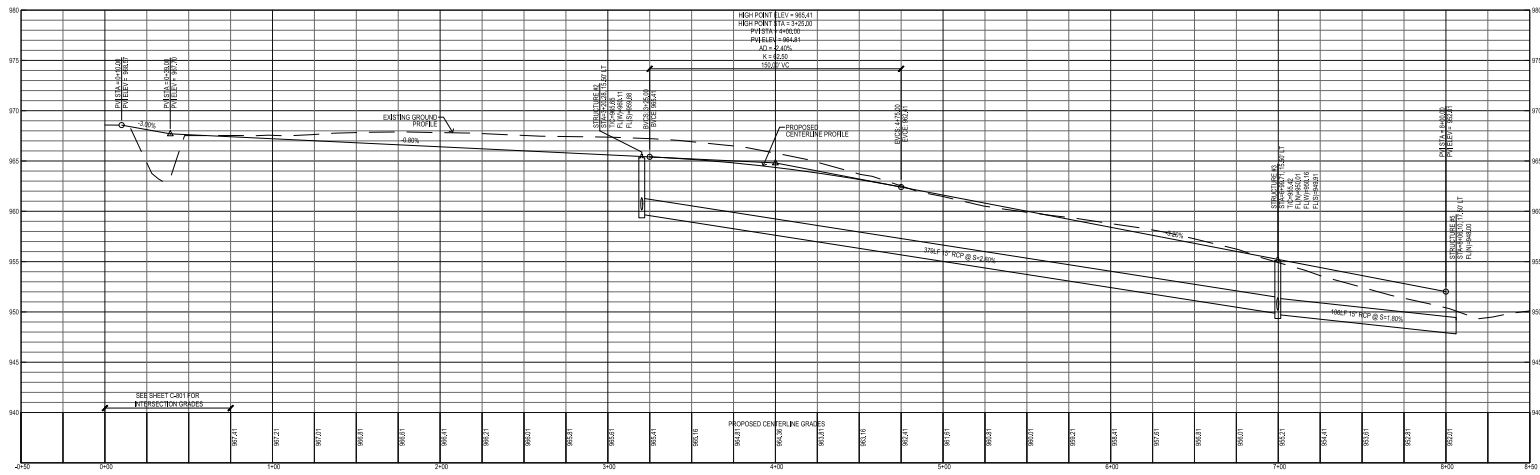
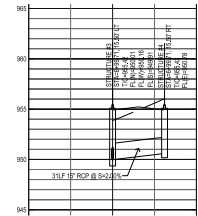
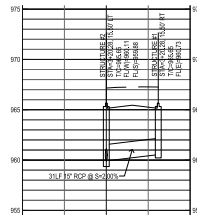


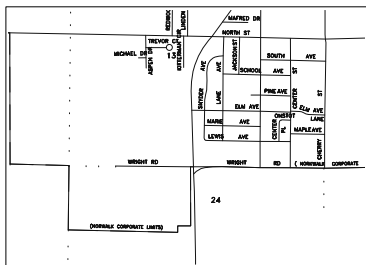
PROJECT NO.:	1024J
DATE:	JULY 2017
REVISIONS:	11/13/17 1ST CITY SET 12/11/17 2ND CITY SET
DRAWING TITLE:	LANDSCAPE PLAN
DRAWING NO.:	C-502

frk architects + engineers
2600 westtown parkway, suite 340, west des metres, kws 60266
p 616.223.5100 f 616.223.7226 www.frk-ae.com









VICINITY MAP
NOT TO SCALE

PROPERTY DESCRIPTION:
KRM AND RECORD BOOK: 2017 PAGE 284
LOT 2 IN NORMAL BUSINESS CENTER PLAT 3,
AN OFFICIAL PLAT NOW INCLUDED IN AND
FORMING PART OF THE CITY OF NORMAL,
WARREN COUNTY IOWA, SUBJECT TO COVENANTS
AND EASEMENTS OF RECORD.

ADDRESS:
1301 W. NORTH AVE.
NORMAL, IL 62211

OWNER:
NORMAL COMMUNITY SCHOOL DISTRICT
200 W. NORTH AVE.
NORMAL, IL 62211

EROSION CONTROL REMOVAL NOTES:

1. AFTER FINAL STABILIZATION HAS OCCURRED AS DEFINED IN NPDES GENERAL PERMIT NO. 2, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES INCLUDING, BUT NOT LIMITED TO SILT FENCE, INLET PROTECTION, AND TEMPORARY STAKEPIES.

SITE AREA:

22.6 ACRES

LIMIT OF DISTURBANCE CALCULATION:

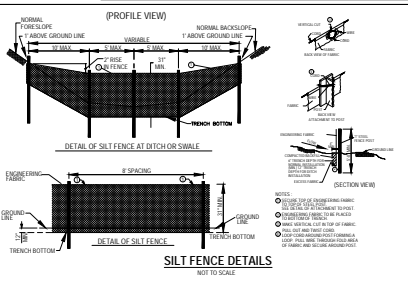
TOTAL DISTURBANCE AREA = 1,031,475 SQ. FT. (23.48 ACRES)

EROSION CONTROL NOTES:

1. SEE SUPPLEMENTAL DETAIL STORM WATER POLLUTION PLAN NARRATIVE FOR ALL EROSION CONTROL MEASURES. ADDITIONAL DETAILS AND NOTE. ADDITIONAL NOTES AND MEASURES IN NARRATIVE SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE ORIGINAL BID.
2. SHIPPP PLAN AND NARRATIVE ARE CONSIDERED A LIVING DOCUMENT AND WILL NEED PERIODIC UPDATES AND ADJUSTMENTS AS NECESSARY DEPENDING ON SITE CONDITIONS TO ASSURE COMPLIANCE WITH NPDES GENERAL PERMIT NO. 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE THE SHIPPP AND IMPLEMENT ANY AND ALL MEASURES NECESSARY TO COMPLY WITH NPDES PERMIT NO. 2.
3. INSTALL PERIMETER SILT FENCE AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.
4. INSTALL INTAKE PROTECTION WITH SILT FENCE IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
5. INSTALL FRESHEN PAVING INLET PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AROUND INTAKE.
6. OTHER EROSION CONTROL TYPES MAY NOT BE SUBSTITUTED FOR SILT FENCE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A CONCRETE WASHOUT IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2 DURING ALL CONCRETE WORK.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY RESTRICTION FACILITIES. SANITARY WASTE SHALL BE DEPOSITED AT PER ALL FEDERAL, STATE AND LOCAL REGULATIONS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

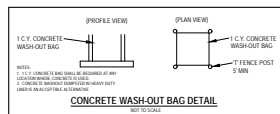
FES RIP RAP DETAIL

NOT TO SCALE



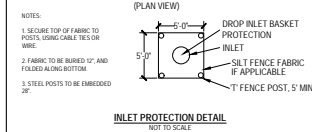
SILT FENCE DETAILS

NOT TO SCALE



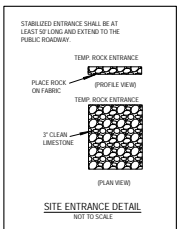
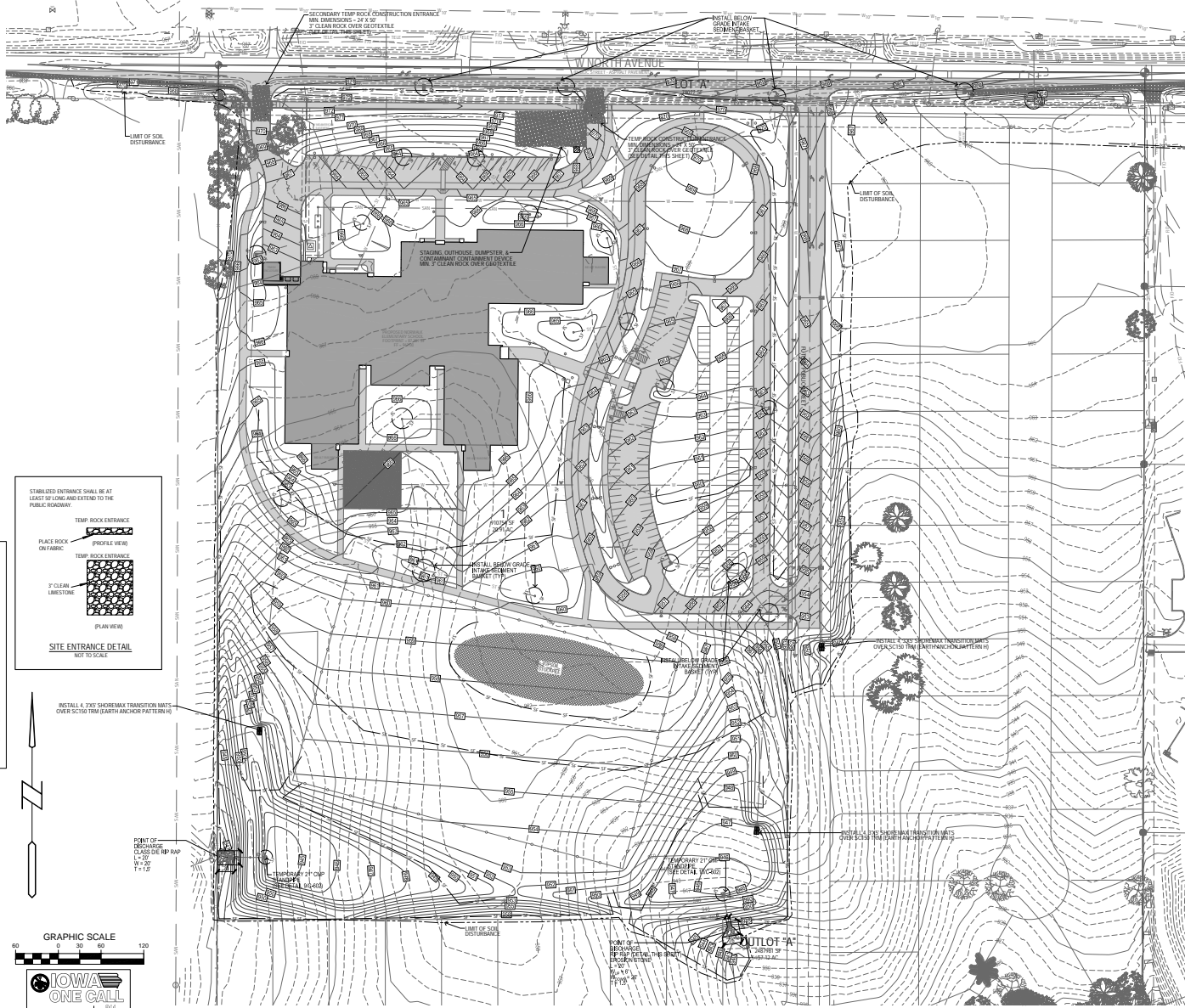
CONCRETE WASH-OUT BAG DETAIL

NOT TO SCALE



INLET PROTECTION DETAIL

NOT TO SCALE



SITE ENTRANCE DETAIL

NOT TO SCALE



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Civil Engineering & Land Surveying Established 1999

PROJECT NO:

1024J

DATE:

JULY 2017

REVISIONS:

11/13/17 1ST CITY SET

12/11/17 2ND CITY SET

DRAWING TITLE:

SWPPP PLAN

DRAWING NO.:

C-801

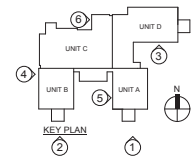
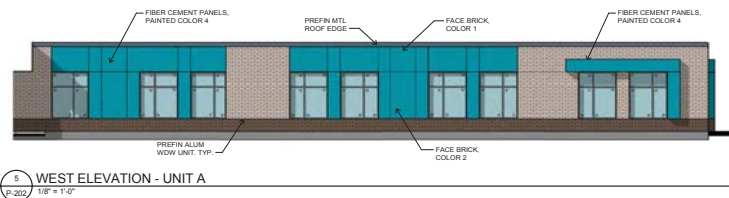
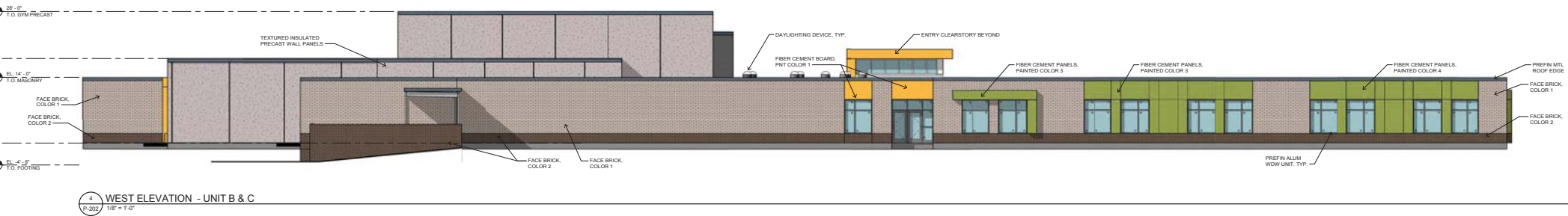
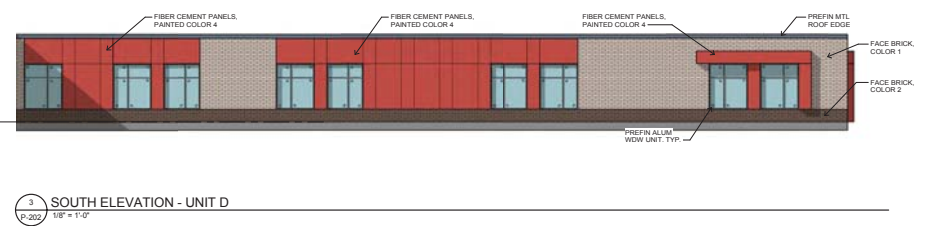
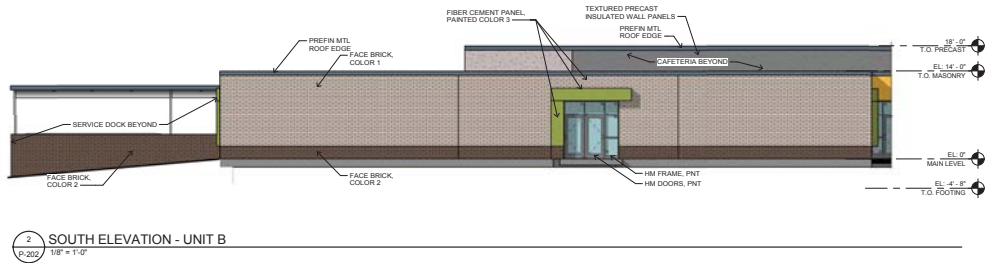
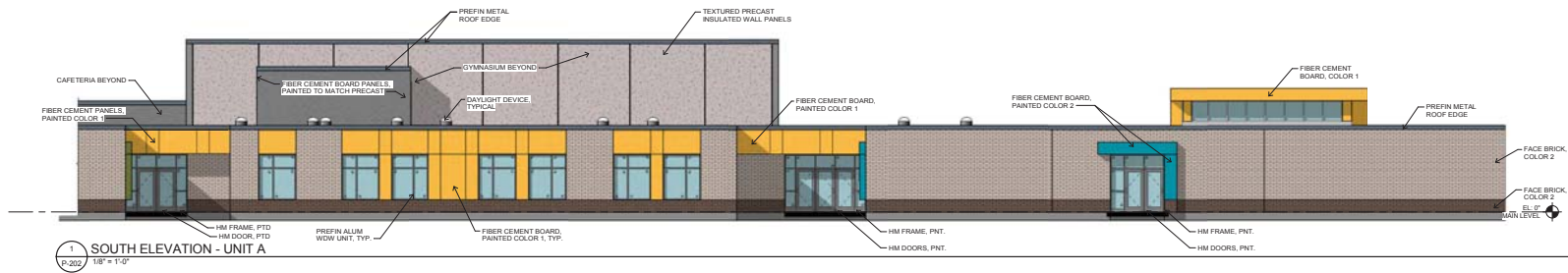
NEW ELEMENTARY SCHOOL

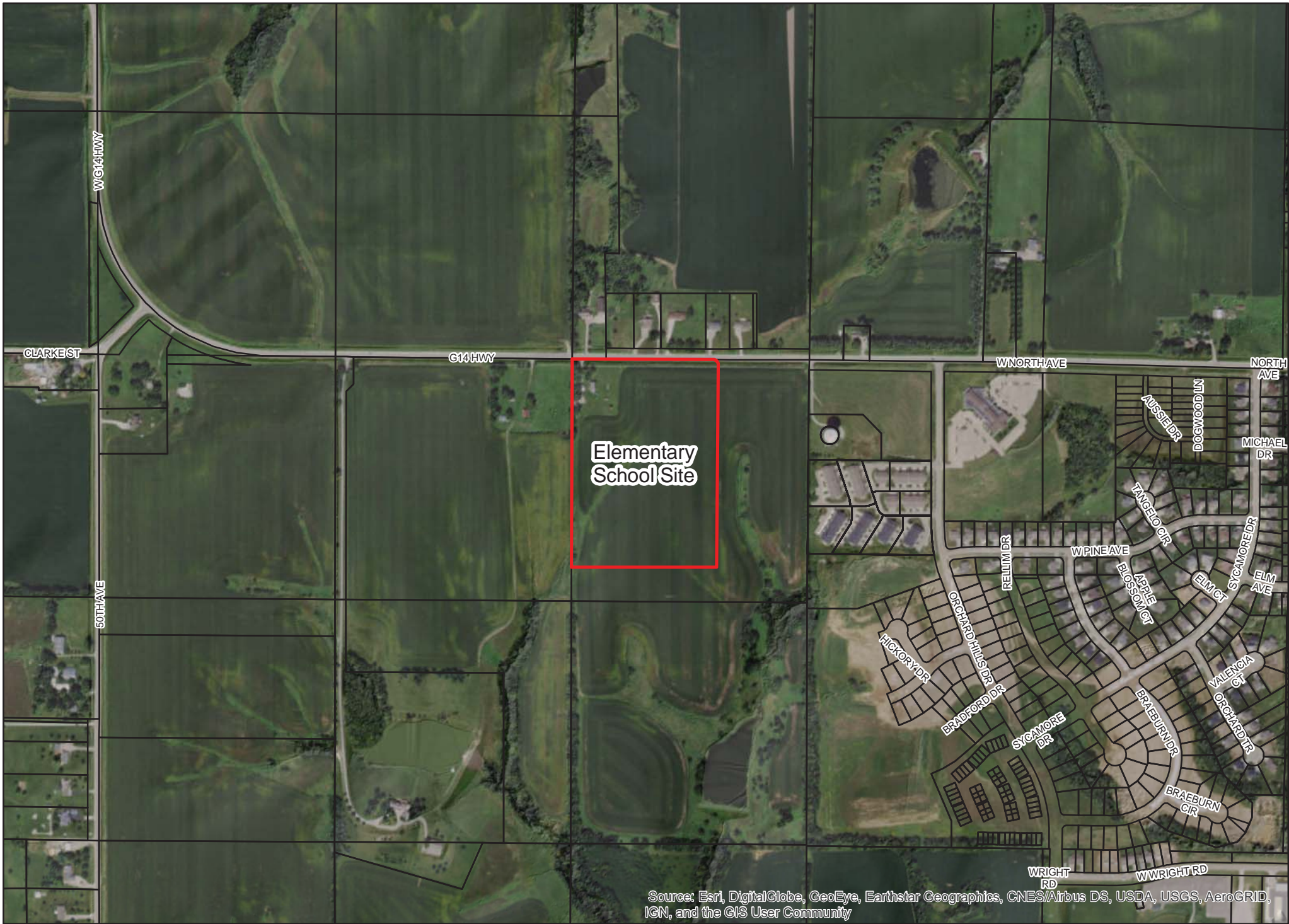
NORMAL COMMUNITY SCHOOL DISTRICT

NORMAL, IL



Material	Class	North	East	South	West	TOTAL	Percentages
Brick 1 (Light)	1	2,512	2,181	3,514	2,540	10,748	34%
Brick 2 (Dark)	1	488	1,131	734	966	3,320	11%
Class	1	505	1,187	1,084	880	3,657	12%
Textured Precast Concrete Panels	2	3,843	1,056	1,280	1,777	7,958	25%
Fiber-Cement Board	3	1,270	1,532	1,592	1,121	5,517	17%
Smooth Concrete	4	0	184	0	184	372	1%





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community