

# Planning & Zoning Commission

## COMMUNITY DEVELOPMENT DEPARTMENT

May 30, 2017 Meeting

|   |  |
|---|--|
| <p><b>SUBJECT:</b> Consider recommending approval of PZ Case 17-21, the site plans for As We Grow Daycare at 10015 NW 61<sup>st</sup> Avenue.</p> |  |
| <p><b>SYNOPSIS:</b></p>   | <p>As We Grow Daycare is a 7,046 s.f. daycare facility expected to serve approximately 210 clients.</p>  |
| <p><b>RECOMMENDATION:</b></p>   | <p>Staff recommends approval and provides the following motion for the commission’s consideration:</p> <p><b>The Planning &amp; Zoning Commission recommends approval of PZ Case No. 17-21, the site plans for As We Grow Daycare Center at 10015 NW 61<sup>st</sup> Avenue subject to the following conditions:</b></p> <ol style="list-style-type: none"> <li>1. The project shall conform with the requirements, standards and regulations of the City of Johnston;</li> <li>2. No ground disturbing activity prior to issuance of a NPDES General Permit no. 2, and grading permit;</li> <li>3. <b>The site plans must be amended and the following items shall be completed prior to the issuance of a building permit:</b> <ol style="list-style-type: none"> <li>a. Site plans shall reflect the proper 40’ setback from NW 100<sup>th</sup>, a 35’ rear yard setback along the north property line and a 10’ setback from the west property line</li> <li>b. Site plans shall indicate the book and page number of the public sanitary sewer easement.               <ol style="list-style-type: none"> <li>a. Site plans shall indicate proposed fencing materials for fenced play area.</li> <li>b. Address comments from review letter provided by Foth Infrastructure and Environment dated May 26, 2017.</li> <li>c. Address comments from Johnston Pub Works provided in letter dated May 26, 2017.</li> </ol> </li> </ol> </li> </ol> |

**Attachments:**

- Site Plan prepared by Civil Design Advantage, dated 5/17/17;
- Building Elevation Drawings as provided by Simonson & Associates, L.L.C. 5/12/17;
- Memo from City Staff, dated 5/9/17;
- Letter from Foth Infrastructure and Environmental, L.L.C., dated 5/26/17;
- Vicinity Map.

**APPLICANT:**

As We Grow, LLC  
3518 161<sup>st</sup> Street  
Urbandale, IA 50323

**REPRESENTATIVE:**

Doug Mandernach  
Civil Design Advantage  
3405 SE Crossroads Drive, Suite G  
Grimes, IA 50111

**BACKGROUND &  
PRIOR APPROVALS:**

This site was rezoned from an A-1 Agricultural zoning district to a PUD zoning district via Ordinance 658 on March 3, 2003 (PZ Case No. 02-61). The site plans for the Adam Ridge Townhomes (PZ Case No. 04-41) and the Adam Ridge Condominiums (PZ Case No. 04-42) were approved on September 20, 2004.

The Final Plat for Adam Ridge subdividing 77.708 acres into 6 commercial and light industrial lots, 14 condominium lots, 98 medium density town home lots and a park lot was approved via Resolution 05-218 on July 5<sup>th</sup>, 2005.

**ZONING DISTRICT &  
BULK  
REGULATIONS:**

This site was rezoned from an A-1 Agricultural zoning district to a PUD zoning district via Ordinance 658 on March 3, 2003 (PZ Case No. 02-61). The PUD has been amended various times since approval; however, none of the amendments have changed the allowed uses and/or bulk regulations of the subject parcel (Parcels B and C). Allowed uses are those of the C-2, Community Retail Commercial Zoning District. The C-2 district allows uses of the C-1, Neighborhood Commercial and C-O Commercial Office Zoning districts. Daycare uses are allowed in the C-O district.

The PUD stipulates the following bulk regulations:

Front Yard Setback: 40' NW 100<sup>th</sup>, 30' NW 61<sup>st</sup> Avenue  
Rear Yard Setback: 35'  
Side Yard Setback: 10'

As a corner lot, the property exhibits two "front" yards. Ordinance 890 governing the development regulations of the PUD stipulates a 40' setback for the subject parcels adjacent to NW 100<sup>th</sup> Street. The PUD master plan stipulates a 30' setback adjacent to NW 61<sup>st</sup> Avenue. The setback adjacent to NW 100<sup>th</sup> Street is shown on the site plans as 30'. For corner lots, the rear yard is defined as the side opposite the narrowest street frontage (NW 61<sup>st</sup> Avenue), and the side yard would be the remaining side (measured from the west property boundary); however, these setbacks are shown in reverse on the site plans. Staff recommends a condition of approval to amend the site plans to reflect the proper 40' setback from NW 100<sup>th</sup>, a 35' rear yard setback along the north property line and a 10' setback from the west property line.

TRAFFIC ACCESS & CIRCULATION:

The subject property has two access points. The access from NW 100<sup>th</sup> Street is a shared access with the north-adjacent Casey's General Store. The second access is located near the southwest corner of the site on NW 61<sup>st</sup> Avenue.

PARKING

The off-street parking space requirements of Ch. 166.33 of the Code of Ordinances requires one space for every five daycare clients plus one space for each vehicle used for client transport.

The applicant has stated a capacity of 104 clients.

**104 clients ÷ 5 spaces per client = 21 parking spaces required.**

The applicant has met the parking requirements of Chapter 166.33 by providing 30 parking spaces. The extra spaces demonstrate sufficient parking to accommodate client transport vehicles should they be utilized.

SIDEWALKS:

The site plans indicate a 5' public sidewalk adjacent to NW 100<sup>th</sup> Street and NW 61<sup>st</sup> Avenue. An internal sidewalk is provided to navigate around the building and access the fenced play area.

UTILITIES:

There is a twelve-inch water main on the east side of NW 100<sup>th</sup> Street. An 8" connection to said main will be bored/encased under the roadway. This connection will serve a hydrant to be installed internal to the site and will also supply the building's fire service and domestic service connections.

Public sanitary sewer is located in an easement, immediately west of the subject property. 52' of six-inch sanitary sewer will be installed on site and will connect to the aforementioned public sanitary sewer. Staff recommends a condition of approval to revise the site plans to indicate the book and page number of the public sanitary sewer easement.

OUTDOOR PLAY AREA:

Chapter 168.03.2.c. of the City of Johnston Code of Ordinances requires "...a completely fenced play lot of no fewer than 1,000 square feet in area for the first 20 or less children under care, with 25 square feet added to such play lot area for each additional designated child capacity of the principal building.". With 104 clients, a fenced play area of 3,100 s.f. must be shown on the site plans. The proposed fenced area is in compliance at 7,768 s.f.

A fence detail is shown on page 3 of the site plans; however, the type of fencing material to be used is not indicated. Staff recommends a condition of approval to revise the site plans to indicate proposed fencing materials.

**STORMWATER:**

Regional detention was constructed with earlier phases of the Amber Ridge development (located south of the subject property) and was intended to accommodate stormwater quantity from the subject property. The existing

Stormwater quality is accommodated on-site in a dry bottom basin at the west property boundary. Said basin discharges through storm sewer to the aforementioned regional detention facility.

The stormwater calculations and method of stormwater detention have been reviewed by the City’s consulting engineer, Foth Infrastructure and Environmental, L.L.C.

**FIRE PROTECTION:**

One fire hydrant will be installed internal to the site to provide building coverage and is located near the northeast corner of the building. In addition, the building will be sprinkled for fire protection.

**FLOODPLAIN:**

This site is not located in the 100 year floodplain.

**OPEN SPACE:**

The requisite amount of open space in this instance is 25% of the total lot area, calculated as follows:

52,896 sq. ft. (total lot area) \*25% = 13,224 sq. ft. open space required

The site plans are in compliance with 30,114 sq. ft. of open space. Based upon the amount of open space required as listed above, the following open space landscape plantings are required:

| Open space Plantings | Required | Provided |
|----------------------|----------|----------|
| 2”-2 ½”              | 4        | 4        |
| 8”-10’               | 5        | 5        |
| Shrubs               | 13       | 78       |

The site plan complies with the open space landscaping requirements of city code.

**ARCHITECTURE:**

Chapter 166.35.2.C of the Code of Ordinances states structures within commercial districts shall consist of a combination of brick, architectural concrete panels, textured concrete block, or architectural steel, or stone panels over 75% of the wall area on all four building sides (excluding glass).

Proposed architectural materials include fibercement panels, and stone to meet the above-listed requirements in the following percentages:

East Elevation (front)

- 30% Hardi Panel (281 s.f./950 s.f.)
- 48% Stone (460 s.f./950 s.f.)
- 8% Hardi trim (73 s.f./950 s.f.)

South Elevation

- 40% Hardi Panel (390 s.f./975 s.f.)
- 22% Stone (217 s.f./975 s.f.)
- 13% Hardi trim (125 s.f./975 s.f.)

North Elevation

- 45% Hardi Panel (438 s.f./975 s.f.)
- 23% Stone (225 s.f./975 s.f.)
- 13% Hardi trim (124 s.f./975 s.f.)

West Elevation

- 60% Hardi Panel (546 s.f./898 s.f.)
- 20% Stone (177 s.f./898 s.f.)
- 11% Hardi trim (96 s.f./898 s.f.)

SITE LIGHTING:

The applicant has provided a photometric layout and manufacturer's cut sheets for site lighting. Proposed lighting is in compliance with City of Johnston guidelines for site illumination.

CONSULTANT  
COMMENTS:

The site plan has been reviewed by Foth Infrastructure and Environment, LLC. Foth has issued review comments in letters dated May 26, 2017. Staff recommends a condition of approval to amend the site plans as necessary to address Foth's May 26, 2017 review letter.

# As We Grow Vicinity Map

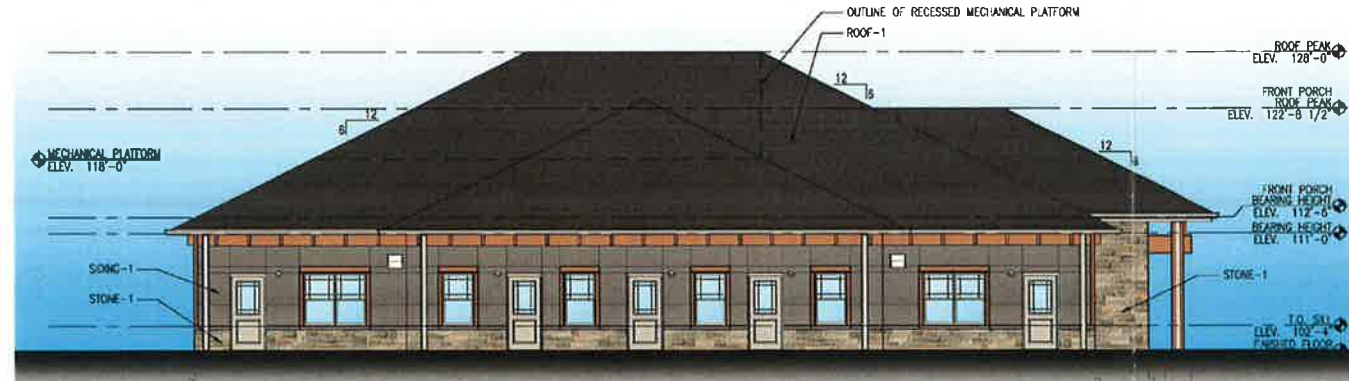




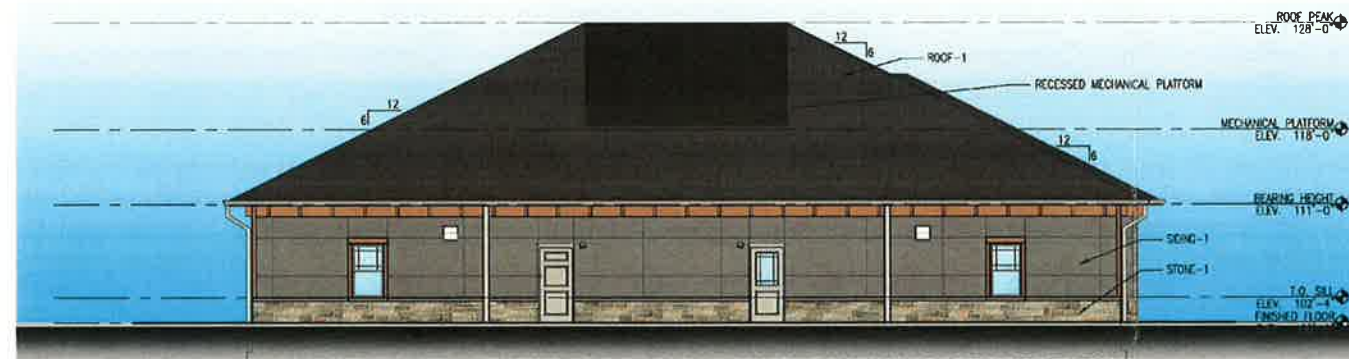
**EAST (FRONT) EXTERIOR ELEVATION**  
①  
1/8" = 1'-0"



**NORTH EXTERIOR ELEVATION**  
②  
1/8" = 1'-0"



**SOUTH EXTERIOR ELEVATION**  
③  
1/8" = 1'-0"



**WEST EXTERIOR ELEVATION**  
④  
1/8" = 1'-0"

**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 CONTINUOUSLY FROM UP BEHIND TO UNDER UPPER MATERIAL AND EXTEND OVER TO EXTERIOR FACE OF LOWER MATERIAL.
3. ANY RETURNS OR BUND 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. CALK & 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<br>MATERIAL SPECIFICATION INFORMATION |
|------------|--|
| STONE-1    | ARRISCHRAIT CITIATEL STONE - FRENCH COUNTRY NATURAL MORTAR |
| ROOF-1     | CLASS 'A' ARCHITECTURAL ASPHALT ROOF; TIMBERLINE C-MARCOAL |
| SIDING-1   | FIBRECEMENT PANELS; SW 7019 - GAUNLET GRAY                 |

WINDOWS, DOORS & FRAMES: TO MATCH OR CLOSE TO SW 7015 - REPOSE GRAY  
WINDOW CASING & FREEZE BOARD: HARDI BOARD TO MATCH CEDAR  
GUTTERS & DOWNSPOUTS: METAL PREFINISHED - SW 7015 REPOSE GRAY.  
FACIA & SOFFIT: METAL PREFINISHED - SW 7015 REPOSE GRAY.  
LOUVERS: METAL PRE-FINISHED TO MATCH ADJACENT METAL PANEL COLOR.  
LIGHT FIXTURES: PRE-FINISHED WHITE HOUSINGS

**OVERALL EXTERIOR BUILDING MATERIAL CALCS:**

- EAST (FRONT) FACADE:** 950 SF TOTAL  
HARDI PANEL = 281 SF (30%)  
STONE = 460 SF (48%)  
TRIM/FACIA (HARD) = 73 SF (8%)  
WINDOWS/DOORS = 136 SF (14%)
- SOUTH FACADE:** 975 SF TOTAL  
HARDI PANEL = 390 SF (40%)  
STONE = 217 SF (23%)  
TRIM/FACIA (HARD) = 125 SF (13%)  
WINDOWS/DOORS = 243 SF (25%)
- NORTH FACADE:** 975 SF TOTAL  
HARDI PANEL = 438 SF (45%)  
STONE = 225 SF (23%)  
TRIM/FACIA (HARD) = 124 SF (13%)  
WINDOWS/DOORS = 188 SF (19%)
- WEST FACADE:** 898 SF TOTAL  
HARDI PANEL = 546 SF (60%)  
STONE = 177 SF (20%)  
TRIM/FACIA (HARD) = 98 SF (11%)  
WINDOWS/DOORS = 79 SF (9%)

**PRIMARY MATERIAL CALCS:**

- EAST (FRONT) FACADE:** 814 SF TOTAL EXCLUDING GLAZING  
HARDI PANEL = 281 SF  
STONE = 460 SF  
TRIM/FACIA (HARD) = 73 SF  
PRIMARY MATERIALS = 91%
- SOUTH FACADE:** 732 SF TOTAL EXCLUDING GLAZING  
HARDI PANEL = 390 SF  
STONE = 217 SF  
TRIM/FACIA (HARD) = 125 SF  
PRIMARY MATERIALS = 83%
- NORTH FACADE:** 787 SF TOTAL EXCLUDING GLAZING  
HARDI PANEL = 438 SF  
STONE = 225 SF  
TRIM/FACIA (HARD) = 124 SF  
PRIMARY MATERIALS = 84%
- WEST FACADE:** 810 SF TOTAL EXCLUDING GLAZING  
HARDI PANEL = 546 SF  
STONE = 177 SF  
TRIM/FACIA (HARD) = 98 SF  
PRIMARY MATERIALS = 88%

**simonson**  
simonson & associates architects llc  
1772 lagrangeville avenue suite 117 des moines ia 50399  
402 515 440 5656 www.simonsonaac.com

This drawing has been prepared by the Architect or a Licensed Professional Engineer or Surveyor. The drawing is not to be used for any other purpose without the written consent of the Architect or Engineer or Surveyor. The drawing is the property of Simonson & Associates Architects, LLC and shall remain the property of Simonson & Associates Architects, LLC.

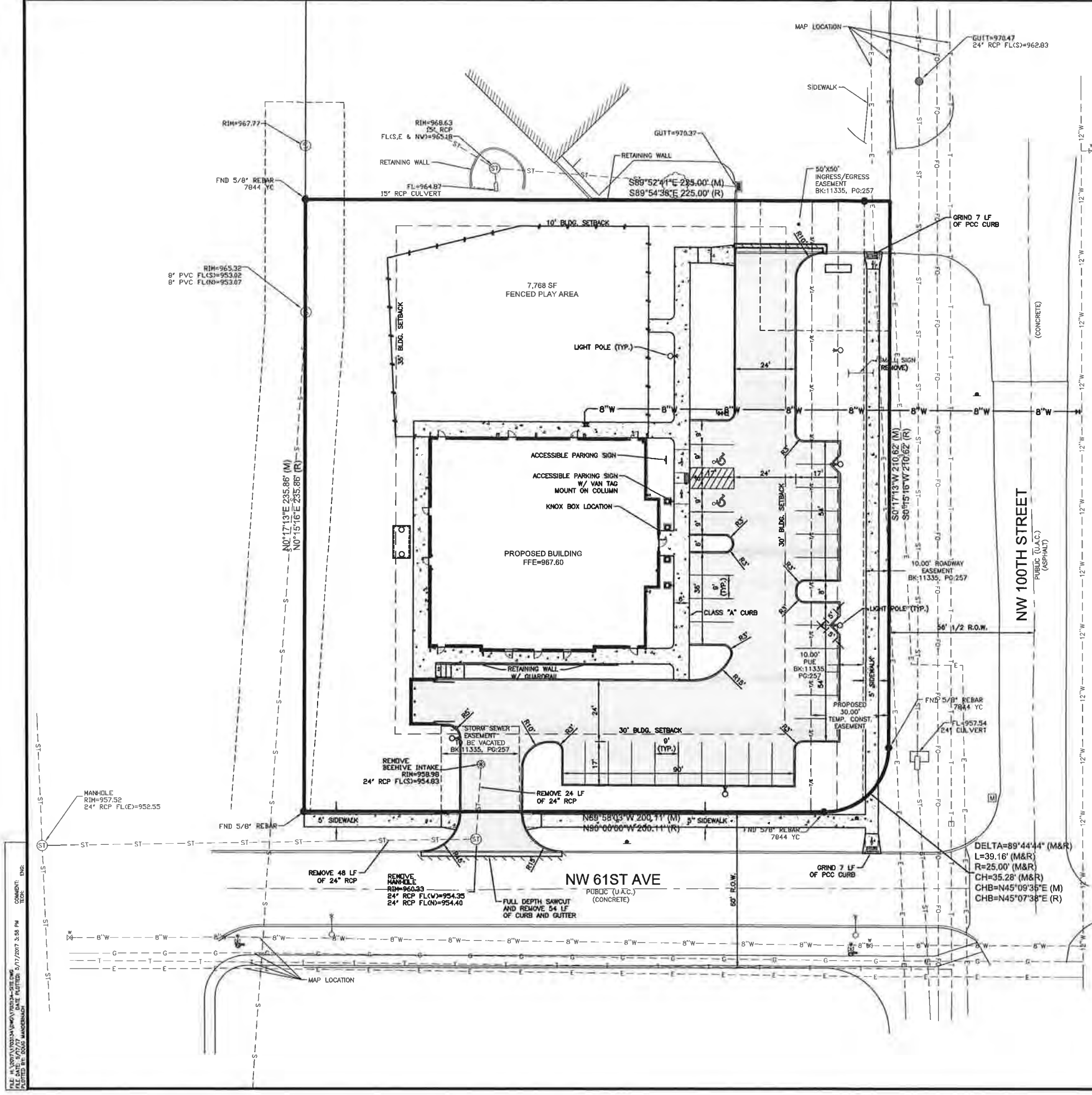
**AS WE GROW DAYCARE**  
10015 NW 61ST AVE  
JOHNSTON, IOWA

| Date       | Issue / Revision         |
|------------|--------------------------|
| 03-30-2017 | SCHEMATIC DESIGN         |
| 04-04-2017 | SCHEMATIC DESIGN         |
| 04-13-2017 | SCHEMATIC DESIGN         |
| 04-28-2017 | ISSUED FOR CITY APPROVAL |
| 05-12-2017 | ISSUED FOR PERMIT        |

Job No. 17035  
Proj. Mgr. SP  
Sheet Title  
**EXTERIOR ELEVATIONS**  
Sheet No.

**CITY OF JOHNSTON  
COMMUNITY DEV. DEPT.**  
DATE REC'D: 05/17/2017  
CASE NO.: PZ 17-21

**A2**



**GENERAL NOTES**

1. THE 2017 EDITION OF THE SDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WORKDAY PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S PUBLIC WORKS DEPARTMENT.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.

**PAVEMENT THICKNESS**

|                                |           |
|--------------------------------|-----------|
| 1. PRIVATE SIDEWALKS           | 4" P.C.C. |
| 3. PARKING STALLS              | 5" P.C.C. |
| 4. DRIVE AISLES                | 6" P.C.C. |
| 5. DUMPSTER PAD/ SERVICE DRIVE | 7" P.C.C. |

**DEMOLITION NOTES**

1. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
2. PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
  - A. CITY
  - B. APPROPRIATE UTILITY COMPANIES
  - C. OWNER
  - D. CIVIL DESIGN ADVANTAGE
  - E. ARCHITECT
3. DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
4. PROTECT EXISTING UTILITIES THAT ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
5. BACKFILL ALL EXCAVATIONS WITH CONCRETE MATERIAL COMPACTED TO 95% MAXIMUM STANDARD PROCTOR DRY DENSITY AND MOISTURE RANGE OF OPTIMUM MOISTURE TO 4% ABOVE OPTIMUM MOISTURE. TESTING OF BACKFILL TO BE BY A GEOTECHNICAL ENGINEER EMPLOYED BY THE OWNER. IN THE EVENT OF A TEST FAILURE, ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR.
6. FIELD VERIFY EXISTING GRADES AND LOCATION OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE FEATURES PRIOR TO DEMOLITION AND IMMEDIATELY INFORM THE ENGINEER AND/OR OWNER OF ANY DISCREPANCIES.
7. DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
8. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
9. CONSTRUCTION LIMITS SHALL BE CONFINED TO THE SITE BOUNDARY AS NOTED. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

**TRAFFIC CONTROL NOTES**

1. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LAKE CLOSURES.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
4. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
5. SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.
6. THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
7. ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.



DATE: 5/17/17  
 TIME: 2:58 PM  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PLOTTED BY: [Name]

DATE: 5-17-17  
 REVISIONS: [Table]  
 CITY COMMENTS: SECOND SUBMITTAL  
 FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: [Name]  
 ENGINEER: [Name]

CIVIL DESIGN ADVANTAGE

AS WE GROW DAYCARE

DIMENSION PLAN

SCALE 4/7

1703.134