

**CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION**

Meeting Date: June 6, 2016

Item: WDM Public Services, 8850 Grand Avenue – approval to grade site for future development – City of West Des Moines – GP-003097-2016

Requested Action: Approval of a Grading Plan

Case Advisor: Brian S. Portz, AICP

Applicant's Request: The City of West Des Moines is requesting approval of a grading plan to prepare the property located at the southwest corner of Grand Avenue and S. 88th Street (8850 Grand Ave) for development of the site for the future West Des Moines Public Services complex. This complex will provide operational components for various City departments: the exact components are still being finalized.

In April of 2013, the Plan and Zoning Commission approved of a Grading Plan Permit to allow the stockpiling of approximately 50,000cy of soil to be placed on the site. This grading plan will allow the distribution of that material in the intended use areas to raise those portions above potential flood levels.

History: The property is currently undeveloped. The property was annexed into the City as a part of the 1999 McKinney Annexation. The Council approved Plat-of-Survey on December 26, 2012, which defined the property allowing the transfer of ownership. In 2013, the City Council approved the platting of the property as West Des Moines Public Services Plat 1. In March of 2013, a Temporary Use Permit was approved to allow a Temporary Concrete Batch Plant operation.

City Council Subcommittee: Due to the minor nature of this request, this Grading Plan was not presented to the Development and Planning Subcommittee.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment. There are no outstanding issues.

Comprehensive Plan Consistency: The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

Staff Recommendations and Conditions of Approval: Based upon the preceding review and a finding of consistency with the Comprehensive Plan, staff recommends that the Plan and Zoning Commission adopt a resolution approving the grading plan, subject to the applicant meeting all City Code requirements and the following:

1. Petitioner obtaining all appropriate city and state permits prior to initiating any grading on the site;
2. Prior to initiating any grading or placement of soil on the site, written confirmation be provided to the Building Division that the National Pollutant Discharge Elimination System (NPDES) General Permit No. 2 has been obtained from the Iowa Department of Natural Resources (IDNR).
3. The applicant installing and maintaining all necessary soil erosion measures and establishing the appropriate cover crop to aid in erosion prevention and mitigate soil runoff;
4. The applicant properly mowing and maintaining the cover crop to prevent weed growth (vegetation greater than ten (10) inches average) and the establishment of volunteer trees and brush; and,
5. The petitioner agreeing that any site work done to the site prior to the approval of any subsequent site plans is at their own risk, and that the final site grades will need to comply with any changes that are deemed necessary as part of those approvals.

Owner/Applicant: City of West Des Moines
4200 Mills Civic Parkway
West Des Moines, IA 50265
Ben McAlister
ben.mcalister@wdm.iowa.gov

Applicant Rep: Snyder & Associates, Inc.
2727 SW Snyder Boulevard
Ankeny, IA 50023
Monte Appelgate
mappelgate@snyder-associates.com

Attachments:

Attachment A	=	Plan and Zoning Commission Resolution
Exhibit A	-	Conditions of Approval
Attachment B	=	Location Map
Attachment C	=	Grading Plan

RESOLUTION NO.

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, APPROVING WEST DES MOINES PUBLIC SERVICES GRADING PLAN PERMIT (GP-003097-2016) FOR THE PURPOSE OF PREPARING THE SITE FOR FUTURE DEVELOPMENT

WHEREAS, pursuant to the provisions of Title 8, Building, Chapter 5, Site Grading Regulations, et seq, of the West Des Moines Municipal Code, the property owner, City of West Des Moines has requested approval for a Grading Plan (GP-003097-2016) for that approximately 63.5 acre site located at the southwest corner of S. 88th Street and Grand Avenue Drive (8850 Grand Ave) to prepare the site for future development;

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

WHEREAS, on June 6, 2016, this Commission held a duly-noticed meeting to consider the application for Grading Plan Permit;

NOW, THEREFORE, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, in the staff report, dated June 6, 2016, or as amended orally at the Plan and Zoning Commission meeting of June 6, 2016, are adopted.

SECTION 2. The **GRADING PLAN PERMIT** to prepare the site for future development is hereby approved by the Plan and Zoning Commission, subject to compliance with all the conditions in the staff report, dated June 6, 2016, including conditions added at the meeting, and attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on June 6, 2016.

Craig Erickson, Chair
Plan and Zoning Commission

ATTEST:

Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on June 6, 2016, by the following vote:

AYES:
NAYS:
ABSTENTIONS:
ABSENT:

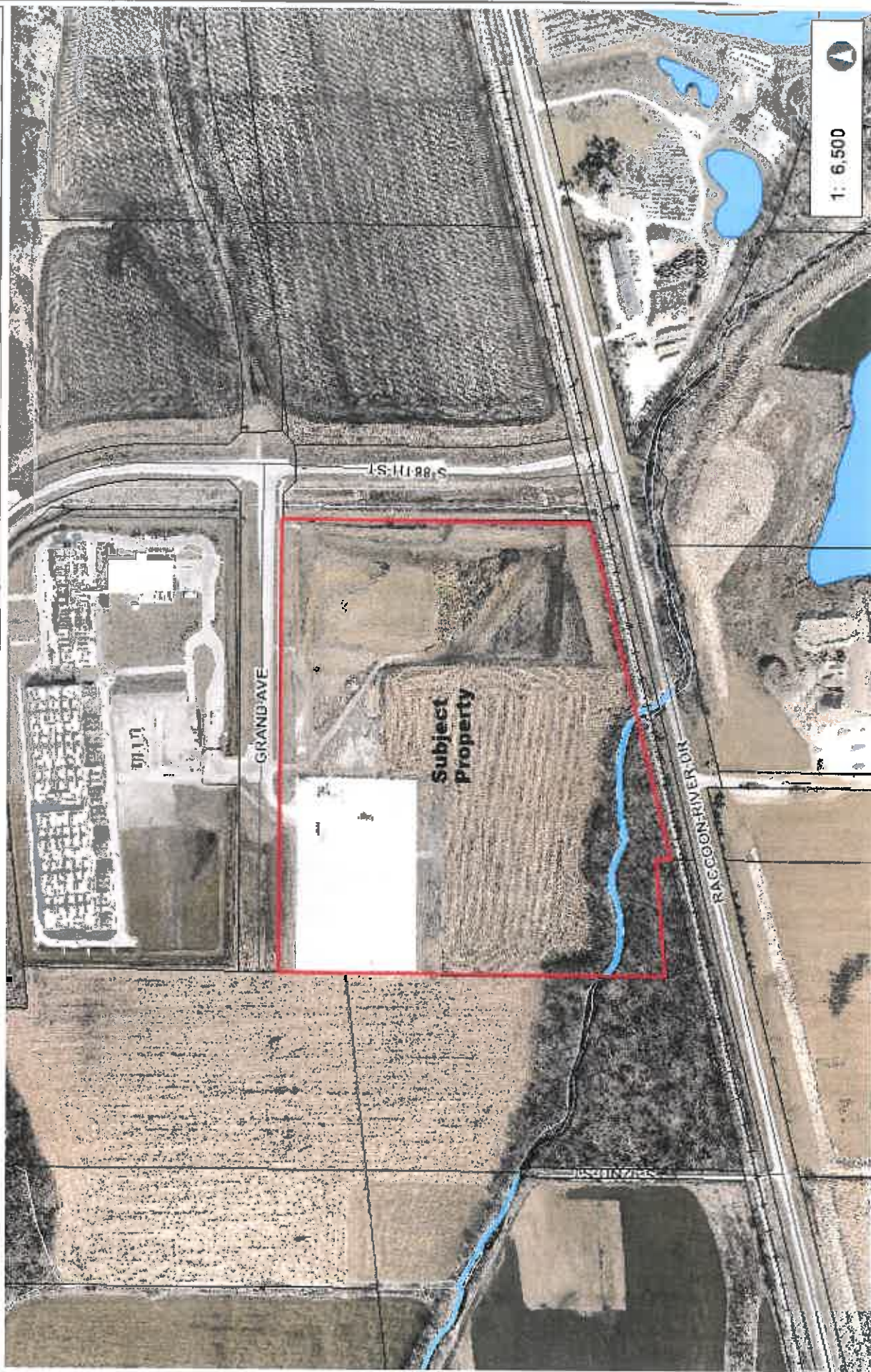
ATTEST:

Recording Secretary

EXHIBIT A
CONDITIONS OF APPROVAL

1. Petitioner obtaining all appropriate city and state permits prior to initiating any grading on the site;
2. Prior to initiating any grading or placement of soil on the site, written confirmation be provided to the Building Division that the National Pollutant Discharge Elimination System (NPDES) General Permit No. 2 has been obtained from the Iowa Department of Natural Resources (IDNR).
3. The applicant installing and maintaining all necessary soil erosion measures and establishing the appropriate cover crop to aid in erosion prevention and mitigate soil runoff;
4. The applicant properly mowing and maintaining the cover crop to prevent weed growth (vegetation greater than ten (10) inches average) and the establishment of volunteer trees and brush; and,
5. The petitioner agreeing that any site work done to the site prior to the approval of any subsequent site plans is at their own risk, and that the final site grades will need to comply with any changes that are deemed necessary as part of those approvals.

WDM Public Services



1: 6,500



1,083.3 541.67 1,083.3 Feet

Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet
© City of West Des Moines, Iowa

ROUGH GRADING IMPROVEMENTS

FOR

WEST DES MOINES PUBLIC SERVICE SITE

WEST DES MOINES, DALLAS COUNTY, IOWA

WDM PROJECT # 0510-019-2015

OWNER/DEVELOPER

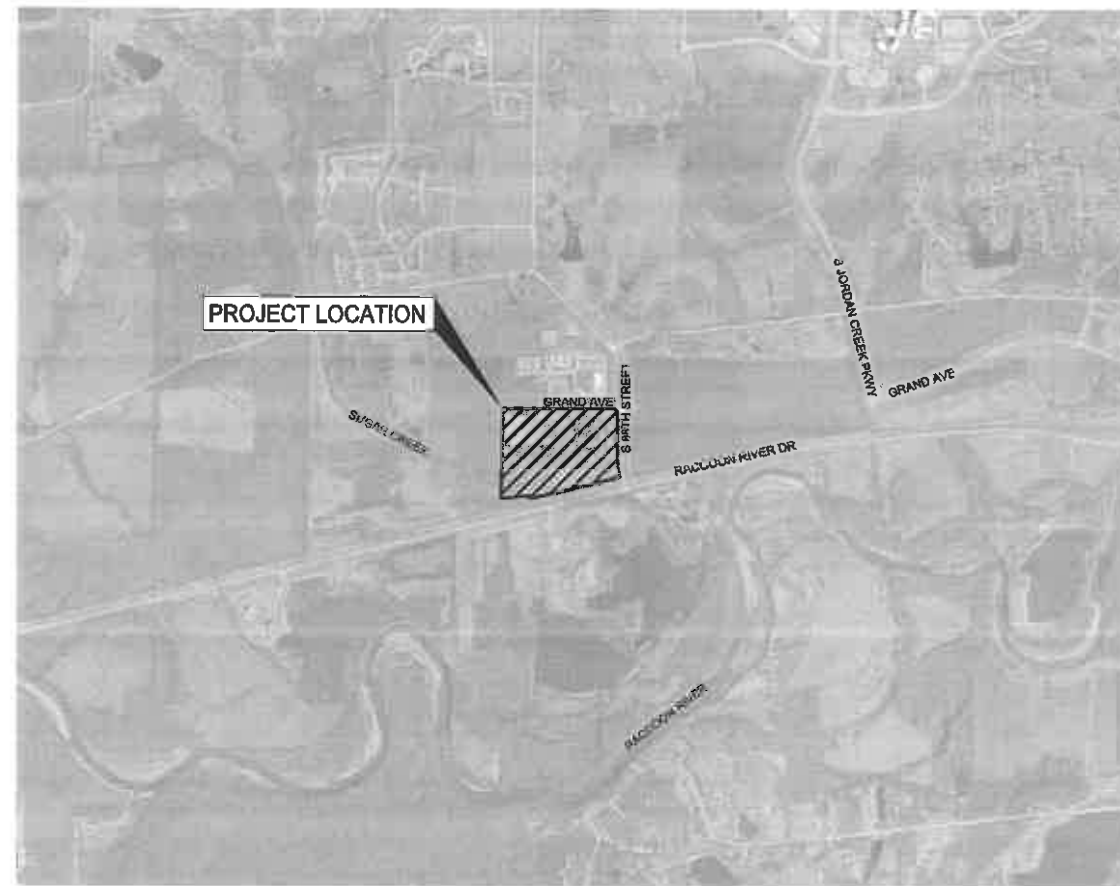
CITY OF WEST DES MOINES
 4200 MILLS CIVIC PARKWAY
 WEST DES MOINES, IA 50265-0320
 PH: 515-222-3475

ENGINEER

SNYDER & ASSOCIATES INC.
 2727 SW SNYDER BLVD
 ANKENY, IA 50023
 CONTACT: MONTE APPELGATE
 PH: 515-964-2020

ARCHITECT

FEH DESIGN
 604 EAST GRAND AVENUE
 DES MOINES, IA 50309
 CONTACT: DENNY SHARP
 PH: 515-288-2000



NOT TO SCALE

VICINITY MAP

INDEX OF SHEETS

1. TITLE SHEET
2. PROJECT INFORMATION
3. ROUGH GRADING AND EROSION CONTROL PLAN



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.

Erik J. Nikkel, P.E. Date _____
 License Number 18678
 My License Renewal Date is December 31, 2017
 Pages or sheets covered by this seal: _____

WEST DES MOINES PUBLIC SERVICE SITE

TITLE SHEET

SNYDER & ASSOCIATES, INC.

WEST DES MOINES, IOWA

2727 SW SNYDER BLVD.
 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com

Project No: 1150474

Sheet 1 of 3

MARK: _____
 Engineer: E.J.N. Checked By: M.A.A. Scale: 1"= _____
 Technician: T.L.S. Date: 5/26/16 Plot Date: _____
 Project No: 1150474 Sheet 1 of 3

LEGEND

Table with 3 columns: Features, Existing, Proposed. Lists various site features like Spot Elevation, Fence, Tree Line, and Utilities with their respective symbols and codes.

(*) Denotes the survey quality service level for utilities

Table listing various utility symbols and their corresponding codes, including Sanitary Manhole, Storm Sewer, Fire Hydrant, and various types of poles and signs.

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI/ASCE 38-02 STANDARD.

QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.

QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.

QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.

QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 551502087.

Table listing utility providers and their contact information, including WI-WATER (XFNIA RURAL WATER DISTRICT), ET-ELECTRIC (MIDAMERICAN ENERGY COMPANY), CLEAR (CENTURYLINK LOCAL NETWORK), CLEAR (BLACK HILLS ENERGY), CLEAR (NORTHERN NATURAL GAS COMPANY), CLEAR (WEST DES MOINES WATER WORKS), CLEAR (WEST DES MOINES TRAFFIC), and CLEAR (DES MOINES WATER WORKS).



GENERAL NOTES

- A. NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
B. THE 2016 STATEWIDE URBAN DESIGN STANDARDS AND STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND SPECIAL PROVISIONS SHALL APPLY TO CONSTRUCTION WORK ON THIS PROJECT.
C. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
D. ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS. ANY STREET OR LANE CLOSURE REQUIRES OBTAINING A PERMIT FROM WEST DES MOINES PUBLIC WORKS. CONTRACTOR TO GIVE CITY 48 HOUR NOTICE.
E. NOTIFY OWNER, ENGINEER, WEST DES MOINES WATER WORKS, AND WEST DES MOINES PUBLIC WORKS AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
F. CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
G. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
H. ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
I. DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
J. CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
K. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.
L. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
M. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
N. THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
O. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.
P. CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, WEST DES MOINES PUBLIC WORKS, AND THE OWNER PRIOR TO CONSTRUCTION.
Q. CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.

LEGAL DESCRIPTION

A PART OF PARCEL "BB" BOOK 2013, PAGE 1937 AND A PART OF ACQUISITION PLAT BOOK 2009, PAGE 5064 FILED IN THE DALLAS COUNTY RECORDER'S OFFICE AND BEING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M. ALSO BEING A SOUTHERLY CORNER OF SAID PARCEL "BB"; THENCE NORTH 00°32'57" EAST ALONG THE SOUTH LINE OF SAID PARCEL "BB", 61.81 FEET; THENCE SOUTH 83°53'23" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 493.76 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "BB"; THENCE NORTH 00°42'13" EAST ALONG THE WEST LINE OF SAID PARCEL "BB", 1593.01 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "BB"; THENCE NORTH 89°59'09" EAST ALONG THE NORTH LINE OF SAID PARCEL "BB", 1763.44 FEET; THENCE SOUTH 86°21'46" EAST CONTINUING ALONG SAID NORTH LINE, 112.82 FEET; THENCE NORTH 88°58'59" EAST CONTINUING ALONG SAID NORTH LINE, 2.03 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "BB" AND TO THE NORTHWEST CORNER OF SAID ACQUISITION PLAT; THENCE SOUTH 89°51'59" EAST ALONG THE NORTH LINE OF SAID ACQUISITION PLAT, 30.02 FEET; THENCE NORTH 89°55'13" EAST CONTINUING ALONG SAID NORTH LINE, 69.10 FEET; THENCE SOUTH 45°00'29" EAST CONTINUING ALONG SAID NORTH LINE, 56.51 FEET; THENCE SOUTH 00°02'27" EAST, 787.77 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1688.00 FEET, WHOSE ARC LENGTH IS 387.01 FEET AND WHOSE CHORD BEARS SOUTH 06°36'52" EAST, 386.16 FEET TO THE SOUTH LINE OF SAID ACQUISITION PLAT; THENCE SOUTH 76°26'17" WEST ALONG SAID SOUTHERLY LINE, 188.33 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "BB"; THENCE SOUTH 76°26'17" WEST ALONG THE SOUTH LINE OF SAID PARCEL "BB", 1448.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 67.64 ACRES (2,946,269 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

EXISTING/PROPOSED ZONING/LAND USE

PUD - WEST GRAND BUSINESS PARK PLANNED UNIT DEVELOPMENT/LIGHT INDUSTRIAL/PUBLIC SERVICES FACILITY

BENCHMARKS

Table listing benchmarks BM1 and BM2 with their coordinates and elevations. BM1 is at 19100 BLOCK OF RACCOON RIVER DRIVE, INTERSECTION OF RACCOON RIVER DRIVE AND WINDSOR COURT. BM2 is at INTERSECTION OF BOONEVILLE ROAD AND XAVIER AVENUE.

INTERSECTION OF BOONEVILLE ROAD AND XAVIER AVENUE (DALLAS COUNTY), NORTHEAST CORNER OF INTERSECTION, 58 FEET NORTH OF THE CENTERLINE OF BOONEVILLE ROAD, 36 FEET EAST OF THE CENTERLINE OF SOUTH 88TH STREET, 5 FEET WEST OF THE NORTH/SOUTH FENCE LINE, 11 FEET NORTH OF FENCE CORNER POST.

POLLUTION PREVENTION NOTES

- A. POLLUTION PREVENTION AND EROSION PROTECTION
1. CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.
2. DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.
B. STORM WATER DISCHARGE PERMIT
1. THE SITE DISTURBED AREA DOES NOT EXCEED THE 1 ACRE MINIMUM DISTURBED AREA REQUIRED FOR THE NPDES GENERAL PERMIT NO. 2 ENACTMENT CRITERIA. CONTRACTOR SHALL SUBMIT AND COMPLY WITH THE NPDES GENERAL PERMIT NO. 2 IF THE DISTURBED AREA EXCEEDS 1 ACRE.
2. IF NPDES GENERAL PERMIT NO. 2 IS ENACTED, THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY. THE GENERAL PERMIT CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 INCLUDING CREATING OR MAINTAINING THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND POSSIBLY OBTAINING THE GENERAL PERMIT COVERAGE FROM THE IDNR.
3. IF NPDES GENERAL PERMIT NO. 2 IS ENACTED, ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING BUT NOT LIMITED TO, THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.
4. IF NPDES GENERAL PERMIT NO. 2 IS ENACTED, A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.
C. POLLUTION PREVENTION PLAN:
1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.
2. THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMP'S AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMP'S FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.
3. THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.
4. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF GENERAL PERMIT NO. 2 SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:
a. UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS. PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.
b. INSTALL PERMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
c. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
d. MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
e. INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.
f. PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.
g. INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.
h. RESPREAD A MINIMUM OF 4 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SO) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
i. STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, OR SOD AS SOON AS PRACTICAL UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES NO LATER THAN 14 CALENDAR DAYS AFTER CONSTRUCTION ACTIVITY HAS FINISHED OR IS PLANNED TO BE DELAYED MORE THAN 21 CALENDAR DAYS.
j. COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ON-SITE.
k. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

WEST DES MOINES PUBLIC SERVICE SITE

PROJECT INFORMATION SHEET

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD. ANKENY, IOWA 50023 515-964-0020 | www.snyder-assoc.com

WEST DES MOINES, IOWA

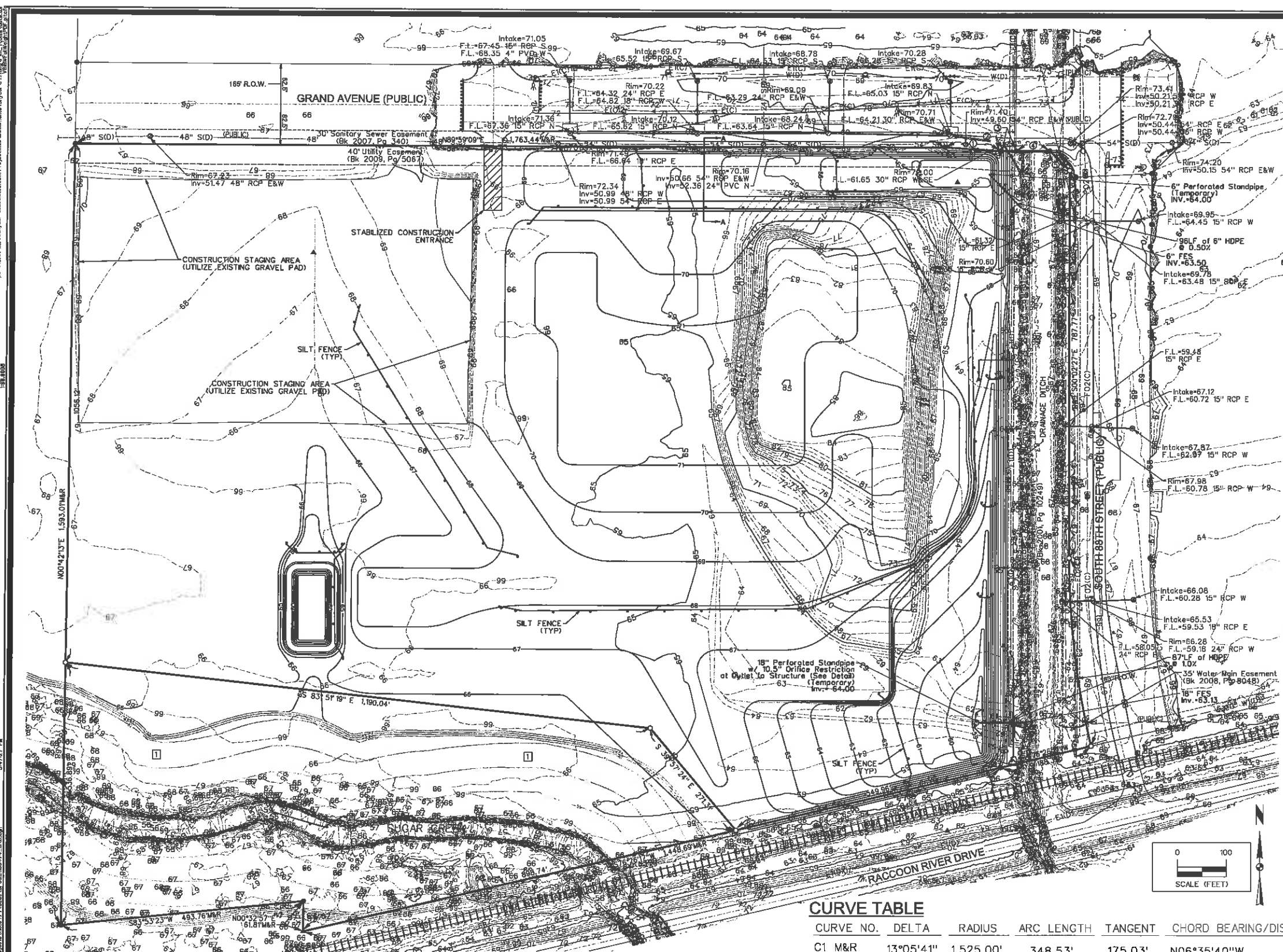
MARK: E/JN Checked By: MAA Date: 5/26/16 Scale: 1"= N/A

BY: DATE: 1"= N/A

Sheet 2 of 3

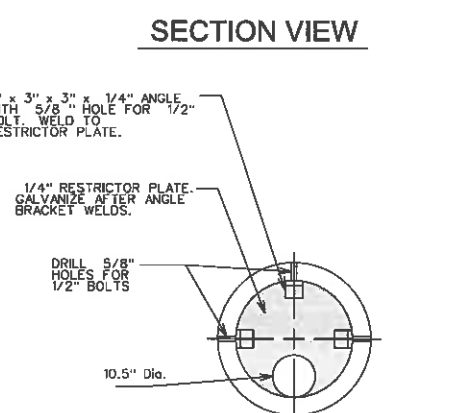
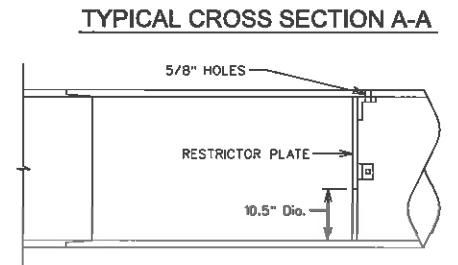
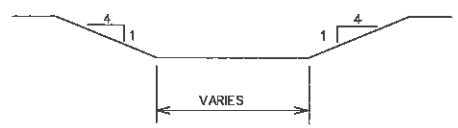
Project No: 1150474

Sheet 2 of 3



- ### GRADING NOTES
1. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADE.
 2. ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY ENGINEER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
 3. ALL DRAINAGE SWALES AND SLOPES 5 TO 1 OR GREATER TO BE SEEDED USING COMMERCIALY AVAILABLE EROSION CONTROL SEED. MIXTURE APPLIED AT RATE RECOMMENDED BY SUPPLIER.
 4. EROSION CONTROL: SEED THE SITE AFTER ROUGH GRADING HAS BEEN COMPLETED. PLACE SILT FENCE AND MAINTAIN IN PROBLEM AREAS AFTER GROUND COVER HAS BEEN ESTABLISHED. COMPLY WITH EROSION CONTROL LAW.
 5. PROVIDE SILT FENCE AS SHOWN ON PLAN. ADDITIONAL SILT FENCE MAY BE NEEDED IN PROBLEM AREAS DURING CONSTRUCTION.

- ### BOUNDARY LINE TABLE
- 1 S88°12'46"E 112.82'M&R
 - 2 N88°58'59"E 2.03'M&R
 - 3 S89°51'59"E 30.02'M&R
 - 4 N89°55'13"E 69.10'M&R
 - 5 S45°00'29"E 56.51'
- FUTURE GRADING AREA BASED ON SUGAR CREEK FLOOD PLAN IMPROVEMENT STUDY.

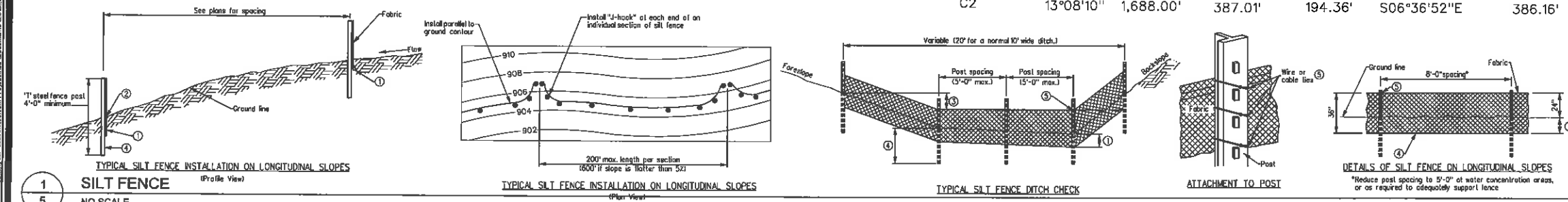


CIRCULAR RESTRICTOR PLATE
NO SCALE

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C1 M&R	13°05'41"	1,525.00'	348.53'	175.03'	N06°35'40"W 347.77'
C2	13°08'10"	1,688.00'	387.01'	194.36'	S06°36'52"E 386.16'

- ### GENERAL NOTES:
- 1 Install silt fence according to the requirements of Section 9040, 3.07 and at locations shown in the contract documents or as directed by the Jurisdictional Engineer.
 - 2 Insert 12 in. of fabric a minimum of 6 in. deep (fabric may be tacked below the ground line)
 - 3 Compact ground by driving along each side of the silt fence or required to sufficiently secure the fabric in the trench to prevent pullout and flow under the fence.
 - 4 In ditches, extend silt fence up side slope so the bottom elevation of the end of the fence is a minimum of 2 in. higher than the top of the fence in the low point of the ditch.
 - 5 Steel posts to be embedded 20 in. unless otherwise allowed by the Jurisdictional Engineer.
 - 6 Secure top of engineering fabric to steelposts using wire or plastic ties (50 lb. min.). See details of "Attachment to Posts."



MARK	REVISION	DATE	BY
Engineer: E.J.N.	Checked By: M.A.A.	Scale: 1"=100'	Final By: P.P.
TLS	5/26/16		
Project No: 1150474			Sheet 3 of 3

WEST DES MOINES, IOWA
ROUGH GRADING AND EROSION CONTROL PLAN
SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Project No: 1150474
Sheet 3 of 3