

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

Meeting Date: May 21, 2018

Item: Alluvion Booster Station, 1385 SE Army Post Road – Approval of a Site Plan to construct a utility building with back-up generator for a water booster pump station – City of West Des Moines – SP-002992-2016

Requested Action: Recommend approval of Site Plan

Case Advisor: Brian S. Portz, AICP *BP*

Applicant's Request: The City of West Des Moines is requesting approval of a site plan to construct an approximately 625 square foot building to house a water booster pump station with associated back-up generator and electric transformer. Access will be from the old Army Post Road pavement to the west.

History: The property is old right-of-way of SE 11th Street, which was re-routed when Veterans Parkway was constructed in this location. The property is undeveloped and has not been previously platted.

City Council Subcommittee: This project was presented to Development and Planning Subcommittee as an informational item at its February 22, 2016 meeting. There was no discussion.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment. Staff would summarize the following key points of interest:

- **Utility Structures:** A recently adopted City Code amendment allows public utility structures that exceed 64 square feet in size or exceeds 6' in height to be located outside of private or public utility easements or street rights-of-way. The structures must be set back a minimum of 35' from the front property line and a minimum of 20' from the side and rear property lines. The structures on this site will meet this requirement.
- **Site Access:** Access to the site will be via the existing old Army Post Road pavement, which connects to the new SE Army Post Road. The City is proposing a gravel drive to the site from the old Army Post Road pavement. The connection will be constructed so that it supports 75,000 lbs. of gross vehicle weight and be maintained at all times, including snow removal. This gravel road is intended to be the interim paving condition until such time that the surrounding properties develop. A deferral of the paving requirements is requested until such time that the surrounding area develops.
- **Landscape Screening:** A total of nineteen 8 to 10' tall Black Hills Spruce trees will be planted around the north, east and south sides of the building, generator and electric transformer to provide screening. There is existing vegetation (trees and shrubs) along the west side of the property that will provide the necessary screening.

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.

Findings: This proposed project was distributed to various city departments for review and comment. Based upon that review, the following findings have been made on the proposed project:

1. The proposed development and use is consistent with the West Des Moines Comprehensive Plan in that 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.

2. The proposed development and use does assure compatibility of property uses within the zone and general area in that this project was reviewed by various City Departments for compliance with the Zoning Ordinance.
3. All applicable standards and conditions have been imposed which protects the public health, safety and welfare in that this project was reviewed by various City Departments and public agencies for compliance with the various state and local regulations. Based upon that review a finding is made that the project has been adequately conditioned to protect the health, welfare and safety of the community.
4. There is adequate on-site and off-site public infrastructure to support the proposed development in that this project was reviewed by various public agencies and City Departments and public utilities to ensure that either the petitioner will construct or the project has been conditioned to construct adequate public infrastructure to serve the development.
5. The proposed development and use has met the requirements contained in the City Code in that this project was reviewed by various City Departments and the project has complied with or has been conditioned to comply with all City Code requirements.
6. The proposed development and use is in keeping with the scale and nature of the surrounding neighborhood in that the proposed project is consistent with the zoning designation and Comprehensive Plan which designates this site as suitable for development such as that proposed by this project.

Staff Recommendation And Conditions Of Approval: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Site Plan to construct an approximately 625 square foot building to house a water booster pump station with associated back-up generator and electric transformer, subject to the applicant meeting all City Code requirements and the following:

1. The City Council granting a deferral of access road paving requirements until such time that the surrounding properties develop.

Property Owner/Applicant: City of West Des Moines
4200 Mills Civic Parkway
West Des Moines, IA 50265
515-222-3475
jason.schlickbernd@wdm.iowa.gov

Applicant's Representative: HDR Engineering, Inc.
300 E. Locust Street, Suite 210
Des Moines, IA 50309
Attn: Mark Duben, P.E.
mark.duben@hdrinc.com

Attachments:

- Attachment A - Commission Resolution
- Exhibit A - Conditions of Approval
- Attachment B - Location Map
- Attachment C - Site Plans
- Attachment D - Building Elevation Plans

RESOLUTION NO. PZC-18-040

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE A SITE PLAN TO CONSTRUCT A UTILITY STRUCTURE WITH BACK UP GENERATOR

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, the City of West Des Moines, has requested approval for a Site Plan (SP-002992-2016) to allow the construction of an approximately 625 square foot building to house a water booster pump station with associated back-up generator and electric transformer located near the northwest corner of SE Army Post Road and Veterans Parkway.

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 May 21, 2018, this Commission held a duly-noticed public meeting to consider the application for a Site Plan;

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 May 21, 2018 or as amended orally at the Plan and Zoning Commission meeting held on May 21, 2018 are adopted.

SECTION 2. The Site Plan (SP-002992-2016) to construct an approximately 625 square foot building to house a water booster pump station with associated back-up generator and electric transformer, is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report 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 May 21, 2018.

Craig Erickson
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 May 21, 2018, by the following vote:

- AYES:
- NAYS:
- ABSTENTIONS:
- ABSENT:

ATTEST:

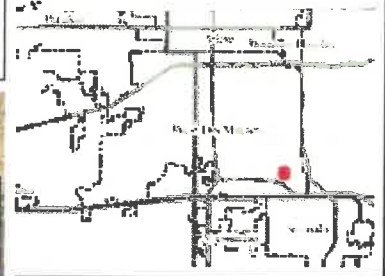
Recording Secretary

Exhibit A
CONDITIONS OF APPROVAL

1. The City Council granting a deferral of access road paving requirements until such time that the surrounding properties develop.

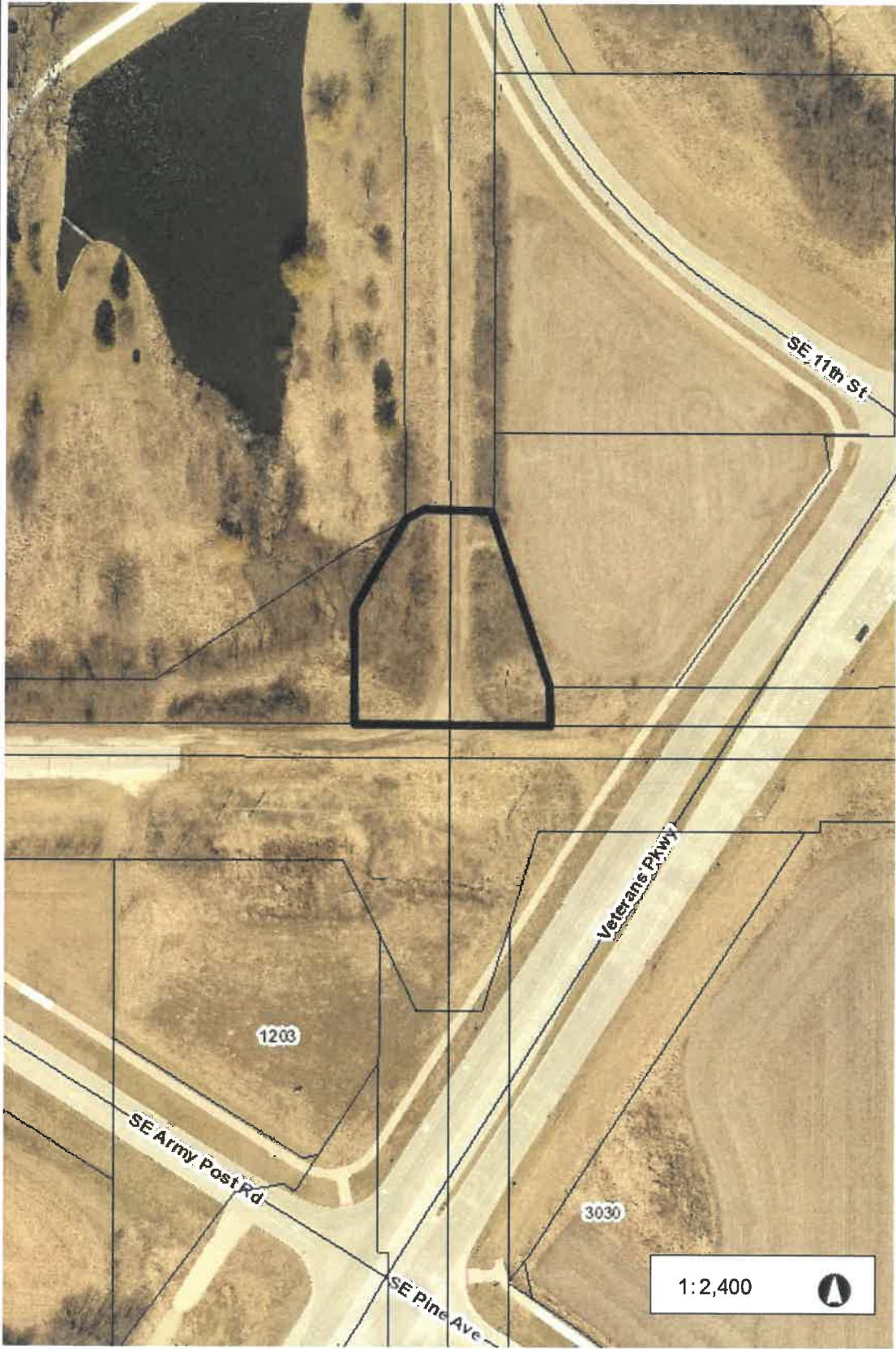


Location Map



Legend

- Addresses
- Corporate Limits
- Parcels



WGS_1984_Web_Mercator_Auxiliary_Sphere
 © City of West Des Moines, Iowa

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

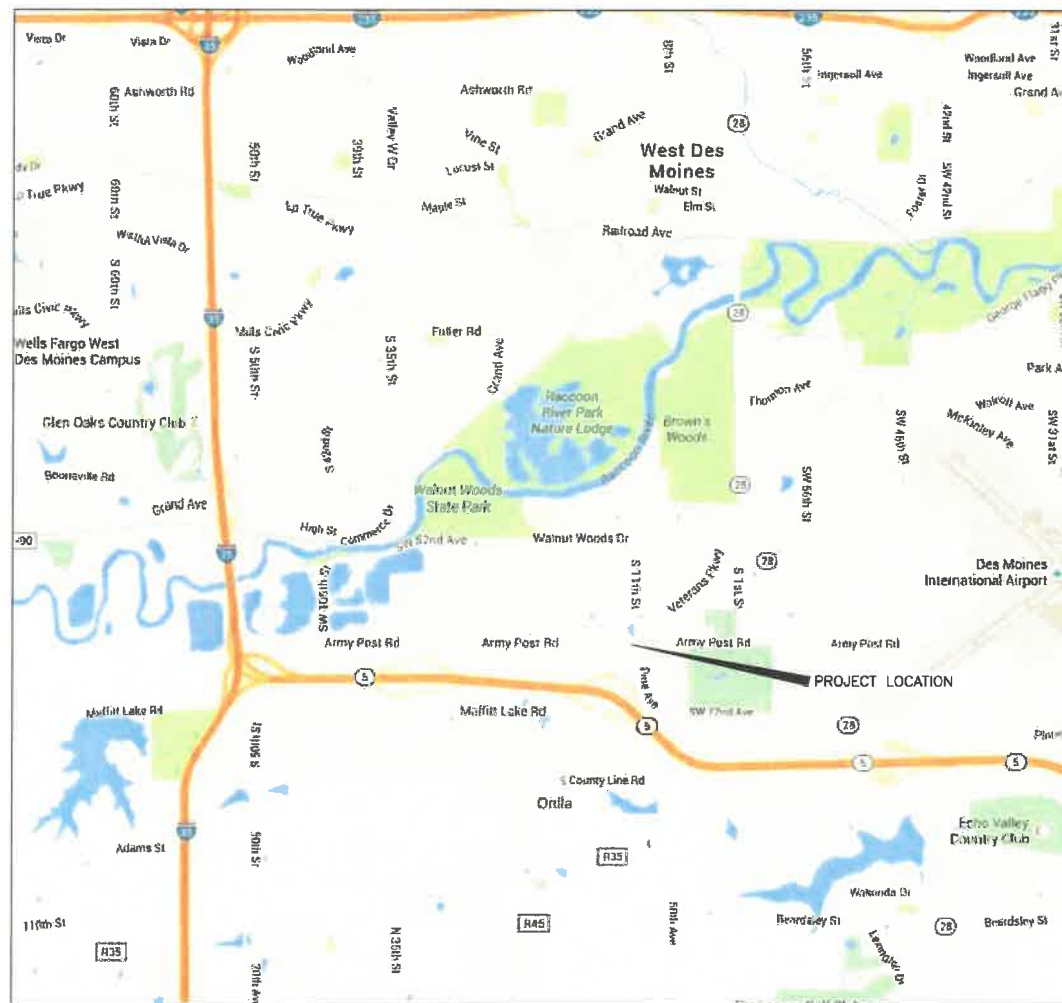


Contract Drawings For

ALLUVION BOOSTER STATION


City of West Des Moines
 West Des Moines Water Works
 City Project Number
 0510-027-2015

Issued for Bidding
 April 26, 2018
 HDR Project No.
 10024340



INDEX OF DRAWINGS

GENERAL	
00G001	COVER SHEET
00G002	GENERAL ABBREVIATIONS
00G003	GENERAL SYMBOLS AND LEGENDS
00G004	ELECTRICAL SYMBOLS AND LEGENDS
00G005	PROCESS AND INSTRUMENTATION DIAGRAM INSTRUMENTATION LEGENDS
CIVIL	
00C100	EXISTING CONDITIONS AND OVERALL SITE PLAN
00C101	SITE LAYOUT/GRADING PLAN
STRUCTURAL	
00S001	GENERAL STRUCTURAL NOTES
00S011	GENERAL STRUCTURAL DETAILS
ELECTRICAL	
00E101	ELECTRICAL SITE PLAN
00E501	COMMON ELECTRICAL DETAILS
00E502	COMMON ELECTRICAL DETAILS
00E503	MIDAMERICAN ELECTRICAL DETAILS
UNIVERSAL	
00U501	MISCELLANEOUS DETAILS
BOOSTER STATION	
01S101	BOOSTER STATION & GENERATOR FOUNDATION PLAN AND SECTIONS
01S301	BOOSTER STATION STRUCTURAL SECTIONS
01A101	BOOSTER STATION ARCHITECTURAL PLAN AND SECTIONS
01A201	BOOSTER STATION ARCHITECTURAL ELEVATIONS
01A301	BOOSTER STATION ARCHITECTURAL SECTIONS AND DETAILS
01D101	BOOSTER STATION PROCESS PLAN AND SECTIONS
01M101	BOOSTER STATION MECHANICAL PLAN, DETAILS AND SCHEDULES
01E101	BOOSTER STATION ELECTRICAL POWER PLAN, LIGHTING PLAN AND ONE-LINE DIAGRAM
01E601	BOOSTER STATION ELECTRICAL MOTOR SCHEMATIC AND CONTROL DIAGRAM
01E602	BOOSTER STATION ELECTRICAL SCHEDULES
01E603	BOOSTER STATION ELECTRICAL GROUNDING DIAGRAM
01Y101	BOOSTER STATION PROCESS AND INSTRUMENTATION DIAGRAM




CERTIFICATION

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.

Mark A. Duben 4/26/18

Mark A. Duben
 My license renewal date is December 31, 2019

Pages or sheets covered by this seal:
 00G001, 00G002, 00G003, 00C100, 00C101, 00U501, 01D101




CERTIFICATION

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 Architect under the laws of the State of Iowa.

John S. Rickert 4/26/2018

John S. Rickert
 My license renewal date is June 30, 2019

Pages or sheets covered by this seal:
 01A101, 01A201, 01A301




CERTIFICATION

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.

Keith R. Kirchner 4/26/18

Keith R. Kirchner
 My license renewal date is December 31, 2018

Pages or sheets covered by this seal:
 00S001, 00S501, 01S101, 01S301




CERTIFICATION

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.

Jeffrey A. Lewis 4/26/18

Jeffrey A. Lewis
 My license renewal date is December 31, 2018

Pages or sheets covered by this seal:
 01M101



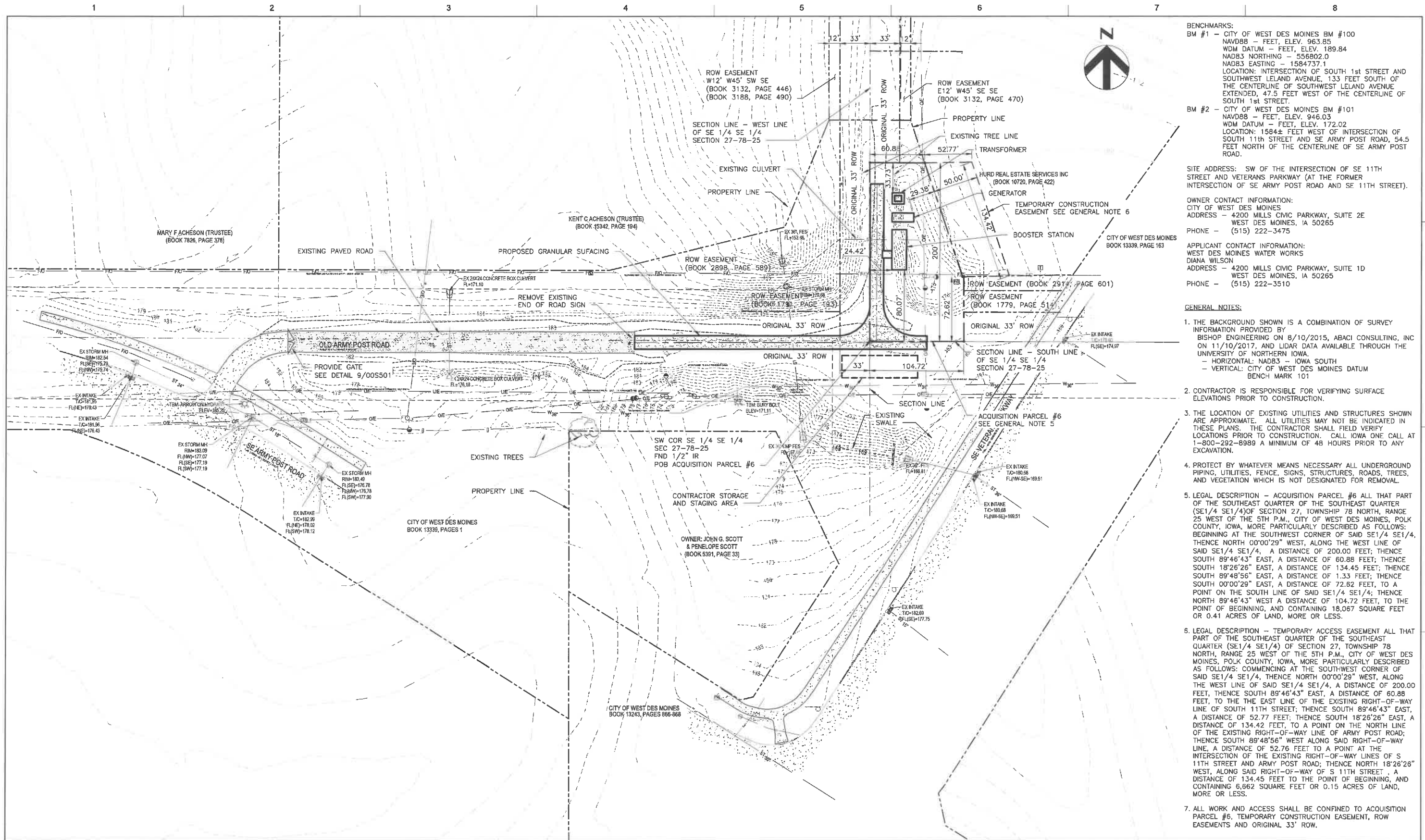
CERTIFICATION

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.

Kevin K. Thernes 4/26/18

Kevin K. Thernes
 My license renewal date is December 31, 2019

Pages or sheets covered by this seal:
 00G004, 00G005, 00E101, 00E501, 00E502, 00E503, 01E101, 01E601, 01E602, 01E603, 01Y101



BENCHMARKS:
 BM #1 - CITY OF WEST DES MOINES BM #100
 NAVD88 - FEET, ELEV. 963.85
 WDM DATUM - FEET, ELEV. 189.84
 NAD83 NORTHING - 556802.0
 NAD83 EASTING - 1584737.1
 LOCATION: INTERSECTION OF SOUTH 1st STREET AND
 SOUTHWEST LELAND AVENUE, 133 FEET SOUTH OF
 THE CENTERLINE OF SOUTHWEST LELAND AVENUE
 EXTENDED, 47.5 FEET WEST OF THE CENTERLINE OF
 SOUTH 1st STREET.

BM #2 - CITY OF WEST DES MOINES BM #101
 NAVD88 - FEET, ELEV. 946.03
 WDM DATUM - FEET, ELEV. 172.02
 LOCATION: 1584± FEET WEST OF INTERSECTION OF
 SOUTH 11th STREET AND SE ARMY POST ROAD, 54.5
 FEET NORTH OF THE CENTERLINE OF SE ARMY POST
 ROAD.

SITE ADDRESS: SW OF THE INTERSECTION OF SE 11TH
 STREET AND VETERANS PARKWAY (AT THE FORMER
 INTERSECTION OF SE ARMY POST ROAD AND SE 11TH STREET).

OWNER CONTACT INFORMATION:
 CITY OF WEST DES MOINES
 ADDRESS - 4200 MILLS CIVIC PARKWAY, SUITE 2E
 WEST DES MOINES, IA 50265
 PHONE - (515) 222-3475

APPLICANT CONTACT INFORMATION:
 WEST DES MOINES WATER WORKS
 DIANA WILSON
 ADDRESS - 4200 MILLS CIVIC PARKWAY, SUITE 1D
 WEST DES MOINES, IA 50265
 PHONE - (515) 222-3510

GENERAL NOTES:
 1. THE BACKGROUND SHOWN IS A COMBINATION OF SURVEY
 INFORMATION PROVIDED BY
 BISHOP ENGINEERING ON 8/10/2015, ABACI CONSULTING, INC
 ON 11/10/2017, AND LIDAR DATA AVAILABLE THROUGH THE
 UNIVERSITY OF NORTHERN IOWA.
 - HORIZONTAL: NAD83 - IOWA SOUTH
 - VERTICAL: CITY OF WEST DES MOINES DATUM
 BENCH MARK 101

2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING SURFACE
 ELEVATIONS PRIOR TO CONSTRUCTION.

3. THE LOCATION OF EXISTING UTILITIES AND STRUCTURES SHOWN
 ARE APPROXIMATE. ALL UTILITIES MAY NOT BE INDICATED IN
 THESE PLANS. THE CONTRACTOR SHALL FIELD VERIFY
 LOCATIONS PRIOR TO CONSTRUCTION. CALL IOWA ONE CALL AT
 1-800-292-8989 A MINIMUM OF 48 HOURS PRIOR TO ANY
 EXCAVATION.

4. PROTECT BY WHATEVER MEANS NECESSARY ALL UNDERGROUND
 PIPING, UTILITIES, FENCE, SIGNS, STRUCTURES, ROADS, TREES,
 AND VEGETATION WHICH IS NOT DESIGNATED FOR REMOVAL.

5. LEGAL DESCRIPTION - ACQUISITION PARCEL #6 ALL THAT PART
 OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER
 (SE1/4 SE1/4) OF SECTION 27, TOWNSHIP 78 NORTH, RANGE
 25 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, POLK
 COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID SE1/4 SE1/4,
 THENCE NORTH 00°00'29" WEST, ALONG THE WEST LINE OF
 SAID SE1/4 SE1/4, A DISTANCE OF 200.00 FEET; THENCE
 SOUTH 89°46'43" EAST, A DISTANCE OF 60.88 FEET; THENCE
 SOUTH 18°26'26" EAST, A DISTANCE OF 134.45 FEET; THENCE
 SOUTH 89°48'56" EAST, A DISTANCE OF 1.33 FEET; THENCE
 SOUTH 00°00'29" EAST, A DISTANCE OF 72.62 FEET, TO A
 POINT ON THE SOUTH LINE OF SAID SE1/4 SE1/4; THENCE
 NORTH 89°46'43" WEST A DISTANCE OF 104.72 FEET, TO THE
 POINT OF BEGINNING, AND CONTAINING 18,067 SQUARE FEET
 OR 0.41 ACRES OF LAND, MORE OR LESS.

6. LEGAL DESCRIPTION - TEMPORARY ACCESS EASEMENT ALL THAT
 PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST
 QUARTER (SE1/4 SE1/4) OF SECTION 27, TOWNSHIP 78
 NORTH, RANGE 25 WEST OF THE 5TH P.M., CITY OF WEST DES
 MOINES, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED
 AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF
 SAID SE1/4 SE1/4, THENCE NORTH 00°00'29" WEST, ALONG
 THE WEST LINE OF SAID SE1/4 SE1/4, A DISTANCE OF 200.00
 FEET, THENCE SOUTH 89°46'43" EAST, A DISTANCE OF 60.88
 FEET, TO THE EAST LINE OF THE EXISTING RIGHT-OF-WAY
 LINE OF SOUTH 11TH STREET; THENCE SOUTH 89°46'43" EAST,
 A DISTANCE OF 52.77 FEET; THENCE SOUTH 18°26'26" EAST,
 A DISTANCE OF 134.42 FEET, TO A POINT ON THE NORTH LINE
 OF THE EXISTING RIGHT-OF-WAY LINE OF ARMY POST ROAD;
 THENCE SOUTH 89°48'56" WEST ALONG SAID RIGHT-OF-WAY
 LINE, A DISTANCE OF 52.76 FEET TO A POINT AT THE
 INTERSECTION OF THE EXISTING RIGHT-OF-WAY LINES OF S
 11TH STREET AND ARMY POST ROAD; THENCE NORTH 18°26'26"
 WEST, ALONG SAID RIGHT-OF-WAY OF S 11TH STREET, A
 DISTANCE OF 134.45 FEET TO THE POINT OF BEGINNING, AND
 CONTAINING 6,662 SQUARE FEET OR 0.15 ACRES OF LAND,
 MORE OR LESS.

7. ALL WORK AND ACCESS SHALL BE CONFINED TO ACQUISITION
 PARCEL #6, TEMPORARY CONSTRUCTION EASEMENT, ROW
 EASEMENTS AND ORIGINAL 33' ROW.



ISSUE	DATE	DESCRIPTION
A	4/26/2018	ISSUED FOR BIDDING

PROJECT MANAGER	Mark Duben
PROJECT ENGINEER	Mark Duben
ARCHITECTURE	Richard McKinley
STRUCTURAL	Bruce Bradley
MECHANICAL	Ryan Dalrymple
ELECTRICAL	Mike Miller
CIVIL	Mark Duben
CAD	Curt Queen
PROJECT NUMBER	10024340

ALLUVION BOOSTER STATION

**EXISTING CONDITIONS AND
 OVERALL SITE PLAN**

WEST DES MOINES, IOWA

2015



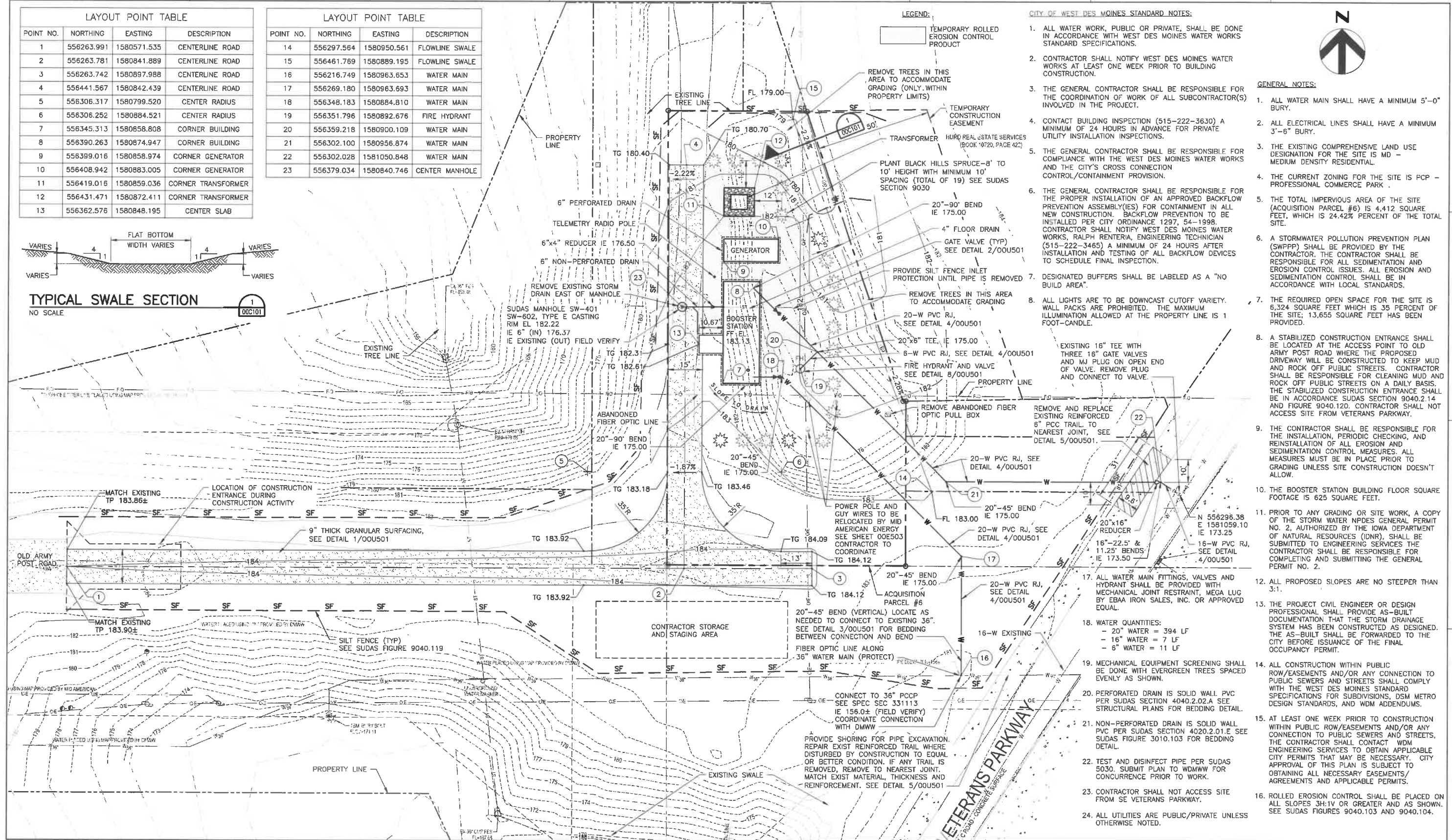
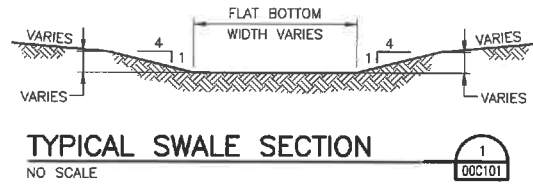
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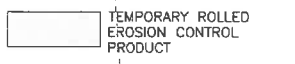
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LAYOUT POINT TABLE			
POINT NO.	NORTHING	EASTING	DESCRIPTION
1	556263.991	1580571.535	CENTERLINE ROAD
2	556263.781	1580841.889	CENTERLINE ROAD
3	556263.742	1580897.988	CENTERLINE ROAD
4	556441.567	1580842.439	CENTERLINE ROAD
5	556306.317	1580799.520	CENTER RADIUS
6	556306.252	1580884.521	CENTER RADIUS
7	556345.313	1580858.808	CORNER BUILDING
8	556390.263	1580874.947	CORNER BUILDING
9	556399.016	1580858.974	CORNER GENERATOR
10	556408.942	1580883.005	CORNER GENERATOR
11	556419.016	1580859.036	CORNER TRANSFORMER
12	556431.471	1580872.411	CORNER TRANSFORMER
13	556362.576	1580848.195	CENTER SLAB

LAYOUT POINT TABLE			
POINT NO.	NORTHING	EASTING	DESCRIPTION
14	556297.564	1580950.561	FLOWLINE SWALE
15	556461.769	1580889.195	FLOWLINE SWALE
16	556216.749	1580963.653	WATER MAIN
17	556269.180	1580963.693	WATER MAIN
18	556348.183	1580884.810	WATER MAIN
19	556351.796	1580892.676	FIRE HYDRANT
20	556359.218	1580900.109	WATER MAIN
21	556302.100	1580956.874	WATER MAIN
22	556302.028	1581050.848	WATER MAIN
23	556379.034	1580840.746	CENTER MANHOLE



LEGEND:



CITY OF WEST DES MOINES STANDARD NOTES:

- ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
- CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(IES) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1297, 54-1998. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (515-222-3465) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
- DESIGNATED BUFFERS SHALL BE LABELED AS A "NO BUILD AREA".
- ALL LIGHTS ARE TO BE DOWNCAST CUTOFF VARIETY. WALL PACKS ARE PROHIBITED. THE MAXIMUM ILLUMINATION ALLOWED AT THE PROPERTY LINE IS 1 FOOT-CANDLE.
- A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT THE ACCESS POINT TO OLD ARMY POST ROAD WHERE THE PROPOSED DRIVEWAY WILL BE CONSTRUCTED TO KEEP MUD AND ROCK OFF PUBLIC STREETS. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING MUD AND ROCK OFF PUBLIC STREETS ON A DAILY BASIS. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE IN ACCORDANCE SUDAS SECTION 9040.2.14 AND FIGURE 9040.120. CONTRACTOR SHALL NOT ACCESS SITE FROM VETERANS PARKWAY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION, PERIODIC CHECKING, AND REINSTALLATION OF ALL EROSION AND SEDIMENTATION CONTROL MEASURES. ALL MEASURES MUST BE IN PLACE PRIOR TO GRADING UNLESS SITE CONSTRUCTION DOESN'T ALLOW.
- THE BOOSTER STATION BUILDING FLOOR SQUARE FOOTAGE IS 625 SQUARE FEET.
- PRIOR TO ANY GRADING OR SITE WORK, A COPY OF THE STORM WATER NPDES GENERAL PERMIT NO. 2, AUTHORIZED BY THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR), SHALL BE SUBMITTED TO ENGINEERING SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING AND SUBMITTING THE GENERAL PERMIT NO. 2.
- ALL PROPOSED SLOPES ARE NO STEEPER THAN 3:1.
- THE PROJECT CIVIL ENGINEER OR DESIGN PROFESSIONAL SHALL PROVIDE AS-BUILT DOCUMENTATION THAT THE STORM DRAINAGE SYSTEM HAS BEEN CONSTRUCTED AS DESIGNED. THE AS-BUILT SHALL BE FORWARDED TO THE CITY BEFORE ISSUANCE OF THE FINAL OCCUPANCY PERMIT.
- ALL CONSTRUCTION WITHIN PUBLIC ROW/EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE WEST DES MOINES STANDARD SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS, AND WDM ADDENDUMS.
- AT LEAST ONE WEEK PRIOR TO CONSTRUCTION WITHIN PUBLIC ROW/EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT WDM ENGINEERING SERVICES TO OBTAIN APPLICABLE CITY PERMITS THAT MAY BE NECESSARY. CITY APPROVAL OF THIS PLAN IS SUBJECT TO OBTAINING ALL NECESSARY EASEMENTS/AGREEMENTS AND APPLICABLE PERMITS.
- ROLLED EROSION CONTROL SHALL BE PLACED ON ALL SLOPES 3H:1V OR GREATER AND AS SHOWN. SEE SUDAS FIGURES 9040.103 AND 9040.104.

GENERAL NOTES:

- ALL WATER MAIN SHALL HAVE A MINIMUM 5'-0" BURY.
- ALL ELECTRICAL LINES SHALL HAVE A MINIMUM 3'-6" BURY.
- THE EXISTING COMPREHENSIVE LAND USE DESIGNATION FOR THE SITE IS MD - MEDIUM DENSITY RESIDENTIAL.
- THE CURRENT ZONING FOR THE SITE IS PCP - PROFESSIONAL COMMERCE PARK.
- THE TOTAL IMPERVIOUS AREA OF THE SITE (ACQUISITION PARCEL #6) IS 4,412 SQUARE FEET, WHICH IS 24.42% PERCENT OF THE TOTAL SITE.
- A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE PROVIDED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEDIMENTATION AND EROSION CONTROL ISSUES. ALL EROSION AND SEDIMENTATION CONTROL SHALL BE IN ACCORDANCE WITH LOCAL STANDARDS.
- THE REQUIRED OPEN SPACE FOR THE SITE IS 6,324 SQUARE FEET WHICH IS 35 PERCENT OF THE SITE; 13,655 SQUARE FEET HAS BEEN PROVIDED.
- A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT THE ACCESS POINT TO OLD ARMY POST ROAD WHERE THE PROPOSED DRIVEWAY WILL BE CONSTRUCTED TO KEEP MUD AND ROCK OFF PUBLIC STREETS. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING MUD AND ROCK OFF PUBLIC STREETS ON A DAILY BASIS. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE IN ACCORDANCE SUDAS SECTION 9040.2.14 AND FIGURE 9040.120. CONTRACTOR SHALL NOT ACCESS SITE FROM VETERANS PARKWAY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION, PERIODIC CHECKING, AND REINSTALLATION OF ALL EROSION AND SEDIMENTATION CONTROL MEASURES. ALL MEASURES MUST BE IN PLACE PRIOR TO GRADING UNLESS SITE CONSTRUCTION DOESN'T ALLOW.
- THE BOOSTER STATION BUILDING FLOOR SQUARE FOOTAGE IS 625 SQUARE FEET.
- PRIOR TO ANY GRADING OR SITE WORK, A COPY OF THE STORM WATER NPDES GENERAL PERMIT NO. 2, AUTHORIZED BY THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR), SHALL BE SUBMITTED TO ENGINEERING SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING AND SUBMITTING THE GENERAL PERMIT NO. 2.
- ALL PROPOSED SLOPES ARE NO STEEPER THAN 3:1.
- THE PROJECT CIVIL ENGINEER OR DESIGN PROFESSIONAL SHALL PROVIDE AS-BUILT DOCUMENTATION THAT THE STORM DRAINAGE SYSTEM HAS BEEN CONSTRUCTED AS DESIGNED. THE AS-BUILT SHALL BE FORWARDED TO THE CITY BEFORE ISSUANCE OF THE FINAL OCCUPANCY PERMIT.
- ALL CONSTRUCTION WITHIN PUBLIC ROW/EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE WEST DES MOINES STANDARD SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS, AND WDM ADDENDUMS.
- AT LEAST ONE WEEK PRIOR TO CONSTRUCTION WITHIN PUBLIC ROW/EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT WDM ENGINEERING SERVICES TO OBTAIN APPLICABLE CITY PERMITS THAT MAY BE NECESSARY. CITY APPROVAL OF THIS PLAN IS SUBJECT TO OBTAINING ALL NECESSARY EASEMENTS/AGREEMENTS AND APPLICABLE PERMITS.
- ROLLED EROSION CONTROL SHALL BE PLACED ON ALL SLOPES 3H:1V OR GREATER AND AS SHOWN. SEE SUDAS FIGURES 9040.103 AND 9040.104.



PROJECT MANAGER	Mark Duben
PROJECT ENGINEER	Mark Duben
ARCHITECTURE	Richard McKinley
STRUCTURAL	Bruce Bradley
MECHANICAL	Ryan Dalrymple
ELECTRICAL	Mike Miller
CIVIL	Mark Duben
CAD	Curt Queen
PROJECT NUMBER	10024340

A	4/26/2018	ISSUED FOR BIDDING
ISSUE	DATE	DESCRIPTION



ALLUVION BOOSTER STATION

SITE LAYOUT / GRADING PLAN

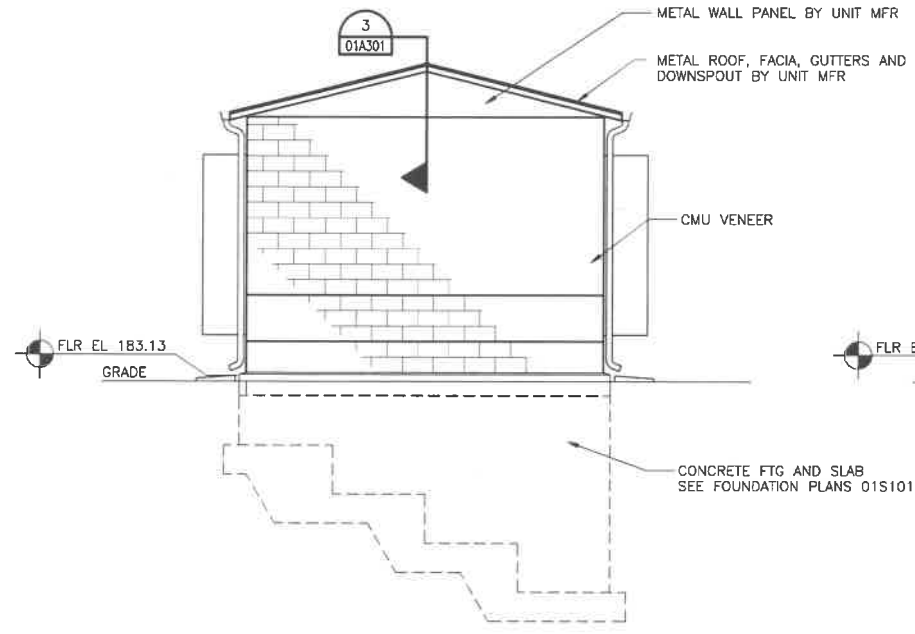
WEST DES MOINES, IOWA

2015

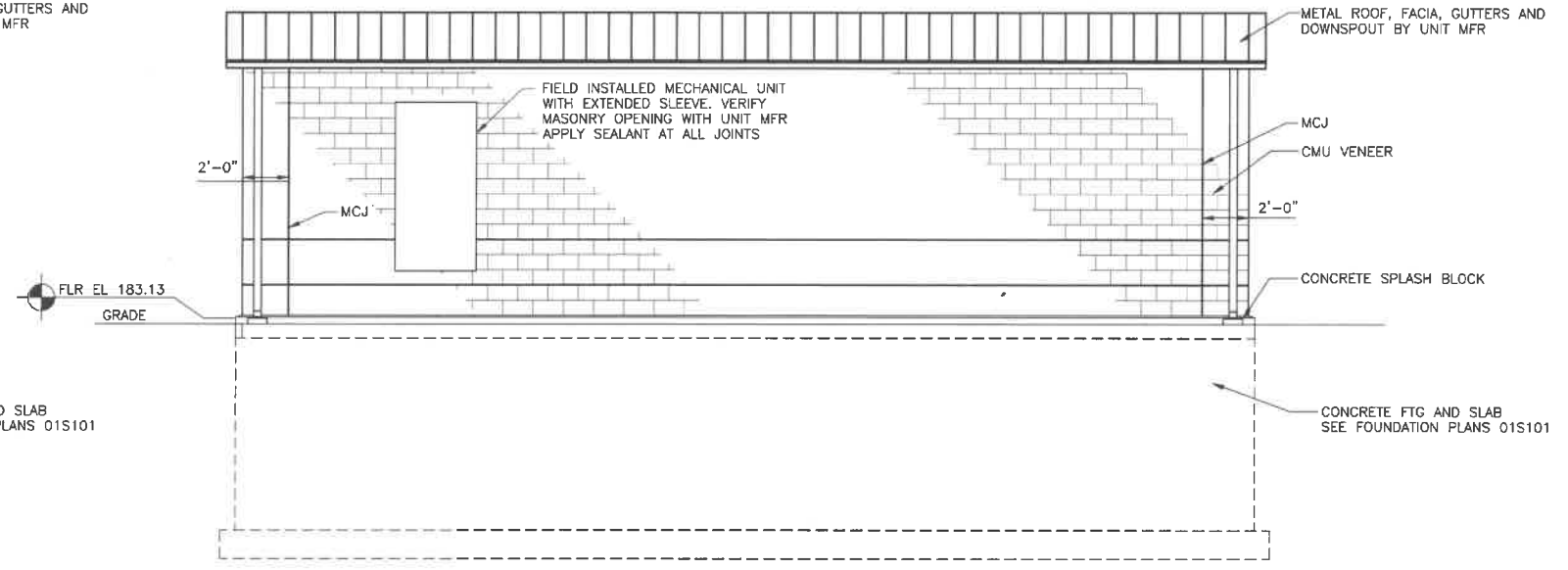


FILENAME 00C101.DWG
SCALE 1"=20'

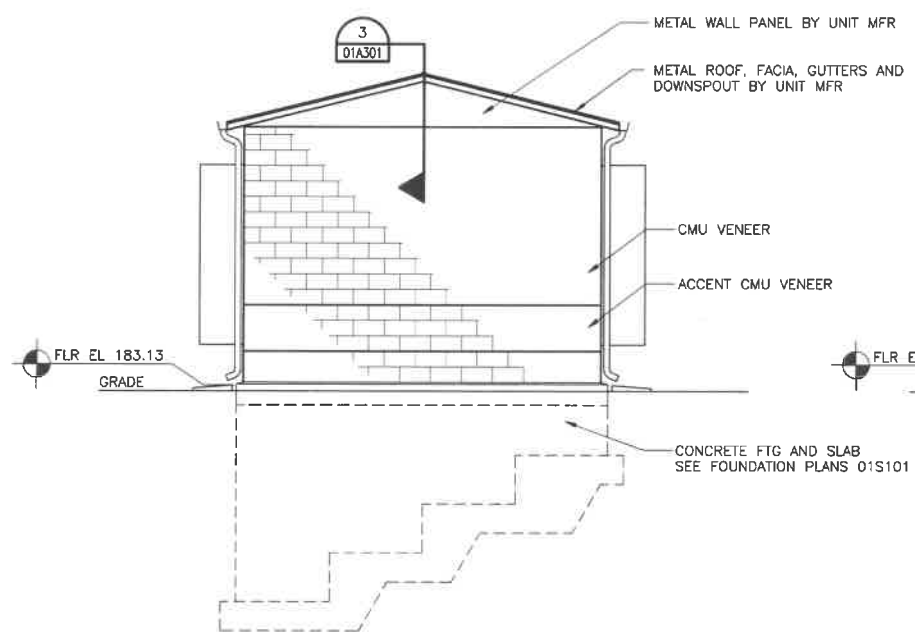
SHEET
00C101



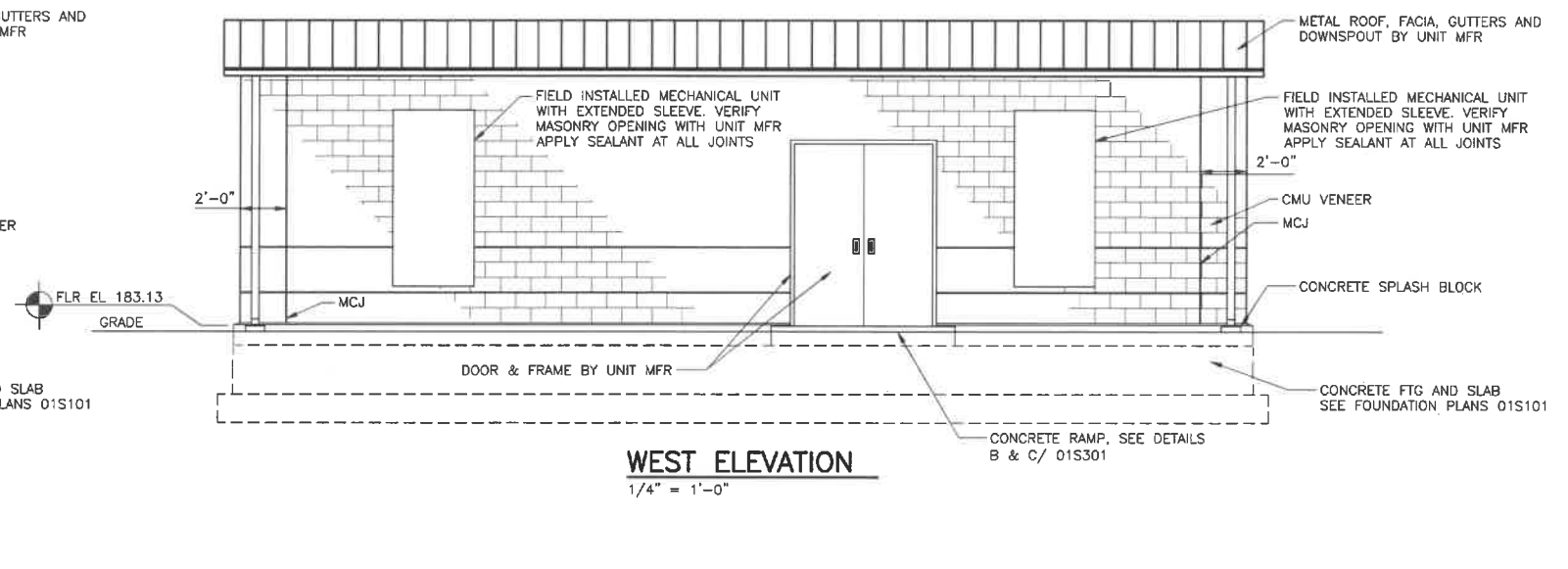
SOUTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"



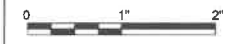
ISSUE	DATE	DESCRIPTION
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ALLUVION BOOSTER STATION

WEST DES MOINES, IOWA

2015



FILENAME | 01A201.DWG
SCALE | 1/4"=1'-0"

**BOOSTER STATION
ARCHITECTURAL ELEVATIONS**

SHEET
01A201

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