

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

Meeting Date: May 11, 2020

Item: Allied Construction, 2825 SE 1st Street – Approval of Phased Site Plan to allow site work and the installation of utilities and footing and foundations – Allied Construction Services – SP-04658-2020

Requested Action: Recommend Approval of Phase Site Plan

Case Advisor: Kara Tragesser, AICP

Applicant's Request: The applicant, Allied Construction Services, is requesting approval of a phased site plan to allow groundwork, installation of private utilities and footing and foundation construction for a 32,500 sq. ft warehouse to be located at 2825 SE 1st Street.

History: The property is undeveloped. A final plat, Veterans Business Park Plat 1, was approved by the City Council on January 21, 2020, to create the lot for development.

City Council Subcommittee: This item was presented to the Development & Planning City Council Subcommittee at their April 6, 2020 meeting. No discussion was had and no disagreement with the proposal was expressed.

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. Staff would summarize the following key points of interest:

- **Site work, utilities, footings and foundations:** The site plan is not yet ready for full approval. The applicant would like to begin installing private utilities and footings and foundations on the site. The remaining items are obtaining legal descriptions for easements and some minor comments on the site plan. Planning staff contacted the impacted departments and they support allowing the site work, private utility installation, and the footings and foundations construction.

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, staff recommends the Plan and Zoning Commission adopt a resolution recommending the City Council approve the phased site plan for Allied Construction Services to allow site work, private utility installation and footing and foundation construction, subject to the applicant meeting all City Code requirements and the following:

1. No above ground site work can commence until water is available to the site, the full site plan is approved and site accesses to the satisfaction of the Fire Marshal is provided.
2. Obtain a building permit for the footings and foundations and private utility work.
3. All work done under this approve is at the developer's risk until the full site plan is approved.

Property Owner: Allied Construction Services
2221 Fleur Drive
Des Moines IA 50321

Applicant(s): Same as Applicant

Applicant's Representatives:
Snyder and Associates
2727 SW Snyder Boulevard
PO Box 1159
Ankeny IA 50023-0974

ATTACHMENTS:

Attachment A - Plan and Zoning Commission Resolution
Exhibit A - Conditions of Approval
Attachment B - Location Map
Attachment D - Partial Site Plan

RESOLUTION NO. PZC-20-017

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, IOWA, RECOMMENDING THE CITY COUNCIL APPROVE THE PHASED SITE PLAN FOR ALLIED CONSTRUCTION SERVICES TO BE LOCATED AT 2825 SE 1ST STREET

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Allied Construction Services, has requested approval of a phased site plan to allow site work, the installation of private utilities, and footings and foundations construction for that property located at 2825 SE 1st Street; and

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; and

WHEREAS, on May 11, 2020, this Commission held a duly-noticed meeting to consider the Phased Site Plan Permit (SP-004658-2020).

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 11, 2020, or as amended orally at the Plan and Zoning Commission hearing of May 11, 2020, are adopted.

SECTION 2. The Phased Site Plan (SP-004658-2020) to allow site work, private utility installation and footing and foundation construction is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, dated May 11, 2020, 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 11, 2020.

Erica Andersen, 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 May 11, 2020, by the following vote:

AYES:
NAYS:
ABSTENTIONS:
ABSENT:

ATTEST:

Recording Secretary

Exhibit A
Conditions of Approval

1. No above ground site work can commence until water is available to the site, the full site plan is approved and site accesses to the satisfaction of the Fire Marshal is provided.
2. Obtain a building permit for the footings and foundations and private utility work.
3. All work done under this approve is at the developer's risk until the full site plan is approved.

Exhibit B
Location Map



EXHIBIT C
SITE PLAN

SITE PLANS
FOR
ALLIED CONSTRUCTION SERVICES

2825 SE 1ST STREET
CITY OF WEST DES MOINES, POLK COUNTY, IOWA

CITY PROJECT NO. SP-004658-2020

OWNER/DEVELOPER

ALLIED CONSTRUCTION SERVICES, INC.
2122 FLEUR DR
DES MOINES, IA 50321
CONTACT: STEVE MUNGER
PH: (515) 288-4855



VICINITY MAP



NOT TO SCALE

| SHEET # | SHEET TITLE |
|---------|----------------------------------|
| C100 | TITLE SHEET |
| C101 | PROJECT INFORMATION |
| C200 | DIMENSION PLAN |
| C300 | UTILITY PLAN |
| C400 | GRADING AND EROSION CONTROL PLAN |
| C500 | PLANTING PLAN |

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|--|---|
| | I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed Professional Landscape Architect under the laws of the State of Iowa. |
| | Lisa F. Gutterthning, ASLA _____ Date License Number 800 _____ |
| | Pages or sheets covered by this seal: C500 _____ |
| | _____ _____ |

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|--|---|
| | 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. |
| | Jason A. Ledden, P.E. _____ Date License Number 24117 _____ My License Renewal Date is December 31, 2020 |
| | Pages or sheets covered by this seal: C100-C400 _____ |
| | _____ _____ |

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|-------------------------|------------------|
| AS PER CITY COMMENTS | 6/07/2020 MAP |
| AS PER CITY COMMENTS | 4/09/2020 MAP |
| MARK | REVISION |
| Engineer: LMR | Checked By: JAL |
| Technician: TLS | Date: 03/04/2020 |
| Scale: 1" = 100' | DATE: 11/14/2020 |
| Project No: 119.0736.01 | Sheet C100 |

WEST DES MOINES, IA
2727 S.W. SNYDER BLVD
ANNEX, IOWA 50505
915-944-2001 | www.snyder-associates.com

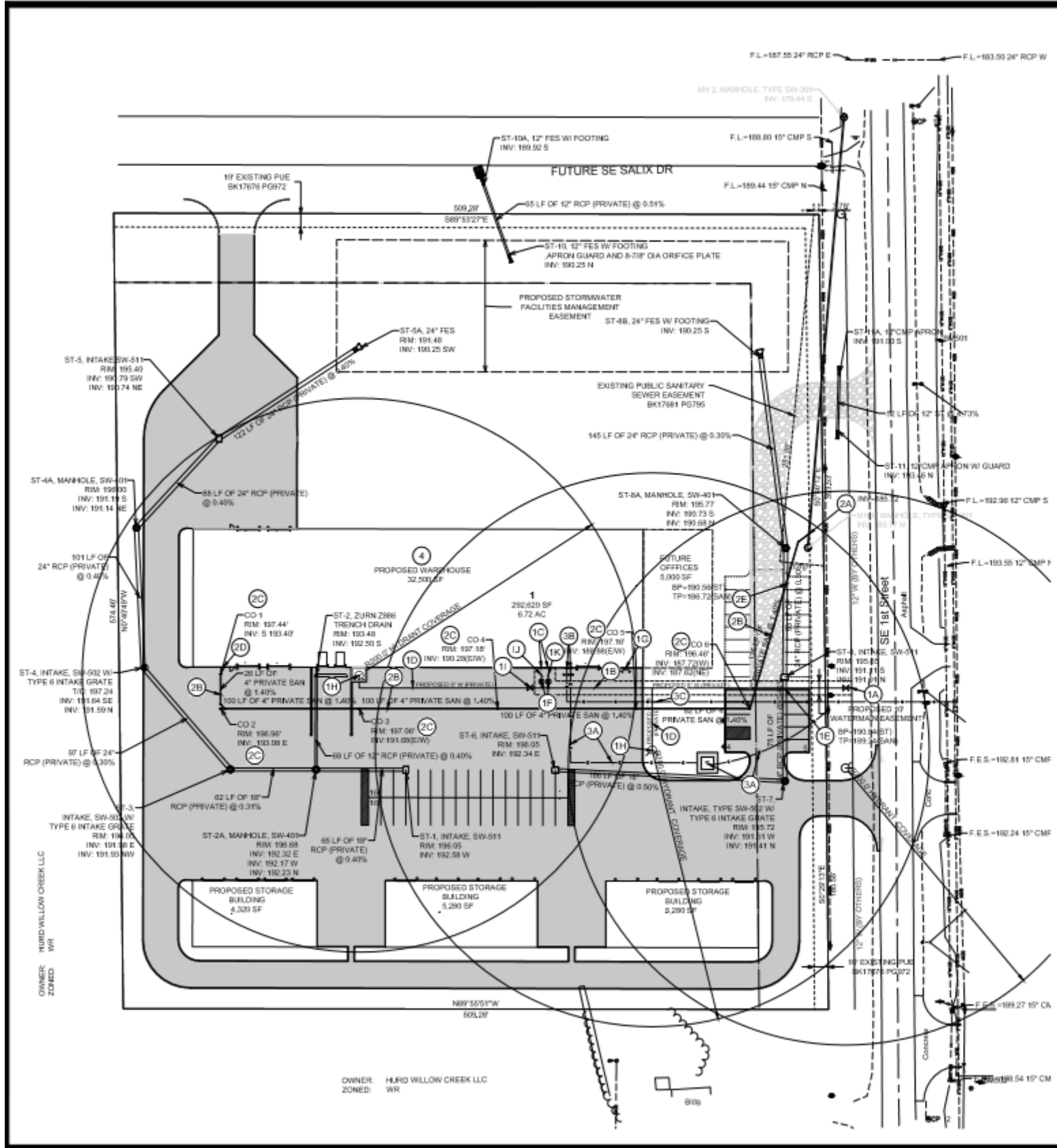
ALLIED CONSTRUCTION SERVICES
TITLE SHEET

SNYDER & ASSOCIATES, INC.



Project No: 119.0736.01

Sheet C100



UTILITY PLAN CONSTRUCTION NOTES

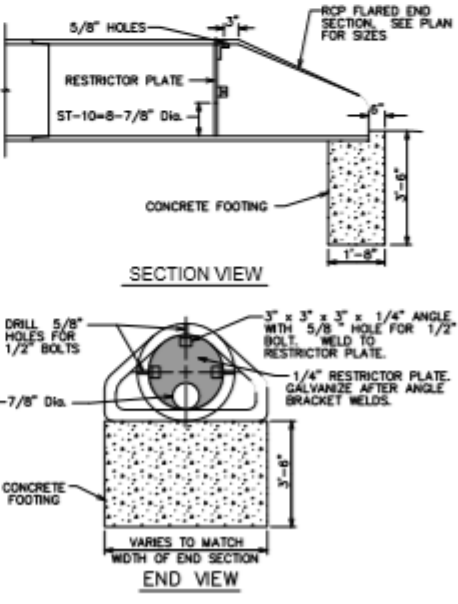
1. WATER SERVICES, PROVIDE THE FOLLOWING:
 - A. CONNECT TO EXISTING 12" PUBLIC WATER MAIN, VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. COORDINATE CONNECTION WITH THE WEST DES MOINES WATER WORKS, PROVIDE A TAPPING SLEEVE AND VALVE IF NECESSARY.
 - B. PROPOSED PRIVATE 8" WATER SERVICE, CONFIRM WITH MECHANICAL PLANS FOR SIZE, LOCATION AND ELEVATION.
 - C. CONNECT TO PROPOSED BUILDING SERVICE, COORDINATE LOCATION AND ELEVATION WITH PLUMBING PLANS.
 - D. PROPOSED 6" WATER SERVICE.
 - E. CRITICAL CROSSING, MAINTAIN MINIMUM 1" SEPARATION BETWEEN ALL OTHER UTILITIES. AT CRITICAL CROSSING, WHERE WATER MAIN IS LOCATED BELOW THE STORM SEWER, PROVIDE ORGATED JOINTS FOR RCP STORM SEWER LOCATED WITHIN 10 FEET OF CROSSING, WHERE WATER MAIN IS LOCATED BELOW THE SANITARY SEWER, PROVIDE CS90 SANITARY SEWER LOCATED WITHIN 10 FEET OF CROSSING.
 - F. CURB STOP.
 - G. FIRE DEPARTMENT CONNECTION.
 - H. FIRE HYDRANT ASSEMBLY.
 - I. 888 VALVE.
 - J. 8" FIRE SERVICE.
 - K. 2" DOMESTIC SERVICE.
2. SANITARY SEWER SERVICES, PROVIDE THE FOLLOWING:
 - A. CONNECT TO EXISTING PUBLIC SANITARY SEWER WITH RYE AND 1:1 INER AS NECESSARY, VERIFY SIZE, LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
 - B. PROPOSED PRIVATE 4" SANITARY SEWER SERVICE LINE AT 1.2% MIN. SLOPE, PROVIDE 1:1 INER AS NECESSARY.
 - C. PROPOSED SANITARY CLEANOUT, PROVIDE SERVICE AT ELEVATION TO SERVICE CENTRE BUILDING.
 - D. CONNECT TO PROPOSED BUILDING SERVICE, CONFIRM WITH MECHANICAL PLANS FOR SIZE, LOCATION AND ELEVATION.
 - E. CRITICAL CROSSING.
3. SITE UTILITIES, PROVIDE THE FOLLOWING:
 - A. ELECTRICAL SERVICE AND TRANSFORMER, COORDINATE WITH FRANCHISE UTILITY PROVIDER PRIOR TO CONSTRUCTION.
 - B. METERS, COORDINATE WITH MECHANICAL PLANS FOR MORE DETAILS.
 - C. GAS SERVICE, COORDINATE WITH FRANCHISE UTILITY PROVIDER PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO COORDINATE NATURAL GAS AND ELECTRICAL SERVICES WITH UTILITY SERVICE PROVIDER, THE CITY OF WEST DES MOINES AND OWNER PRIOR TO CONSTRUCTION.
5. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O./E OR EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE WEST DES MOINES ENGINEERING SERVICES DEPARTMENT TO OBTAIN SCHEDULE ANY INSPECTIONS THAT MAY BE NECESSARY.

QUANTITIES

| | |
|------------------|--------|
| 8" WATER | 225 LF |
| 6" WATER | 177 LF |
| 8" RW VALVE | 1 EA |
| 6" RW VALVE | 1 EA |
| HYDRANT ASSEMBLY | 2 EA |

WEST DES MOINES WATER WORKS STANDARD NOTES

1. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH THE WEST DES MOINES WATER WORKS STANDARDS SPECIFICATIONS.
 2. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS (515-222-3485) AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
 3. ANY WATER USE FROM A HYDRANT, PUBLIC OR PRIVATE, REQUIRES THE USE OF A WEST DES MOINES WATER WORKS HYDRANT METER, CALL 515-222-3485 TO RESERVE A METER.
 4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAMINANT PREVENTION.
 5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(IES) FOR CONTAMINANT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1297, 34-198. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, 515-222-3485, FOR A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
- FOR QUESTIONS REGARDING THE SPECIFICATIONS, PLEASE CONTACT THE ENGINEERING PROJECT MANAGER AT 515-222-2515.



1 FLARED END SECTION CIRCULAR RESTRICTOR PLATE (ST-10)
NO SCALE

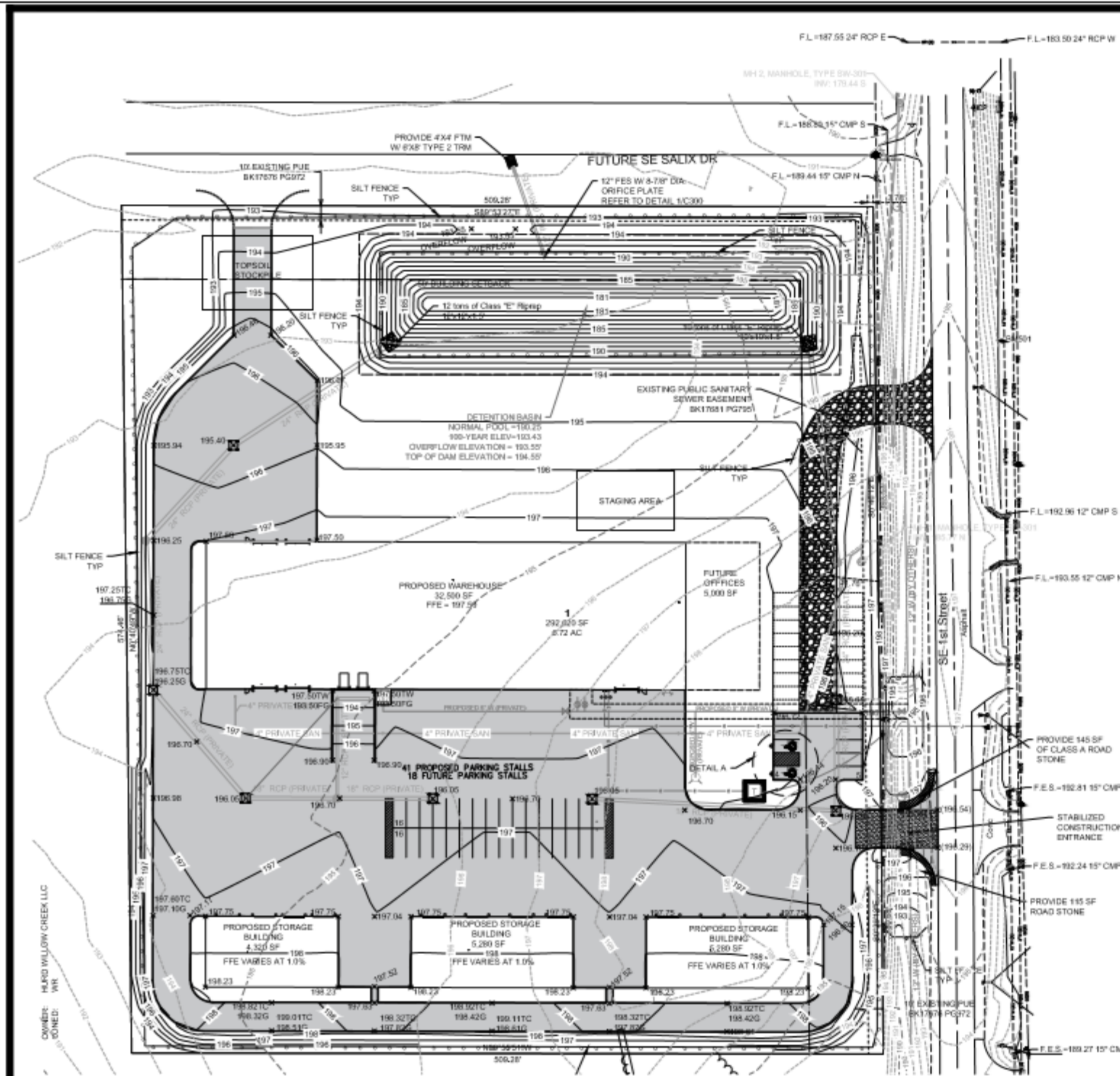
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| NO. 1 | AS PER CITY COMMENTS | DATE | 11/11/20 |
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| NO. 3 | AS PER CITY COMMENTS | DATE | 11/11/20 |
| NO. 4 | AS PER CITY COMMENTS | DATE | 11/11/20 |

WEST DES MOINES, IA
 2727 S.W. SNYDER BLVD
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 515-944-3030 | www.snyder-associates.com

ALLIED CONSTRUCTION SERVICES
UTILITY PLAN
SNYDER & ASSOCIATES, INC.

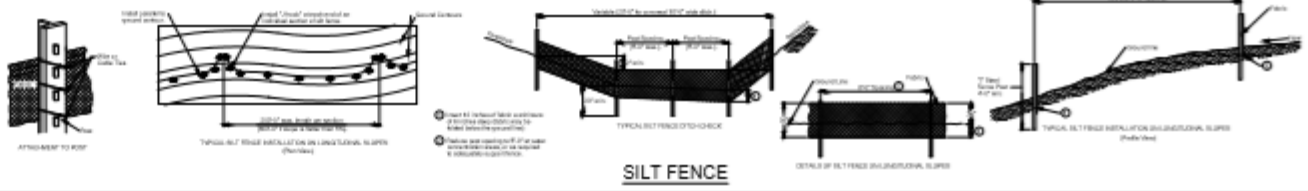
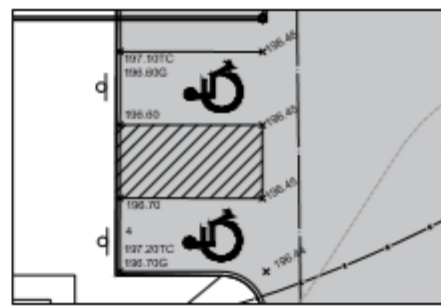


Project No: 119.0736.01
 Sheet C300



POLLUTION PREVENTION NOTES

- A. POLLUTION PREVENTION AND EROSION PROTECTION**
- 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.
 - 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**
- 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 (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 AS SPECIFIED IN THE CONTRACT DOCUMENTS.
 - 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.
 - 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**
- 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.
 - 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.
 - THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.
 - THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:
 - 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.
 - INSTALL PERIMETER 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.
 - PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
 - 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.
 - 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.
 - 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.
 - INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RERAP 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.
 - RESPREAD A MINIMUM OF 6 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOIL) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
 - STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOO, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
 - 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. CONCRETE WASHOUT 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.
 - REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".



| NO. | AS PER CITY COMMENTS | DATE | BY |
|-----|----------------------|----------|-----|
| 1 | AS PER CITY COMMENTS | 11/19/20 | JAL |
| 2 | AS PER CITY COMMENTS | 11/19/20 | JAL |

Scale: 1" = 40'

DATE: 05/04/2020

TAK: 11N-RW-58

Project No: 119.0736.01

Sheet: C400

ALLIED CONSTRUCTION SERVICES

GRADING AND EROSION CONTROL PLAN

WEST DES MOINES, IA

227 S.W. SNYDER BLVD
ANNEX A, IOWA 50203
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES, INC.



Project No: 119.0736.01

Sheet: C400