

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

Meeting Date: June 8, 2020

Item: Linnwill Hy-Vee Fast & Fresh Preliminary Plat, 210, 220, & 300 Grand Avenue – Subdivide property into one lot for commercial development and one street lot – Hurd Indianola, LLC and Delavan, Inc.– PP-004662-2020

Requested Action: Recommend Approval of Preliminary Plat

Case Advisor: Brian Portz, AICP

Applicant's Request: The applicant, Hy-Vee, Inc., in association with the property owners, Hurd Indianola, LLC and Delavan, Inc., is requesting approval of a preliminary plat to subdivide the property located at 210, 220, & 300 Grand Avenue into one lot for commercial development and one street lot to be dedicated to the city. The applicant is proposing to construct a Hy-Vee Fast & Fresh with coffee shop and an accessory car wash on the site. The applicant received plat of survey approval April 6, 2020 to parcel off a 16,844 square foot portion of the Delavan site to the south on which the Fast & Fresh building will be located.

History: The subject property was platted as Linnwill Plat 2 in 1958. The existing building on the 210 Grand Avenue property was built in 1989. The properties at 220 and 300 Grand Avenue are vacant. The buildings on those properties were demolished in 2017.

City Council Subcommittee: This item was presented to the Development & Planning City Council Subcommittee at their April 6, 2020 meeting as an informational item only. There was not discussion or disagreement with the proposed project.

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 note the following:

- **Site Plan:** A preliminary site plan is noted on the preliminary plat showing the proposed Fast & Fresh building, a gas pump canopy and a car wash. This site plan hasn't yet been thoroughly reviewed by City Staff because the applicant intends to submit a separate site plan at a later date for formal site plan review and approval. Since the site plan noted on the preliminary plat is preliminary in nature, the approval of the preliminary plat does not actually approve the site plan shown. Staff recommends a condition of approval of the preliminary plat that allows the City to provide additional comments on the site plan that may require revisions to the site as a part of the final site plan approval
- **Site Access:** In 2021, the City is proposing to widen Grand Avenue to 5 lanes with a center median. This will provide this site with a full access on the west side and a shared right in/right out on the east side. With fewer accesses on Grand Avenue along with a raised median, internal connections to the west will be needed as the area develops so that drivers can reach the traffic signal at 4th Street & Grand Avenue to go west. These connections are vital for providing access to all businesses, while still maintaining safe and efficient traffic flow on Grand Avenue. This will give left-turning traffic options to use different routes during peak times, better distributing trips to the arterial streets and alleviating delays. An internal cross connection is proposed on the southwest corner of this site. This will provide a cross connection to the property to the west to be utilized when that property redevelops in the future. To facilitate access to the full access on the Hy-Vee property for the property to the west (i.e. Dairy Queen, Subway, etc.), Hy-Vee is proposing to construct a temporary driveway along its west property line that will allow vehicles from the west property to drive east to the full access on the Hy-Vee site. This temporary connection will be removed when the property to the west redevelops.

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 Preliminary Plat to create 1 lot for commercial development and 1 lot for public street right of way, subject to the applicant meeting all City Code requirements and the following:

1. The City reserves the right to provide additional comments on the site plan that may require revisions to the site as a part of the final site plan approval.

Property Owners: Hurd Indianola, LLC
2000 Fuller Road
West Des Moines, Iowa 50265
richard.hurd@hurdsrealty.com

Delavan, Inc.
811 4th Street
West Des Moines, IA 60265
Racael.brenner@collins.com

Applicant: Hy-Vee, Inc.
5820 Westown Parkway
West Des Moines, IA 50266
jbrehm@hy-vee.com

Applicant's Representatives: Kelsey Scallon
Shive-Hattery, Inc.
4125 Westown Parkway, Suite 100
West Des Moines, Iowa 50266
kscallon@shive-hattery.com

Attachments:

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

RESOLUTION NO. PZC-20-036

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE A PRELIMINARY PLAT TO SUBDIVIDE PROPERTY INTO 1 LOT FOR COMMERCIAL DEVELOPMENT AND 1 LOT FOR PUBLIC STREET RIGHT OF WAY

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Hy-Vee, Inc., in association with the property owners, Hurd Indianola, LLC and Delavan, Inc., has requested approval for a Preliminary Plat (PP-004662-2020) to create 1 commercial lot and 1 street lot, on that 1.8 acre site located at 210, 220 and 300 Grand Avenue; 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 June 8, 2020, this Commission held a duly-noticed public meeting to consider the application for a Preliminary Plat.

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 or as amended orally at the Plan and Zoning Commission meeting are adopted.

SECTION 2. The Preliminary Plat (PP-004662-2020) to subdivide the property into 1 commercial lot and 1 street lot 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 June 8, 2020.

Erica Andersen, Chairperson
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 8, 2020, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

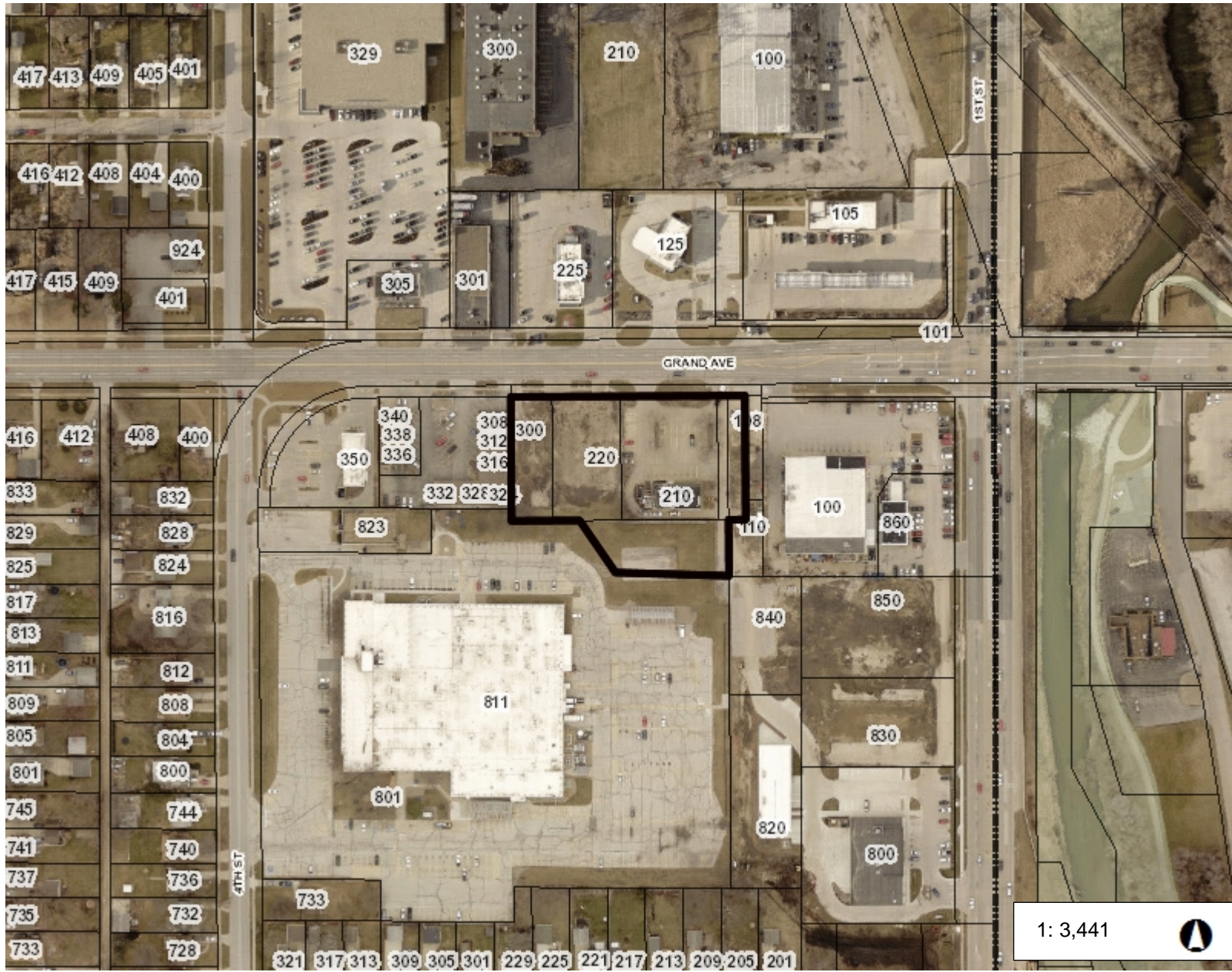
Recording Secretary

Exhibit A
CONDITIONS OF APPROVAL

1. The City reserves the right to provide additional comments on the site plan that may require revisions to the site as a part of the final site plan approval.



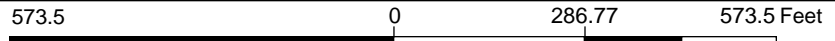
Location Map



Legend

- Addresses
- Corporate Limits
- Parcels

1: 3,441



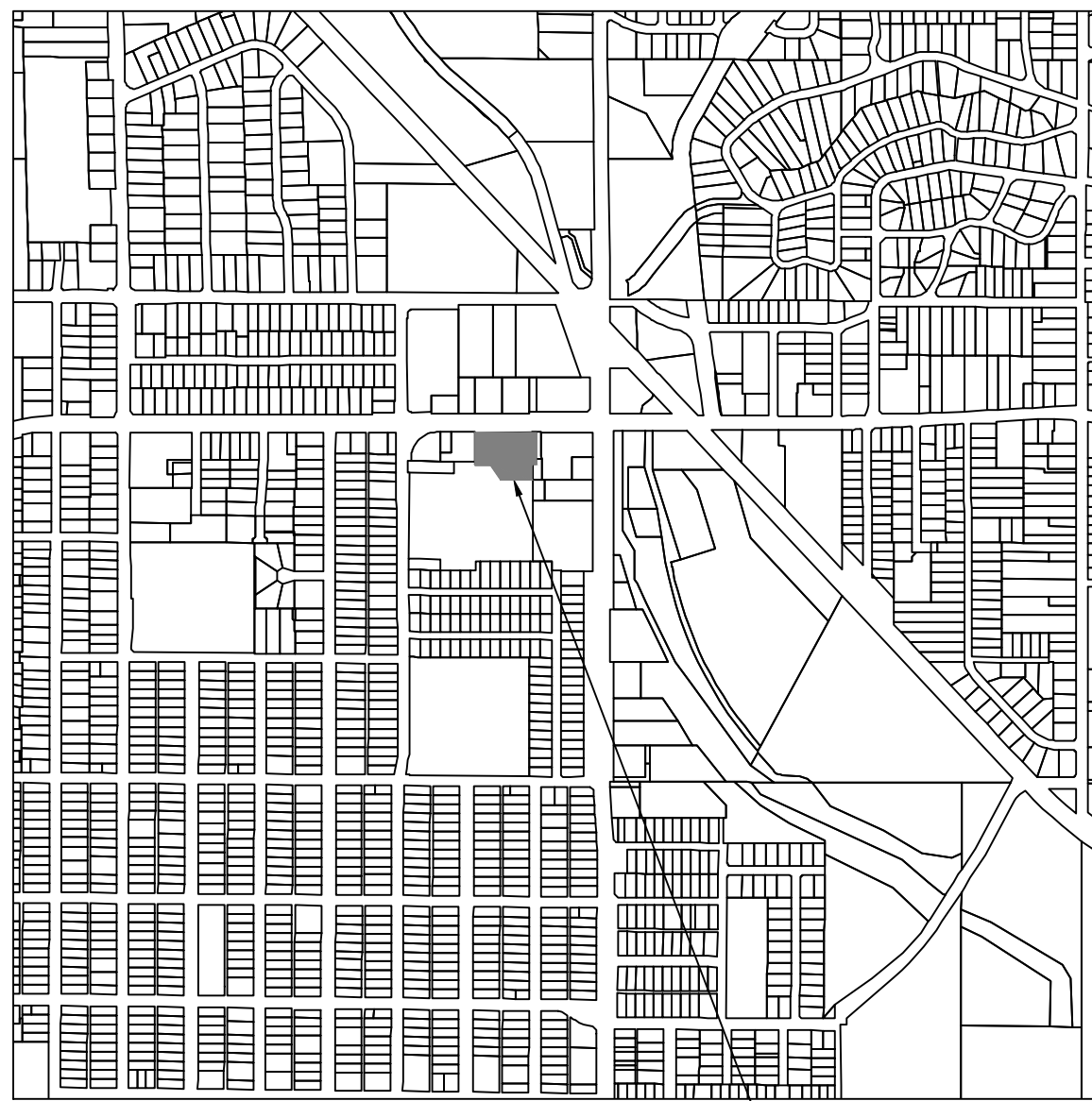
WGS_1984_Web_Mercator_Auxiliary_Sphere
© City of West Des Moines, Iowa

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

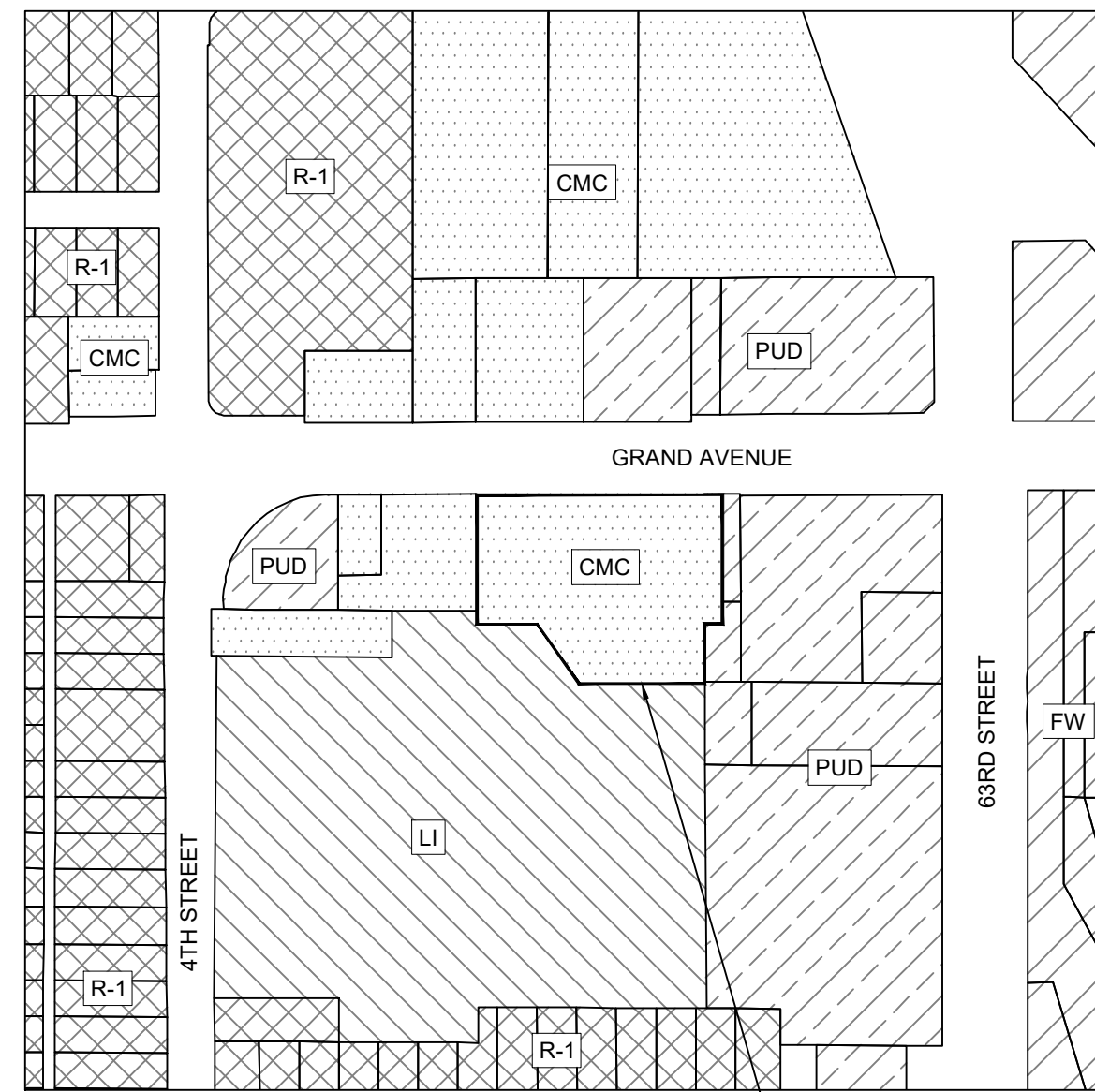
THIS MAP IS NOT TO BE USED FOR NAVIGATION

PRELIMINARY PLAT OF LINNWILL HY-VEE

210 GRAND AVENUE | WEST DES MOINES, IOWA



VICINITY MAP:
1" = 2000'



ZONING MAP:
1" = 250'

ZONING & PUD BULK REGULATIONS

BUILDING SETBACK	15 FT
FUEL CANOPY SETBACK	35 FT FROM RIGHT-OF-WAY LINE AS MEASURED TO THE EXTREME EDGE OF THE CANOPY
FUEL CANOPY HEIGHT	MUST PROVIDE A MINIMUM CLEARANCE OF 14 FT. THERE SHALL BE NO MAXIMUM FUEL CANOPY HEIGHT; HOWEVER, CANOPY HEIGHTS GREATER THAN 20 FT SHALL ONLY BE ALLOWED IF THE CANOPY IS DEEMED TO CARRY AND REINFORCE THE DESIGN INTENT OF THE VAL-GATE DISTRICT.
LOT SIZE	NO MINIMUM LOT SIZE REQUIRED
PARKING SUMMARY	1 SPACE PER 250 SQUARE FEET OF GROSS FLOOR AREA
PARKING SETBACK	10 FT FROM RIGHT-OF-WAY LINE
PARKING LOT SCREENING	5 FT FROM ALL OTHER PROPERTY LINES SUFFICIENT HEIGHT AND DENSITY
OPEN SPACE LANDSCAPING	15% MINIMUM MINIMUM OF TWO (2) TREES AND THREE (3) SHRUBS PROVIDED FOR EVERY 3,000 SF OF REQUIRED OPEN SPACE. 50% OF THE TREES REQUIRED FOR OPEN SPACE SHALL BE EVERGREEN IN NATURE.

ADJOINING LAND OWNERS

LOT 94 LINNWILL	-	REAL ESTATE HOLDINGS II, LLC
PT LOT 2 & 3 LINNWILL PLAT 2	-	CITY OF WEST DES MOINES
LOT 10 LINNWILL PLAT 2	-	DELANAV, INC

LEGAL DESCRIPTION

THAT PART OF LOTS TWO (2) AND THREE (3) IN LINNWILL PLAT 2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA, AS SHOWN IN PLAT OF SURVEY #2018-18 RECORDED OCTOBER 15, 2019 IN BOOK 17544 AT PAGE 254.

AND

LOTS FOUR (4), FIVE (5), SIX (6), SEVEN (7), AND THE NORTH 79.3 FEET OF THE EAST 60 FEET OF LOT EIGHT (8) IN LINNWILL PLAT 2, AN OFFICIAL PLAT, NOW INCLUDING IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA.

AND

THAT PART OF LOTS TEN (10) AND ELEVEN (11) IN LINNWILL PLAT 2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA, AS SHOWN IN PLAT OF SURVEY #2020-15 RECORDED APRIL 13, 2020 IN BOOK 17776 AT PAGE 917.

CONTAINING 77,982 SQ. FT. (1.790 ACRES) MORE OR LESS.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	STORM STRUCTURES	
	STORM SEWER	
	STORM SUBDRAIN	
	SANITARY MANHOLE	
	SANITARY SEWER	
	WATER MAIN	
	WATER SERVICE	
	WATER VALVE	
	FIRE HYDRANT ASSEMBLY	
	OVERHEAD ELECTRIC	
	PROPERTY LINE	
	EASEMENT LINE	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	LIGHT POLE	
	ELECTRICAL BOX	

OWNER
HURD INDIANOLA, LLC
2000 FULLER ROAD
WEST DES MOINES, IA 50265
ATTN: RICHARD HURD

DELANAV, INC
811 4TH STREET
DES MOINES, IOWA 50265

APPLICANT
HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
ATTN: JOHN BREHM

CIVIL ENGINEER
SHIVE-HATTERY, INC.
4125 WESTOWN PARKWAY
SUITE #100
WEST DES MOINES, IOWA 50266
515-223-8104

LANDSCAPE ARCHITECT
SHIVE-HATTERY, INC.
4125 WESTOWN PARKWAY
SUITE #100
WEST DES MOINES, IOWA 50266
515-223-8104

SITE SURVEY
SHIVE-HATTERY, INC.
4125 WESTOWN PARKWAY
SUITE #100
WEST DES MOINES, IOWA 50266
515-223-8104

ZONING:
EXISTING: CMC (COMMUNITY COMMERCIAL)
PROPOSED: PUD (PLANNED UNIT DEVELOPMENT)

USE:
ZONING: LINNWILL HYVEE PUD - COMMUNITY COMMERCIAL
COMPREHENSIVE LAND USE: PUD - COMMUNITY COMMERCIAL



THE UTILITIES AS SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THIS IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CLIENT'S/CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES WHEN THEIR SHOWN OR NOT, AND PROTECT SAID UTILITIES FROM ANY DAMAGE.

CONSTRUCTION NOT SPECIFICALLY DETAILED OR SPECIFIED WITHIN THE PLANS OR PROJECT SPECIFICATIONS SHALL CONFORM TO THE DES MOINES METROPOLITAN DESIGN STANDARDS WITH WEST DES MOINES ADDENDA.

AN NPDES GENERAL PERMIT NO. 2 AND ASSOCIATED STORMWATER POLLUTION PREVENTION PLAN SHALL BE PROVIDED TO THE CITY OF WEST DES MOINES PRIOR TO ANY CONSTRUCTION ACTIVITIES OR LAND DISTURBANCE ON THE SITE.

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	SITE PLAN
3	GRADING & UTILITY PLAN

GENERAL NOTE

- PRIOR TO CONSTRUCTION OF ANY PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, CONSTRUCTION PLANS FOR SAID IMPROVEMENTS NEED TO BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER.

FLOODPLAIN NOTE

ACCORDING TO THE FLOOD INSURANCE RATE MAP - PANEL NUMBER 19153C0329F PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND WITH AN EFFECTIVE DATE OF FEBRUARY 1, 2019, THIS SITE APPEARS TO BE LOCATED IN ZONE "X" (AREA WITH REDUCED FLOOD RISK DUE TO LEVEE), TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEYOR UTILIZED THE ABOVE REFERENCED FLOODPLAIN PANEL FOR THIS DETERMINATION; FURTHERMORE, THE SURVEYOR DOES NOT CERTIFY THAT REVISED FLOODPLAIN INFORMATION HAS NOT BEEN PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR SOME OTHER SOURCE.

BENCHMARKS

WDM BENCHMARK #049 - INTERSECTION OF 4TH STREET AND VINE STREET, NORTHEAST CORNER OF INTERSECTION, 50 FEET EAST OF THE CENTERLINE OF 4TH STREET, 50 FEET NORTH OF THE CENTERLINE OF VINE STREET.

ELEVATION = 38.35 CITY DATUM (812.36 NAVD88)

WDM BENCHMARK #079 - INTERSECTION OF 8TH STREET AND ASHWORTH ROAD, NORTHWEST CORNER OF INTERSECTION, 90.5 FEET WEST OF THE CENTERLINE OF 8TH STREET, 32.5 FEET NORTH OF CENTERLINE OF ASHWORTH ROAD, BETWEEN SIDEWALK AND BACK OF CURB, 2.7 FEET NORTH OF NORTH BACK OF CURB.

ELEVATION = 108.07 CITY DATUM (882.08 NAVD88)

CIVIL ENGINEER

KELSEY A SCALLON
25081

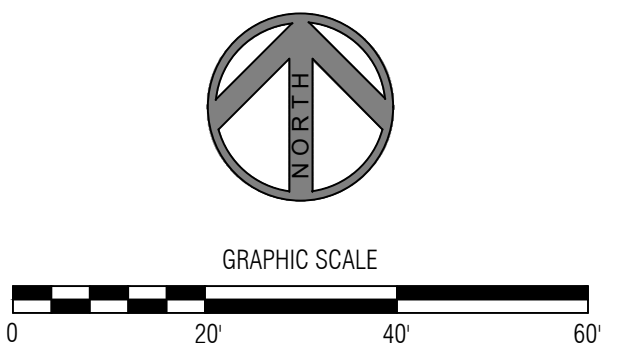
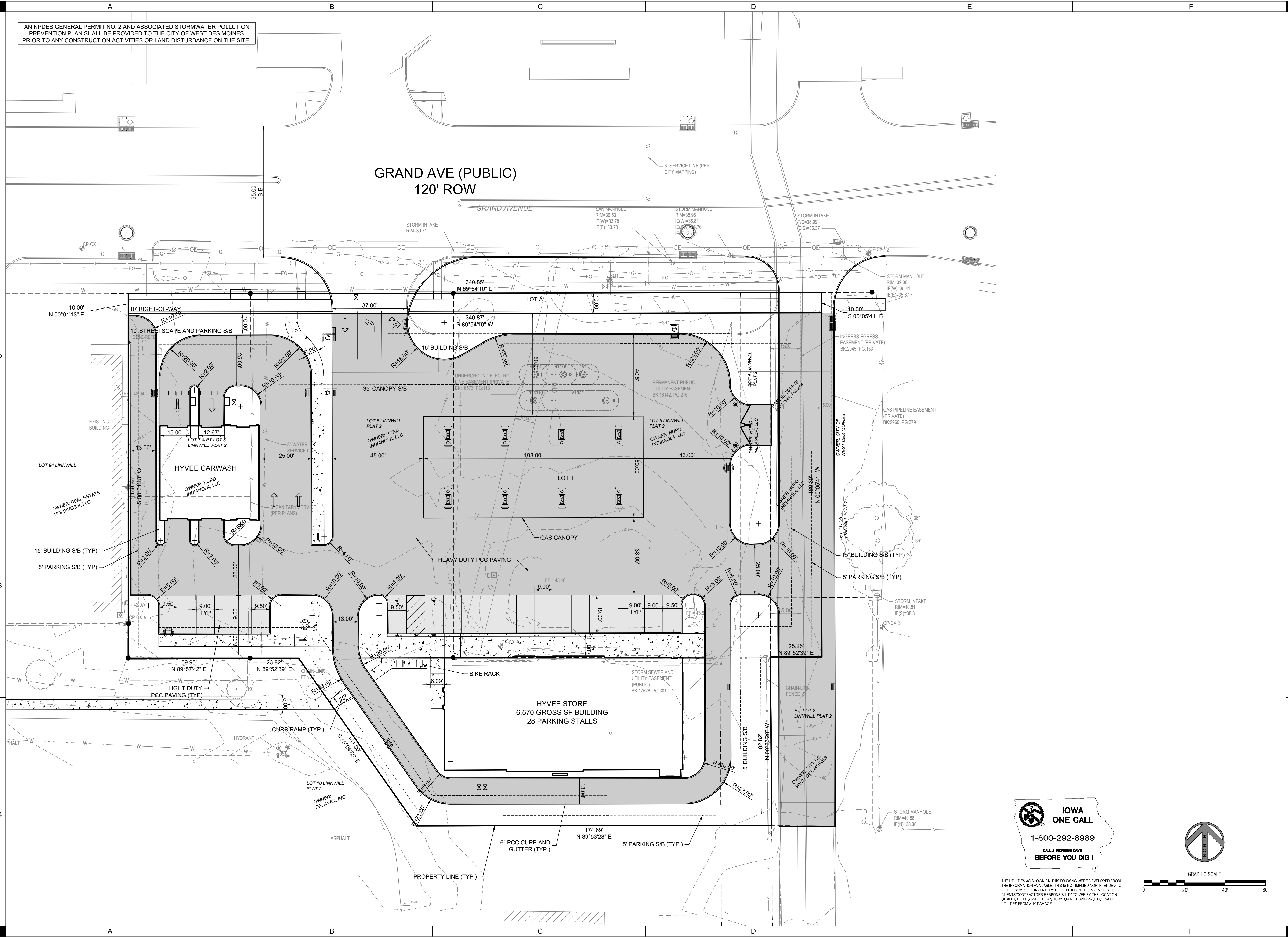
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

Signature: _____ Date: _____

Printed or typed name: **KELSEY A SCALLON**
License Number: 25081
My License Renewal Date is: DECEMBER 31, 2021
PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL: _____

AN NPDES GENERAL PERMIT NO. 2 AND ASSOCIATED STORMWATER POLLUTION PREVENTION PLAN SHALL BE PROVIDED TO THE CITY OF WEST DES MOINES PRIOR TO ANY CONSTRUCTION ACTIVITIES OR LAND DISTURBANCE ON THE SITE.

GRAND AVE (PUBLIC)
120' ROW



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PRELIMINARY PLAT OF
LINN WILL HY-VEE

PRELIMINARY
- NOT FOR
CONSTRUCTION

DRAWN:	TLS
APPROVED:	KAS
ISSUED FOR:	CITY APPROVAL
DATE:	2020/05/04
PROJECT NO.:	4185160
FIELD BOOK:	---
CLIENT NO.:	---

SITE PLAN

P:\Projects\2018\18105\18105.dwg
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AN NPDES GENERAL PERMIT NO. 2 AND ASSOCIATED STORMWATER POLLUTION PREVENTION PLAN SHALL BE PROVIDED TO THE CITY OF WEST DES MOINES PRIOR TO ANY CONSTRUCTION ACTIVITIES OR LAND DISTURBANCE ON THE SITE.

GENERAL 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.
- ALL EXISTING WATER SERVICE STUBS THAT WILL NOT BE UTILIZED AFTER CONSTRUCTION SHALL BE ABANDONED AT THE WATER MAIN. COORDINATE WITH WDMWW DISTRIBUTION STAFF FOR ANY NECESSARY WATER SHUTDOWNS NEEDED TO COMPLETE THE WORK AT 515.222.3465.
- ALL CROSSINGS WITH EXISTING UTILITIES SHALL BE POTHOLED AT THE CRITICAL CROSSING LOCATION TO VERIFY MINIMUM CLEARANCE IS ACHIEVED.

GRADING AND EROSION CONTROL NOTES:

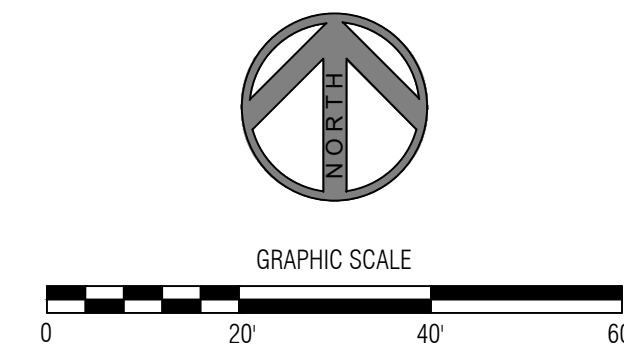
- BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL.
- ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- SUFFICIENT OIL AND GREASE ABSORBING MATERIALS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE SEEDING. THESE AREAS SHALL BE SEEDING NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
- SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, WATTLES, INLET PROTECTION, ETC.) TO PREVENT EROSION.
- ALL STORM SEWER INTAKES THAT RECEIVE STORMWATER RUNOFF FROM DISTURBED AREAS SHALL BE PROVIDED WITH A FILTER SACK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, PERIODIC CHECKING AND REINSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES.

WATER MAIN QUANTITIES (PRIVATE)

370 LF	4" DIP WATER SERVICE
16 LF	2" DIP WATER SERVICE
2 EA	4" TAPPING SLEEVE AND VALVE
1 EA	4"x4"x4" TEE
1 EA	4"x2" REDUCER
2 EA	WATER SERVICE VALVES
2 EA	22.5" BEND
3 EA	45" BEND

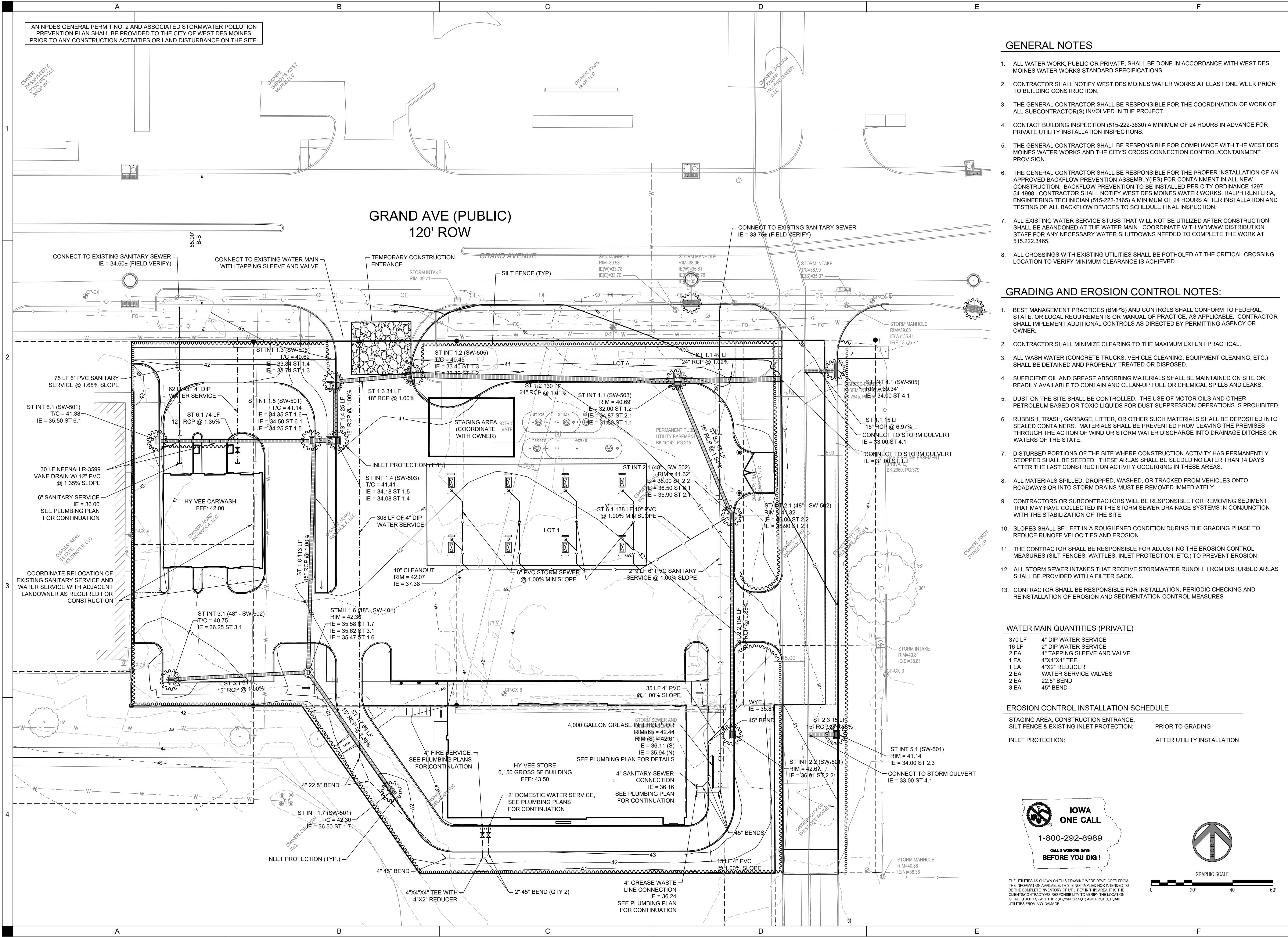
EROSION CONTROL INSTALLATION SCHEDULE

STAGING AREA, CONSTRUCTION ENTRANCE, SILT FENCE & EXISTING INLET PROTECTION:	PRIOR TO GRADING
INLET PROTECTION:	AFTER UTILITY INSTALLATION



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**GRAND AVE (PUBLIC)
120' ROW**



DRAWN:	TLS
APPROVED:	KAS
ISSUED FOR:	CITY APPROVAL
DATE:	2/20/2024
PROJECT NO.:	4185160
FIELD BOOK:	---
CLIENT NO.:	---