

PLANNING & ZONING COMMISSION MEETING

ZOOM MEETING. ID: 947 3046 4177 MONDAY JULY 20, 2020 6:00 P.M.

AGENDA

1. Roll Call

- 2. Motion to approve the minutes from June 20, 2020
- 3. Public Comments (5-minute limit for items not on this agenda)
- 4. Business Items
 - a. Landscapes by Design Site Plan
 - b. Ballard Community School District Site Plan-Stadium
- 5. Informational Items
- 6. City Administrator Communications
- 7. Planning and Zoning Commission Comments
- 8. Adjournment

For more information on this and other agenda items, please call the City Clerk's Office at 515-597-2561 or visit the Clerk's Office, City Administration Building at 515 N. Main Ave. Agendas are available to the public at the City Clerk's Office on Friday morning preceding Monday's Planning & Zoning Commission meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email.

Huxley Planning & Zoning Commission Minutes Monday, June 15, 2020

Chairman Roger Bierbaum called the Zoom meeting to order at 6:07 P.M.

ROLL CALL: Mosher, Wilson, Scott, Frantz, Bierbaum, Patterson. Schonhorst absent.

CITY STAFF PRESENT: Rita Conner – City Administrator, Amy Kaplan – Zoning Clerk

CONSULTANTS PRESENT: None

GUESTS PRESENT: None

MINUTES APPROVAL: Motion – Mosher, second – Wilson to approve minutes from May 18, 2020 meeting. 6 Aye. 0 Nay.

PUBLIC COMMENTS: None

BUSINESS ITEMS: Hanks Residential Subdivision (Story County Plat): Motion—Wilson, second- Patterson to table discussion to July meeting per Hanks Family request as the documents submitted were outdated. Frantz, Scott, Wilson, Mosher, Bierbaum, Patterson voted yes. Motion carried 6/0.

INFORMATIONAL ITEMS: The Commission looked at the Land Use and Growth Management Maps provided in the packet and discussed future potential annexation boundaries.

CITY ADMINISTRATOR COMMUNICATIONS:

Connor provided an update on Council action from the last City Council meeting.

PLANNING AND ZONING COMMISSION COMMENTS:

Bierbaum: Next meeting is Monday July 20th at 6 PM.

ADJOURNMENT: Motion – Patterson, Second- Wilson to adjourn meeting at 6:29 P.M. 6 ayes, 0 nays. Motion carried.

Amy Kaplan, Zoning Clerk

Roger Bierbaum, Chairman

Date of Approval

PLANNING & ZONING COMMISSION COMMUNICATION

AGENDA HEADING:

Landscapes by Design Site Plan

SUBMITTED BY

Rita Conner, City Administrator

SYNOPSIS:

Landscapes by Design is a design and landscape maintenance company that provides professional services to both residential and business clients. In addition, the company provides landscape lighting, ground maintenance and snow removal services. Currently located in Slater, this project will relocate the company to a 4.74 acre lot in the Huxley Development Park.

The project was previously reviewed by the Planning & Zoning Commission in 2018, but the project was then put on hold. Staff requested a resubmittal for Commission review due to the amount of time that has passed.

Additional information is below and in the attachments.

ADDITIONAL INFORMATION:

- The building will provide for a combination of cold storage, heated shop space and outdoor product display
- Staff along with Veenstra and Kimm, Inc have reviewed the materials and recommend approval, with a note for the consideration of hard surface material where the plan currently shows gravel
- Project is proposed to be initiated in August and completed in December, with the potential for some outdoor elements to have final completion in spring 2021

RECOMMENDATION: APPROVAL

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

• July 28, 2020 City Council review of Planning & Zoning Commission recommendation



VEENSTRA & KIMM, INC.

3000 Westown Parkway • West Des Moines, Iowa 50266-1320 515-225-8000 • 515-225-7848 (FAX) • 800-241-8000 (WATS)

July 16, 2020

Rita Conner City Administrator City of Huxley 515 N. Main Avenue Huxley, Iowa 50124

HUXLEY, IOWA LANDSCAPES BY DESIGN INDUSTRIAL PARK LOT 11 SITE PLAN

We have reviewed the site plan for Landscapes by Design located in the Huxley Industrial Park and find it acceptable.

If you have any questions or comments, please contact us at 515-225-8000.

VEENSTRA & KIMM, INC.

Forrest S. Aldrich

FSA:dml 45229-034

cc: Jeff Peterson, City of Huxley (e-mail) Brad Freeman, Olsson Associates (e-mail) David John, Landscape by Design (e-mail) Landscapes By Design, Inc PO Box 506 Slater, IA 50244 (515)685-2508



July 16, 2020

Landscapes By Design Inc. Office Facility Summary

This site will serve as the office for Landscapes by Design Inc. We will run our day to day business from this location. Employees will meet in the morning, prepare for their workday offsite, and then return at the end of the day. Typically there will only be 3-4 people in the office daily. We have a designated office space, a climate controlled space for storage in the winter months, and non-climate controlled storage for year round storage. The site will be paved in the front of the building and along the side for parking. The back of the building has paving 30' out from the building for access to the building and an area for loading and unloading of trucks. The back area 30' beyond the building will have a gravel lot used for loading and unloading of materials, and storage bins for construction material consisting of sand, rock, soil, rubble, mulch, etc... Other material on the gravel could consist of concrete block, concrete pavers, stone, and other possible landscaping materials.

The current budget for this project is between \$850,000-\$900,000. This will cover all proposed planned items in the construction documents. We would like to commence construction at the beginning of August 2020 and be completing construction in December 2020. Depending on the weather, some outside items of this project might need to be completed in the Spring of 2021, but we would like to gain a minimum of temporary occupancy in December 2020.

If you have any questions concerning this project, please contact David John at 515-685-2508, or at <u>david</u> <u>@lbdiowa.com</u>.

Sincerely,



David John, Partner

Enclosures:



1. ALL CURB RAMPS TO BE BUILT AS PER FEDERAL ACCESSIBILITY STANDARDS. 2. PAVING DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED. 3. BASE INFORMATION WAS PROVIDED BY FOX ENGINEERING 4. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH

6. FIELD ADJUST SIDEWALKS TO MATCH GRADE AT ADJACENT PROPERTIES. 7. THE PAVING/GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT AWAY AS SOON AS POSSIBLE. ALL AREAS SHALL BE SEEDED IN ACCORDANCE WITH CITY OF HUXLEY STANDARD SPECIFICATIONS AND THE CURRENT VERSION OF SUDAS. 8 SEE DETAILS FOR ALL PAVEMENT THICKNESS.

9. ALL PEDESTRIAN WALKWAYS THAT UNLOAD INTO A VEHICLES TRAVELED PATH MUST HAVE ADA DETECTABLE WARNING PANELS AS PER ADA REGULATIONS. PANEL AND TYPE SHALL BE

10. ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL ADA AND CITY CODES. IN EVENT OF A DISCREPENCY BETWEEN PLANS AND ADA/CITY CODES, THE ADA/CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR

-6")	

LEGEND

	PROPERTY LINE
W ———	EXISTING WATER LINE
SAN ——	EXISTING SANITARY SEWER
ST	EXISTING STORM SEWER
0E	OVERHEAD ELECTRIC
UE	UNDERGROUND ELECTRIC
	CENTERLINE
F0 ——	FIBER OPTIC LINE
G	GAS LINE
	EASEMENT LINE
- x	SILT FENCE
83	PROPOSED INDEX CONTOUR
	PROPOSED CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING CONTOUR
C-4	HORIZONTAL CURVE
E.J.	EXPANSION JOINT
.E.S.	FLARED END SECTION
.F.E.	FINISHED FLOOR ELEVATION
F.L.	FLOW LINE
Н.Р.	HIGH POINT
	EXISTING PEDESTRIAN LIGHT
	EXISTING BENCH



P. PVC R .C.P. RIM → I + P + 21:0 → → → → → → → → → → → → →	LOW POINT P.V.C. PIPE RADIUS REINFORCED CONCRETE PIPE RIM ELEVATION FIRE HYDRANT WATER VALVE TEE CONNECTION LIGHT POLE, SINGLE FIXTURE LIGHT POLE, DOUBLE FIXTURE SPOT ELEVATION HORIZONTAL CONTROL POINTS KEY NOTE SURFACE DRAINAGE EXISTING STORM SEWER MANHOLE SANITARY MANHOLE CLEANOUT STORM SEWER CURB INTAKE STORM SEWER AREA INTAKE HANDICAP PARKING STALL EXISTING TICKET MONUMENT EXISTING FLAGPOLE
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All reports, plans, computer files, file and other docume instruments prepor Solutions. Site S retain all commor and other reserve the copyright there ISSUE DATE 11.15.18	CAPPES CAPPES COTHAVE IA 50244 85.2508 85.2535 specifications, eld data, notes ents and ared by Site uments of service property of Site olutions shall n law, statutory d rights, including reto. & REVISIONS ISSUED
LANDSCAPES BY DESIGN INC OFFICE FACITLY 11 snyder drive, huxley, ia 50124	
SCALE: 1'	'= 40'-0" JECT#
drawing #	2



DEMOLITION NOTES

1. PRIOR TO ANY EXCAVATION AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANIES REPRESENTATIVES TO DETERMINE POSSIBLE UTILITY LOCATIONS AND DEPTHS. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.

2. CONTRACTOR TO FIELD ADJUST ALL EXISTING SITE UTILITIES TO NEW FINISH GRADES IF NECESSARY. EXISTING UTILITIES INCLUDE, BUT ARE NOT LIMITED TO FIRE HYDRANTS, MANHOLE RIMS, INLETS, WATER VALVES AND LIGHT

3. THE CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF

4. FIELD VERIFY EXISTING GRADES AND LOCATIONS OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE STRUCTURES PRIOR TO DEMOLITION OR CONSTRUCTION AND IMMEDIATELY INFORM THE OWNER OF ANY DISCREPANCIES.

5. PRIOR TO REMOVING ANY PLANT MATERIAL NOT INDICATED TO BE PROTECTED OR REMOVED, CONTACT THE

6. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE OWNER OF ANY

7. REPORT TO OWNER'S REPRESENTATIVE ANY DAMAGE TO EXISTING UTILITIES PRIOR TO REPAIR

8. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

LANDSCAPES BY DESIGN
31295 510TH AVE
SLATER, IA 50244
P 515.685.2508
F 515.685.2535
All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by Site Solutions as instruments of service shall remain the property of Site solutions. Site Solutions shall retain all common law, statutory and other reserved rights, including the copyright thereto.
ISSUE DATE & REVISION
11.15.18 ISSUED

LEGEND	

	PROPERTY LINE
- W	EXISTING WATER LINE
-SAN	EXISTING SANITARY SEWER
-31	EXISTING STURM SEWER
-0E	OVERHEAD ELECTRIC
-UE	UNDERGROUND ELECTRIC
	CENTERLINE
-F0	FIRER OPTIC LINE
	CAS LINE
-6	
x	SILT FENCE
	PROPOSED INDEX CONTOUR
	PROPOSED CONTOUR
	FXISTING INDEX CONTOUR
C-4	HORIZONTAL CURVE
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H.P.	
	EXISTING PEDESTRIAN LIGHT
	EXISTING BENCH



LOW POINT P.V.C. PIPE RADIUS REINFORCED CONCRETE PIPE RIM ELEVATION FIRE HYDRANT WATER VALVE TEE CONNECTION LIGHT POLE, SINGLE FIXTURE LIGHT POLE, DOUBLE FIXTURE SPOT ELEVATION HORIZONTAL CONTROL POINTS KEY NOTE SURFACE DRAINAGE EXISTING STORM SEWER MANHOLE SANITARY MANHOLE CLEANOUT STORM SEWER CURB INTAKE STORM SEWER AREA INTAKE HANDICAP PARKING STALL EXISTING TICKET MONUMENT EXISTING FLAGPOLE









NOTE: ACCESSIBLE PARKING SYMBOL AND SIGNAGE SHALL COMPLY WITH THE APPLICABLE

RECOMMENDATIONS OF THE

CONTROL DEVICES (MUTCD).

NOTE: WHEN POSSIBLE

MANUAL OF UNIFORM TRAFFIC

→ 12" →

RESERVED PARKING ____

G

0

VAN ACCESSIBLE



ADA PARKING STALL DETAIL NOT TO SCALE



CONCRETE DRIVE/PARKING DETAILS















UTILITY NOTES

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES AT PROPOSED POINTS OF CONNECTION AND CONFIRM EXACT LOCATIONS/SIZES/MATERIALS OF ALL UTILITY SERVICE LINE HOOKUPS TO THE BUILDING (PER MEP PLANS) PRIOR TO UTILITIES CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING ONSITE MEETINGS WITH THE CITY, GOVERNING AGENCIES, AND UTILITY OWNERS PRIOR TO THE START OF ANY CONSTRUCTION OR INSTALLATION OF UTILITIES.

- WHICHEVER IS MORE STRINGENT.
- TO THE ENGINEER IN ELECTRONIC FORMAT. ALL TRENCHES SHALL BE BACKFILLED AND COMPACTED PER 2017 SUDAS.
- THE CONTRACTOR SHALL RESTORE ANY DISTURBED AREA TO ITS PREVIOUS CONDITION. SIZE, LOCATION, AND DEPTH OF UTILITY CONNECTIONS AT THE BUILDING.
- CONTRACTOR SHALL CONTACT THE ENGINEER WITH ANY CONFLICTS.
- UTILITIES AND NOTIFICATION OF COMMENCEMENT OF WORK.
- TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
- AND PAY ALL FEES AS REQUIRED FOR SERVICE CONNECTIONS TO UTILITY MAINS. ORDINANCES, WHICHEVER IS MORE STRINGENT:
- REQUIREMENTS, WHICHEVER IS DEEPER. GAS MAINS AND SERVICE: 30 INCHES MINIMUM TO TOP OF PIPE, OR AS REQUIRED BY LOCAL UTILITY COMPANY, WHICHEVER IS DEEPER.
- PROTECTION OF OTHER UTILITIES IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
- TRANSFORMER, ETC.) WITH THE GENERAL CONTRACTOR AND UTILITY COMPANIES. 15. REFER TO MEP PLANS FOR EXTERIOR LIGHT ELECTRIC ROUTING.
- 16. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL PROVIDE TRENCHING FOR ALL UTILITY SERVICE LINES. WORK SHALL BE ADJUSTED AS REQUIRED TO MATCH FINISH GRADE.
- OWNER SHALL MAINTAIN ALL PRIVATE UTILITIES UPON COMPLETION OF CONSTRUCTION.
- SERVICE.
- THE CONTRACTOR IS RESPONSIBLE TO FURNISH AND INSTALL CONDUIT FOR TENANT TELEPHONE SERVICE. 22. COORDINATE WITH SERVICE PROVIDER FOR EXACT LOCATION AND SCHEDULING OF CONSTRUCTION.
- APPROVAL.

WATER NOTES:

- RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
- WATER SERVICE TAP SHALL BE PERFORMED BY CONTRACTOR.
- FOR DETAILS OF PIPE BEDDING, SEE SUDAS SECTION 3010.
- FOR DETAILS OF THRUST BLOCKS, ANCHORS, AND TEE BLOCKS, SEE SUDAS SECTION 5010. REFER TO BUILDING PLUMBING PLANS FOR WATER SERVICE CONNECTIONS INTO THE BUILDING
- ALL WATER PIPE SHALL BE COPPER UNLESS OTHERWISE NOTED, REFERENCE PLAN FOR SIZE.
- THE MINIMUM DEPTH FOR ALL WATER PIPE SHALL BE FIVE AND A HALF (5.5) FEET AS MEASURED FROM TOP OF PIPE TO FINISH GRADE.
- PRIOR TO INSTALLATION OF WATER SERVICE, CONTRACTOR TO COORDINATE WITH THE CITY OF HUXLEY PUBLIC WORKS. VARYING SPECIFICATIONS, THE MOST STRINGENT SHALL APPLY.
- 11. SPECIFICATIONS.
- CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. 13. WATER SERVICE UNDER PUBLIC STREET SHALL BE BORED.

SANITARY SEWER NOTES

- SPECIFICATIONS AND ADDENDA SHALL APPLY.
- SANITARY SERVICE CONNECTIONS SHALL BE MADE WITH WYES AND BENDS, NO TEES.
- EDGE. 4. THE CONTRACTOR SHALL VERIFY FINAL SANITARY SEWER MANHOLE RIM ELEVATIONS ARE FLUSH WITH PAVEMENT IN PAVED AREAS AND WITHIN ±0.10 FEET TOLERANCE
- OF THE FINAL GROUND SURFACE IN GREENSPACE AREAS.
- M.E.P. PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY. BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
- ALL SANITARY SEWER CONNECTIONS TO EXISTING MANHOLES SHALL BE IN ACCORDANCE WITH 2017 SUDAS SPECIFICATIONS. THE CONTRACTOR SHALL CONSTRUCT ALL SANITARY SEWER, SERVICE LINES, AND CONNECTIONS IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND
- CONFLICT BETWEEN VARYING SPECIFICATIONS, THE MOST STRINGENT SHALL APPLY.

STORM SEWER NOTES

- ALL PIPE LENGTHS ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- ALL STORM SEWER CONNECTIONS SHALL BE SOIL-TIGHT (MINIMUM).
- SPECIFICATIONS (MORE STRINGENT REQUIREMENT SHALL GOVERN)
- MINIMUM OF 18" (TO TOP OF PIPE) AND SLOPE AT 1.0% MIN.
- AND HAVE SMOOTH INTERIOR WALLS. CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF DOWNSPOUTS WITH ARCHITECTURAL DRAWINGS.
- INCIDENTALS ARE SUBSIDIARY TO THE COST OF THE STORM PIPE.
- COMPACTION TESTING FOR ALL STORM SEWER TRENCHING. STORM PIPE CLASSIFICATIONS SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:
- A. RCP, CLASS III PER ASTM C-76 WITH FLEXIBLE PLASTIC BITUMEN GASKETS AT JOINTS. ACCORDANCE WITH PIPE MANUFACTURER'S INSTALLATION GUIDELINES FOR CULVERT STORM DRAINAGE APPLICATIONS. C. PVC, SDR 35 OR GREATER.
- ALL STORM SEWER STRUCTURES IN PAVED AREAS SHALL BE TRAFFIC RATED FOR H-20 LOADING. 16. ALL STORM SEWER CONNECTIONS TO EXISTING MANHOLES SHALL BE MADE IN ACCORDANCE WITH SUDAS SPECIFICATIONS.

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THE CONTRACTOR SHALL MAINTAIN STRICT LATERAL CLEARANCE AS SHOWN ON THE PLANS FOR ALL UTILITY LINES OR AS REQUIRED BY LOCAL UTILITY COMPANY,

THE CONTRACTOR SHALL OBTAIN PROJECT ENGINEER APPROVAL PRIOR TO MAKING ANY FIELD ADJUSTMENTS FOR SERVICE ROUTES. IF ANY OF THE MAIN OR SERVICE ROUTES ARE ADJUSTED IN THE FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE THE ENGINEER A RECORD OF THE EXACT LOCATIONS AT THE CONTRACTOR'S EXPENSE. A LICENSED SURVEYOR SHALL BE RETAINED TO LOCATE THE CONDUIT ROUTES. THE CONTRACTOR SHALL PROVIDE THE SURVEYED LOCATIONS

ALL CONDUIT SHALL BE TERMINATED 5 FEET FROM THE BUILDING UNLESS SHOWN OTHERWISE IN THE PLANS. REFERENCE ARCHITECTURAL/MEP PLANS FOR EXACT THE CONTRACTOR SHALL VERIFY ALL VERTICAL AND HORIZONTAL CROSSINGS OF ALL PROPOSED AND EXISTING UTILITIES PRIOR TO INSTALLATION OF CONDUIT. THE

THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITY PIPES AND STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS AND TO THE BEST OF OUR KNOWLEDGE CONSTITUTES ALL KNOWN FACILITIES. HOWEVER, THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE. UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ONE CALL OF IOWA @ 1-800-292-8989 IN ADVANCE OF ANY CONSTRUCTION FOR THE MARK-OUT OF THE LOCATION OF

10. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE 11. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING UTILITY SERVICE CONNECTIONS WITH THE APPROPRIATE UTILITY COMPANY/OWNER, AND TO OBTAIN ALL PERMITS

12. TRENCH DEPTH REQUIREMENTS MEASURED FROM FINISHED GRADE OR PAVED SURFACE SHALL MEET THE FOLLOWING REQUIREMENTS OR APPLICABLE CODES AND

A. ELECTRICAL CONDUITS: 24 INCHES MINIMUM TO TOP OF CONDUIT OR AS REQUIRED BY NEC 300_5, NEC 710_36 CODES, OR LOCAL UTILITY COMPANY

COMMUNICATIONS CONDUITS: 18 INCHES MINIMUM TO TOP OF CONDUIT OR AS REQUIRED BY LOCAL UTILITY COMPANY, WHICHEVER IS DEEPER.

13. UTILITY TRENCHES AND STRUCTURE EXCAVATIONS ARE TO BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKMEN AND THE 14. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND CONFIGURATION OF ALL UTILITY CONCRETE PADS (I.E. MECHANICAL UNITS, SATELLITE,

17. CONTRACTOR TO SET AND ADJUST ALL PROPOSED UTILITY STRUCTURES, CLEANOUTS, VALVES, METER PITS, ETC. TO FINISH GRADE. EXISTING ITEMS AFFECTED BY THE

19. ELECTRICAL TRANSFORMER PAD TO BE BUILT BY SITE CONTRACTOR. COORDINATE WITH SERVICE PROVIDER FOR EXACT SIZE, LOCATION, AND MATERIALS USED FOR

20. CONTRACTOR IS RESPONSIBLE FOR ALL TRENCHING, PRIMARY CONDUIT, SECONDARY CONDUIT, TRANSFORMER PAD AND SECONDARY CONDUCTORS FOR ELECTRICAL

23. UNDERGROUND GAS SERVICE TO BE BUILT BY SERVICE PROVIDER. COORDINATE WITH SERVICE PROVIDER FOR EXACT LOCATION AND SCHEDULING OF CONSTRUCTION. 24. ALL PIPE BEDDING, BACK FILL AND COMPACTION SHALL CONFORM TO 2017 SUDAS, AND CITY OF HUXLEY SPECIFICATIONS EFFECTIVE AT THE TIME OF PLAN

ALL WATER SERVICE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF HUXLEY PLUMBING CODE AND 2017 IOWA SUDAS. ALL WATER MAIN CONSTRUCTION TO BE DONE UNDER A PLUMBERS PERMIT, AND SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES. THE CONTRACTOR SHALL BE

THE CONTRACTOR SHALL CONSTRUCT ALL WATER LINES, SERVICE LINES, AND CONNECTIONS IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OR LOCAL UTILITY PROVIDER. FOR ADDITIONAL DETAILS OF SANITARY SEWER CONSTRUCTION, SEE STATE WIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), AND CITY OF HUXLEY GENERAL SUPPLEMENTAL SPECIFICATIONS TO SUDAS EFFECTIVE AT THE TIME OF PLAN APPROVAL. IN CASE OF A CONFLICT BETWEEN

PRIOR TO FINAL ACCEPTANCE ALL WATER MAIN PIPE SHALL BE DISINFECTED BY THE CONTRACTOR IN ACCORDANCE WITH CITY OF HUXLEY AND CITY OF HUXLEY

12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH CITY OF HUXLEY TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE AND ADJACENT PROPERTIES. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY DURING

THE SANITARY SEWER CONSTRUCTION FOR THIS PROJECT SHALL MEET OR EXCEED THE IOWA SUDAS SPECIFICATIONS (2017 EDITION). ALL STANDARDS AND

ALL SANITARY SEWER PIPING SHALL BE PVC ASTM D3034 SDR 23.5 UNLESS OTHERWISE REQUIRED BY CITY OF HUXLEY AND INSTALLED PER SUDAS SPECIFICATIONS. SANITARY SEWERS SHALL BE SEPARATED BY AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED PARALLEL WATER MAINS, MEASURED EDGE TO

5. REFERENCE ARCHITECTURAL M.E.P. PLANS FOR SANITARY SEWER ELEVATION/LOCATION TIE-INS WITH BUILDING(S). IF A DISCREPANCY IS FOUND BETWEEN CIVIL AND

ALL SANITARY SEWER SHALL BE CONSTRUCTED UNDER A PLUMBERS PERMIT AND SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED

SPECIFICATIONS OF THE CITY OR LOCAL UTILITY PROVIDER. FOR ADDITIONAL DETAILS OF SANITARY SEWER CONSTRUCTION, SEE STATE WIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), AND CITY OF HUXLEY GENERAL SUPPLEMENTAL SPECIFICATIONS TO 2017 SUDAS EFFECTIVE AT THE TIME OF PLAN APPROVAL. IN CASE OF A 10. CONTRACTOR TO FIELD VERIFY SANITARY SERVICE SIZE AND ELEVATION. IF CONTRACTOR IS UNABLE TO OBTAIN SLOPE MINIMUM FOR SANITARY, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY. CONTRACTOR SHALL NOT EXCEED 10% SLOPE UNLESS PER PLAN OR APPROVED BY JURISDICTIONAL ENGINEER.

FOR DETAILS OF STORM SEWER CONSTRUCTION. SEE SUDAS SECTION 4020. ALL STANDARD SPECIFICATIONS AND ADDENDUMS SHALL APPLY.

ALL FLEXIBLE STORM SEWER PIPE APPROVED FOR USE ON THIS PROJECT MUST BE INSTALLED IN ACCORDANCE WITH PROJECT REQUIREMENTS, AND MANUFACTURER

ALL ROOF DRAINS AND/OR DOWNSPOUTS SHALL BE TIED INTO THE PROPOSED STORM SEWER PIPE, UNLESS OTHERWISE NOTED. LATERALS SHALL BE BURIED A

6. ROOF DRAIN CONNECTIONS TO STORM SEWER PIPE SHALL BE ACCOMPLISHED USING PRE-MANUFACTURED FITTINGS (I.E. WYE, TEE, ETC.) THAT SHALL BE SOIL-TIGHT

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL NECESSARY BENDS, FITTINGS, AND/OR CONNECTIONS TO INSTALL A COMPLETE STORM SYSTEM. ALL

ALL TRENCHES SHALL BE BACKFILLED AND COMPACTED PER THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. A CERTIFIED TESTING AGENCY SHALL PROVIDE 10. ALL PUBLIC STORM SEWER SHALL BE RCP. ALL PRIVATE STORM SEWER SHALL BE RCP, PVC, OR HDPE. REFERENCE PLANS FOR PUBLIC AND PRIVATE DESIGNATION.

B. HDPE, SMOOTH INTERIOR/ANNULAR EXTERIOR: AASHTO DESIGNATION M252 TYPE S, M294 TYPE S, AND MP7-97 TYPE S. PIPE SHALL BE INSTALLED IN

					West Des Moines, IEL 515.331.051/	IA 50266 FAX 515.331.6518 www.olsson.com
REVISIONS DESCRIPTION	REVISED CONTROL					REVISIONS
/ DATE	1/15/2019					
RE	-					2018
ΟΤΙΓΙΤΥ ΡΙΑΝ		I ANDSCAPES BY DESIGN				HUXLEY, IOWA
drawn checke approv QA/QC project drawin date:	by: ed by: ed by: by: no.: g no.:)18-	<u>CS</u> J. J. 31: 20	

SP6



1. SEED ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR

2. PLANT QUANTITIES ARE FOR INFORMATION ONLY; DRAWING SHALL PREVAIL IF CONFLICT

4. CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL

PLANT SCHEDULE

	COMMON NAME	SIZE	COND.	REMARKS
	LITTLE LEAF LINDEN	1.5" DIA.	B&B	
IS	THORNLESS HONEY LOCUST	1.5" DIA.	B&B	
	TINY WINE NINEBARK	#3	CONT.	
	MERLOT SWEETSPIRE	#3	CONT.	
	LITTLE TRUDY CATMINT	#1	CONT.	
	PHANTOM JOE PYEWEED	#1	CONT.	

4.67 ACRES(203,563.71 SF) 0.937 ACRES(40,712.742 SF)

PRODUCT DISPLAY INFORMATION (FUTURE CONSTRUCTION) 1. PLANTING BEDS CONSISTING OF PERENNIALS, SHRUBS, ORNAMENTAL TREES. A VARIETY

2. PATHWAYS CONSISTING OF PAVERS, STONE, AND CRUSHED ROCK. THESE AREAS CAN

3. PEDESTRIAN SPACES CONSISTING OF PAVERS AND FLAGSTONE. THESE AREAS CAN BE



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PLANNING & ZONING COMMISSION COMMUNICATION

AGENDA HEADING:

Ballard School District Stadium Improvements Project

SUBMITTED BY

Rita Conner, City Administrator

SYNOPSIS:

Ballard School District has presented information for a project to undertake improvements at the existing stadium adjacent to the middle school. Work will include a new synthetic turf football / soccer field, new storage building, new press-box, new stadium entry and ticket booth, concession building renovations, fencing, paving, grading, utility services, and seeding.

Additional information is below and in the attachments.

ADDITIONAL INFORMATION:

- Staff and Veenstra & Kimm, Inc have reviewed the materials as submitted and comments have been addressed. At this writing, there are two items outstanding that will be resolved prior to the meeting on Monday.
- Project schedule:
 - Fall 2020:
 - Concessions Remodel
 - Ticket Booth
 - Press Box
 - o Summer 2021
 - Field Turf
 - Fencing

RECOMMENDATION: APPROVAL

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

• July 28, 2020 City Council review of Planning & Zoning Commission recommendation



OWNER/DEVELOPER BALLARD COMMUNITY SCHOOL DISTRICT 509 N MAIN AVENUE HUXLEY, IOWA 50124



SITE PLANS FOR STADIUM IMPROVEMENTS BALLARD COMMUNITY SCHOOL DISTRICT HUXLEY, IOWA

VICINITY MAP

INDEX OF SHEETS

- C1.0 TITLE SHEET
- C1.1 PROJECT INFORMATION
- C1.2 SITE SURVEY
- C2.0 DEMOLITION PLAN
- C3.0 DIMENSION PLAN
- C4.0 GRADING AND EROSION CONTROL PLAN
- C5.0 UTILITY PLAN
- C6.0 STORAGE BUILDING DIMENSION AND GRADING PLAN
- C7.0 DETAIL SHEET





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DATE OF SURVEY

NOTES

- COMPONENTS.
- STRUCTURE TO STRUCTURE.
- LOCATION OF SERVICES ENTERING THE BUILDING.



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FEET

DIMENSION PLAN CONSTRUCTION NOTES 1. PAVEMENTS, PROVIDE THE FOLLOWING:

- A. PCC SIDÉWALKS, 5'' DEPTH. 2. TRACK & FIELD IMPROVEMENTS, PROVIDE THE FOLLOWING: A. HMA BASE WITH RUBBERIZED SURFACING TO MATCH EXISTING TRACK. B. SYNTHETIC TURF FIELD. . TURF CURB.
- D. LONG JUMP RUNWAYS, TAKE OFF BOARD AND SAND PITS. 3. FENCING, PROVIDE THE FOLLOWING:
- A. 4' HEIGHT. BLACK VINYL CHAIN LINK WITH GATES. B. 8' HEIGHT. BLACK VINYL CHAIN LINK WITH GATES.
- 4. SITE AMENITIES, PROVIDE THE FOLLOWING: A. RELOCATE EXISTING FLAGPOLES TO LOCATIONS SHOWN. B. RELOCATE EXISTING SCOREBOARD TO LOCATION SHOWN. C. RELOCATE GOAL POSTS.
- 5. BUILDINGS, SEE ARCHITECTURAL PLAN FOR THE FOLLOWING: A. NEW STORAGE BUILDING. B. CONCESSION BUIDING RENOVATIONS. C. NEW TICKET BOOTH STRUCTURE. D. ENTRY PLAZA STRUCTURES. E. NEW PRESS BOX STRUCTURE.
- Rim=1023.35 F.L.=1010.40 42" RCP N&S&E Rim=1023.41 Inv=1017.54 10" VCP N&S&E Ø----10" S(D) ---∕⊅BM2 0 1 ≥ 0 ⊂ P6 , + Rim=1022.72 Throat Intake=1021. F.L.=1017.38 30" RCP F.L.=1017.44 30" RCP F.L.=1017.66 18" RCP S Rim=1024.82 Inv=1018.90 12" RCP SE Inv=1022.10 4" PVC W Rim=1022.32 Unable to Stick 30'' RCP N Unable to Stick 24'' RCP SSW F.L.=1018.00 18'' RCP SE ~ F.L.=1018.47 15" RCP WSV Circular Intake=1024.96 F.L.=1018.51 15" RCP W F.L.=1018.64 15" RCP ENE Rim=1022.41 Throat Intake=1022.20 F.L.=1016.24 15" RCP W F.L.=1016.76 15" RCP SE $\phi \phi \phi \phi \phi$ Bike Rack \longrightarrow Rim=1023.24 F.L.=1017.83 24'' RCP NNE F.L.=1017.88 18'' RCP S **□**−·+·−·−·−·−· ~Rim=1022.25 Throat Intake=1022.01 F.L.=1010.95 42" RCP N F.L.=1011.05 42" RCP S F.L.=1015.75 15" RCP NE ф-<u>—</u>— - K Rim=1022.46 Throat Intake=1022.14 F.L.=1011.80 42" RCP N F.L.=1011.94 18" RCP E F.L.=1012.01 42" RCP S Rim=1023.54 F.L.=1018.32 18'' RCP N F.L.=1018.34 18'' RCP S F.L.=1018.44 10'' PVC SW Building Intake=1025.57 F.L.=1021.03 8'' PVC E~ Concrete F.F.E.=1026.70 <u>اا</u> (کړ 4"W ∼Rim=1023.34 Throat Intake=1023.07 F.L.=1011.66 42'' RCP N F.L.=1011.71 42'' RCP S F.L.=1016.28 15'' RCP E "RCP Rim=1023.79 Throat Intake=1023.61 F.L.=1018.33 15" RCP W 0 Rim=1024.34 Inv=1019.19 10'' VCP N 5 ___.__./__

 Q
 Rim=1025.13

 Q
 F.L.=1019.55
 10" PVC SE

 F.L.=1019.56
 10" PVC NW

 F.L.=1019.98
 18" RCP N

 Q
 F.L.=1020.09
 18" RCP S

 F.F.E.=1026.68 – _____ MAIN Building Z Existing water valve now serving the Stadium facilities. Valve is in poor shape and Rim=1025.20 `\Sanitary| Sanitary Cleanout 7 Rim=1024.63 Inv=1018.48 18" Truss SW Inv=1018.56 18" Truss E --- S(D) -----
 Rim=1025.33

 Imv=1020.28
 BIP S

 Inv=1020.51
 GUP NW

 Inv=1020.53
 4" VCP NE
 <u>_____</u>S(D)w _____ / CP Rim=1025.23 <u>F.L.=1021.06</u> 18'' RCP N <u>F.L.=1021.16</u> 15'' RCP W W _____ Rim=1025.09 Sanitary Cleanout ^J - **-**∕**⊅**BM1 Rim=1025.10 Throat Intake=1024.98 F.L.=1016.55 15" RCP W F.L.=1017.92 6" PVC SE Gircular Intake=1024.10 F.L.=1021.77 15" RCP W F.L.=1021.82 15" RCP E F.L.=1021.95 6" PVC N F.L.=1022.00 10" PVC NE Circular Intake=1024.17 F.L.=1021.48 15" RCP E F.L.=1021.53 15" RCP W F.L.=1021.62 10" PVC N Rim=1024.65 Throat Intake=1024.46 F.L.=1012.59 42'' RCP S F.L.=1012.69 42'' RCP N F.L.=1014.79 15'' RCP E 42

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GRADING PLAN CONSTRUCTION NOTES

1. PROVIDE SILT FENCE WHERE SHOWN.

POLLUTION PREVENTION NOTES

- A. POLLUTION PREVENTION AND EROSION PROTECTION 1. CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH
- POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, TH DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, THE U.S. CLEAN W ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.
- 2. DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNE TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUB PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.
- B. STORM WATER DISCHARGE PERMIT
- 1. THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE I BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACT(SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 AS SPECIFIED IN THE CO DOCUMENTS.
- 2. ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDIN LIMITED TO, THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHOR CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS, SHALL BE KEPT ON TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQ COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLE AND THE CODE OF IOWA.
- 3. A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPON FINAL THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL ME PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCE SUBMITTAL OF THE NOTICE OF DISCONTINUATION.
- C. POLLUTION PREVENTION PLAN

Rim=1023.35

-_____

NIME

F.L.=1010.40 42" RCP N&S&E

Rim=1022.2

Rim=1023.2

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F.L =1017.83 24'' RCP NNE F.L =1017.88 18'' RCP S –

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Rim=1023.54 F.L.=1018.32 18" RCP N F.L.=1018.34 18" RCP S F.L.=1018.44 10" PVC SW-

Unable to Stick 30" RCP N Unable to Stick 24" RCP SSW F.L.=1018.00 18"_RCP SE

Circular Intake=1024.96 F.L.=1018.51 15" RCP W F.L.=1018.64 15" RCP ENE

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- 1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DO(ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO TH ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION DURING CONSTRUCTION.
- 2. THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTIC COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMP'S AND MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RE THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMP'S FROM ON THE PLAN MAY BE REQUIRED.
- 3. THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT PROGRESS AND CHANGES AT THE PROJECT SITE. 4. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS
- PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UN OR NOT APPLICABLE: a. UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE DISCHARGING FROM BASINS, PROVIDE AND MAINTAIN NATURAL BUFFERS AROUN WATERS, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIME
- MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION. b. INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
- C. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT AN
- d. MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN N INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THRC PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEAS 50% OF THEIR ORIGINAL CAPACITY.
- e. INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSON THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS C INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SU TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AN RECOMMENDED MEASURES WITHIN 7 DAYS.
- f. PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIV ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.
- g. INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CO INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE
- h. RESPREAD A MINIMUM OF 6 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVE LOCATED. STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED
- SEED MIX, SOD, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON CC DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIAT CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 C
- COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWIN FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MA STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAG DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINE
- k. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRI THE "NOTICE OF DISCONTINUATION". D. PROJECT SPECIFIC REQUIREMENTS FOR POLLUTION PREVENTION AND EROSION PRO
- RESPONSIBILITIES OF THE OWNER: a. SIGN NPDES CERTIFICATION STATEMENT AS PERMITEE. b. ALL REQUIREMENTS NOT ASSIGNED TO OTHERS.
- 2. RESPONSIBILITIES OF THE ENGINEER:
- a. CREATE THE INITIAL SWPPP b. PUBLISH THE PUBLIC NOTICE OF STORM WATER DISCHARGE. c. FILE THE NOTICE OF INTENT WITH APPLICATION FEE FOR NPDES GENERAL PI COVERAGE d. SUBMIT THE NOTICE OF DISCONTINUATION.
- 5. RESPONSIBILITIES OF THE CONTRACTOR:
- a. SIGN NPDES CERTIFICATION STATEMENT AS CO-PERMITEE AND COORDINATING CERTIFICATION OF SUBCONTRACTOR CO-PERMITEES. b. COMPLY WITH THE REQUIREMENTS OF THE GENERAL PERMIT No.2 AND THE
- INSTALL, MAINTAIN, AND REMOVE EROSION CONTROL AND POLLUTION PREVENT d. WEEKLY INSPECTIONS AND CORRESPONDING RECORDS. e. UPDATE AND MAINTAIN THE ONSITE SWPPP.
- f. COOPERATE TO PROVIDE INFORMATION UNDER THE RESPONSIBILITY OF OTHER F.F.E.=1026.68 -- ң — <u>+ C2(D)</u> _ _ _ _ _ _ _ . ⊢Ekisting water valve now serving the Stadium facilities. Valve is in poor shape and ----_des_not fully close. Rim=1025.20 Sanitary Cleanout--- S(D) -----S(D)W _____ / W ____ / - Rim=1025.33 Inv=1020.28 8" DIP S Rim=1025 Inv=1020.51 6" VCP NW Inv=1020.53 4" VCP NE <u>F.L.=1021.06</u> 18" RCP N <u>F.L.=1021.16</u> 15" RCP W Rim=1025.09
 - – 🎯 BM1 Rim=1025.10 Throat Intake=1024.98 F.L.=1016.55 15" RCP W CP5 F.L.=1017.92 6" PVC SE Circular Intake=1024.17 F.L.=1021.48 15" RCP E F.L.=1021.53 15" RCP W F.L.=1021.62 10" PVC N Rim=1024.65 Throat Intake=1024.46 F.L.=1012.59 42" RCP S F.L.=1012.69 42" RCP N F.L.=1014.79 15" RCP E

FEET

ALL POTENTIAL HE IOWA VATER ACT AND PS TO PROTECT TE BORROW OR ENGINEER G FROM DAMAGES EY FEES INCURRED TO PROMPTLY BLIC OR PRIVATE T THE COST 2 FOR STORM ONR, AS REQUIRED OR AND ALL OF ALL ONTRACT IG, BUT NOT ORIZATION LETTER, SITE AT ALL ONTRACT IG, BUT NOT ORIZATION LETTER, SITE AT ALL OUEST. FAILURE TO AN WATER ACT STABILIZATION OF EASURES. ALL A PERIOD OF A RECORD COPY PTANCE AND/OR	MECHANICAL ENGINEER ARCHITECT Bluestone Engineering Halla AlSIP 9119 Northpark Dr 413 Kellogg Ave Johnston, IA 50131 Ames, IA 50010
CUMENT IN HE SWPPP FOR N PLAN MADE CES (BMP) FOR EROSION CONTROL SPONSIBILITY OF I THOSE SHOWN 4 CONSTRUCTION OF THE GENERAL NLESS INFEASIBLE	CIVIL ENGINEER STRUCTURAL ENGINEER Snyder & Associates Haila A S P 2727 SW Snyder Blvd. 413 Kellogg Ave Ankeny, IA 50023 Ames, IA 50010
ND SURFACE ENT REMOVAL AND T BARRIERS, DITCH DISTURBING N AND LIMIT TO A NY TIME. WORKING ORDER, DUGHOUT THE SURES HAVE LOST NNEL ASSIGNED BY F THESE JBMITTED WEEKLY ND IMPLEMENT ANY	S N & AS
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N OR OTHER ED ONSITE. RIOR TO FILING OF DTECTION	
2 SWPPP. TION MEASURES. ERS.	Stadium Improvements
40	ISSUE DATE PROJECT NU REVISIONS: REV DAT FOR CON

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UTILITY PLAN CONSTRUCTION NOTES

- 1. PROVIDE STORM SEWER IMPROVEMENTS AS SHOWN ON THE PLANS. 2. CONTRACTOR SHALL PROVIDE SILT FENCE, EROSION MATTING, AND FILTER SOCK FOR AREAS DISTURBED BY GRADING AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- 3. PROVIDE NEW WATER SERVICE LINE TO EXISTING CONCESSIONS BUILDING. INSTALL BY BORING BELOW PAVEMENTS.
- 5. FIELD WATER BOX. SEE DETAIL SHEET C7.0.

FEET

DIMENSION PLAN CONSTRUCTION NOTES

- 1. EXISTING FEATURES, PROTECT THE FOLLOWING: A. EXISTING FENCE. B. EXISTING TRACK SURFACING. C. EXISTING GRAVEL.

- 2. REMOVE THE FOLLOWING:
 A. EXISTING TREES.
 B. EXISTING BUILDING.
 C. REMOVE AND REINSTALL EXISTING FENCE FABRIC FOR SITE ACCESS AS APPROVED BY OWNER.
- 3. BUILDING, SEE ARCHITECTURAL PLANS.

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GRADING PLAN CONSTRUCTION NOTES

1. GRADE AREA AS SHOWN BY CONTOURS AND SPOT ELEVATIONS. 2. COORDINATE WITH ARCHITECTURAL PLANS FOR BUILDING IMPROVEMENTS AND BUILDING SIBBASE. 3. SEED ALL AREAS DISTURBED BY CONSTRUCTION.

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