

PLANNING & ZONING COMMISSION MEETING

ZOOM VIRTUAL MEETING-INFORMATION BELOW MONDAY MARCH 15, 2021 6:00 P.M.

AGENDA

1. Roll Call

- 2. Motion to approve the minutes from February 22, 2021
- 3. Public Comments (5-minutes limit for items not on this agenda)
- 4. Business Items
 - a. DZ Condos Site Plan
- 5. Informational Items
 - a. Story County Housing Study <u>http://www.storycountyiowa.gov/DocumentCenter/View/11782/Story-County-Housing-</u> <u>Study-Draft-</u>
- 6. Planning and Zoning Commission Comments
- 7. Adjournment

Zoom Meeting Information: https://zoom.us/j/97081351157 Meeting ID: 970 8135 1157 Dial In:1-312-626-6799

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, February 22, 2021

Chairman Roger Bierbaum called the Zoom meeting to order at 6:00 P.M.

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

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

CONSULTANTS PRESENT: Forrest Aldrich—City Engineer

GUESTS PRESENT: Matt Robinson

MINUTES APPROVAL: Motion – Mosher, second – Wilson to approve minutes from November 16, 2020 meeting. 5 Aye. 0 Nay.

PUBLIC COMMENTS: None

Patterson entered the meeting 6:12PM.

BUSINESS ITEMS:

Land use map discussion: Discussion took place regarding Huxley's land use map. Some of the topics included:

- Prime industrial property across from Kum & Go on Highway 210—No single family or multi-family residential in this area
- 2-mile growth boundary review—20 years from now, where have we grown to? It is desired to square up our boundaries.
- Wastewater plant capacity—Need to perform a study to see how much development our current plant can handle and plan for expansion.
- Highway 69 and 210—The commission agrees with the land use map in this area for commercial and mixed use development.
- Population—predicted we have added approximately 1,000 people in 10 years.
- Direction to Council to formally adopt either the 2013 or 2019 Comp Plan.

INFORMATIONAL ITEMS: None

CITY ADMINISTRATOR COMMUNICATIONS:

- Conner will send updated maps to the Commission once available
- Conner provided a council action update

PLANNING AND ZONING COMMISSION COMMENTS:

Mosher appreciates the ability to Zoom as he is able to attend meetings from Arizona.

Bierbaum:

Next meeting is Monday March 15th at 6PM.

ADJOURNMENT: Motion – Schonhorst, Second- Wilson to adjourn meeting at 6:51 P.M. 6 ayes, 0 nays. Motion carried.

Amy Kaplan, Zoning Clerk

Huxley Planning & Zoning Commission Special Meeting Minutes Wednesday, March 3, 2021

Chairman Bierbaum called the Zoom Meeting to order at 3:00pm

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

CITY STAFF: Rita Conner – City Administrator, Jolene Lettow – City Clerk

CONSULTANTS PRESENT: Forrest Aldrich -City Engineer

GUESTS PRESENT: Jamie Nobiling, Matt Robinson, Mindy Bryngelson - CGA Engineer

BUSINESS ITEMS: Nobiling Subdivision – Preliminary and Final Plat (Story County 2 Mile Review) Property owner has requested property to be split into two lots. CGA Engineer, Mindy Bryngelson, reported that lot on south end of property would remain the same with existing house. City Administrator, Rita Conner, explained to commission members that plat had gone before council and council had asked for commission to review. It was noted that Chapter 166 of the Code, Subdivision Regulations, would apply to the vacant lot with a protest waiver to be included by property owner. Commission member Wilson asked if residents would be happy with industrial development that is currently being planned in area. City administrator responded that issue could be reviewed during site plan review process with possibility of buffers being placed in between.

Motion by Bierbaum, second by Wilson to recommend approval of request to subdivide lot and maintain Chapter 166 of Code with property owner providing protest waiver. 5 ayes, motion carried.

PLANNING AND ZONING COMMISSION COMMENTS: Commission member Wilson asked what status was on damaged Dollar General sign. City administrator stated city has addressed situation and permit had been submitted for new sign.

Next meeting: March 15, 2021

ADJOURNMENT: Motion – Mosher, second – Frantz to adjourn at 3:16pm 5 ayes, motion carried.

Roger Bierbaum, Chairman

Date of Approval

Attest:

Jolene R. Lettow, City Clerk

PLANNING & ZONING COMMUNICATION

AGENDA HEADING:

DZ Flex Space Condominium Garages Site Plan

SUBMITTED BY

Rita Conner, City Administrator

SYNOPSIS:

Zac Binder (2404 Park Drive West Des Moines, Iowa 50265) has submitted a site plan for the construction of 48 condominium garage units in 8 buildings on a 6.41-acre site at 401 Snyder Drive in the Huxley Development Park, M-1 zoning district. A link to the property is found below.

https://beacon.schneidercorp.com/Application.aspx?AppID=165&LayerID=2145&PageTypeID= 1&PageID=1110

The owner plans to construct the units for sale to individual owners. Examples of potential uses are contractor storage, contractor offices, and property storage.

This project was previously reviewed in 2019 by Planning & Zoning Commission and City Council. The site plan is being submitted for review based on more than 180 days (6 months) since site plan approval.

Additional information is below and in the attachments.

ADDITIONAL INFORMATION:

- City staff and the City's consulting engineer have reviewed the site plan and provided comments to the owner. All comments have been addressed, with the exception of the owner's proposal for metering water usage in the units, generally an item addressed during building plan review.
- Planning & Zoning Commission is requested to act on the site plan; staff will continue to work with the applicant on the meter item prior to Council review.

RECOMMENDATION: APPROVAL

BOARD, COMMISSION OR COUNCIL PRIOR ACTIONS: YES

- P&Z approved the site plan July 29, 2019. The approval included approval of sidewalk waiver and 29 remaining comments to address prior to Council review.
- City Council approved the site plan on August 13, 2019 contingent upon 8 comments being completed. The sidewalk waiver was approved for only that portion of the property west of the driveway where there is currently no street.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

• March 23, 2021 City Council review

PLANNING & ZONING COMMUNICATION

- Issuance of building permit and construction of project
- Certificate of occupancy



DZ FLEX SPACE CONDOMINIUM GARAGES 315 SNYDER DR

HUXLEY, IA

INDEX OF SHEETS							
No.	Description						
G1.01	COVER SHEET						
G2.01	GENERAL NOTES / LEGEND						
G3.01 - G3.03	TYPICAL DETAILS						
G4.01	STORMWATER POLLUTION PREVENTION PLAN						
C1.01	EXISTING CONDITIONS & REMOVALS PLAN						
C2.01	DIMENSION PLAN						
C3.01	GRADING PLAN						
C4.01	UTILITY PLAN						
C4.02 - C4.07	PLAN AND PROFILE VIEWS						
C4.08	BUILDING UTILITY SERVICE (TYP)						
C5.01	LANDSCAPE PLAN						
C6.01	JOINTING PLAN						

TRAFFIC ANALYSIS Daily trips = 50 vehicles per day Peak Hour = 10 vehiles per hour (AM/PM) % Trucks = 20%

<u>Utility Coordination</u> The Contractor is responsible to coordinate construction with the following utilities know to have services in the area:

Water and Sewer: Keith Vitzthum, City of Huxley (515) 290-7512

Gas and Electric: Jacob Clark, Alliant Energy (515) 268-4412

Phone and Cable: Brant Strumpfer, Huxley Communications (515) 203-6716



WAIVER REQUESTS: THE FOLLOWING WAIVERS WERE REQUEST **DEVELOPER AND APPROVED BY COUNCIL:** 5' SIDEWALK ALONG SNYDER DRIVE (WEST OF THE DRIVEW

THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS THE IOWA DEPARTMENT OF TRANSPORTATION STANDARD SPECI PLUS GENERAL SUPPLEMENTAL SPECIFICATIONS; AND APPLICAB SUPPLEMENTAL SPECIFICATION, DEVELOPMENTAL SPECIFICATION SPECIAL PROVISIONS, AND ALL APPROPRIATE ADDENDUMS AND SHALL APPLY TO THE CONSTRUCTION WORK ON THIS PROJECT NOTED ON THE PLANS OR IN THE CONTRACT.

THIS PROJECT IS COVERED BY THE IOWA DEPARTMENT OF NATU **RESOURCES NPDES GENERAL PERMIT NO. 2. THE CONTRACTOR S** CARRY OUT THE TERMS AND CONDITIONING OF GENERAL PERMI AND STORM WATER POLLUTION PREVENTION PLAN WHICH IS PA THESE CONTRACT DOCUMENTS. REFER TO SECTION 2602 OF TH STANDARD SPECIFICATION FOR ADDITIONAL INFORMATION.

SITE NOTE: ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETA TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STRE WITHIN THE PUBLIC RIGHT-OF-WAY.

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SITE PLAN DATA						
SITE ADDRESS:	315 Snyder Drive					
LEGAL DESCRIPTION:	Lot 8 of Huxley Development Corporation Plat 3	DATE				
OWNER/APPLICANT:	Zac Binder 2404 Park Drive West Des Moines, IA 50265 Phone: 712-260-0693 Email: zacbinder@gmail.com					
SITE PLAN PREPARED BY:	John Gade, P.E. FOX Engineering Associates 414 S. 17th Street Suite 107 Ames, Iowa 50010 Phone: 515-233-0000 Email: jmg@foxeng.com					
ZONING: BUILDING SETBACKS:	M-1 Industrial Front 25 FT Street Side Yard 10 FT					
	Interior Side Yard 10 FT Rear 10 FT					
BUILDING USE:	The developer anticipates the primary use of each condo unit will be for individual property storage, contractor storage, and contractor offices. In general, all business types per M-1 Industrial zoning will be allowed in these condos.	(1	107 107	010	000)) 1
SURVEY DATUM:	All elevations are to NAV 88 unless otherwise noted		ales, Suite	va 50	233-0 733-0	
FLOOD INFORMATION:	This site is not in a regulated floodplain		ASSUC	es, Io	515) 515)	()+)
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ON STANDARD SPECIFICATIO ONS; AND APPLICABLE ENTAL SPECIFICATIONS AND TE ADDENDUMS AND REVISI ON THIS PROJECT UNLESS	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					
EPARTMENT OF NATURAL THE CONTRACTOR SHALL G OF GENERAL PERMIT NO. 2 N PLAN WHICH IS PART OF ECTION 2602 OF THE DOT AL INFORMATION.	JOHN M. GADE PE. DATE P16015 FOIL License number P16015 My license renewal date is December 31, 2021.		PRC 52)JECT 33-	⁻ NO. 19A	
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The storm sewer for the site is required by the City to be certified by the Engineer to be in substantial conformance with the plans and specifications for the project. Contact John Gade at FOX Engineering to review the site prior to the underground contractor leaving the site. John can be reached at 515-233-0000 or email at jmg@foxeng.com

the site.

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Utility Protection

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oprove the landscaping for the rials is NOT allowed unless Contractor should be ready to the materials planted are on

Water, gas and electric must be maintained for the duration of the The Contractor shall have a plan for temporary drainage during construction. Temporary shut downs are not allowed unless absolutely necessary and with a 7-day advance notice to those affected by the construction. The plans have been prepared so that draining through the property. Erosion control features should no shutdown is required, but there may be unknown conflicts that not block flow and cause flooding. develop during construction.

Land For Construction Purposes

Contractor will be permitted to use available land belonging to or leased by the Owner, on or near the site of the Work, for construction purposes and for the storage of materials and equipment. The location and extent of the areas available to the Contractor shall be as indicated on the Drawings. Any additional right-of-way desired by the Contractor shall be acquired at his expense, and the Contractor shall hold harmless the Owner and Engineer from claims for damages made by the owners of such additional right-of-way.

There are storm sewer pipe, sanitary sewer and water pipe connections and/or extensions to the neighbors. Contractor shall minimize disturbance of the neighbors during the construction and shall access the neighbors from onsite. Offsite areas shall be left in a prepared seedbed condition and the mulching & seeding of the disturbed area completed by the Erosion Control Contractor. Excessive disturbance of offsite areas will be deducted from the Underground Utility Contractors payment.

Construction Materials Storage

All construction materials, dumpsters, detached trailers or similar items are prohibited on the public streets or within the public right of way.

Working Hours:

shall have assembly valves per 7:00am - 9:00pm (May 1st - Sept. 3rd) 7:00am - 8:00pm (Oct. 1st - April 30th)

Permits

The Owner has obtained the State erosion control permits. The Contractor shall co-sign all necessary documents with the permit. Construction monitoring of the erosion control permit is handled by north of the parking lot. the Owner. The Contractor will be copied all records and observation forms required for the permits.

Connections to Existing Facilities

les are required on all sanitary Unless otherwise specified or indicated, Contractor shall make all necessary connections to existing facilities, including structures, drainlines, and utilities such as water, sewer, gas, telecommunications, and electric. In each case, Contractor shall receive permission from the Owner or the utility prior to undertaking connections. Contractor shall protect facilities against deleterious substances and damage.

> Connections to existing facilities, which are in service, shall be thoroughly planned in advance, and all required equipment, materials, and labor shall be on hand at the time of undertaking the connections. Work shall proceed continuously if necessary to complete connections in the minimum time. Operations of valves, hydrants, or other appurtenances on existing utilities, when required, shall be by or under the direct supervision of the owning utility.

Notices

Contractor shall notify owners of adjacent properties and utilities when prosecution of the Work may affect them. When it is necessary to temporarily deny access by owners or tenants to their property, or when any utility service connection must be interrupted, the Contractor shall give notices sufficiently in advance to enable the affected persons to provide for their needs. Notices whether given orally or in writing shall include appropriate information concerning the interruption and instruction on how to for the storm sewer outlet. Grated or screened outlets are NOT limit their inconvenience.

Lines and Grades

oved by the City. The type, size, All Work shall be done to the lines, grades, and elevations indicated All plastic pipe shall be bedded in crushed stone to a minimum of on the Drawings. Construction staking is provided for the site and buildings by FOX Engineering. The Contractor shall preserve the stakes as restaking is \$200 per hour. A minimum 48 hours notice is the pipe. Humping of the bedding over the pipe is incorrect required for construction staking. Contact Seth Polich, Construction Survey Manager, at 515-290-0802 for stakes. The Contractor shall verify all match points during the phasing of the work and maintain drainage paths during the work to prevent ponding of water.

Temporary Drainage

construction of the storm sewer and related work. The temporary drainage shall not block drainage from existing offsite neighbors

Unfavorable Construction Conditions

During unfavorable weather, wet ground, or other unsuitable construction conditions, the Contractor shall confine his operations to work, which will not be affected adversely by such conditions. No portion of the Work shall be constructed under conditions, which would affect adversely the quality of efficiency thereof, unless special means or precautions are taken by the Contractor to perform the work in a proper and satisfactory manner.

Clean Up

Contractor shall keep the premises occupied by the Contractor free the Owner. from accumulations of waste materials and rubbish at all times. Contractor shall provide adequate trash receptacles about the work site, promptly empty containers when filled, and properly dispose of waste materials at his expense. Wastes shall not be buried or burned on the site or disposed of in storm drains, sewer, streams, or waterways.

Construction materials such as forms and scaffolding shall be neatly stacked by Contractor when not in use. Contractor shall promptly remove splattered concrete, asphalt, oil, paint, corrosive liquids, and cleaning solutions from surfaces to prevent marring or other damage.

Geotechnical Engineering Report

No report has been prepared for this project site.

Topsoil Areas

The Contractor shall place 12 inches of black topsoil on all areas of permanent vegetation. The Contractor shall stockpile and preserve topsoil for reuse in the project. There should not be any excess topsoil after the project is complete. Temporary stockpile to the

Excavation Quantities and Borrow Soils

The Contractor is responsible for determining the volume of cut and fill for the site. A digital copy of the grading plan will be provided to the Contractor on request. The request should be made to Steve Stacy at Fox Engineering Associates; Phone 515-233-0000 or by email at srs@foxeng.com. The Owner reserves the right to review the material for acceptability for this project.

Rocks and Concrete Debris

Rocks and concrete debris larger that 4 inches in any dimension cannot be used in the fill for the project except as fill outside the edge of buildings or pavement by a minimum of 2 feet. The large material should not be used where settlement of materials could cause damage to the site.

Storm Sewer Pipe Materials

All final as-constructed plans shall be provided in an electronic PDF Reference the plans for the type of pipe allowed. Substitutions are format and one (1) full-size copy. GIS coordinates for all not allowed unless requested in writing to the Engineer. as-constructed utility manholes, valve boxes, curb stops, hydrants and cleanouts will also be provided in AutoCad format.

Contech A2000 pipe is specified as slotted pipe on the plans. Utilize the standard gasketed joint for storm sewer. Substitution of other pipes can be allowed by the Engineer.

RCP shall be Class 3 pipe. A concrete apron and endwall is required The lighting will be provided by wall packs off of the building. All allowed.

Storm Sewer Pipe Bedding

12 inches above the top of the pipe unless shown otherwise on the plan details. The top of the bedding shall be level across the top of method of installation. It is recommended a concrete stinger probe be used to consolidate the rock under the pipe rather than relying completely on shoveling and hand work.

Pipe bedding for the RCP shall be as per SUDAS.

Required Separation Distances

Water main and water main services shall maintain 18 inches of separation between sanitary sewer and storm sewer. If the separation cannot be maintained, then water main grade pipe shall be used for the sanitary sewer or storm sewer for a minimum distance of 10 feet either side of the water main.

PCC Paving Specifications

All PCC paving shall be IDOT Class C pavement in accordance with the specifications. A jointing diagram has been provided in the plans. Alternate jointing plans shall be approved by the Engineer. The maximum joint spacing is 12 feet for concrete slabs and 15 feet for curb & gutter sections. Weight tickets shall be provided to the Owner and Owner reserves the right to request a core to confirm thickness at the rate of 1 core per 2,000 square feet at locations selected by the Owner or Engineer.

Class M PCC may be used where staging requires a faster cure time. Class M can only be used with the permission of the Engineer and

Erosion Control

The Erosion Control contractor shall install silt fence or equivalent device where soils may exit the site and around any intake or pipe opening. The silt fence shall be removed when the site is stabilized. The Contractor shall comply with all provisions of the NPDES permit and SWPPP. The Owner shall conduct the record keeping necessary to maintain the permit and SWPPP.

Each Contractor onsite shall be responsible for maintaining the erosion control impacted by their work including the repair, cleaning or replacement of the erosion control

The Contractor is responsible for keeping tracked mud, debris and dust off adjacent streets and shall clean the streets daily. The construction entrance has already been constructed and will be maintained and cleaned by the Contractor using the site daily. Replacement stone, if necessary, will be provided by the Contractor using the site.

Locate Wires

Locate wires are required for all water main and subdrains. Locate wires are not required for conduit, sanitary sewer or storm sewer. All pipe and services shall be buried with a locate wire as per the specifications and terminated in a testing box next to the building terminations.

Install tracer wire on all water mains. Terminate in flush mount tracer wire box Valvco TWAB

Determination of Quantities

The Contractor shall determine his quantities for the project. The Contractor may request a digital copy of the plans by calling Steve Stacy at Fox Engineering at 515-233-0000 or by email at srs@foxeng.com. The Engineer does not assume any liability for providing the digital drawing to the Contractor. The Contractor shall provide his quantities and a schedule of values at the preconstruction meeting for the project.

As-Build Plans

Lighting Plan

lighting will be sharp-cut off. Site lighting will not spill past the property line.

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FOX Engineering Associates, Inc. 414 South 17th Street, Suite 107 Ames, Iowa 50010 Phone: (515) 233-0000 FAX: (515) 233-0103	REVISION					
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Storm Water Pollution Prevention Plan

Phase 1 - Site Evaluation and Design Development

Existing soil information: See the Story County Soil Survey, SW Quarter of NE Quadrant of Section 26 of T82N, R24W.

Existing runoff quality: Existing data on runoff water quality is not available. Location of surface water on site: There are no bodies of surface water on site.

Name of receiving stream: Drains to city stormwater on site (unknown tributary), which drains to Ballard Creek

Construction activity description: General soil disturbing activities associated with building and parking lot construction, storm sewer including: excavation, stockpiling, grading, trenching, paving, and seeding.

This Pollution Prevention Plan (PPP) is for the DZ FLEX SPACE; Huxley, Iowa. This PPP covers approximately 6.41 acres with an estimated 6.41 acres being disturbed.

The PPP is located in an area of 2 types of soil associations (L55 Nicollett loam and L138B Clarion loam Bemis moraine).

Refer to the Plans for locations of typical slopes, ditch grades, and major structural and non-structural controls. A copy of this plan will be on file at the project engineer's office. Runoff from this work will flow into adjacent drainage channels (unnamed tributaries) eventually to the Iowa River.

Potential Sources of Pollution:

Site sources of pollution generated as a result of this work relate to silts and sediment which may be transported as a result of a storm event. However, this PPP provides conveyance for other (non-project related) operations. These other operations have storm water runoff, the regulation of which is beyond the control of this PPP. Potentially this runoff can contain various pollutants related to site-specific land uses. Examples are:

Rural Agricultural Activities:

Runoff from agricultural land use can potentially contain chemicals including herbicides, pesticides, fungicides and fertilizers.

Commercial and Industrial Activities:

Runoff from industrial and commercial land use may contain constituents associated with the specific operation. Such operations are subject to potential leaks and spills which could be commingled with run-off from the facility. Pollutants associated with commercial and industrial activities are not readily available since they are typically proprietary.

Phase 2 - Control Selection/Plan Design

(A) Select Erosion and Sediment Controls

The contractor shall submit specifications for temporary and permanent measures to be used for controlling erosion and sediment. Clearing and grading should not be started until a firm construction schedule is known and can be effectively coordinated with the grading and clearing activity.

The following Stabilization measures will be utilized:

Temporary seeding - Exposed areas subject to erosion should be covered as quickly as possible. Under lowa's General Permit No. 2., disturbed areas of the construction site that will not be re-disturbed for 21 days or more must initiate stabilization measures by the 14th day after the last disturbance, except as precluded by snow cover. In the event of snow cover, stabilization measures must be initiated as soon as practicable thereafter.

Permanent seeding and planting - Permanent seeding shall be done in accordance with the Seeding Plan. The seeding schedule shall follow SUDAS specifications. Where necessary, temporary seeding shall be utilized for erosion control until permanent seeding can be established.

Mulching - After seeding, mulch shall be installed in accordance with SUDAS specifications. Temporary vegetation may be used as mulch when permanent seeding is completed. Preservation of Natural Vegetation - Natural Vegetation shall be preserved where possible within the construction limits. Natural vegetation shall not be disturbed outside of the construction

Vegetative Strips - Vegetative strips may be utilized to slow runoff velocities and deposit sediments from disturbed areas.

Soil Retaining Measures - Soil to be reused shall be stockpiled onsite and silt fence shall be utilized to maintain soils onsite.

Minimization of land exposure - Exposure of disturbed land shall be minimized in terms of area and time.

Roadways - Roadways will be surfaced or otherwise stabilized as soon as feasible.

Eight-inch (8") topsoil - Minimum of eight-inches of topsoil is required to be re-spread over disturbed areas that will be re-vegetated.

The following structural practices will be utilized:

Silt Fence - Silt fence shall be placed adjacent to disturbed areas on the downstream side to filter runoff and retain sediment. Additional silt fence shall be provided at the discretion of the engineer

Rip Rap - Will be installed as noted on the plans to prevent erosion and scouring.

Bonded Fiber Matrix - Will be installed on disturbed slopes as noted on the plans to provide erosion control and facilitate re-vegetation. Turf Reinforcement Mat - Turf reinforcement mat will be installed on disturbed channel slopes as noted on the plans to provide stability and scour protection and facilitate re-vegetation.

(B) Select other controls

Disposal of construction site waste materials - The contractor will be responsible for making sure that all construction wastes are properly disposed of at facilities permitted to accept these types of wastes.

Treatment or disposal of sanitary wastes generated on-site - The contractor will be responsible for providing sanitary facilities for workers in accordance with local and state requirements. The contractor will be responsible for disposing of sanitary waste in accordance with local and state requirements. Portable facilities shall be secured from tipping over. **Prevent off-site tracking of sediments and generation of dust** - The contractor shall prevent the tracking of sediments offsite. The contractor will be responsible for immediate cleanup of any tracked mud or debris

PCC and HMA Waste - The contractor will be responsible for preventing chemical contamination of soil and water. The contractor shall provide and maintain a containment facility for waste paving material (i.e. PCC washout station).

Materials Management - All materials stored onsite will be stored in a neat, orderly manner in their appropriate containers and, if possible, under a roof or other enclosure. See specifications for further recommendations. Waste materials which can easily become airborne will be contained to prevent materials leaving the site. Dumpsters shall have a cover to minimize rain water from entering the container.

The contractor will also be responsible for preventing dust generation from construction activities. The Contractor shall take reasonable measures to prevent unnecessary dust. Earth surfaces subject to dusting shall be kept moist with water or by application of a chemical dust suppressant. Dust prone materials in piles or in transit shall be covered when practical to prevent blowing. Buildings and operating facilities which are affected adversely by dust shall be adequately protected from dust. Existing and new equipment which may be adversely affected by dust shall be adequately protected.

(C) Inspection and maintenance plan

The Contractor will be responsible for installation and all associated costs of erosion and stormwater management controls during the contract period. Details of control measures are shown on the plans.

The Owner will be responsible for filling out an inspection report for the site. Inspections will be conducted every seven calendar days. The inspection reports can be used to record scheduled maintenance. Any changes that may be required to correct deficiencies in the Storm Water Pollution Prevention Plan noted during an inspection should be made as soon as practical after an inspection but in no case later than 7 days after the inspection.

The Contractor is required to maintain all temporary erosion control measures in proper working order, including cleaning, repairing, or replacing them throughout the contract period. Cleaning of sediment control devices shall begin when the features have lost 30% of their capacity. Perform cleaning and maintenance to PCC wash-out station when station is 75% full.

(D) Control Description

Description of controls can be found in section (A) of the SWPPP. The contractor will be responsible for submitting specifications of the selected controls. The location of determined controls can be found on the plans. Additional controls may be required at the discretion of the engineer

(E) Schedule of Major Activities

Prior to initiating construction the Contractor shall submit a schedule of major activities including:

1. Land clearing and grading in relation to the corresponding schedule for all excavation work. If at all possible, the clearing should immediately precede the construction activity. Installation and anticipated completion date of each control measure.

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POLLUTION PREVENTION PLAN

(F) Non-Storm Water Discharges

This includes: subsurface drains (i.e. longitudinal and standard subdrains), dewatering activities, slope drains potable water sources (including water line flushing), irrigation drainage and uncontaminated springs or grour use of patio blocks, Class A stone or erosion stone.

Phase 3 - Certification and Notification

Contractor Certification

All contractors and subcontractors, including short-term contractors and subcontractors coming on-site, must service at the site identified in the plan. The certification must be signed by an authorized representative (i.e., official). Upon signing the certification, the contractor or sub-contractor becomes a co-permittee with the own representative certifies that the information is true and assumes liability for the plan. Note that Section 309 of the the permittee violates, either knowingly or negligently, permit requirements.

The General Contractor will be responsible for collecting and maintaining signatures. The contractor shall pro the termination of the contract.

(A) Notice of Intent (Nol)

The owner or an agent of the owner will fulfill the public notice requirement and submit the Notice of Intent for NPDES General Permit for storm water discharge associated with construction activities. The Owner and the be responsible for compliance and fulfilling all requirements of NPDES General Permit #2 including the Storm

Phase 4 - Construction/Implementation

The contractor shall follow the schedule as submitted under Phase 2 (E). The contractor shall keep the en

(A) Inspection and Maintenance Reports A copy of the inspection log shall be maintained at the site.

(B) Records of Construction Activities

In addition to the installation and maintenance of erosion control implementation, the Contractor should keep keep a record of the following information:

- The dates when major grading activities occur in a particular area.
- The dates when construction activities cease in an area, temporarily or permanently.

The dates when an area is stabilized, temporarily or permanently. These records can be used to make sure that areas, where there is no construction activity, will be stabilized w three years from the date that the site is finally stabilized.

(C) Plan Updates

The pollution prevention plan shall be updated expeditiously:

- When it does not accurately reflect the site features and operations.
- When the contractor, owner, or engineer observes that it is not effective in minimizing pollutant discharge • To include contractors identified after the submittal of the Notice of Intent. These contractors shall certify
- To identify any change in ownership or transference of the permit and permit responsibilities. If, at any time during the effective period of the permit, the IDNR finds that the plan does not meet one or mor the permittee of required changes necessary to bring the plan up to standard. Permittees shall have 3 days a written certification that the requested changes have been made.

(E) Report of Hazardous Conditions

Because construction activities may include handling of certain hazardous substances over the course of the required to be reported. Iowa law requires that as soon as possible, but not more than six hours after the onse sheriff of the affected county be notified. The Owner and engineer should also be informed of the hazardous Story Co. Sheriff's office (515) 382-7458 IDNR (515) 725 - 8694

The contractor shall submit a report to the Engineer and other agencies, as required by law, within 14 calenda circumstances leading to the release. Steps to prevent the re-occurrence of such releases are to be identified

The SWPPP must be modified within 5 calendar days of knowledge of the release to provide a description of the second for the implementation of steps to prevent the re-occurrence of such releases and to respond to such release

(F) Plan Location and Access

Plan location - A copy of the Pollution Prevention Plan must be kept at the construction site from the time con

Retention of records - Retention of records requires that copies of the Storm Water Pollution Prevention Plan complete the Notice of Intent, be retained for 3 years after the completion of final site stabilization. Contracto representative at conclusion of the work.

Access - Although plans and associated records are not necessarily required to be submitted to the IDNR, the Department of Natural Resources. If storm water runoff is discharged to a municipal separate storm sewer system the system.

Phase 5 - Final Stabilization and NoD

(A) Final Stabilization

Final stabilization is defined in the general permit as meaning that all soil disturbing activities at the site have unpaved areas not covered by permanent structures has been established or equivalent permanent stabilizat employed, or the land has been returned to agricultural production.

The contractor shall notify the permit holder and engineer of final stabilization in accordance with the contract contract and taking control of the site. The contractor will be required to provide a copy of all inspection and the Owner at this time.

(B) Notice of Discontinuation (NoD)

The permit holder (owner) will be required to submit the Notice of Discontinuation once control of the site has

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VEENSTRA & KIMM, INC.

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

March 11, 2021

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

HUXLEY, IOWA DZ FLEX SPACE CONDOMINIUM GARAGES SITE PLAN REVIEW

We have reviewed the site plan for DZ Flex Space Condominium Garages located in the Huxley Industrial Park and find it acceptable with the following comment:

1. The developer is proposing to install a common meter room on the outside of each of the eight buildings. Each common meter room will contain six individual meters and shut-off valves for each of the rooms in the building. Access to the meter rooms will be provided to the City. One 2-inch water service will be brought up into each meter room before the piping is branched out to the six individual meters.

City staff has a concern with the multiple meter rooms. There are a lot of private mains and services on the property that will be installed prior to being metered. The City recommends one common master meter be installed on the 8-inch main entering the property or the eight common meter rooms be reduced to two common meter rooms and installed on the south side of the south two buildings.

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

VEENSTRA & KIMM, INC.

Forrest S. Aldrich

FSA:dml 45229-043 cc: Jeff Peterson, City of Huxley (e-mail) John Gade, Fox Engineering (e-mail)