

STORM WATER POLLUTION PREVENTION PLAN

SITE DESCRIPTION

Location: Part of SW 1/4 Sec. 35, T79N, R26W.
 Nature of Construction Activity: Condominiums
 Areas: Total site area = 24.6 acres
 Site area affected = 24.6 acres
 Runoff coefficient = 0.40 (rational method)
 Approximate slopes anticipated: 3:1, or flatter.
 Runoff from this project will flow into detention areas and collected in the Williams Pointe Townhome pond and the sediment pond designed for the commercial lot in Williams Pointe Plat 5. The main sediment pond for this project shall be located in the Williams Pointe Townhome pond and east of that site in Williams Pointe Plat 4.

CONTROLS

- Erosion and sediment controls
- Stabilization practices
 - Existing vegetation is preserved whenever possible.
 - Permanent seeding and/or sodding ASAP.
 - Structural practices
 - Silt fences installed as shown and around all intake prior to paving.
 - Storm water management
 - Infiltration of runoff onsite.
 - Velocity dissipation devices at discharge locations to provide non-erosive velocity flows.
 - Waste disposal
 - All building material wastes must be removed from the site.
 - Off-site vehicle tracking of sediments shall be minimized.

MAINTENANCE

Maintain effective operating conditions of all protective measures identified in this plan.

- Silt fencing is cleaned when they have lost 50% of their capacity.

INSPECTIONS

Qualified personnel shall inspect disturbed areas of the construction site that have not been finally stabilized at least once every seven calendar days and within 24 hours of the end of a storm that is 0.5 inches or greater.

- Inspect site for evidence of, or the potential of, pollutants entering the drainage system from stored materials.
- Observe erosion and sediment controls to ensure that they are operating correctly.
- Locations where vehicles enter or exit the site shall be inspected for evidence of off-site sediment tracking.
- Inspect discharge locations to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters.
- Any modifications to the plan as a result of an inspection shall be implemented within 7 calendar days of the inspection.
- An inspection report shall be prepared and retained as part of the prevention plan until project termination, this report will contain the following:
 - A summary of the scope of the inspection.
 - Qualifications of the personnel making the inspection.
 - Major observations relating to the implementation of the prevention plan.
 - Any actions taken.
 - Signature.

NON-STORM WATER DISCHARGES

Water main flushing

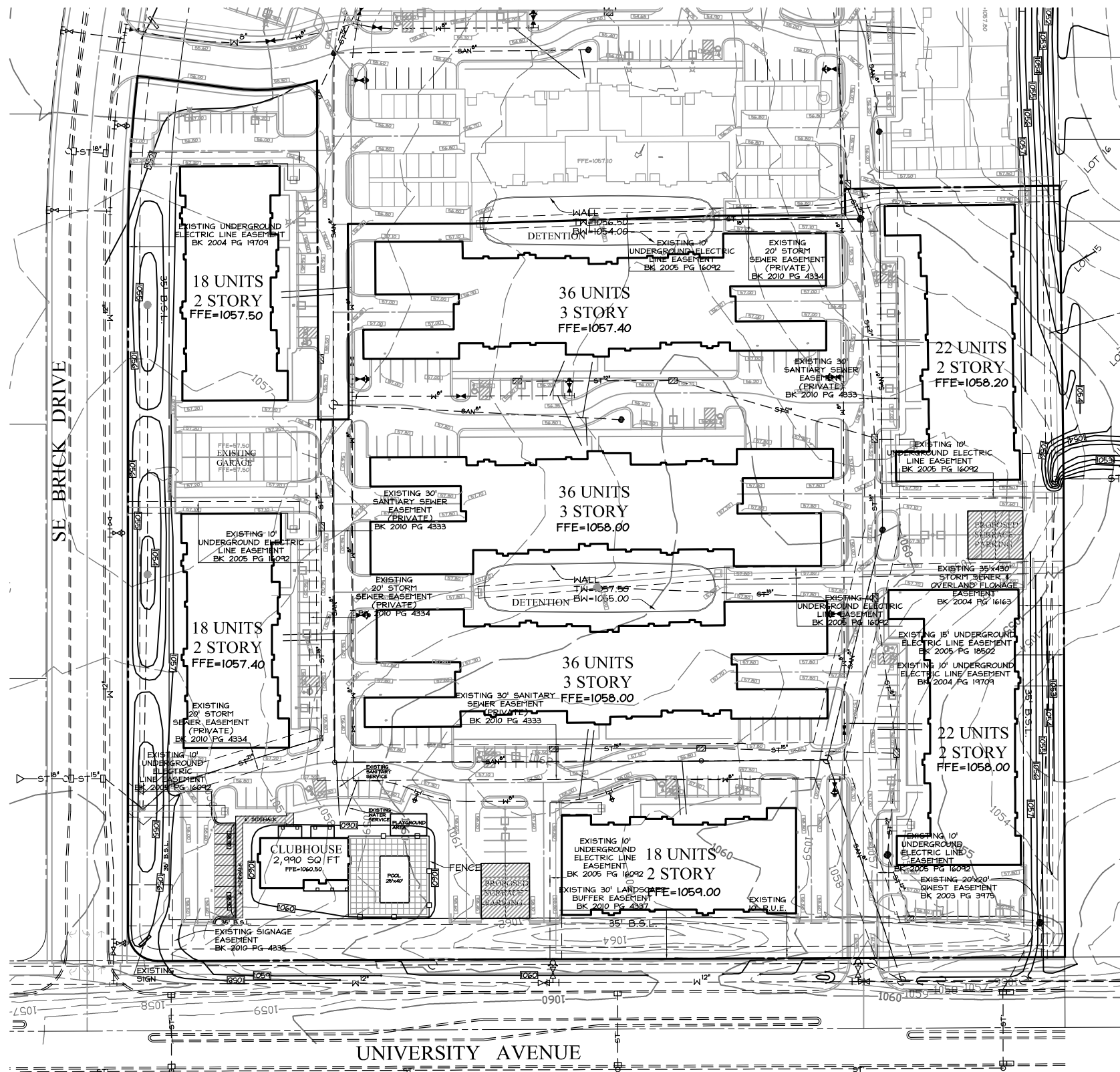
- Flushed water will be discharged into the storm sewer system where, when discharged, it will undergo erosion and sediment controls consisting of:
 - Rock outlet protection (riprap)
 - Silt fencing
 - Existing vegetation

CONTRACTORS

The grading contractor shall have the responsibility of implementing the measures contained in this plan.

- All contractors and subcontractors shall sign a certification statement before conducting any professional service at the site relating to the National Pollutant Discharge Elimination System (NPDES) permit.

SITE PLAN WILLIAMS POINTE SOUTH CONDOMINIUMS SHEET 2 OF 3



CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	90°13'48"	25.00	39.37	25.10	35.43	N45°07'17"W
C2	25°18'19"	168.00	74.20	37.71	73.60	N84°50'50"E
C3	1°28'36"	313.00	8.07	4.03	8.07	S00°31'47"W
C4	6°41'29"	1215.00	141.90	71.03	141.82	N03°20'21"E

UTILITY NOTE

1. ALL UTILITY SERVICES ARE EXISTING. SANITARY SERVICES ARE 8-INCH AND WATER SERVICES ARE 6-INCH FIRE WITH 4-INCH DOMESTIC.

BENCHMARK

BURY BOLT ON HYDRANT @ SOUTHWEST CORNER OF LOT 20-21, WESTGATE BUSINESS PARK PLAT 2. ELEVATION.....1041.04

BURY BOLT ON HYDRANT @ SOUTHEAST CORNER OF LOT 3-4, WESTGATE BUSINESS PARK PLAT 2. ELEVATION.....1040.60

LEGEND

- EXISTING/PROPOSED
- PLAT BOUNDARY
 - W 8" WATER MAIN # SIZE
 - SAN 8" SANITARY SEWER # SIZE
 - ST 8" STORM SEWER # SIZE
 - UGE UNDERGROUND ELECTRIC CABLE
 - UGT UNDERGROUND TELEPHONE CABLE
 - CTV UNDERGROUND CABLE TV
 - G 4" GAS MAIN # SIZE
 - MANHOLE
 - INTAKE
 - HYDRANT
 - PP/LP POWER POLE/LIGHT POLE
 - UTILITY BOX/TELEPHONE RISER
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - SILT FENCE OR APPROVED FILTRATION SOCK
 - TREES

COOPER CRAWFORD & ASSOCIATES, L.L.C.

CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
 PHONE: (515) 224-1344 FAX: (515) 224-1345



SCALE: 1"=50'

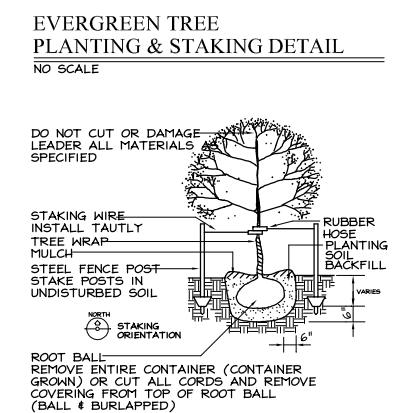
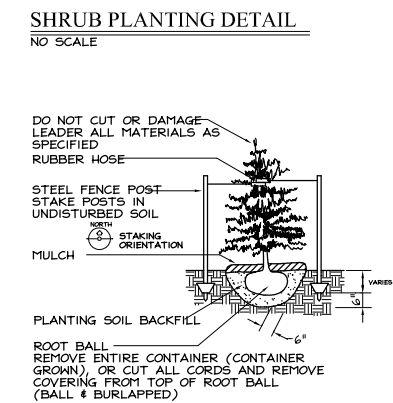
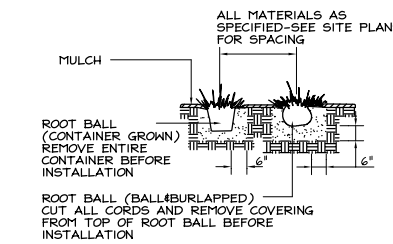
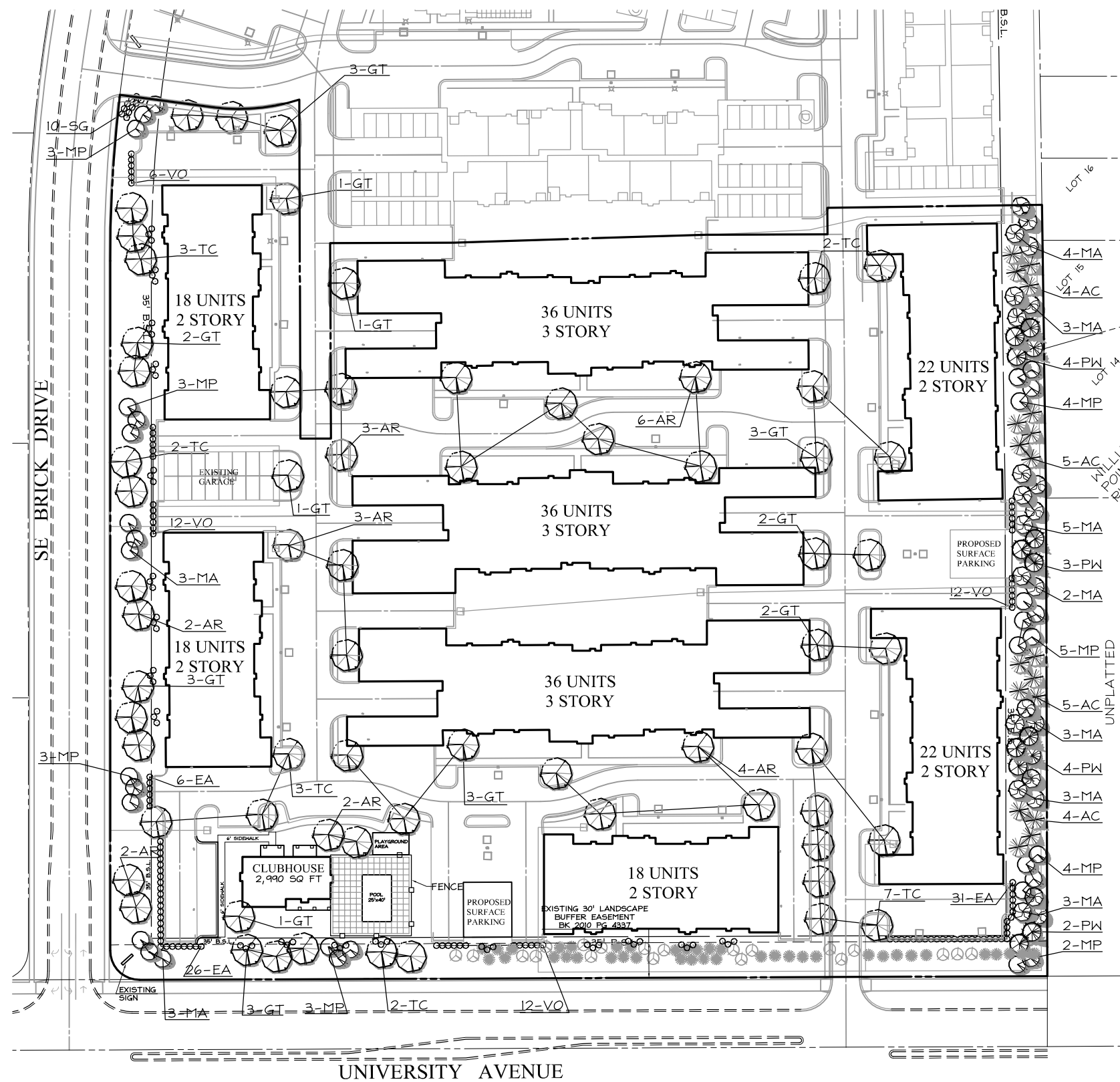
APPROVED: _____ INITIALED: _____ AS-BUILT: _____
 GRADING/UTILITY PLAN
 WILLIAMS POINTE CONDO'S

DATE: 11-7-2011
 REVISIONS: 11-16-2011
 JOB NUMBER
CC
1367

SHEET
 2 OF 3



SITE PLAN WILLIAMS POINTE SOUTH CONDOMINIUMS SHEET 3 OF 3



- ### PLANTING NOTES
1. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z601.1-1986).
 2. THE LOCATIONS AND DIMENSIONS SHOWN ON PLAN FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE PLAN DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
 3. ALL SITEWORK, SODDING, AND LANDSCAPING SHALL BE IN ACCORDANCE WITH 'WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS'.
 4. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
 5. DECIDUOUS TREES SHALL BE STAKED (2 STAKES) AND WRAPPED IMMEDIATELY AFTER PLANTING.
 6. ALL TREES, SHRUBS, BEDS & GROUNDCOVER SHALL BE MULCHED WITH AT LEAST 3" OF SHREDDED BARK MULCH.
 7. PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, DRAWING SHALL PREVAIL WHERE CONFLICT OCCURS.
 8. ALL DISTURBED AREAS SHALL BE SODDED UNLESS OTHERWISE NOTED.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF IDENTIFICATION TAGS, CONTAINERS, AND BURLAP CORDS ON ALL PLANT MATERIAL PRIOR TO COMPLETION OF THE CONTRACT.
 10. ALL GROUND MOUNTED UNITS AND OTHER UTILITIES EXPOSED TO PUBLIC VIEW WILL BE SCREENED APPROPRIATELY WITH PLANTINGS.

- ### LANDSCAPE REQUIREMENTS
- REQUIRED LANDSCAPING: 20% OPEN SPACE = 104,530 S.F.
 1 TREE/1500 S.F. OPEN SPACE = 70 TREES
 1 SHRUB/1000 S.F. OPEN SPACE = 105 SHRUBS
- PROVIDED LANDSCAPING: 70 TREES
 105 SHRUBS
- PROVIDED BUFFER: 31 CONIFERS
 49 UNDERSTORY TREES

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PLANT SCHEDULE

COUNT	KEY	Botanical name/Common Name	SIZE	CONDITION	REMARKS
21	AR	Acer rubrum RED MAPLE	2" cal.	TS/B4B	SEE PLAN
19	TC	Tilia cordata LITTLELEAF LINDEN	2" cal.	TS/B4B	SEE PLAN
23	GT	Gleditsia tricanthos 'Skyline' SKYLINE HONEYLOCUST	2" cal.	TS/B4B	SEE PLAN
63	EA	Euonymus alatus BURNING BUSH	18"-24"	CONT.	SEE PLAN
10	SG	Spiraea x 'Goldmound' GOLDMOUND SPIREA	12"-18"	CONT.	SEE PLAN
42	VO	Viburnum opulus EURO. CRANBERRYBUSH VIB.	18"-24"	CONT.	SEE PLAN
29	MA	Malus species ADAMS CRABAPPLE	1 1/2" cal.	TS/B4B	SEE PLAN
27	MP	Malus species PRAIRIEFIRE CRABAPPLE	1 1/2" cal.	TS/B4B	SEE PLAN
18	AC	Abies concolor WHITE FIR	6'-7' ht.	TS/B4B	SEE PLAN
13	PW	Pinus strobus WHITE PINE	6'-7' ht.	TS/B4B	SEE PLAN

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LANDSCAPE PLAN
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SHEET 3 OF 3

