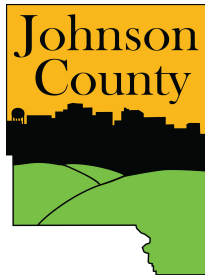


PLANNING APPLICATION COVER SHEET**PROJECT TYPE: Site Plan****NO. SP25-000002****APPLICATION DATE: 12/03/2025****PROPERTY OWNER: E-C IA INVESTMENTS LLC****APPLICANT: T.J. Trudeau****WORK DESCRIPTION: 30000sf warehouse Malloy Electric****SITE ADDRESS:****PROPERTY INFORMATION**

Parcel ID (PPN)	Acres in Parcel	Current zoning classification
0304331002	9.4	ML - Light Industrial

**Planning, Development and Sustainability****913 S. Dubuque St. Iowa City, IA 52240****planning@johnsoncountyiowa.gov. 319-356-6083****<https://www.johnsoncountyiowa.gov/pds>**

RE: Malloy Electric Warehouse Cedar Rapids

Structural Steel and IMP Building

- **Type of Business- Warehouse**
- **Days and hours of operation.-Monday thru Sunday 7:00am to 5:00pm**
- **Number of Employees-10 or less**
- **Number and type of parking facilities (employee spots, customer spots, drive areas, etc.) 15 concrete parking spaces**
- **Plan for provision of water and wastewater/septic. Plan to use City Water and City Sewer**
- **Type/examples of equipment to be used. Typical warehouse storage with overhead cranes**
- **Signage proposed. Building signage**
- **Outdoor lightning proposed Outdoor lighting wall packs and parking lot lighting to be LED**

Please call or email if you have any questions.

Sincerely,

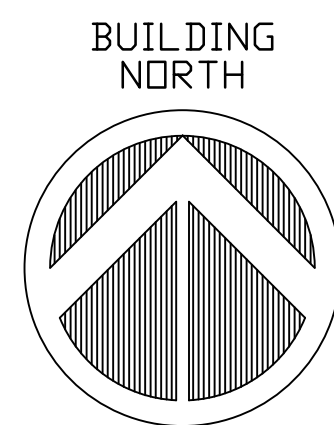
T.J. Trudeau

Project Manager

C: (712) 899-6968

TJ@Nelson-Industrial.com

www.Nelson-Industrial.com



SCALE: 1" = 50'-0"

ML-LIGHT INDUSTRIAL
SETBACKS:
FRONT = 50'-0"
REAR = 50'-0"
SIDE = 20'-0"
INTERNATIONAL BUILDING CODE - 2021
INTERNATIONAL MECHANICAL CODE - 2024
NATIONAL ELECTRICAL CODE 2023

SILT FENCE SHALL BE INSTALLED AROUND THE DOWNHILL PERIMETER PRIOR TO GRADING OPERATIONS. THE ROCK STABILIZED SHALL BE CONSTRUCTED PRIOR TO CONSTRUCTION BEGINNING ON THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING, MAINTAINING AND ANY NECESSARY IMPROVEMENTS TO CONTROL SEDIMENT TRANSPORT FROM WATER OR WIND. ANY SEDIMENT BASIN, SILT FENCE OR EROSION CONTROL MEASURE IMPACTED WILL BE MAINTAINED IMMEDIATELY. SEDIMENT CONTROL STRUCTURES WILL BE CLEANED OUT AFTER FILLING TO $\frac{1}{2}$ OF THEIR CAPACITY.

TEMPORARY SEEDING AND/OR MULCH SHALL BE PROVIDED WHENEVER THE AREA DISTURBED WILL BE LEFT FOR 14 DAYS WITHOUT ADDITIONAL WORK OR WITHOUT PERMANENT SEEDING.
TEMPORARY SEEDING WILL CONSIST OF OATS, PLANTED AT A RATE OF 2-3 BUSHELS PER ACRE.
STRAW MULCH IS TO BE APPLIED AT 2 TONS/ACRE.

MINIMIZE DISTURBANCE OF VEGETATIVE COVER UNTIL NECESSARY. STAGE CONSTRUCTION TO LEAVE VEGETATIVE COVER ALONG THE PERIMETER TO MAINTAIN A BUFFER TO ADJOINING PROPERTIES.

PROVIDE INLET PROTECTION AT ALL ON-SITE INTAKES AND AT OFF-SITE EXISTING INTAKES WITH ROCK BAGS OR OTHER CONTROLS IF THERE IS A POTENTIAL OF IMPACT FROM THE CONSTRUCTION SITE.

THE SITE OR HAUL ROADS MUST BE WATERED AS NECESSARY TO PREVENT FUGITIVE DUST.

CEDAR RAPIDS,
IOWA[illegible]

2610 Dakota Avenue South Sioux City, NE 68776
Tel: (402)494-6927 Fax: (402)494-6068 E: www.NelsonEC.com

THIS DRAWING & THE DESIGN IT COVERS ARE THE EXCLUSIVE PROPERTY OF NELSON ENGINEERING CONSTRUCTION OF NEBRASKA. THEY ARE LOANED ONLY ON THE BORROWER'S EXPRESS AGREEMENT THAT THEY WILL NOT BE REPRODUCED, COPIED, LOANED, EXHIBITED OR OTHERWISE USED EXCEPT IN THE LIMITED WAY PERMITTED BY CONSENT OF NELSON ENGINEERING CONSTRUCTION OF NEBRASKA TO THE BORROWER OR HIS AGENTS.

SITE PLAN

NELSON JOB NUMBER: 0000

C1.1



MALLOY -
CEDAR RAPIDS

SWISHER, IA

I hereby certify that these plans were prepared by me, or under my direct supervision and control, and to the best of my knowledge, comply with all applicable codes.

JAMES NELSON, PE
A Registration Number - 6355
License Expires: 12/31/2025

REVISIONS:

NO	DATE	REMARKS
1	08.28.25	For Review



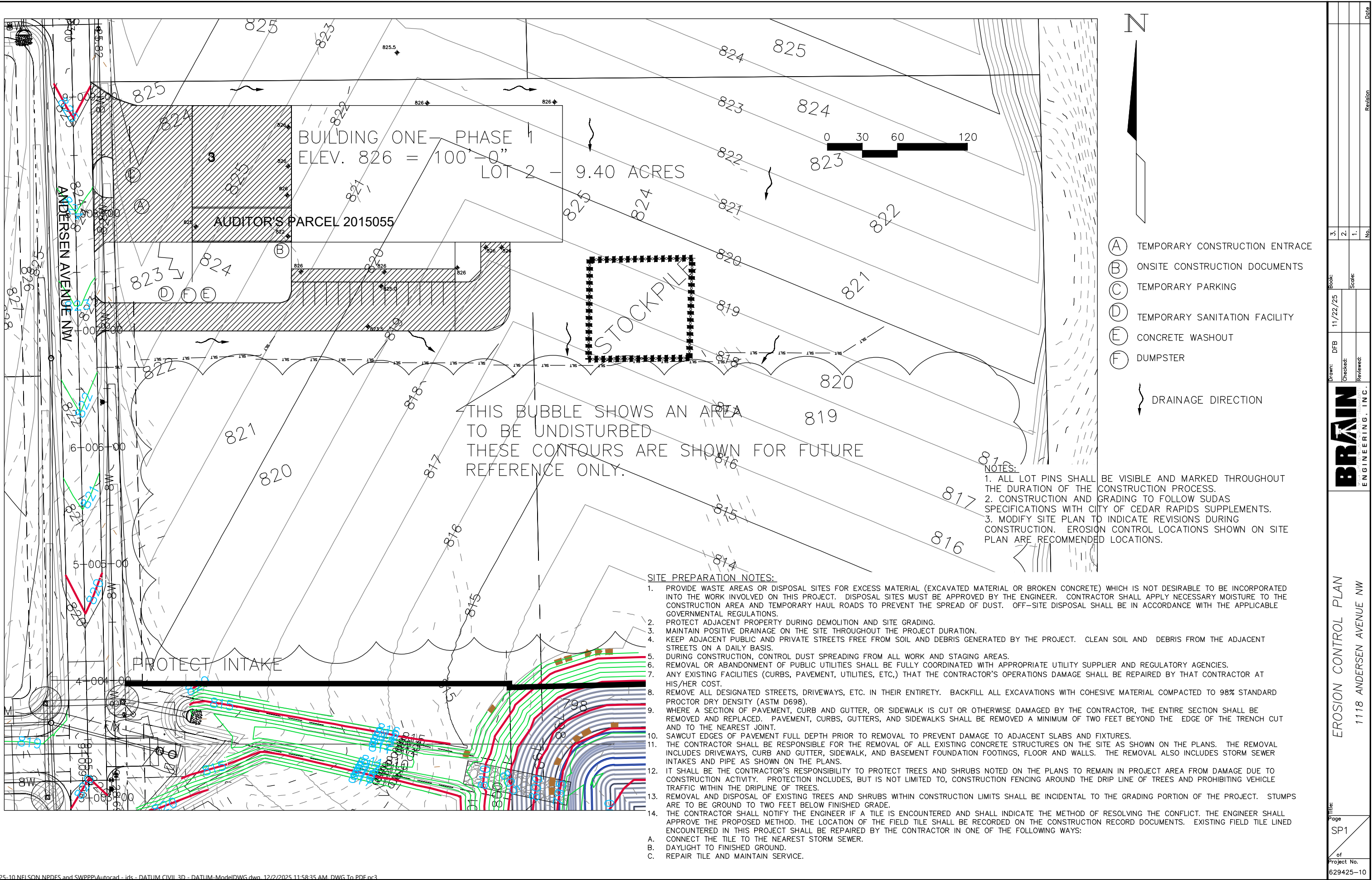
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EXISTING GRADES

NELSON JOB NUMBER: XXXX

C-0.1



THIS BUBBLE SHOWS AN AREA
TO BE UNDISTURBED
THESE CONTOURS ARE SHOWN FOR FUTURE
REFERENCE ONLY.

- NOTES:
1. ALL LOT PINS SHALL BE VISIBLE AND MARKED THROUGHOUT THE DURATION OF THE CONSTRUCTION PROCESS.
 2. CONSTRUCTION AND GRADING TO FOLLOW SUDAS SPECIFICATIONS WITH CITY OF CEDAR RAPIDS SUPPLEMENTS.
 3. MODIFY SITE PLAN TO INDICATE REVISIONS DURING CONSTRUCTION. EROSION CONTROL LOCATIONS SHOWN ON SITE PLAN ARE RECOMMENDED LOCATIONS.

- SITE PREPARATION NOTES:
1. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIAL (EXCAVATED MATERIAL OR BROKEN CONCRETE) WHICH IS NOT DESIRABLE TO BE INCORPORATED INTO THE WORK INVOLVED ON THIS PROJECT. DISPOSAL SITES MUST BE APPROVED BY THE ENGINEER. CONTRACTOR SHALL APPLY NECESSARY MOISTURE TO THE CONSTRUCTION AREA AND TEMPORARY HAUL ROADS TO PREVENT THE SPREAD OF DUST. OFF-SITE DISPOSAL SHALL BE IN ACCORDANCE WITH THE APPLICABLE GOVERNMENTAL REGULATIONS.
 2. PROTECT ADJACENT PROPERTY DURING DEMOLITION AND SITE GRADING.
 3. MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.
 4. KEEP ADJACENT PUBLIC AND PRIVATE STREETS FREE FROM SOIL AND DEBRIS GENERATED BY THE PROJECT. CLEAN SOIL AND DEBRIS FROM THE ADJACENT STREETS ON A DAILY BASIS.
 5. DURING CONSTRUCTION, CONTROL DUST SPREADING FROM ALL WORK AND STAGING AREAS.
 6. REMOVAL OR ABANDONMENT OF PUBLIC UTILITIES SHALL BE FULLY COORDINATED WITH APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
 7. ANY EXISTING FACILITIES (CURBS, PAVEMENT, UTILITIES, ETC.) THAT THE CONTRACTOR'S OPERATIONS DAMAGE SHALL BE REPAIRED BY THAT CONTRACTOR AT HIS/HER COST.
 8. REMOVE ALL DESIGNATED STREETS, DRIVEWAYS, ETC. IN THEIR ENTIRETY. BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 98% STANDARD PROCTOR DRY DENSITY (ASTM D698).
 9. WHERE A SECTION OF PAVEMENT, CURB AND GUTTER, OR SIDEWALK IS CUT OR OTHERWISE DAMAGED BY THE CONTRACTOR, THE ENTIRE SECTION SHALL BE REMOVED AND REPLACED. PAVEMENT, CURBS, GUTTERS, AND SIDEWALKS SHALL BE REMOVED A MINIMUM OF TWO FEET BEYOND THE EDGE OF THE TRENCH CUT AND TO THE NEAREST JOINT.
 10. SAWCUT EDGES OF PAVEMENT FULL DEPTH PRIOR TO REMOVAL TO PREVENT DAMAGE TO ADJACENT SLABS AND FIXTURES.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING CONCRETE STRUCTURES ON THE SITE AS SHOWN ON THE PLANS. THE REMOVAL INCLUDES DRIVEWAYS, CURB AND GUTTER, SIDEWALK, AND BASEMENT FOUNDATION FOOTINGS, FLOOR AND WALLS. THE REMOVAL ALSO INCLUDES STORM SEWER INTAKES AND PIPE AS SHOWN ON THE PLANS.
 12. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT TREES AND SHRUBS NOTED ON THE PLANS TO REMAIN IN PROJECT AREA FROM DAMAGE DUE TO CONSTRUCTION ACTIVITY. PROTECTION INCLUDES, BUT IS NOT LIMITED TO, CONSTRUCTION FENCING AROUND THE DRIP LINE OF TREES AND PROHIBITING VEHICLE TRAFFIC WITHIN THE DRIPLINE OF TREES.
 13. REMOVAL AND DISPOSAL OF EXISTING TREES AND SHRUBS WITHIN CONSTRUCTION LIMITS SHALL BE INCIDENTAL TO THE GRADING PORTION OF THE PROJECT. STUMPS ARE TO BE GROUND TO TWO FEET BELOW FINISHED GRADE.
 14. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF A TILE IS ENCOUNTERED AND SHALL INDICATE THE METHOD OF RESOLVING THE CONFLICT. THE ENGINEER SHALL APPROVE THE PROPOSED METHOD. THE LOCATION OF THE FIELD TILE SHALL BE RECORDED ON THE CONSTRUCTION RECORD DOCUMENTS. EXISTING FIELD TILE LINED ENCOUNTERED IN THIS PROJECT SHALL BE REPAIRED BY THE CONTRACTOR IN ONE OF THE FOLLOWING WAYS:
 - A. CONNECT THE TILE TO THE NEAREST STORM SEWER.
 - B. DAYLIGHT TO FINISHED GROUND.
 - C. REPAIR TILE AND MAINTAIN SERVICE.

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), LATEST EDITION, UNLESS OTHERWISE NOTED ON THE DRAWINGS OR CITY OF CEAD RAPIDS SUPPLEMENTAL DESIGN STANDARDS.
2. THE LOCATIONS OF UTILITY MAINS, STRUCTURES, AND SERVICE CONNECTIONS PLOTTED ON THIS DRAWING ARE APPROXIMATE ONLY AND WERE OBTAINED FROM PLANS OF RECORD. THERE MAY BE OTHER EXISTING UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS NOT KNOWN AND MAY NOT BE SHOWN ON THIS DRAWING.
3. NOTIFY UTILITY COMPANIES WHOSE FACILITIES ARE SHOWN ON THE PLANS OR KNOWN TO BE WITHIN CONSTRUCTION LIMITS OF THE SCHEDULE PRIOR TO EACH STAGE OF CONSTRUCTION.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION.
5. IOWA CODE 480, UNDERGROUND FACILITIES INFORMATION, REQUIRES VERBAL NOTICE TO IOWA ONE–CALL 1–800–292–8989, NOT LESS THAN 48 HOURS BEFORE EXCAVATING, EXCLUDING WEEKENDS AND HOLIDAYS.
6. NOTIFY THE APPROPRIATE GOVERNING AUTHORITY 48–72 HOURS PRIOR TO BEGINNING CONSTRUCTION WITHIN PUBLIC RIGHT–OF–WAY. THE CITY OF CEDAR RAPIDS SHALL BE THE PUBLIC AGENCY RESPONSIBLE FOR INSPECTION DURING CONSTRUCTION OF THE PUBLIC PORTIONS OF THE PROJECT.
7. NO WORK SHALL BE PERFORMED BEYOND THE PROJECT LIMITS WITHOUT PRIOR AUTHORIZATION FROM THE OWNER’S REPRESENTATIVE.
8. PROVIDE TRAFFIC AND PEDESTRIAN CONTROL MEASURES (SIGNS, BARRICADES, FLAGGERS, ETC.) IN COMPLIANCE WITH PART VI OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION, AND SUDAS STANDARDS.
9. ADJUST ALL VALVES, MANHOLES, CASTINGS, GAS VENTS, ETC., TO MATCH THE NEW SURFACE. ADJUSTMENT SHALL BE COORDINATED WITH THE UTILITY COMPANIES AND THE COST FOR ALL ADJUSTMENTS SHALL BE INCIDENTAL TO THE CONSTRUCTION. AT NO ADDITIONAL COST TO THE OWNER, REPAIR ANY DAMAGE TO SAID STRUCTURES AND APPURTENANCES THAT OCCUR DURING CONSTRUCTION.
10. REPLACE ANY PROPERTY MONUMENTS REMOVED OR DESTROYED BY CONSTRUCTION. MONUMENTS SHALL BE SET BY A LAND SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF IOWA.
11. SEE PAGE R.03 FOR MINIMUM LOW OPENINGS.

GRADING NOTES:

1. STRIP EXISTING TOPSOIL WITHIN THE PROJECT LIMITS AND AREAS TO RECEIVE FILL. STOCKPILE TOPSOIL ON–SITE FOR RESPREAD ON DISTURBED AREAS NOT TO BE HARD SURFACED.
2. TOPSOIL SHALL BE RESPREAD TO A MINIMUM DEPTH OF 8 INCHES IN ALL AREAS OTHER THAN THE PAVEMENT AREAS.
3. PROOFROLL ALL FILL AREAS TO IDENTIFY SOFT OR DISTURBED AREAS IN THE SUBGRADE. ALL UNSUITABLE MATERIAL IDENTIFIED SHALL BE REMOVED AND RECOMPACTED. PROOFROLL WITH 25 TON MINIMUM GROSS VEHICLE WEIGHT. PROOFROLL WILL NEED TO BE OBSERVED BY CITY ENGINEER OR BY THEIR REPRESENTATIVE.
4. REMOVE AND RECOMPACT AREAS OF SUBGRADE WHICH ARE SOFT OR UNSTABLE TO MEET SPECIFIED LIMITS FOR DENSITY AND MOISTURE CONTENT.
5. SCARIFY EXISTING SUBGRADE TO DEPTH OF 12 INCHES AND RECOMPACT TO 95% STANDARD PROCTOR DENSITY (ASTM D698) PRIOR TO PLACEMENT OF FILL.
6. DO NOT PLACE, SPREAD, OR COMPACT ANY FILL MATERIAL DURING UNFAVORABLE WEATHER CONDITIONS AND DO NOT RESUME COMPACTION OPERATIONS UNTIL MOISTURE CONTENT AND DENSITY OF IN–PLACE MATERIAL ARE WITHIN SPECIFIED LIMITS.
7. PLACE FILL MATERIAL IN MAXIMUM 8” LIFTS.
8. FILLS PLACED BELOW LAWN AREAS SHALL BE COMPACTED TO 90% STANDARD PROCTOR DRY DENSITY (ASTM D698).
9. SCARIFY SUBGRADE TO DEPTH OF 4 INCHES WHERE TOPSOIL IS SCHEDULED. SCARIFY AREAS WHERE EQUIPMENT USED FOR HAULING AND SPREADING TOPSOIL HAS CAUSED COMPACTED SUBSOIL.
10. FILL MATERIAL OBTAINED FROM OFF–SITE SOURCES SHALL BE SOIL OR SOIL AND ROCK MIXTURE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES. IT SHALL CONTAIN NO ROCKS OR LUMPS OF 6 INCHES IN GREATEST DIMENSION AND NOT MORE THAN 15% OF THE ROCKS OR LUMPS SHALL BE LARGER THAN 2–1/2 INCHES IN GREATEST DIMENSION.
11. SUBGRADE PREPARATION SEE SUDAS SPECIFICATION 3010.3.03.
12. FINISH CONTOURS SHOWN ARE TOP OF PAVEMENT OR TO TOP OF TOPSOIL.
13. NO ROCK EXCAVATION IS ANTICIPATED ON THIS PROJECT. SHOULD ROCK BE ENCOUNTERED DURING CONSTRUCTION, NOTIFY THE OWNER’S REPRESENTATIVE.

SURFACE RESTORATION NOTES:

1. ONLY DISTURBED AREAS NOT PAVED OR HARD SURFACED, ADJACENT TO PAVING, SHALL RECEIVE MINIMUM 8” TOPSOIL. SCARIFY AREAS TO RECEIVE TOPSOIL TO A MIN. DEPTH OF 6”. REMOVE ALL STONES, WOOD AND DEBRIS LARGER THAN 2–INCHES FROM AREAS TO RECEIVE TOPSOIL. DO NOT COMPACT TOPSOIL.
2. ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED AND MULCHED IN ACCORDANCE WITH SUDAS SECTION 9010.
3. SEED ALL DISTURBED AREAS NOT TO BE HARD SURFACED, AND NOT TO HAVE TOPSOIL SPREAD, WITH TYPE 1 EROSION CONTROL MIXTURE PER SUDAS SECTION 9010.
4. APPLY SEED AT THE RATES INDICATED IN THE PROJECT SPECIFICATIONS.
5. MAINTAIN SEEDED AREAS UNTIL AN ADEQUATE STAND OF GRASS HAS BEEN ESTABLISHED. RESEED ANY AREAS AS NECESSARY TO STABILIZE SOIL PER PROJECT SPECIFICATION.
6. EXISTING FACILITIES (CURBS, PAVEMENT, UTILITIES, ETC.) THAT ARE TO REMAIN AND DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL INCORPORATE ALL EROSION CONTROL FEATURES INTO THE PROJECT PRIOR TO DISTURBING THE SOIL.
2. MINIMIZE SOIL EROSION BY MAINTAINING ALL EXISTING VEGETATIVE GROWTH WITHIN THE GRADING LIMITS FOR AS LONG AS PRACTICAL.
3. THE CONTRACTOR SHALL PROTECT ADJOINING PROPERTY INCLUDING PUBLIC UTILITIES, SANITARY SEWER, STORM DRAINAGE SYSTEMS, AND STREETS FROM ANY DAMAGE RESULTING FROM EARTH MOVING ACTIVITIES OR OTHER DEBRIS FROM PROJECT SITE. REPAIR DAMAGE IMMEDIATELY AT NO ADDITIONAL COST.
4. THE CONTRACTOR SHALL PREVENT ACCUMULATION OF EARTH, SILTATION, AND/OR DEBRIS ON ADJOINING PUBLIC OR PRIVATE PROPERTY FROM THE PROJECT SITE. REMOVE ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR PREVENTION.
5. THE CONTRACTOR SHALL PROVIDE TEMPORARY AND/OR PERMANENT SEEDING OF AREAS UPON COMPLETION OF GRADING AS SOON AS PRACTICAL. FINAL STABILIZATION MEANS ALL SOIL DISTURBING ACTIVITIES ARE COMPLETE AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% FOR THE AREA HAS BEEN ESTABLISHED OR AN EQUIVALENT STABILIZATION MEASURE.
6. IF CONSTRUCTION ACTIVITIES ARE NOT PLANNED TO OCCUR IN A DISTURBED AREA FOR AT LEAST 14 DAYS, THE AREA SHALL BE STABILIZED BY TEMPORARY SEEDING OR MULCHING IMMEDIATELY.
7. SILT FENCE SHALL BE INSTALLED AROUND ALL STOCKPILED TOPSOIL.

PLEASE INCLUDE THE FOLLOWING STANDARD NOTES ON ALL SITE DEVELOPMENT PLANS, PUBLIC IMPROVEMENT PLANS AND CONSTRUCTION DOCUMENTS
DIVISION 1–GENERAL PROVISIONS

1. ALL SITE CONSTRUCTION SHALL BE ACCORDING TO THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) PROGRAM SPECIFICATIONS, LATEST EDITION, AS SUPPLEMENTED BY CITY OF CEDAR RAPIDS REQUIREMENTS, UNLESS OTHERWISE NOTED ON THE DRAWINGS. A COPY OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) PROGRAM SPECIFICATIONS REFERENCED IN THESE PLANS CAN BE FOUND AT <http://www.iowasudas.org/>.
 2. IOWA CODE 480, UNDERGROUND FACILITIES INFORMATION, REQUIRES VERBAL NOTICE TO IOWA ONE–CALL 1–800–292–8989, NOT LESS THAN 48 HOURS BEFORE EXCAVATING, EXCLUDING WEEKENDS AND HOLIDAYS.
 3. THE CITY OF CEDAR RAPIDS IS RESPONSIBLE FOR INSPECTION WITHIN THE PUBLIC RIGHT–OF–WAYS. INSPECTIONS FOR PUBLIC WATER MAIN EXTENSIONS AND WATER SERVICES SHALL BE PROVIDED BY THE UTILITIES DEPT. INSPECTIONS FOR OTHER PUBLIC IMPROVEMENTS WILL BE PROVIDED BY THE CEDAR RAPIDS PUBLIC WORKS DEPARTMENT CONSTRUCTION ENGINEERING DIVISION. PROVIDE A MINIMUM OF 72 HOURS NOTICE PRIOR TO STARTING CONSTRUCTION.
 4. PLEASE REFER TO SUDAS 1070 2.07 FOR GENERAL UTILITY NOTES. ABANDONED UTILITIES NOT SHOWN ON THE PLANS MAY EXIST WITHIN THE CONSTRUCTION LIMITS. IF ENCOUNTERED, CONTRACTOR SHALL CONFIRM SAID UTILITIES ARE ABANDONED. CONTRACTOR IS RESPONSIBLE FOR REMOVING THESE LINES AS NECESSARY FOR CONSTRUCTION.
 5. CONTRACTOR SHALL VERIFY SANITARY AND STORM SEWER PIPE SIZES AND INVERTS PRIOR TO CONSTRUCTION AND PRIOR TO ORDERING MANHOLES AND/OR PIPE.
 6. CONTRACTOR SHALL REPAIR ALL FIELD/DRAIN TILES ENCOUNTERED DURING CONSTRUCTION AS SPECIFIED OR AT A MINIMUM TO ALLOW FLOW USING LIKE MATERIAL IN NEW CONDITION WITH CITY APPROVED CONNECTIONS. CONTRACTOR SHALL RECORD EXISTING TYPE, SIZE, LOCATION AND DEPTH OF ALL FIELD/DRAIN TILES ENCOUNTERED AND REPAIRED DURING CONSTRUCTION. PROVIDE DATA TO THE CITY FOR INCORPORATION INTO RECORD DRAWINGS.
 7. CONTRACTOR SHALL NOT STORE EQUIPMENT AND/OR MATERIALS WITHIN PUBLIC RIGHT–OF–WAY ON STREETS AND/OR ALLEYS OPEN TO TRAFFIC. CONTRACTOR SHALL PROVIDE AREAS AS NEEDED FOR STORAGE OF EQUIPMENT AND/OR MATERIALS.
 8. CONTRACTOR SHALL ASSIST THE CITY INSPECTOR WITH DAILY RECORD KEEPING INCLUDING DOCUMENTING ALL NECESSARY FIELD LOCATIONS AND MEASUREMENTS.
- DIVISION 5–WATER NOTES 3–21–2022:
1. ALL PERMITS SHALL BE SECURED AND FEES SHALL BE PAID PRIOR TO START OF CONSTRUCTION.
 2. CONTACT WATER ENGINEERING AT 319–286–5950 OR WATER–ENGINEERING ADMIN@CEDAR–RAPIDS.ORG TO SCHEDULE THE FOLLOWING WORK REQUESTS:
5–DAY MINIMUM NOTICE REQUIRED FOR:
•WATER CONSTRUCTION START AND STOP
48–HOUR MINIMUM NOTICE REQUIRED FOR:
•WATER SHUT–DOWN OR SUPPLY INTERRUPTION.
24–HOUR MINIMUM NOTICE REQUIRED FOR EACH OF THE FOLLOWING:
•WATER TAP 2 INCHES OR SMALLER.
•WATER TAP LARGER THAN 2 INCHES AND UP TO 12 INCHES.
•WATER MAIN FILL AND FLUSH.
•WATER MAIN DISINFECTION AND HYDROSTATIC TESTING.
•OTHER WATER DISTRIBUTION RELATED SERVICES.
 3. THE CONTRACTOR IS REQUIRED TO NOTIFY IOWA ONE CALL (1–800–292–8989) NOT LESS THAN 48 HOURS PRIOR TO EXCAVATION, EXCLUDING WEEKENDS AND LEGAL HOLIDAYS.
 4. CONSTRUCTION OF PUBLIC AND PRIVATE WATER SYSTEM IMPROVEMENTS REQUIRES AN APPROVED PLAN SET ON FILE AT THE CEDAR RAPIDS WATER DEPARTMENT ADMINISTRATION BUILDING, LOCATED AT 1111 SHAVER ROAD NE, PRIOR TO RECEIVING START–WORK APPROVAL.
 5. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE CEDAR RAPIDS WATER DIVISION FOR ANY VARIANCE FROM THE APPROVED PLAN.
 6. WATER MAIN INSTALLATION WILL BE INSPECTED BY CEDAR RAPIDS WATER DIVISION. THE WATER DIVISION SHALL OPERATE ALL SYSTEM VALVES AND FIRE HYDRANTS IN CONJUNCTION WITH THE WORK.
 7. WATER MAIN DESIGN, MATERIALS, INSTALLATION, DISINFECTION, AND TESTING MUST COMPLY WITH CEDAR RAPIDS STANDARD SUPPLEMENTAL SPECIFICATION TO STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS). THIS APPLIES TO ALL PUBLICLY AND PRIVATELY OWNED WATER MAINS AND SERVICE LINES ON THE DISTRIBUTION SIDE OF THE METER. FOR PUBLICLY ACCEPTED IMPROVEMENTS CONSTRUCTED AS PART OF A SUBDIVISION, THE CONTRACTOR MAY PURCHASE FIRE HYDRANTS AND VALVES FROM THE CITY PER CURRENT POLICY.
 8. REQUIREMENTS FOR SEPARATION OF WATER MAINS AND SEWERS IS CONTAINED WITHIN THE CEDAR RAPIDS STANDARD SUPPLEMENTAL SPECIFICATION TO SUDAS, SECTION 5910 PIPE AND FITTINGS 3.06.

9. CONTRACTOR SHALL INSTALL TRACER WIRE ON ALL PUBLICLY AND PRIVATELY OWNED WATER MAINS AND FIRE SERVICE LINES IRRESPECTIVE OF WATER MAIN MATERIAL. COMPLY WITH FIGURE 5910.102 FOR TRACER WIRE INSTALLATION. ENCASE ALL PIPE, VALVES, AND FITTINGS WITH POLYETHYLENE WRAP ACCORDING TO CEDAR RAPIDS STANDARD SUPPLEMENTAL SPECIFICATION TO SUDAS, SECTION 5910 PIPE AND FITTINGS 3.04.
 10. WATER MAINS AND LARGE SERVICES (4 INCH OR LARGER) OVER 20 FEET IN LENGTH ARE REQUIRED TO BE DISINFECTED, FLUSHED, FILLED AND PRESSURE TESTED IN ACCORDANCE WITH CEDAR RAPIDS STANDARD SUPPLEMENTAL SPECIFICATION TO SUDAS, SECTION 5930 TESTING AND DISINFECTION. DO NOT ALLOW HEAVILY CHLORINATED WATER TO REMAIN IN THE PIPELINE FOR MORE THAN 48 HOURS. THOROUGHLY FLUSH CHLORINATED WATER FROM THE PIPELINE UNTIL THE REPLACEMENT WATER WILL BE EQUAL IN QUALITY TO PERMANENT SOURCE OF SUPPLY THROUGHOUT THE LENGTH OF THE PIPELINE. NEUTRALIZE THE CHLORINATED WATER BY TREATING WITH SODIUM BISULFITE, SODIUM SULFITE, SODIUM THIOSULFATE OR EQUAL APPROVED CHEMICAL BEFORE DISPOSAL. THE CONTRACTOR IS RESPONSIBLE FOR WATER MAIN FLUSHING OPERATIONS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, VERIFYING PROCEDURES, PROVIDING ADEQUATE PERSONNEL AND EQUIPMENT, OBTAINING APPROVAL TO DISCHARGE INTO STORM OR SANITARY SEWERS, MONITORING SEWERS FOR BACK–UPS, MONITORING FLOW AND DECHLORINATION RESULTS. DISPOSAL OF HIGHLY CHLORINATED WATER SHALL BE IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL CODES.
 11. UNLESS SPECIFICALLY APPROVED OTHERWISE, ALL LATERAL CONNECTIONS TO EXISTING MAINS (4 INCH OR LARGER) THAT HAVE BEEN PREVIOUSLY TESTED AND TURNED INTO SERVICE SHALL UTILIZE A LIVE TAP WITH AN APPROVED TAPPING VALVE ASSEMBLY.
 12. ALL SERVICE TAP MATERIALS ARE TO BE FURNISHED BY THE CONTRACTOR. THE CEDAR RAPIDS WATER DIVISION WILL MAKE TAPS UP TO 12 INCHES USING CONTRACTOR SUPPLIED MATERIALS THAT COMPLY WITH CEDAR RAPIDS STANDARD SUPPLEMENTAL SPECIFICATION TO SUDAS. TAPS LARGER THAN 12 INCHES MUST BE MADE BY QUALIFIED CONTRACTOR WITH WATER DIVISION PERSONNEL ON SITE.
 13. WARRANTY: FOR THAT PORTION OF THE WATER SYSTEM IMPROVEMENTS THAT ARE TO BE ACCEPTED INTO THE PUBLIC WATER DISTRIBUTION SYSTEM, THE CONTRACTOR SHALL WARRANT THE WORKMANSHIP AND MATERIAL OF THE INSTALLED IMPROVEMENTS FOR A PERIOD OF FOUR (4) YEARS FROM DATE OF ACCEPTANCE AND SHALL FURNISH THE MUNICIPALITY WITH A MAINTENANCE BOND COVERING THE COST OF THE WATER IMPROVEMENTS FOR THAT PERIOD. NO WATER SERVICE SHALL BE PROVIDED PRIOR TO RECEIPT OF THE REQUIRED MAINTENANCE BOND.
 14. IF INSTALLATION OF A CASING PIPE IS REQUIRED, IT SHALL COMPLY WITH SUDAS STANDARD SPECIFICATIONS, SECTION 3020 –TRENCHLESS CONSTRUCTION, AND INCLUDE CASING SPACERS AND WATERTIGHT MECHANICAL RUBBER END SEALS.
 15. FOR ANY EXCAVATION WITHIN 6 FEET OF A MARKED 16 INCH OR LARGER WATER MAIN THE CONTRACTOR IS REQUIRED TO SCHEDULE STAND–BY WATER DIVISION PERSONNEL FOR THAT WORK. COORDINATE WITH THE WATER INSPECTOR ASSIGNED TO THE PROJECT OR CONTACT WATER ENGINEERING TO SCHEDULE WITH 24–HOUR MINIMUM NOTICE.
 16. FOR DIRECTIONAL DRILLING CROSSINGS OR INSTALLATIONS WITHIN 6 FEET OF A MARKED 16 INCH OR LARGER WATER MAINS THE CONTRACTOR IS REQUIRED TO LOCATE AND EXPOSE (POTHOLE OR VAC EXCAVATE) THE WATER MAIN AND WATER DIVISION PERSONNEL ARE TO BE ON SITE DURING THAT WORK. COORDINATE WITH THE WATER INSPECTOR ASSIGNED TO THE PROJECT OR CONTACT WATER ENGINEERING TO SCHEDULE WITH 24–HOUR MINIMUM NOTICE.
- ISSUED: MARCH 21, 2022
- DIVISION 8–TRAFFIC CONTROL NOTES
1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING DETAILED TRAFFIC CONTROL PLANS TO THE ENGINEER FOR ALL STAGES OF WORK. WRITTEN NOTICE SHALL BE PROVIDED TO THE ENGINEER AT LEAST 48 HOURS IN ADVANCE OF ROADWAY CLOSURES AND STAGE TRANSITIONS.
 2. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH SUDAS SECTION 8030 –TEMPORARY TRAFFIC CONTROL.
- DIVISION 9–EROSION CONTROL NOTES
1. CONTRACTOR SHALL FURNISH AND MAINTAIN EROSION CONTROL AND WATER QUALITY SYSTEMS PER THE PLAN SWPPP. TO SATISFY THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT, THE CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN THE TEMPORARY EROSION AND SEDIMENT CONTROL SYSTEMS. CONTRACTOR SHALL ALSO PREPARE, PROVIDE, AND MAINTAIN A STORMWATER POLLUTION PREVENTION PLAN PER SUDAS 9040.
 2. CONTRACTOR AND ALL SUBCONTRACTORS WORKING ON THE SITE SHALL SIGN THE NPDES PERMIT AS CO–PERMITEES PRIOR TO CONDUCTING ANY LAND DISTURBING ACTIVITIES ON THE SITE.
 3. CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL EXISTING AND CONSTRUCTED DRAINAGE CHANNELS AND DRAINAGE STRUCTURES. CONTRACTOR IS LIABLE FOR ALL DAMAGE TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN THE HANDLING OF STORM WATER FLOWS DURING CONSTRUCTION. EXTRA GRADING WORK NECESSARY TO MAINTAIN POSITIVE DRAINAGE WITHIN THE CONSTRUCTION LIMITS IS CONSIDERED INCIDENTAL TO CONSTRUCTION OR RELATED BID ITEMS.

1118 Andersen Ave NW SWPPP
Cedar Rapids, Iowa 52404

Project #629425-10
NPDES#46810-46386

STORM WATER POLLUTION PREVENTION PLAN FOR
1118 Andersen Ave NW
Cedar Rapids, Johnson County, IA 52404
SW ¼ SEC 4-T81N-R7W

PROJECT OWNER:
E-C Investments, LLC

PREPARED BY:
Brain Engineering, Inc.
Douglas Brain
1540 Midland CT NE
Cedar Rapids, Iowa 52402
319-294-9424
doughb@brain-eng.com

PROJECT SUPERINTENDENT:
Nelson Industrial Construction & Engineering
T.J. Trudeau
South Sioux City
NE 68776
[712-899-6968](tel:712-899-6968)

tj@nelson-industrial.com

General Contractor

EROSION CONTROL INSPECTOR & SWPPP CONTACT:

COMPANY: _____

CONTACT PERSON: _____

ADDRESS: _____

TELEPHONE: _____

EMAIL: _____

EROSION CONTROL INSPECTOR QUALIFICATIONS:

SWPPP Prepared Date: 11/25/25 Estimated Start Date: 12/2/25 Estimated Completion Date:

IMPORTANT NOTICE

NOTE: This Storm Water Pollution Prevention Plan (SWPPP) shall be kept on the construction site at all times from the date construction activities begin to the date of final stabilization. All operators/contractors working onsite must sign the certificate statement provided and will become co-permittees on the NPDES General Permit No. 2 for this site. All operators/contractors working onsite shall be supplied a copy of the SWPPP and must be familiar with its contents. The SWPPP must be periodically updated to show current erosion control practices. Updated versions of the SWPPP will be provided to all of the operators/contractors whom are affected by the changes made to the SWPPP. It will be the duty of the Permittee (OWNER or general contractor) to see that these requirements are met.

1. SITE DESCRIPTION

- a. Contractor shall be responsible for implementation of this Storm Water Pollution Prevention Plan (SWPPP) within the area identified on the Site Construction Plans.
- b. In addition to the requirements of this SWPPP, Contractor shall comply with all requirements of the General Permit No. 2 and with applicable Iowa DNR and US EPA regulations.
- c. Site Description:
 - i. The parcel is located at 1118 Andersen Ave NW, Cedar Rapids, Johnson County, Iowa. Located in the SW ¼ Section 4-T81N-R7W. The development will have access off Andersen Ave NW.
 - ii. The project will involve grading of the site, building construction, paving, and utilities. The site is 9.4 acres and 4 acres of the site to be disturbed during construction activities. Development is for a commercial building. The existing runoff coefficient 0.55. The developed runoff coefficient is 0.80 – Rational Method. Storm water management will be provided offsite and not be used as a sediment basin.
 - iii. The intended sequence of major activities is as follows:
 1. Initial Land Disturbance (install the erosion control measures show on site plan after obtaining all necessary permits and prior to beginning mass grading the site and described below):
 - a. Install stabilized construction entrance off Andersen Ave. NW prior to mobilizing construction equipment. Provide temporary or permanent culvert under construction entrance. Provide temporary sediment control at inlet of culvert. Establish contractor staging area. Require all construction equipment and personal vehicles to utilize the stabilized construction entrance.
 - b. Install perimeter silt fence.
 - c. Install inlet protection on storm sewer intake on Andersen Ave. NW
 - d. Erect silt fence around all topsoil and grubbed vegetation stockpiles
 - e. Preserve existing vegetation in areas not needed during site construction.
 - f. Immediately stabilize areas with temporary seeding that construction is not planned to occur on within 14 days.
 2. Site Construction (install the erosion control measures shown on Site Plan and described below during site construction):
 - a. Grubbing, topsoil stripping and stockpiling.
 - b. Immediately stabilize areas with temporary seeding that construction is not planned to occur on within 14 days.
 - c. If topsoil and excess soil stockpile(s) are not planned to be disturbed for at least 14 days, the stockpiles shall be stabilized with temporary seeding immediately.

- d. Earthwork – driveway grading, drainage swales, detention basin and lot grading.
 - e. Erect additional silt fence around excess soil stockpiles.
 - f. Install mulch sock ditch checks in the newly constructed swales.
 - g. Install concrete washout(s) prior to beginning any construction with concrete.
 - h. Immediately stabilize areas with temporary seeding that construction is not planned to occur on within 14 days.
 - i. Install utilities and install inlet protection around new storm sewer inlets immediately after they are constructed.
 - j. Immediately stabilize areas with temporary seeding that construction is not planned to occur on within 14 days.
 - k. Installation of granular base.
 - l. Maintain concrete washout and/or install additional washout if insufficient volume remains.
 - m. Installation of concrete paving.
 - n. Immediately stabilize areas with temporary seeding that construction is not planned to occur on within 14 days.
 - o. After paving, reinstall inlet protection in storm sewer intakes (if the protection was removed for paving construction).
3. Final Grading (install the erosion control measures shown on Plan of Improvements and described below during final grading & stabilization as described below):
 - a. Place topsoil and final grade disturbed areas on the site.
 - b. Seed and mulch all disturbed areas with permanent seeding. Apply Fertilizer only in the minimum amounts recommended by the manufacturer. Fertilizers shall be worked into the soil to limit exposure to storm water.
 - c. Install temporary rolled erosion control mat along slopes steeper than 4:1 and drainage swales.
 - d. Maintain or reinstall inlet protection measures around all storm inlets as necessary.
 - e. Maintain or reinstall silt fence around the site as necessary.
4. The Drawing of the Site Plan improvements for the project are included in the appendix of this SWPPP show and note the following:
 - a. Drainage patterns.
 - b. Approximate slopes after major grading.
 - c. Areas of soil disturbance.
 - d. Locations of structural controls.
 - e. Locations of non-structural controls.
 - f. Locations of areas to be stabilized.
 - g. Surface drainage ways.
5. Storm water runoff from the development site drains west and then to unnamed tributary to McAllister Creek to the Iowa River.
6. Potential Sources of Pollution

- a. Pollutants that result from clearing, demolition, grading, excavation, and paving and building materials, that have the potential to be present in storm water runoff are as listed:
 - i. Pesticides
 - ii. Fuel
 - iii. Lubricants
 - iv. Concrete
 - v. HDPE and concrete pipe and fittings
 - vi. Latex concrete curing compounds
 - vii. Fertilizers
 - viii. Cleaning solvents
 - ix. Curing compounds
 - x. Wastewater from construction
 - xi. Cleaning solvents
 - xii. Concrete
 - xiii. Asphalt
 - xiv. Adhesives
 - xv. Gypsum board
 - xvi. Joint compound
 - xvii. Paints
 - xviii. Hydraulic fluids
 - xix. Anti-freeze
 - xx. Soil erosion

However, this Plan 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 Plan and the Project Owner. Potentially, this runoff may contain various pollutants that are related to site- specific uses such as agricultural, commercial and industrial.

- b. The following areas were identified and evaluated as potential sources of storm water contamination:
 - i. Storm System Inlets
 - ii. Storm Sewer
 - iii. Access Roads
 - iv. Material Storage
 - v. Construction Soil Stockpiles and Staging Areas
 - vi. Exposed, disturbed soils (before stabilization)

2. Controls

- a. All temporary erosion and sediment control, temporary seeding, and dust control shall be completed in accordance with this SWPPP, the Site Plan and Section 9040 of the SUDAS Standard Specifications or as approved by the Johnson County and City of Cedar Rapids supplements to SUDAS. Copies of the Drawings of the Site Plan, grading and erosion control plan and specifications are included in the Appendix.
- b. All permanent seeding shall be completed in accordance with this SWPPP, the Plan of Improvements and Section 9010 of the SUDAS Standard Specifications. The permanent seed mixtures for use on all disturbed areas not to be hard surfaced or permanently

mulched are indicated on the Site Plan. Copies of the plans are included in the Appendix.

- c. The Contractor shall limit the surface area of erodible earth during construction activities to the maximum extent possible. The Contractor shall provide immediate permanent or temporary pollution control measures to prevent contamination of adjacent streams of other watercourses, lakes, ponds, or other areas of water impoundment as shown on the plans and described in these specifications. If construction activities, site conditions or design modifications require additional erosion control measures, this SWPPP will be amended appropriately by the Contractor. Amendments shall be documented in the Corrective Action Log included in the Appendix.
- d. Prior to beginning clearing, grubbing, topsoil stripping or grading, the Contractor shall install the stabilized rock construction entrance off Andersen Ave NW as indicated in the Plan. Add gravel as necessary to minimize off-site tracking and dust generation. If vehicles are entering or exiting the site at points other than the construction entrance, the Contractor shall install fencing or flagging to direct traffic to the stabilized construction entrance. Protect storm sewer under temporary construction entrance. Clean any sediment deposited on the public street within 24-hours of it being deposited.
- e. Prior to beginning clearing, grubbing, topsoil stripping or grading, the Contractor shall install the perimeter silt fence as indicated on Site Plan. Silt fence may be used as long as it effectively prohibits sediment from leaving the site.
- f. Prior to beginning clearing, grubbing, topsoil stripping or grading, the Contractor shall install a silt fence sediment barrier around the existing retention basin as indicated.
- g. Prior to beginning vegetation grubbing and topsoil stripping, the Contractor shall install the temporary silt fence around the topsoil stockpile area as indicated in Plan. Silt fence may be used as long as it effectively keeps erosion within the topsoil stockpile area.
- h. If any additional excess soil stockpiles are required, the Contractor shall install temporary erosion controls around their locations prior to placing the excess soil. Silt fence may be used as long as it effectively keeps erosion within the stockpile area(s). The Contractor shall make note of the locations of any excess soil stockpiles on the Site Grading & Erosion Control Plan and document this in the Corrective Action Log included in the Appendix.
- i. Immediately apply temporary stabilizing seeding on topsoil stockpile(s) and any other necessary excess soil stockpile(s) that will not be disturbed for at least 14 days.
- j. The Contractor shall stockpile topsoil & excess excavated soil within the areas indicated in plans.
- k. If topsoil and/or excess soil stockpiles are not located where shown on the Site Plan, the Contractor shall install temporary erosion controls around the stockpile locations prior to beginning any earth disturbing activities and shall amend this SWPPP appropriately. Amendments shall be documented in the Corrective Action Log included in the Appendix. Silt fence may be used as long as it effectively keeps erosion within the stockpile areas.
- l. The Contractor shall not use existing storm water management basin for sediment control
- m. . Remove any sediment in the bottom of the basin as required during and after construction.

- n. The Contractor shall temporary seed and mulch the steep slopes (6:1 & steeper) on the project site immediately after rough grading and utility installations in these areas are complete.
- o. Mulch sock ditch checks may be used if they effectively keep sediment out of the storm sewer and detention basin.
- p. Prior to beginning any construction with Portland cement concrete (i.e. streets, drives, foundations, parking lots, etc.), the Contractor shall install the concrete washout(s) as indicated in Plan and ensure concrete suppliers and contractors use them. The concrete washout(s) shall remain in place and effectively utilized until all construction with Portland cement concrete is completed. Only then may the concrete washout(s) be removed and properly disposed of. The Contractor shall ensure that all Portland cement concrete suppliers and subcontractors utilized the washout(s) for equipment washing and wet concrete disposal. The concrete washout shall be clearly marked with a sign and the general contractor shall inform all workers of the location of the concrete washout to ensure that it is used.
- q. Immediately after each new storm sewer inlet is constructed, the Contractor shall install temporary sediment controls at the new inlets. The Contractor shall use the low area around each protected storm sewer inlet as a temporary sediment basin during construction. The silt fence sediment barrier inlet protection devices may be used as long as each effectively prohibits sediment from entering the intakes and inlet structures. The silt fence sediment barriers are to remain in place and be maintained until paving construction for those intakes within paved areas or until permanent stabilization for those intakes within lawn areas.
- r. Preserve existing vegetation in areas not needed for construction to the maximum extent possible.
- s. During construction control dust spreading from all work and staging areas. The contractor shall apply necessary moisture to the construction area and temporary haul roads to prevent the spread of dust.
- t. As areas reach their final grade, additional silt fences, silt basins, intercepting ditches, sod flumes, letdowns and earth dikes shall be installed as specified in the plans and/or as required by site conditions or the owner's representative. This includes using silt fence as ditch checks and to protect intakes. If construction activities, site conditions or design modifications require additional erosion control measures, this SWPPP will be amended appropriately by the Contractor. Amendments shall be documented in the Corrective Action Log included in the Appendix.
- u. If topsoil spreading and permanent seeding will not proceed immediately after completion of finish grading, temporary stabilizing seeding shall be completed as soon as practicable. If construction activity is not planned to occur in a disturbed area for at least 14 days, the area shall be stabilized by temporary seeding or mulching immediately.
- v. As soon as is practicable after completion of the utility and pavement installations, the Contractor shall furnish & spread a minimum of 8-inches of topsoil over all disturbed areas not hard surfaced. After fine grading of the topsoil respread areas, the Contractor shall install permanent seed and mulch in these areas as indicated in the Site Plan and in accordance with the requirements of Section 9010 Sudas Standard Specification. The seeding contractor shall maintain the seeding until all of the disturbed areas are

stabilized with a permanent and uniform perennial vegetative cover. The minimum maintenance period is 30 days.

- w. After topsoil spreading has been completed, the Contractor shall install the temporary rolled erosion control products (RECP's) in those areas indicated on the Site Plan immediately after final seeding (including fertilizing) is completed in those areas.
- x. If sediment is deposited outside the project limits, or within newly constructed or existing storm sewer facilities, the Contractor shall be responsible to remove the sediment from the location(s) in which it is deposited within 24 hours of the occurrence.
- y. No waste will be disposed of on-site. Good housekeeping measures are to be implemented to eliminate materials, materials packaging, and other litter from leaving the project site.
- z. Off-site tracking of sediment will be minimized by limiting construction traffic entering and exiting the site to using the stabilized construction entrance(s). The Contractor shall remove tracked sediment from adjacent streets within 24 hours of it being deposited on the adjacent streets and additionally if visible tracking is observable. If vehicles are entering or exiting the site at points other than the construction entrance(s), fencing or flagging shall be installed to direct traffic to the stabilized construction entrance(s).
- aa. The Contractor shall dispose of unused construction materials and construction material wastes in compliance with applicable state and local waste disposal, sanitary sewer, or septic system regulations. In the event of a conflict with other governmental laws, rules, or regulations, the more restrictive laws, rules, or regulations shall apply.
- bb. Sanitary waste will be removed from "porta potties" a minimum of once per week to avoid overflowing. The "porta pottie" is to be located in the contractor's staging, material storage and equipment storage area as indicated on Site Plan, for accessible access to site contractors and for cleaning and pumping purposes. The Contractor shall securely stake down the "porta pottie" immediately after it is installed.
- cc. Fertilizers will be applied only in the minimum amounts recommended by the manufacturer. Fertilizers will be worked into the soil to limit exposure to storm water. Fertilizers will be stored in a covered shed and partially used bags will be transferred to a sealable bin to avoid spills.
- dd. All vehicles on site will be monitored for leaks and receive regular preventive maintenance to reduce the chance of leakage. Petroleum products will be stored in tightly sealed containers which are clearly labeled. Spill kits including oil absorbing diapers will be included with all fueling sources and maintenance activities.
- ee. Any asphalt substances used onsite will be applied according to the manufacturer's recommendation.
- ff. All paint containers and curing compounds will be tightly sealed and stored when not required for use. Excess paint will not be discharged to the storm system, but will be properly disposed according to the manufacturer's instructions.
- gg. Materials and equipment necessary for spill cleanup will be kept in the temporary material storage trailer onsite. Equipment will include, but not be limited to, oil absorbing diapers, brooms, dust pans, mops, rags, gloves, goggles, kitty litter, sand, saw dust, and plastic and metal trash containers.
- hh. Site activities will be in general conformity with the project's Site Plan as approved by State and local officials.

- ii. During the course of this project, it is possible that situations will arise where unknown materials will be encountered. When such situations are encountered, they will be handled according to all federal, state, and local regulations in effect at the time.
 - jj. If construction activities, site conditions or design modifications require additional erosion control measures, the contractor shall provide additional erosion control measures to control erosion and prevent sediment from leaving the site. If modifications are required, this SWPPP will be amended appropriately by the Contractor. Amendments shall be documented in the Corrective Action Log included in the Appendix.
- 3. Post Construction Controls
 - a. After construction, all disturbed areas on the site not hard surfaced will have a minimum of 8" of topsoil respread and either be seeded with a permanent seed mixture, or permanently mulched (shredded wood, rip-rap, or decorative rock) to minimize runoff and erosion from the site. Only when all construction activities have been completed and soils have been stabilized, the perimeter controls (silt fence, ditch checks, etc.) can be removed.
 - b. All new storm sewer pipe outlets shall discharge onto a erosion control blanket or riprap to dissipate energy and prevent erosion.
- 4. Inspection
 - a. Inspections shall be provided by the Contractor's "qualified personnel", meaning those individuals capable enough and knowledgeable enough to perform the required functions adequately well to ensure compliance with the relevant permit conditions and requirements in the Iowa Administrative Code. Qualified personnel shall inspect disturbed areas of the construction site that have not been fully stabilized at least once every seven (7) calendar days. The Storm Water Inspection Sheet included in the Appendix of this SWPPP shall be completed for all inspections. All inspection reports shall be made available to authorized personnel from the City of Belle Plaine, Iowa Department of Natural Resources, and/or the Environmental Protection Agency within three hours of request.
 - b. Silt fence shall be inspected for depth of sediment, tears, to see if the fabric is securely attached to the fence post, to see if water is eroding under or around the silt fence, and to see if the posts are securely in the ground.
 - c. Disturbed areas and areas used for the storage of materials that are exposed to precipitation shall be observed for evidence of, or the potential for, pollutants entering the drainage system.
 - d. Inlet protection devices and other structural control measures shall be inspected for depth of sediment and observed to ensure that they are operating correctly.
 - e. Accessible discharge point shall be observed to determine effectiveness in preventing significant impacts to receiving waters. In particular, the Contractor shall inspect the point discharge location as described in Part 1 of this SWPPP and shown on Site Plan included in the Appendix.
 - f. Adjacent existing storm sewer intakes & culverts shall be observed to determine effectiveness in preventing significant impacts to receiving waters.
 - g. Locations where vehicles enter or exit the site shall be observed for evidence of off-site sediment tracking. If vehicles are entering or exiting the site at points other than the

construction entrance(s), fencing or flagging shall be installed to direct traffic to the stabilized construction entrance(s).

- h. Temporary and permanent seeding shall be inspected for bare spots and washouts.
 - i. Based on the results of the inspection, pollution prevention measures identified in the plan shall be repaired at the construction site as appropriate as soon as practicable after the inspection and to the plan as soon as practicable after the inspection but in no case more than 7 calendar days following the inspection. If the permittee determines that making these changes at the construction site or to the plan less than 72 hours after the inspection is impracticable, the permittee shall document in the plan why it is impracticable and indicate an estimated date by which the changes will be made.
 - j. Results of these inspections shall be recorded on copies of the inspection form provided with this Storm Water Pollution Prevention Plan or other standard format and kept in the Contractor's field office as a part of this SWPPP until the project is completed.
 - k. Copies of the plan, all inspection reports, and certifications prepared by the Contractor shall be forwarded to the Owner.
5. Maintenance
- a. The Contractor is required to maintain all temporary erosion control measures in proper working order, including cleaning, repairing, or replacing them until final stabilization. "Final Stabilization" means that all soil disturbing activities at the site have been completed, and that a uniform perennial vegetative cover with a density of 70%, sufficient to preclude erosion, for the entire disturbed area of the permitted project has been established or equivalent stabilization measures have been employed or which has been returned to agricultural production.
 - b. Sediment shall be removed from silt fence and/or filter socks when the devices have lost 50% of their capacity. Sediment removal will include disposal in a location where it will not erode into construction areas or water courses. An alternative to this is installing new silt fence or filter sock immediately adjacent and upstream to the filled device, leaving the filled device in place.
 - c. Remove all accumulated sediment and debris from the surface and vicinity of each inlet protection device after each storm event. Remove the sediment that has accumulated within the containment area when it has accumulated to 2-inches or more in depth.
 - d. Sediment deposits shall be removed silt fence sediment barriers at storm pipe inlets and storm sewer intakes when the devices have lost 50% of their capacity and the storage restored to their original dimensions. Sediment removal will include disposal in a location where it will not erode into construction areas or water courses.
 - e. The contractor shall repair any erosion control devices damaged during construction. All repairs, substitutions, additions and modifications to erosion control methods or sediment control methods shall be documented in the weekly inspection report.
 - f. Clean gravel shall be added to the stabilized construction entrances when they have lost their ability to limit off-site tracking of sediment.
 - g. Concrete shall be removed from a concrete washout and its volume restored, or the washout completely replaced, when it has lost 75% of its capacity.
 - h. Add seed and fertilizer where bare spots are apparent in the areas that have been temporarily seeded. Grade and reseed washouts and ruts in the areas that have been temporarily stabilized.
 - i. Grade and re-seed washouts and ruts in areas that have been permanently stabilized.

6. Non-Storm Water Discharges

- a. It is anticipated that there will be non-storm water discharges that are combined with storm water discharges associated with industrial activity from construction activities. The sources of these non-storm water discharges will include, but are not limited to: discharges from fire hydrant flushings; water line flushings; subdrains/tiles; foundation/footing drains and pavement wash waters.
- b. Fire hydrant and water line flushing water shall be discharged in accordance with the SUDAS Standard Specifications.
- c. The discharge velocity at the outlets of subdrains/tiles, foundation/footing drains and roof downspouts discharging to grade shall be dissipated by the use of splash pads or an erosion stone blanket.
- d. Pavement washing shall be completed without detergent.
- e. For dust control, only use enough water to thoroughly wet the surface, but not enough water to create runoff that could carry sediment away.

7. Implementation and Certification

- a. The Contractor is responsible for the implementation and maintenance of all measures identified in this SWPPP.
- b. If construction activities, site conditions or design modifications require additional erosion control measures, this SWPPP will be amended appropriately by the Contractor. Amendments shall be documented in the corrective action log included in the Appendix.
- c. The Erosion Control Plan and Storm Water Pollution Prevention Plan (SWPPP) are living documents and are subject to revisions during the active phase of construction. A City of Cedar Rapids, Johnson County representative and/or a representative from the Iowa DNR and/or the US EPA may instruct the General Contractor to install additional and/or replace existing BMP's in order to accommodate site specific conditions. While a specific element associated with sediment control, erosion control, or stormwater management may not be directly addressed in the SWPPP, all elements related to sediment control, erosion control, and stormwater management must be adequately addressed on the entire site, at all times.
- d. Contractor and all subcontractors are required to sign the certification statement one (1) week prior to the start of construction. A copy of this certification statement is included in the Appendix.
- e. The signed copies of the certification statement shall be kept with this SWPPP in the Contractor's field office until the project is completed.
- f. A copy of this SWPPP, including all reports required by the SWPPP shall be maintained at the construction site by the Contractor from the date of project initiation to the date of final stabilization.
- g. A sign/notice must be present on the site with a copy of Notice of Intent to the IDNR and the location of SWPPP or contact information for scheduling viewing times of SWPPP not present on site. SWPPP to be presented to interested party within three hours of being notified.
- h. The following items must be completed prior to beginning any construction work:
 - i. The Contractor shall completely fill out the blank lines with the appropriate information on the Cover and in Part 7 of this SWPPP.
 - ii. The Contractor shall submit for and obtain an NPDES General Permit No. 2 from the Iowa Department of Natural Resources for this project. Draft copies of the

Notice of Intent and Public Notice are included in the Appendix of this SWPPP. The Contractor shall complete the Notice of Intent and submit it to the Iowa Department of Natural Resources to apply for an NPDES General Permit No. 2. The Contractor shall complete the Public Notice and have it published for at least one day, in one paper with the largest circulation in the area in which the facility is located, and include the Proof of Publication issued by the newspaper with the Notice of Intent submitted to the Iowa DNR. The Contractor shall insert copies of the NPDES Permit issued by the Iowa DNR, the signed Notice of Intent and the Public Notice Proof of Publication into the Appendix of this SWPPP at the appropriate page markers.

- iii. The Contractor and Subcontractors shall complete and sign "Contractor/Subcontractor Certifications" and insert them into the Appendix of this SWPPP. A blank certification is included in the Appendix of this SWPPP for the Contractor's use.
- iv. The Contractor shall complete and submit any necessary grading and erosion control permits required by the City of Belle Plaine.
- i. The following contractors must be recorded in this SWPPP and each must sign a copy of the contractor/subcontractor certification statement included in the appendix.
 - i. Grading Contractor _____
 - ii. Silt Fence Contractor _____
 - iii. Seeding Contractor _____
 - iv. Underground Utility Contactor _____
 - v. Paving Contractor _____
 - vi. Other _____
- j. The following dates must be recorded in the SWPPP:
 - i. Start of Major Grading Activities _____
 - ii. Installation of Erosion Control Measures _____
 - iii. Temporary Breaks and Starts in Construction Activity _____
 - iv. Initiation of Stabilization Measures _____
 - v. Final Stabilization _____
- k. A copy of this SWPPP, including all reports required by the SWPPP and records of all data used to complete the Notice of Intent to be covered by the permit, will be kept for a period of at least three (3) years from the date that the site is finally stabilized.

Spill Control Practices

In addition to good housekeeping and material management practices discussed in the previous sections of this plan, the following practices will be followed for spill prevention and cleanup:

- Manufacturers' recommended methods for spill cleanup shall be followed and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.
- Materials and equipment necessary for spill cleanup will be kept in the material storage area onsite. Equipment and materials will include but not limited to brooms, dustpans, mops, rags, gloves, goggles, cat litter, sand, sawdust, and plastic and metal trash containers specifically for this purpose.
- All spills will be cleaned up immediately after discovery.
- The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.
- Spills of toxic or hazardous material will be reported to the appropriate State or local government agency, regardless of size.
- The spill prevention plan will be adjusted to include measures to prevent this type of spill from recurring and how to clean up the spill if there is another one. A description of the spill, what caused it, and the cleanup measures will also be included.
- The SWPPP Inspection Contractor will be the spill prevention and cleanup coordinator. They will designate other site personnel who will receive spill prevention and cleanup training. These individuals will each become responsible for a particular phase of prevention and cleanup. The names of responsible spill personnel will be posted in the material storage area and in the office trailer onsite.

In the event of a spill, one or more of the following shall be contacted:

- Johnson County Emergency Management Department (319-356-6700)
- Emergency services (police, ambulance service): 911
- IDNR 24-hour release reporting hotline: (515) 725-8694
- Johnson County Health Department at (319) 356-6040

CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS

The Plan of Improvements and this document were prepared in accordance with published documents by the Environmental Protection Agency and the Iowa Department of Natural Resources and local requirements.

SWPPP Plan Revisions

The following items are to be added to the SWPPP plan when their location becomes known (as applicable):

- Hazardous materials/chemical storage locations
- Portable toilets
- Garbage/recycling facilities used for construction waste
- Job trailer
- Snow stockpiles
- Soil stockpile
- Other relevant items required during site construction activities

Material Management Practices

The following are the material management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances to storm water runoff.

Good Housekeeping:

The following are good housekeeping practices to be followed onsite during the construction project.

- An effort will be made to store only enough product required to do the job.
- All material stored onsite will be stored in a neat, orderly manner in their appropriate containers and, if possible, under a roof or other enclosure.
- Products will be kept in their original containers with the original manufacturer's label.
- Substances will not be mixed with one another unless recommended by the manufacturer.
- Whenever possible, all of a product will be used up before disposing of the container.
- Manufacturer's recommendations for proper use and disposal will be followed.
- The site superintendent will inspect daily to ensure proper use and disposal of materials onsite.

Hazardous Products:

These practices are used to reduce the risks associated with hazardous materials.

- Products will be kept in original containers unless they are not re-sealable
- Original labels and material safety data will be retained; they contain important product information.
- If surplus product must be disposed of, manufacturers' or local and State recommended methods for proper disposal will be followed.

Product Specific Practices

Petroleum Products:

All onsite vehicles will be monitored for leaks and receive preventative maintenance to reduce the chance of leakage. Petroleum will be stored in tightly sealed containers that are clearly labeled. Any asphalt substances used onsite will be applied according to the manufacturer's recommendations.

Fertilizers:

Fertilizers used will be applied only in the minimum amounts recommended by the manufacturer. Once applied, fertilizer will be worked into the soil to limit exposure to storm water. Storage will be in a covered shed. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid spills.

Paints:

All containers will be tightly sealed and stored when not required for use. Excess paint will not be discharged to the storm sewer system but will be properly disposed of according to manufacturer's instructions or State and local regulations.

Concrete Trucks:

Concrete trucks will not be allowed to wash out or discharge surplus concrete or drum wash water on site, except at the specified containment area or into a properly designed receptacle.

OWNER CERTIFICATION

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information including the possibility of fine and imprisonment for knowing violations."

E-C Investments, L.L.C.

By: _____

Title: _____

Date: _____

CONTRACTOR CERTIFICATION

"I certify under penalty of law that I understand the terms and conditions of the general National Pollutant Discharge Elimination System (NPDES) permit that authorizes the storm water discharges associated with industrial activity from the construction site as part of this certification. Further, by my signature, I understand that I am becoming a co-permittee, along with the owner(s) and other contractors and subcontractors signing such certifications, to the Iowa Department of Natural Resources NPDES General Permit No. 2 for "Storm Water Discharge Associated with Industrial Activity for Construction Activities" at the identified site. As a co-permittee, I understand that I, and my company, are legally required under the Clean Water Act and the Code of Iowa, to ensure compliance with the terms and conditions of the storm water pollution prevention plan developed under the NPDES permit and the terms of this NPDES permit"

Contractor Name: _____

Contractor Contact: _____

Professional Service Provided: _____

Contractor Address: _____

Contractor Phone: _____

Signature:

By: _____

Title: _____

Date: _____

1118 Andersen Ave NW SWPPP
Cedar Rapids, Iowa 52404

Project #629425-10
NPDES#46810-46386

Appendix

1. Storm Water Inspection Sheet and Corrective Action Log
2. NPDES Permit
3. Site Plan
4. Sections 9010 and 9040 SUDAS
5. Notice of Discontinuation

1118 Andersen Ave NW SWPPP
Cedar Rapids, Iowa 52404

Project #629425-10
NPDES#46810-46386

Date: _____

Project: 1118 Andersen Ave NW, Cedar Rapids, Johnson County, Iowa

DNR Authorization Number: _____

Checklist Items:

1. Perimeter of work area secured with silt fence, filter sock or diversion dike?

_____ Yes	Comments & Observations:
_____ No	_____
_____ N/A	_____

2. Wood Excelsior matting in proper condition?

_____ Yes	Comments & Observations:
_____ No	_____
_____ N/A	_____

3. Check dams, temporary sediment traps and basins installed and functional?

_____ Yes	Comments & Observations:
_____ No	_____
_____ N/A	_____

4. Construction entrances installed and functional? No excessive dirt or mud on streets?

_____ Yes	Comments & Observations:
_____ No	_____
_____ N/A	_____

5. Graded areas stabilized with seeding and/or mulching? Note any rutting, washouts, etc.

<input type="checkbox"/> Yes	Comments & Observations:
<input type="checkbox"/> No	_____
<input type="checkbox"/> N/A	_____

6. All inlets protected with silt fence and are inlet protections functional?

<input type="checkbox"/> Yes	Comments & Observations:
<input type="checkbox"/> No	_____
<input type="checkbox"/> N/A	_____

7. Storm outfalls clean, no undermining, no erosion, and no silt discharge apparent?

<input type="checkbox"/> Yes	Comments & Observations:
<input type="checkbox"/> No	_____
<input type="checkbox"/> N/A	_____

EROSION & SEDIMENT CONTROLS INSPECTION REPORT

8. Other Comments and Observations? (Also include any non-sediment pollutions observations)

Deficiencies Found, Additions, Required, and Locations:

Contractor Notification (Name and Date):

Corrective Action and Date Completed (completed within 3 days of Inspection)

1.

2.

3.

4.

5.

Inspector's Signature:

 Date:

Contractor's Signature:

 Date:
