

Office Use Only	11-30-21	\$ 250	P2C-21-28156
	Date Filed	Fee	Application Number



JOHNSON COUNTY, IOWA

APPLICATION FOR: SITE PLAN REVIEW

In accordance with chapter 8:1.25 of the Johnson County Unified Development Ordinance, a site plan shall be reviewed prior to issuance of a building permit in the RR, C, CH, AG-T, C-AG, ML, MH, and SWDRR zoning districts, and prior to commencing certain conditional uses permitted by the Board of Adjustment where required by Chapter 8:1.23.

Proposed Use of Structure(s): Additional Rickhouse for whiskey storage and general warehouse

Address of Location: 1442 Marak Rd NW

Subdivision Name and Lot Number: Lot 2 S & K Subdivision

Current Zoning: CH **Parcel Number:** 0308478002

NOTE: Complete Site Plan applications are not subject to the standard filing deadlines for development applications and may be submitted at any time. Once complete, they will be placed on the next available Board of Supervisors' Formal Agenda.

PLEASE PRINT OR TYPE

The undersigned affirms that the information provided herein is true and correct. If applicant is not the owner, applicant affirms that the owner(s) of the property described on this application consent to this application being submitted, and said owners hereby give their consent for the office of Johnson County Planning, Development, and Sustainability to conduct a site visit and photograph the subject property.

Quint Holdings, LLC

Name of Owner

Jeff Quint

Name of Applicant (if different)

1415 Marak Road NW Swisher, IA 52338-9574

Applicant Street Address (including City, State, Zip)

319-551-6502

Applicant Phone

Jeff Quint <jeff@cedarridgewhiskey.com>

Applicant Email

[Signature]

Applicant Signature

See back page for Application Submittal Requirements and Checklist



MMS Consultants, Inc.

Experts in Planning and Development Since 1975

1917 S. Gilbert Street
Iowa City, Iowa 52240

319.351.8282

mmsconsultants.net
mms@mmsconsultants.net

November 23, 2021

Project #8909-007

Johnson County Planning, Development & Sustainability
913 S Dubuque
Iowa City, IA 52240

Re: Cedar Ridge Rickhouse Expansion – Parcel 0308478002

Dear Nate;

Cedar Ridge Winery is wishing to expand their storage and warehouse facilities along the north side of Marak Road. In 2018, a Site Plan was approved for an office and 3 rickhouses on this parcel. The third rickhouses was just completed this month. Cedar Ridge is requesting to add 2 more rickhouses for whiskey storage along with an additional warehouse for general use.

Calculations for future parking are being formulated based on the proposed building sites and uses. A Sensitive Areas Report was done on this parcel in 2016 as part of the S & K Subdivision. Additional landscaping has been approved for the increased amounts of screening necessary.

No additional employees are being added to the operations. No change in existing signage is being proposed. The existing well and wastewater system will not be affected, none of the buildings have bathrooms in them.

This site is within 2 miles of the City Limits of Swisher and is in Area 1 as annotated in the 2015 Fringe Area Agreement. Site Plans, according to the Agreement, are not subject to review by Swisher.

If you have any questions or comments please feel free to reach out to me.

Thank you,

A handwritten signature in cursive script that reads "Sandy Steil".

Sandy Steil
MMS Consultants Inc.
s.steil@mmsconsultants.net

cc: Jeff Quint

The following items must be submitted for the application to be complete. Once submitted, county staff will review the materials and request revisions (if necessary). Once all revisions and outside reviews have been received, the application will be placed on the next available Board of Supervisors agenda deadline.

Electronic submissions – including CAD or GIS line work – should be submitted in accordance with the PDS department's electronic submission guidelines (see below). Preference is that electronic submission is provided prior to hard copy submission.

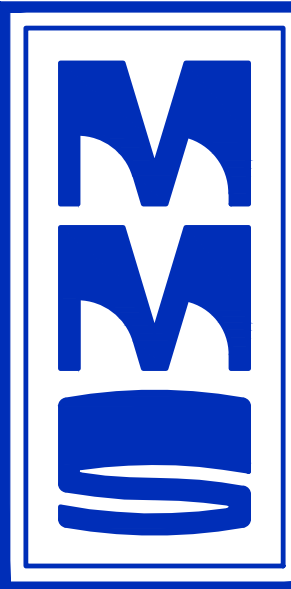
Initial each item below to confirm that you are aware of the submittal requirements for an application to be considered complete.

- ☒ A letter of intent explaining the proposed use including but not limited to the type of business, number of employees, parking facilities proposed, days and hours of operation, provisions for water and wastewater, type of equipment to be used, and signage.
- ☐ Two (2) copies of the site plan which includes all information required by section 8:1.25 of the Johnson County Unified Development Ordinance, including:
 - ☒ Landscape Plan – should be a dedicated sheet
 - ☒ Grading Plan, including Erosion and Sediment Control Plan/SWPPP – should be a dedicated sheet.
 - ☒ Paving detail for entrances, drives, parking areas – can be included on other sheets or be on a dedicated sheet.
 - ☒ Sensitive Areas Exhibit (delineations from the Sensitive Areas Report, shown on a dedicated sheet at the same scale as the site plan. This exhibit should show all proposed disturbance on the site including proposed building footprints and the extent of any grading).
- ☒ Application Fee (\$250) is due at the time of submittal.
- ☒ One (1) copy of the Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an approved sensitive areas waiver.
- ☒ One (1) copy of the Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an approved waiver.

Part of
2018 S&H Subd.

Electronic Submission Requirements – an electronic submission of all hard-copy materials required above should be submitted prior to hard copy delivery. In all cases, electronic submission is due by 12 noon the day after the submittal deadline for the application to be considered complete. Electronic submissions should include, and conform with, the following:

- ☐ Electronic or digitized copy (CAD line work or GIS geodatabase) of proposed plat in .dwg format (.dxf is also acceptable if .dwg is not an option. No .zip files will be accepted).
 - Submission must be saved in AutoCAD 2007 or older format.
 - Submissions must use Coordinate System: NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet
 - If applicable, submission should include existing structures (if any), property lines, road right-of-way lines, required setback lines, and requested setback lines.
 - Submission **MUST** include information for Sensitive Areas Analysis/Mapping and Stormwater/Soil Erosion Control infrastructure on the site. This includes any limits of disturbance or other impact areas.
 - Submission should NOT include legends, legal descriptions, location maps, signature blocks, etc.
- ☐ A PDF of the entire application packet. A single PDF preferred; but a separate PDF for site plan, application materials, sensitive areas documentation, stormwater plan, and legal documents (if applicable) is acceptable.



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ENVIRONMENTAL SPECIALISTS

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IOWA CITY, IOWA 52240
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Date Revision

LAYOUT AND DIMENSION SITE PLAN

CEDAR RIDGE EXPANSION

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 11/24/2021

Designed by: SAS/BJC Field Book No:

Drawn by: JEB Scale: 1"=50'

Checked by: RLA Sheet No:

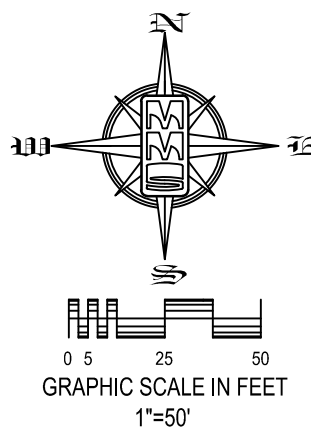
Project No: 8909-007

of: 5

SITE PLAN CEDAR RIDGE RICKHOUSE EXPANSION MARAK ROAD SWISHER, IOWA

PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

OWNER/APPLICANT:
JEFF ANTHONY QUINT &
LAURIE LYNN QUINT
1415 MARAK RD NW,
SWISHER, IOWA 52338



PLAT/PLAN APPROVED BY:	
JOHNSON COUNTY PDS ADMINISTRATOR	DATE
JOHNSON COUNTY STORM WATER COORDINATOR	DATE
APPLICANT	DATE

NOTE:
LIGHTING SHALL BE LOCATED ON THE SIDES
AND ENDS OF BUILDINGS AND SHALL COMPLY
WITH JOHNSON COUNTY ORDINANCE 8.1.24.G.
DOWNCAST LIGHTING REGULATIONS

FEATURE LEGEND

— BIOCELL

PAVING LEGEND

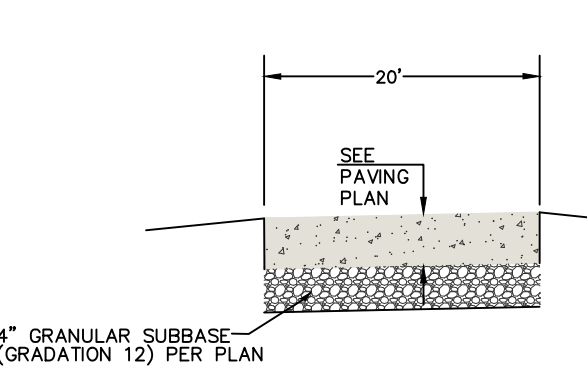
7" PCC W/ 4" GRANULAR
SUBBASE : (6,792 SF.)
6" PCC W/ 4" GRANULAR
SUBBASE : (1,163 SF.)
4" PCC: (340 SF.)
EXISTING PCC PAVING

BENCHMARK INFORMATION

BM NO. 1
SET CUT "X" IN CONCRETE, 2.2' SOUTH OF THE
NORTHWEST CORNER OF A CONCRETE SIDEWALK
LOCATED ON THE NORTH SIDE OF THE MAIN CEDAR
RIDGE WINERY BUILDING, 6.4' NORTH OF
NORTHWEST CORNER OF BUILDING
OVERHANG ELEVATION: 855.75 (NAVD 88) DATUM
BM NO. 2
SET CUT "X" IN CONCRETE, LOCATED AT THE
NORTHWEST CORNER OF A TRANSFORMER PAD,
SOUTH OF THE DOCKING AREA OF THE MAIN
CEDAR RIDGE WINERY BUILDING.
ELEVATION: 856.77 (NAVD 88) DATUM

POINT	NORTHING	EASTING	DESCRIPTION
H1	672453.83	2137002.50	SEE BENCHMARK NO. 1 DESCRIPTION: SET A MAG NAIL 44.3'± NORTHWEST OF A MAIL BOX FOR THE CEDAR RIDGE WINERY. LOCATED AT THE NORTH EDGE OF SEALCOAT ROADWAY OF MARAK ROAD AND 45.8'± WEST-SOUTHWEST OF A POWER POLE LOCATED NORTH OF SAID MAIL BOX.
H2	672766.49	2136873.23	
H3	672777.90	2136575.71	FOUND A 5/8" REBAR W/CP14875 LOCATED 29.9'± WEST OF A GRAVEL ACCESS DRIVE TO MARAK ROAD FOR THE EXISTING CEDAR RIDGE WAREHOUSE, 19.1'± SOUTH OF THE SOUTH SEALCOAT ROADWAY OF MARAK ROAD, 19.8'± EAST OF A 12" DEC. TREE.

TYPICAL DRIVE SECTION

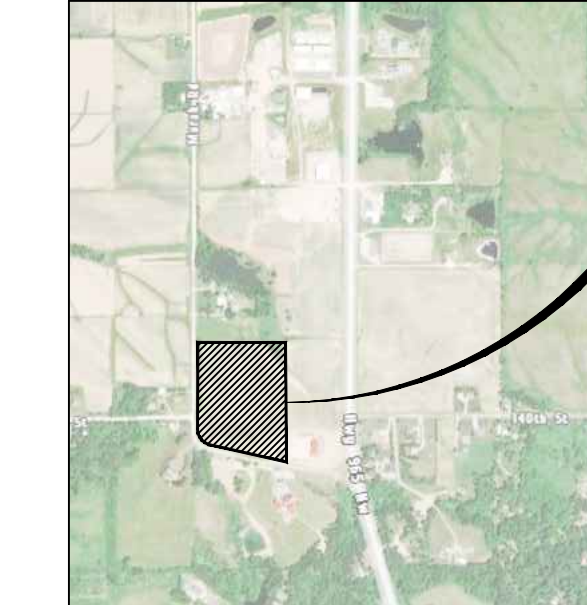


PAVING CONSTRUCTION NOTES

- PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH I.D.O.T. SPECIFICATION SECTION 2301.
- I.D.O.T. CLASS C-3 CONCRETE SHALL BE USED, UNLESS NOTED OTHERWISE.
- PAVEMENT JOINTS SHALL CONFORM TO I.D.O.T. STANDARD ROAD PLAN PV-101.
- SUBGRADE UNDER PROPOSED PAVEMENT SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY, TO A DEPTH OF SIX (6) INCHES, UNLESS NOTED OTHERWISE.
- ALL SAWED PAVEMENT JOINTS SHALL BE SEALED.

CEDAR RIDGE RICKHOUSE EXPANSION

SWISHER, IOWA



LOCATION MAP

NOT TO SCALE

LEGAL DESCRIPTION
A PORTION OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST
ONE-QUARTER OF SECTION 8 AND A PORTION OF THE NORTHEAST
ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 17, ALL
IN TOWNSHIP 81 NORTH, RANGE 7 WEST OF THE 5TH PRINCIPAL
MERIDIAN, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS
FOLLOWS:
LOT 2, S AND K SUBDIVISION, JOHNSON COUNTY, IOWA, ACCORDING TO
THE PLAT RECORDED IN PLAT BOOK 61 AT PAGE 89 IN THE RECORDS
OF THE JOHNSON COUNTY RECORDER'S OFFICE, CONTAINING 19.32
ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

PROPOSAL
APPLICANT PROPOSES TO CONSTRUCT A ONE 7,200 SF WAREHOUSE AND
TWO 7,200 SF BURBON STORAGE BUILDING ON AN EXISTING 19.32 ACRE
SITE.

DEVELOPMENT CHARACTERISTICS

EXISTING ZONING IS 'CH'

SETBACK REQUIREMENTS
FRONT YARD 40 FEET
SIDE YARD 10 FEET
REAR YARD 40 FEET

MINIMUM LOT SIZE NO REQUIREMENT
AVERAGE LOT WIDTH NO REQUIREMENT
MAXIMUM BUILDING HEIGHT 35 FEET AND/OR 2.5 STORIES

SITE STANDARDS
ALL LIGHTING FOR THE SITE SHALL BE DOWNCAST
LIGHTING AND BE IN ACCORDANCE WITH THE JOHNSON
COUNTY ORDINANCE.

LOT CHARACTERISTICS
TOTAL LOT AREA 841,579 SF (100%)
EXISTING BUILDING AREA 27,872 SF (3.3%)
PROPOSED BUILDING AREA 21,600 SF (2.6%)
TOTAL BUILDING AREA 49,472 SF (5.9%)
EXISTING PAVING AREA 32,060 SF (3.8%)
PROPOSED PAVING AREA 8,315 SF (1.0%)
TOTAL PAVING AREA 40,375 SF (4.8%)
PROPOSED OPEN SPACE 751,733 SF (89.3%)

PARKING REQUIREMENTS

EXIST OFFICE = 4 STALLS / 1000 SF
= 3,000 SF / 1000
= 3 x 4 = 12 STALLS
EXIST WAREHOUSE/
RICK HOUSE = 1 STALLS / 2 EMPLOYEES
= 1 EMPLOYEE
= 1 STALLS

PROPOSED WAREHOUSE/
RICK HOUSE
1 STALL PER EMPLOYEE (1 X 0 EMPLOYEES) = 0 STALLS
1 STALL PER 4,000 SQ FT (21,600/4,000) = 6 STALLS
REQUIRED ADDITIONAL PARKING = 6 STALLS
TOTAL REQUIRED PARKING STALLS = 19 SPACES
ADA = 1 SPACES
PROVIDED PARKING STALLS = 19 SPACES (1 ADA)

STANDARD LEGEND AND NOTES

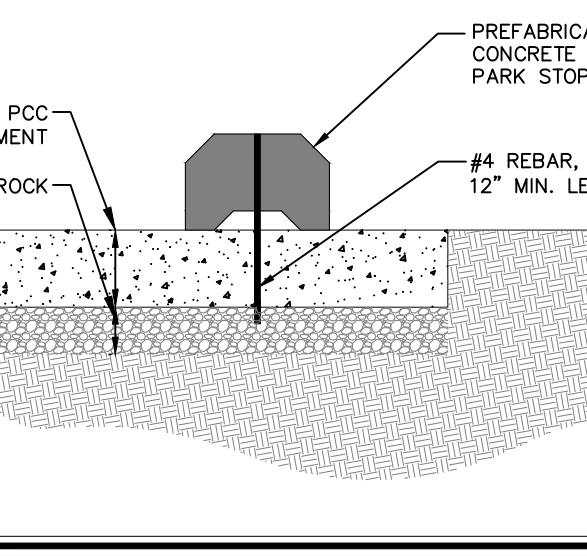
STANDARD LEGEND												PROPERTY &/OR BOUNDARY LINES												CONGRESSIONAL SECTION LINES												RIGHT-OF-WAY LINES												EXISTING RIGHT-OF-WAY LINES												CENTER LINES												EXISTING CENTER LINES												LOT LINES, INTERIOR												LOT LINES, PLATTED OR BY DEED												PROPOSED EASEMENT LINES												EXISTING EASEMENT LINES												BENCHMARK												RECORDED DIMENSIONS												CURVE SEGMENT 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THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES
SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH
ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE
APPROVAL OF THIS DOCUMENT.

NUMBER	KEYNOTE	DETAIL
1	INSTALL DRIVE AND PARKING (SEE PAVING LEGEND TABLE THIS SHEET FOR THICKNESS AND MATERIAL)	
2	BIO-CELL	
3	PARK STOPS (6)	

CONCRETE PARK STOP DETAIL

N.T.S.



THE CONTRACTOR SHALL PROVIDE TRAFFIC
CONTROL PER IDOT STANDARD ROAD PLAN TC-202
AND CITY OF IOWA CITY REQUIREMENTS AT ALL
TIMES DURING WORK WITHIN PUBLIC R.O.W.

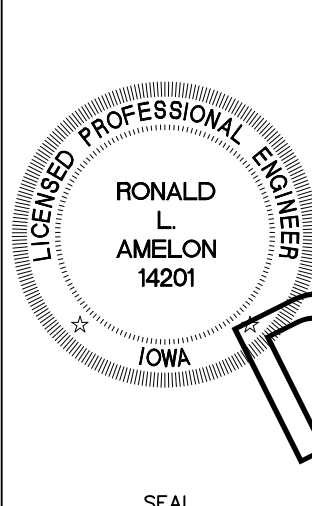
THE CONTRACTOR SHALL COORDINATE WITH
UTILITY PROVIDERS FOR ANY REQUIRED
RELOCATION OF EXISTING UTILITIES.



UTILITIES

THE CONTRACTOR SHALL NOTIFY IOWA
ONE CALL AT 811 OR 800/292-8989
NO LESS THAN 48 HRS. IN ADVANCE
OF ANY DIGGING OR EXCAVATION.

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN
THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE
OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR
SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES.
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE
SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE
ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN
OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT
LOCATION AND TO AVOID DAMAGE THEREOF. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE
ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.



I hereby certify that this engineering document was prepared by
me or under my direct supervision and was done by a duly licensed
Professional Engineer under the laws of the State of Iowa.

RONALD L. AMELON P.E. Iowa Lic. No. 14201
My license expires on December 31, 20__.

Pages and sheets covered by this seal:

SEAL

8909-007

of: 5



CIVIL ENGINEERS
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ENVIRONMENTAL SPECIALISTS

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IOWA CITY, IOWA 52240
(319) 351-8282
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Date Revision

GRADING PLAN

CEDAR RIDGE EXPANSION

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 11/24/2021

Designed by: SAS/BJC Field Book No:

Drawn by: JEB Scale: 1"=20'

Checked by: RLA Sheet No:

Project No: 8909-007 of: 5

SITE PLAN
CEDAR RIDGE RICKHOUSE EXPANSION
MARAK ROAD
SWISHER, IOWA

PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

OWNER/APPLICANT:
JEFF ANTHONY QUINT &
LAURIE LYNN QUINT
1415 MARAK RD NW,
SWISHER, IOWA 52338

PLAT/PLAN APPROVED BY:	
JOHNSON COUNTY PDS ADMINISTRATOR	DATE
JOHNSON COUNTY STORM WATER COORDINATOR	DATE
APPLICANT	DATE

GRADING LEGEND	
000.00EX	- EXISTING SURFACE
000.00	- TOP SLAB
000.00TW	- TOP WALK
000.00TC	- TOP CURB
000.00TR	- TOP RIM
000.00TOP	- TOP OF WALL
000.00BOT	- BOTTOM OF WALL
000.00FG	- FINISHED GRADE

- GRADING NOTES
- 1.) MAXIMUM SLOPE ON CUTS AND FILLS SHALL BE 3.5: HORIZONTAL TO 1: VERTICAL .
 - 2.) NO EXCAVATION SHALL BE ALLOWED WITHIN 2' OF PROPERTY LINES.
 - 3.) WHERE HEIGHT OF FILL IS GREATER THAN 30' AN INTERMEDIATE TERRACE OF AT LEAST 6' WIDE SHALL BE ESTABLISHED AT MID HEIGHT. SEE TYPICAL FILL SECTION.
 - 4.) COMPACTION TO BE 90% MODIFIED PROCTOR WHERE > 6:1 SLOPE.
 - 5.) ALL TREES OUTSIDE THE LIMITS OF GRADING OPERATIONS SHALL BE SAVED, UNLESS OTHERWISE INDICATED TO BE REMOVED. TREES NEAR THE EDGES OF GRADING LIMITS AND IN THE STORM WATER DETENTION BASIN AREAS SHALL BE SAVED IF POSSIBLE, WITHIN THE REQUIREMENTS OF THE SPECIFICATIONS.
 - 6.) PRIOR TO ANY GRADING A CONSTRUCTION SAFETY FENCE SHALL BE INSTALLED 50 FEET FROM TRUNKS OF TREES TO BE PROTECTED.
 - 7.) STABILIZATION SEEDING SHALL BE COMPLETED AS SOON AS POSSIBLE, BUT NOT MORE THAN 14 DAYS, UPON COMPLETION OF GRADING IN ANY AREA OF GRADING OPERATIONS. DISTURBED AREAS SHALL BE KEPT AS SMALL AS POSSIBLE TO PREVENT LARGE SCALE EROSION PROBLEMS. IF THE GRADING CONTRACTOR STOPS GRADING OPERATIONS FOR MORE THAN 14 DAYS, THEN STABILIZATION SEEDING SHALL BE DONE ON ALL DISTURBED AREAS.
 - 8.) SILT FENCE LOCATIONS AND LENGTHS, AS INDICATED, ARE APPROXIMATE ONLY. FINAL LOCATIONS AND LENGTHS WILL BE DETERMINED, AS NEEDED, UPON COMPLETION OF GRADING OPERATIONS IN AN AREA.
 - 9.) ALL STREET SUBGRADES SHALL BE CONSTRUCTED AND COMPACTED IN ACCORDANCE WITH SUDAS DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES.

UTILITIES

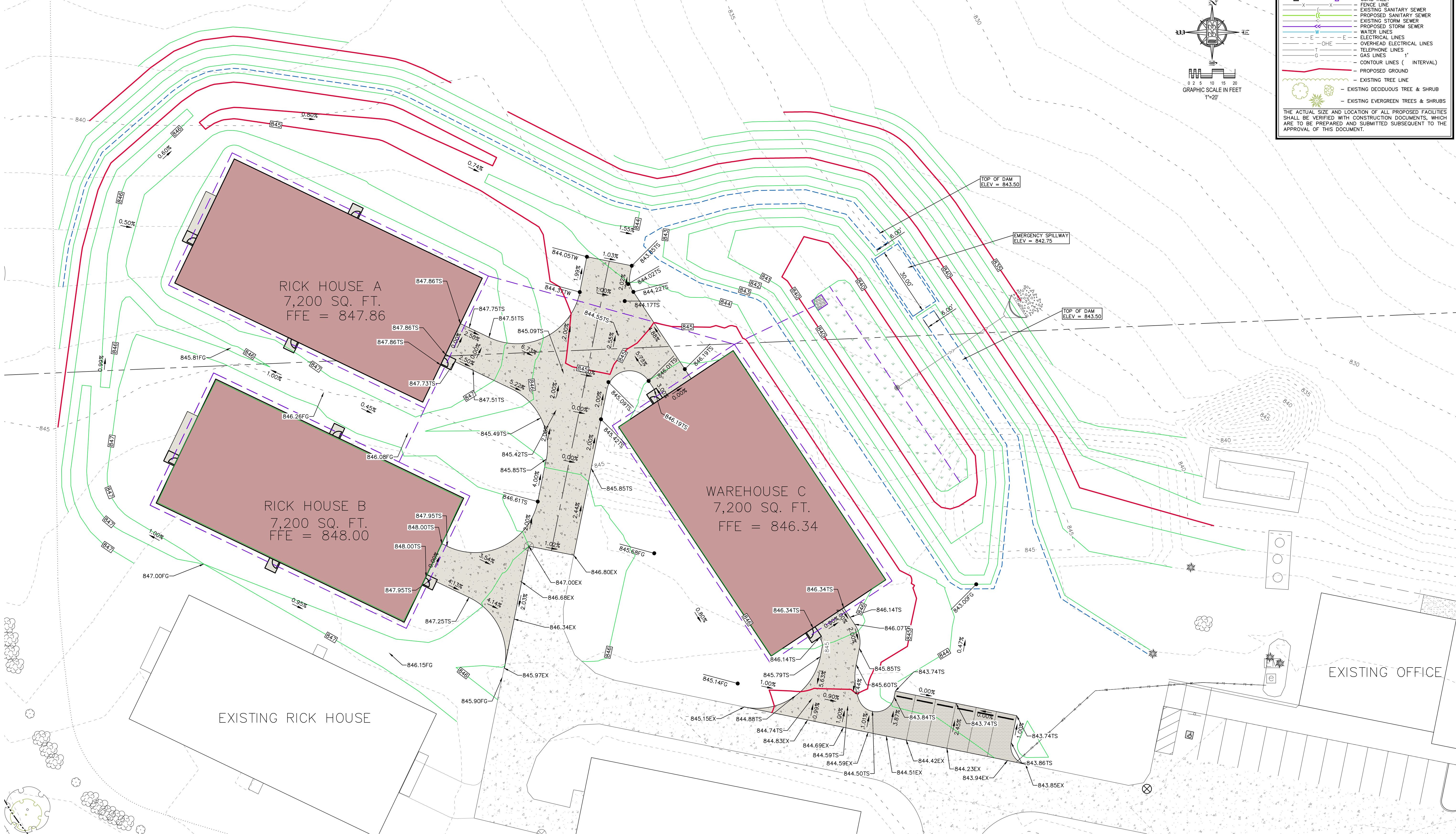
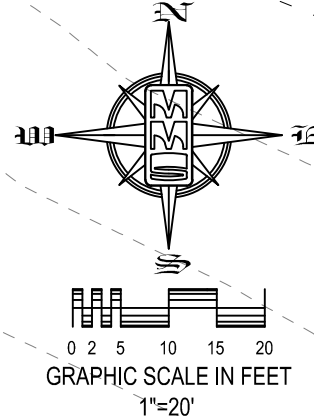
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STANDARD LEGEND AND NOTES

- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
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- EXISTING RIGHT-OF-WAY LINES
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- EXISTING CENTER LINES
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- LOT LINES, PLATTED OR BY DEED
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- EXISTING EASEMENT LINES
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- RECORDED DIMENSIONS
- CURVE SEGMENT NUMBER
- EXIST- 22'-1
- PROP- 22'-1
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- LIGHT POLE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE MANHOLE
- CURB INLET
- FENCE LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
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- ELECTRICAL LINES
- OHE
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- PROPOSED GROUND
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- EXISTING DECIDUOUS TREE & SHRUB
- EXISTING EVERGREEN TREES & SHRUBS

THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.





CIVIL ENGINEERS
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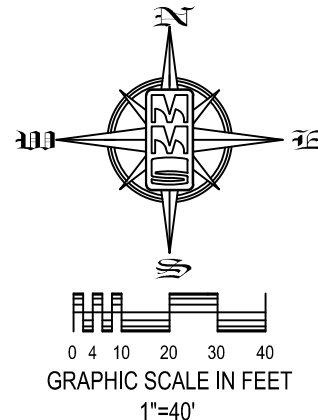
1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Date Revision

SITE PLAN CEDAR RIDGE RICKHOUSE EXPANSION MARAK ROAD SWISHER, IOWA

PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

OWNER/APPLICANT:
JEFF ANTHONY QUINT &
LAURIE LYNN QUINT
1415 MARAK RD NW,
SWISHER, IOWA 52338



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(R)	22-1
---	EXIST- (R)
---	PRO- (R)
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---	POWER POLE W/LIGHT
---	GUY POLE
---	LIGHT POLE
---	SANITARY MANHOLE
---	WATER VALVE
---	DRAINAGE MANHOLE
---	CURB INLET
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
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PLAT/PLAN APPROVED BY:	
JOHNSON COUNTY PDS ADMINISTRATOR	DATE
JOHNSON COUNTY STORM WATER COORDINATOR	DATE
APPLICANT	DATE

PERMANANT SEEDING OF URBAN AREAS

THE FOLLOWING SEED MIXTURE SHALL BE USED FOR PERMANENT SEEDING OF URBAN AREAS, INCLUDING ANY AREAS PREVIOUSLY MAINTAINED AS A LAWN. THE APPLICATION RATE SHALL BE 4 POUNDS PER 1,000 SQUARE FEET (2 kg per 100 m²).

BLUEGRASS, KENTUCKY	70%
RYEGRASS, PERENNIAL (FINELEAF VARIETY)	10%
FESCUE, CREEPING RED	20%

GRADING AND EROSION CONTROL NOTES

TOTAL SITE AREA: 19.32 ACRES
TOTAL AREA TO BE DISTURBED: 3.5 ACRES

EROSION CONTROL MEASURES SHOWN SHALL BE USED DURING FILL ACTIVITIES. EROSION CONTROL MEASURES SHALL BE REEVALUATED AND MODIFIED, IF NECESSARY, AT THE TIME OF SITE DEVELOPMENT.

ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES THAT COULD BE USED ON SITE, IF NEEDED, CAN BE FOUND IN APPENDIX D OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) BINDER PREPARED FOR THE SITE. IF ADDITIONAL MEASURES ARE USED, INDICATE THE TYPE AND LOCATION OF SAID MEASURE ON THIS PLAN.

CONTRACTOR SHALL INSTALL A ROCK ENTRANCE AND PERFORM REGULAR CLEANING OF VEHICLES THAT LEAVE THE SITE.

FOLLOWING INSTALLATION OF PERIMETER SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE THE CONTRACTOR SHALL CONTACT THE COUNTY INSPECTOR TO SCHEDULE A SITE INSPECTION PRIOR TO ANY SOIL DISTURBING ACTIVITIES.

THE CONTRACTOR SHALL FOLLOW THE NPDES PERMIT, SWPPP, AND THE COUNTY REGULATIONS.

THE EROSION CONTROL CONTRACTOR SHALL INSTALL FILTER SOCKS OR OTHER APPROVED FORM OF INLET PROTECTION AT EACH STREET INTAKE ADJACENT TO THE SITE.

EXISTING TOPSOIL SHALL BE PRESERVED ON SITE AND THEN RESPAID IN A UNIFORM, UNCOMPACTED MANNER

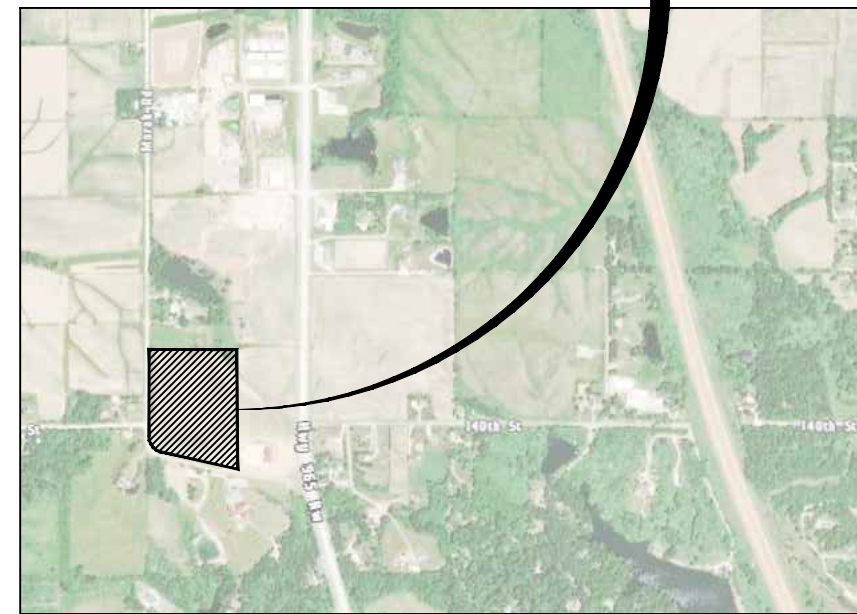
EROSION CONTROL LEGEND

---	SILT FENCE	---	PERIMETER SILT FENCE
---	TEMPORARY ROCK CONSTRUCTION ENTRANCE/EXIT	---	TEMPORARY SOIL STOCKPILE AREA
---	TEMPORARY PARKING AND STORAGE	---	DIRECTION OF OVERLAND FLOW
---	CONCRETE TRUCK/EQUIPMENT WASHOUT	---	DUMPSTER FOR CONSTRUCTION WASTE
---	PORTABLE RESTROOM	---	RIP RAP OUTLET PROTECTION
---	DOCUMENT LOCATION (PERMITS, SWPPP, INSPECTION FORMS, ETC.)	---	EROSION CONTROL BLANKET: NORTH AMERICAN GREEN SC150 OR APPROVED EQUIVALENT
---	INLET PROTECTION: 1. PRIOR TO STREET PAVING: INSTALL FABRIC UNDER INTAKE GRATE. 2. FOLLOWING STREET PAVING AND INSTALLATION OF GRATE: INSTALL FILTER SOCK ON ALL UPSLOPE SIDES WITH BLOCKS SUPPORT TO POSITION SOCK AROUND THE PERIMETER OF THE INLET GRATE.	---	OTHER MEASURE:
---	FILTER SOCK BEHIND CURB AT CURB RAMP	---	OTHER MEASURE:

NOTES:
ALL SLOPES GREATER THAN 4:1 SHALL HAVE MATTING MEETING OR EXCEEDING SC150 APPLIED OVER SEEDED SURFACE.

THE ABOVE LISTED ITEMS ARE SHOWN IN THEIR RECOMMENDED LOCATIONS. IF A CONTROL MEASURE IS ADDED OR MOVED TO A MORE SUITABLE LOCATION, INDICATE THE REVISION ON THIS SHEET. THE BLANKS LEFT FOR OTHER MEASURES SHOULD BE USED IF AN ITEM NOT SHOWN ABOVE IS IMPLEMENTED ON SITE, ADDITIONAL PRACTICES FOR EROSION PREVENTION AND SEDIMENT CONTROL CAN BE FOUND IN APPENDIX D OF THE SWPPP.

CEDAR RIDGE RICKHOUSE EXPANSION SWISHER, IOWA



LOCATION MAP
NOT TO SCALE

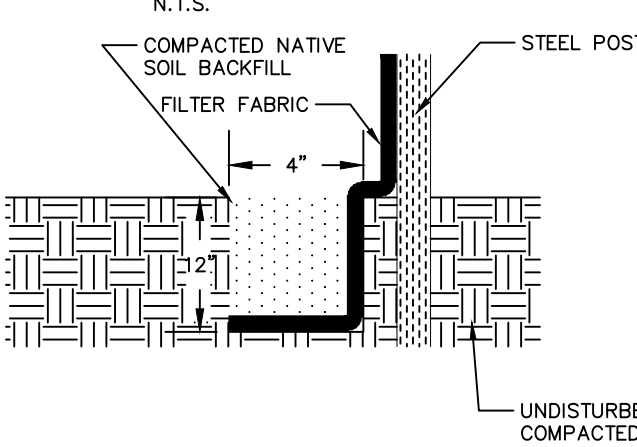


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SILT FENCE DETAIL



- ### INSTALLATION
- N.T.S.
- POSTS SHALL BE 1.33 POUNDS PER LINEAL FOOT STEEL WITH A MINIMUM LENGTH OF 5 FEET. STEEL POSTS SHALL HAVE PROJECTIONS FOR FASTENING WIRE TO THEM.
 - SILT FENCE FABRIC SHALL CONFORM TO I.D.O.T. STANDARD SPECIFICATION SECTION 4186.01A. SILT FENCING SHALL BE A MINIMUM OF 24" AND A MAXIMUM OF 36" HIGH WHEN COMPLETE.
 - THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE FENCE TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, THE FILTER CLOTH SHALL BE SPUN TOGETHER ONLY AT A SUPPORT POST.
 - POSTS SHALL BE SPACED A MAXIMUM OF 8 FEET APART AND DRIVEN SECURELY INTO THE GROUND ALONG THE FENCE ALIGNMENT. POSTS SHALL BE DRIVEN INTO THE GROUND A MINIMUM OF 28".
 - A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4" WIDE BY 12" DEEP ALONG THE UPSLOPE SIDE OF THE POSTS.
 - FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE POSTS SUCH THAT THE FABRIC EXTENDS INTO THE TRENCH AS SHOWN ABOVE. THE FABRIC SHALL BE FASTENED A MINIMUM OF THREE PLACES ON EACH POST.
 - THE TRENCH SHALL BE BACK FILLED WITH EXCAVATED MATERIAL AND THOROUGHLY COMPACTED.

- ### MAINTENANCE
- SILT FENCES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAIN-FALL EVENT OF 0.5 INCHES OR MORE. DURING PERIODS OF PROLONGED RAIN INSPECTIONS SHALL BE AT LEAST DAILY. ANY REPAIRS NEEDED TO MAINTAIN THE SILT FENCE'S EFFECTIVENESS SHALL BE MADE IMMEDIATELY.
 - SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO STABILIZING THE UPSLOPE AREAS THE FABRIC SHALL BE REPLACED PROMPTLY.
 - SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN THE DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE FENCE. SILTS REMOVED SHALL BE PLACED IN A PROTECTED PLACE THAT WILL PREVENT THEIR ESCAPE FROM THE CONSTRUCTION SITE.
 - ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER NEEDED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.
 - SILT FENCE SHALL REMAIN IN PLACE UNTIL IT IS NO LONGER NEEDED AS DIRECTED BY THE POLLUTION PREVENTION PLAN. GENERALLY SILT FENCES SHALL REMAIN UNTIL THE UPSLOPE AREAS ARE STABILIZED WITH AN ESTABLISHED GRASS COVER AS A MINIMUM.

EROSION CONTROL AND SWPPP PLAN

CEDAR RIDGE EXPANSION

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 11/24/2021

Designed by: SAS/BJC Field Book No:

Drawn by: JEB Scale: 1"=50'

Checked by: RLA Sheet No:

Project No: 8909-007

3

of: 5



CIVIL ENGINEERS
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1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
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Date Revision

UTILITY PLAN

CEDAR RIDGE EXPANSION

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.
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SITE PLAN
CEDAR RIDGE RICKHOUSE EXPANSION
MARAK ROAD
SWISHER, IOWA

PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

OWNER/APPLICANT:
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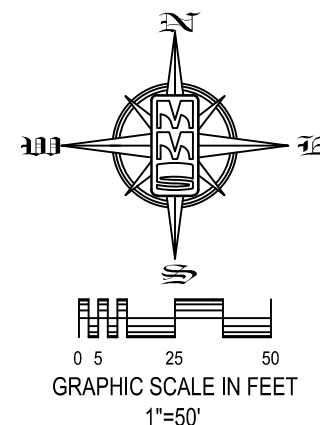
PLAT/PLAN APPROVED BY:

JOHNSON COUNTY PDS ADMINISTRATOR	DATE
JOHNSON COUNTY STORM WATER COORDINATOR	DATE
APPLICANT	DATE



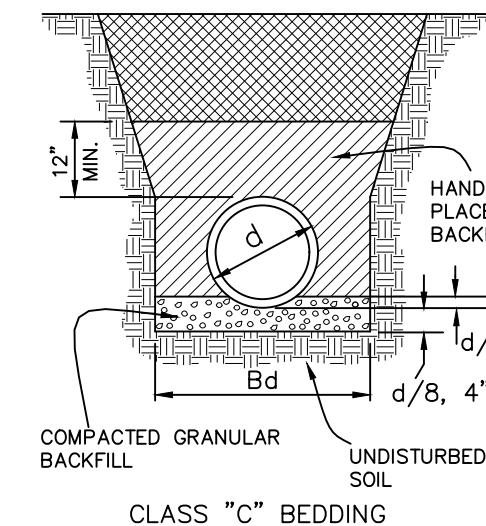
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STORM SEWER NOTES

- 1) STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD DETAILED SPECIFICATIONS AND DETAILED SPECIFICATION REQUIREMENTS PREPARED FOR THIS PROJECT. SUDAS DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES SHALL PREVAIL.
 - 2) ALL STORM SEWERS SHALL BE CLASS 3 RCP UNLESS NOTED OTHERWISE IN THE PLANS.
 - 3) AT PLACES WHERE A FLARED END SECTION IS REQUIRED, PIPE LENGTH INCLUDES THE FLARED END. THE LAST TWO JOINTS ARE TO BE TIED WHERE FLARED END SECTIONS ARE REQUIRED.
 - 4) ALL RCP STORM SEWERS SHALL BE PROVIDED WITH CLASS "C" BEDDING, UNLESS NOTED OTHERWISE. PVC SEWERS SHALL BE PROVIDED WITH CRUSHED STONE ENCASEMENT.
 - 5) STORM SEWERS SHADED ON THE PROFILE VIEW SHALL BE BACKFILLED WITH EITHER OF THE FOLLOWING COMPACTED TO 90% MODIFIED PROCTOR DENSITY:
A. SUITABLE EXCAVATED MATERIAL. IF EXCAVATED MATERIAL IS NOT SUITABLE, THEN
B. CRUSHED STONE AS SPECIFIED FOR GRANULAR TRENCH BACKFILL SHALL BE USED.
 - 6) GRANULAR TRENCH BACKFILL SHALL BE CRUSHED STONE CONFORMING TO I.D.O.T. STANDARD SPECIFICATION 412.04 WITH 1" MAXIMUM AGGREGATE SIZE, COMPACT TO 90% MODIFIED PROCTOR DENSITY.
 - 7) ALL STORM SEWERS SHALL HAVE CONFINED "O" RING GASKETS. STORM SEWERS 36" AND SMALLER SHALL HAVE BELL AND SPIGOT JOINTS. STORM SEWERS LARGER THAN 36" MAY HAVE TONGUE AND GROOVE JOINTS. NO MASTIC JOINTS ALLOWED.
 - 8) ALL PIPE SHALL BE CERTIFIED.
 - 9) ALL STORM INTAKES SHALL BE A MINIMUM OF 48 INCHES FROM TOP OF CURB/RIM TO SUBGRADE. IF INVERT ELEVATIONS ARE INSUFFICIENT TO PROVIDE THIS REQUIRED DEPTH, THE CONTRACTOR TO PROVIDE DEEPER STRUCTURE AND POUR CONCRETE FILLET IN INTAKE TO MAKE INTAKE PIPES DRAIN AT INVERT ELEVATIONS LISTED.
 - 10) LIFT HOLES IN STORM SEWER WILL NOT BE ALLOWED.
 - 11) PROVIDE CONCRETE FILLETS IN ALL NEW & EXISTING DRAINAGE STRUCTURES PER REFERENCED DETAILS.
- WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS, OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THOSE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THAT THERE MAY BE OTHER FACILITIES IN THE CONSTRUCTION AREA, THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN OR SHOWN HEREON. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION, AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.



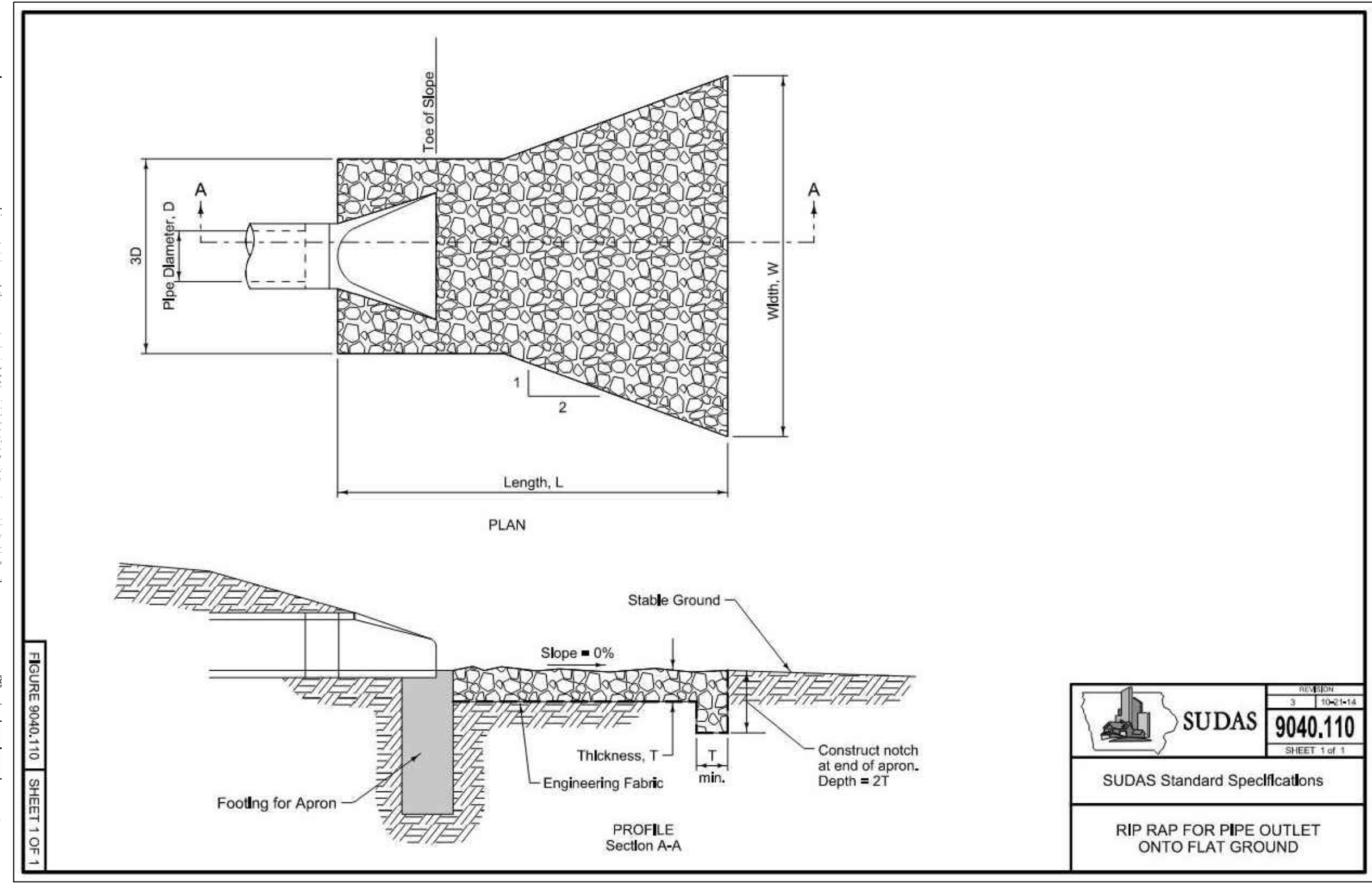
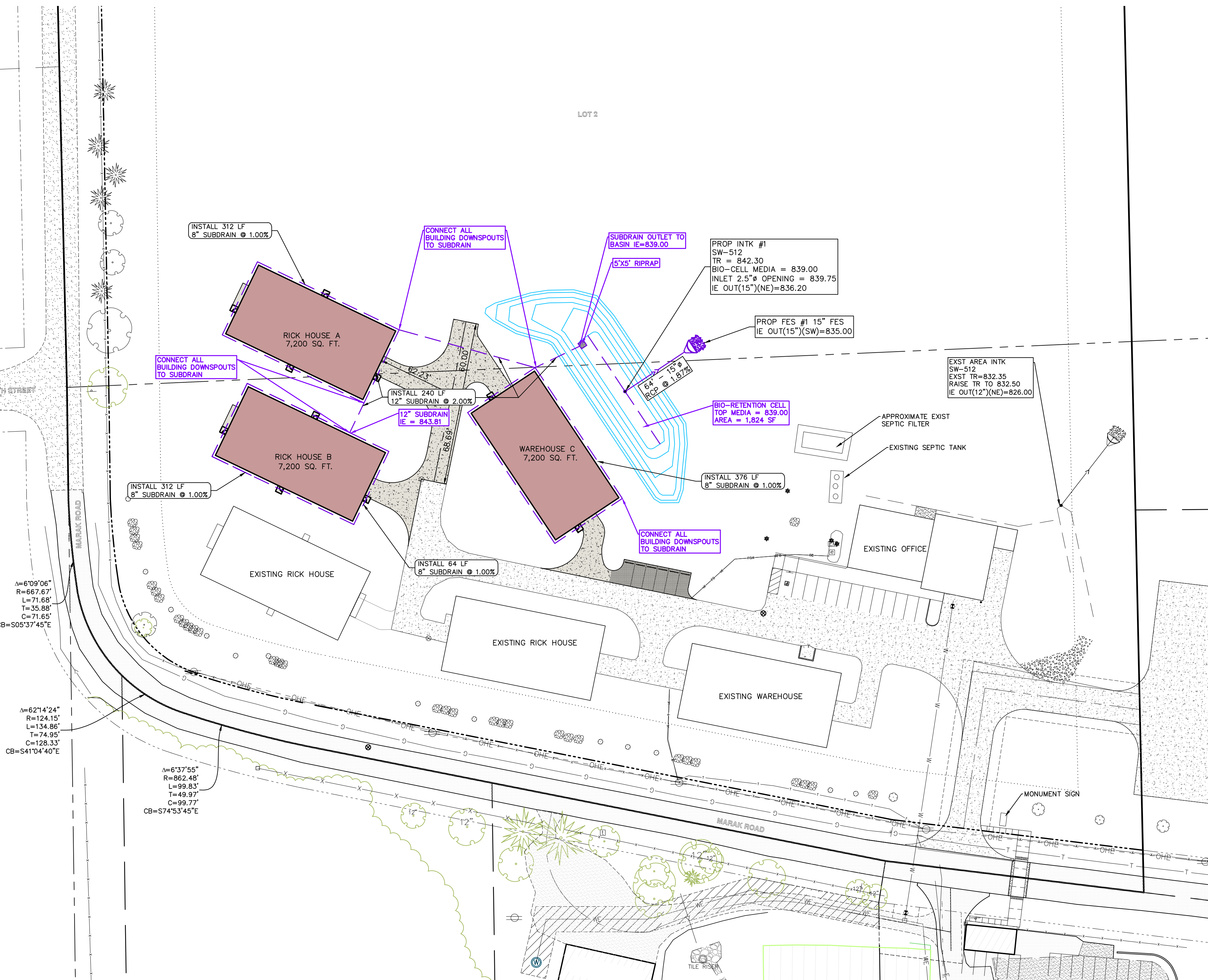
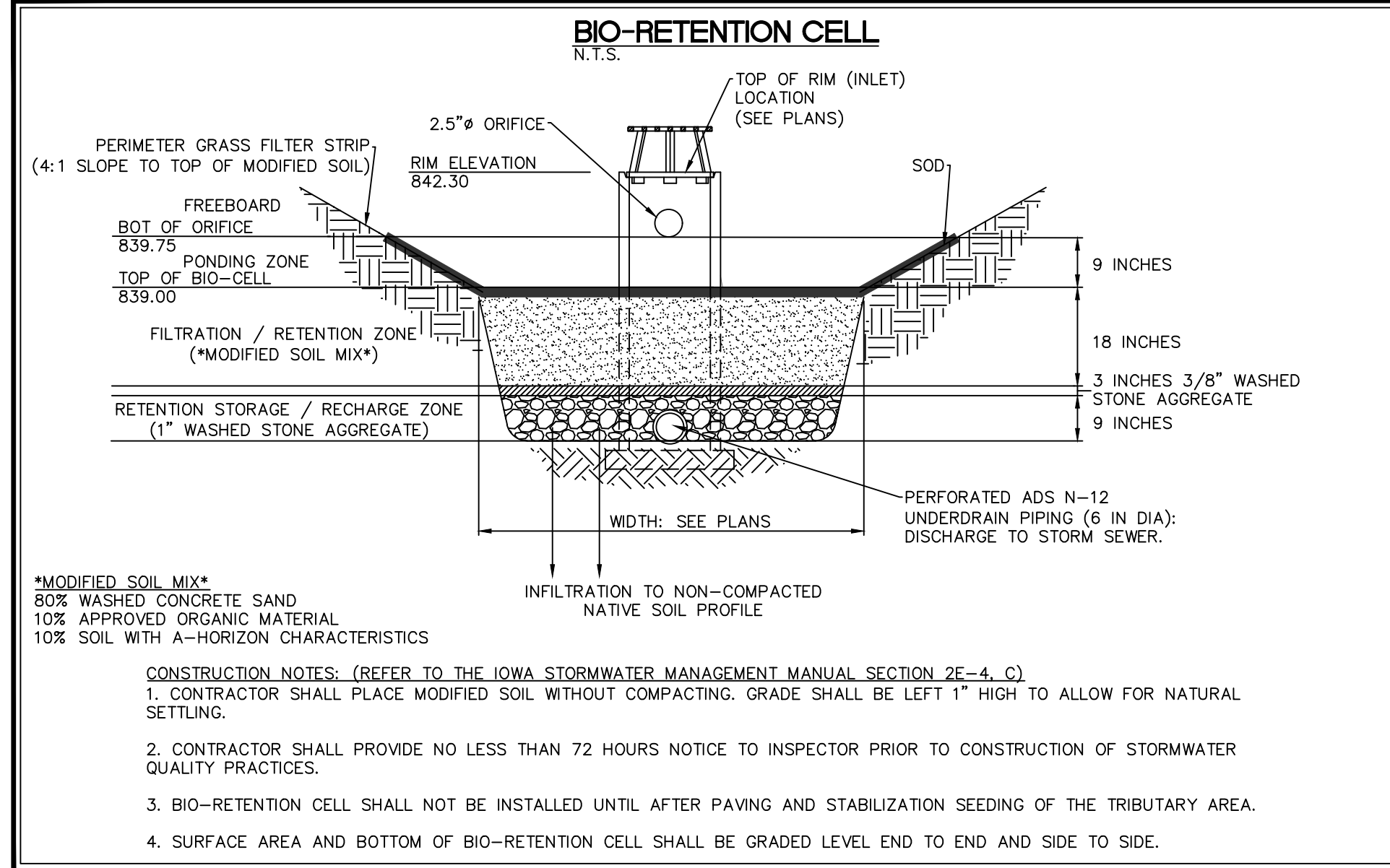
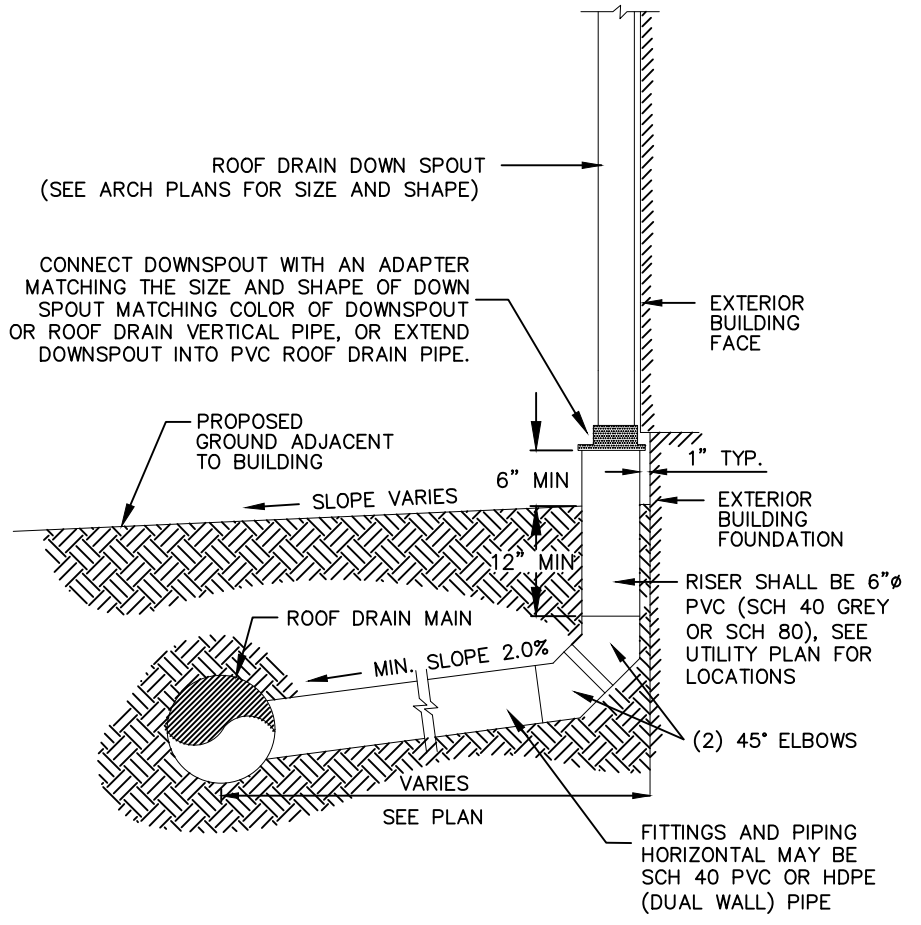
- NOTES:
1. PIPE SHALL BE PLACED ON CRUSHED STONE MATERIAL.
 2. BELL HOLES SHALL BE HAND SHAPED SO THAT ONLY PIPE BARREL RECEIVES BEARING PRESSURE.
 3. PLACE BEDDING TO ENSURE THAT THERE ARE NO VOIDS UNDER OR ALONGSIDE THE LENGTH OF PIPE.
 4. BACKFILL SHALL BE HAND TAMPED UP TO 12" ABOVE TOP OF PIPE.
 5. SEE TABLE FOR ALLOWABLE TRENCH WIDTH B_d.

D INCHES	B _d FEET & INCHES
12	2-3
15	2-9
18	3-0
21	3-3
24	3-6
27	4-0
30	4-3
36	4-9
42	5-6
48	6-3

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DOWNSPOUT TO ROOF
DRAIN SEWER CONNECTION DETAIL
N.T.S.





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Date Revision

LANDSCAPING
PLAN

CEDAR RIDGE
EXPANSION

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 11/24/2021

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Drawn by: JEB Scale: 1"=30'

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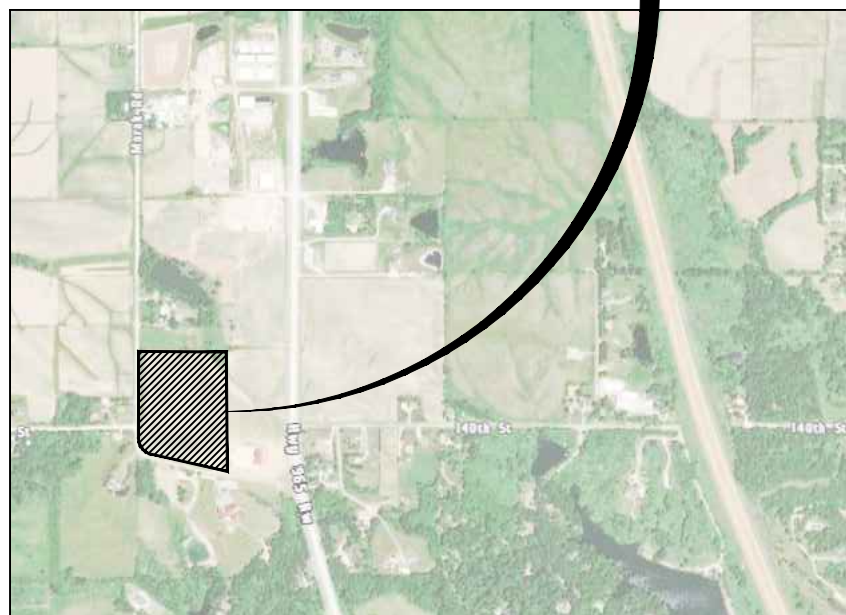
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CEDAR RIDGE RICKHOUSE EXPANSION

MARAK ROAD
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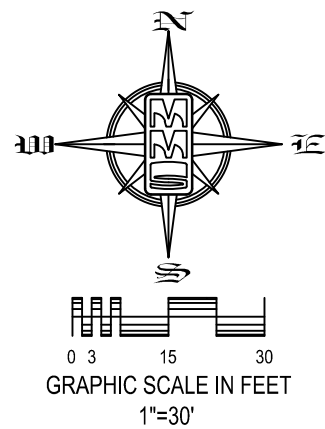
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CEDAR RIDGE RICKHOUSE EXPANSION
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LOCATION MAP
NOT TO SCALE



UTILITIES

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/292-6969 NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

STANDARD LEGEND AND NOTES

- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- EXISTING RIGHT-OF-WAY LINES
- CENTER LINES
- EXISTING CENTER LINES
- LOT LINES, PLATTED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- BENCHMARK
- RECORDED DIMENSIONS
- CURVE SEGMENT NUMBER
- POWER POLE
- POWER POLE W/DROP
- POWER POLE W/TRANS
- POWER POLE W/LIGHT
- GUY POLE
- LIGHT POLE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE MANHOLE
- CURB INLET
- FENCE LINE
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- WATER LINES
- ELECTRICAL LINES
- OVERHEAD ELECTRICAL LINES
- TELEPHONE LINES
- GAS LINES
- CONTOUR LINES (INTERVAL)
- PROPOSED GROUND
- EXISTING TREE LINE
- EXISTING DECIDUOUS TREE & SHRUB
- EXISTING EVERGREEN TREES & SHRUBS

THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.

PLAT/PLAN APPROVED BY:

JOHNSON COUNTY PDS ADMINISTRATOR	DATE
JOHNSON COUNTY STORM WATER COORDINATOR	DATE
APPLICANT	DATE

LANDSCAPE REQUIREMENTS:

VEGETATIVE OVERSTORY SHALL BE PLANTED WITH NO FEWER THAN 1 TREE EVERY 50' OF FRONTAGE.
- MARAK RD: 1,677.64' / 50 = 34 TREES REQUIRED

EXISTING = 37 TREES

VEGETATIVE UNDERSTORY SHALL BE PLANTED AT A RATE THAT PROVIDES NO LESS THAN 66% SCREENING AT A HEIGHT OF 3' ABOVE GRADE.
- UNSCREENED FRONTAGE: 238.49' X 0.66 = 157.03'

PROPOSED = 40 SHRUBS & GRASSES @ 4' @ EA.

PLANT LIST - SHRUBS, PERENNIALS, ORNAMENTAL GRASSES & GROUND COVER						
QTY	KEY	POTENTIAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE SIZE
17	MS	MISCANTHUS SINENSIS 'ERACILLIUS'	ERACILLIUS MAIDEN GRASS	24" HT.	CONT.	6' X 4'
23	VZ	VIORNUM TRILOBUM 'COMPACTA'	COMPACT AMERICAN CRANBERRY BUSH VIORNUM	24" HT.	CONT.	5' X 5'

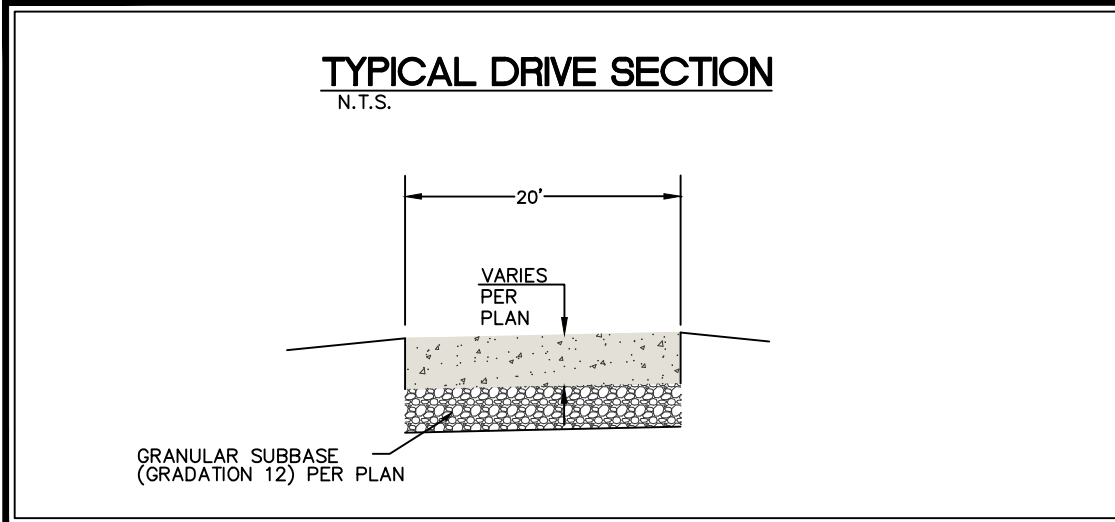


CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282

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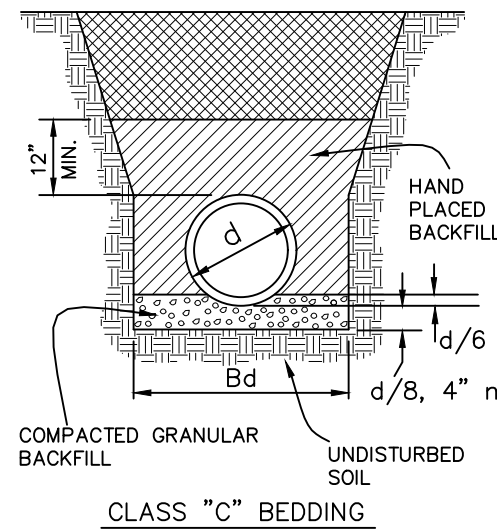
Date	Revision
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STORM SEWER NOTES

- 1) STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD DETAILED SPECIFICATIONS AND DETAILED SPECIFICATION REQUIREMENTS PREPARED FOR THIS PROJECT. CITY OF CORALVILLE DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES SHALL PREVAIL.
- 2) ALL STORM SEWERS SHALL BE CLASS 3 RCP UNLESS NOTED OTHERWISE IN THE PLANS.
- 3) AT PLACES WHERE A FLARED END SECTION IS REQUIRED, PIPE LENGTH INCLUDES THE FLARED END. THE LAST TWO JOINTS ARE TO BE TIED WHERE FLARED END SECTIONS ARE REQUIRED.
- 4) ALL RCP STORM SEWERS SHALL BE PROVIDED WITH CLASS "C" BEDDING, UNLESS NOTED OTHERWISE. PVC SEWERS SHALL BE PROVIDED WITH CRUSHED STONE ENCASEMENT.
- 5) STORM SEWERS SHADED ON THE PROFILE VIEW SHALL BE BACKFILLED WITH EITHER OF THE FOLLOWING COMPACTED TO 90% MODIFIED PROCTOR DENSITY:
A. SUITABLE EXCAVATED MATERIAL. IF EXCAVATED MATERIAL IS NOT SUITABLE, THEN
B. CRUSHED STONE AS SPECIFIED FOR GRANULAR TRENCH BACKFILL SHALL BE USED.
- 6) GRANULAR TRENCH BACKFILL SHALL BE CRUSHED STONE CONFORMING TO I.D.O.T. STANDARD SPECIFICATION 4120.04 WITH 1" MAXIMUM AGGREGATE SIZE. COMPACT TO 90% MODIFIED PROCTOR DENSITY.
- 7) ALL STORM SEWERS SHALL HAVE CONFINED "O" RING GASKETS. STORM SEWERS 36" AND SMALLER SHALL HAVE BELL AND SPIGOT JOINTS. STORM SEWERS LARGER THAN 36" MAY HAVE TONGUE AND GROOVE JOINTS. NO MASTIC JOINTS ALLOWED.
- 8) ALL PIPE SHALL BE CERTIFIED.
- 9) ALL STORM INTAKES SHALL BE A MINIMUM OF 48 INCHES FROM TOP OF CURB/RIM TO SUBGRADE. IF INVERT ELEVATIONS ARE INSUFFICIENT TO PROVIDE THIS REQUIRED DEPTH, THE CONTRACTOR TO PROVIDE DEEPER STRUCTURE AND FOUR CONCRETE FILLET IN INTAKE TO MAKE INTAKE PIPES DRAIN AT INVERT ELEVATIONS LISTED.
- 10) LIFT HOLES IN STORM SEWER WILL NOT BE ALLOWED.
- 11) PROVIDE CONCRETE FILLETS IN ALL NEW & EXISTING DRAINAGE STRUCTURES PER REFERENCED DETAILS.

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- NOTES:
1. PIPE SHALL BE PLACED ON CRUSHED STONE MATERIAL.
 2. BELL HOLES SHALL BE HAND SHAPED SO THAT ONLY PIPE BARREL RECEIVES BEARING PRESSURE.
 3. PLACE BEDDING TO ENSURE THAT THERE ARE NO VOIDS UNDER OR ALONGSIDE THE LENGTH OF PIPE.
 4. BACKFILL SHALL BE HAND TAMPED UP TO 12" ABOVE TOP OF PIPE.
 5. SEE TABLE FOR ALLOWABLE TRENCH WIDTH Bd.

ID INCHES	Bd FEET & INCHES
12	2-3
15	2-9
18	3-0
21	3-3
24	3-6
27	4-0
30	4-3
36	4-9
42	5-6
48	6-3

PAVING CONSTRUCTION NOTES

1. PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH I.D.O.T. SPECIFICATION SECTION 2301.
2. I.D.O.T. CLASS C-3 CONCRETE SHALL BE USED, UNLESS NOTED OTHERWISE.
3. PAVEMENT JOINTS SHALL CONFORM TO I.D.O.T. STANDARD ROAD PLAN PV-101.
4. SUBGRADE UNDER PROPOSED PAVEMENT SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY, TO A DEPTH OF SIX (6) INCHES, UNLESS NOTED OTHERWISE.
5. ALL SAWED PAVEMENT JOINTS SHALL BE SEALED.

GENERAL DETAILS
AND NOTES

CEDAR RIDGE
EXPANSION

JOHNSON COUNTY
IOWA

PLAT/PLAN APPROVED BY:	
JOHNSON COUNTY PDS ADMINISTRATOR	DATE
JOHNSON COUNTY STORM WATER COORDINATOR	DATE
APPLICANT	DATE

MMS CONSULTANTS, INC.

Date:	11/17/2021
Designed by:	SAS/BJC
Drawn by:	JEB
Checked by:	RLA
Project No:	8909-007
Field Book No:	
Scale:	N/A
Sheet No:	6
of:	6