

Office Use Only	6/22/22	\$ 250	P20-22-28243
	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): Commercial Contractor Bays

Address of Location: Alyssa Court SW

Subdivision Name and Lot Number: Lot 2 Scott's Second Addition

Current Zoning: C **Parcel Number:** 1020377002

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.

Daniel Berg, 2B Holdings
Name of Owner

Aaron Berg
Name of Applicant (if different)

4179 Naples Avenue SW, Iowa City, IA 52240
Applicant Street Address (including City, State, Zip)

319-329-5873
Applicant Phone

addolivinn@gmail.com
Applicant Email

Applicant Signature

See back page for Application Submittal Requirements and Checklist

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.

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.

gll 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.

gll 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:

gll Landscape Plan – should be a dedicated sheet

gll Grading Plan, including Erosion and Sediment Control Plan/SWPPP – should be a dedicated sheet.

gll Paving detail for entrances, drives, parking areas – can be included on other sheets or be on a dedicated sheet.

gll 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).

n/a A copy of an approved ROW Permit (Access Permit) from Johnson County Secondary Roads or Iowa DOT for access sufficient to serve the use proposed in the application.

gll Application Fee (\$250) is due at the time of submittal.

gll One (1) copy of the Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance.

gll 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.

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:

gll 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.

gll 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.



May 10, 2022

Mr. Josh Busard
Johnson County Planning Development & Sustainability Dept.
913 S. Dubuque St, Suite 204
Iowa City, IA 52240

RE: Letter of Intent for Commercial Site Plan for Aaron Berg

Dear Josh:

Aaron Berg is planning to construct commercial contractor bays on his son's property on Alyssa Court SW, Iowa City, Iowa. The proposed building is 150' x 70' and will contain ten separate warehouse units on Lot 2 of Scott's Second Addition. It's unknown at this time how many employees will be using this facility, as no leases are signed yet.

Access to these units will be from Alyssa Court SW, a private subdivision road.

The facility will be served by a private well that is located on lot 1 Scott's Second Addition, which is northwest of this lot. A septic system has been designed and will be located immediately east of the new building.

Additional parking and driveway is being proposed as shown on the site plan. A bicycle pad will be installed on the southeast corner of the building. A trash enclosure will be located on the northwest part of the lot.

Screening and buffering will be provided on the south as shown on the Landscape Plan.

A storm water management plan is being provided by MMS Consultants, Inc. with storage and treatment at the eastern part of the site.

No parking lot lights are being provided as business and operation occur mainly during daylight hours. Lights will be provided on the building itself. No signage is proposed.

A sensitive areas report is part of the application.

Respectfully submitted,

Gina Landau
11481-001LetterofIntentSitePlan.docx



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ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
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SITE PLAN LOT 2 - SCOTT'S SECOND ADDITION JOHNSON COUNTY, IOWA

LOT 1 SCOTT'S THIRD ADDITION

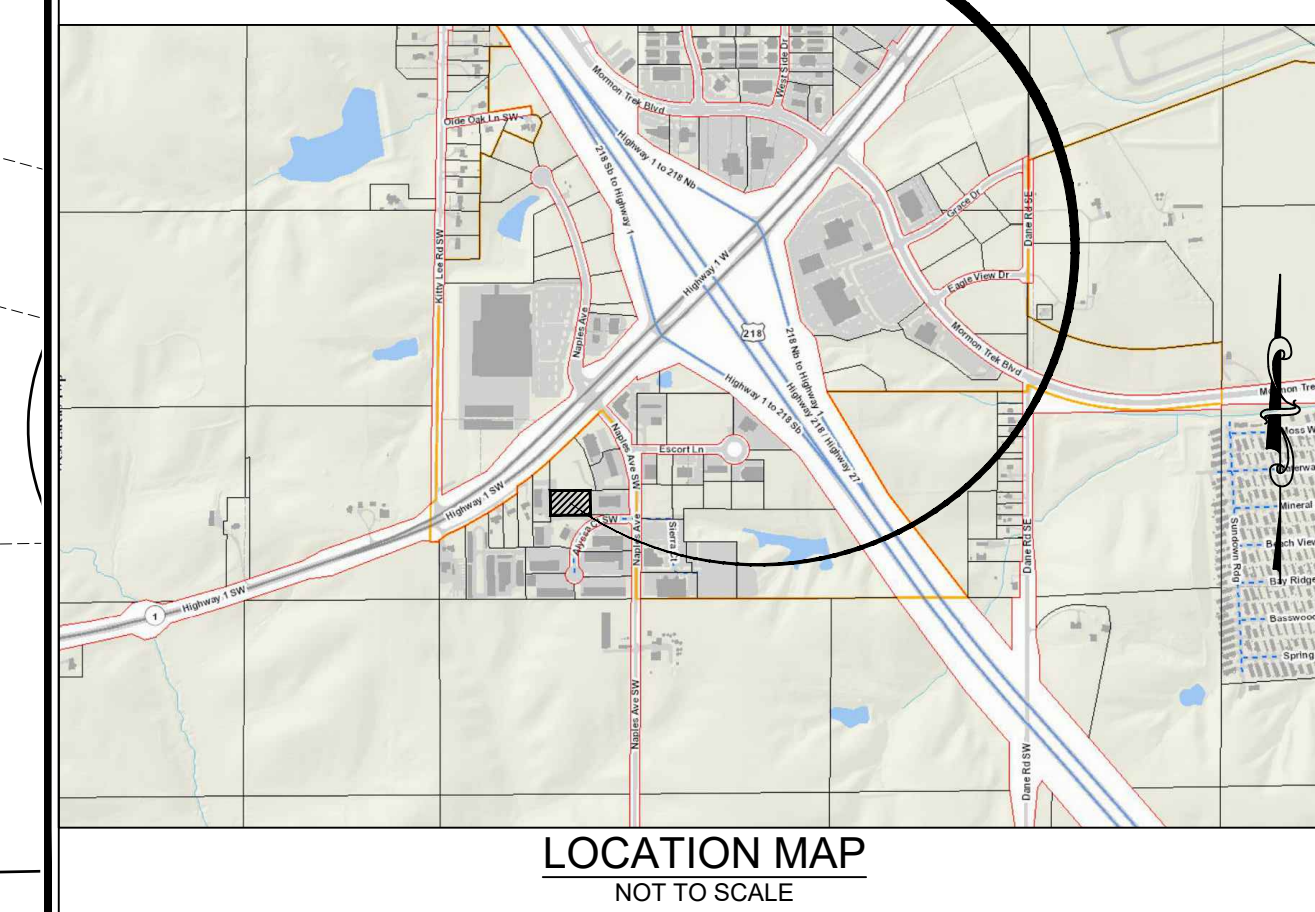
IN ACCORDANCE WITH THE PLAT THEREOF RECORDED
IN PLAT BOOK 32 AT PAGE 209 OF THE RECORDS OF
THE JOHNSON COUNTY RECORDER'S OFFICE

OWNER: BERG, DANIEL N
BERG, JEANNE M

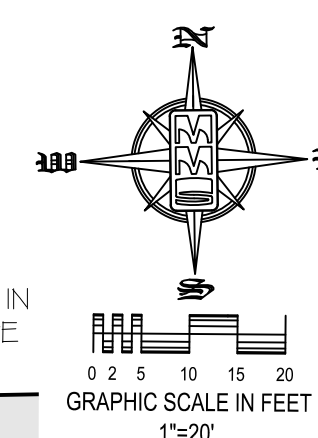
OWNER: 2B HOLDINGS, LLC

LOT 2
SCOTT'S FIFTH ADDITION
IN ACCORDANCE WITH THE PLAT THEREOF RECORDED
IN PLAT BOOK 48 AT PAGE 150 OF THE RECORDS OF
THE JOHNSON COUNTY RECORDER'S OFFICE

LOT 2 SCOTT'S SECOND ADDITION JOHNSON COUNTY, IOWA



LOCATION MAP
NOT TO SCALE



LEGAL DESCRIPTION

LOT 2 OF SCOTT'S SECOND ADDITION, JOHNSON COUNTY, IOWA IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 31 AT PAGE 46 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE. SAID TRACT OF LAND CONTAINS 1.04 ACRES, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

PROPOSAL
APPLICANT PLANS TO DEVELOP A WAREHOUSE ON THE 1.04 ACRE SITE.

DEVELOPMENT SCHEDULE

PHASE	AREA OF WORK	LAND USE TYPE(S)	CONSTRUCTION PERIOD
	WAREHOUSE		FALL OF 2022 THRU FALL OF 2023

DEVELOPMENT CHARACTERISTICS

CURRENT ZONING: C (COMMERCIAL)

SETBACK REQUIREMENTS

BUILDING SETBACKS:	REQUIRED
FRONT YARD	30 FEET
SIDE YARD	10 FEET
REAR YARD	30 FEET

MINIMUM LOT REQUIREMENTS

LOT AREA	NONE
LOT WIDTH	NONE
MAXIMUM BUILDING HEIGHT	35 FEET AND 2 1/2 STORY

LOT CHARACTERISTICS

LOT AREA	45,327 SF (100%)(1.04 AC)
BUILDING AREA - PROPOSED	10,500 SF (23.2%)
PAVING AREA - PROPOSED	26,092 SF (57.6%)
GREEN SPACE AREA	8,735 SF (19.2%)

PARKING REQUIREMENTS

WAREHOUSING:	1 SPACE PER EMPLOYEE OF LARGEST WORK SHIFT
	50 EMPLOYEES = 50 SPACES
	1 SPACE PER (4,000) SF GROSS FLOOR AREA
	10,500/4000 = 3 SPACES

TOTAL PROVIDED 53 SPACES INCLUDING 3 ADA STALLS.

BICYCLE PARKING: 2 PER PROPERTY PLUS 2 FOR EVERY 50 REQUIRED PARKING SPACES - 4 REQUIRED

NO PARKING LOT LIGHTING IS PROPOSED. ALL SITE LIGHTING SHALL COMPLY WITH DOWNCAST LIGHTING STANDARDS.

NO SIGNAGE IS PROPOSED. ANY FUTURE SIGNAGE WILL BE INSTALLED IN ACCORDANCE WITH COUNTY REGULATIONS.

PLAN APPROVED BY:

APPLICANT	DATE
-----------	------

PLAN APPROVED BY:

JOHNSON COUNTY PUBLIC HEALTH	DATE
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PLAN APPROVED BY:

SECONDARY ROADS	DATE
-----------------	------

PLAN APPROVED BY:

JOHNSON COUNTY ZONING ADMINISTRATOR	DATE
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KEYNOTES

NUMBER	KEYNOTE
1	INSTALL DRIVE AND PARKING (SEE PAVING LEGEND TABLE THIS SHEET FOR THICKNESS AND MATERIAL)
2	PROPOSED WAREHOUSE UNITS.
3	INSTALL 6" STANDARD CURB. SEE DETAIL ON SHEET C500.
4	PROPOSED 14" WIDE OVERHEAD DOOR
5	PROPOSED BUILDING STOOP
6	INSTALL 4" WIDE PAVEMENT MARKINGS (TYP)
7	CONNECT TO EXISTING CONCRETE PAVEMENT, SAW CUT & CLEAN EDGE AS NECESSARY.
8	PROPOSED ADA PARKING, SYMBOL, AND SIGNAGE PER ADA STANDARDS. SEE DETAILS ON SHEET C500.
9	INSTALL PCC SIDEWALK PER JOHNSON COUNTY STANDARDS.
10	TRANSITION CURB FROM 6" HIGH TO ZERO.
11	INSTALL TYPE A CONCRETE DRIVEWAY. SEE DETAIL ON SHEET C500.
12	INSTALL BIKE PAD WITH INVERTED-U BICYCLE RACK SIZED FOR FOUR (4) BIKES. SEE DETAIL SHEET C500.
13	INSTALL BOLLARD. SEE DETAIL SHEET C500.
14	INSTALL TRASH ENCLOSURE. SEE DETAIL SHEET C500.

SITE LAYOUT AND DIMENSION PLAN

LOT 2 OF SCOTT'S SECOND ADDITION JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.

Date: 05-09-2022

Designed By: CAT Field Book No: 1337, 1341

Drawn By: TAV Scale: 1"=20'

Checked By: KJB Sheet No:

Project No: C120

11481-001

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, INTERNAL
---	LOT LINES, PLATTED OR BY DEED
---	PROPOSED EASEMENT LINES
---	EXISTING EASEMENT LINES
---	BENCHMARK
---	RECORDED DIMENSIONS
---	CURVE SEGMENT NUMBER
---	22-1
---	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
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
---	WATER LINES
---	TELEPHONE LINES
---	ELECTRICAL LINES
---	FIBER OPTIC LINES
---	GAS LINES
---	OVERHEAD ELECTRIC
---	CONTOUR LINES (INTERVAL)
---	PROPOSED GROUND
---	EXISTING TREE LINE
---	EXISTING DECIDUOUS TREE & SHRUB
---	EXISTING EVERGREEN TREES & SHRUBS

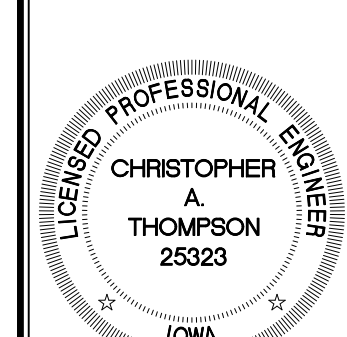
PAVING LEGEND

[Pattern]	6" PCC OVER 4" GRANULAR BASE (DOT GRADATION 12 OR 14)
[Pattern]	6" PCC OVER 4" GRANULAR BASE (DOT GRADATION 12 OR 14)
[Pattern]	4" PCC OVER 4" GRANULAR BASE (DOT GRADATION 12 OR 14)

UTILITIES

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/292-8899 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 THEREO. 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 that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

CHRISTOPHER A. THOMPSON, P.E. Iowa Lic. No. 25323

My license renewal date is December 31, 20__.

Pages or sheets covered by this seal:

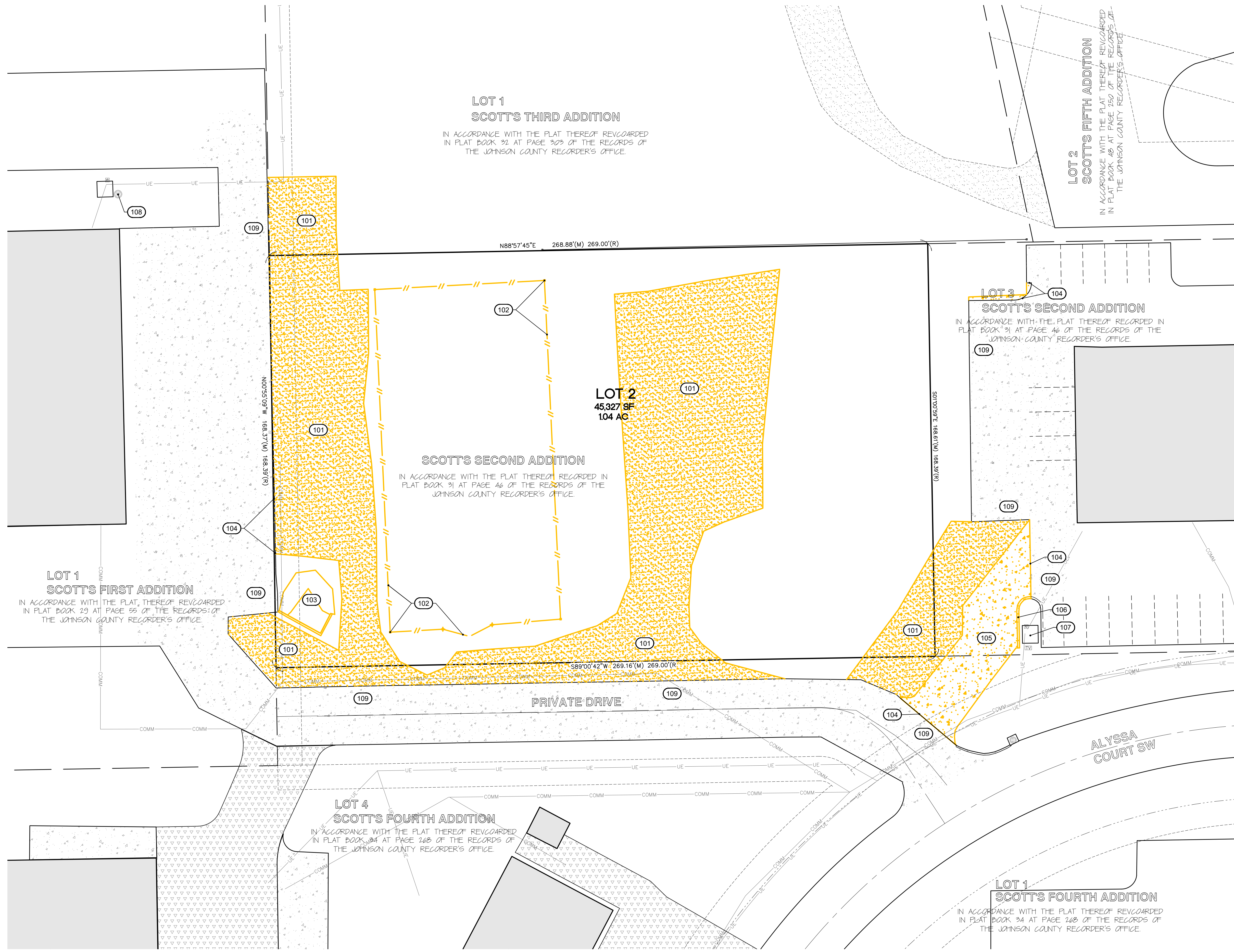
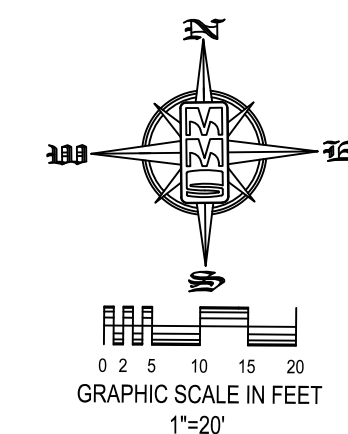
THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PER IDOT STANDARD ROAD PLAN TC-419 OR SUDAS 8030-110 REQUIREMENTS AT ALL TIMES DURING WORK WITHIN PUBLIC R.O.W.

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



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DEMOLITION KEYNOTES	
NUMBER	KEYNOTE
101	REMOVE GRAVEL SURFACE.
102	REMOVE FENCING, POSTS AND GATE.
103	REMOVE CONCRETE WALL AND STOCKPILED MATERIAL.
104	SAWCUT EDGE OF CONCRETE PAVING. CONNECT PROPOSED PAVEMENT TO EXISTING PAVING.
105	REMOVE CONCRETE DRIVE.
106	REMOVE CURB AND GUTTER.
107	PROTECT TRANSFORMER DURING CONSTRUCTION.
108	EXISTING WELL.
109	PROTECT EXISTING PAVING DURING CONSTRUCTION. REPLACE IF DAMAGED.

Date	Revision

DEMOLITION PLAN

THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PER IDOT STANDARD ROAD PLAN TC-419 OR SUDAS 8030-110 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.

IOWA ONE CALL

UTILITIES
THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/292-8869 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
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	RIGHT-OF-WAY LINES
	EXISTING RIGHT-OF-WAY LINES
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	FIBER OPTIC
	OVERHEAD ELECTRIC
	CONTOUR LINES (INTERVAL)
	PROPOSED GROUND
	EXISTING 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.

LOT 2 OF SCOTT'S SECOND ADDITION
JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.
Date: 05-09-2022
Designed by: CAT Field Book No: 1337, 1341
Drawn by: TAV Scale: 1"=10'
Checked by: KJB Sheet No:
Project No: CD100



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Date	Revision

IOWA ONE CALL
SM

UTILITIES
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EROSION CONTROL LEGEND

--- AREA OF DISTURBANCE	--- PERIMETER SILT FENCE
--- SILT FENCE	--- TEMPORARY SOIL STOCKPILE AREA
--- TEMPORARY ROCK CONSTRUCTION ENTRANCE/EXIT	--- DIRECTION OF OVERLAND FLOW
--- TEMPORARY PARKING AND STORAGE	--- DUMPSTER FOR CONSTRUCTION WASTE
--- CONCRETE TRUCK/EQUIPMENT WASHOUT	--- RIP RAP OUTLET PROTECTION
--- PORTABLE RESTROOM	
--- DOCUMENT LOCATION (PERMITS, SWPPP, INSPECTION FORMS, ETC.)	
--- FILTER SOCK INLET PROTECTION	
--- FILTER SOCK BEHIND CURB AT CURB RAMP	

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.

GRADING AND EROSION CONTROL NOTES

TOTAL SITE AREA: 1.04 ACRES
TOTAL AREA TO BE DISTURBED: 1.04 ACRES

EROSION CONTROL MEASURES SHALL BE USED DURING ALL 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.

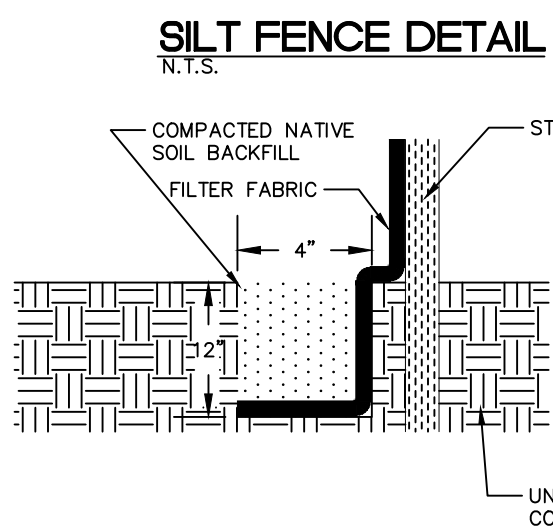
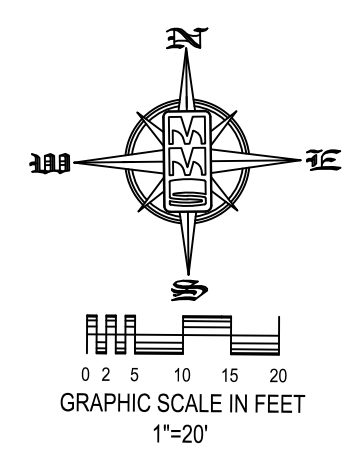
FOLLOWING INSTALLATION OF PERIMETER SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR TO SCHEDULE A SITE INSPECTION PRIOR TO ANY SOIL DISTURBING ACTIVITIES.

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

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

NOTES:

- TEMPORARY STABILIZATION IS REQUIRED ON DISTURBED AREAS AFTER THE 14TH DAY OF INACTIVITY.
- FINAL STABILIZATION SHALL BE IMPLEMENTED WITHIN 14 DAYS OF FINAL GRADING COMPLETION.



- INSTALLATION**
- 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 4196.01.A. 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 FABRIC SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6" OVERLAP, AND SECURELY SEALED.
 - 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 RAINFALL 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 SEED.
 - 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.

GRADING NOTES

- MAXIMUM SLOPE ON CUTS AND FILLS SHALL BE 3.5: HORIZONTAL TO 1: VERTICAL.
- NO EXCAVATION SHALL BE ALLOWED WITHIN 2' OF PROPERTY LINES.
- 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.
- COMPACTION TO BE 90% MODIFIED PROCTOR WHERE > 6:1 SLOPE.
- 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.
- PRIOR TO ANY GRADING A CONSTRUCTION SAFETY FENCE SHALL BE INSTALLED 50 FEET FROM TRUNKS OF TREES TO BE PROTECTED.
- 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.
- 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.
- ALL STREET SUBGRADES SHALL BE CONSTRUCTED AND COMPACTED IN ACCORDANCE WITH JOHNSON COUNTY DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES.

THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PER IDOT STANDARD ROAD PLAN TC-419 OR SUDAS 8030-110 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.

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, INTERNAL
---	LOT LINES, PLATTED OR BY DEED
---	PROPOSED EASEMENT LINES
---	EXISTING EASEMENT LINES
---	BENCHMARK
---	RECORDED DIMENSIONS
---	CURVE SEGMENT NUMBER

--- EXIST --- PROP ---

○	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
○	EXISTING SANITARY SEWER
○	PROPOSED SANITARY SEWER
○	EXISTING STORM SEWER
○	PROPOSED STORM SEWER
○	WATER LINES
○	ELECTRICAL LINES
○	TELEPHONE LINES
○	GAS LINES
○	FIBER OPTIC
○	OVERHEAD ELECTRIC
○	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.

BIO-RETENTION CELL
N.T.S.

PERIMETER GRASS FILTER STRIP (SIDE SLOPE VARIES)

FREEBOARD

PONDING ZONE

FILTRATION / RETENTION ZONE (*MODIFIED SOIL MIX*)

RETENTION STORAGE / RECHARGE ZONE (1" WASHED STONE AGGREGATE)

6 INCH FREEBOARD

6 INCHES CHANNEL PROTECTION

3 INCHES WATER QUALITY

18 INCHES

3 INCHES 3/8" WASHED STONE AGGREGATE

9 INCHES

6% PERF ADS SUBDRAIN PIPING : DISCHARGE TO STORM SEWER.

WIDTH: SEE PLANS

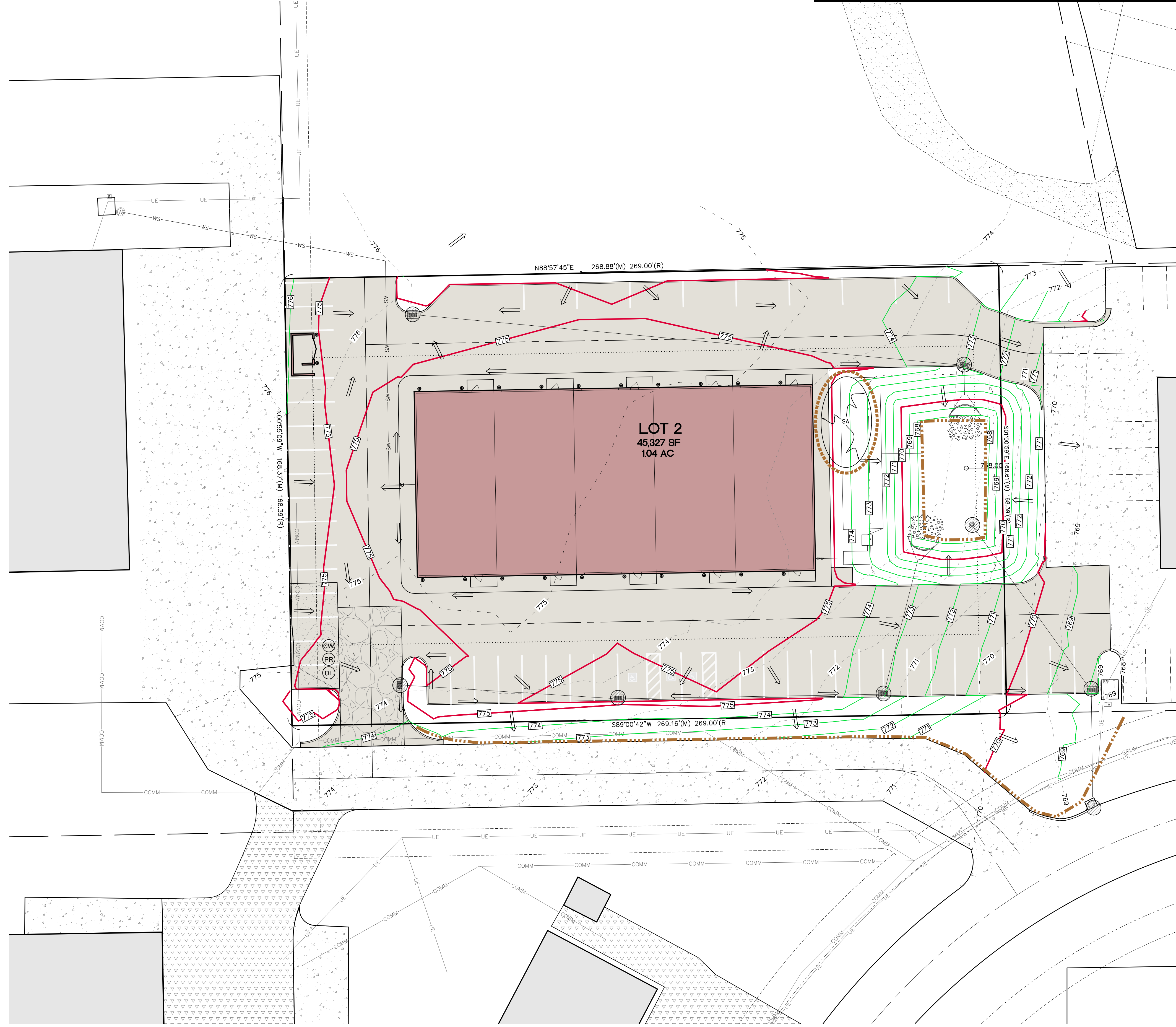
INFILTRATION TO NON-COMPACTED NATIVE SOIL PROFILE

TOP OF RIM (INLET) LOCATION (SEE PLANS)

MODIFIED SOIL MIX
75%-90% WASHED CONCRETE SAND
0%-10% APPROVED ORGANIC COMPOST
0%-25% SOIL WITH A-HORIZON CHARACTERISTICS

CONSTRUCTION NOTES: (REFER TO THE IOWA STORMWATER MANAGEMENT MANUAL SECTION 2E-4, C)

- CONTRACTOR SHALL PLACE MODIFIED SOIL WITHOUT COMPACTING. GRADE SHALL BE LEFT 1" HIGH TO ALLOW FOR NATURAL SETTLING.
- CONTRACTOR SHALL PROVIDE NO LESS THAN 72 HOURS NOTICE TO INSPECTOR PRIOR TO CONSTRUCTION OF STORMWATER QUALITY PRACTICES.
- BIO-RETENTION CELL SHALL NOT BE INSTALLED UNTIL AFTER PAVING AND STABILIZATION SEEDING OF THE TRIBUTARY AREA.
- SURFACE AREA AND BOTTOM OF BIO-RETENTION CELL SHALL BE GRADED LEVEL END TO END AND SIDE TO SIDE.



SITE GRADING AND EROSION CONTROL PLAN AND SWPPP

LOT 2 OF SCOTT'S SECOND ADDITION JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.

Date: 05-09-2022

Designed by: CAT Field Book No: 1337, 1341

Drawn by: TAV Scale: 1"=20'

Checked by: KJB Sheet No: C140

Project No: 11481-001



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LAND SURVEYORS
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(319) 351-8282
www.mmsconsultants.net

Date: Revision:

DETAILED GRADING PLAN
NORTH HALF

LOT 2 OF
SCOTT'S
SECOND
ADDITION
JOHNSON COUNTY,
IOWA

MMS CONSULTANTS, INC.

Date: 05-09-2022

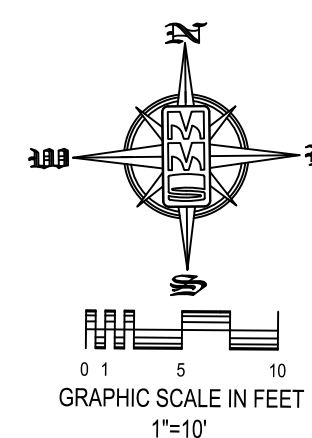
Designed by: CAT Field Book No: 1337, 1341

Drawn by: TAV Scale: 1"=10'

Checked by: KJB Sheet No:

Project No: C141

11481-001

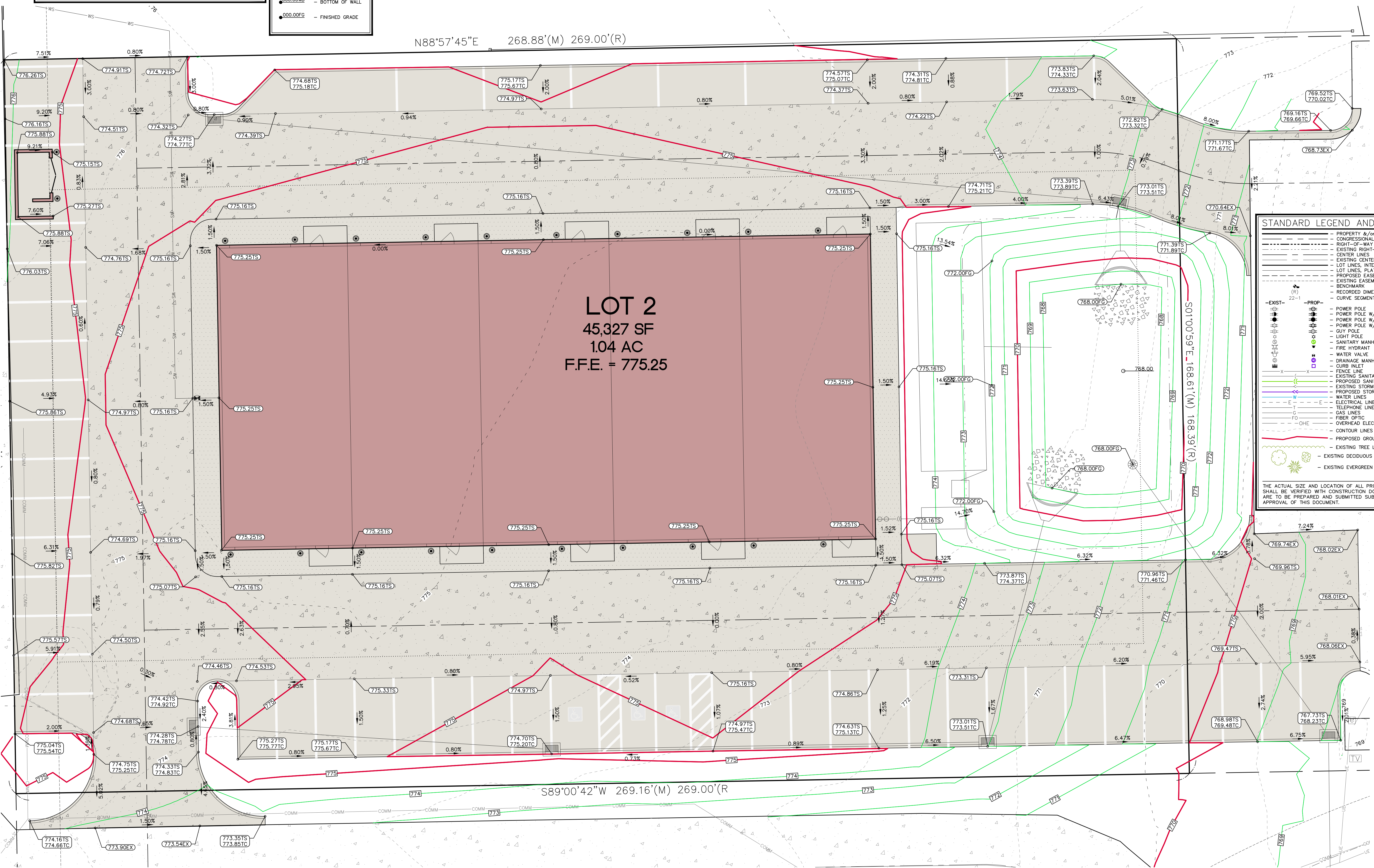


IOWA ONE CALL
SM
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GRADING LEGEND

- 000.00EX - EXISTING SURFACE
- 000.00TS - TOP SLAB
- 000.00TW - TOP WALK
- 000.00TC - TOP CURB
- 000.00DT - TOP DOCK
- 000.00WT - TOP OF WALL
- 000.00WB - BOTTOM OF WALL
- 000.00FG - FINISHED GRADE

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- POWER POLE W/TRANS
- POWER POLE W/LIGHT
- GUY POLE
- LIGHT POLE
- SANITARY MANHOLE
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- DRAINAGE MANHOLE
- CURB INLET
- FENCE LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- WATER LINES
- ELECTRICAL LINES
- TELEPHONE LINES
- GAS LINES
- FIBER OPTIC
- OVERHEAD ELECTRIC

PROP

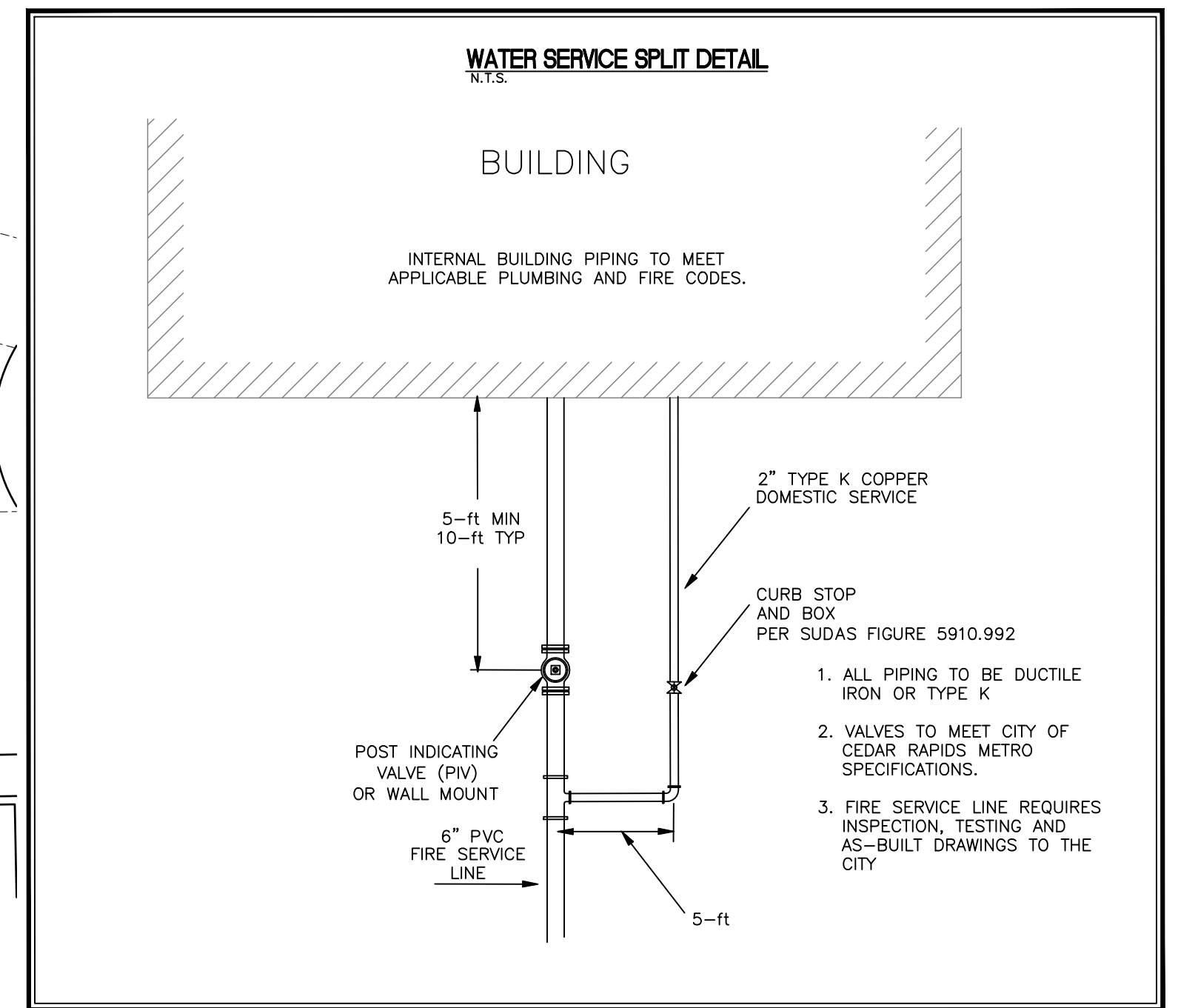
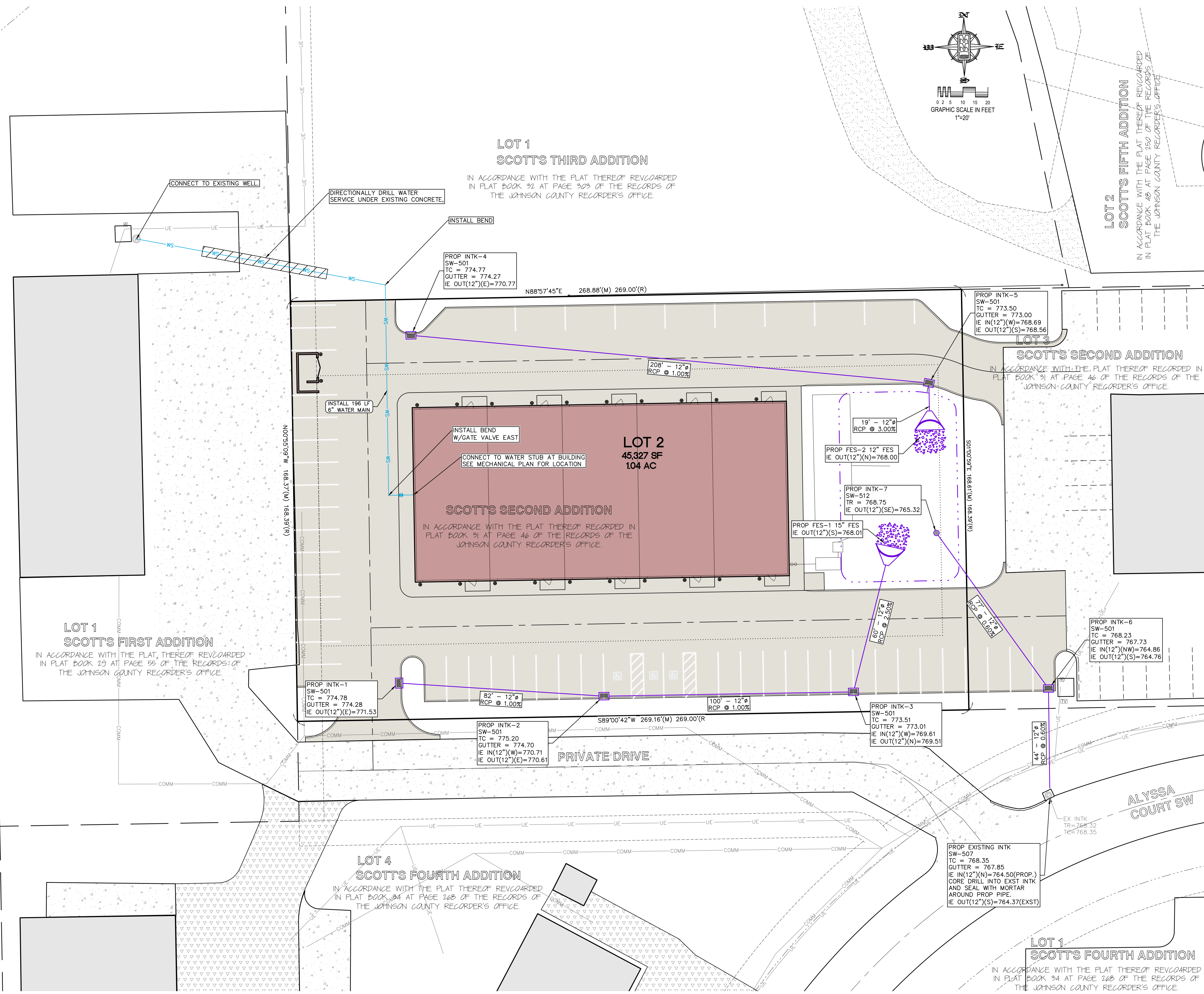
- CONTOUR LINES (1' INTERVAL)
- PROPOSED GROUND
- EXISTING TREE LINE
- EXISTING DECIDUOUS TREE & SHRUB
- EXISTING EVERGREEN TREES & SHRUBS

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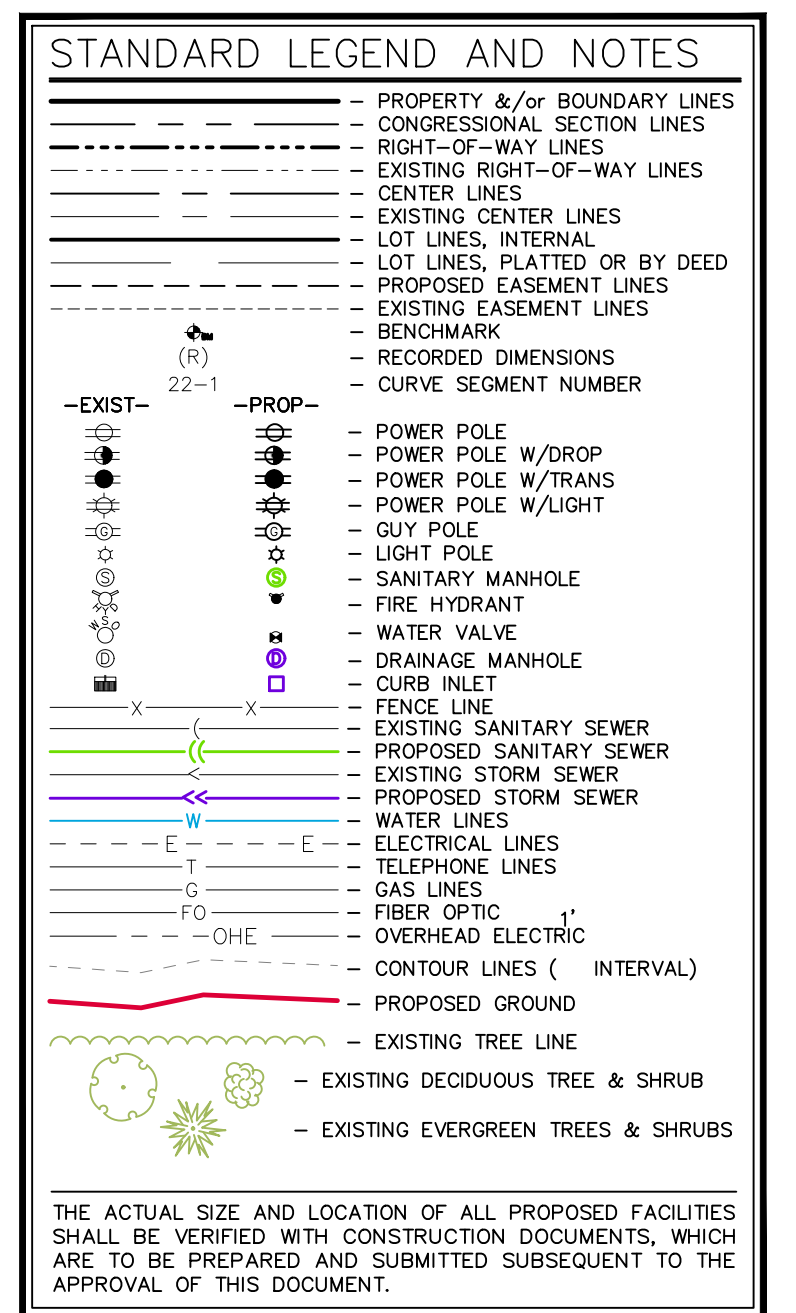
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Date: Revision:



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IOWA ONE CALL
SM

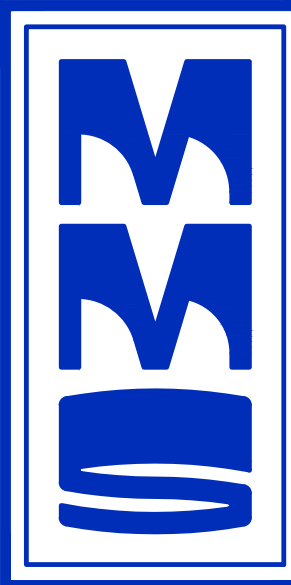
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**SITE UTILITY PLAN
STORM AND WATER**

**LOT 2 OF
SCOTT'S
SECOND
ADDITION
JOHNSON COUNTY,
IOWA**

MMS CONSULTANTS, INC.
Date: 05-09-2022
Designed by: CAT
Field Book No: 1337, 1341
Drawn by: TAV
Scale: 1"=20'
Checked by: KJB
Sheet No:
Project No: **C160**
11481-001



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Date Revision

SITE LANDSCAPE PLAN

LOT 2 OF
SCOTT'S
SECOND
ADDITION
JOHNSON COUNTY,
IOWA

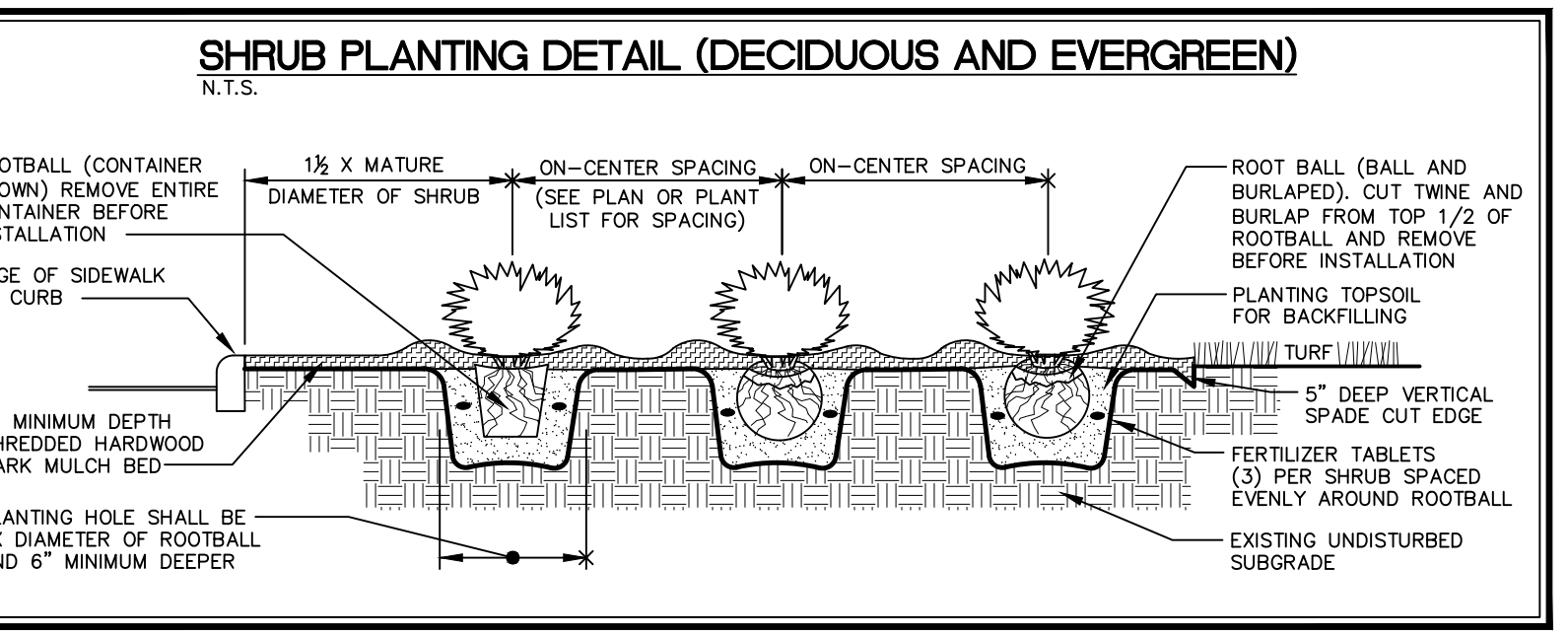
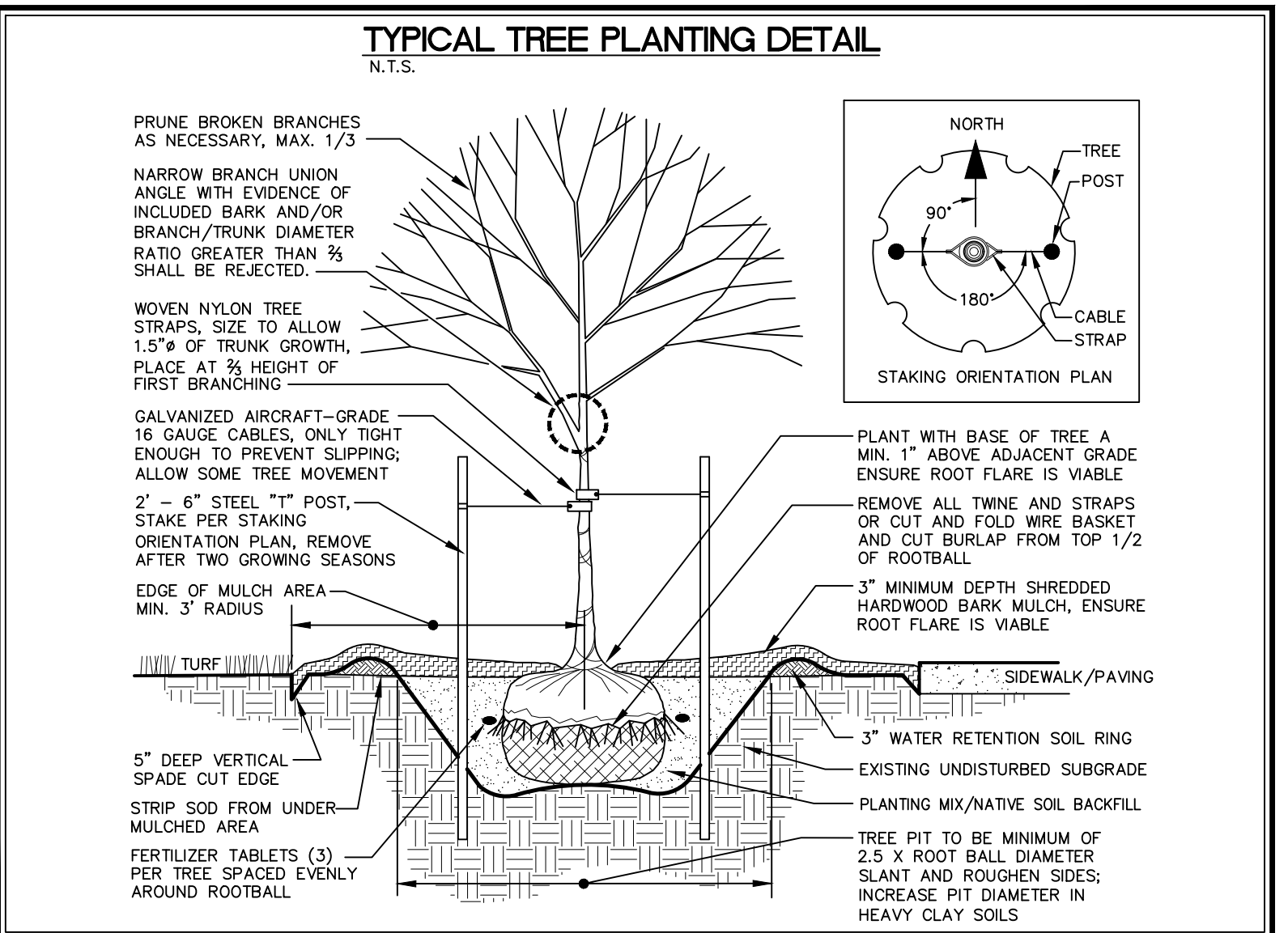
MMS CONSULTANTS, INC.
Date: 05-09-2022
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Drawn by: TAV Scale: 1"=20'
Checked by: KJB Sheet No:
Project No: L100
11481-001

PLANT SCHEDULE

SHADE TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE H. X W.
	GS	1	Gleditsia inaequalis var. 'Sunburst'	Sunburst Thornless Honeylocust	2' Cal.	B4B	30' x 30'
	LT	3	Liriodendron tulipifera	Tulip Poplar	2' Cal.	B4B	60' x 30'
	QP	2	Quercus palustris	Pin Oak	2' Cal.	B4B	50' x 40'
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE H. X W.
	VT	23	Viburnum trilobum 'Bailey Compact'	Bailey's Compact American Cranberry Bush	36" Ht.	Container	6' x 5'
ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE H. X W.
	PV	25	Panicum virgatum 'Prairie Fire'	Prairie Fire Switch Grass	24" Ht.	Container	4' x 3'

LANDSCAPE NOTES:

- THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL LOCATIONS OF UNDERGROUND UTILITIES ON SITE PRIOR TO LANDSCAPE INSTALLATION.
- PLANT QUANTITIES ARE FOR INFORMATION ONLY; DRAWINGS SHALL PREVAIL IF CONFLICT OCCURS.
- KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60 - 1990 OR MOST RECENT EDITION.
- LAYOUT OF PLANT MATERIAL AT SITE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANTING BED AREAS SHALL HAVE QUALITY TOPSOIL APPLIED (IF NEEDED) BY LANDSCAPE CONTRACTOR TO BRING BED GRADES 3" - 4" BELOW EXISTING CONCRETE AREAS AND TOP OF DECORATIVE WALLS. (PRIOR TO DIGGING, CONTRACTOR IS RECOMMENDED TO VISIT SITE).
- FINISH GRADING OF PLANT BED AND SOG AREAS SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
- ALL SPRINKLER PERENNIAL PLANTING AREAS SHALL HAVE A MINIMUM 5 INCH DEEP BED OF DOUBLE SHIPPED HARDWOOD BARK MULCH AND AN APPLICATION OF A PRE-EMERGENT (PREERY OR APPROVED EQUAL) FOR WEED CONTROL.
- LANDSCAPE SPACING BETWEEN BARK MULCH AND LAWN AREAS SHALL BE A SPACE CUT EDGE. EDGE SHALL BE INSTALLED VERTICAL AND ACCORDING TO DETAILS.
- STAKES SHALL BE REQUIRED ON ALL TREES EXCEPT MULTI-STEM VARIETIES) STAKE USING (2) OR (3) 1/4" STEEL "T" POST PLACED OUTSIDE OF ROOTBALL AND ADHERED TO TRUNK OF TREE WITH 1/4" GAUGE CABLE AND WOVEN NYLON TREE STRAPS.
- ALL TREES FREE-STANDING WITHIN LAWN AREAS AND IN PLANTING BEDS SHALL BE WRAPPED WITH A STANDARD MANUFACTURED TREE WRAP AND FASTENED WITH TWINE OR APPROVED METHOD.
- ALL TREES FREE-STANDING WITHIN LAWN AREAS SHALL HAVE A MINIMUM 4 FT. DIA. RING OF DOUBLE SHIPPED HARDWOOD BARK MULCH AT A 3" INCH DEPTH.
- ALL LANDSCAPE PLANTINGS AND SOG AREAS SHALL BE THOROUGHLY WATERED UPON INSTALLATION AND A TOTAL OF (9) WATERINGS BEFORE INITIAL ACCEPTANCE. AFTER ACCEPTANCE, SOG SHALL BE MAINTAINED FOR (90) DAYS OR UNTIL ROOTED IN.
- LANDSCAPE CONTRACTOR MUST FOLLOW ALL DETAILS PROVIDED ON SHEETS REGARDING LANDSCAPE CONSTRUCTION TECHNIQUES.
- ALL LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF INITIAL ACCEPTANCE.
- SEED ALL REMAINING AREAS WITH DOT URBAN MIX.



LANDSCAPE REQUIREMENTS

VEGETATIVE OVERSTORY:
1 TREE FOR EVERY 50 FT OF FRONTAGE AND/OR BUFFERARY.
269.16 (0.66) = 5 TREES

VEGETATIVE UNDERSTORY:
NO LESS THAN 60% SCREENING AT A HEIGHT OF 3 FT ABOVE GRADE.
269.16 (0.66) = 177.65 FT OF SCREENING MATERIAL

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PERMANENT SEEDING OF URBAN AREAS

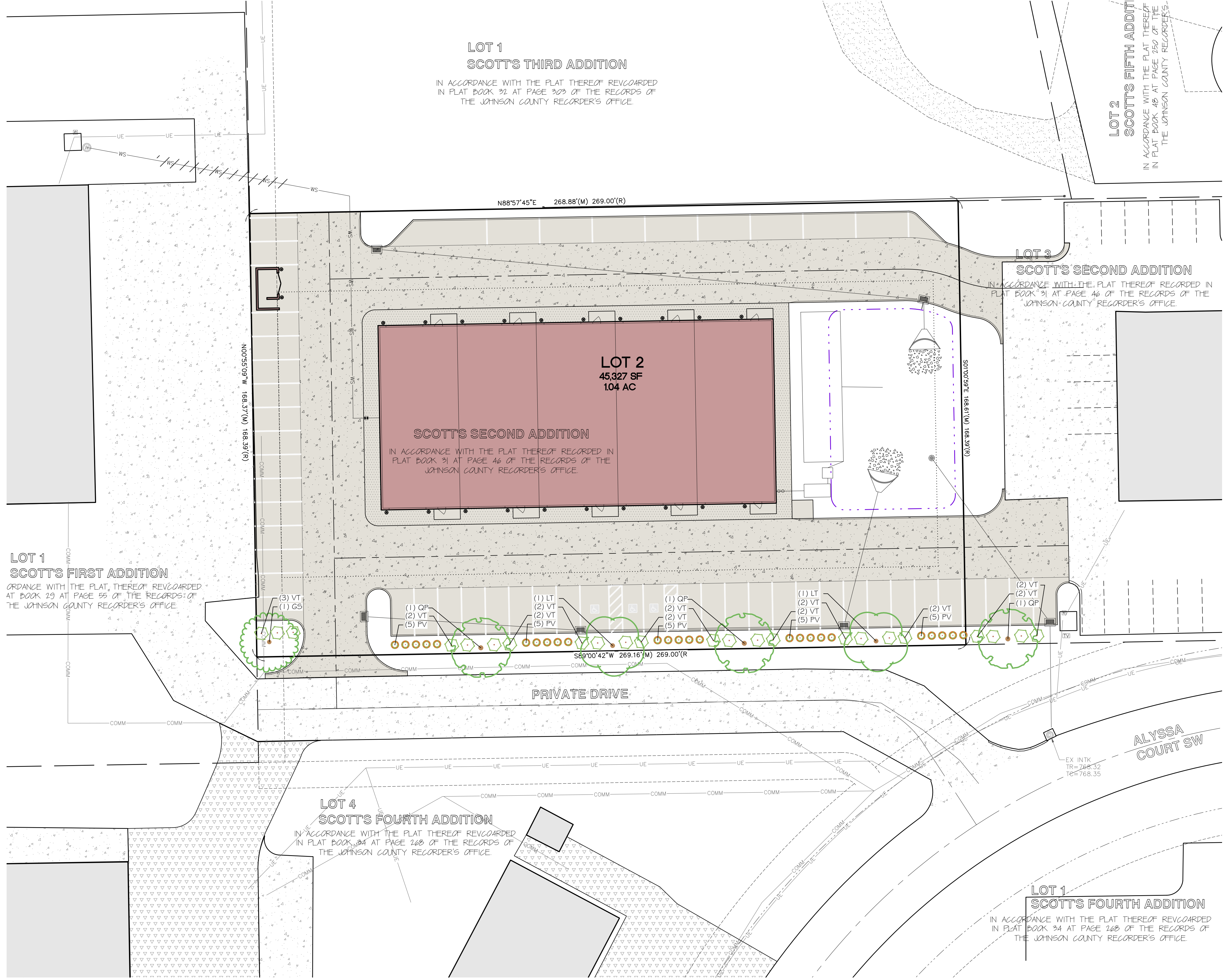
THE FOLLOWING SEED MIXTURE SHALL BE USED FOR PERMANENT SEEDING OF URBAN AREAS, INCLUDING ANY AREAS PREVIOUSLY MAINTAINED AS A LAWN. THE APPLICATION RATE SHALL BE 4 POUNDS PER 1,000 SQUARE FEET (2 kg per 100 m²).

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

IOWA ONE CALL

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Date Revision

SANITARY SEWER AND WATERMAIN NOTES

- SANITARY SEWER & WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) MANUAL, 2017 EDITION.
- SANITARY SEWERS SHALL BE PVC TRUSS PIPE (SUDAS 4010.2.01.E), AS NOTED ON THE PLANS. SANITARY SEWER SERVICE LINES SHALL BE PVC SDR-23.5 WITH GASKETED JOINTS.
- WATER MAINS SHALL BE PVC DR-18 PIPE.
- CONTRACTOR TO PROVIDE FERNCO "BAND-SEAL" COUPLINGS FOR DISSIMILAR PIPE CONNECTIONS.
- 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.
- ALL SANITARY SEWERS SHOWN ON THE PROFILE VIEW AND ALL SANITARY SEWERS AND WATER MAINS UNDER PAVING OR WITHIN 5 FEET OF PAVEMENT SHALL BE BACKFILLED WITH EITHER OF THE FOLLOWING COMPACTED TO 90% MODIFIED PROCTOR DENSITY:
 - SUITABLE EXCAVATED MATERIAL. IF EXCAVATED MATERIAL IS NOT SUITABLE, THEN
 - CRUSHED STONE AS SPECIFIED FOR GRANULAR TRENCH BACKFILL.
- ALL SANITARY SEWER SERVICE LINES CROSSING STREET RIGHT-OF-WAY SHALL BE BACKFILLED IN ACCORDANCE WITH THE PRECEDING NOTE.
- CONTRACTOR SHALL PROVIDE SUDAS CLASS F-3 BEDDING FOR ALL PVC TRUSS SANITARY SEWERS UNLESS OTHERWISE NOTED.

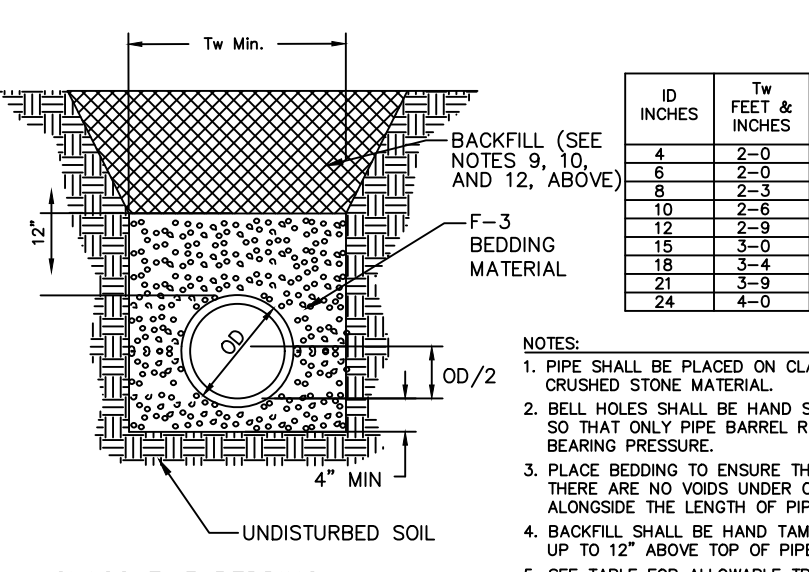
ALL SANITARY SEWER SERVICE LINES SHALL BE EXTENDED :

 - TO THE UTILITY EASEMENT LINE FOR THOSE LOCATIONS WHERE THE LOTS BEING SERVED ARE ON THE OPPOSITE SIDE OF THE STREET FROM THE SEWER MAIN.
 - TO THE UTILITY EASEMENT LINE FOR THOSE LOCATIONS WHERE THE LOTS BEING SERVED ARE ADJACENT TO THE SEWER MAIN.
- THE END OF ALL SANITARY SEWER SERVICES MUST BE MARKED WITH A WOOD 2 x 4 PAINTED GREEN.
- SANITARY SEWER MANHOLES IN PAVING AREAS OR AREAS SUBJECT TO WATER INUNDATION SHALL BE PROVIDED WITH CRETEX EXTERIOR CHIMNEY SEAL OR APPROVED EQUAL. ALL SANITARY MANHOLES IN PAVING SHALL HAVE 3-PIECE FLOATING CASTING

AIR TESTING

- ALL SANITARY SEWER AND SERVICE LINES SHALL BE AIR TESTED TO PASS THE FOLLOWING TEST. NOTE: CITY REPRESENTATIVE MUST BE PRESENT DURING TESTING.
 - PERFORM FROM MANHOLE-TO-MANHOLE AFTER BACKFILL.
 - PLACE PNEUMATIC PLUGS: (1) SEALING LENGTH: EQUAL TO OR GREATER THAN PIPE DIAMETER, (2) CAPABLE OF RESISTING INTERNAL TEST PRESSURE WITHOUT EXTERNAL BRACING OR BLOCKING.
 - INTRODUCE LOW-PRESSURE AIR INTO SEALED LINE AND ACHIEVE INTERNAL AIR PRESSURE OF 5 PSI & MAINTAIN FOR A MINIMUM OF 5 MINUTES.
 - LIMIT INTERNAL PRESSURE IN SEALED LINE BELOW 8 PSIG.
 - ALLOW 2 MINUTES MINIMUM FOR AIR PRESSURE TO STABILIZE. DISCONNECT LOW-PRESSURE AIR HOSE FROM CONTROL PANEL.
 - MINIMUM TIME FOR PRESSURE TO DROP FROM 3.5 TO 2.5 PSIG GREATER THAN MAXIMUM PRESSURE EXERTED BY GROUNDWATER ABOVE PIPE INVERT:

PIPE DIAMETER IN INCHES	TIME IN MINUTES
4	2.0
6	3.0
8	4.0
10	5.0
12	5.5
15	7.5
 - IN AREAS WHERE GROUND WATER IS KNOWN TO EXIST, THE HEIGHT OF WATER ABOVE THE TOP OF THE PIPE BEING TESTED, IN FEET, SHALL BE DETERMINED AND THAT HEIGHT DIVIDED BY 2.3 TO ESTABLISH THE PRESSURE THAT WILL BE ADDED TO ALL READINGS ABOVE. ALTERNATIVELY, THE ENGINEER MAY ALLOW THE CONTRACTOR TO MEASURE INFILTRATION INTO THE SEWER BY USING A V-NOTCH WEIR OR OTHER SUITABLE DEVICE.
 - LOCATE, REPAIR AND RETEST LEAKS.
- AIR TESTING SHALL BE CONSIDERED INCIDENTAL TO SANITARY SEWER CONSTRUCTION.
 - DEFLECTION TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS.
 - DEFLECTION TEST TO BE CONDUCTED USING A RIGID BALL OR MANDREL WITH A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE. NO MECHANICAL PULLING DEVICES ALLOWED.
 - NO PIPE SHALL EXCEED A DEFLECTION OF 5%.



THE FOLLOWING MINIMUM CLEARANCES MUST BE MAINTAINED :

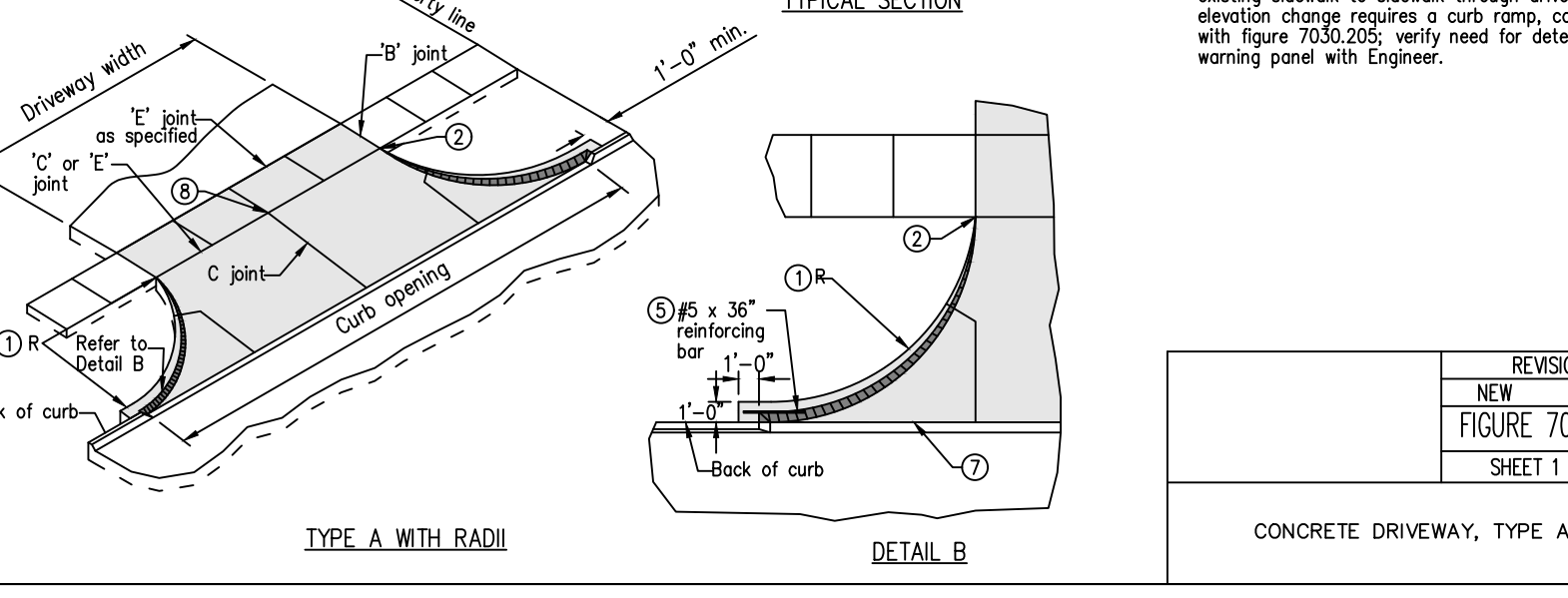
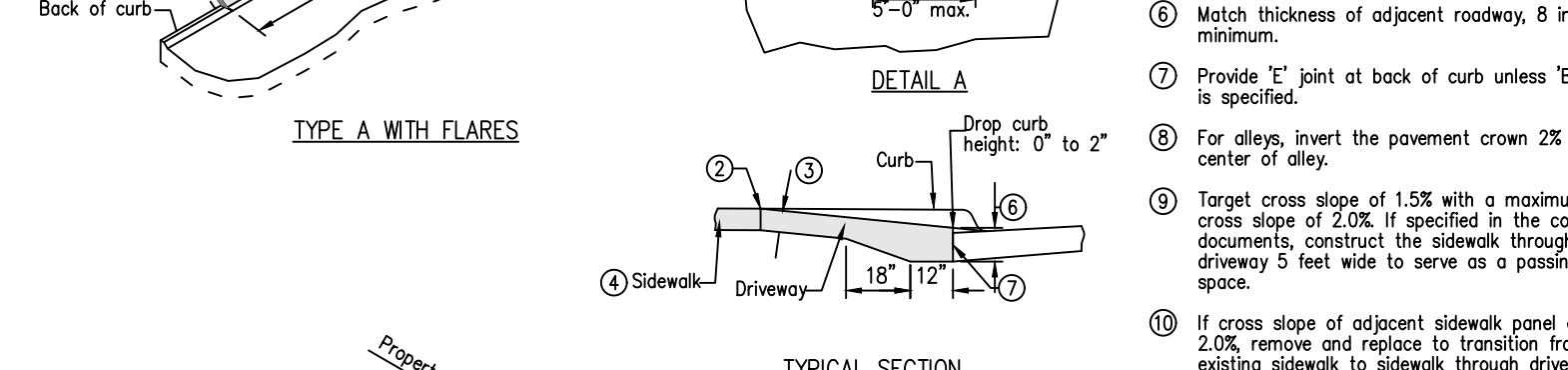
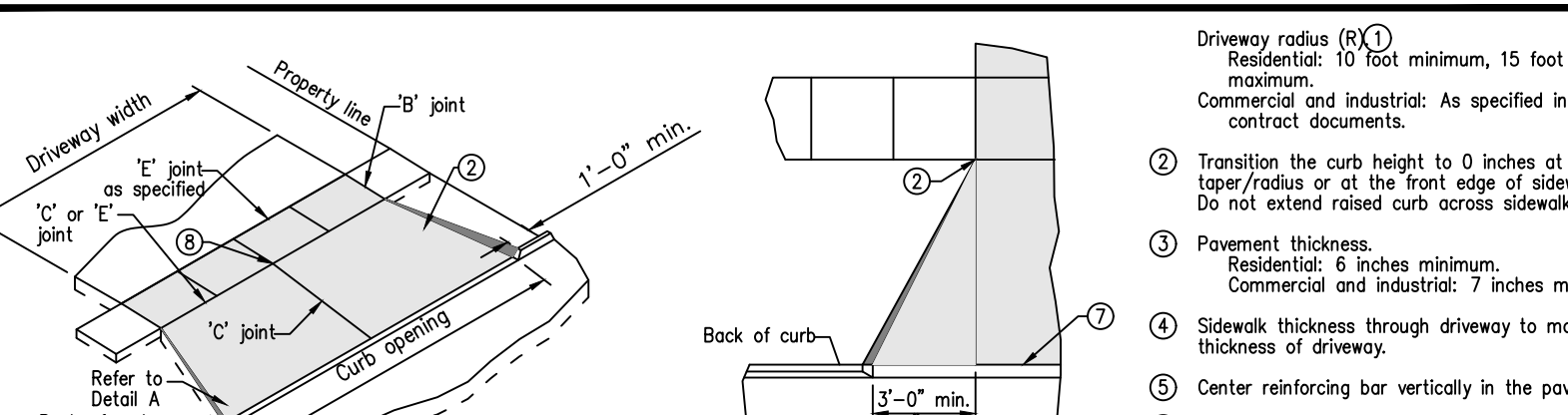
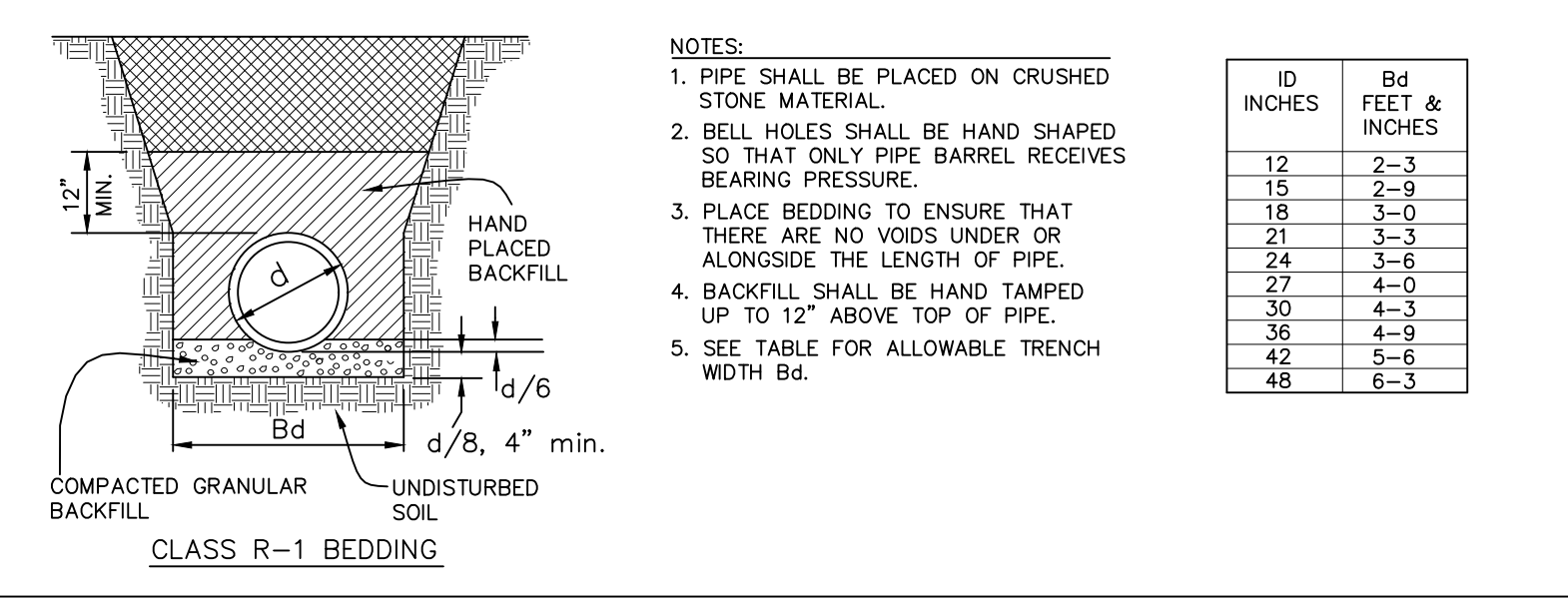
- WATER MAIN SHALL BE LOCATED 10 FEET HORIZONTALLY DISTANT FROM ALL SANITARY SEWER AND STORM SEWER.
- WATER MAIN SHALL NOT PASS THROUGH NOR CONTACT A SEWER OR A SEWER MANHOLE. A MINIMUM HORIZONTAL SEPARATION OF 3 FEET SHALL BE MAINTAINED.
- VERTICAL SEPARATION OF WATER MAINS CROSSING OVER ANY SANITARY SEWER SHOULD BE A MINIMUM OF 18-INCHES, MEASURED OUTSIDE TO OUTSIDE FROM THE CLOSEST EDGE OF EACH PIPE. IF PHYSICAL CONDITIONS PROHIBIT THIS SEPARATION, THE WATER MAIN SHALL NOT BE PLACED CLOSER THAN 6-INCHES ABOVE A SEWER OR 18-INCHES BELOW A SEWER. THE SEPARATION DISTANCE SHALL BE THE MAXIMUM FEASIBLE IN ALL CASES.
- WHERE THE WATER MAIN CROSSES SEWER, ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS ARE AS FAR AS POSSIBLE FROM THE SEWER. THE WATER AND SEWER PIPES MUST BE ADEQUATELY SUPPORTED AND HAVE WATER TIGHT JOINTS. A LOW PERMEABILITY SOIL SHALL BE USED FOR BACKFILL MATERIAL WITHIN 10- FEET OF THE POINT OF CROSSING.
- NOMINAL DEPTH OF WATER MAIN = 5.5 FEET TO TOP OF PIPE.
- EXISTING OR PROPOSED VALVE BOXES THAT FALL WITHIN PAVEMENT MUST HAVE A SLIP-TYPE VALVE BOX.
- THE ENTIRE WATERMAIN SYSTEM, INCLUDING SERVICES TAPS IF APPLICABLE, SHALL BE PRESSURE TESTED PER ANWA C600. THE TEST SHALL BE PERFORMED AT A MINIMUM OF 150 PSI FOR 2 HOURS WITH A MAXIMUM LOSS OF 5 PSI.
- WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH SPECIFICATIONS.
- FIRE HYDRANTS SHALL BE MUELLER SUPER CENTURIAN 250 OR APPROVED CITY EQUAL THAT OPEN RIGHT.
- BED WATER MAIN ON NATIVE MATERIAL, DIG IN BELLS, AND BACKFILL WITH SUITABLE MATERIAL.
- ALL CONCRETE SANITARY MANHOLES SHALL HAVE CONSHIELD ANTI-MICROBIAL ADDITIVE INCORPORATED IN THE CONCRETE MIX.

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, 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.

STORM SEWER NOTES

- STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD DETAILED SPECIFICATIONS AND DETAILED SPECIFICATION REQUIREMENTS PREPARED FOR THIS PROJECT. JOHNSON COUNTY DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES SHALL PREVAIL.
- ALL STORM SEWERS SHALL BE CLASS 3 RCP OR DUAL WALL POLYETHYLENE PIPE UNLESS NOTED OTHERWISE IN THE PLANS.
- 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.
- ALL RCP STORM SEWERS SHALL BE PROVIDED WITH CLASS R-1 BEDDING AS SHOWN ON STANDARD ROAD PLAN SW-102. DUAL WALL POLYETHYLENE STORM SEWERS SHALL BE PROVIDED WITH CLASS F-3 BEDDING AS SHOWN ON STANDARD ROAD PLAN SW-103.
- STORM SEWERS OUTSIDE OF THE PUBLIC STREET SHALL BE BACKFILLED WITH EITHER OF THE FOLLOWING COMPACTED TO 95% STANDARD PROCTOR DENSITY:
 - SUITABLE EXCAVATED MATERIAL. IF EXCAVATED MATERIAL IS NOT SUITABLE, THEN
 - CRUSHED STONE AS SPECIFIED FOR GRANULAR TRENCH BACKFILL SHALL BE USED.
- GRANULAR TRENCH BACKFILL SHALL BE CLASS 3 CRUSHED STONE COMPACTED TO 95% STANDARD PROCTOR DENSITY. STORM SEWERS WITHIN PUBLIC STREET ROW SHALL BE BACKFILLED WITH GRANULAR TRENCH BACKFILL.
- ALL RCP STORM SEWERS SHALL HAVE TONGUE AND GROOVE JOINTS WRAPPED WITH ENGINEERING FABRIC. DUAL WALL POLYETHYLENE STORM SEWERS SHALL HAVE SOL TIGHT JOINTS.
- ALL PIPE SHALL BE CERTIFIED.
- 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.
- LIFT HOLES IN STORM SEWER WILL NOT BE ALLOWED.
- MANHOLE SHALL NOT HAVE STEPS
- PROVIDE CONCRETE FILLETS IN ALL NEW & EXISTING DRAINAGE STRUCTURES PER REFERENCED DETAILS.
- ALL STORM SEWER STRUCTURES ARE TO BE WATER TIGHT WITH WATER STOP USED IN CONSTRUCTION JOINT AND PENETRATIONS. RISERS SHALL BE LADTECH HDPE RISERS OR CRETEX PRO-RING.

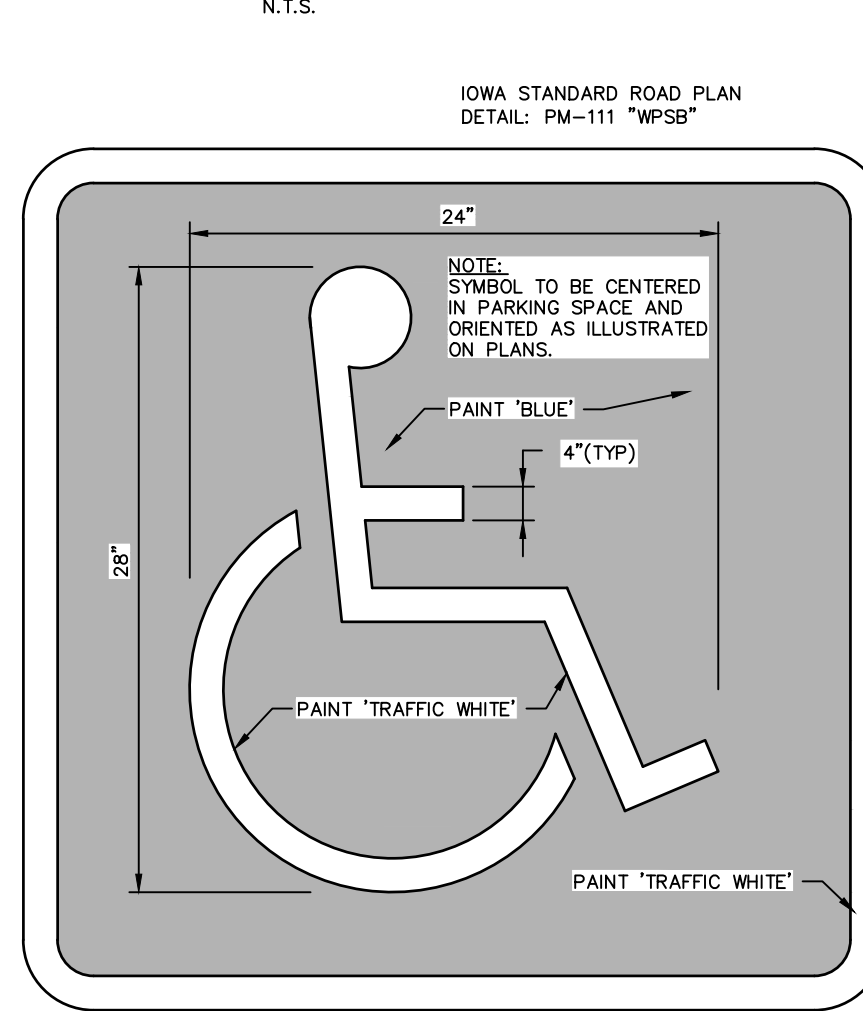
WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS, OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THOSE FACILITIES FOR 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.



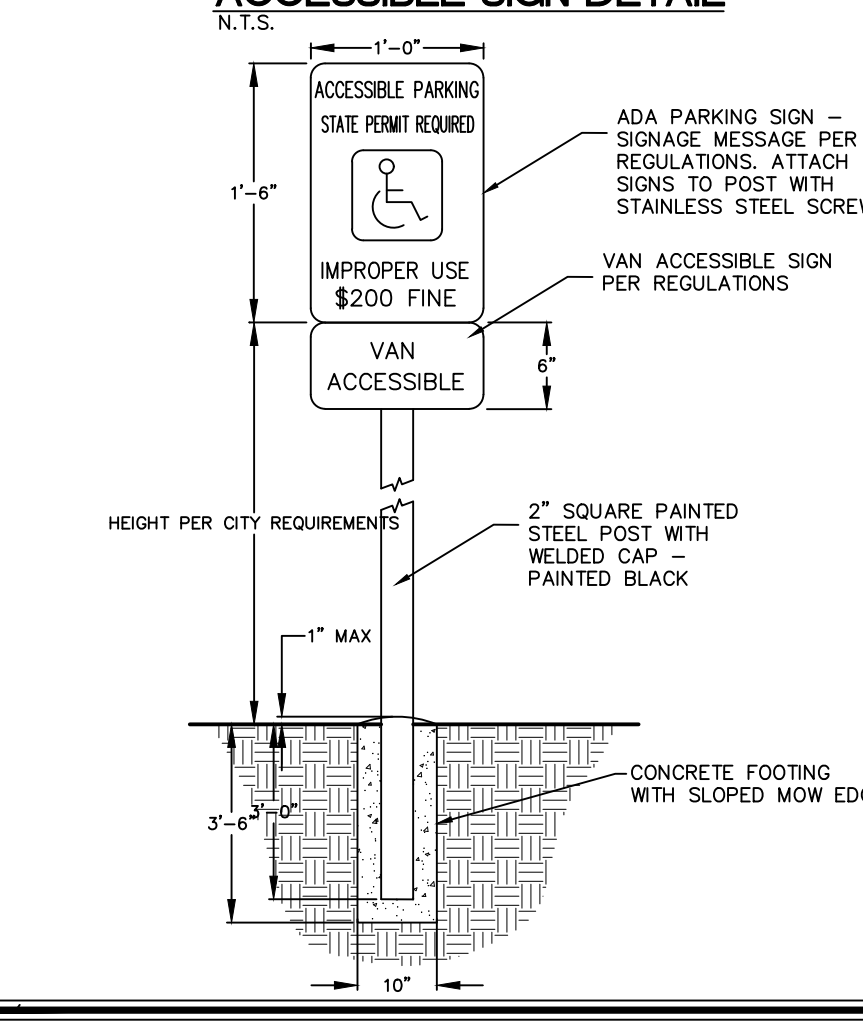
REVISION
NEW
FIGURE 7030.101
SHEET 1 OF 1

CONCRETE DRIVEWAY, TYPE A

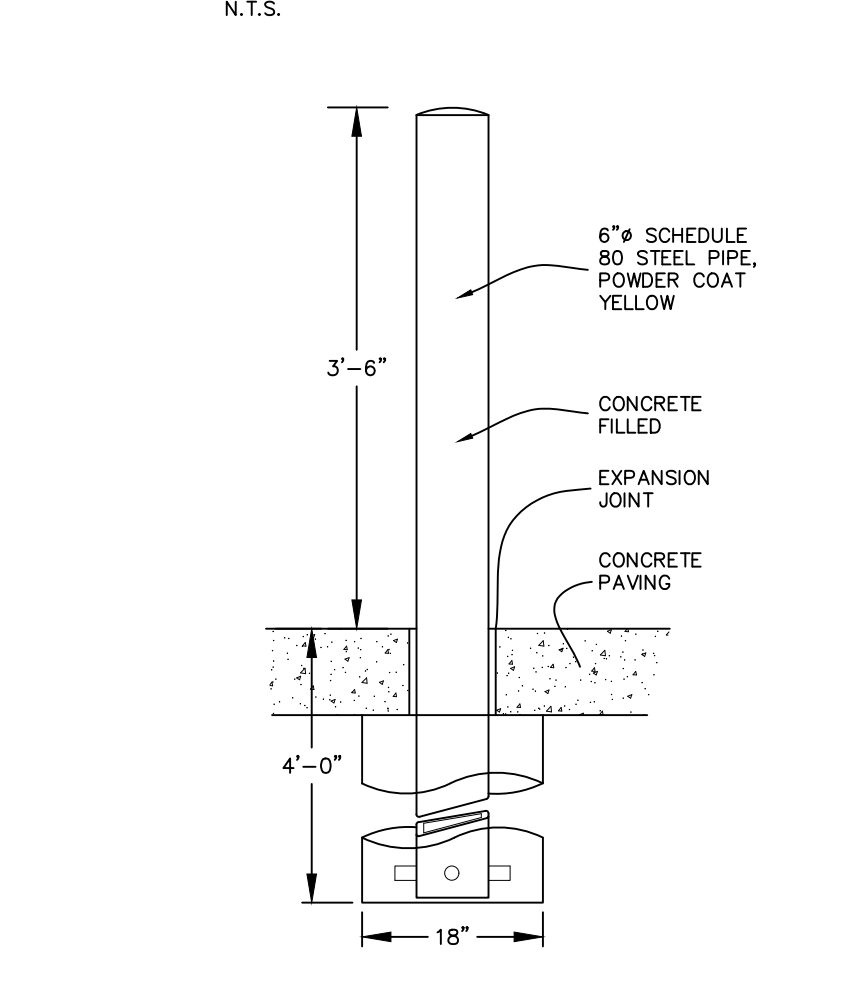
ACCESSIBLE PARKING SYMBOL



ACCESSIBLE SIGN DETAIL



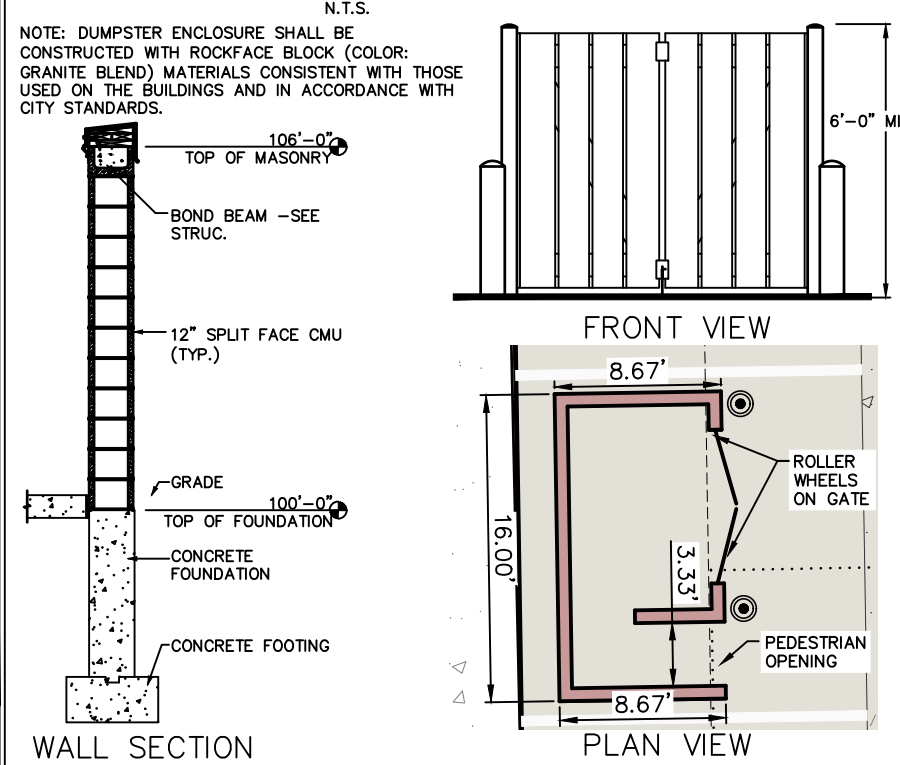
TYPICAL BOLLARD DETAIL



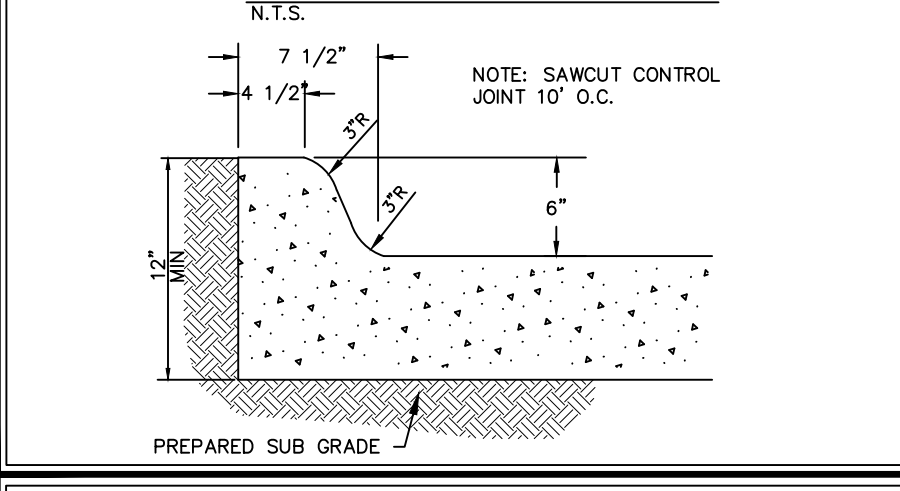
PAVING CONSTRUCTION NOTES

- 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 5" (6) INCHES, UNLESS NOTED OTHERWISE.
- ALL SAWED PAVEMENT JOINTS SHALL BE SEALED.

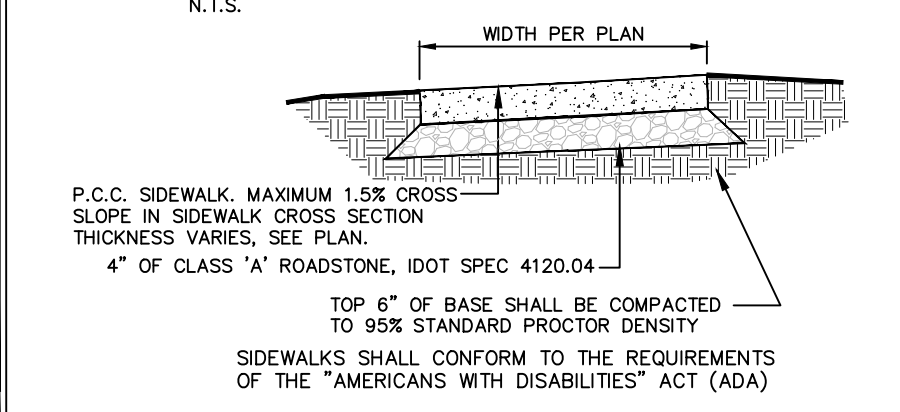
TRASH ENCLOSURE DETAIL



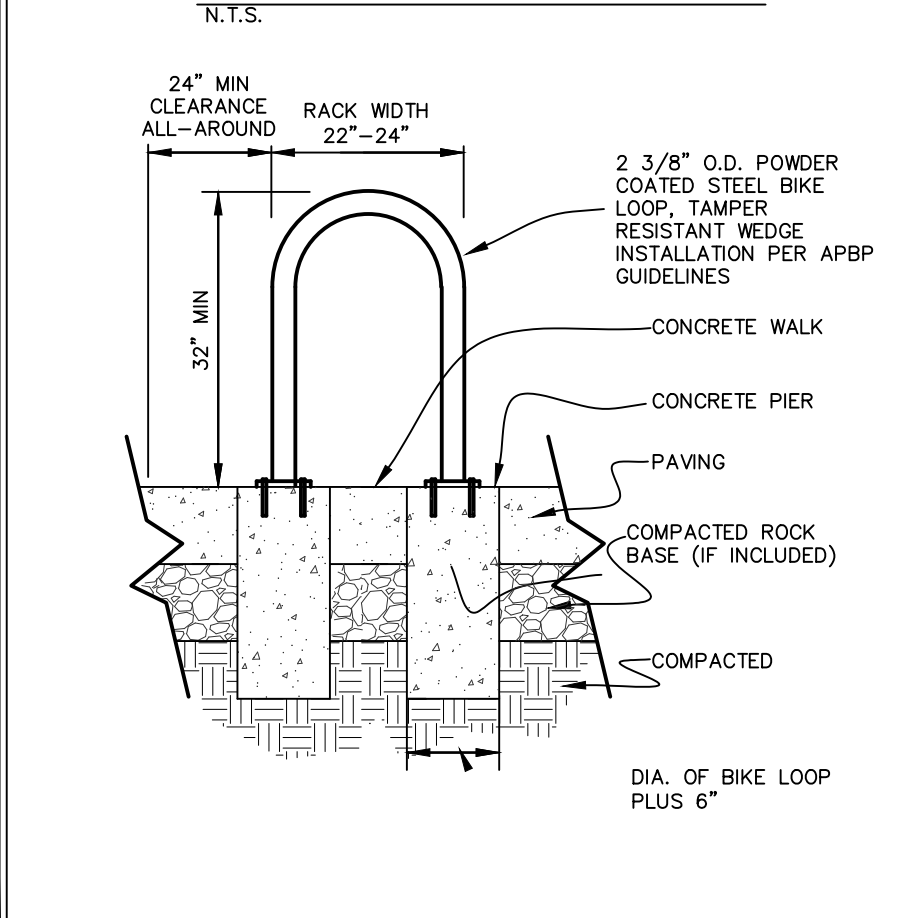
STANDARD CURB DETAIL



TYPICAL SIDEWALK DETAIL



INVERTED 'U' BIKE RACK DETAIL



GENERAL NOTES AND DETAILS

LOT 2 OF
SCOTT'S
SECOND
ADDITION
JOHNSON COUNTY,
IOWA

MMS CONSULTANTS, INC.
Date: 05-09-2022
Designed By: CAT Field Book No: 1337, 1341
Drawn By: TAV Scale:
Checked By: KJB Sheet No:
Project No: C500
11481-001