

Appendix G

City Rural Design Standards

A. Streets

1. Streets shall be designed for a minimum surface width of 22 feet. Curb and gutter will not be required.
2. The right-of-way for local residential streets shall be 60 feet to enable retrofit of sewer, water, and sidewalk in the future as necessary. The right-of-way for arterial, industrial, and collector streets for the developed area shall be determined by City and County planning and engineering staff.
3. The maximum street grade for local streets shall be 12%.
4. The pavement cross section for all pavements will be a 2% parabolic crown. This cross slope is equivalent to ¼-inch per foot.
5. At a minimum, the pavement slab shall be constructed of a 6" rolled stone base and a 22-foot wide chipseal or other paved surface.
6. Minimum corner radii shall be 20 feet.
7. The minimum ditch grade shall be 1%. In addition, it will be necessary to place a 12-inch diameter (minimum) culvert, either reinforced concrete pipe or corrugated metal pipe, through all drive approaches constructed over a drainage ditch. The exact size of pipe required will be a function of the area to be drained.
8. Drive approaches shall be hard surfaced within the right-of-way.

B. Water Distribution System

1. Well(s) shall conform to the requirements of the Johnson County Health Department and the distribution system, if installed, (water main) shall be either ductile iron pipe (DIP) or poly vinyl chloride (PVC) pipe, - and conform with Statewide Urban Design and Specifications (SUDAS) Standard Specifications.
2. It shall be the responsibility of the developer's engineer to establish a fire rating for the area being developed, and to identify any infrastructure being constructed (or other means anticipated) for the purpose of fire protection. Prior to the plat approval, there shall be a letter from the appropriate Fire Protection District approving the proposed fire protection measures based on current practices.
3. Connection to the City of Iowa City Water Distribution System is subject to City Council consideration based on availability. Generally, annexation is a criterion which must be met.

C. Sanitary Sewer

All methods of sanitation shall conform to all current Johnson County Board of Health Rules and Regulations Governing On-site Wastewater Treatment and Disposal Systems.

D. Stormwater Management

1. Stormwater facilities shall conform to all current Johnson County stormwater management regulations and policies.
2. Storm sewer construction shall be in accordance with the Statewide Urban Design and Specifications (SUDAS) Standard Specifications.
3. Culverts shall be a minimum of 12 inches in diameter and reinforced concrete pipe shall be used. Culverts shall conform with the Statewide Urban Design and Specifications (SUDAS) Standard Specifications. Minimum cover over the top of culvert shall be six inches.

E. Underground Utilities

Whenever a subdivision shall be laid out such that a new street is required, telephone, cable television, internet, and electric utilities shall be underground. It is not intended that small subdivisions which would use an existing county road would follow this requirement since overhead utilities are probably directly adjacent to the property.