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|-----------------|------------|-------|--------------------|
| Office Use Only | 11/13/23 | \$250 | PZC-23-28449 |
| | 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.

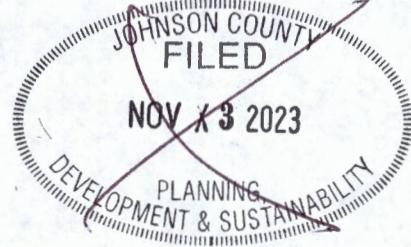
Proposed Use of Structure(s): Industrial commercial: Manufacturing, new and used surplus communications equipment.

Address of Location: Canyon Dr NW

Subdivision Name and Lot Number: Joco 50 Subdivision - Lot 4

Parcel Number: 0304329001

Current Zoning: Industrial Commercial



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.

Scott Kerkhoff

Same

Name of Owner

Name of Applicant (if different)

3696 Johnson Way NE, Coralville, Iowa 52241

Applicant Street Address (including City, State, Zip)

319-551-7191

Scott@midwestsurplusinc.com

Applicant Phone

Applicant Email

Applicant Signature

See back page for Application Submittal Requirements and Checklist

Applications should be emailed to planning@johnsoncountyiowa.gov and delivered to the Planning, Development and Sustainability Office (913 South Dubuque Street, Iowa City, IA 52240)

The following items must be submitted for the application to be complete. Incomplete applications will be returned and will not be considered until the next submission deadline. 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 or be decided on by the Zoning Administrator, as appropriate.

If working with an engineer who can provide CAD or GIS line work, electronic submissions 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 empty box below to ensure you included all necessary information in the appropriate form for an application to be considered complete. Some items may require both electronic and physical copies.

| Item Required | JOHNSON COUNTY FILED NOV 13 2023 PLANNING, DEVELOPMENT & SUSTAINABILITY | Electronic Copy (PDF unless otherwise noted) | Hard Copy |
|--|---|--|--------------|
| Application Fee (\$250) | | | |
| This application form with all information completed | | | (2) |
| Brief cover letter 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, signage, lighting, etc. | | | X |
| Site Plan which addresses all information required by section 8:1.25 of the Johnson County Unified Development Ordinance, including: <ul style="list-style-type: none"> • Landscape Plan – should be a dedicated sheet. • Grading Plan, including Erosion and Sediment Control Plan/SWP – should be a dedicated sheet. • Paving detail for entrances, drives, and parking areas – can be included on other sheets or be on a dedicated sheet. • Sensitive Areas Exhibit – this exhibit should show all proposed disturbance on the site including proposed building footprints and the extent of any grading | | | X |
| Copy of an approved ROW Permit (Access Permit) from Johnson County Secondary Roads, or Iowa DOT, for access sufficient to serve the proposed use | | | |
| Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance CAD line work of the Sensitive Areas Exhibit, following the guidelines below. | | | |
| Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an <u>approved</u> waiver | | | |

Electronic Submission Requirements for CAD line work:

- Must be in AutoCAD 2017 or older and .dwg format (.dxf is also acceptable, no .zip files will be accepted).
- Submissions must use Coordinate System: NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet
- If applicable, submission should 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.



MMS Consultants, Inc.

Experts in Planning and Development Since 1975

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Land Planners

Land Surveyors

Civil Engineers

1917 S. Gilbert Street
Iowa City, Iowa 52240

319.351.8282

mmsconsultants.net

mms@mmsconsultants.net

November 10, 2023

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 Scott Kerkhoff

Dear Josh:

Scott Kerkhoff is planning to construct a flex use building on lot 4 JOCO 50 Subdivision. The proposed building will be 120' x 60' warehouse (for refabrication of communications buildings) and a 32' x 30' connected office.

Access to this site will be from Canyon Drive NW, a public subdivision road. The facility will be served by public water and sanitary.

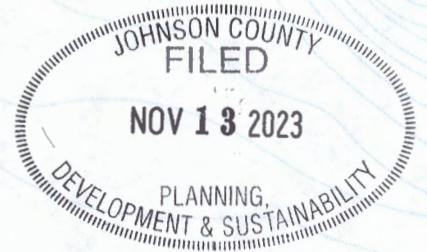
Screening and buffering between the public ROW and storage area will be provided as shown on the Landscape Plan.

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

A sensitive areas report was done for the overall subdivision and should not be required for this developed lot.

Respectfully submitted,

Chris Thompson, P.E.
11779-002LetterofIntentSitePlan.docx

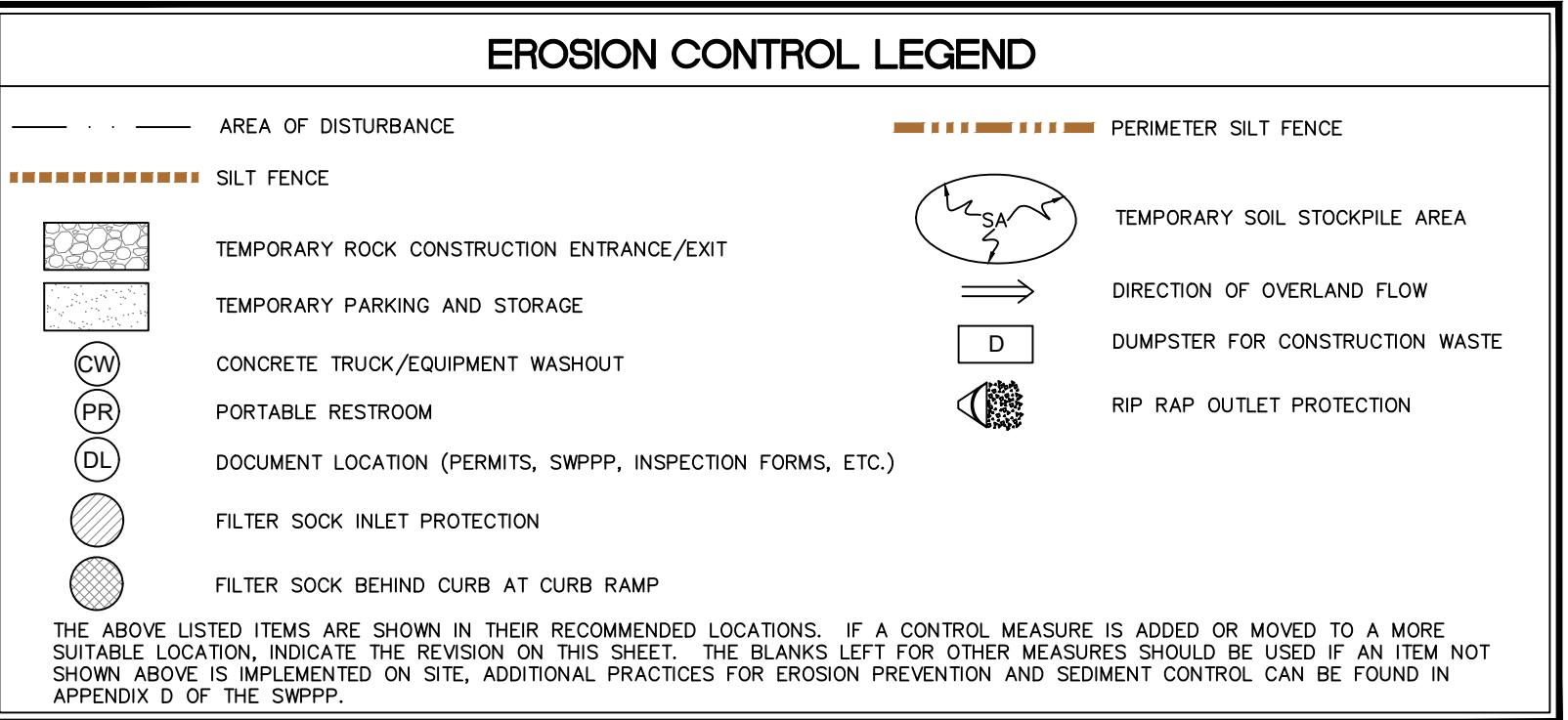


SITE PLAN LOT 4 JOCO 50 JOHNSON COUNTY, IOWA

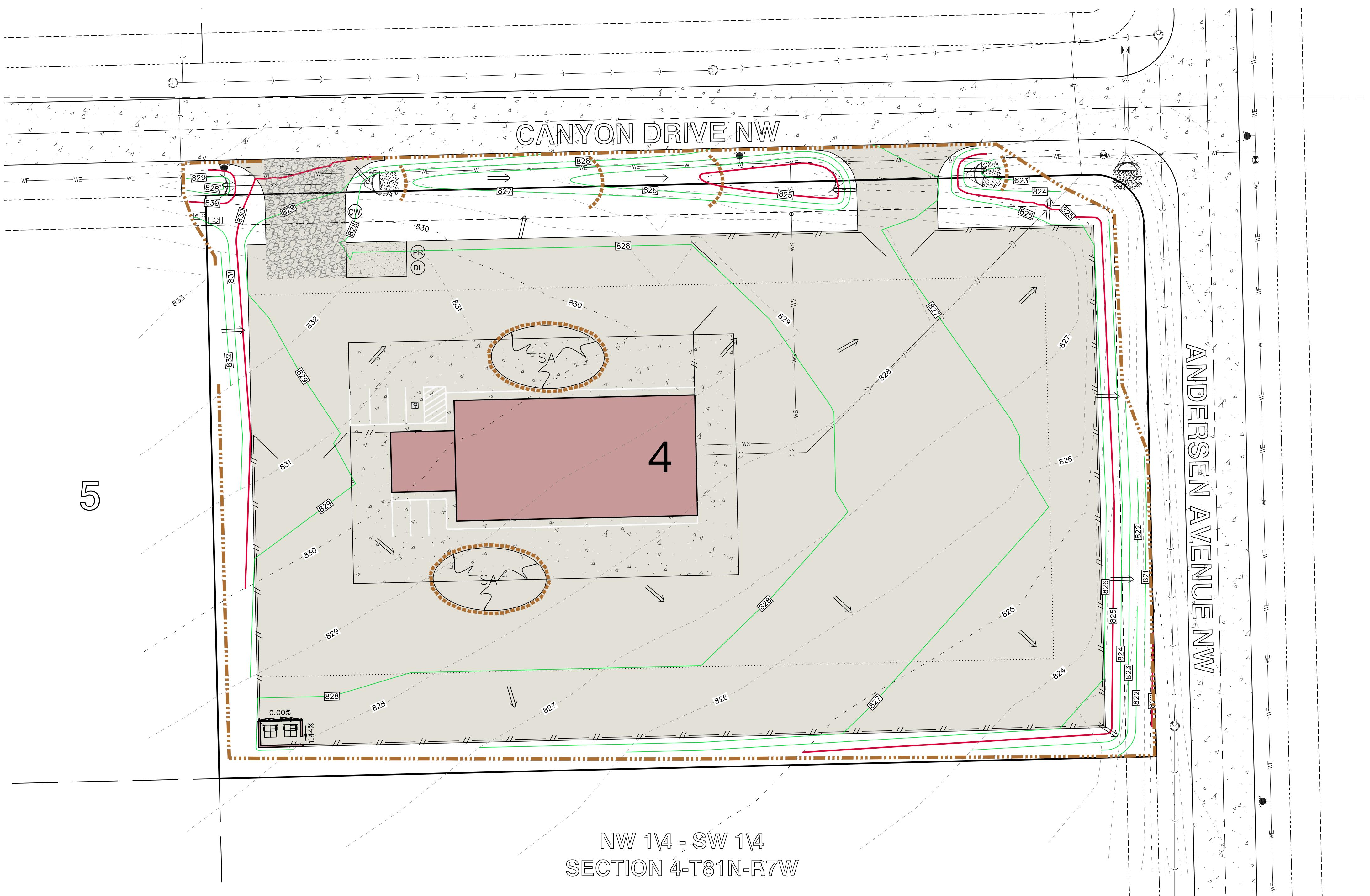
PLAT PREPARED BY:
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1917 S. GILBERT STREET
IOWA CITY, IA 52240

APPLICANT:
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3696 JOHNSON WAY NE
CORALVILLE, IOWA 52241

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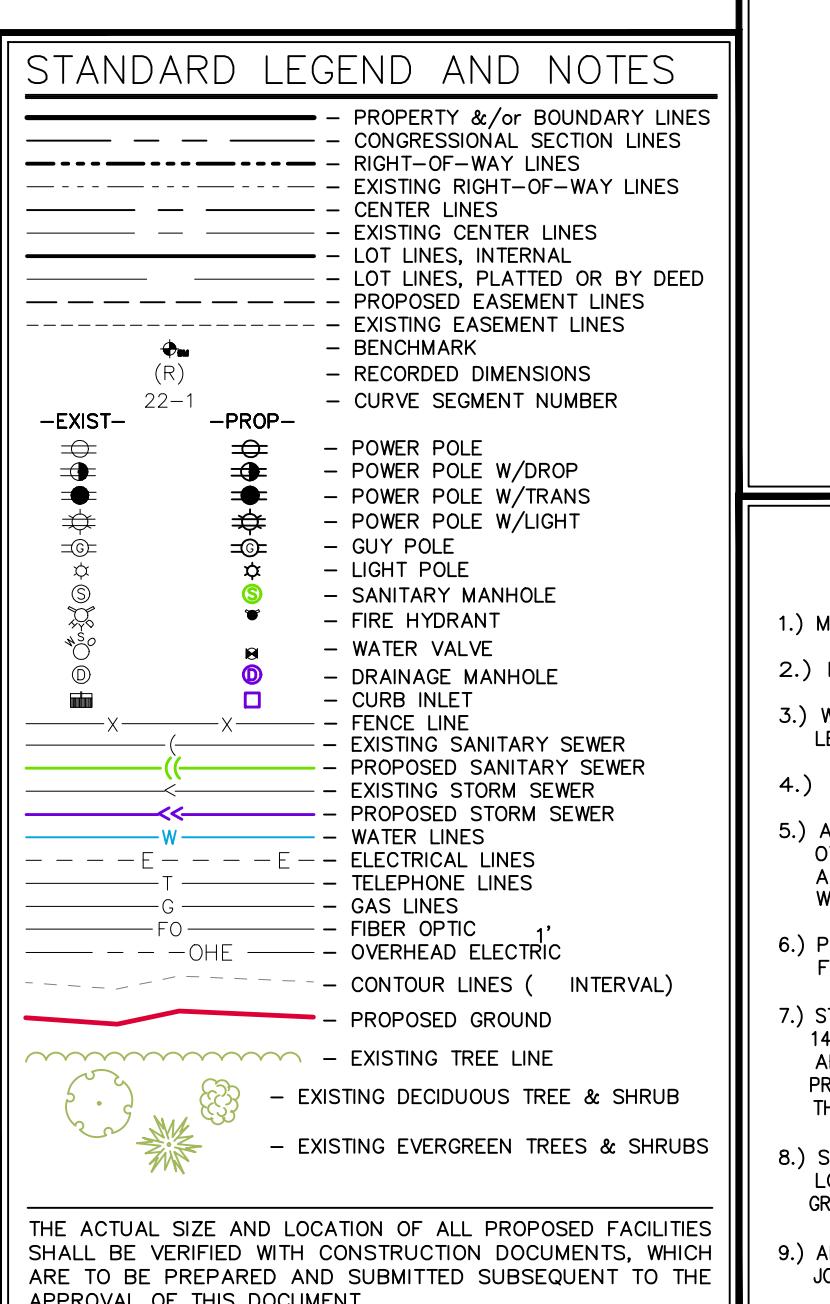
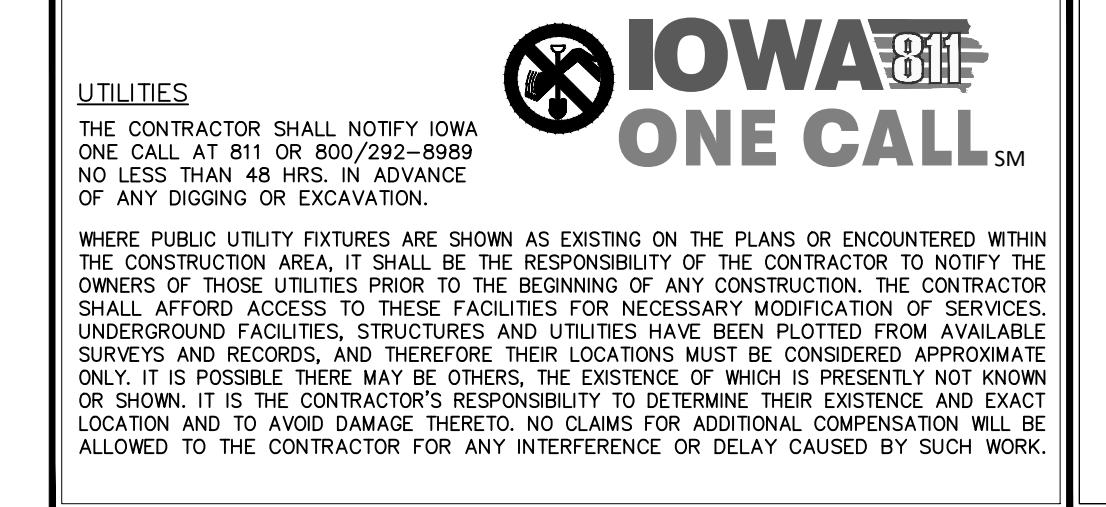


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NW 1/4 - SW 1/4
SECTION 4-T81N-R7W

7



GRADING AND EROSION CONTROL NOTES

TOTAL SITE AREA: 3.11 ACRES
TOTAL AREA TO BE DISTURBED: 3.03 ACRES

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

ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES THAT COULD BE USED, OVER AND ABOVE, 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 SAME MEASURE ON THIS PLAN.

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

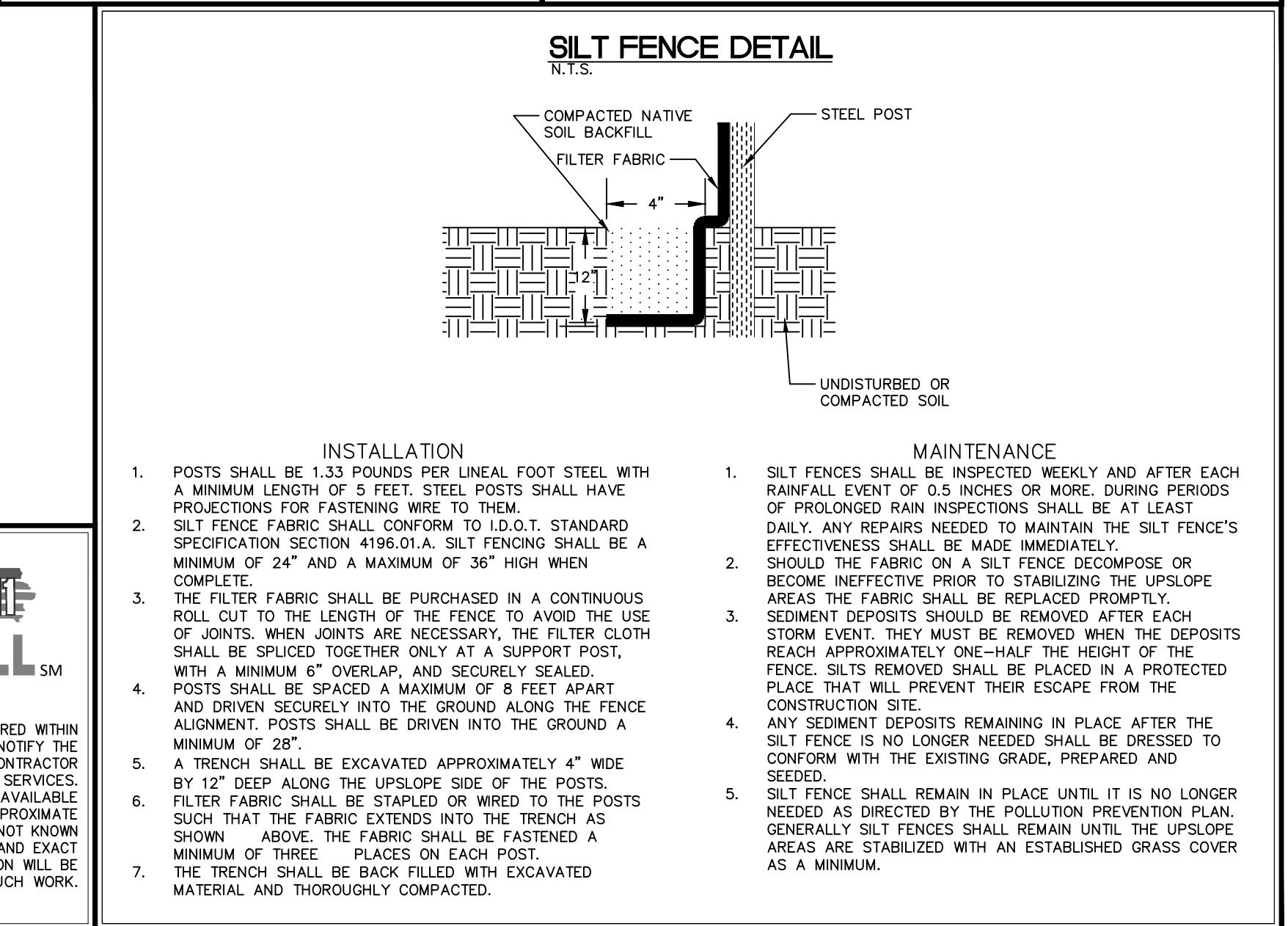
FOLLOWING INSTALLATION OF PERIMETER SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR TO SCHEDULE A SITE INSPECTION PRIOR TO ANY SOIL DISTURBING ACTIVITIES.

THE CONTRACTOR SHALL FOLLOW THE NPDES PERMIT, SWPPP, AND THE CITY 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.

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 AT LEAST 6' WIDE SHALL BE ESTABLISHED AT MID HEIGHT. SEE TYPICAL FILL SECTION.
- COMPACTATION 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. THE CONTRACTOR SHALL SCHEDULE GRADING OPERATIONS NO 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.



SITE GRADING EROSION CONTROL PLAN AND SWPPP

LOT 4 JOCO 50

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 11/09/2023

Designed by: CAT Field Book No: 48/1373

Drawn by: HEH Scale: 1"=30'

Checked by: CAT Sheet No:

Project No:

C140
11779-002
of:

SITE PLAN LOT 4 JOCO 50 JOHNSON COUNTY, IOWA

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

APPLICANT:
MIDWEST SURPLUS INC.
3696 JOHNSON WAY NE
CORALVILLE, IOWA 52241

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**IOWA 811
ONE CALL**

UTILITIES

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811-2000 OR 1-800-292-3000 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 NOTIFY ACCORDING TO THESE REQUIREMENTS FOR PROTECTION OF THESE UTILITIES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THE CONTRACTOR IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF UTILITIES NOT SHOWN 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.

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

STANDARD LEGEND AND NOTES

- PROPERTY &/OR BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- EXISTING RIGHT-OF-WAY LINES
- CENTER LINES
- EXISTING CENTER LINES
- LOT LINES
- LOT LINES, PLATED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- RECORDED DIMENSIONS
- CURVE SEGMENT NUMBER
- EXIST - 22-1
- PROP -
- POWER POLE
- POWER POLE W/ DROP
- POWER POLE W/ TRANS
- POWER POLE W/LIGHT
- GATE POLE
- HIGH VOLTAGE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE MANHOLE
- CAVITY
- FENCE LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- WATER LINES
- ELECTRICAL LINES
- TELEPHONE LINES
- GAS LINES
- FIBER OPTIC
- OHE - OVERHEAD ELECTRIC
- 1' - 0"
- CONTOUR LINES (INTERVAL)
- EXISTING TREE LINE
- EXISTING DECIDUOUS TREE & SHRUB
- EXISTING EVERGREEN TREES & SHRUBS



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Date Revision

GRADING PLAN

LOT 4 JOCO 50

JOHNSON COUNTY
IOWA

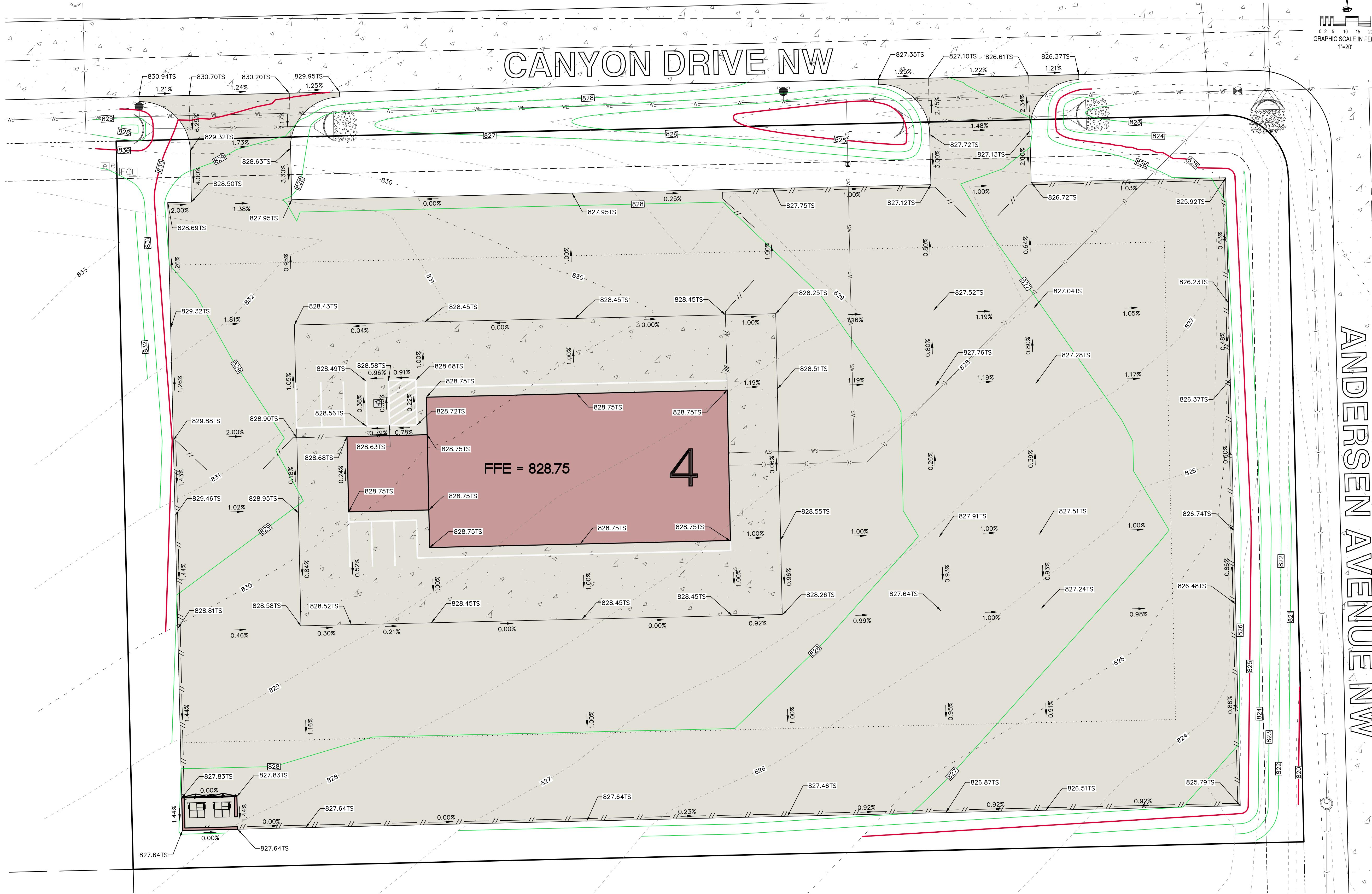
MMS CONSULTANTS, INC.
Date: 11/09/2023
Designed by: CAT Field Book No: 48/1373
Drawn by: HEH Scale: 1"=20'
Checked by: CAT Sheet No:
Project No: 11779-002
of: 1

CANYON DRIVE NW

ANDERSEN AVENUE NW

4

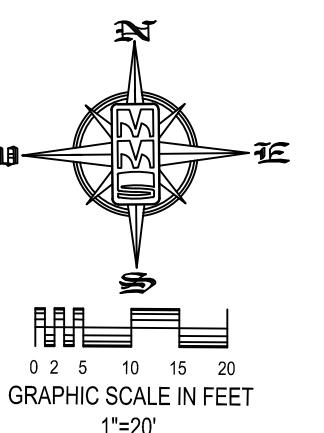
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SITE PLAN LOT 4 JOCO 50 JOHNSON COUNTY, IOWA

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APPLICANT:
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| STANDARD LEGEND AND NOTES | |
|---------------------------|-------------------------------------|
| - EXIST | - PROPERTY &/or BOUNDARY LINES |
| - PROP | - CONGRESSIONAL SECTION LINES |
| - - - - - | - EXISTING RIGHT-OF-WAY LINES |
| - - - - - | - CENTER LINES |
| - - - - - | - EXISTING CENTER LINES |
| - - - - - | - LOT LINES |
| - - - - - | - LOT LINES, PLATTED OR BY DEED |
| - - - - - | - EXISTING EASEMENT LINES |
| - - - - - | - PROPOSED EASEMENT LINES |
| - - - - - | - EXISTING MANHOLE |
| - - - - - | - PROPOSED MANHOLE |
| - - - - - | - RECORDS |
| - - - - - | - EXISTING DIMENSIONS |
| - - - - - | - CURVE SEGMENT NUMBER |
| - - - - - | - POWER POLE |
| - - - - - | - POWER POLE W/ DROP |
| - - - - - | - POWER POLE W/ TRANS |
| - - - - - | - POWER POLE W/LIGHT |
| - - - - - | - GATE POLE |
| - - - - - | - HIGH POLE |
| - - - - - | - SANITARY MANHOLE |
| - - - - - | - FIRE HYDRANT |
| - - - - - | - WATER VALVE |
| - - - - - | - DRAINAGE MANHOLE |
| - - - - - | - CERAMIC PIPE |
| - - - - - | - FENCE LINE |
| - - - - - | - EXISTING SANITARY SEWER |
| - - - - - | - PROPOSED SANITARY SEWER |
| - - - - - | - EXISTING STORM SEWER |
| - - - - - | - PROPOSED STORM SEWER |
| - - - - - | - WATER LINES |
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| - - - - - | - OHE |
| - - - - - | - OVERHEAD ELECTRIC |
| - - - - - | - CONTOUR LINES (INTERVAL) |
| - - - - - | - PROPOSED GROUND |
| - - - - - | - EXISTING TREE LINE |
| - - - - - | - EXISTING DECIDUOUS TREE & SHRUB |
| - - - - - | - EXISTING EVERGREEN TREES & SHRUBS |

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Date: Revision

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.

UTILITY PLAN

LOT 4 JOCO 50

JOHNSON COUNTY
IOWA



MMS CONSULTANTS, INC.
Date: 11/09/2023

Designed by: CAT Field Book No: 48/1373

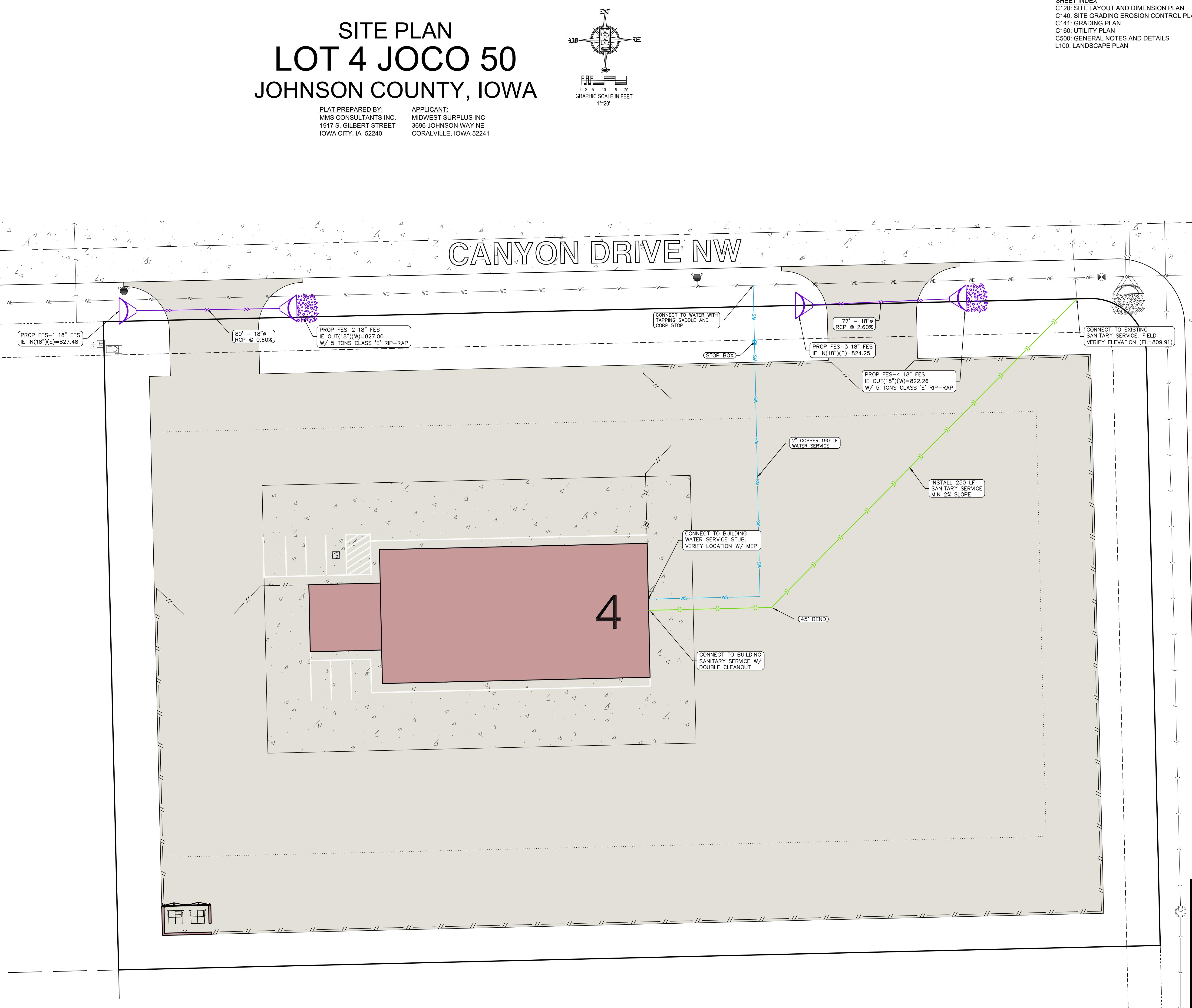
Drawn by: HEH Scale: 1"=20'

Checked by: CAT Sheet No:

Project No: C160

11779-002 of:

UTILITIES
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SITE PLAN LOT 4 JOCO 50 JOHNSON COUNTY, IOWA

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LANDSCAPE NOTES:

LANDSCAPE CONTRACTOR SHALL VERIFY ALL LOCATIONS OF UNDERGROUND UTILITIES ON SITE PRIOR TO LANDSCAPE INSTALLATION.

ANT QUANTITIES ARE FOR INFORMATION ONLY; DRAWING SHALL PREVAIL IF CONFLICT OCCURS.

SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60 - 1990, OR MOST RECENT ADDITION.

OUT OF PLANT MATERIAL AT SITE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

PLANTING BED AREAS SHALL HAVE QUALITY TOPSOIL ADDED (IF NEEDED) BY LANDSCAPE CONTRACTOR TO BRING BED GRADES 3" - 4" BELOW EXISTING CONCRETE AREAS AND TOP OF DECORATIVE WALLS. (PRIOR TO BIDDING, CONTRACTOR IS RECOMMENDED TO VISIT SITE)

SH GRADING OF PLANT BED AND SOD AREAS SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.

SHRUB AND PERENNIAL PLANTING AREAS SHALL HAVE A MINIMUM 3 INCH DEEP BED OF DOUBLE SHREDDED HARDWOOD BARK MULCH AND AN APPLICATION OF EMERGENT ("PREEN" OR APPROVED EQUAL) FOR WEED CONTROL.

LANDSCAPE EDGING BETWEEN BARK MULCH AND LAWN AREAS SHALL BE A SPADE CUT EDGE. EDGE SHALL BE INSTALLED VERTICAL AND ACCORDING TO DETAILS.

AKING SHALL BE REQUIRED ON ALL TREES (EXCEPT MULTI-STEM VARIETIES) STAKE USING (2) OR (3) 6' STEEL "T" POST PLACED OUTSIDE OF ROOTBALL AND TIED TO TRUNK OF TREE WITH 16 GAUGE CABLE AND WOVEN NYLON TREE STRAPS.

TREES FREE-STANDING IN LAWN AREAS AND IN PLANTING BEDS SHALL BE WRAPPED WITH A STANDARD MANUFACTURED TREE WRAP AND FASTENED WITH APPROVED METHOD.

TREES FREE-STANDING WITHIN LAWN AREAS SHALL HAVE A MINIMUM 4 FT. DIA. RING OF DOUBLE SHREDDED HARDWOOD BARK MULCH AT A 3 INCH DEPTH.

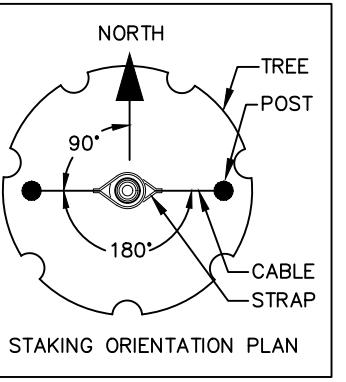
LANDSCAPE PLANTINGS AND SOD AREAS SHALL BE THOROUGHLY WATERED UPON INSTALLATION AND A TOTAL OF (3) WATERINGS BEFORE INITIAL ACCEPTANCE, SOD SHALL BE MAINTAINED FOR (30) DAYS OR UNTIL ROOTED IN.

LANDSCAPE CONTRACTOR MUST FOLLOW ALL DETAILS PROVIDED ON SHEETS DESCRIBING LANDSCAPE CONSTRUCTION TECHNIQUES.

LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF INITIAL ACCEPTANCE.

ED ALL REMAINING AREAS WITH IDOT URBAN MIX.

TYPICAL TREE PLANTING DETAIL



The logo for MMA (Motorcycle Manufacturers of America) features a large, bold, blue 'M' at the top, with a smaller, slightly offset 'M' positioned directly below it. Below these letters is a thick, blue, horizontal cylinder. A thin blue horizontal line runs across the bottom of the page, serving as a base for the cylinder.

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CANYON DRIVE NW

ANDERSEN AVENUE NW

SECTION 4-T81N-R7W

NW 1/4 - SW 1/4

5

4

Legend:

- Tree (green circle with dot)
- Shrub (green circle with cross)
- Path (dashed line)
- Building (hatched rectangle)
- Driveway (solid line)
- Street (solid line)
- Property Line (dashed line)
- Lot Number (e.g., 824, 825, 826, 827, 828, 829, 830, 831, 832, 833)
- North (N)
- West (W)

SHRUB PLANTING DETAIL (DECIDUOUS AND EVERGREEN)

N.T.S.

ROOTBALL (CONTAINER GROWN) REMOVE ENTIRE CONTAINER BEFORE INSTALLATION

1½ X MATURE DIAMETER OF SHRUB (SEE PLAN OR PLANT LIST FOR SPACING)

ON-CENTER SPACING

ON-CENTER SPACING

EDGE OF SIDEWALK OR CURB

4" MINIMUM DEPTH SHREDDED HARDWOOD BARK MULCH BED

PLANTING HOLE SHALL BE 2X DIAMETER OF ROOTBALL AND 6" MINIMUM DEEPER

ROOT BALL (BALL AND BURLAPED). CUT TWINE AND BURLAP FROM TOP 1/2 OF ROOTBALL AND REMOVE BEFORE INSTALLATION

PLANTING TOPSOIL FOR BACKFILLING

TURF

5" DEEP VERTICAL SPADE CUT EDGE

FERTILIZER TABLETS (3) PER SHRUB SPACED EVENLY AROUND ROOTBALL

EXISTING UNDISTURBED SUBGRADE

LANDSCAPE REQUIREMENTS

VEGETATIVE OVERSTORY. 1 TREE EVERY 50' OF FRONTAGE.
- $746.79 / 50 = 14$ TREES

VEGETATIVE UNDERSTORY. 66% SCREENING AT A HEIGHT OF 3'
ABOVE GRADE.
- $746.79 \times 0.66 = 492.88 / 5 = 98$ SHRUBS

| PLANT SCHEDULE | | | | | | | |
|---------------------------|-------------|------------|---|---------------------------|---------------------|----------------|-----------------------|
| <u>SYMBOL</u> | <u>CODE</u> | <u>QTY</u> | <u>BOTANICAL NAME</u> | <u>COMMON NAME</u> | <u>INSTALL SIZE</u> | <u>COMMENT</u> | <u>MATURE H. X W.</u> |
| TREES | | | | | | | |
| | T | 3 | <i>Liriodendron tulipifera</i> | Tulip Tree | 2" Cal. | B&B | 80" x 50" |
| | TA | 3 | <i>Platanus x acerifolia</i> | London Plane Tree | 2" Cal. | B&B | 60" x 45" |
| | QR | 4 | <i>Quercus rubra</i> | Red Oak | 2" Cal. | B&B | 70" x 70" |
| | JM | 4 | <i>Ulmus x 'Morton Glossy' TM</i> | Triumph Elm | 2" Cal. | B&B | 60" x 40" |
| SHRUBS | | | | | | | |
| | VT | 32 | <i>Viburnum trilobum 'Bailey Compact'</i> | Bailey's Compact Viburnum | 30" Ht. | Container | 6" x 5" |
| ORNAMENTAL GRASSES | | | | | | | |
| | PF | 66 | <i>Pennisetum alopecuroides</i> | Fountain Grass | 24" Ht. | Container | 5" x 5" |

LANDSCAPE PLAN

LOT 4 JOCO 50

ED FOR PERMANENT SEEDING
REVIOUSLY MAINTAINED AS A
POUNDS PER 1,000 SQUARE

IOWA 811 ONE CALL

| | | | |
|-----------------------------|------------|----------------|--------|
| MMS CONSULTANTS, INC | | | |
| Date: | 11/09/2023 | | |
| Designed by: | CAT | Field Book No: | 48/137 |
| Drawn by: | HEH | Scale: | 1"=20 |
| Checked by: | CAT | Sheet No: | |

HE CONTRACTOR SHALL PROVIDE TRAFFIC
ONTROL PER IDOT STANDARD ROAD PLAN TC-419
R SUDAS 8030-110 REQUIREMENTS AT ALL TIMES
URING WORK WITHIN PUBLIC R.O.W.

PERMANANT SEEDING OF URBAN AREAS

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

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Project No: L100
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