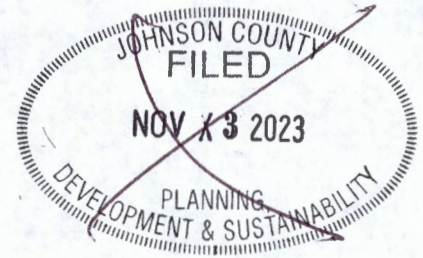


Office Use Only	11/13/23	\$250	P2C-23-28449
	Date Filed	Fee	Application Number



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.

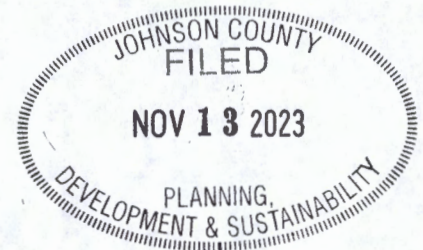
Proposed Use of Structure(s): Industrial commercial: Manufacturing, new and used surplus communications equipment.

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

 Name of Owner

Same

 Name of Applicant (if different)

3696 Johnson Way NE, Coralville, Iowa 52241

 Applicant Street Address (including City, State, Zip)

319-551-7191

 Applicant Phone

Scott@midwestsurplusinc.com

 Applicant Email

 Applicant Signature

See back page for Application Submittal Requirements and Checklist

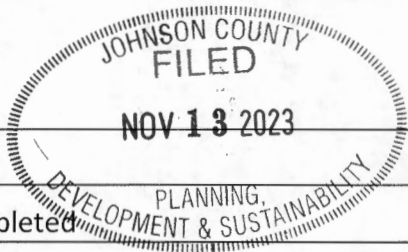
Applications should be emailed to planning@johnsoncountyiowa.gov and delivered to the Planning, Development and Sustainability Office (913 South Dubuque Street, Iowa City, IA 52240)

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	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/SWPPP – 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

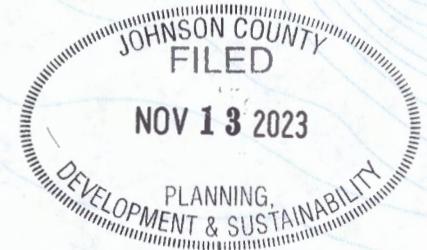
1917 S. Gilbert Street
Iowa City, Iowa 52240

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



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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

Date Revision

SITE LAYOUT AND
DIMENSION PLAN

LOT 4 JOCO 50

JOHNSON COUNTY
IOWA

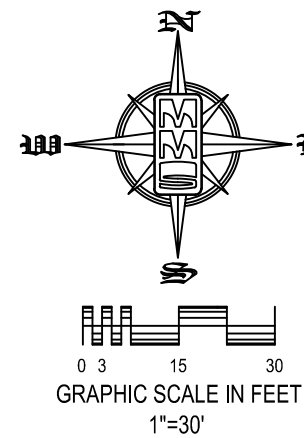
MMS CONSULTANTS, INC.
Date: 11/09/2023
Designed by: CAT Field Book No: 48/1373
Drawn by: HEH Scale: 1"=30'
Checked by: CAT Sheet No:
Project No: C120
11779-002 of:

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

SHEET INDEX
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C160: UTILITY PLAN
C500: GENERAL NOTES AND DETAILS
L100: LANDSCAPE PLAN



LOCATION MAP
NOT TO SCALE

PAVING LEGEND

	6" ASPHALT OVER 6" GRANULAR BASE (86,583 SF)
	6" PCC OVER 6" GRANULAR BASE (14,880 SF)

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
	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.

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.

PLAN APPROVED BY:

APPLICANT

DATE

PLAN APPROVED BY:

JOHNSON COUNTY PUBLIC HEALTH

DATE

PLAN APPROVED BY:

SECONDARY ROADS

DATE

PLAN APPROVED BY:

JOHNSON COUNTY ZONING ADMINISTRATOR

DATE

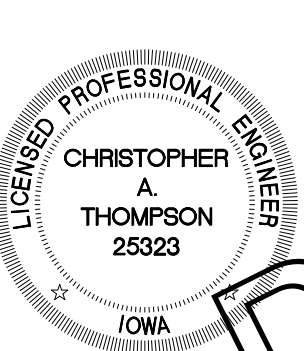
KEYNOTES

NUMBER	KEYNOTE
1	INSTALL DRIVE AND PARKING (SEE PAVING LEGEND TABLE THIS SHEET FOR THICKNESS AND MATERIAL)
2	INSTALL 4" WIDE PAVEMENT MARKINGS (TYP)
3	INSTALL TYPE 'A' ASPHALT DRIVEWAY (SEE DETAIL ON SHEET C500)
4	INSTALL 8' HIGH FENCE AND GATE
5	INSTALL ADA STRIPING AND SYMBOL
6	INSTALL WALL MOUNTED HANDICAP SIGNAGE
7	INSTALL DUMPSTER ENCLOSURE

UTILITIES

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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.

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

My license expires on December 31, 20__.

Seal sheets covered by this seal:

SEAL



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LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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Date Revision

SITE PLAN LOT 4 JOCO 50 JOHNSON COUNTY, IOWA

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EROSION CONTROL LEGEND

AREA OF DISTURBANCE

SILT FENCE

TEMPORARY ROCK CONSTRUCTION ENTRANCE/EXIT

TEMPORARY PARKING AND STORAGE

CW
CONCRETE TRUCK/EQUIPMENT WASHOUT

PR
PORTABLE RESTROOM

DL
DOCUMENT LOCATION (PERMITS, SWPPP, INSPECTION FORMS, ETC.)

FILTER SOCK INLET PROTECTION

FILTER SOCK BEHIND CURB AT CURB RAMP

PERIMETER SILT FENCE

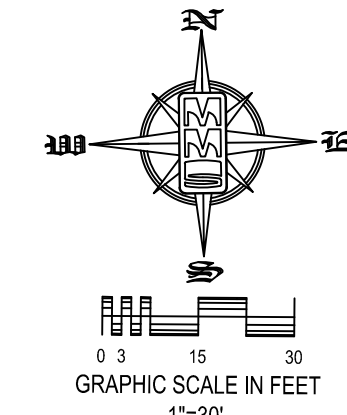
TEMPORARY SOIL STOCKPILE AREA

DIRECTION OF OVERLAND FLOW

D
DUMPSTER FOR CONSTRUCTION WASTE

RIP RAP OUTLET PROTECTION

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.

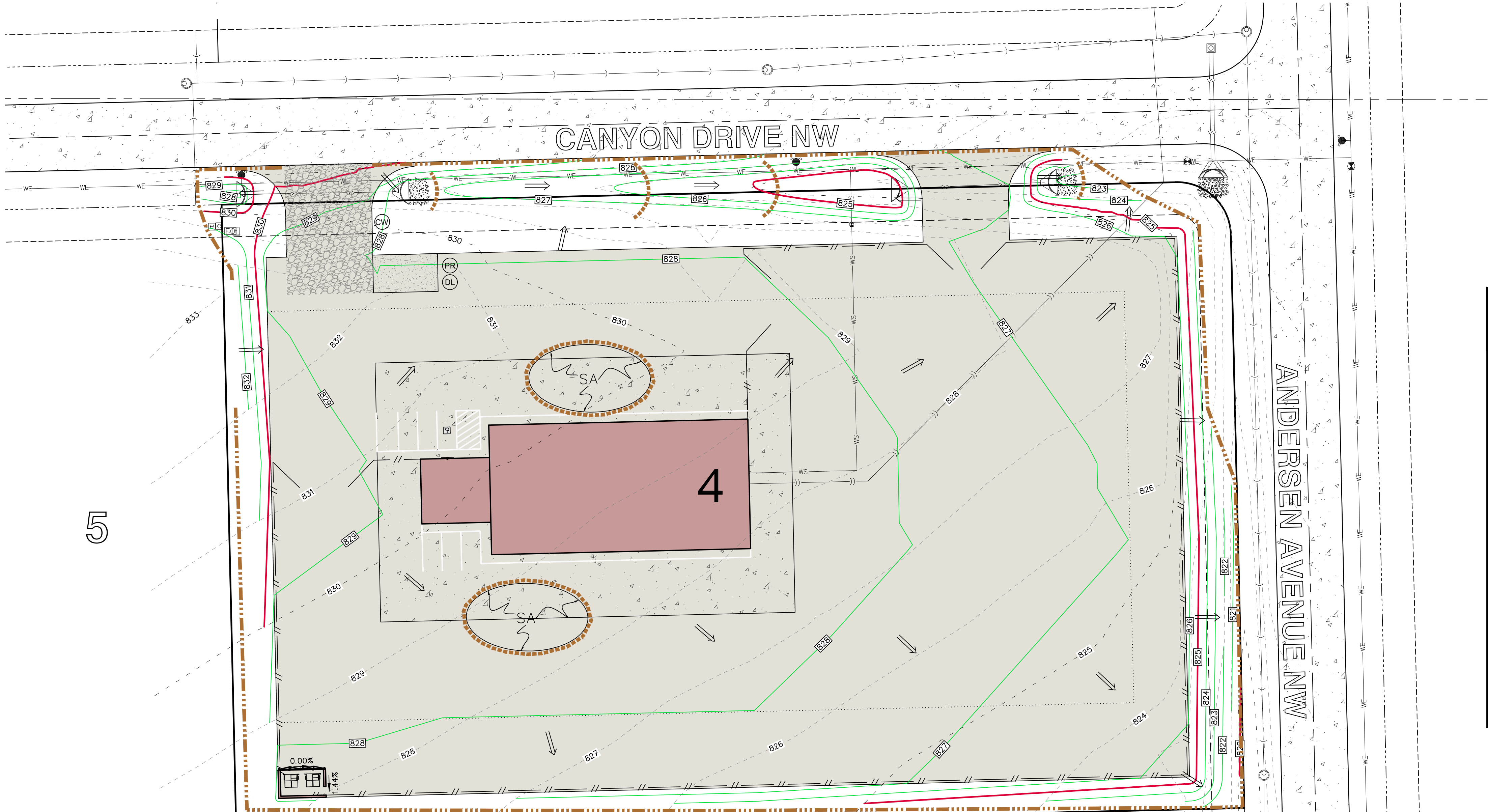


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THE CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDERS FOR ANY REQUIRED RELOCATION OF EXISTING UTILITIES.

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.



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

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.

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 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.

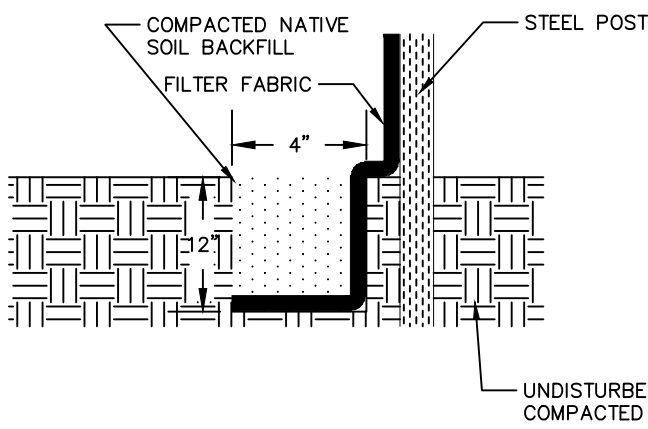
THE CONTRACTOR SHALL FOLLOW THE NPDES PERMIT, SWPPP, AND THE CITY CSR REGULATIONS.

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 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.

SILT FENCE DETAIL



- 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 CLOTH 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 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.



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.

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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:



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

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

1

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
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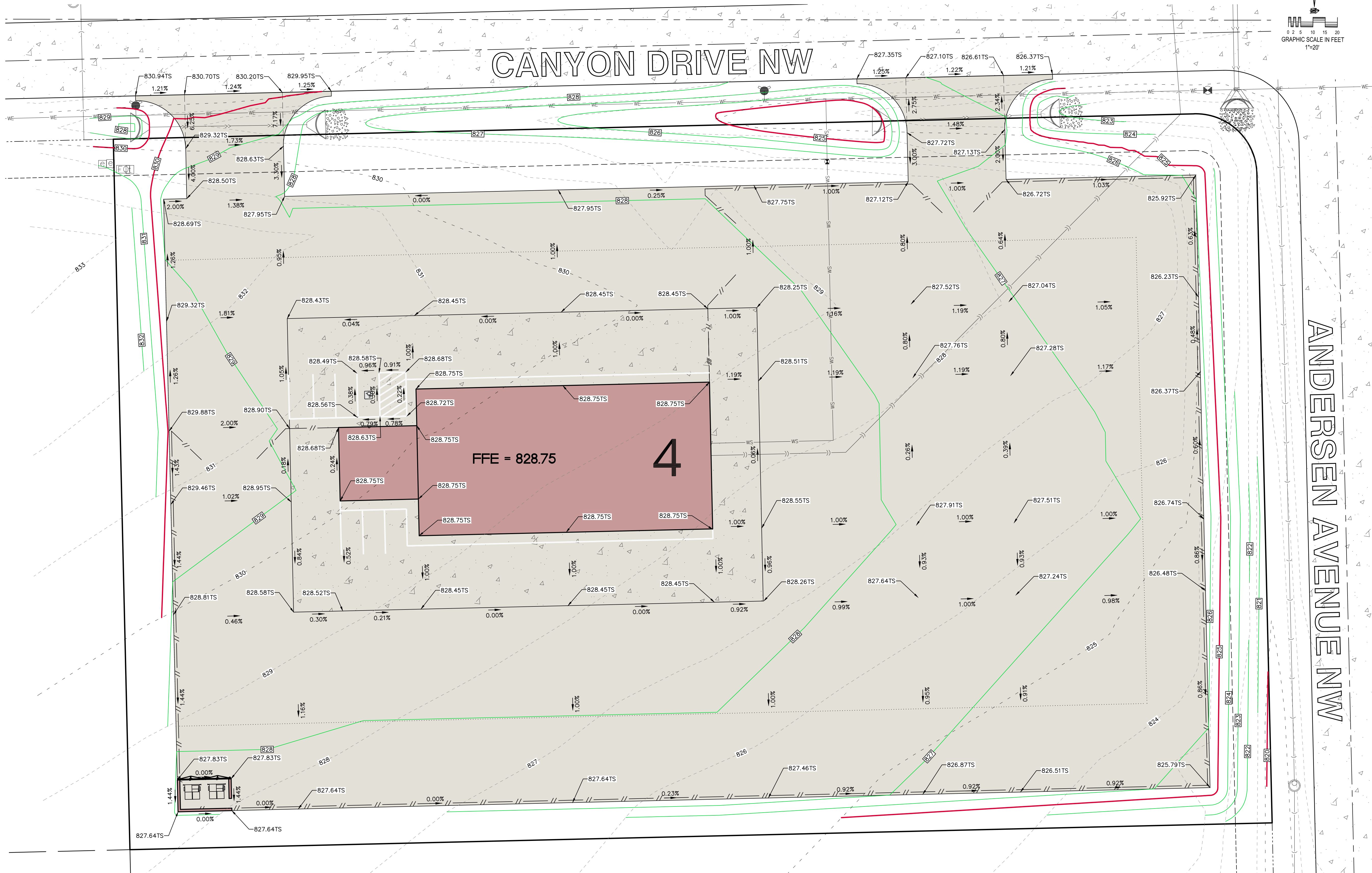
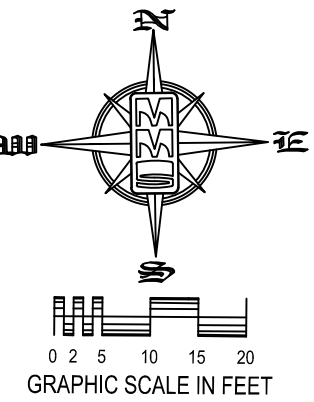
GRADING LEGEND

- 0.00.00EX - EXISTING SURFACE
- 0.00.00TS - TOP SLAB
- 0.00.00TW - TOP WALK
- 0.00.00TC - TOP CURB
- 0.00.00DT - TOP DOCK
- 0.00.00WT - TOP OF WALL
- 0.00.00WB - BOTTOM OF WALL
- 0.00.00FC - FINISHED GRADE

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
- EXIST- POWER POLE
- EXIST- POWER POLE W/DROP
- EXIST- POWER POLE W/TRANS
- EXIST- POWER POLE W/LIGHT
- EXIST- GUY POLE
- EXIST- LIGHT POLE
- EXIST- SANITARY MANHOLE
- EXIST- FIRE HYDRANT
- EXIST- WATER VALVE
- EXIST- DRAINAGE MANHOLE
- EXIST- CURB INLET
- EXIST- FENCE LINE
- EXIST- EXISTING SANITARY SEWER
- EXIST- PROPOSED SANITARY SEWER
- EXIST- EXISTING STORM SEWER
- EXIST- PROPOSED STORM SEWER
- EXIST- WATER LINES
- EXIST- ELECTRICAL LINES
- EXIST- TELEPHONE LINES
- EXIST- GAS LINES
- EXIST- FIBER OPTIC
- EXIST- OVERHEAD ELECTRIC
- EXIST- CONTOUR LINES (INTERVAL)
- EXIST- PROPOSED GROUND
- EXIST- EXISTING TREE LINE
- EXIST- EXISTING DECIDUOUS TREE & SHRUB
- EXIST- 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
LAND PLANNERS
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ENVIRONMENTAL SPECIALISTS

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IOWA CITY, IOWA 52240
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www.mmsconsultants.net

Date Revision

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:

STANDARD LEGEND AND NOTES

- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
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- EXISTING RIGHT-OF-WAY LINES
- CENTER LINES
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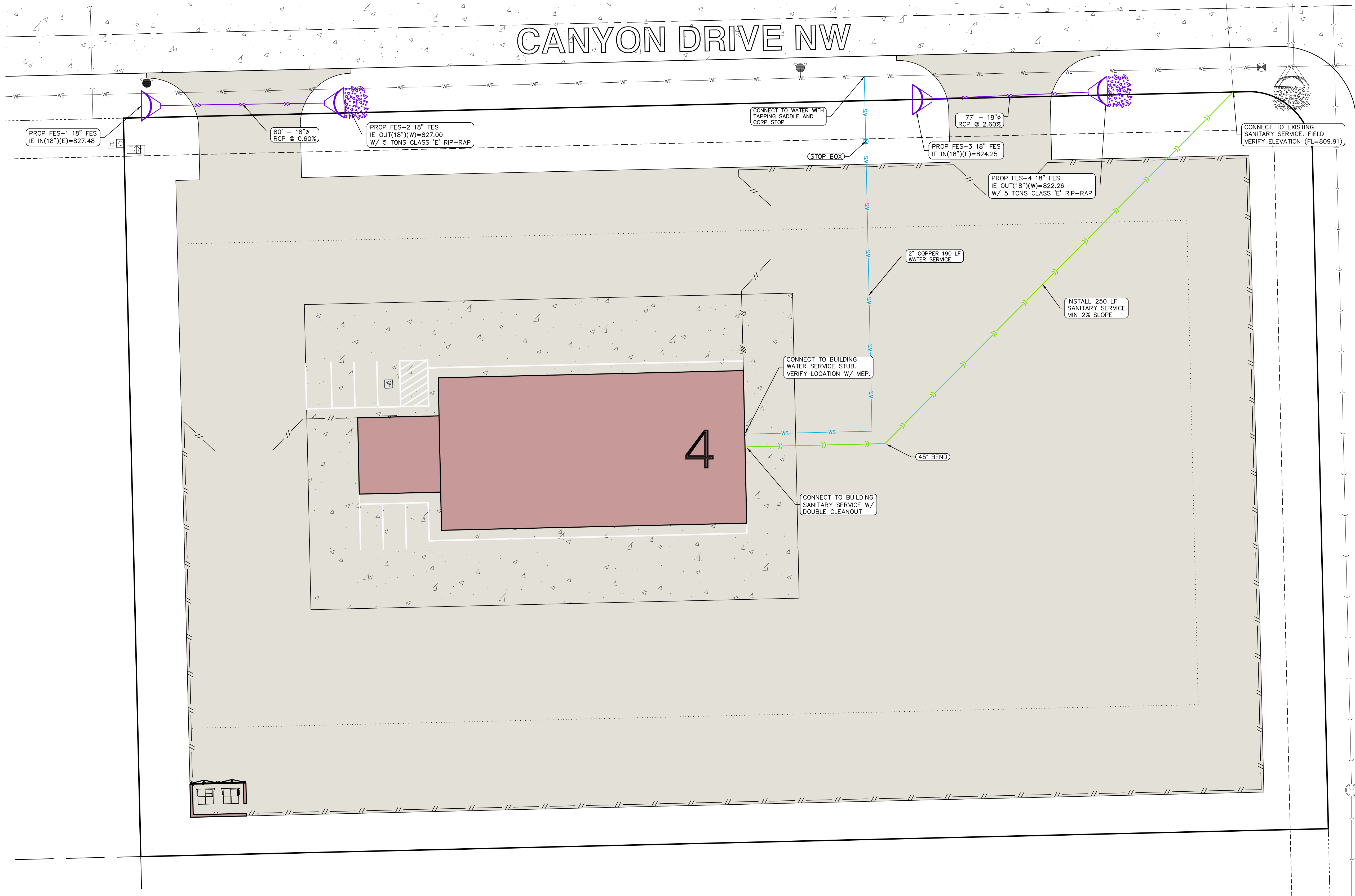
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ANDERSEN AVENUE NW

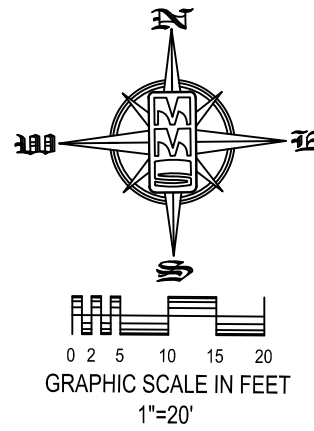
CANYON DRIVE NW



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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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.

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IOWA ONE CALL



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Date Revision

GENERAL NOTES AND DETAILS

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: NO SCALE

Checked by: CAT Sheet No:

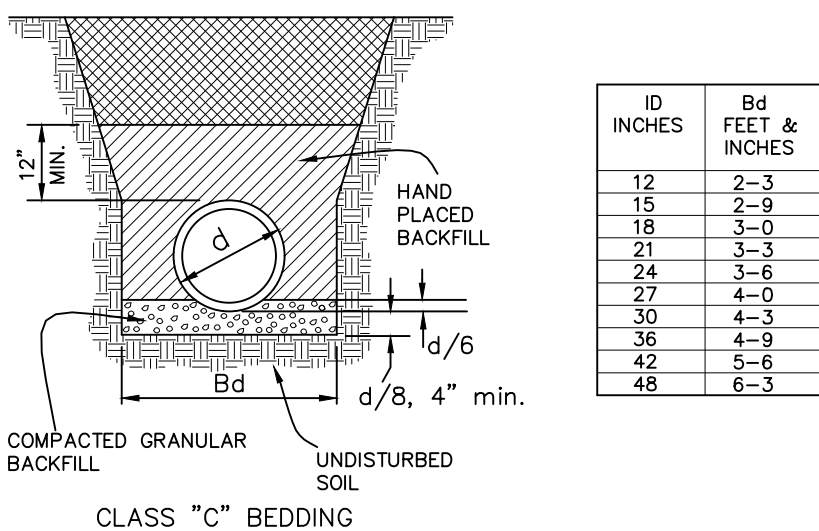
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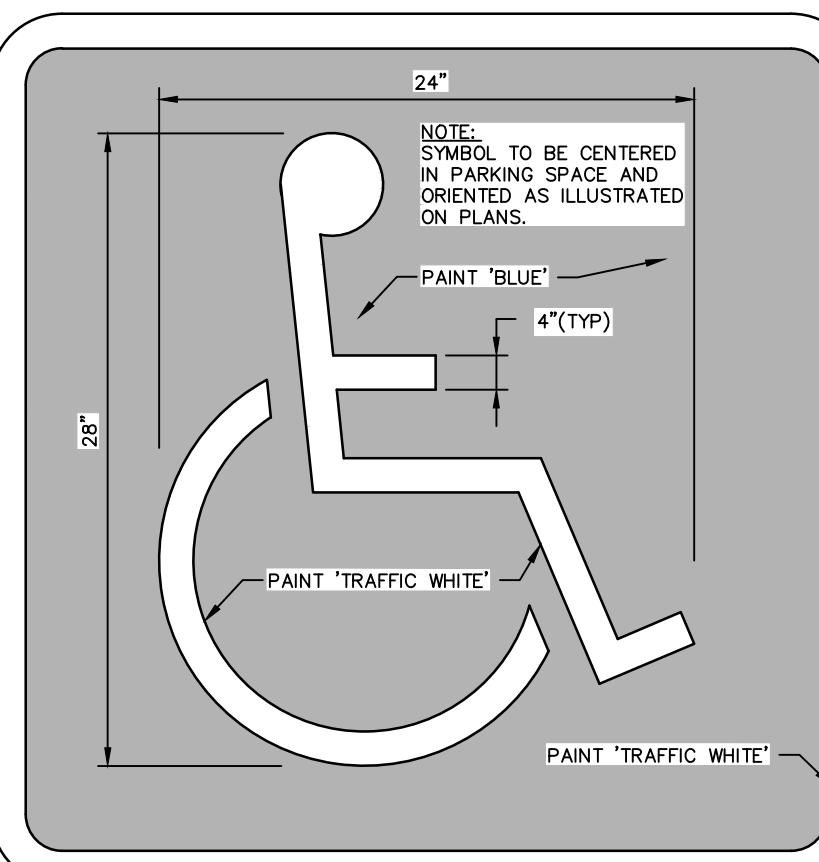
STORM SEWER NOTES

- 1) STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD DETAILED SPECIFICATIONS AND DETAILED SPECIFICATION REQUIREMENTS PREPARED FOR THIS PROJECT. JOHNSON COUNTY 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 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) MANHOLES SHALL NOT HAVE STEPS
- 12) MANHOLES SHALL HAVE AN EXTERNAL CHIMNEY SEAL BY INFISHIELD UNIBAND, CRETEX, OR APPROVED EQUAL.
- 13) PROVIDE CONCRETE FILLETS IN ALL NEW & EXISTING DRAINAGE STRUCTURES PER REFERENCED DETAILS.
- 14) ALL STORM SEWER STRUCTURES ARE TO BE WATER TIGHT WITH WATER STOP USED IN CONSTRUCTION JOINT AND PENETRATIONS. RISERS SHALL BE LADTOSH HDPE RISERS OR CRETEX PRO-RING.
- 15) WALL PENETRATIONS TO BE CIRCULAR BY HOLE SAW, NOT BY CHOP SAW. ALL STRUCTURES REQUIRE CHIMNEY SEALS. RISER AND CHIMNEY PRODUCTS ARE AVAILABLE IN RECTANGULAR CONFIGURATIONS.

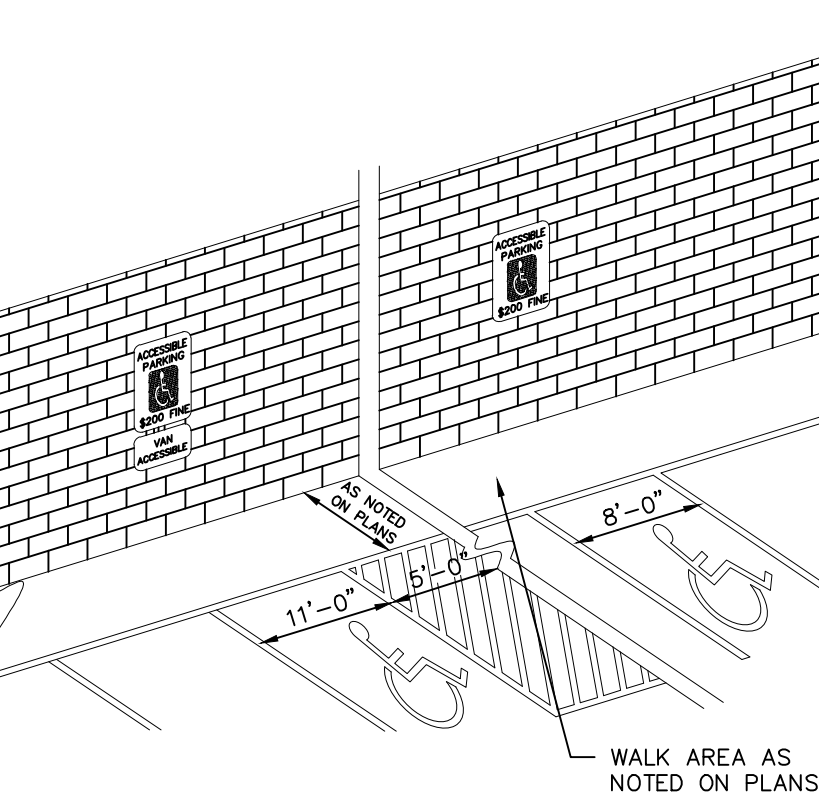
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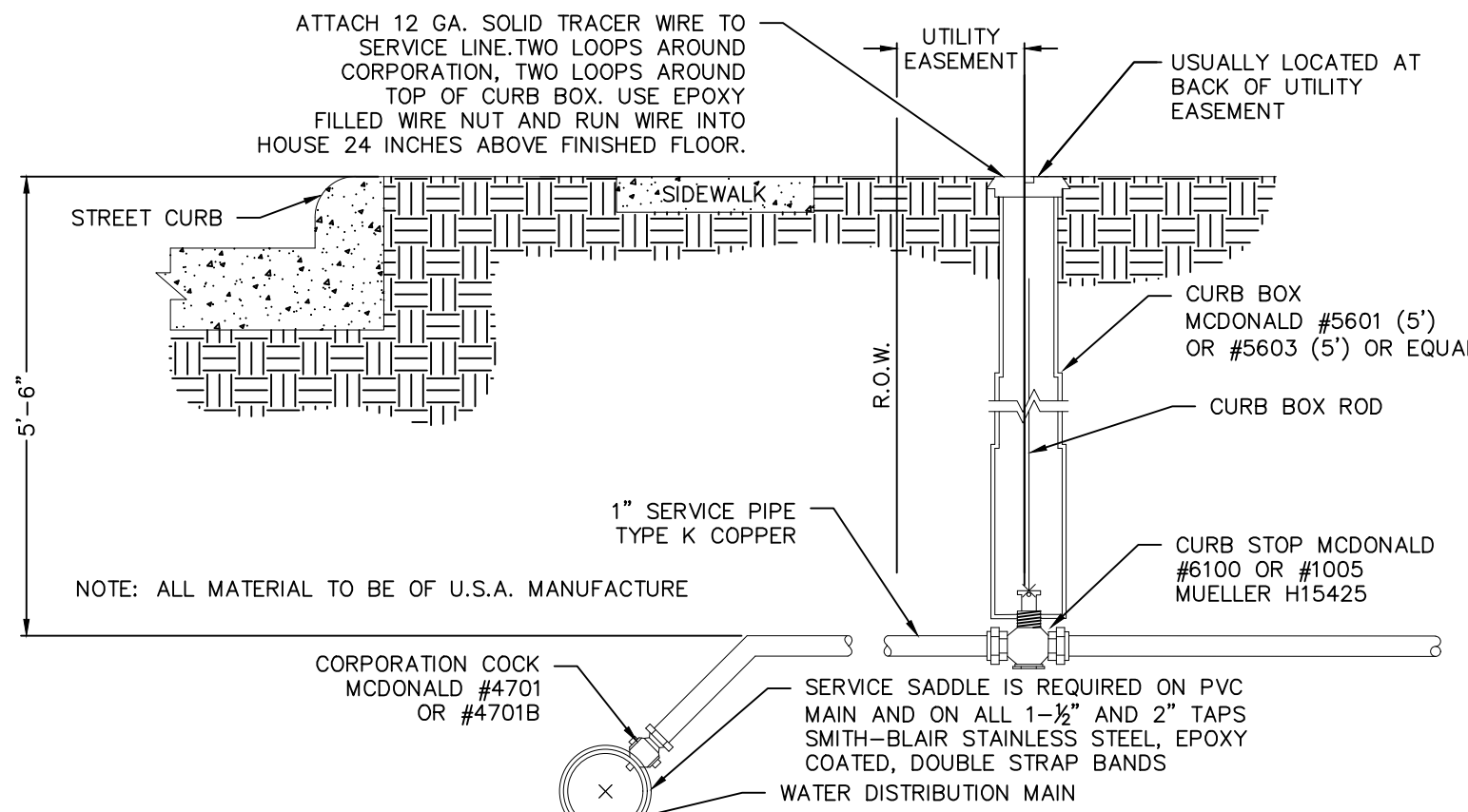
IOWA STANDARD ROAD PLAN DETAIL: PM-111 "WPSB" N.T.S.



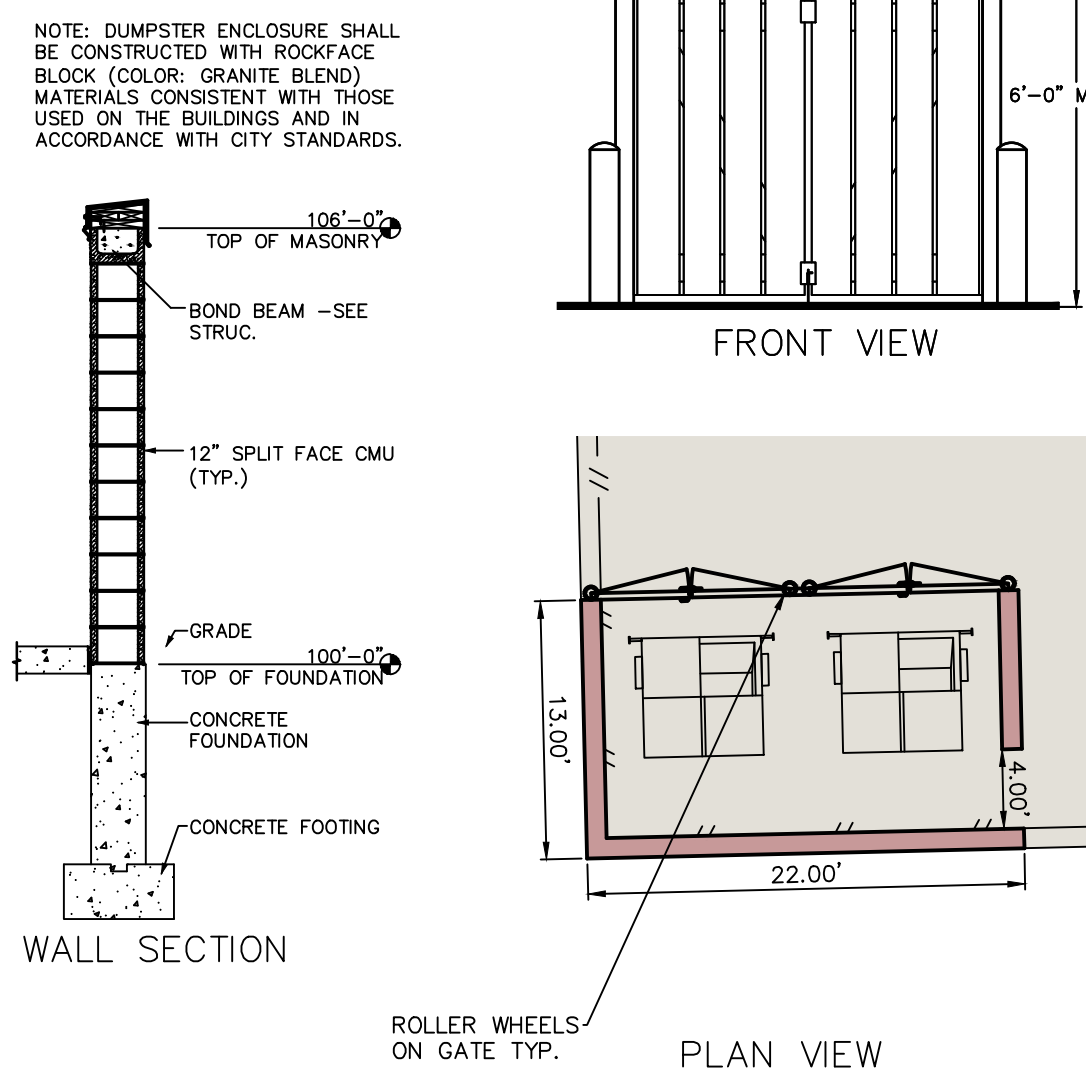
ACCESSIBLE PARKING DETAIL N.T.S.



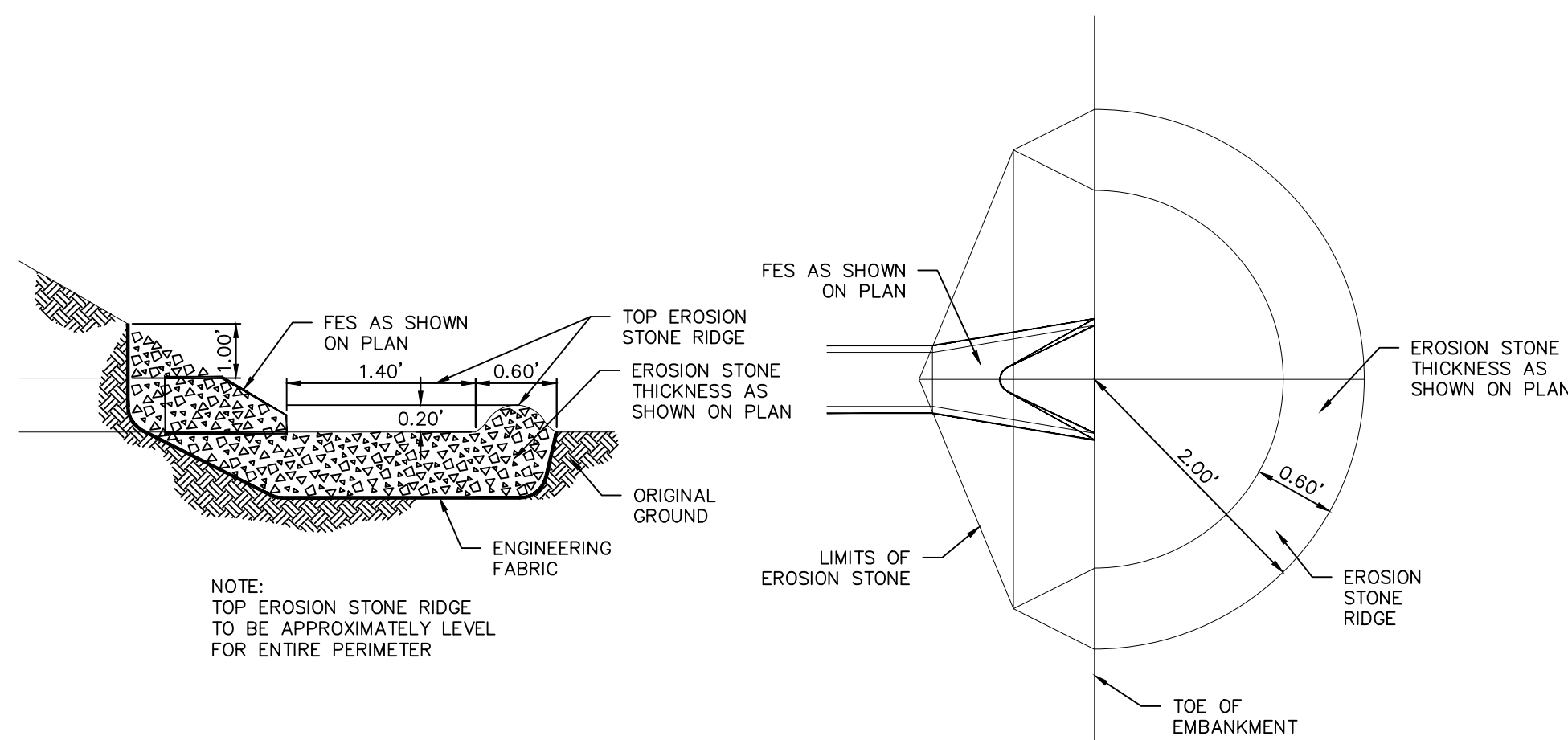
WATER SERVICE DETAIL N.T.S.



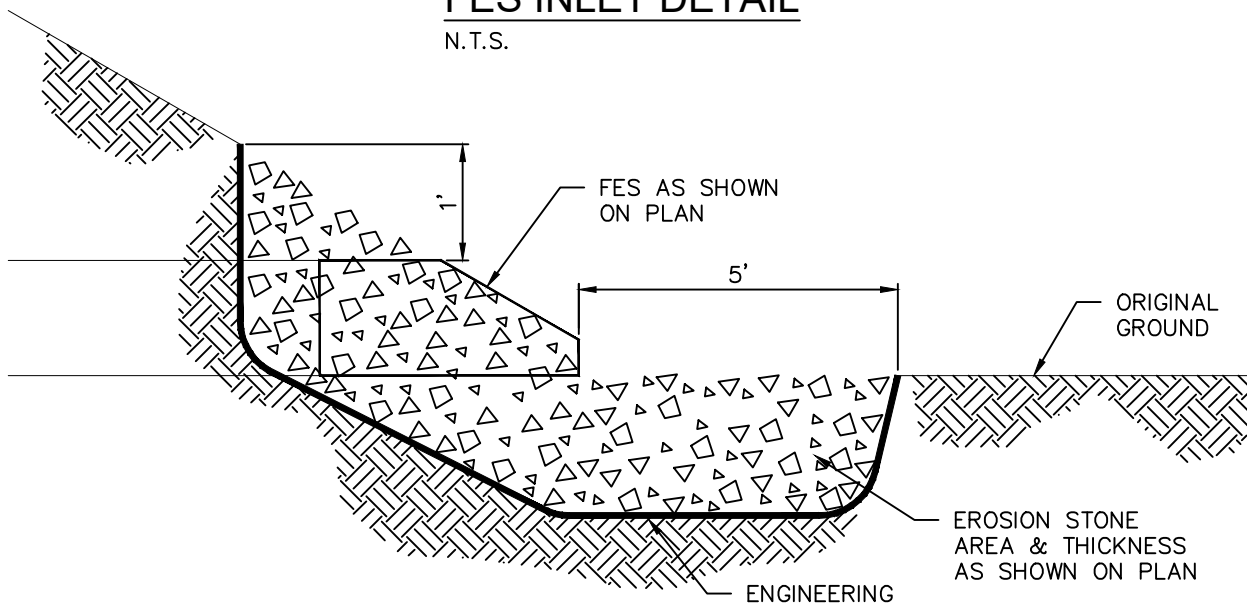
TRASH ENCLOSURE DETAIL N.T.S.



FES OUTLET DETAIL N.T.S.



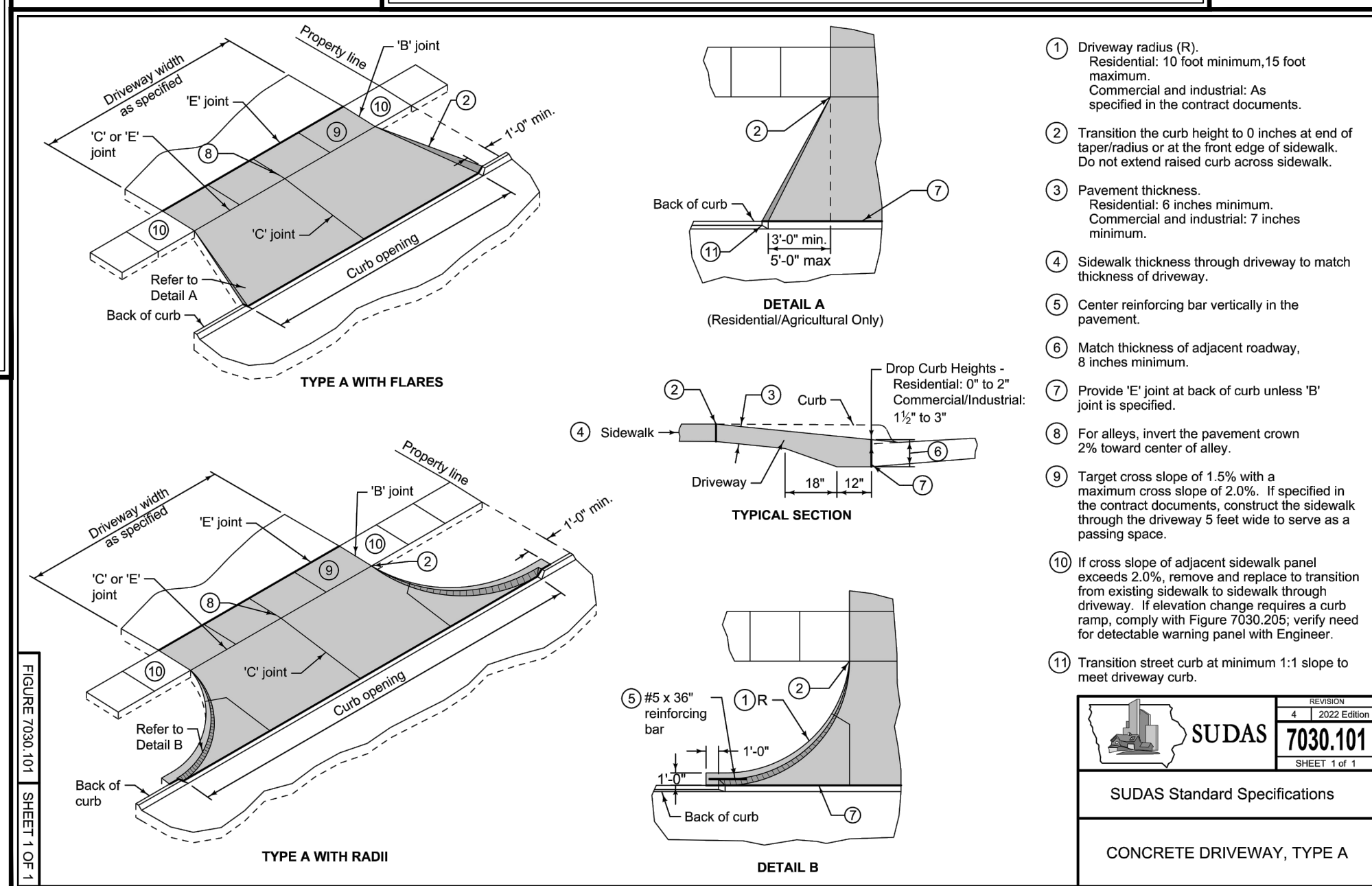
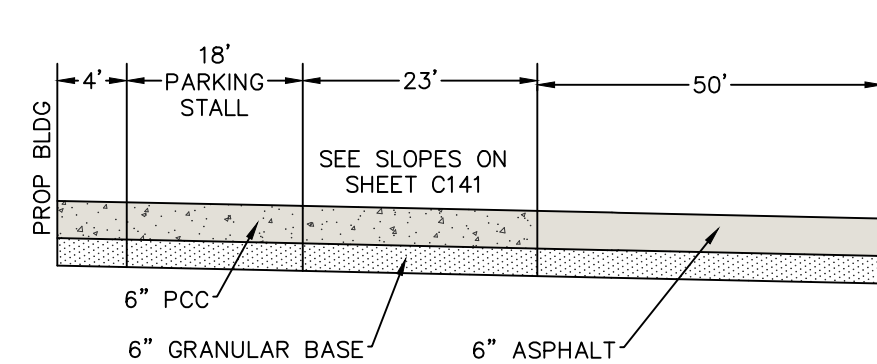
FES INLET DETAIL N.T.S.



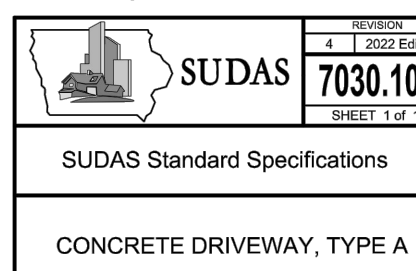
PAVING CONSTRUCTION NOTES

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.

TYPICAL DRIVE/PARKING SECTION N.T.S.



1. Driveway radius (R). Residential: 10 foot minimum, 15 foot maximum. Commercial and industrial: As specified in the contract documents.
2. Transition the curb height to 0 inches at end of taper radius or at the front edge of sidewalk. Do not extend raised curb across sidewalk.
3. Pavement thickness. Residential: 6 inches minimum. Commercial and industrial: 7 inches minimum.
4. Sidewalk thickness through driveway to match thickness of driveway.
5. Center reinforcing bar vertically in the pavement.
6. Match thickness of adjacent roadway, 8 inches minimum.
7. Provide 'E' joint at back of curb unless 'B' joint is specified.
8. For alleys, invert the pavement crown 2% toward center of alley.
9. Target cross slope of 1.5% with a maximum cross slope of 2.0%. If specified in the contract documents, construct the sidewalk through the driveway 5 feet wide to serve as a passing space.
10. If cross slope of adjacent sidewalk panel exceeds 2.0%, remove and replace to transition from existing sidewalk to sidewalk through driveway. If elevation change requires a curb ramp, comply with Figure 7030.205; verify need for detectable warning panel with Engineer.
11. Transition street curb at minimum 1:1 slope to meet driveway curb.



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Date	Revision
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LANDSCAPE PLAN

LOT 4 JOCO 50

JOHNSON COUNTY
IOWA

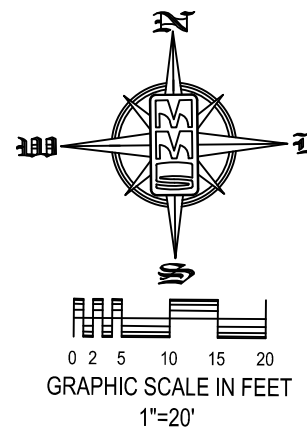
MMS CONSULTANTS, INC.
Date: 11/09/2023
Designed by: CAT Field Book No: 48/1373
Drawn by: HEH Scale: 1"=20'
Checked by: CAT Sheet No:
Project No: L100
11779-002 of:

SITE PLAN
LOT 4 JOCO 50
JOHNSON COUNTY, IOWA

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PLAT PREPARED BY:
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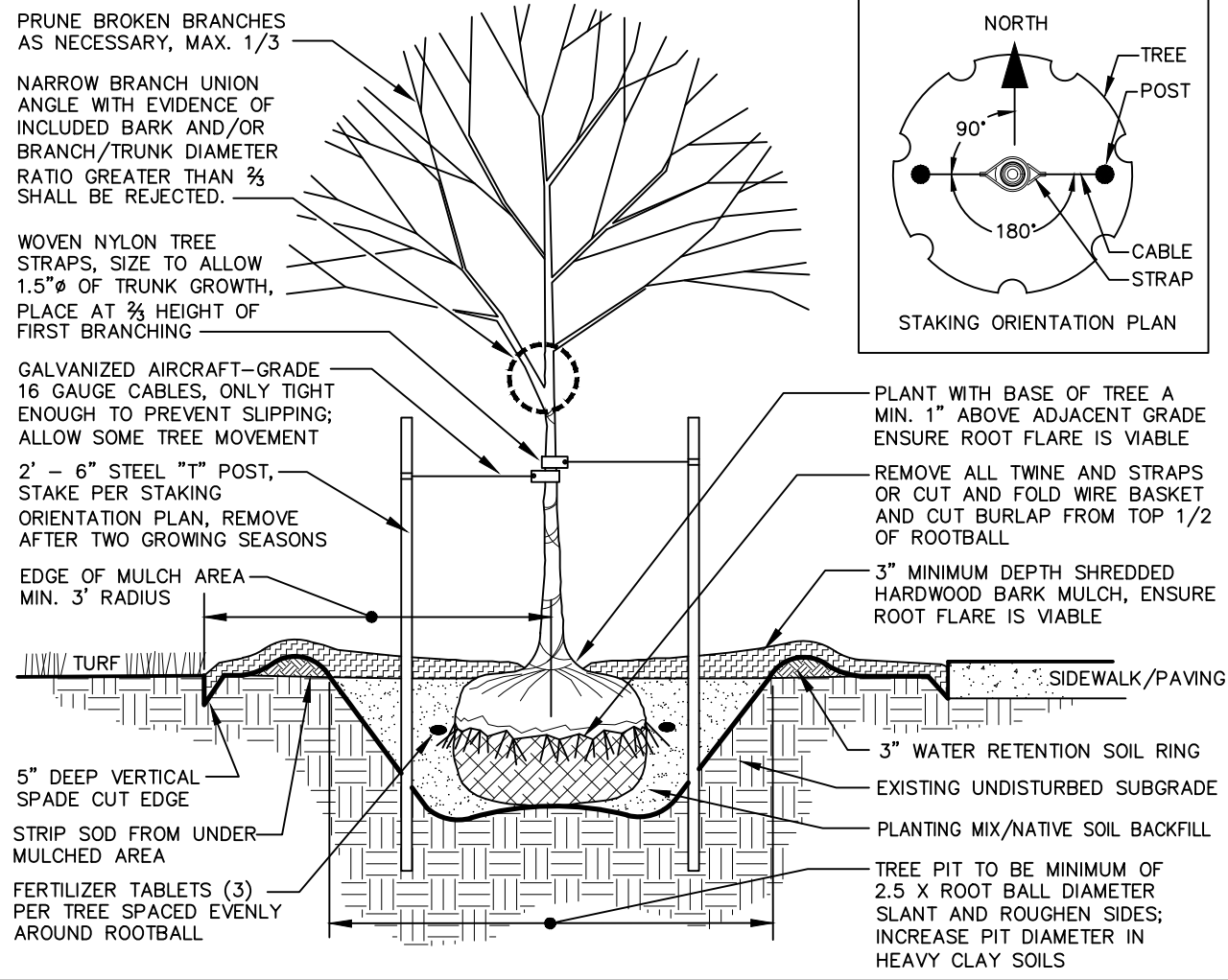


LANDSCAPE NOTES:

- 1 - THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL LOCATIONS OF UNDERGROUND UTILITIES ON SITE PRIOR TO LANDSCAPE INSTALLATION.
- 2 - PLANT QUANTITIES ARE FOR INFORMATION ONLY; DRAWING SHALL PREVAIL IF CONFLICT OCCURS.
- 3 - KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60 - 1990, OR MOST RECENT ADDITION.
- 4 - LAYOUT OF PLANT MATERIAL AT SITE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 5 - ALL PLANTING BED AREAS SHALL HAVE QUALITY TOPSOIL ADDED (IF NEEDED) BY LANDSCAPE CONTRACTOR TO BRING BED GRADES 5" - 4" BELOW EXISTING CONCRETE AREAS AND TOP OF DECORATIVE WALLS. (PRIOR TO BIDDING, CONTRACTOR IS RECOMMENDED TO VISIT SITE)
- 6 - FINISH GRADING OF PLANT BED AND SOD AREAS SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
- 7 - ALL SHRUB AND PERENNIAL PLANTING AREAS SHALL HAVE A MINIMUM 3 INCH DEEP BED OF DOUBLE SHREDDED HARDWOOD DARK MULCH AND AN APPLICATION OF A PRE-EMERGENT (TRIFLUR) FOR WEED CONTROL.
- 8 - LANDSCAPE EDGING BETWEEN DARK MULCH AND LAWN AREAS SHALL BE A SPADE CUT EDGE. EDGE SHALL BE INSTALLED VERTICAL AND ACCORDING TO DETAILS.
- 9 - STAKING SHALL BE REQUIRED ON ALL TREES (EXCEPT MULTI-STEM VARIETIES) STAKE USING (2) OR (3) 6" STEEL "T" POST PLACED OUTSIDE OF ROOTBALL AND ADHERED TO TRUNK OF TREE WITH 1/8 GAUGE CABLE AND WOVEN NYLON TREE STRAPS.
- 10 - ALL TREES FREE-STANDING IN LAWN AREAS AND IN PLANTING BEDS SHALL BE WRAPPED WITH A STANDARD MANUFACTURED TREE WRAP AND FASTENED WITH TWINE OR APPROVED METHOD.
- 11 - ALL TREES FREE-STANDING WITHIN LAWN AREAS SHALL HAVE A MINIMUM 4 FT. DIA. RING OF DOUBLE SHREDDED HARDWOOD DARK MULCH AT A 3 INCH DEPTH.
- 12 - ALL LANDSCAPE PLANTINGS AND SOD AREAS SHALL BE THOROUGHLY WATERED UPON INSTALLATION AND A TOTAL OF (9) WATERINGS BEFORE INITIAL ACCEPTANCE. AFTER ACCEPTANCE, SOD SHALL BE MAINTAINED FOR (30) DAYS OR UNTIL ROOTED IN.
- 13 - LANDSCAPE CONTRACTOR MUST FOLLOW ALL DETAILS PROVIDED ON SHEETS DESCRIBING LANDSCAPE CONSTRUCTION TECHNIQUES.
- 14 - ALL LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF INITIAL ACCEPTANCE.
- 15 - SEED ALL REMAINING AREAS WITH BOUT URBAN MIX.

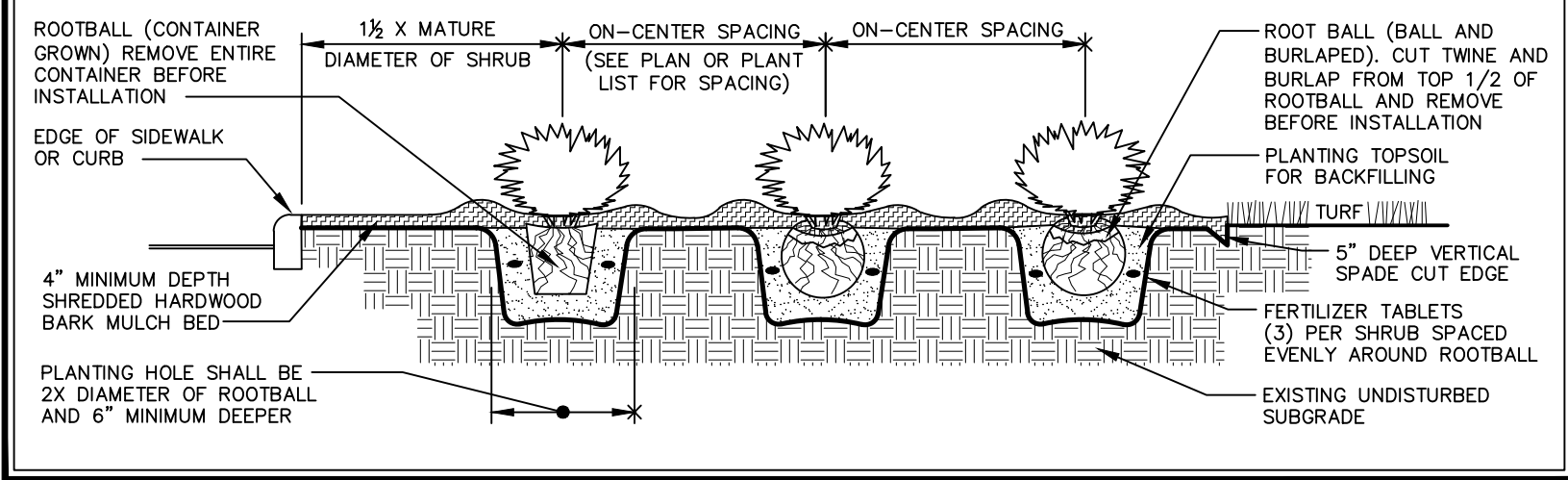
TYPICAL TREE PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL (DECIDUOUS AND EVERGREEN)

N.T.S.



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 X 0.66 = 492.88 / 5 = 98 SHRUBS

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE H. X W.
TREES							
	3	1	Unadenon tulipifera	Tulip Tree	2" Cal.	DBB	80' x 50'
	3	1	Platanus x acerifolia	London Plane Tree	2" Cal.	DBB	60' x 45'
	4	1	Quercus rubra	Red Oak	2" Cal.	DBB	70' x 70'
	4	1	Ulmus x 'Morton Glowy' TM	Truheart Elm	2" Cal.	DBB	60' x 40'
SHRUBS							
	VT	32	Viburnum trilobum 'Daisy Compact'	Daisy's Compact Viburnum	30" HL	Container	6' x 5'
ORNAMENTAL GRASSES							
	GC	66	Pennisetum alopecuroides	Fountain Grass	24" HL	Container	5' x 5'

PERMANANT SEEDING OF URBAN AREAS

THE FOLLOWING SEED MIXTURE SHALL BE USED FOR PERMANANT 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%

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