

Office Use Only		\$	
	<i>Date Filed</i>	<i>Fee</i>	<i>Application Number</i>



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): Hoop Building for storage of materials at an asphalt plant.

Address of Location: 3148 Charbon Road SE, Iowa City, IA 52246

Subdivision Name and Lot Number: River Products Industrial Park Subdivision Part Two Lot 11

Parcel Number: 0635452001

Current Zoning: ML

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.

Brett Finnegan - LL Pelling Company, Inc

Name of Owner

Evan Walsh - Shive-Hattery

Name of Applicant (if different)

2839 Northgate Drive, Iowa City, IA 52245


Applicant Street Address (including City, State, Zip)

(319) 541-1492

Applicant Phone

ewalsh@shive-hattery.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	EW	(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.	EW	
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 	EW	
Copy of an approved ROW Permit (Access Permit) from Johnson County Secondary Roads, or Iowa DOT, for access sufficient to serve the proposed use	N/A	
Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance	PDF	
CAD line work of the Sensitive Areas Exhibit, following the guidelines below.	No sensitive areas	
Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an <u>approved</u> waiver	EW	

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.

Johnson County Board of Supervisors
Johnson County Zoning Commission

RE: Letter of Site Plan Explanation for LL Pelling Asphalt Plant Hoop Building

To who it may concern:

LL Pelling intends to construct a 50' wide by 100' long hoop building on the south end of the existing site. The current site was developed in 2019 and consists of an asphalt plant for LL Pelling to the south of US Highway 6 and to the east of US Highway 218 near Coralville, Iowa. The location will be in Lot 1 of the River Products Industrial Park – Part Two. The lot contains 22.63 acres in which approximately 20.25 acres have been previous disturbed for the plant construction. Access to the site will be provided off Charbon Road SE through existing 40' wide ingress, egress easement. The easement contains a paved asphalt roadway.

The asphalt plant includes a material stockpile area with a gravel surface. Site screening has been provide along 340th Street with one tree provided for every 50' of frontage. Additional trees have been placed in the center island of the asphalt plant spaced at 50'. Electrical and gas services have been provided to the site. A control building and lab is located on the site that is connected to a well water service and septic system. Single head light poles will be installed on site per Johnson County standards. 8 standard and 1 ADA van accessible parking stalls exist on site for 4 employees. No monument signage is planned for this project.

The site is generally graded to drain to swale on the northern edge of the site. The swale drains into a storm water detention basin on the eastern edge of the site. The detention basin has a staged outlet to handle required detention. The northwest corner of the detention basin contains a bioretention cell for treatment of water quality. The paved parking lot includes storm intakes and drainage swales to handle storm water. Storm sewer piping outlets into the detention basin. Riprap is placed at storm sewer outlets to prevent erosion.

Sincerely,

SHIVE-HATTERY, INC.

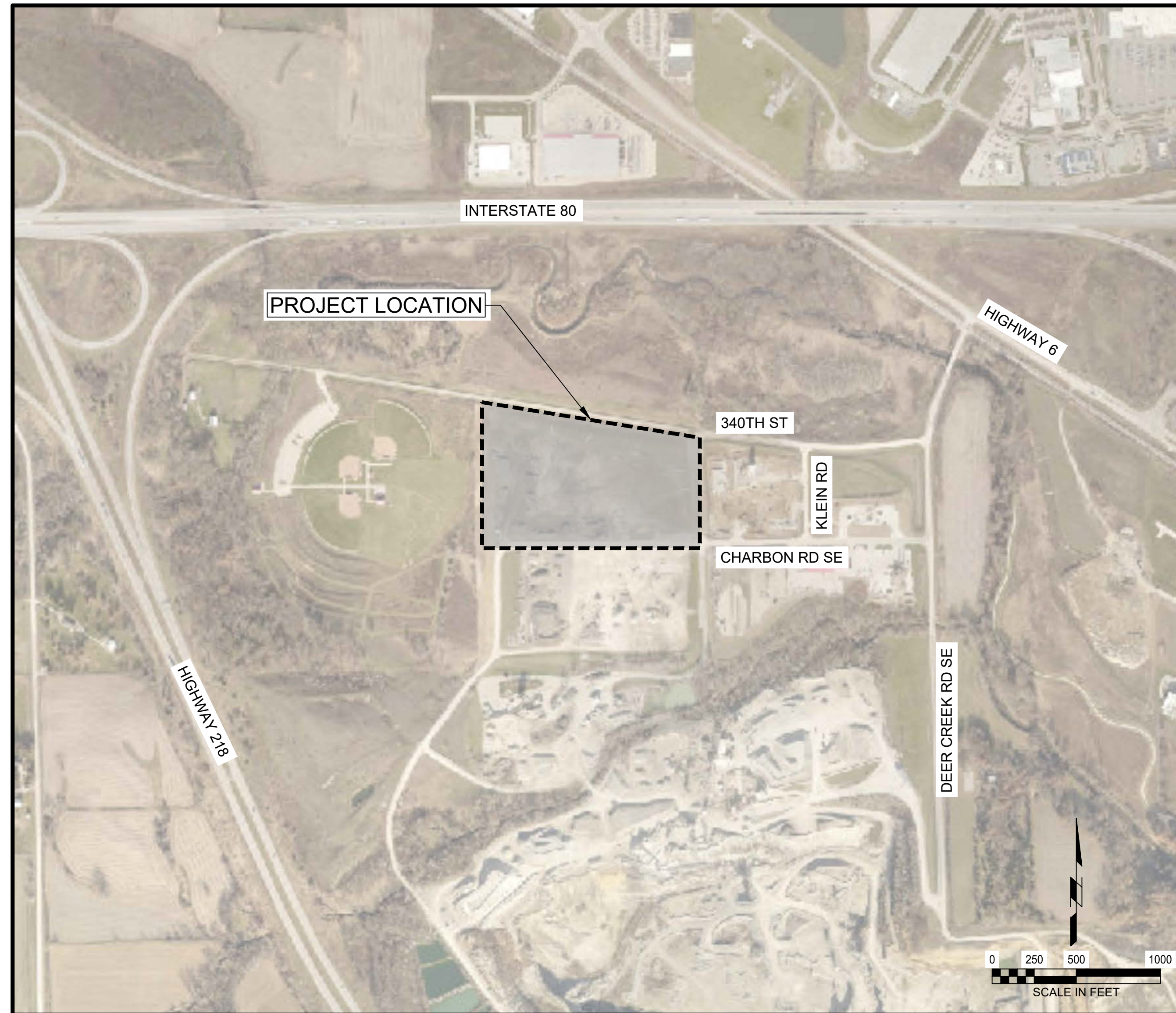


DEVELOPMENT PLAN - LL PELLING COMPANY, INC.

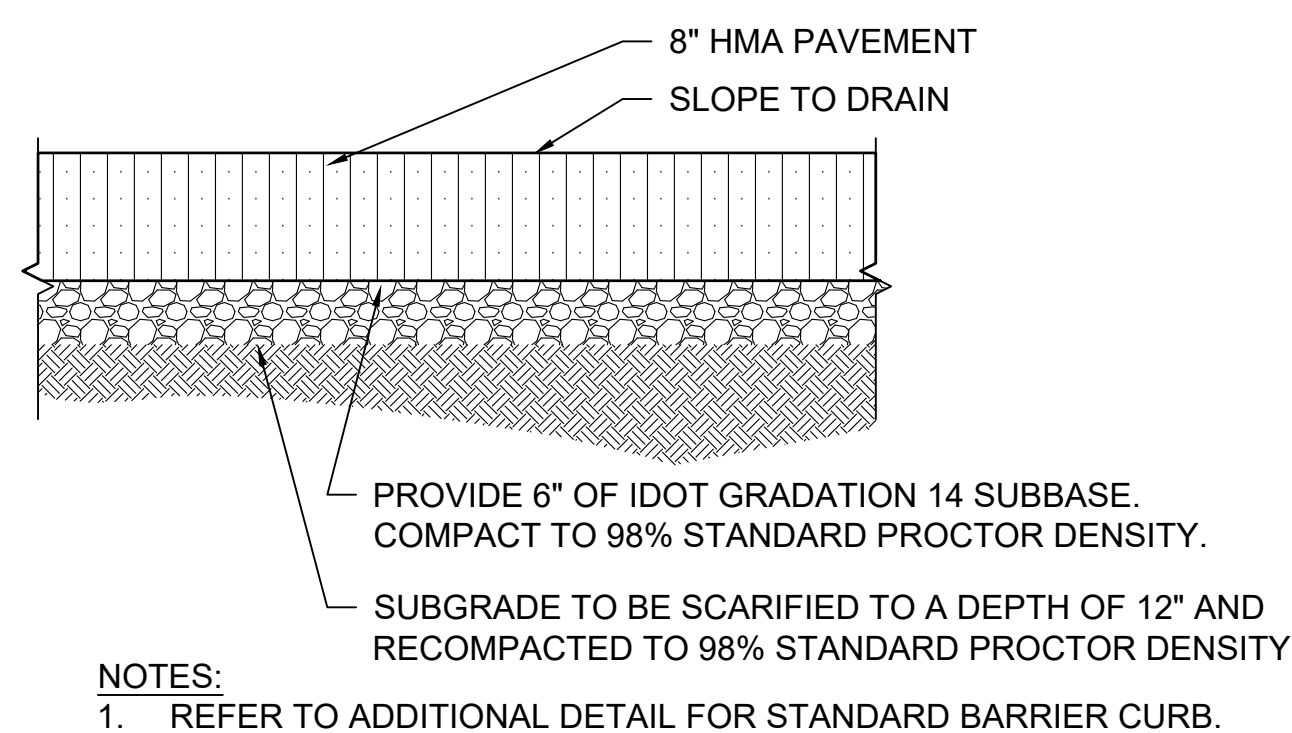
RIVER PRODUCTS INDUSTRIAL PARK

SUBDIVISION PART TWO, LOT 1

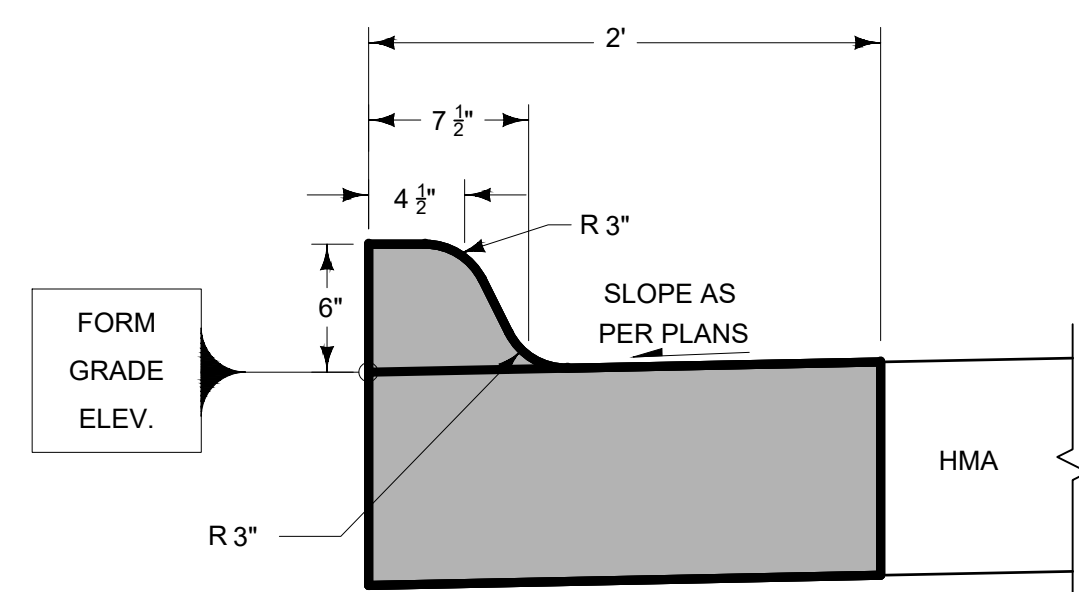
JOHNSON COUNTY, IOWA



PROJECT LOCATION MAP



1 8" HMA PAVEMENT
NOT TO SCALE



2 SUDAS CURB DETAILS














LEGEND

ABBREVIATIONS







HMA HOT MIX ASPHALT
PCC PORTLAND CEMENT CONCRETE

UTILITIES

_____ O E _____	OVERHEAD ELECTRIC
_____ U E _____	LIGHT CIRCUITING - UNDERGROUND
_____ T _____	UNDERGROUND TELECOM
_____ G _____	GAS
_____ 8" SAN _____	SANITARY SEWER
_____ 8" ST _____	STORM SEWER
_____ 6" W _____	WATER MAIN
_____ V _____	VINYL FENCE
_____ X _____	BARB-WIRE FENCE

	GUY WIRE		TELEPHONE PEDESTAL
	LIGHT POLE		DOT CURB INLET
	UTILITY POLE		INTAKE - CIRCLE
	FIRE HYDRANT		INTAKE - RECTANGLE
	VALVE		SANITARY MANHOLE
	UNKNOWN MANHOLE		HANDHOLE
	DRAINAGE MANHOLE		

GENERAL SITE

	EXISTING STRUCTURE		DECIDUOUS TREE
	GUARD POST/ BOLLARD		CONIFEROUS TREE
	SINGLE POLE SIGN	 SB-1	SOIL BORING

Sheet List Table	
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Sheet Number	Sheet Title
C000	DEVELOPEMENT PLAN
C001	SITE PLAN
C101	STORMWATER POLLUTION PREVENTION PLAN- PRE-DURING - CONSTRUCTION
C102	STORMWATER POLLUTION PREVENTION PLAN- POST - CONSTRUCTION
C103	STORMWATER POLLUTION PREVENTION NOTES AND DETAILS
C201	SITE GRADING PLAN
C401	UTILITY PLAN
C402	UTILITY PROFILES
L101	LANDSCAPE PLAN

TABULATION OF UTILITIES

CITY OF CORALVILLE WASTEWATER	
Chris Gilstrap	(319) 530-6224
CITY OF CORALVILLE WATER	
Kevin Callahan	(319) 351-1830
SOUTH SLOPE	
Brian Frese	(319) 227-7111
LINN COUNTY REC - ELECTRICAL	
Johna Nunemaker	(319) 377-1587
MIDAMERICAN ENERGY - GAS	
Carson Hemphill	(319) 341-4461
MIDAMERICAN ENERGY - ELECTRICAL	
Jason Warren	(319) 341-4425
WINDSTREAM COMMUNICATIONS	
Locate Desk	(800) 289-1901

PROJECT LOCATION:
3148 CHARBON ROAD SE, IOWA CITY, IA 52246

APPLICANT/PROPERTY OWNERS:
LL PELLING CO.
1425 WEST PENN STREET
P.O. BOX 230 NORTH LIBERTY, IA 5

LEGAL DESCRIPTIONS:
 LOT 1, RIVER PRODUCTS INDUSTRIAL PARK - PART TWO,
 JOHNSON COUNTY, IOWA IN ACCORDANCE WITH THE PLAT
 THEREOF RECORDED IN PLAT BOOK 61 AT PAGE 273 OF
 THE RECORDS OF THE JOHNSON COUNTY RECORDER'S
 OFFICE, CONTAINING 22.66 ACRES AND SUBJECT TO
 EASEMENTS AND RESTRICTIONS OF RECORD.

CURRENT ZONING: ML - LIGHT INDUSTRIAL
PROPERTY AREA: 22.66 ACRES W/ ROW. 22.63 ACRES
W/OUT ROW

APPLICANT'S ATTORNEY:
SIMMONS, PERRINE, MOYER, BERGMAN PLC

PARKING STALL REQUIREMENTS:
1 SPACE PER EMPLOYEE ON THE MAXIMUM WORKING
SHIFT PLUS 1 SPACE PER 4,000 SQUARE FEET OF GROSS
FLOOR AREA.

4 EMPLOYEES	
4 + 6,200SF/4,000SF =	6 STALLS REQUIRED
TOTAL PARKING REQUIRED	6 STALLS REQUIRED
TOTAL STALLS PROVIDED	9 STALLS (1 ADA)

ADDITIONAL NOTES:
1. NO SIGNAGE WILL BE ON SITE.
2. NO FENCING WILL BE ON SITE.

SITE PLAN PREPARED BY:
SHIVE-HATTERY, INC.
2839 NORTHGATE DR., IOWA CITY, IA, 52245
(319) 354-3040

SITE PLAN PREPARED: FEBRUARY 7TH, 2024

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) SPECIFICATIONS AND DETAILS CURRENT EDITION.
2. THE MEANS OF THE WORK AND THE SAFETY OF THE CONTRACTORS EMPLOYEES ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR HAS A CONTRACTUAL OBLIGATION TO COMPLY WITH ALL APPLICABLE LAWS AND OR REGULATION INCLUDING THOSE OF OSHA. AT NO TIME WILL EITHER THE OWNER OR THE ENGINEER TAKE RESPONSIBILITY FOR EITHER THE MEANS OF THE WORK OR THE SAFETY OF THE CONTRACTORS EMPLOYEES.
3. CONSTRUCTION FENCE IS REQUIRED AROUND ALL OPEN EXCAVATIONS.
4. THE CONTRACTOR SHALL PERFORM WORK IN A MANNER THAT WILL MAINTAIN UNINTERRUPTED TRAFFIC ON SURROUNDING ROADS AND DRIVES AT ALL TIMES.
5. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO PERFORMING SOIL DISTURBING ACTIVITIES.
6. EXISTING UTILITIES SHOWN ARE BASED ON TOPOGRAPHICAL SURVEY COMPLETED APRIL 25TH, 2018 BY SHIVE-HATTERY. SURVEY UTILITY INFORMATION IS PROVIDED BY THE OPERATING AUTHORITY OF EACH UTILITY. SURFACE FEATURES, AND AVAILABLE RECORD DRAWINGS. NO SUBSURFACE INVESTIGATION HAS BEEN MADE TO DETERMINE ACCURACY OF THE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF UNDERGROUND UTILITIES. CALL IOWA ONE-CALL (1-800-292-8989) FOR UTILITY LOCATES PRIOR TO CONSTRUCTION. UTILITY LOCATES SHALL BE KEPT CURRENT PER STATE REQUIREMENTS.
7. ALL NEW CONSTRUCTION THAT IS WITHIN CLOSE PROXIMITY TO EXISTING OR NEW UTILITIES SHALL BE PLANNED AND EXECUTED CAREFULLY SO THAT UTILITIES ARE NOT DAMAGED. CONTRACTOR SHALL PHYSICALLY VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO COMMENCING WORK. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGES TO EXISTING OR NEW UTILITIES.
8. ADJUST ALL NEW AND EXISTING VALVES, HYDRANTS, CASTINGS, PULL BOXES, ETC TO MATCH THE FINISHED ELEVATIONS INDICATED ON THE PLANS. ALL RIM ELEVATIONS WITHIN PAVED SURFACES SHALL BE ADJUSTED TO MATCH FINISHED PAVING.

STAKING/LAYOUT NOTES

1. ALL STAKING CONTROL POINTS SHALL BE PROTECTED THROUGHOUT THE PROJECT.
2. STAKING AND LAYOUT FOR THIS PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR.
3. NO STAKING COORDINATES WILL BE PROVIDED FOR THE WORK SHOWN ON THE C-SERIES SHEETS. ELECTRONIC AUTOCAD FILES WILL BE PROVIDED AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE STAKING AND LAYOUT BASED ON ELECTRONIC DRAWING DATA.

STAKING CONTROL POINTS

CP	NORTHING	EASTING	ELEVATION
1270	7947389.09	20510646.64	688.19
5/8" REBAR WITH CONTROL CAP ON SW PROP CORNER			
1271	7948239.12	20510643.07	681.96
5/8" REBAR WITH CONTROL CAP ON NE PROP CORNER			
1313	7947375.33	20511985.68	684.29
CUT 'X' ON SE PROPERTY CORNER			

UTILITY NOTES

1. THERE WILL BE NO NEW WATER, SANITARY SEWER OR TELECOMMUNICATIONS SERVICES TO THE SITE.
2. ALL LIGHTING SHALL BE MOUNTED 30' OR LESS AND SHALL MEET JOHNSON COUNTY DOWNCAST LIGHTING STANDARDS.

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE: _____
NAME: EVAN T. WALSH
DATE: 2/7/2024 LICENSE NUMBER: 257
MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2024
PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL: ALL SHEETS

REAL

LL PELLING ASPHALT PLANT - HOOP BUILDING

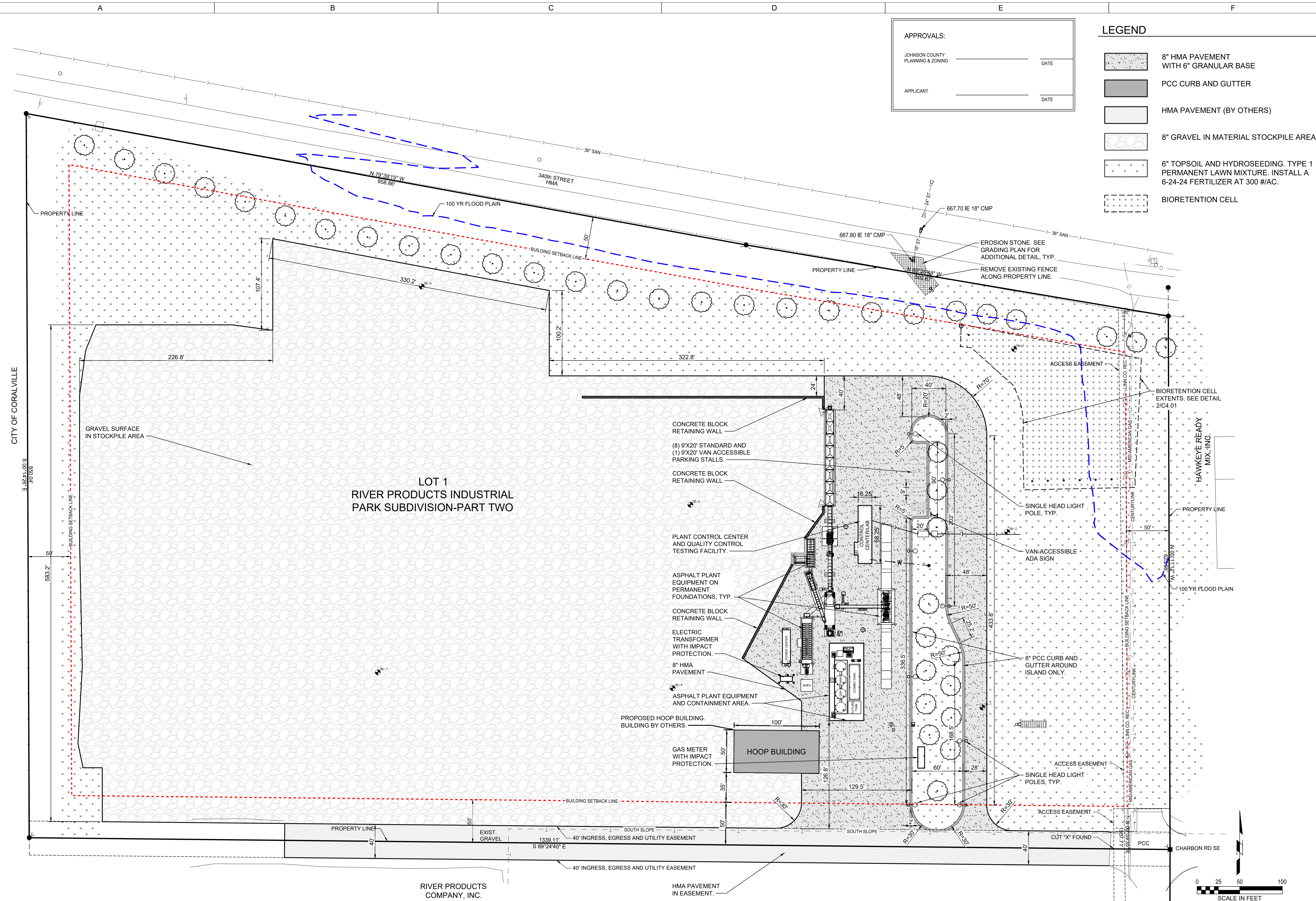
LET SEEING
RIVER PRODUCTS INDUSTRIAL PARK - PART TWO, LOT 1

DRAWN. ETW

APPROVED: TLL

DEVELOPEMENT PLAN

C000

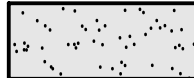



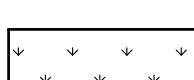
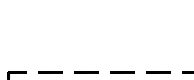


APPROVALS:

JOHNSON COUNTY
PLANNING & ZONING _____ DATE _____

APPLICANT _____ DATE _____

LEGEND

	8" HMA PAVEMENT WITH 6" GRANULAR BASE
	PCC CURB AND GUTTER
	HMA PAVEMENT (BY OTHERS)
	8" GRAVEL IN MATERIAL STOCKPILE AREA
	6" TOPSOIL AND HYDROSEEDING, TYPE 1 PERMANENT LAWN MIXTURE. INSTALL A 6-24-24 FERTILIZER AT 300 #/AC.
	BIORETENTION CELL

1

SHIVE-HATTERY
ARCHITECTURE+ENGINEERING

2830 Northgate Drive | Iowa City, Iowa 52245
319.354.3040 | www.shive-hattery.com
Iowa | Illinois | Indiana

SEAL

LL PELLING ASPHALT PLANT -
HOOP BUILDING

2

LL PELLING
RIVER PRODUCTS INDUSTRIAL PARK - PART TWO, LOT 1

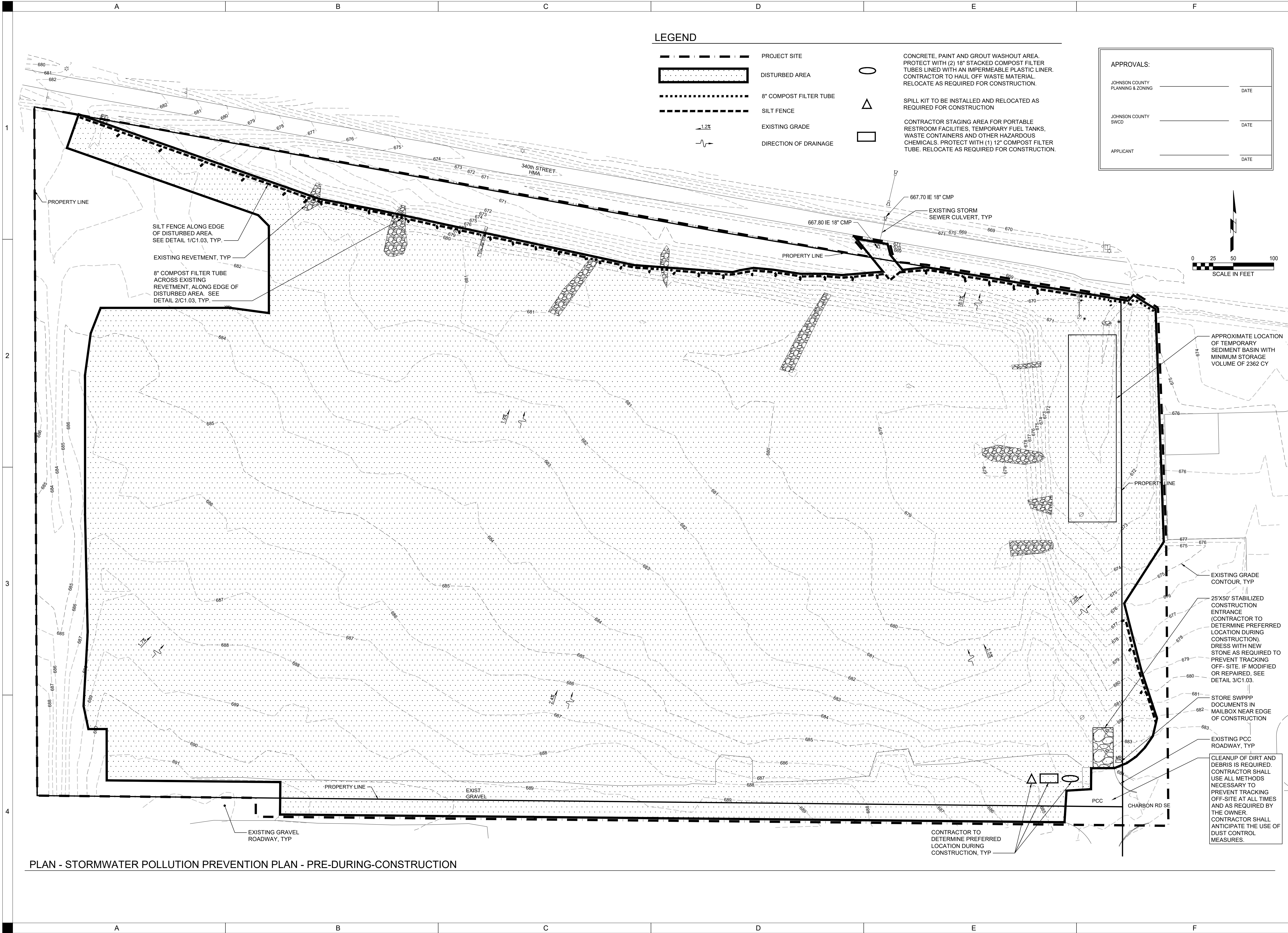
3

DRAWN:	ETW
APPROVED:	TLL
ISSUED FOR:	COUNTY REVIEW
DATE:	2/7/2024
PROJECT NO:	211230970-0
FIELD BOOK:	--
CLIENT NO:	--

SITE PLAN

C001

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Iowa | Illinois | Indiana

SEAL

LL PELLING ASPHALT PLANT - HOOP BUILDING

LL PELLING
RIVER PRODUCTS INDUSTRIAL PARK - PART TWO, LOT 1

DRAWN: ETW	APPROVED: TLL	ISSUED FOR: COUNTY REVIEW	DATE: 2/7/2024	PROJECT NO: 211230770-0	FIELD BOOK: --	CLIENT NO: --
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STORMWATER POLLUTION PREVENTION PLAN - PRE-DURING-CONSTRUCTION

C101

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Plotted: 2/20/24 10:37:32 AM

PLAN - STORMWATER POLLUTION PREVENTION PLAN - POST-CONSTRUCTION

LEGEND

	PROJECT SITE		8" COMPOST FILTER TUBE OR SILT FENCE
	DISTURBED AREA		AREA INLET PROTECTOR
	EROSION CONTROL BLANKET		CURB INLET FILTER
	8" COMPOST FILTER TUBE		PERMEABLE DITCH CHECK
	SILT FENCE		FINISHED GRADE
	INTAKE PROTECTION BAG, FILTER SACK OR MAGNETIC INLET PROTECTION		DIRECTION OF DRAINAGE

APPROVALS:

JOHNSON COUNTY
PLANNING & ZONING

DATE

JOHNSON COUNTY
SWCD

DATE

APPLICANT

DATE

0 25 50 100
SCALE IN FEET

LL PELLING ASPHALT PLANT -
HOOP BUILDING

LL PELLING

RIVER PRODUCTS INDUSTRIAL PARK - PART TWO, LOT 1

DRAWN: ETW
APPROVED: TLL
ISSUED FOR: COUNTY REVIEW
DATE: 2/7/2024
PROJECT NO: 211230770-0
FIELD BOOK: --
CLIENT NO: --

STORMWATER
POLLUTION
PREVENTION PLAN -
POST-
CONSTRUCTION

C102

SEAL

1

2

3

4

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319.354.3040 | www.shivehattery.com
Iowa | Illinois | Indiana

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Plotted: 2/28/24 10:35:00 AM

STORMWATER POLLUTION PREVENTION NOTES

- EROSION/SEDIMENT CONTROL MEASURES ARE REQUIRED REGARDLESS OF THE TIME OF YEAR. THIS PLAN AND ITS ASSOCIATED REQUIREMENTS FOR THE PERMIT MUST BE IMPLEMENTED DURING WINTER MONTHS AS WELL.
- REFER TO SPECIFICATION SECTIONS 01 57 23, 01 57 23 10, 01 57 23 20, 01 57 23 30, 01 57 23 40, 01 57 23 50 AND 31 25 00 FOR STORMWATER POLLUTION PREVENTION PLAN, NPDES GENERAL PERMIT NO.2 SUBMITTAL REQUIREMENTS AND EROSION/SEDIMENT CONTROL TECHNICAL SPECIFICATIONS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTROL EROSION/SEDIMENT ON THE SITE AT ALL TIMES. THE CONTROL MEASURES IDENTIFIED ON THE PLAN ARE A MINIMUM. THE CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION/SEDIMENT CONTROL MEASURES AS NECESSARY TO FULFILL THIS REQUIREMENT.
- EXCEPT AS PRECLUDED BY SNOW COVER, THE CONTRACTOR IS REQUIRED TO USE STABILIZATION CONTROLS ON ALL DISTURBED AREAS OF THE SITE REGARDLESS OF THE TIME PERIOD BEFORE THEY WILL BE DISTURBED AGAIN. IN THE EVENT THAT CONSTRUCTION ACTIVITY WITHIN A DISTURBED AREA WILL NOT OCCUR FOR A PERIOD OF 14 OR MORE CALENDAR DAYS, THE CONTRACTOR IS REQUIRED TO INSTALL STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY HAS CEASED IN THAT AREA. REFER TO SPECIFICATION SECTION 31 25 00 FOR REQUIRED STABILIZATION CONTROLS NOT SHOWN ON THIS PLAN.
- IN THE EVENT THAT SOILS LEAVE THE SITE, CLEANUP OF ALL SURROUNDING ROADS, DRIVES AND PARKING LOTS SHALL BE PERFORMED ON A DAILY BASIS AT A MINIMUM AND UPON REQUEST BY OWNER'S REPRESENTATIVE. AT NO ADDITIONAL COST, PAVEMENT IS TO BE SCRAPPED OF DEBRIS AND MUD AND BROOMED CLEAN. MUD TRACKS ARE TO BE REMOVED AS THEY ARE CREATED.
- MAINTAIN SILT FENCING AT ALL TIMES IN AN UPRIGHT POSITION. CLEAN SILT FROM FENCING/COMPOST FILTER TUBES ON A REGULAR BASIS AS PER THE SPECIFICATIONS. SILT FENCES MUST BE CLEANED OUT WHEN THEY ARE 50% FULL. COMPOST FILTER TUBES MUST BE CLEANED OUT WHEN THEY ARE 33% FULL.
- CONTRACTOR TO LOCATE/RELOCATE SILT FENCING/COMPOST FILTER TUBES AS NECESSARY THROUGHOUT THE PROJECT TO CONTROL EROSION/SEDIMENT.
- ALL STORM INTAKES, WITHIN AND ADJACENT TO THE PROJECT AREA, MUST BE PROTECTED THROUGHOUT THE DURATION OF THE PROJECT AS IDENTIFIED ON THE DRAWINGS. THESE PROTECTION MEASURES ARE TO REMAIN IN PLACE UNTIL THE SITE HAS BEEN STABILIZED AND APPROVED BY THE OWNER'S REPRESENTATIVE.
- CONTRACTOR TO USE EXTREME CAUTION WHILE INSTALLING SILT FENCE OR OTHER EROSION/SEDIMENT CONTROL DEVICES TO NOT DAMAGE UNDERGROUND UTILITIES.
- WHERE WATER IS PUMPED FROM EXCAVATIONS ON SITE, PROVISIONS SHALL BE MADE TO REMOVE SEDIMENT FROM THE WATER BEFORE IT IS RELEASED INTO THE STORM SEWER SYSTEM. METHODS INCLUDE: DEWATERING BAGS, ADDING FLOCCULANTS TO SILTY WATER AND PLACING A FILTER FABRIC BARRIER AROUND THE PUMP INLET. THE COMBINATION OF THESE METHODS HELPS TO REMOVE SEDIMENT FROM THE WATER. THE MOST COMMON METHOD INCLUDES PLACING CHITOSAN GEOTEXTILE TREATMENT BAGS WITHIN THE DEWATERING BAG AND INSTALLING AN ADDITIONAL INTAKE PROTECTION BAG AT THE NEAREST DOWNSTREAM INTAKE.
- WHERE WATER IS RELEASED FROM A DEWATERING SYSTEM, PRECAUTIONS SHALL BE TAKEN TO ENSURE THAT EROSION GULLIES DO NOT FORM. ONE METHOD IS TO PIPE THE WATER DIRECTLY INTO A STORM SEWER STRUCTURE. WATER MUST BE FREE OF SEDIMENT PRIOR TO DISCHARGING INTO THE STORM SEWER.
- CONCRETE SLURRY AND DUST FROM SAWCUTTING ACTIVITIES IS PROHIBITED FROM ENTERING THE STORM SEWER SYSTEM. ALL STORM INTAKES LOCATED NEAR SAWCUTTING ACTIVITIES ARE REQUIRED TO BE PROTECTED. SAWCUT SLURRY AND DUST MUST BE CONTAINED, CLEANED UP AND DISPOSED OF OFF-SITE. ECO-QUICK GEL BY GEL MAXX USA AND A TEMPORARY 8" COMPOST FILTER TUBE ARE REQUIRED.
- CONTRACTOR TO CLEAN OUT ALL INTAKES WITHIN THE PROJECT SITE AT COMPLETION OF WORK. THIS INCLUDES ALL CURB INTAKES, AREAS DRAINS AND CULVERTS.
- CONCRETE SLURRY AND DUST FROM SAWCUTTING ACTIVITIES IS PROHIBITED FROM ENTERING THE STORM SEWER SYSTEM. ALL STORM INTAKES LOCATED NEAR SAWCUTTING ACTIVITIES ARE REQUIRED TO BE PROTECTED. SAWCUT SLURRY AND DUST MUST BE CONTAINED, CLEANED UP AND DISPOSED OF OFF-SITE. A TEMPORARY 8" COMPOST FILTER TUBE IS REQUIRED.
- SANITARY WASTE DISPOSAL: ALL LOCATIONS OF PORTABLE RESTROOM FACILITIES MUST BE IDENTIFIED ON THE PLAN. IN THE EVENT THAT PORTABLE RESTROOM FACILITIES ARE USED ON-SITE, THE CONTRACTOR IS REQUIRED TO INSTALL AN 8" COMPOST FILTER TUBE AROUND THE FACILITY TO MINIMIZE THE RADIUS OF THE AFFECTED ZONE IN THE EVENT OF A SPILL. WASTES SHALL BE COLLECTED AND DISPOSED OF IN COMPLETE COMPLIANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS. PORTABLE RESTROOM FACILITIES MUST NOT BE LOCATED NEAR DRAINAGE WAYS. RELOCATE AS REQUIRED FOR CONSTRUCTION.
- IDENTIFICATION OF ALLOWABLE NON-STORMWATER DISCHARGES: DURING CONSTRUCTION THE NON-STORMWATER DISCHARGES, WHICH INCLUDE WATER FLUSHED FROM WATER LINES, PAVEMENT WASHING (WHERE NO SPILLS OR LEAKS HAVE OCCURRED, UNLESS THE SPILLED MATERIAL HAS BEEN CLEANED UP), VEHICLE WASHING, AND GROUNDWATER (DEWATERING), SHOULD BE DIRECTED AS MUCH AS POSSIBLE TOWARDS VEGETATED AREAS AND AWAY FROM DRAINAGE WAYS. REFER TO THE IDNR NPDES GENERAL PERMIT NO. 2 FOR ALLOWABLE NON-STORMWATER DISCHARGES.
- POLLUTION AND SPILL PREVENTION PLANNING: POTENTIALLY HAZARDOUS MATERIALS ON THE CONSTRUCTION SITE INCLUDE FUEL, LUBRICANTS, CURING COMPOUNDS, FERTILIZERS, GREASE AND CLEANING SOLVENTS. THE CONTRACTOR STAGING AREA FOR PORTABLE RESTROOM FACILITIES, TEMPORARY FUEL TANKS, WASTE CONTAINERS AND OTHER HAZARDOUS CHEMICALS MUST BE PROTECTED BY A 12" COMPOST FILTER TUBE AT ALL TIMES (RELOCATE AS REQUIRED FOR CONSTRUCTION). ALL REASONABLE PRECAUTIONS WILL BE TAKEN TO PREVENT SPILLS. ANY SPILLED MATERIAL WILL IMMEDIATELY BE DIRECTED AWAY FROM STORMWATER INTAKES, DETENTION BASINS, OR DRAINAGE WAYS. SPILLED MATERIALS WILL BE CLEANED AND, IF NECESSARY, SOIL REMEDIATION PRACTICES WILL BE USED. A RECORD OF SPILLS WILL BE MAINTAINED BY THE PRIME CONTRACTOR. RELOCATE AS REQUIRED FOR CONSTRUCTION.
- CONCRETE, PAINT AND GROUT WASHOUT AREA: PROTECT WITH (2) 18" STACKED COMPOST FILTER TUBES LINED WITH AN IMPERMEABLE PLASTIC LINER OR A METAL ROLL-OFF DUMPSTER. CLEAN OUT AND MAINTENANCE OF THE WASHOUT SHALL BE INCIDENTAL TO SWPPP MANAGEMENT. IF A PUMP TRUCK IS USED ON-SITE AND UNABLE TO USE THE WASHOUT AREA, THE CONTRACTOR SHALL DIG A PIT FOR WASTE MATERIAL AND LINE IT WITH AN IMPERMEABLE PLASTIC LINER. CONTRACTOR TO HAUL OFF ALL WASTE MATERIAL. ALL LOCATIONS OF CONCRETE, PAINT AND GROUT WASHOUT AREAS MUST BE PROVIDED BY THE CONTRACTOR AND IDENTIFIED ON THE PLAN. THE CONTRACTOR IS REQUIRED TO INSTALL A SIGN THAT DESIGNATES THE WASHOUT AREA. RELOCATE AS REQUIRED FOR CONSTRUCTION.
- SPILL KIT: THE LOCATION OF THE SPILL KIT MUST BE IDENTIFIED ON THE PLAN. THE SPILL KIT SHALL BE A SEALED STORAGE SHED LOCATED NEAR THE CONSTRUCTION TRAILER OR FUELING AREA. THE SPILL KIT SHALL CONTAIN, BUT NOT BE LIMITED TO THE FOLLOWING ITEMS: A GARBAGE CAN, GLOVES, SAFETY GOGGLES, BROOM AND DUST PAN AND OIL ABSORBENT CLAY CHIPS OR PADS. THE SPILL KIT SHALL BE RESTOCKED AS SUPPLIES ARE USED. THE CONTRACTOR SHALL INSTALL A SIGN THAT DESIGNATES THE SPILL KIT. RELOCATE AS REQUIRED FOR CONSTRUCTION.
- STOCKPILED MATERIALS: CONTRACTOR TO IDENTIFY ALL LOCATIONS OF STOCKPILED MATERIALS ON THE PLAN. CONTRACTOR SHALL PROVIDE ALL EROSION/SEDIMENT CONTROLS AS REQUIRED TO CONTAIN MATERIALS ON-SITE. AT A MINIMUM, THE CONTRACTOR IS REQUIRED TO PROVIDE SILT FENCE/8" COMPOST FILTER TUBES AROUND THE PERIMETER OF STOCKPILED SOILS BEFORE STOCKPILE IS RE-SPREAD. FOR STOCKPILES THAT REMAIN FOR 14 DAYS OR MORE, CONTRACTOR TO PROVIDE COVER OR TEMPORARY STABILIZATION CONTROLS.
- DUST CONTROL: THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES WHERE DUST IS GENERATED. FREQUENT WATERING OF THE SITE, SPRINKLING/IRRIGATION, VEGETATIVE COVER, MULCH, WINDBREAKS, TILLAGE, STONE AND SPRAY-ON CHEMICAL SOIL TREATMENTS (PALLIATIVES) ARE POSSIBLE DUST CONTROL MEASURES. IF THE DUST CONTROL IS NOT ACCEPTABLE IT SHALL BE CHANGED AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- SEQUENCE OF MAJOR ACTIVITIES: INCORPORATE ALL TEMPORARY STABILIZING AND PERMANENT EROSION/SEDIMENT CONTROL FEATURES AT THE EARLIEST TIME PRACTICABLE. REFER TO SPECIFICATION SECTION 01 57 23 SECTION 3.3 FOR MORE DETAILS.

SEQUENCING NOTES

- INSTALL DOWN SLOPE AND SIDE SLOPE PERIMETER CONTROLS BEFORE LAND DISTURBING ACTIVITY OCCURS.
- STRIP TOPSOIL AND STOCKPILE. DO NOT MIX TOPSOIL WITH SUBSOIL.
- GRADE SUBSOIL TO CONFORM WITH THE GRADES, CONTOURS AND LEVELS IDENTIFIED ON THE DRAWINGS.
- COVER OR STABILIZE DISTURBED AREAS AS SOON AS POSSIBLE.
- UPON COMPLETION OF GRADING ACTIVITIES, INSTALL STABILIZATION PRACTICES TO ALL DISTURBED AREAS AS IDENTIFIED ON THE DRAWINGS. SEE SHEET C0.01 FOR ADDITIONAL INFORMATION ON PERMANENT SEEDING.
- UPON COMPLETION OF THE PROJECT AND APPROVAL BY THE OWNER'S REPRESENTATIVE, ALL TEMPORARY EROSION/SEDIMENT CONTROL DEVICES ARE TO BE REMOVED BY THE CONTRACTOR.

LL PELLING IS THE APPLICANT FOR THE NPDES GENERAL PERMIT NO. 2 AND THE CONTRACTOR AND ALL SUB-CONTRACTORS ARE REQUIRED TO SIGN ON AS CO-PERMITTEE. ALL RECORDS SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE AS THEY ARE PRODUCED. SEE SPECIFICATIONS FOR CONTRACT FULFILLMENT REQUIREMENTS.

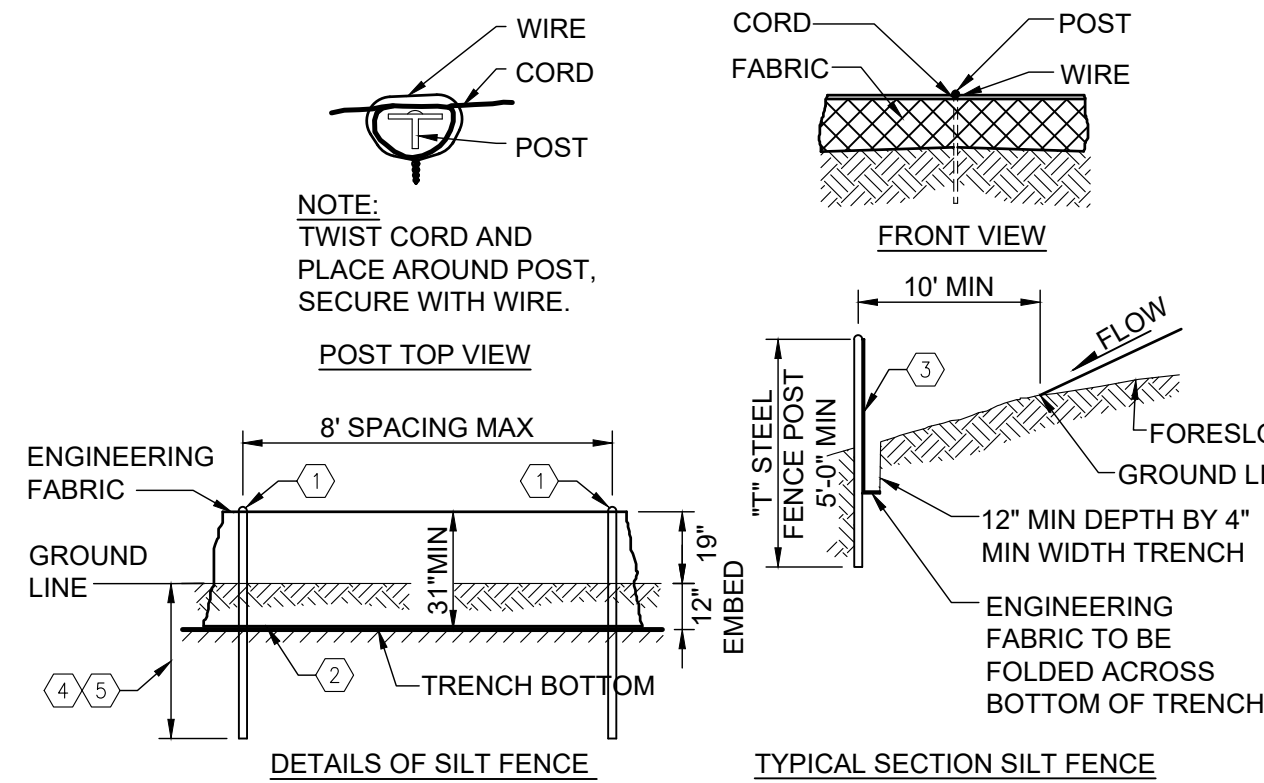
SITE INFORMATION:
PROJECT SITE = 22.66 AC
DISTURBED AREA = 20.25 AC
PRE-DEVELOPMENT COEFFICIENT = 0.27
POST-DEVELOPMENT COEFFICIENT = 0.68
CLOSEST SURFACE WATER ACCEPTING SITE DISCHARGE = CLEAR CREEK

APPROVALS:

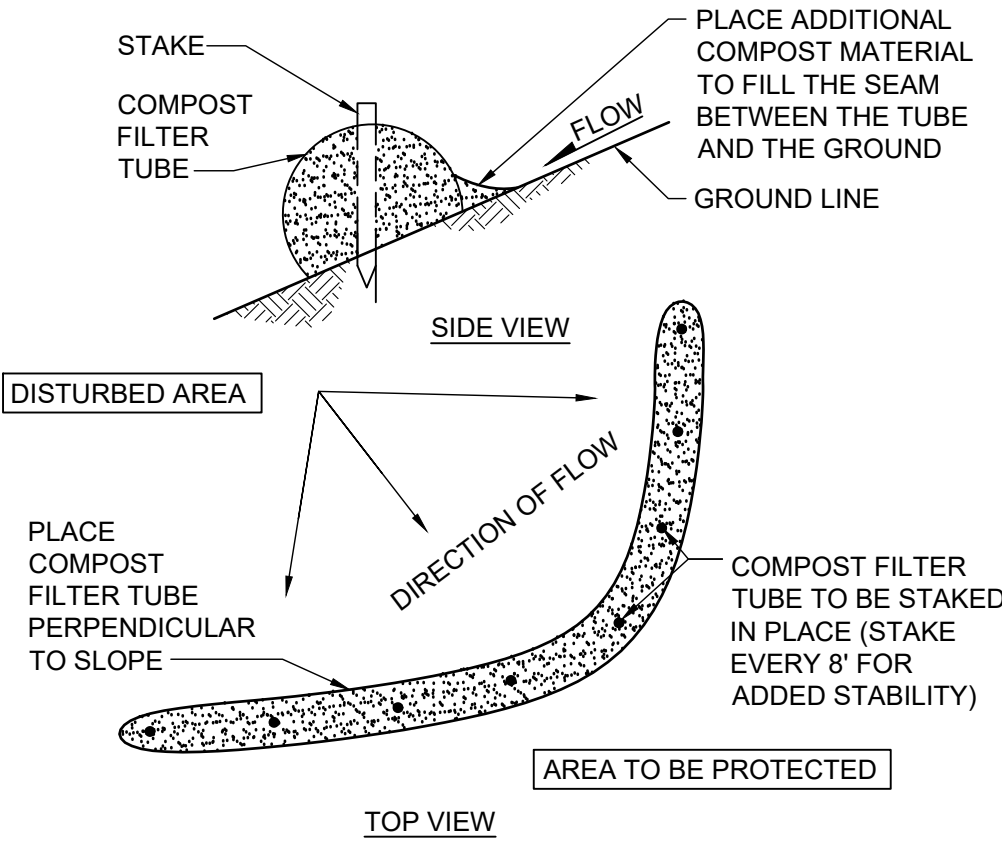
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JOHNSON COUNTY SWCD	_____	DATE
APPLICANT	_____	DATE

GENERAL NOTES:

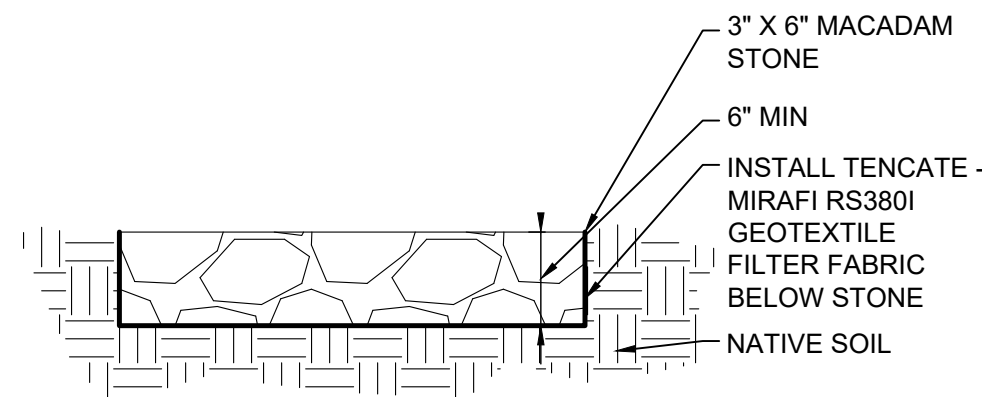
- SECURE TOP OF ENGINEERING FABRIC TO STEEL POST.
- ENGINEERING FABRIC TO BE FOLDED ACROSS BOTTOM OF TRENCH.
- ENGINEERING FABRIC SHALL HAVE A MINIMUM 36" WIDTH.
- FOR MACHINE INSTALLATION, POSTS SHALL BE EMBEDDED 28" BELOW GROUND LINE. ALL COMPACTION SHALL BE ACCOMPLISHED BY DRIVING OVER EACH SIDE OF SILT FENCE 2-4 TIMES WITH DEVICE EXERTING 60PSI OR GREATER.
- FOR TRENCH INSTALLATION, POSTS SHALL BE EMBEDDED 28" BELOW THE TRENCH BOTTOM. ALL COMPACTION SHALL BE ACCOMPLISHED WITH A MECHANICAL OR PNEUMATIC TAMPER.



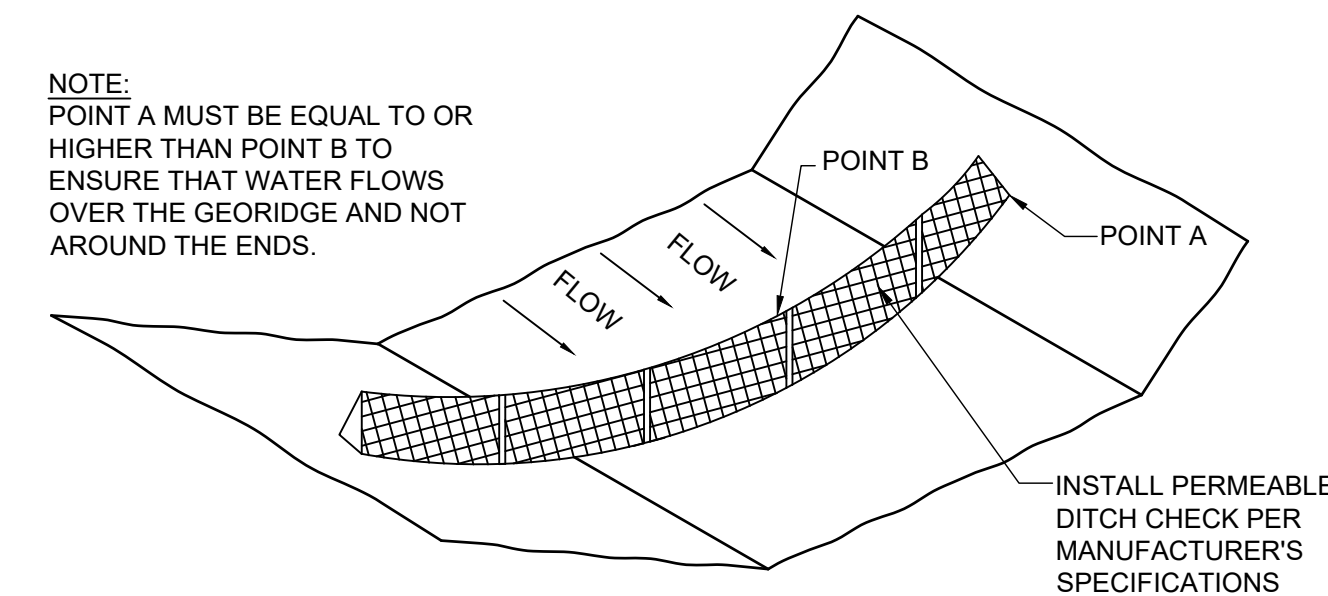
1 SILT FENCE DETAIL
NOT TO SCALE



2 COMPOST FILTER TUBE DETAIL
NOT TO SCALE

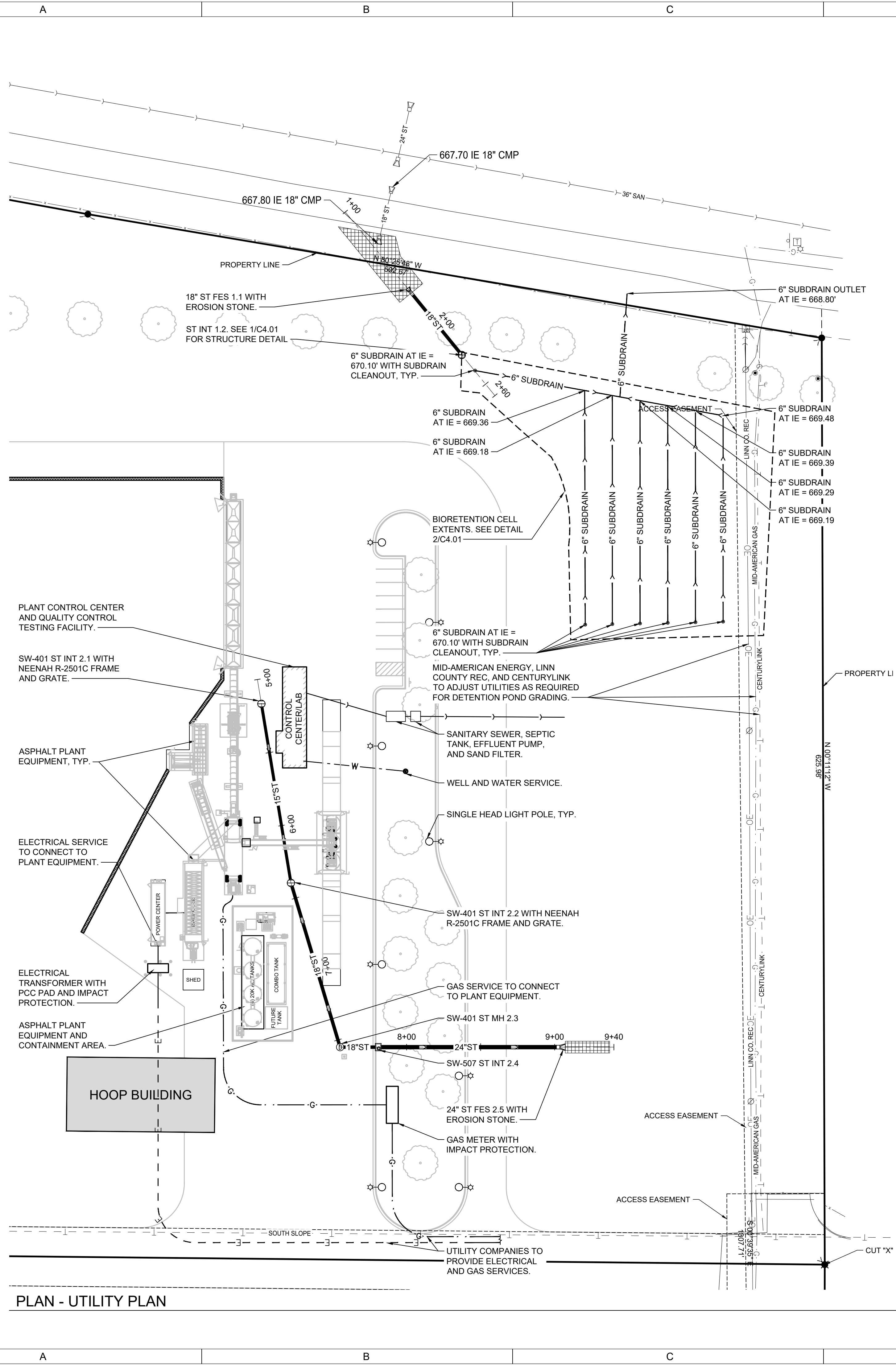


3 STABILIZED CONSTRUCTION ENTRANCE/ CONTRACTOR STAGING AND LAYDOWN AREA (AS REQUIRED)
NOT TO SCALE



4 PERMEABLE DITCH CHECK
NOT TO SCALE

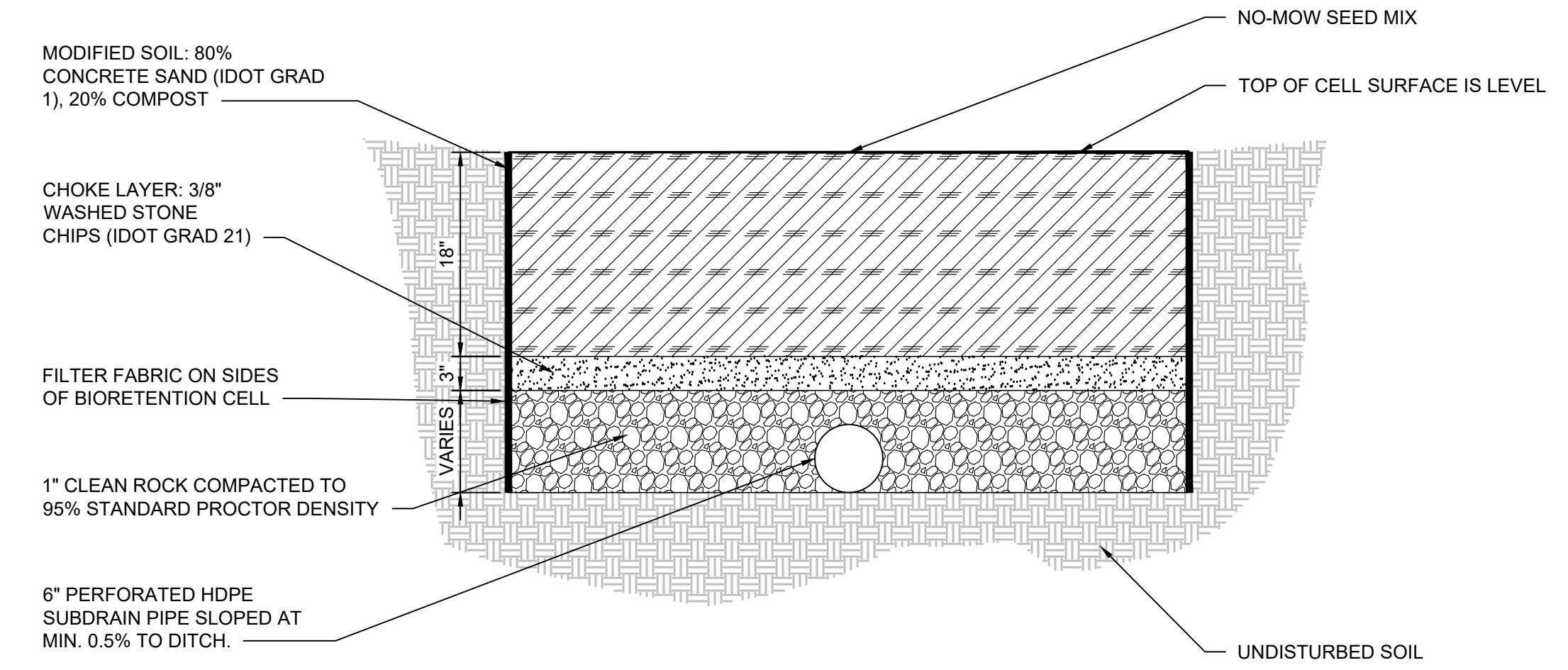
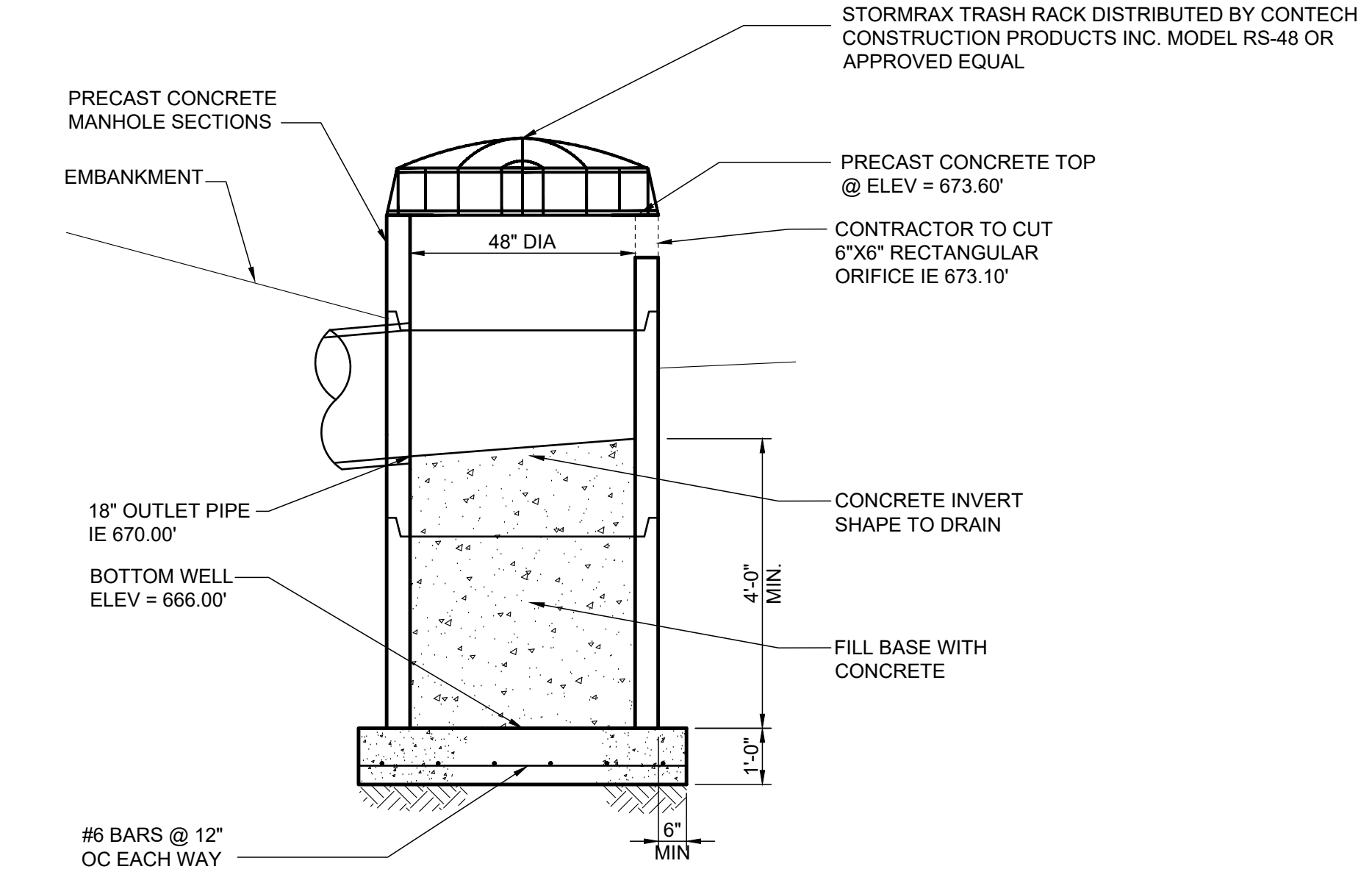
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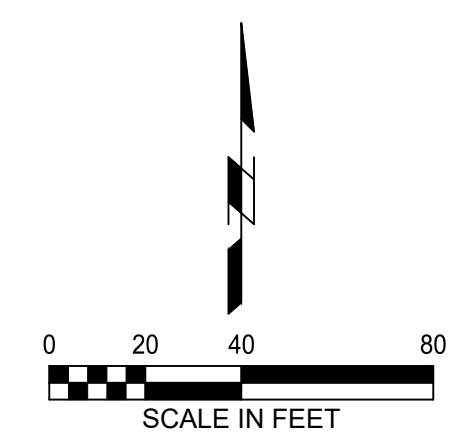
ABBREVIATIONS

FES FLARED END SECTION
INT INTAKE
MH MANHOLE
ST STORM SEWER

APPROVALS:		
JOHNSON COUNTY PLANNING & ZONING	_____	DATE _____
JOHNSON COUNTY SWCD	_____	DATE _____
APPLICANT	_____	DATE _____



1. INSTALLATION SHALL CONFORM TO IOWA STORMWATER MANAGEMENT MANUAL SPECIFICATIONS, CHAPTER 5 - SECTION 4: BIORETENTION SYSTEM.



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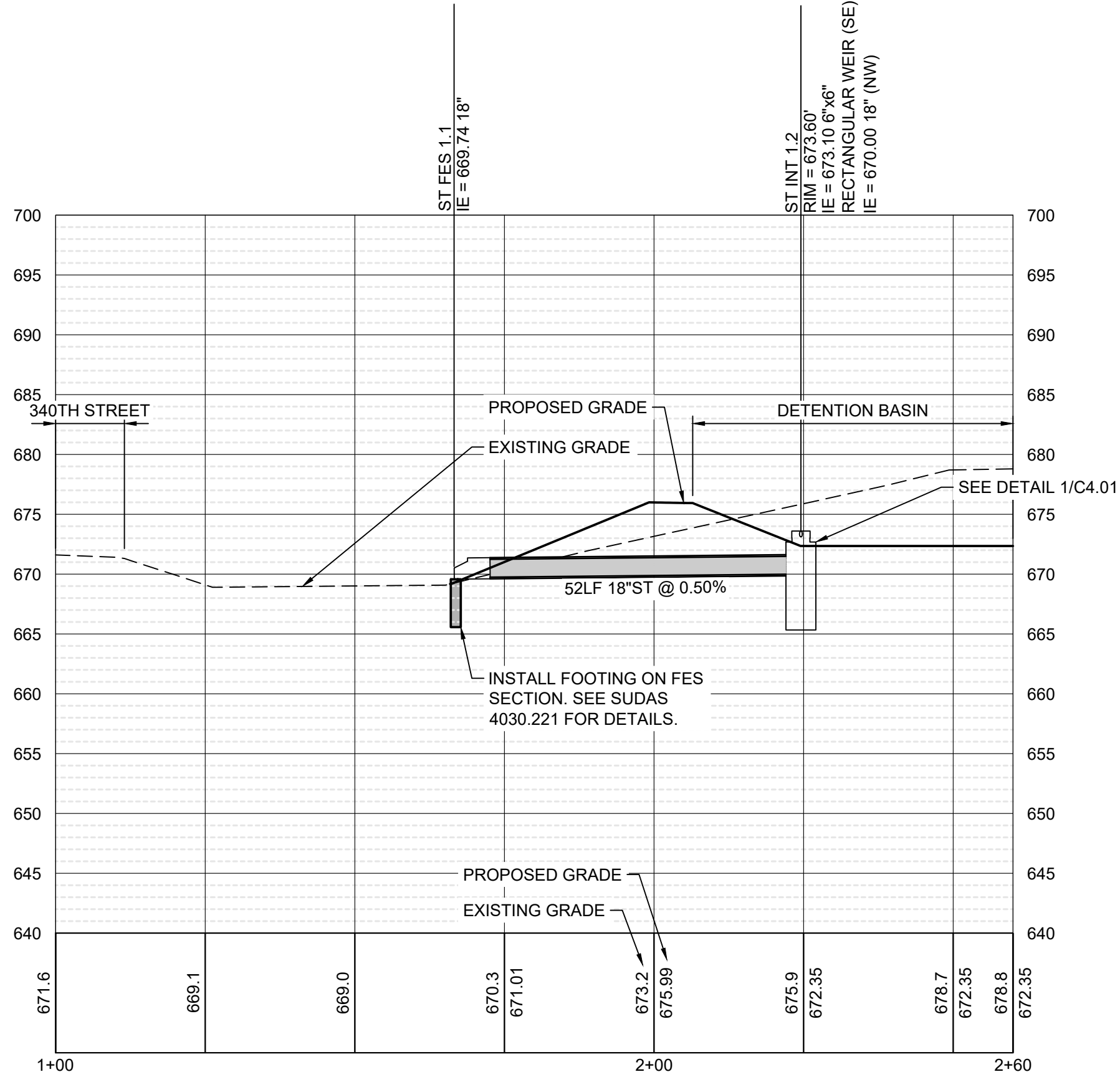
LL PELLING ASPHALT PLANT -
HOOP BUILDING
LL PELLING
RIVER PRODUCTS INDUSTRIAL PARK - PART TWO, LOT 1

UTILITY PLAN

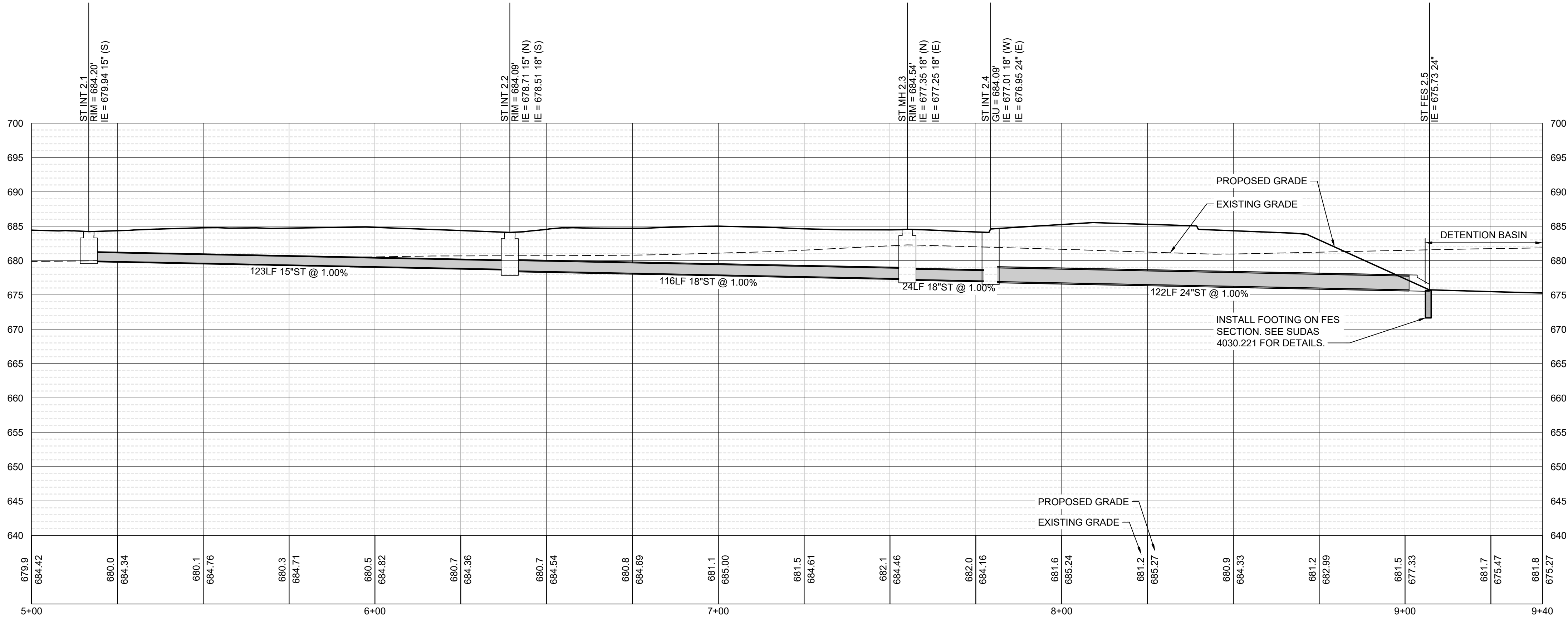
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DRAWN: ETW	APPROVED: TLL
ISSUED FOR: COUNTY REVIEW	DATE: 2/7/2024
PROJECT NO: 2120970204	FIELD BOOK: --
CLIENT NO: --	

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1 PROFILE - DETENTION BASIN OUTFALL
VERT: 1" = 20' HORIZ: 1" = 10'



2 PROFILE - PARKING LOT STORM
VERT: 1" = 20' HORIZ: 1" = 10'

APPROVALS:		
JOHNSON COUNTY PLANNING & ZONING	_____	DATE _____
JOHNSON COUNTY SWCD	_____	DATE _____
APPLICANT	_____	DATE _____

UTILITY PROFILES

DRAWN: ETW
APPROVED: TLL
ISSUED FOR: COUNTY REVIEW
DATE: 2/7/2024
PROJECT NO: 2112307/0-0
FIELD BOOK: --
CLIENT NO: --

REV 1 - 1/30/2019 - DETENTION BASIN OUTFLET SHIFT

LL PELLING ASPHALT PLANT - HOOP BUILDING

LL PELLING
RIVER PRODUCTS INDUSTRIAL PARK - PART TWO, LOT 1

SEAL

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1

2

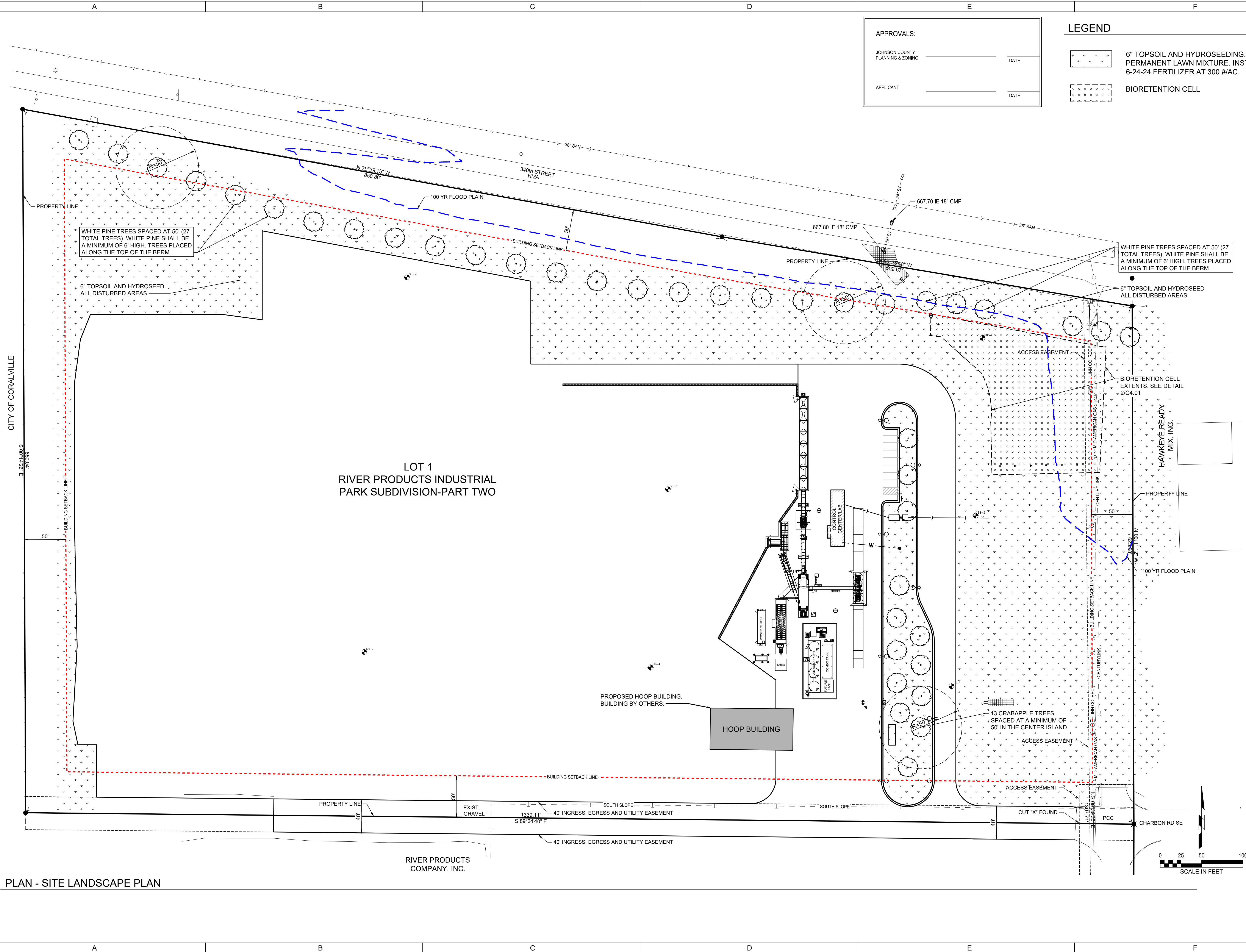
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C402

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PLAN - SITE LANDSCAPE PLAN



APPROVALS:	
JOHNSON COUNTY PLANNING & ZONING	DATE
APPLICANT	DATE

- LEGEND**
- 6" TOPSOIL AND HYDROSEEDING. TYPE 1 PERMANENT LAWN MIXTURE. INSTALL A 6-24-24 FERTILIZER AT 300 #/AC.
 - BIORETENTION CELL

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SEAL

**LL PELLING ASPHALT PLANT -
HOOP BUILDING**

LL PELLING
RIVER PRODUCTS INDUSTRIAL PARK - PART TWO, LOT 1

DRAWN: ETW	APPROVED: TLL
ISSUED FOR: COUNTY REVIEW	DATE: 2/7/2024
PROJECT NO: 2112307/0-0	FIELD BOOK: --
CLIENT NO: --	

LANDSCAPE PLAN

L101