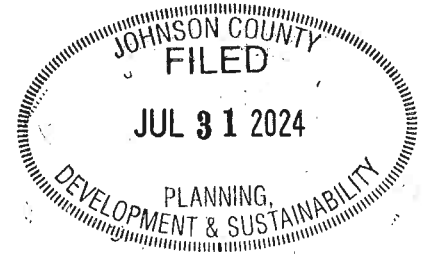


Office Use Only	7/31/24	\$ 250	P2C-24-28554
	Date Filed	Fee	Application Number



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): Warehouse

Address of Location: 2698 Reservoir Drive NW

Subdivision Name and Lot Number: Lot 1 Corridor Industrial Park

Current Zoning: ML **Parcel Number:** 0322377015

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.

Hajek Realty Company, LLC

Name of Owner

Name of Applicant (if different)

10 N. George Street, North Liberty, Iowa 52317

Applicant Street Address (including City, State, Zip)

319-626-4663

rjhajek@gmail.com

Applicant Phone

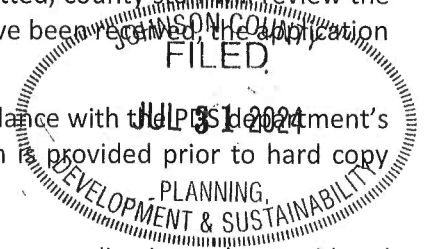
Applicant Email

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 Johnson County'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.

- jdm 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.
- jdm 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:
 - jdm Landscape Plan – should be a dedicated sheet
 - jdm Grading Plan, including Erosion and Sediment Control Plan/SWPPP – should be a dedicated sheet.
 - jdm Paving detail for entrances, drives, parking areas – can be included on other sheets or be on a dedicated sheet.
 - jdm 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).
- jdm 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.
- jdm Application Fee (\$250) is due at the time of submittal.
- jdm One (1) copy of the Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance.
- jdm 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:

- jdm 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.
- jdm 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.



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

July 29, 2024

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

RE: Lot 1, Corridor Industrial Park

On behalf of Hajek Realty Company LLC, we are submitting a site plan for Lot 1 of Corridor Industrial park. Lot 1 is currently zoned Light Industrial (ML) and is 1.85 acres in size. The site plan proposes the construction of a 2,880 square foot building. The site contains three existing buildings.

Main access to Lot 1 already exists to the site with connections to Reservoir Drive NW and Highway 965 NW.

The proposed building will be served by the existing water supply and wastewater facility that serves the subdivision

Please feel free to reach out with any questions or concerns.

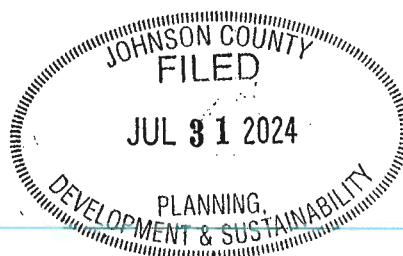
Respectfully submitted,

Jon D. Marner

11987-001L1.docx



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Experts in Planning and Development Since 1975



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Iowa City, Iowa 52240

319.351.8282

mmsconsultants.net
mms@mmsconsultants.net

LETTER OF TRANSMITTAL

TO: Johnson County PDS
913 S Dubuque Street, Suite 204
Iowa City, Iowa 52240

Date: 07/31/24

Project #: 11987-001

From: Jon Marner

RE: Lot 1 Corridor Industrial Park

We are sending you the following attached items: **Via Hand Delivered**

COPIES	DATE	PROJECT NO.	DESCRIPTION
1	07/30/24	11987-001	Site plan
1		11987-001	Letter of intent
1		11987-001	Site plan review application
1		11987-001	Application fee \$250 - check #1031

These are transmitted as checked below:

- | | | |
|--|---|---|
| <input type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> For Approval & Signature |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned as noted | <input type="checkbox"/> For Recording |
| <input checked="" type="checkbox"/> For review & comment | <input type="checkbox"/> Prints returned after loan to us | <input type="checkbox"/> Other |

REMARKS:

Jon D. Marner
MMS Consultants, Inc.

COPY TO: _____

Received by: _____ Date: _____ Time: _____

IF ENCLOSURES ARE NOT NOTED, KINDLY NOTIFY US AT ONCE.

Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers



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 1,
CORRIDOR
INDUSTRIAL PARK

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 07/18/2024

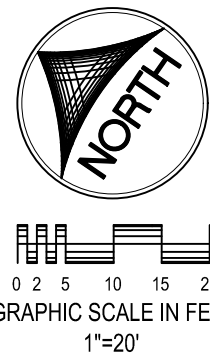
Designed by: BJC Field Book No:

Drawn by: ADP Scale: 1"=20'

Checked by: BJC Sheet No:

Project No: C120

11987-001 of:



SITE PLAN
LOT 1, CORRIDOR INDUSTRIAL PARK
JOHNSON COUNTY, IOWA

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

OWNER/APPLICANT:
HAJEK REALTY COMPANY LLC
10 N GEORGE ST
NORTH LIBERTY, IOWA 52317

C120 SITE LAYOUT AND DIMENSION PLAN
C121 SITE DEMO PLAN
C140 OVERALL SITE GRADING AND EROSION
CONTROL PLAN
C141 DETAILED SITE GRADING PLAN
C160 SITE UTILITY PLAN
C500 GENERAL NOTES AND DETAILS
L100 SITE LANDSCAPE PLAN

PLAT/PLAN APPROVED BY:	
JOHNSON COUNTY PDS ADMINISTRATOR	DATE
JOHNSON COUNTY PUBLIC HEALTH DEPT. COORD.	DATE
JOHNSON COUNTY SECONDARY ROADS COORDINATOR	DATE
APPLICANT	DATE

PAVEMENT LEGEND	
	6" P.C.C. (2,784 SF)
	EXISTING GRAVEL DRIVE
	EXISTING P.C.C.
NOTE: CALCULATED PAVING AREAS LISTED ON THIS LEGEND INCLUDE AREAS WHICH ARE LOCATED BEYOND LOT 1 BOUNDARY	

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
	PROPOSED BUILDING SETBACK
	BENCHMARK
	RECORDED DIMENSIONS
	CURVE SEGMENT NUMBER
	DECIDUOUS TREE
	SHRUBS
	EVERGREEN TREE
	FENCE LINE
	PROPOSED GEOTHERMAL LINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	WATER LINES
	ELECTRICAL LINES
	TELEPHONE LINES
	GAS LINES
	CONTOUR LINES (1' INTERVAL)
	PROPOSED GROUND
	EXISTING TREE LINE
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.	

LEGAL DESCRIPTION

LOT 1, CORRIDOR INDUSTRIAL PARK, JOHNSON COUNTY, IOWA IN
ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK
39, AT PAGE 46, IN THE RECORDS OF THE JOHNSON COUNTY
RECORDERS OFFICE, CONTAINING 1.85 ACRES AND SUBJECT TO
EASEMENTS AND RESTRICTIONS OF RECORD.

DEVELOPMENT CHARACTERISTICS

CURRENT ZONING: ML (LIGHT INDUSTRIAL)

SETBACK REQUIREMENTS:

BUILDING SETBACKS:	REQUIRED:
FRONT YARD	50 FEET
SIDE YARD	20 FEET
REAR YARD	50 FEET

LOT CHARACTERISTICS:

LOT AREA	80,710 SF	(100%)(1.85 AC.)
BUILDING AREA - EXISTING	17,500 SF	(22.2%)
BUILDING AREA - PROPOSED	2,880 SF	(3.6%)
PAVING AREA - EXISTING	32,019 SF	(39.7%)
PAVING AREA - PROPOSED	2,784 SF	(3.4%)
GREEN SPACE AREA	25,118 SF	(31.1%)

PARKING REQUIREMENTS:
WHOLESALE AND WAREHOUSING: ONE SPACE PER EMPLOYEE ON
LARGEST WORKING SHIFT PLUS ONE SPACE PER 4,000 SF OF GROSS
FLOOR AREA.

1 SPACE / 1 EMPLOYEE
8 ASSUMED EMPLOYEES = 8 SPACES REQUIRED

7 SPACES PROVIDED (1 ADA)

NOTES:

SIGNAGE WILL BE MONUMENT SIGNS AND WILL COMPLY WITH JOHNSON
COUNTY ORDINANCE STANDARDS.

ANY LIGHTING, IF REQUIRED, WILL BE INSTALLED IN ACCORDANCE WITH
THE JOHNSON COUNTY ORDINANCE STANDARDS.

SANITARY SEWER SERVICE IS PROVIDED BY A PROPOSED SERVICE LINE
THAT TIES INTO A SHARED SEPTIC SYSTEM.

WATER SERVICE FOR THE SITE IS PROVIDED BY A PROPOSED SERVICE
LINE SERVED BY A PUBLIC WELL.

ALL PRIVATE UTILITY CONNECTIONS SHALL BE COORDINATED WITH
ASSOCIATED UTILITY PROVIDERS. RELOCATION OF EXISTING UTILITIES
SHALL BE COORDINATED BY CONTRACTOR.

UTILITIES

THE CONTRACTOR SHALL NOTIFY IOWA
ONE CALL AT 811 OR 800/292-8889
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 THERE TO. 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 I am a duly licensed
Professional Engineer under the laws of the State of Iowa.

BRIAN J. CUMMINGS, P.E. Iowa Lic. No. 28407

License renewed on: December 31, 20__

Pages covered by this seal:

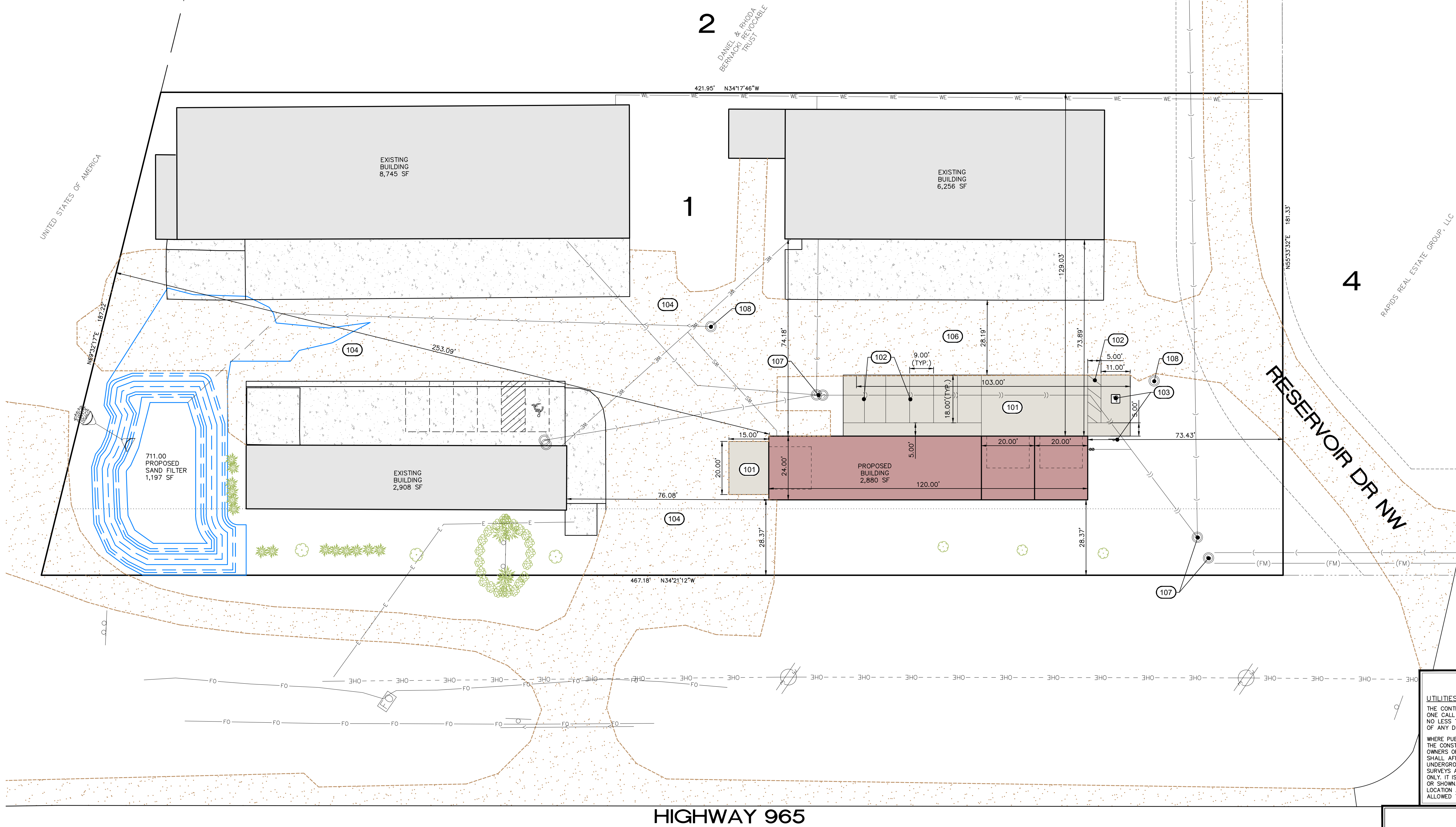
SEAL

KEYNOTES		
NUMBER	KEYNOTE	DETAIL
101	INSTALL 6" PCC	
102	INSTALL 4" PAVEMENT MARKINGS (TYP.)	
103	INSTALL ADA MARKINGS AND SIGNAGE	
104	EXISTING DRIVE NOT TO BE DISTURBED	
105	EXISTING VEGETATION NOT TO BE DISTURBED	
106	EXISTING DRIVE TO BE REGRADED	
107	PROTECT EXISTING SANITARY STRUCTURES	
108	PROTECT EXISTING STORM STRUCTURES	

LOT 1, CORRIDOR INDUSTRIAL PARK
JOHNSON COUNTY, IOWA



LOCATION MAP
NOT TO SCALE



HIGHWAY 965



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 DEMO PLAN

LOT 1,
CORRIDOR INDUSTRIAL PARK

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 07/18/2024

Designed by: BJC Field Book No:

Drawn by: ADP Scale: 1"=20'

Checked by: BJC Sheet No:

Project No: C121

11987-001 of:

SITE PLAN
LOT 1, CORRIDOR INDUSTRIAL PARK
JOHNSON COUNTY, IOWA

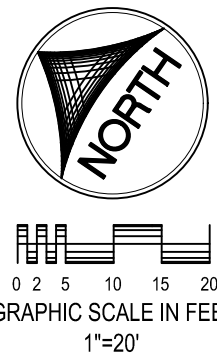
PLAN PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IOWA 52240

OWNER/APPLICANT:
HAJEK REALTY COMPANY LLC
10 N GEORGE ST
NORTH LIBERTY, IOWA 52317

C120
C121
C140

C141
C160
C500
L100

SITE LAYOUT AND DIMENSION PLAN
SITE DEMO PLAN
OVERALL SITE GRADING AND EROSION
CONTROL PLAN
DETAILED SITE GRADING PLAN
SITE UTILITY PLAN
GENERAL NOTES AND DETAILS
SITE LANDSCAPE PLAN

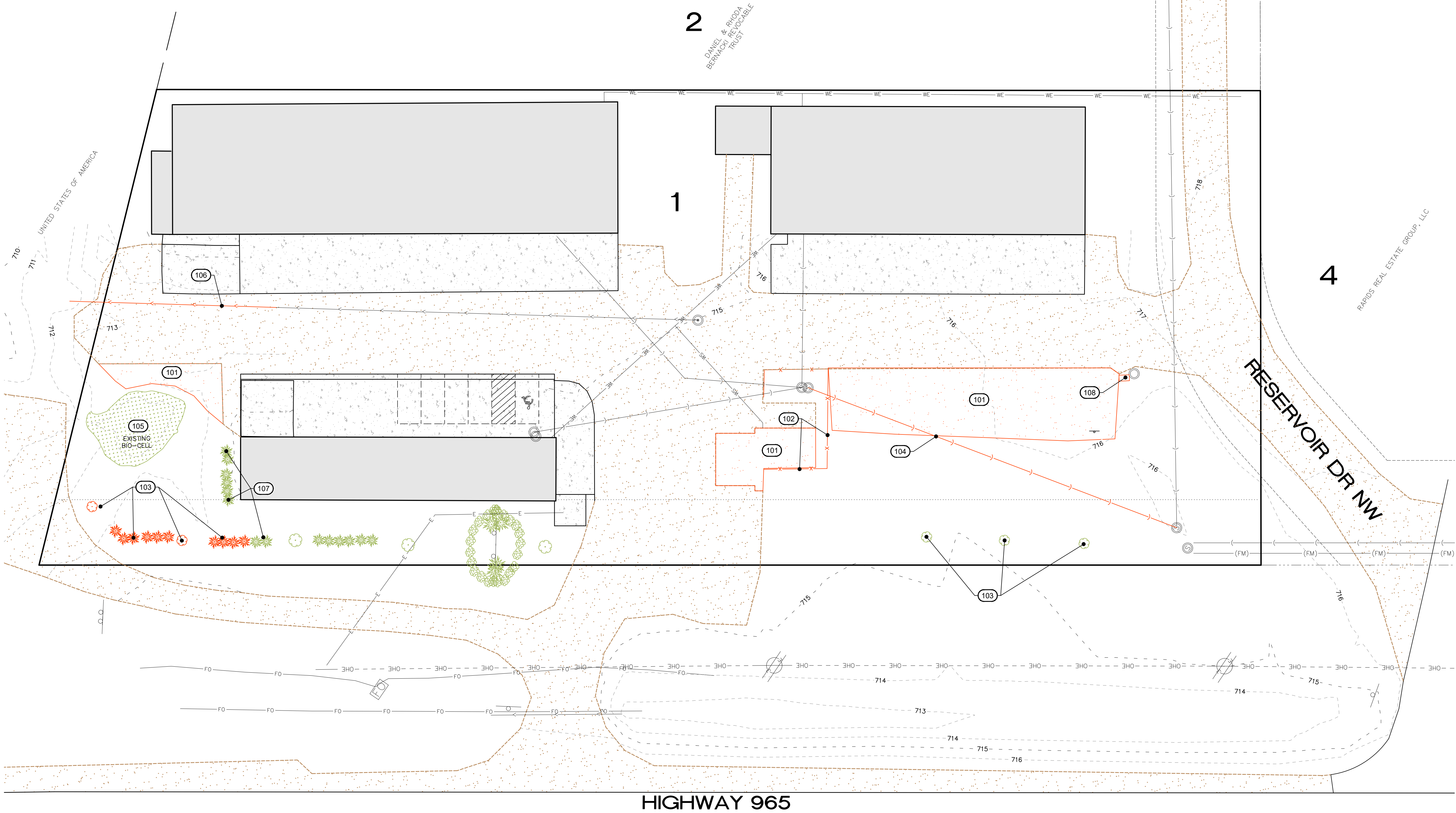


DEMO		
NUMBER	KEYNOTE	DETAIL
(101)	REMOVE EXISTING GRAVEL DRIVE	
(102)	REMOVE EXISTING FENCE	
(103)	TRANSPLANT EXISTING PLANTINGS PER SHEET L100	
(104)	REMOVE EXISTING SANITARY PIPE	
(105)	REMOVE EXISTING BIO-CELL	
(106)	REMOVE 79 LF OF EXST 6" DRAIN PIPE	
(107)	PROTECT EXISTING PLANTINGS	
(108)	RELOCATE EXISTING MAILBOX	

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
	PROPOSED BUILDING SETBACK
	BENCHMARK
	RECORDED DIMENSIONS
	CURVE SEGMENT NUMBER
	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
	DECIDUOUS TREE
	SHRUBS
	EVERGREEN TREE
	FENCE LINE
	PROPOSED GEOTHERMAL LINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	WATER LINES
	ELECTRICAL LINES
	TELEPHONE LINES
	GAS LINES
	CONTOUR LINES (1' INTERVAL)
	PROPOSED GROUND
	EXISTING TREE LINE

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.

REMOVE 449 SY OF GRAVEL DRIVE



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.

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 THEREOF. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.



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Date Revision

OVERALL SITE GRADING AND EROSION CONTROL PLAN

LOT 1,
CORRIDOR INDUSTRIAL PARK

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 07/18/2024

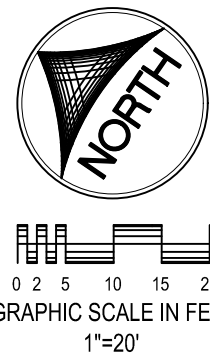
Designed by: BJC Field Book No:

Drawn by: ADP Scale: 1"=20'

Checked by: BJC Sheet No:

Project No: C140

11987-001 of:



GRAPHIC SCALE IN FEET
1"=20'

SITE PLAN LOT 1, CORRIDOR INDUSTRIAL PARK JOHNSON COUNTY, IOWA

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

OWNER/APPLICANT:
HAJEK REALTY COMPANY LLC
10 N. GEORGE ST.
NORTH LIBERTY, IOWA 52317

C120
C121
C140

C141
C160
C500
L100

SITE LAYOUT AND DIMENSION PLAN
SITE DEMO PLAN
OVERALL SITE GRADING AND EROSION
CONTROL PLAN
DETAILED SITE GRADING PLAN
SITE UTILITY PLAN
GENERAL NOTES AND DETAILS
SITE LANDSCAPE PLAN

GRADING AND EROSION CONTROL NOTES

TOTAL SITE AREA: 1.85 ACRES
TOTAL AREA TO BE DISTURBED: 0.51 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
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.

EROSION CONTROL MEASURES, INCLUDING, BUT NOT LIMITED
TO, TEMPORARY ROCK CONSTRUCTION ENTRANCE, CONCRETE
WASHOUT, TEMPORARY PARKING AREA, AND STORAGE AREAS,
SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 804D
SUDAS STANDARD SPECIFICATIONS.

DUE TO PHASED CONSTRUCTION OF DRIVE AND BUILDING,
EROSION CONTROL MEASURES SHALL BE INSTALLED AND
MAINTAINED BASED ON THE PHASE AND EXTENTS OF LAND
DISTURBANCE. CONTRACTOR SHALL COORDINATE WITH COUNTY
INSPECTORS TO ENSURE THAT NO MATERIAL LEAVES THE SITE,
AND THAT ALL DISTURBED AREAS ARE STABILIZED IN
ACCORDANCE WITH JOHNSON COUNTY ENVIRONMENTAL
REGULATIONS.

STABILIZATION SEEDING

STABILIZATION SEEDING SHALL BE IN ACCORDANCE WITH SUDAS
SECTION 9010.2.02 SEED MIXTURES AND SEEDING DATES.
TABLE 9010.06: TYPE 4 SEED MIXTURE

COMMON NAME	APPLICATION RATE lb./acre
SPRING - MARCH 1 - MAY 20	
ANNUAL RYEGRASS	40
OATS*	65
SUMMER - MAY 21 - AUGUST 14	
ANNUAL RYEGRASS	50
OATS*	95
FALL - AUGUST 15 - SEPTEMBER 30	
ANNUAL RYEGRASS	40
GRAIN RYE	65

* ENGINEER MAY DELETE FOR PREVIOUSLY ESTABLISHED URBAN AREAS.
FERTILIZER SHALL BE APPLIED AT A RATE OF 300 LBS PER ACRE USING CHEMICALLY
COMBINED COMMERCIAL 13-13-13 FERTILIZER (SUDAS SECTION 9010.2.03 A.2)

EROSION CONTROL LEGEND

----- SILT FENCE/FILTER SOCK	----- PERIMETER SILT FENCE
EROSION CONTROL MATTING IN ALL AREAS OF STORM BASIN/BIO CELL THAT ARE 4:1 SLOPES AND SPILLWAYS	TEMPORARY SOIL STOCKPILE AREA
TEMPORARY ROCK CONSTRUCTION ENTRANCE/EXIT	DIRECTION OF OVERLAND FLOW
TEMPORARY PARKING AND STORAGE	DUMPSTER FOR CONSTRUCTION WASTE. Provide a covered dumper which is recommended by the City of Iowa City and EPA for construction storm water pollution prevention. See Page 30 of the EPA's Developing Your Storm Water Pollution Prevention Plan, A Guide for Construction Sites, EPA-833-R-06-004, May 2007.
CW CONCRETE TRUCK/EQUIPMENT WASHOUT	RIP RAP OUTLET PROTECTION
PR PORTABLE RESTROOM. EPA and Iowa DNR both recommend that the unit and area are maintained clean and that the units are regularly emptied.	OTHER MEASURE: _____
DL DOCUMENT LOCATION (PERMITS, SWPPP, INSPECTION FORMS, ETC.)	OTHER MEASURE: _____
○ FILTER SOCK INLET PROTECTION	OTHER MEASURE: _____
○ 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.

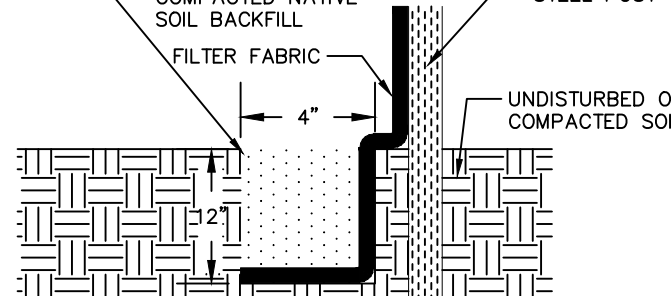
STANDARD LEGEND AND NOTES

----- 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	----- PROPOSED BUILDING SETBACK
----- 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	
----- DECIDUOUS TREE	
----- SHRUBS	
----- EVERGREEN TREE	
----- FENCE LINE	----- PROPOSED GEOTHERMAL LINE
----- EXISTING SANITARY SEWER	----- PROPOSED SANITARY SEWER
----- EXISTING STORM SEWER	----- PROPOSED STORM SEWER
----- WATER LINES	----- ELECTRICAL LINES
----- TELEPHONE LINES	----- GAS LINES
----- CONTOUR LINES (1' INTERVAL)	----- PROPOSED GROUND
----- EXISTING TREE LINE	

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.

SILT FENCE DETAIL

N.T.S.



INSTALLATION

- POSTS SHALL BE 1.33 POUNDS PER LINEAL FOOT STEEL WITH A MINIMUM LENGTH OF 6 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 SPICED 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 RAIN-FALL EVENT PRODUCING RUN-OFF. 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.

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.

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 THEREOF. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE
ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.



HIGHWAY 965

RESERVOIR DR NW

RAPIDS REAL ESTATE GROUP, LLC



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:

DETAILED SITE
GRADING PLAN

LOT 1,
CORRIDOR
INDUSTRIAL PARK

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 07/18/2024

Designed by: BJC Field Book No:

Drawn by: ADP Scale: 1"=10'

Checked by: BJC Sheet No:

Project No: C141

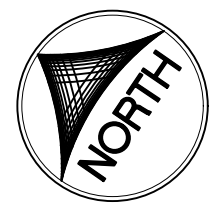
11987-001 of:

SITE PLAN

LOT 1, CORRIDOR INDUSTRIAL PARK
JOHNSON COUNTY, IOWA

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

OWNER/APPLICANT:
HAJEK REALTY COMPANY LLC
10 N. GEORGE ST
NORTH LIBERTY, IOWA 52317



0 1 5 10
GRAPHIC SCALE IN FEET
1"=10'

- C120 SITE LAYOUT AND DIMENSION PLAN
C121 SITE DEMO PLAN
C140 OVERALL SITE GRADING AND EROSION CONTROL PLAN
C141 DETAILED SITE GRADING PLAN
C160 SITE UTILITY PLAN
C500 GENERAL NOTES AND DETAILS
L100 SITE LANDSCAPE PLAN

UTILITIES

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/292-8999 NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.



WHERE PUBLIC UTILITY FEATURES 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.

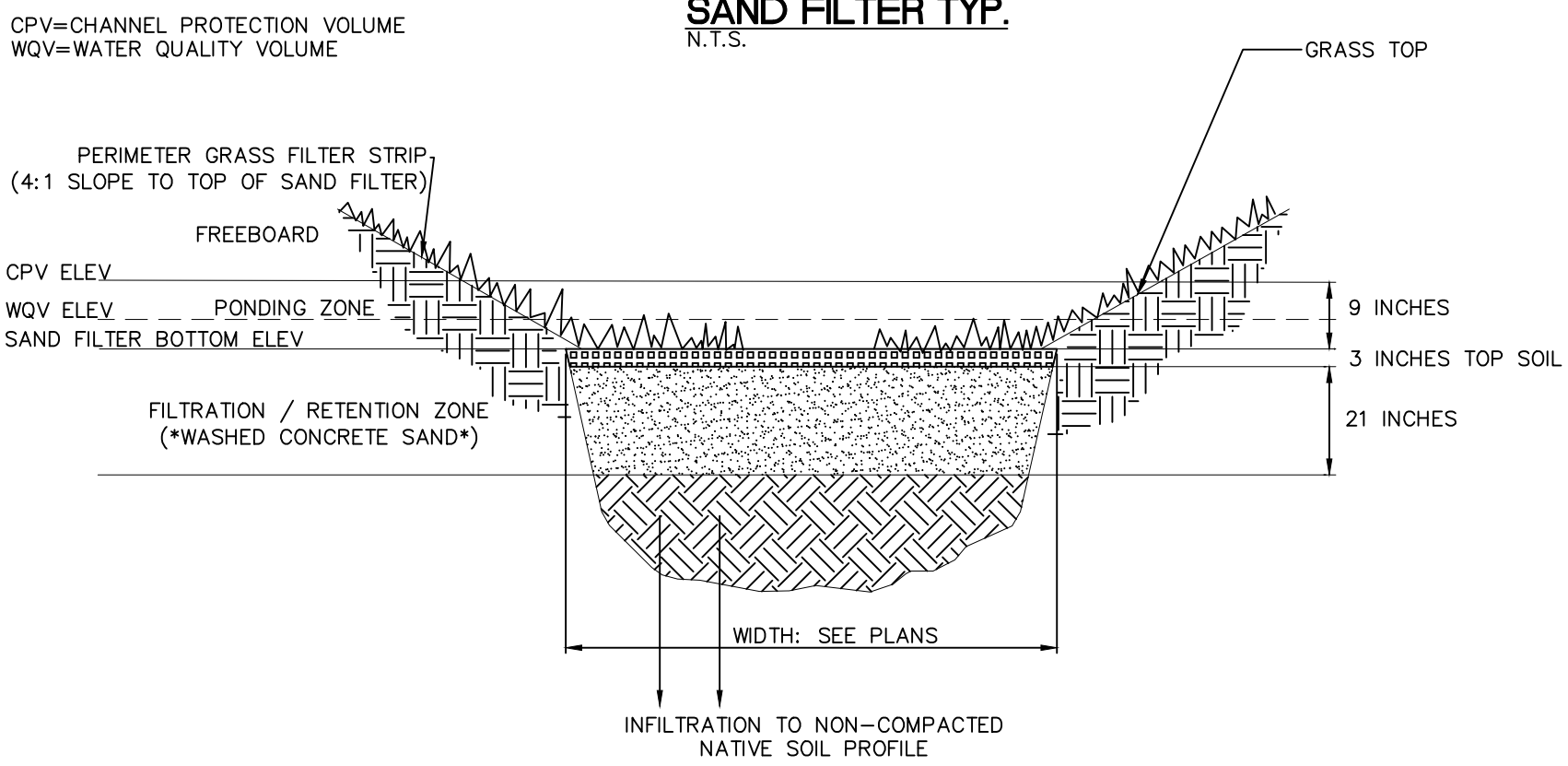
STANDARD LEGEND AND NOTES

- PROPERTY &/or BOUNDARY LINES
 - 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
 - PROPOSED BUILDING SETBACK
 - BENCHMARK
 - RECORDED DIMENSIONS
 - CURVE SEGMENT NUMBER
- 22-1
- (R)
- 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
 - DECIDUOUS TREE
 - SHRUBS
 - EVERGREEN TREE
 - FENCE LINE
 - PROPOSED GEOTHERMAL LINE
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - WATER LINES
 - ELECTRICAL LINES
 - TELEPHONE LINES
 - GAS LINES
 - CONTOUR LINES (1' INTERVAL)
 - PROPOSED GROUND
 - EXISTING TREE LINE

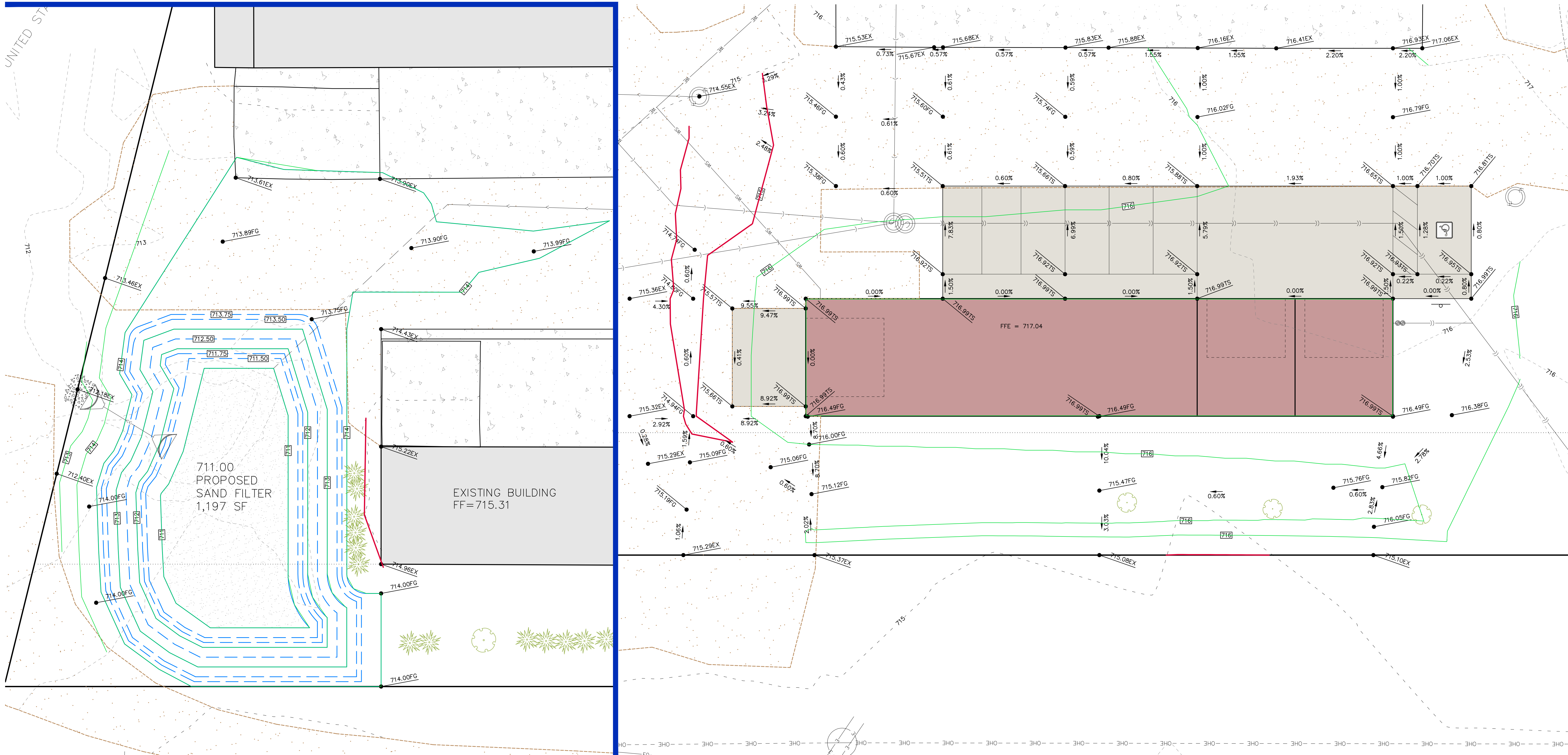
THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.

SAND FILTER TYP.

N.T.S.



- CONSTRUCTION NOTES: (REFER TO THE IOWA STORMWATER MANAGEMENT MANUAL CHAPTER 6)
- CONTRACTOR SHALL PLACE TOP 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.
 - SAND FILTER SHALL NOT BE INSTALLED UNTIL AFTER PAVING AND STABILIZATION SEEDING OF THE TRIBUTARY AREA.
 - SURFACE AREA AND BOTTOM OF SAND FILTER SHALL BE GRADED LEVEL END TO END AND SIDE TO SIDE.



SITE PLAN
LOT 1, CORRIDOR INDUSTRIAL PARK
JOHNSON COUNTY, IOWA

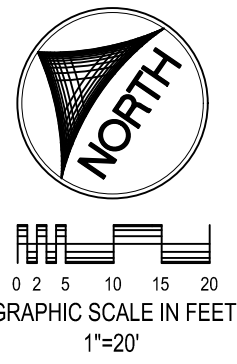
PLAN PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IOWA 52240

OWNER/APPLICANT:
HAJEK REALTY COMPANY LLC
10 N GEORGE ST
NORTH LIBERTY, IOWA 52317

C120
C121
C140

C141
C160
C500
L100

SITE LAYOUT AND DIMENSION PLAN
SITE DEMO PLAN
OVERALL SITE GRADING AND EROSION
CONTROL PLAN
DETAILED SITE GRADING PLAN
SITE UTILITY PLAN
GENERAL NOTES AND DETAILS
SITE LANDSCAPE PLAN



1.85 AC



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LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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www.mmsconsultants.net

Date Revision

SITE UTILITY PLAN

LOT 1,
CORRIDOR
INDUSTRIAL PARK

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 07/18/2024

Designed by: BJC Field Book No:

Drawn by: ADP Scale: 1"=20'

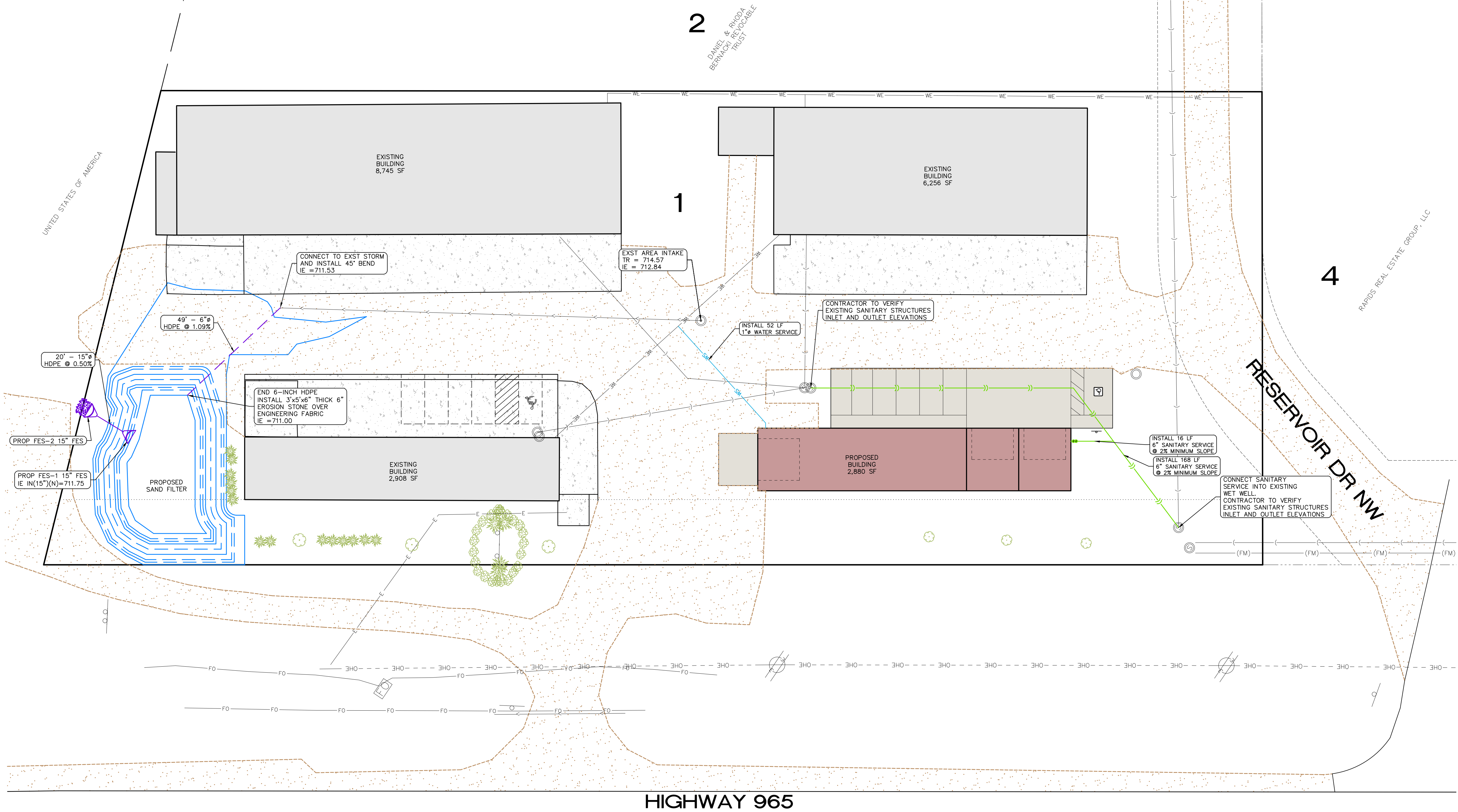
Checked by: BJC Sheet No:

Project No: C160

11987-001 of:

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
-	PROPOSED BUILDING SETBACK
-	BENCHMARK
-	RECORDED DIMENSIONS
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-EXIST-	(R)
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-	POWER POLE W/DROP
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-	DECIDUOUS TREE
-	SHRUBS
-	EVERGREEN TREE
-	FENCE LINE
-	PROPOSED GEOTHERMAL LINE
-	EXISTING SANITARY SEWER
-	PROPOSED SANITARY SEWER
-	EXISTING STORM SEWER
-	PROPOSED STORM SEWER
-	WATER LINES
-	ELECTRICAL LINES
-	TELEPHONE LINES
-	GAS LINES
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-	PROPOSED GROUND
-	EXISTING TREE LINE

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.



IOWA ONE CALL

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.

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 THEREOF. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.



CIVIL ENGINEERS
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ENVIRONMENTAL SPECIALISTS

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IOWA CITY, IOWA 52240
(319) 351-8282
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Date	Revision
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GENERAL NOTES
AND DETAILS

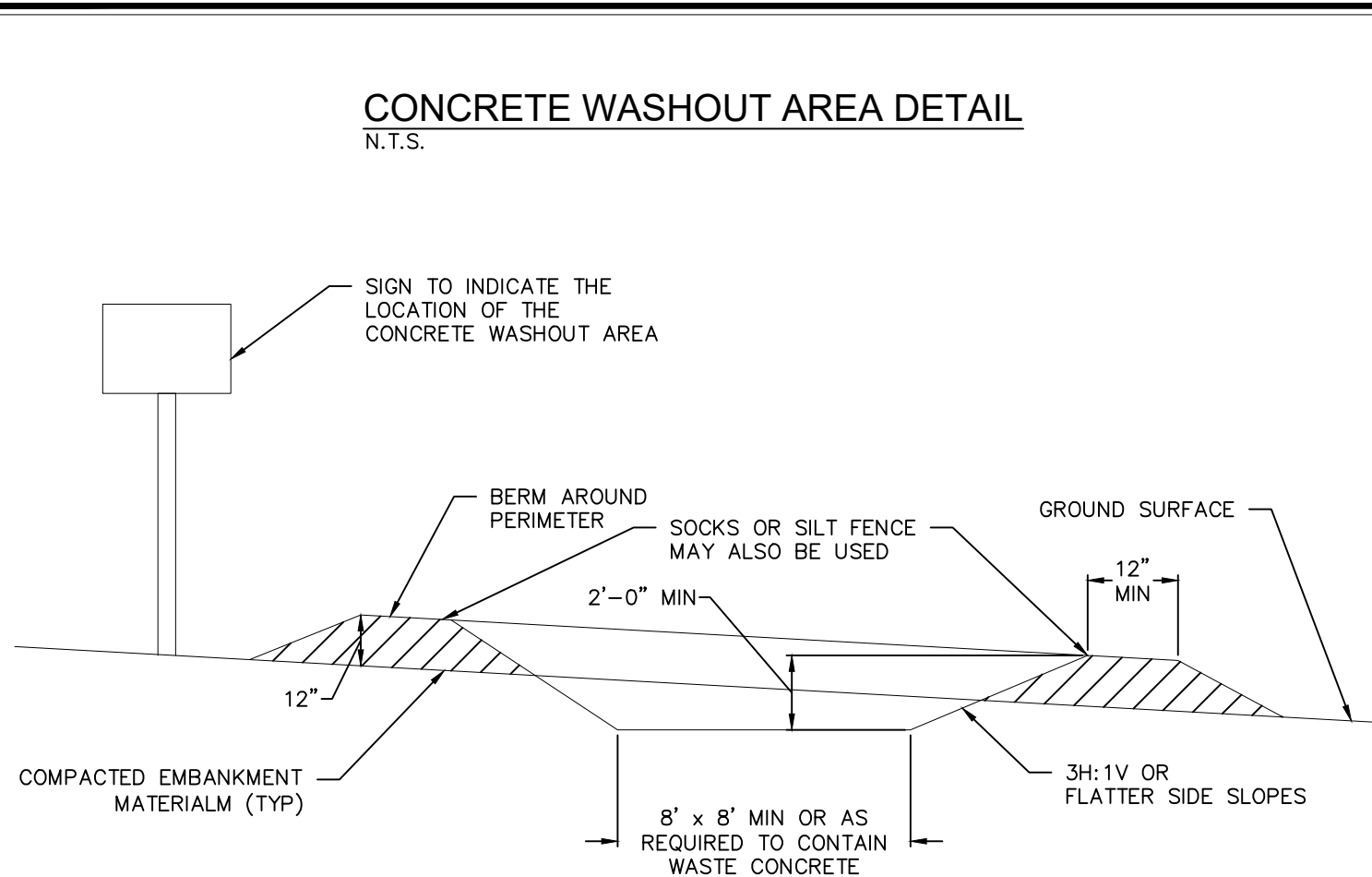
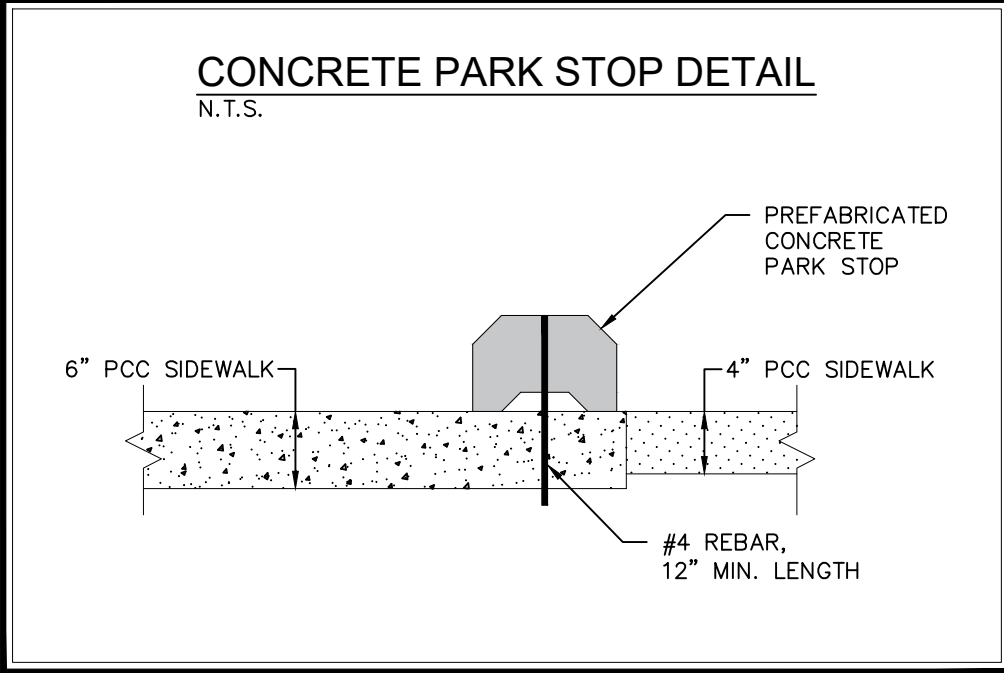
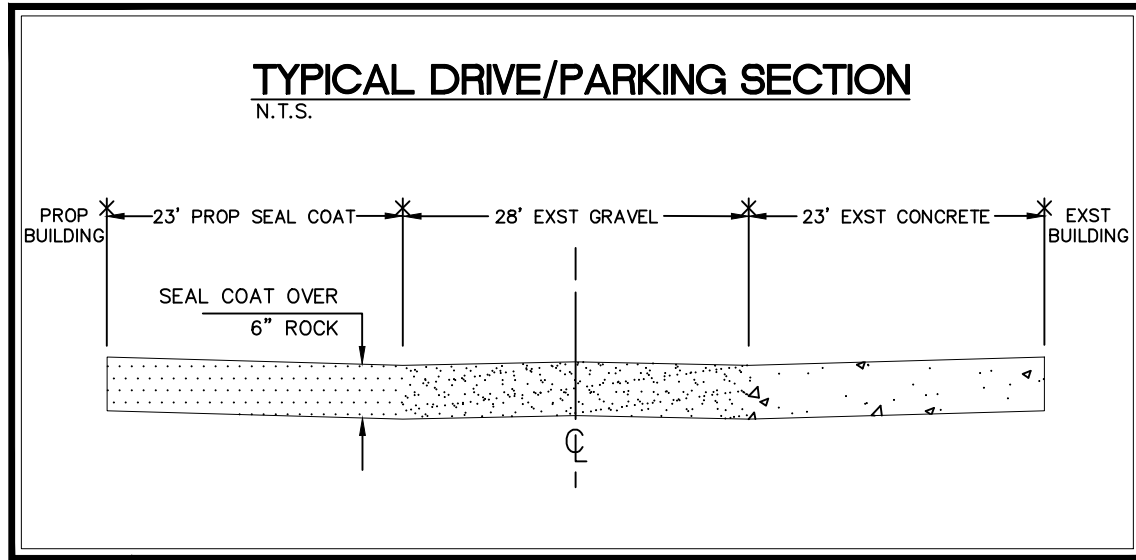
LOT 1,
CORRIDOR
INDUSTRIAL PARK

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

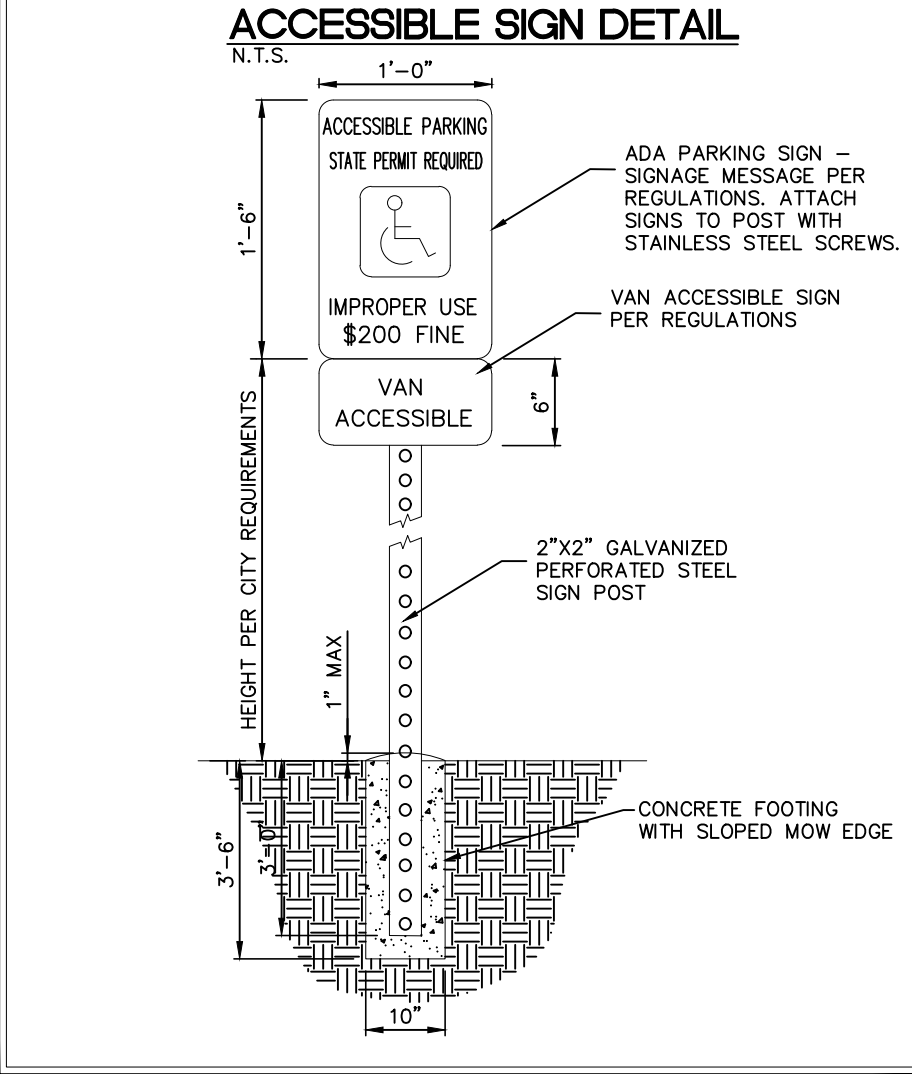
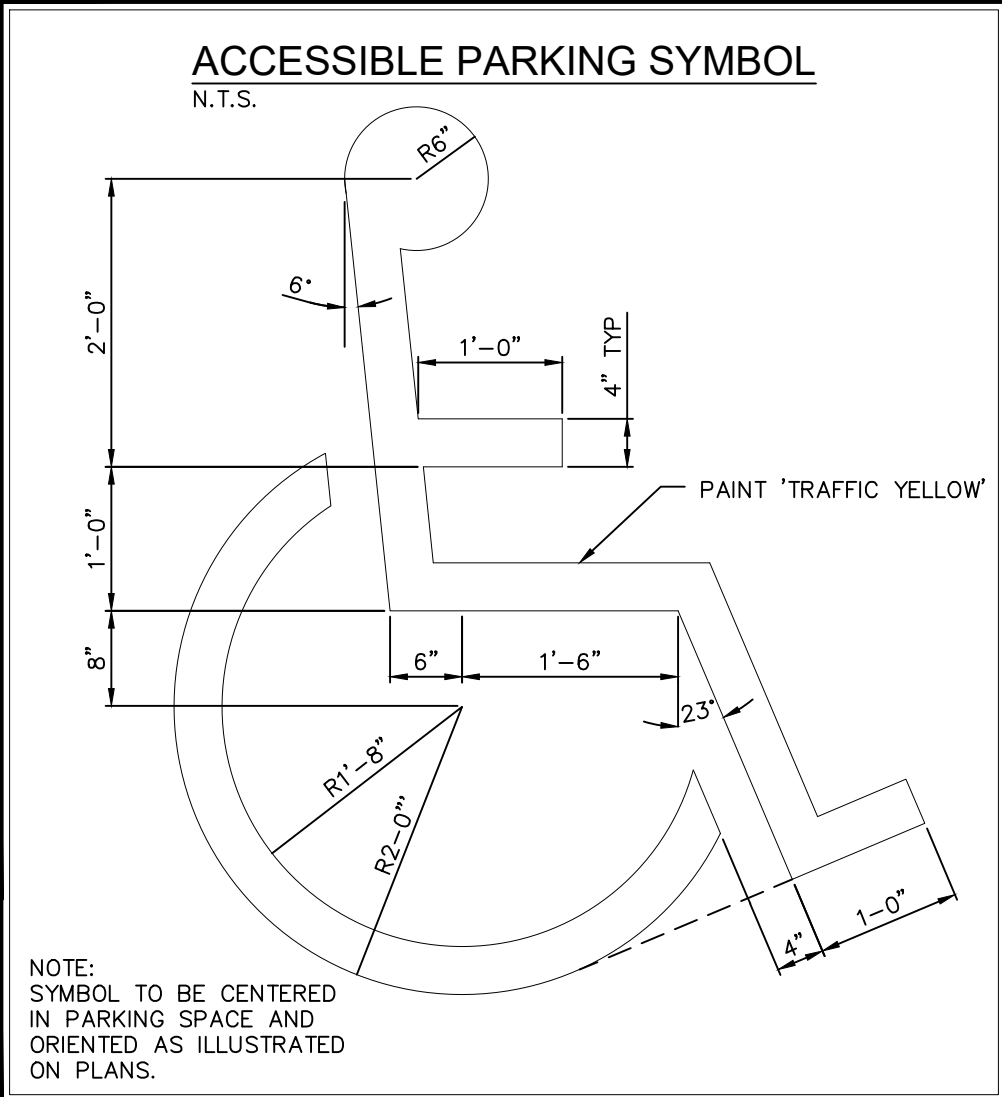
Date:	07/18/2024
Designed by:	BJC
Drawn by:	ADP
Checked by:	BJC
Project No:	C500
Field Book No:	
Scale:	N.T.S.
Sheet No:	
of:	

C120 SITE LAYOUT AND DIMENSION PLAN
C121 SITE DEMO PLAN
C140 OVERALL SITE GRADING AND EROSION CONTROL PLAN
C141 DETAILED SITE GRADING PLAN
C160 SITE UTILITY PLAN
C500 GENERAL NOTES AND DETAILS
L100 SITE LANDSCAPE PLAN




- NOTES:
- 1) CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
 - 2) A SIGN SHALL BE PLACED AT THE WASHOUT AREA TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
 - 3) THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
 - 4) AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN ACCEPTED WASTE SITE.
 - 5) WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER ACCEPTED BY THE CITY.
 - 6) A SLIT FENCE OR OTHER DEVICE MAY BE USED IN PLACE OF DIRT BERM.

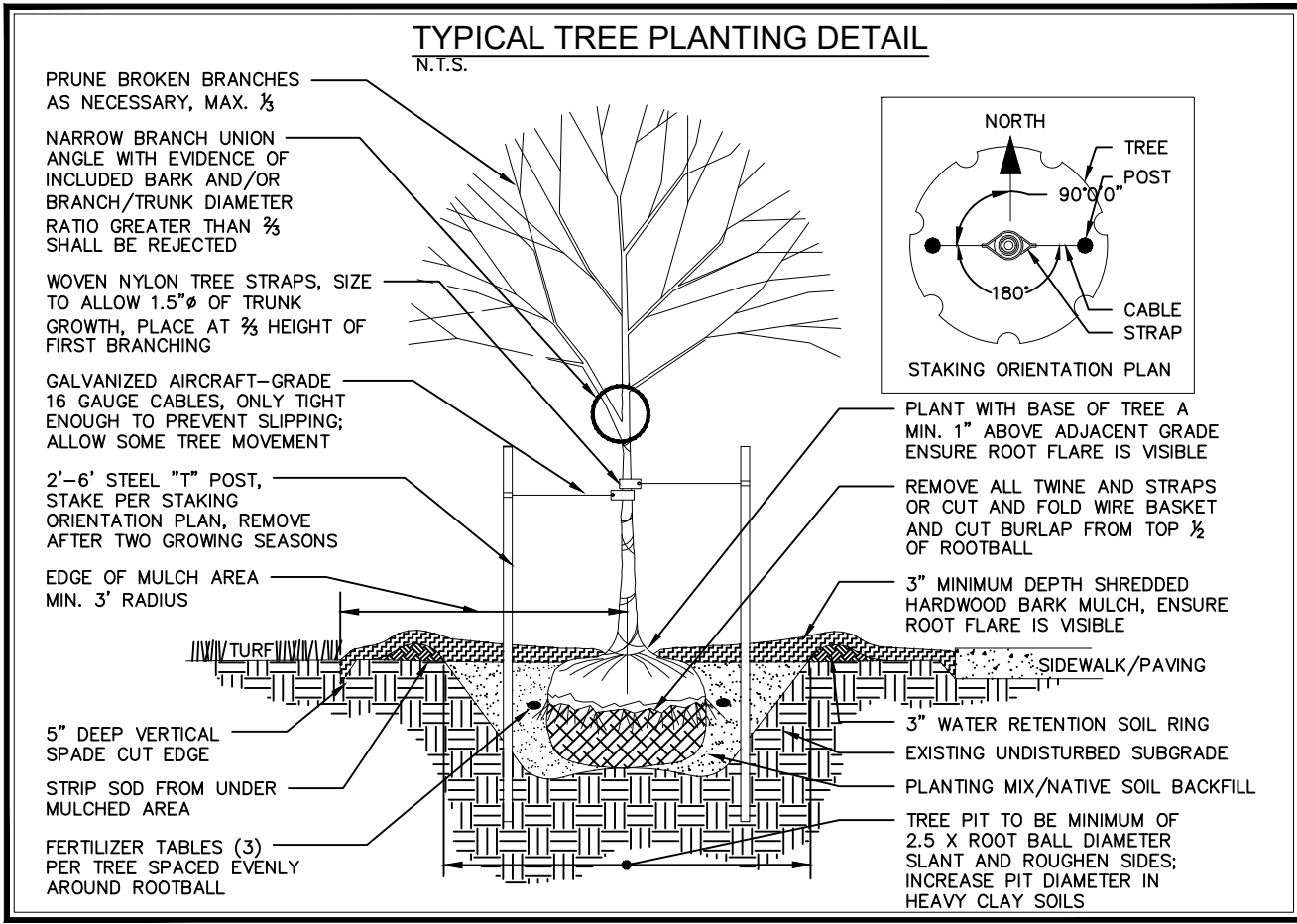
- STORM SEWER CONSTRUCTION NOTES**
- 1) ALL STORM SEWER AND SUB-SURFACE CONSTRUCTION SHALL CONFORM TO PLANS AND DETAILS PREPARED FOR THIS PROJECT BY MMS CONSULTANTS, INC., AS WELL AS CONFORM TO THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) MANUAL. CONSTRUCTION SHALL ALSO CONFORM TO THE CURRENT JOHNSON COUNTY DESIGN STANDARDS, WHICH SHALL SUPERSEDE PLANS AND DETAILS PROVIDED BY MMS CONSULTANTS.
 - 2) ALL STORM SEWER INTAKE AND MANHOLE LIDS SHALL HAVE THE WORDS "STORM SEWER" CAST INTO THE LID.
 - 3) ALL REINFORCED CONCRETE PIPE (RCP) SHALL CONFORM TO SUDAS SPECIFICATION 4020, WITH THE FOLLOWING ADDITIONAL RESTRICTIONS: ALL RCP JOINTS FOR 36" AND SMALLER PIPE SHALL HAVE TONGUE AND GROOVE JOINTS INCORPORATING RUBBER "O"-RING OR PROFILE GASKETS COMPLYING WITH ASTM C443.
 - 4) RCP PIPE BEDDING SHALL CONFORM TO SUDAS FIGURE 3010.102 CLASS R-1. CLASS 1 BEDDING MATERIAL SHALL BE AS SPECIFIED IN SUDAS SPECIFICATION 3010.2.02. TRENCH BACKFILL SHALL BE SUITABLE EXCAVATED MATERIAL AS IDENTIFIED IN SUDAS SPECIFICATION 3010.2.01, PLACED AND COMPACTED IN ACCORDANCE WITH SECTIONS 3.05, D AND E. THE OWNER MAY ELECT TO TEST TRENCH COMPACTION AT THEIR OWN EXPENSE.
 - 5) SUB-SURFACE DRAINAGE PIPE SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) CONFORMING TO SUDAS SPECIFICATION 4040 FOR BOTH PERFORATED TILE AND SOLID WALL PIPE.
 - 6) FOR SUB-SURFACE DRAINAGE IN TURF AREAS HDPE PIPE BEDDING SHALL CONFORM TO SUDAS FIGURE 3010.103 CLASS F-3. BEDDING MATERIAL SHALL BE POROUS BACKFILL MATERIAL AS SPECIFIED IN SUDAS SPECIFICATION 4040.2.04. TRENCH BACKFILL SHALL BE SUITABLE EXCAVATED MATERIAL AS IDENTIFIED IN SUDAS SPECIFICATION 3010.2.01 PLACED AND COMPACTED IN ACCORDANCE WITH SECTIONS 3.05 D AND E.
 - 7) AT LOCATIONS WHERE A FLARED END SECTION IS REQUIRED, THE PIPE LENGTHS SHALL BE MEASURED TO THE END OF THE FLARED END. THE FLARED END SECTION AND THE TWO UPSTREAM JOINTS ARE TO INCORPORATE TIED JOINTS.
 - 8) ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE CONNECTED TO THE PROPOSED STORM SEWER. NOTIFY ENGINEER OF ALL FIELD TILES ENCOUNTERED.
 - 9) CONTRACTOR SHALL PROVIDE A FIVE-YEAR MAINTENANCE BOND COVERING DEFECTIVE MATERIALS AND WORKMANSHIP FOR ALL STORM SEWER SYSTEM IMPROVEMENTS.



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE H. X W.
TREES							
	AR	1	Acer rubrum 'Franksred'	Red Sunset® Maple	2" Cal.	B&B	50' x 40'
	CO	3	Carya ovata	Shagbark Hickory	2" Cal.	B&B	70' x 50'
	CC	1	Cercos canadensis	Eastern Redbud	1.5" Cal.	B&B	30' x 25'
	GS	2	Gleditsia tracanthos inermis 'Skycole'™	Skyline Thimble Honey Locust	2" Cal.	B&B	45' x 35'
SHRUBS, ORNAMENTAL GRASSES & PERENNIALS							
	PB	22	Picea pungens 'Glauca Globosa'	Blue Globe Colorado Spruce	1.5" Ht.	Container	4' x 4'
	PD	23	Pinus mugo 'Mops'	Mugo Pine	1.5" Ht.	Container	4' x 4'
	VC	23	Viburnum trilobum 'Compactum'	Compact American Cranberrybush	24" Ht.	Container	6' x 5'

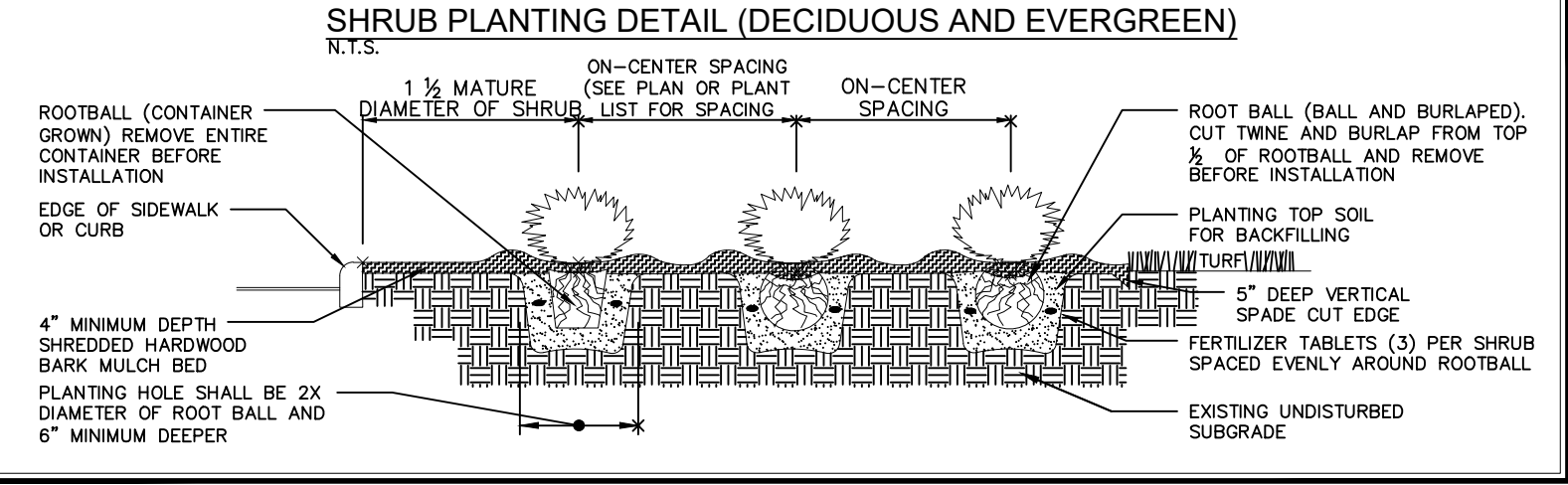
NOTE: ANY TRANSPLANT TREES OR SHRUBS THAT ARE DEAD SHALL BE REPLACED AT THEIR NEW PROPOSED LOCATION PER SHEET L100.



SITE PLAN
LOT 1, CORRIDOR INDUSTRIAL PARK
JOHNSON COUNTY, IOWA

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

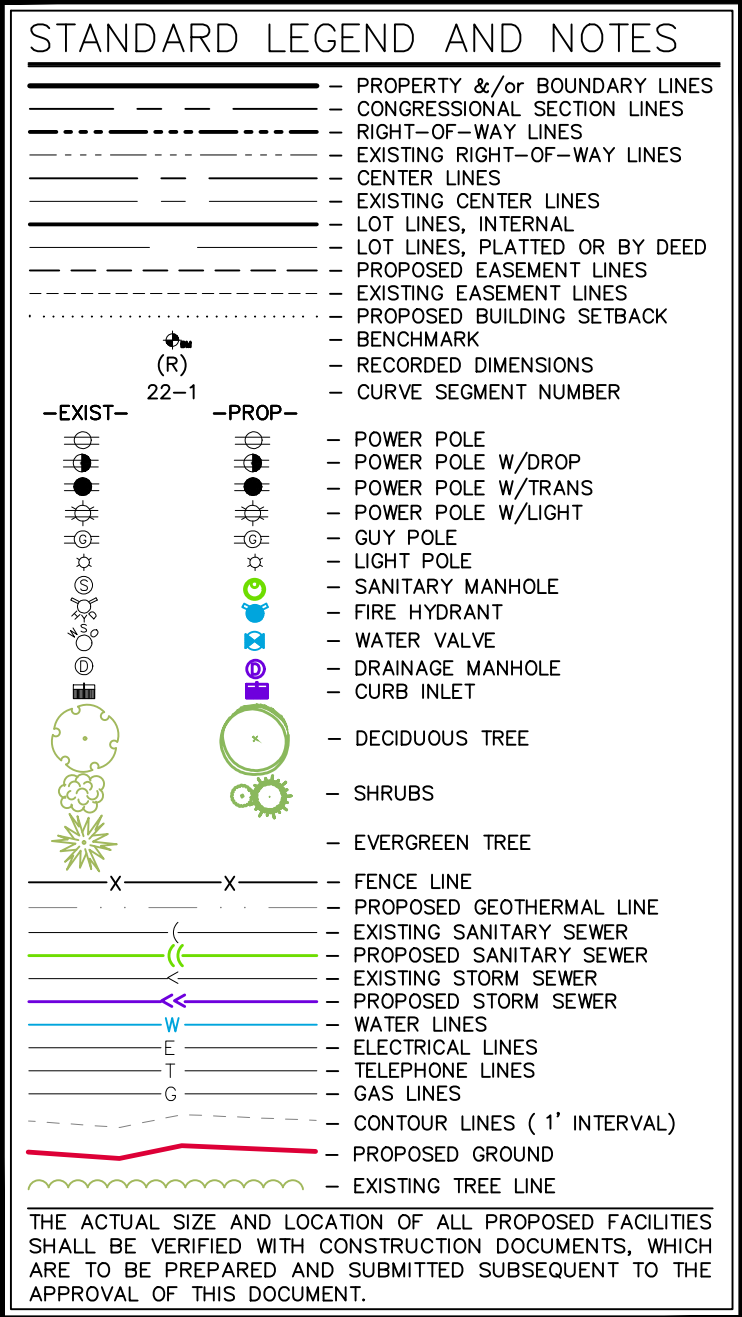
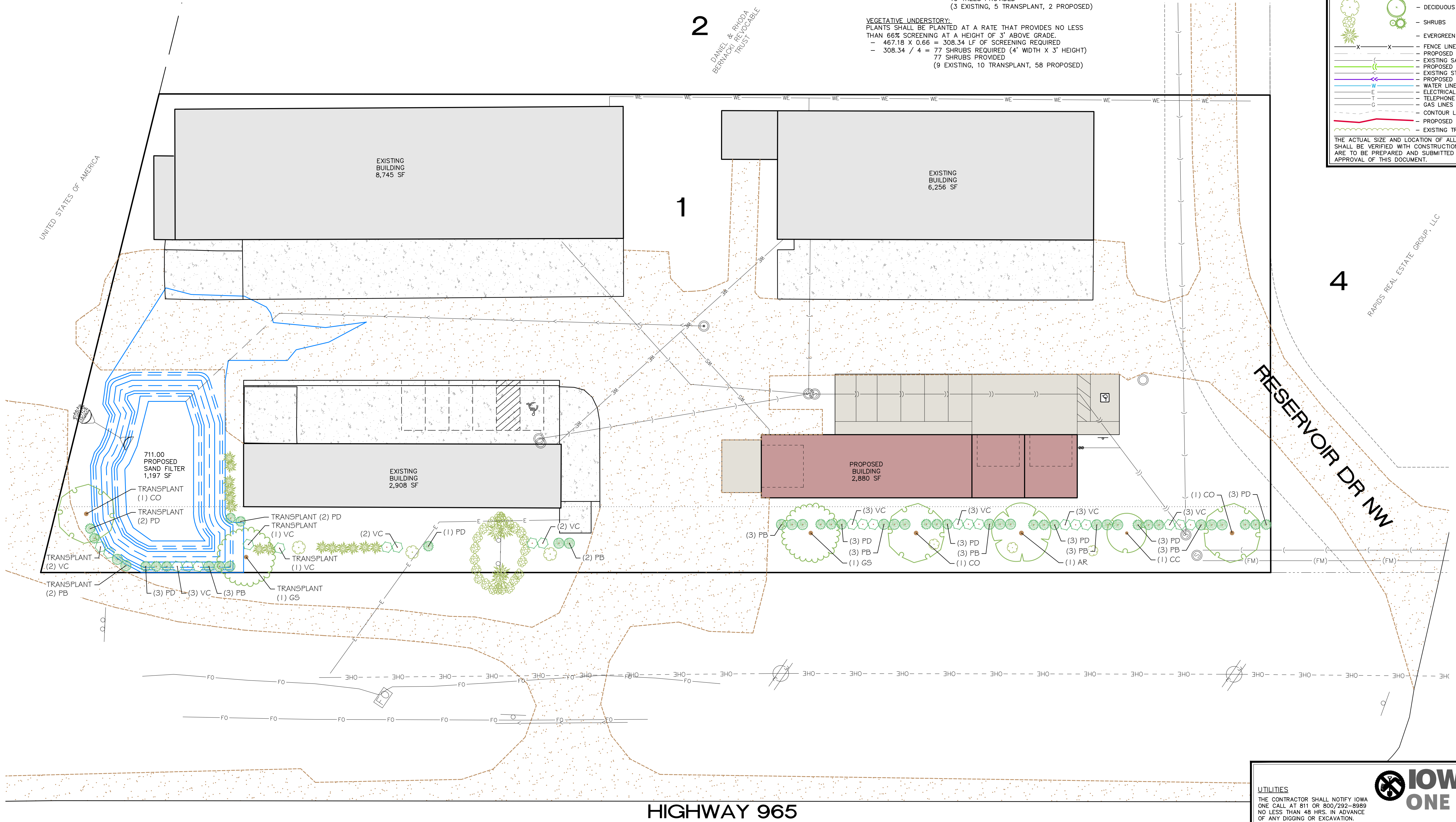
OWNER/APPLICANT:
HAJEK REALTY COMPANY LLC
10 N. GEORGE ST
NORTH LIBERTY, IOWA 52317



LANDSCAPE STANDARDS

VEGETATIVE OVERSTORY:
1 TREE EVERY 50' OF FRONTAGE
= 467.18 / 50 = 10 TREES REQUIRED
10 TREES PROVIDED
(3 EXISTING, 5 TRANSPLANT, 2 PROPOSED)

VEGETATIVE UNDERSTORY:
PLANTS SHALL BE PLANTED AT A RATE THAT PROVIDES NO LESS THAN 66% SCREENING AT A HEIGHT OF 3' ABOVE GRADE.
= 467.18 X 0.66 = 308.34 LF OF SCREENING REQUIRED
= 308.34 / 4 = 77 SHRUBS REQUIRED (4' WIDTH X 3' HEIGHT)
77 SHRUBS PROVIDED
(9 EXISTING, 10 TRANSPLANT, 58 PROPOSED)



1.85 AC



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
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(319) 351-8282
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Date: Revision:

SITE LANDSCAPE PLAN

**LOT 1,
CORRIDOR
INDUSTRIAL PARK**

**JOHNSON COUNTY
IOWA**

MMS CONSULTANTS, INC.

Date: 07/18/2024

Designed by: BJC Field Book No:

Drawn by: ADP Scale: 1"=20'

Checked by: BJC Sheet No:

Project No: L100

11987-001 of:

IOWA ONE CALL
SM

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.

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