

Office Use Only	2/20/25	\$	P2C-25-28688
	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): Office & Shop for Construction Company use.

Address of Location: Ders Drive NW & Andersen Ave NW.

Subdivision Name and Lot Number: JOCO 50 Lot 7

Parcel Number: 0304329004

Current Zoning: 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.

T + T Capital, LLC
Name of Owner

Michael Accola
Name of Applicant (if different)

2601 120th St NW. Swisher, IA 52338
Applicant Street Address (including City, State, Zip)

[Redacted]
Applicant Phone

[Redacted]
Applicant Email

[Signature]
Applicant Signature

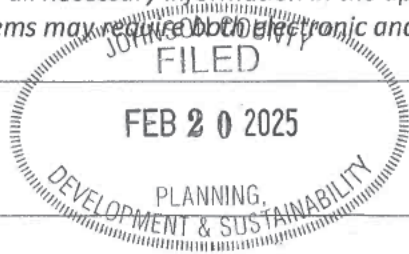
See back page for Application Submittal Requirements and Checklist

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.		
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 		
Copy of an approved ROW Permit (Access Permit) from Johnson County Secondary Roads, or Iowa DOT, for access sufficient to serve the proposed use	NA	
Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance	NA	
CAD line work of the Sensitive Areas Exhibit, following the guidelines below.	with Subdivis	
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.



Design Build / General Contractor

2-20-2025

Re: Hoco 50 Lot 7 Usage and Description

T & T Capital LLC.

Intended use for new building and shop will be for IC Construction Company

We have currently outgrown our present location at 2601 120th St. NW in Swisher and need more space, mainly office space.

We do most of our business countrywide for major retailers and trucking companies.

We have only a small amount of equipment we plan to keep inside the shop when not on jobsites.

IC plans to develop the phase over the next few years, see phasing plan.

We currently have 7 full-time employees in this Iowa office. We operate office/shop space Mon- Fri 730 am to 5 pm.

Water and Sewer will all tie into current subdivision planned utilities.

Sincerely

Mike Accola

Owner

IC Construction Company

Corporate • 2601 120th Street NW • Swisher, IA 52338 • P: 319-857-4019
WI Office • 2508 New Franken Road • New Franken, WI 54229 • P: 319-857-4019



Design Build / General Contractor

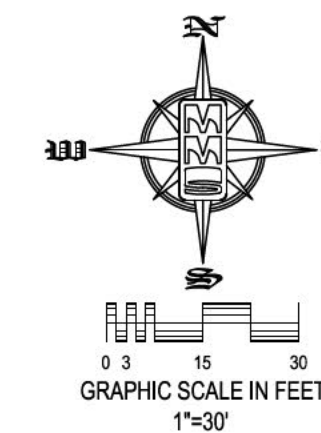
IC Construction Company

Corporate • 2601 120th Street NW • Swisher, IA 52338 • P: 319-857-4019
WI Office • 2508 New Franken Road • New Franken, WI 54229 • P: 319-857-4019

SITE PLAN

LOT 7, JOCO 50 SUBDIVISION

JOHNSON COUNTY, IOWA



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

OWNER/APPLICANT:
T&T CAPITAL LLC
2601 120TH ST NW
SWISHER, IOWA 52338

LEGAL DESCRIPTION
LOT 7, JOCO 50 SUBDIVISION, JOHNSON COUNTY, IOWA,
ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 65, PAGE
296, PLAT RECORDS OF JOHNSON COUNTY, IOWA.

PROPOSAL
APPLICANT INTENDS TO CONSTRUCT THREE BUILDINGS TO BE
USED AS CONTRACTOR BAYS, ONE WAREHOUSE, AND A SHOP ON
THE 3.11 ACRE LOT.

DEVELOPMENT CHARACTERISTICS
CURRENT ZONING: M. (LIGHT INDUSTRIAL)

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

MINIMUM LOT REQUIREMENTS:
MINIMUM LOT SIZE: N/A
AVERAGE LOT WIDTH: N/A
MAXIMUM BUILDING HEIGHT: 35 FEET AND 2 1/2 STORIES

PROPOSED COVERAGE:
LOT AREA: (3.11 AC.) 135,539 SF (100%)
BUILDING AREA 32,086 SF (23.7%)
PAVING AREA (ONSITE) 69,305 SF (51.1%)
GREEN SPACE AREA 34,148 SF (25.2%)
PAVING AREA (OFFSITE) 1,524 SF

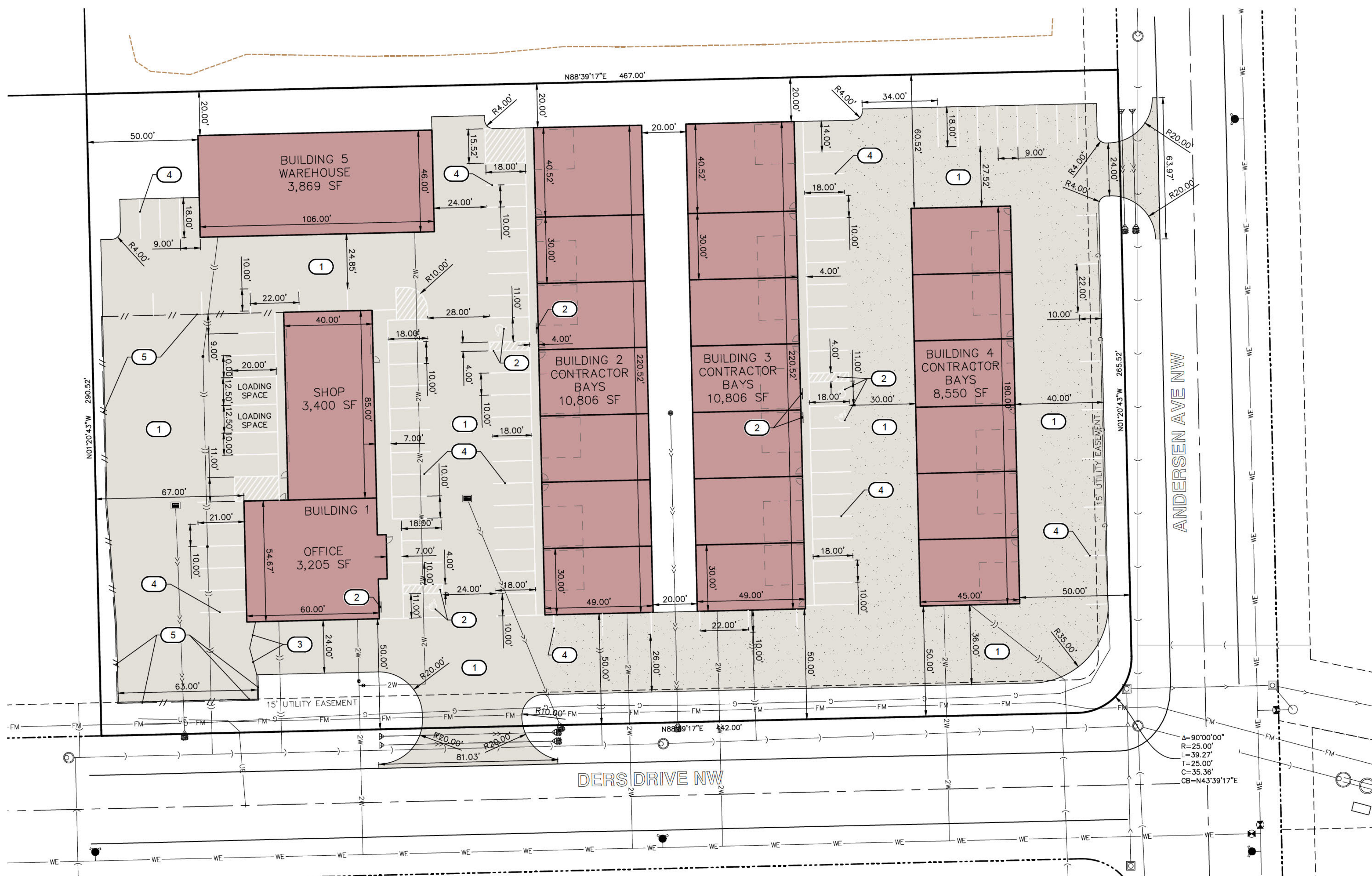
PARKING REQUIREMENTS:
REQUIRED PARKING:
2 LOADING SPACES
OFFICE: 4 SPACES PER 1,000 SF
3,200SF / 1,000SF = 3.2 x 4 = 12.8 (13 SPOTS)
WHOLESALE AND WAREHOUSING (SHOP): 1 SPACE PER 4,000 SF
3,869SF / 4,000SF = 0.97 x 1 = 0.97 = 1 (2 SPOTS)
3,400SF / 4,000SF = 0.85 x 1 = 0.85 (1 SPOT)
WHOLESALE AND WAREHOUSING (WAREHOUSE): 1 EMPLOYEE + 1 SPACE PER 4,000 SF
3,869SF / 4,000SF = 0.97 x 1 = 0.97 = 1 (2 SPOTS)
OTHER COMMERCIAL USE: (CONTRACTOR BAYS): 5 SPACES PER 2,000 SF
30,125SF / 2,000SF = 15.06 x 5 = 75.4 (76 SPOTS)
TOTAL PARKING REQUIRED: 2+13+1+2+76=94 SPACES

PROVIDED PARKING:
OFFICE: 2 LOADING SPACES
WHOLESALE AND WAREHOUSING (SHOP): 16 SPACES (1 ADA)
WHOLESALE AND WAREHOUSING (WAREHOUSE): 2 SPACES
OTHER COMMERCIAL USE: (CONTRACTOR BAYS): 76 SPACES (3 ADA)
TOTAL PARKING PROVIDED: 97 SPACES (4 ADA)

GENERAL NOTES
1. ALL LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 8:1.24.G OF THE JOHNSON COUNTY UNIFIED DEVELOPMENT ORDINANCE.
2. NO SIGNAGE IS CURRENTLY PROPOSED, ANY FUTURE SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 8:1.24.D OF THE JOHNSON COUNTY UNIFIED DEVELOPMENT ORDINANCE.

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C500	GENERAL NOTES AND DETAILS
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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
---	EXISTING POWER POLE W/DROP
---	EXISTING POWER POLE W/TRANS
---	EXISTING POWER POLE W/LIGHT
---	EXISTING GUY POLE
---	EXISTING LIGHT POLE
---	EXISTING SANITARY MANHOLE
---	EXISTING FIRE HYDRANT
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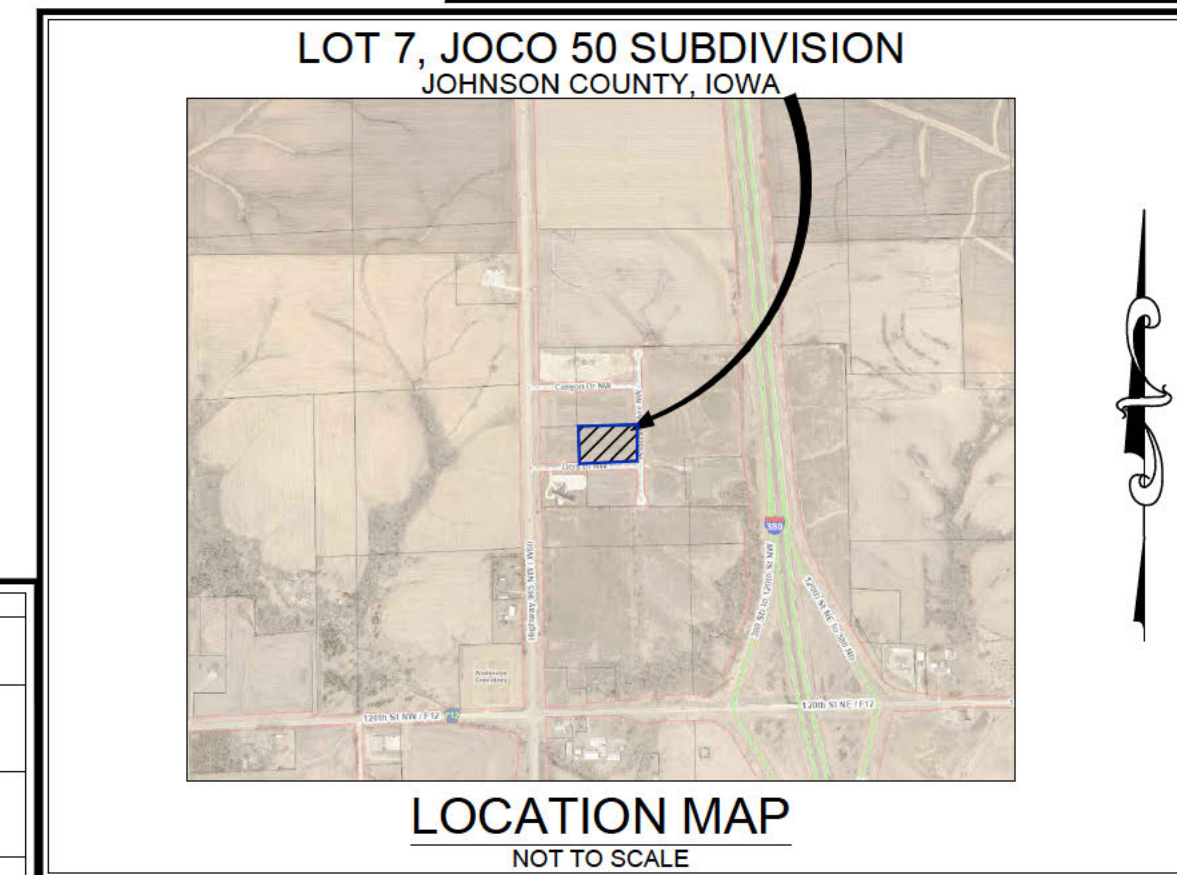
THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.

HORIZONTAL CONTROL

POINT	NORTHING	EASTING	DESCRIPTION
H1	3414642.91	5419255.02	CUT AN X NEAR HYDRANT AT SOUTH END OF CUL-DE-SAC BULD ON ANDERSEN AVENUE NW. MMS POINT #858
H2	3413785.25	5418332.27	CUT AN X ON THE WEST SIDE OF HIGHWAY 965 NW APPROXIMATELY 818' NORTH OF INTERSECTION WITH 120TH STREET NW. MMS POINT #855
H3	3412966.53	5419075.22	CUT AN X ON THE SOUTH SIDE OF 120TH STREET NW APPROXIMATELY 712' EAST OF INTERSECTION WITH HIGHWAY 965 NW. MMS POINT #851

BENCHMARK INFORMATION

POINT	ELEVATION	DATUM	DESCRIPTION
NO. 1	828.16	NAVD88	CUT AN X NEAR HYDRANT AT SOUTH END OF CUL-DE-SAC BULD ON ANDERSEN AVENUE NW. MMS POINT #858
NO. 2	797.03	NAVD88	CUT AN X ON THE WEST SIDE OF HIGHWAY 965 NW APPROXIMATELY 818' NORTH OF INTERSECTION WITH 120TH STREET NW. MMS POINT #855



KEYNOTES

NUMBER	KEYNOTE
1	INSTALL DRIVE AND PARKING PER DETAIL (THICKNESS AND MATERIAL AS NOTED THIS SHEET)
2	INSTALL ACCESSIBLE PARKING STRIPING AND SIGNAGE
3	INSTALL GATE
4	INSTALL 4" WIDE PAVEMENT MARKINGS
5	INSTALL 6' TALL FENCE

PAVING LEGEND

[Pattern]	6" PCC (44,901 SF)
[Pattern]	8" ASPHALT MILLINGS (25,827 SF)

THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PER SUDAS STANDARDS AND SPECIFICATIONS AT ALL TIMES DURING WORK WITHIN PUBLIC R.O.W.
THE CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDERS FOR ANY REQUIRED RELOCATION OF EXISTING UTILITIES.

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. THERE IS NO CLAIM FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

IOWA ONE CALL

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.

RONALD L. AMELON
P.E. Iowa Lic. No. 14201

My commission expires on October 31, 20...
These sheets covered by this seal:

SEAL

SITE LAYOUT & DIMENSION PLAN

LOT 7, JOCO 50 SUBDIVISION

JOHNSON COUNTY IOWA

MMS CONSULTANTS, INC.

Date: 02-07-2025

Designed by: RLA
Drawn by: ADP
Checked by: RLA

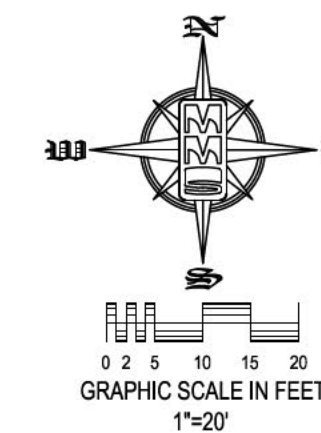
Field Book No.:
Scale: 1"=30'
Sheet No.: C120

Project No: 11539-002 of 7

SITE PLAN LOT 7, JOCO 50 SUBDIVISION JOHNSON COUNTY, IOWA

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

OWNER/APPLICANT:
T&T CAPITAL LLC
2601 120TH ST NW
SWISHER, IOWA 52338



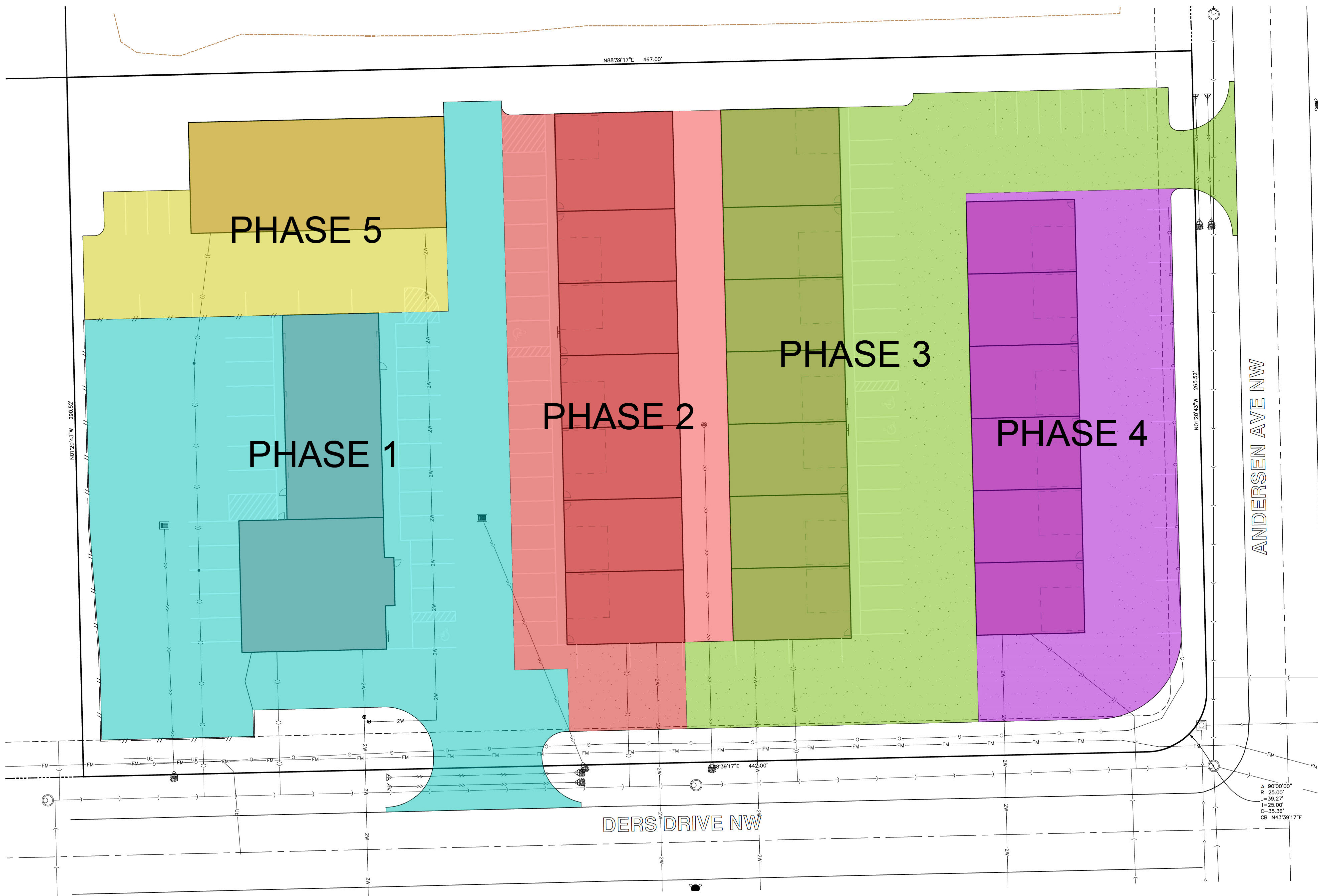
CIVIL ENGINEERS
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Date	Revision



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	PROP- CURB INLET
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	GAS LINES
	CONTOUR LINES (1' INTERVAL)
	PROPOSED GROUND
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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.

PHASING PLAN

LOT 7, JOCO 50
SUBDIVISION

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 02-07-2025

Designed by: RLA Field Book No:

Drawn by: ADP Scale: 1"=20'

Checked by: RLA Sheet No:

Project No: C121

11539-002 of 7

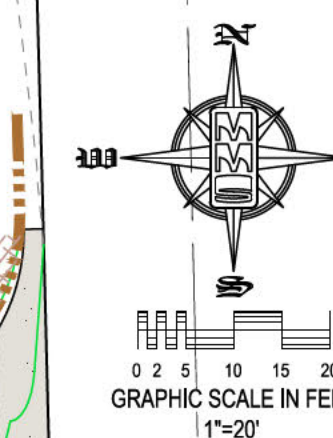
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Date: _____ Revision: _____

SILT FENCE DETAIL

N.T.S.

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 FABRIC 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 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.

STANDARD LEGEND AND NOTES

- - - - - PROPERTY &/or BOUNDARY LINES
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 - (P) RECORDING DIMENSIONS
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THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PER SUDAS STANDARDS AND SPECIFICATIONS AT ALL TIMES DURING WORK WITHIN PUBLIC R.O.W.

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

EROSION CONTROL LEGEND

	SILT FENCE/FILTER SOCK		PERIMETER SILT FENCE
	EROSION CONTROL MATTING IN AREAS THAT ARE 4:1 SLOPES		TEMPORARY SOIL STOCKPILE AREA
	TEMPORARY ROCK CONSTRUCTION ENTRANCE/EXIT		DIRECTION OF OVERLAND FLOW
	TEMPORARY PARKING AND STORAGE		DUMPSTER FOR CONSTRUCTION WASTE. Provide a covered dumpster 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.
	CONCRETE TRUCK/EQUIPMENT WASHOUT		RIP RAP OUTLET PROTECTION
	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: _____
	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.

GRADING AND EROSION CONTROL NOTES

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

EROSION CONTROL MEASURES SHOWN SHALL BE USED DURING FILL CONSTRUCTION IN ACCORDANCE WITH SECTION 9040 SUDAS STANDARD SPECIFICATIONS. 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 COUNTY 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 9040 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 9010.02.02 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)

SITE GRADING PLAN AND SWPPP

LOT 7, JOCO 50 SUBDIVISION

JOHNSON COUNTY IOWA

MMS CONSULTANTS, INC.
Date: 02-07-2025

Designed by: RLA
Drawn by: ADP
Checked by: RLA
Field Book No.:
Scale: 1"=20'
Sheet No.:
Project No.: C140

11539-002 of 7

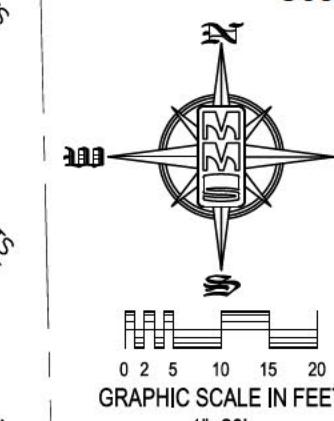
SITE PLAN LOT 7, JOCO 50 SUBDIVISION JOHNSON COUNTY, IOWA

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

OWNER/APPLICANT:
T&T CAPITAL LLC
2601 120TH ST NW
SWISHER, IOWA 52338

SHEET INDEX

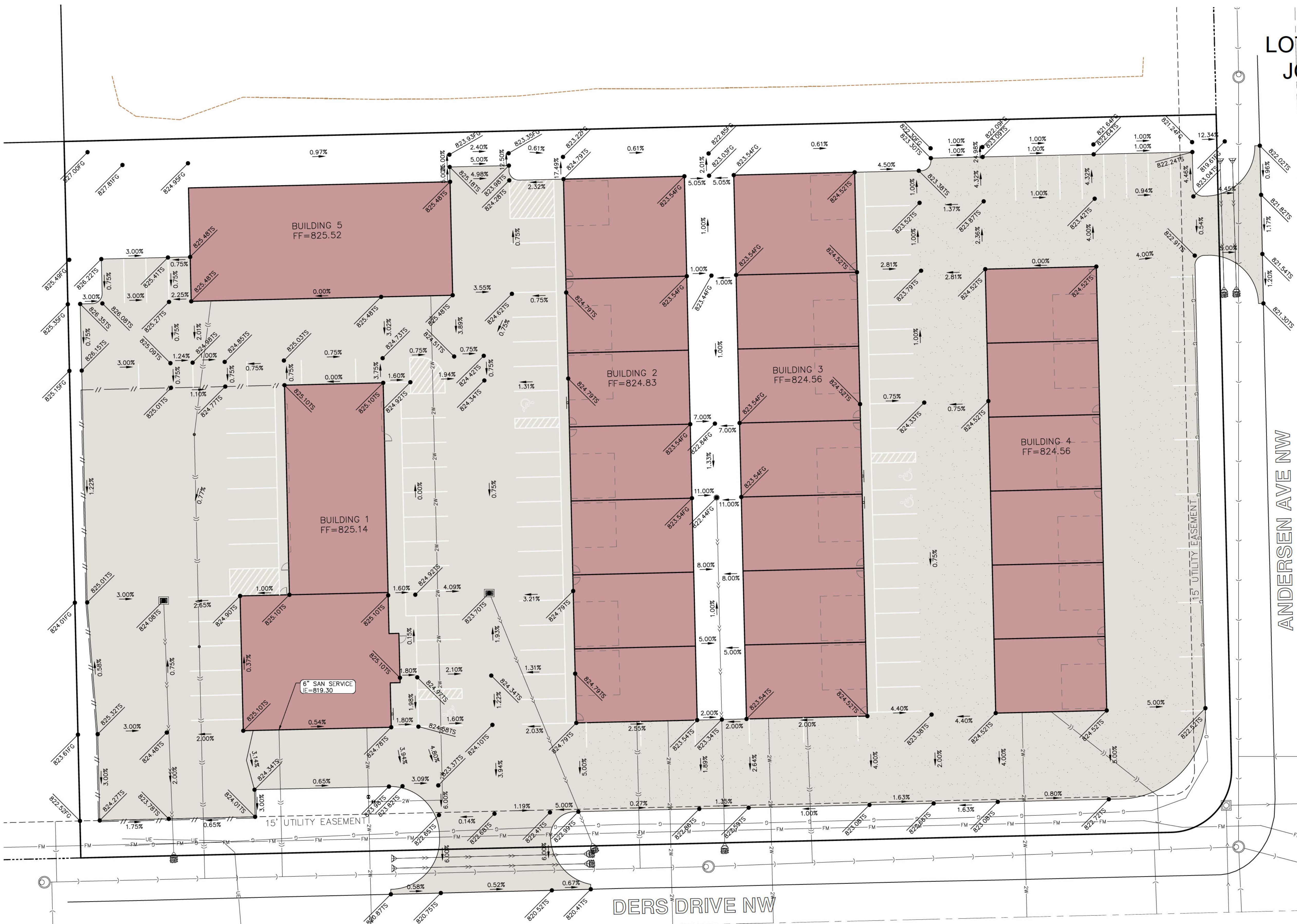
- C120 SITE LAYOUT & DIMENSION PLAN
- C121 PHASING PLAN
- C140 SITE GRADING PLAN AND SWPPP
- C141 DETAILED SITE GRADING PLAN
- C160 SITE UTILITY PLAN
- C500 GENERAL NOTES AND DETAILS
- C501 GENERAL NOTES AND DETAILS



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

Date: _____ Revision: _____



DETAILED GRADING PLAN AND SWPPP

LOT 7, JOCO 50 SUBDIVISION

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 02-07-2025

Designed by: RLA Field Book No: _____

Drawn by: ADP Scale: 1"=20'

Checked by: RLA Sheet No: _____

Project No: C141

11539-002 of 7

THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PER SUDAS STANDARDS AND SPECIFICATIONS AT ALL TIMES DURING WORK WITHIN PUBLIC R.O.W.

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

GRADING AND EROSION CONTROL NOTES

TOTAL SITE AREA: 3.11 ACRES
TOTAL AREA TO BE DISTURBED: 3.11 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 COUNTY 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 WASH-OUT, TEMPORARY PARKING AREA, AND STORAGE AREAS, SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9040 SUDAS STANDARD SPECIFICATIONS.

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STABILIZATION SEEDING

STABILIZATION SEEDING SHALL BE IN ACCORDANCE WITH SUDAS SECTION 9010.2.02 SEED MIXTURES AND SEEDING DATES.

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COMMON NAME	APPLICATION RATE lb/acre
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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)

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

- EXISTING POWER POLE
- PROPOSED POWER POLE
- EXISTING POWER POLE W/DROP
- PROPOSED POWER POLE W/DROP
- EXISTING POWER POLE W/TRANS
- PROPOSED POWER POLE W/TRANS
- EXISTING GUY POLE
- PROPOSED GUY POLE
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING DRAINAGE MANHOLE
- PROPOSED DRAINAGE MANHOLE
- EXISTING CURB INLET
- PROPOSED CURB INLET
- EXISTING DECIDUOUS TREE
- PROPOSED DECIDUOUS TREE
- EXISTING SHRUBS
- PROPOSED SHRUBS
- EXISTING EVERGREEN TREE
- PROPOSED EVERGREEN TREE
- EXISTING FENCE LINE
- PROPOSED FENCE LINE
- EXISTING PROPOSED GEOTHERMAL LINE
- PROPOSED PROPOSED GEOTHERMAL LINE
- EXISTING EXISTING SANITARY SEWER
- PROPOSED PROPOSED SANITARY SEWER
- EXISTING EXISTING STORM SEWER
- PROPOSED PROPOSED STORM SEWER
- EXISTING EXISTING WATER LINES
- PROPOSED PROPOSED WATER LINES
- EXISTING EXISTING ELECTRICAL LINES
- PROPOSED PROPOSED ELECTRICAL LINES
- EXISTING EXISTING TELEPHONE LINES
- PROPOSED PROPOSED TELEPHONE LINES
- EXISTING EXISTING GAS LINES
- PROPOSED PROPOSED GAS LINES
- EXISTING EXISTING CONTOUR LINES (INTERNAL)
- PROPOSED PROPOSED CONTOUR LINES (INTERNAL)
- EXISTING EXISTING TREE LINE
- PROPOSED PROPOSED 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.

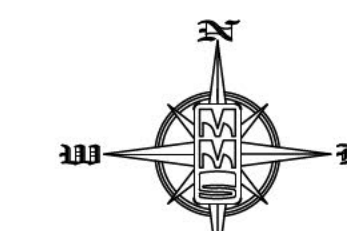
SITE PLAN LOT 7, JOCO 50 SUBDIVISION JOHNSON COUNTY, IOWA

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

OWNER/APPLICANT:
T&T CAPITAL LLC
2001 120TH ST NW
SWISHER, IOWA 52338

SHEET INDEX

- | | |
|------|------------------------------|
| C120 | SITE LAYOUT & DIMENSION PLAN |
| C121 | PHASING PLAN |
| C140 | SITE GRADING PLAN AND SWPPP |
| C141 | DETAILED SITE GRADING PLAN |
| C160 | SITE UTILITY PLAN |
| C500 | GENERAL NOTES AND DETAILS |
| C501 | GENERAL NOTES AND DETAILS |



GRAPHIC SCALE IN FEET
1"=20'

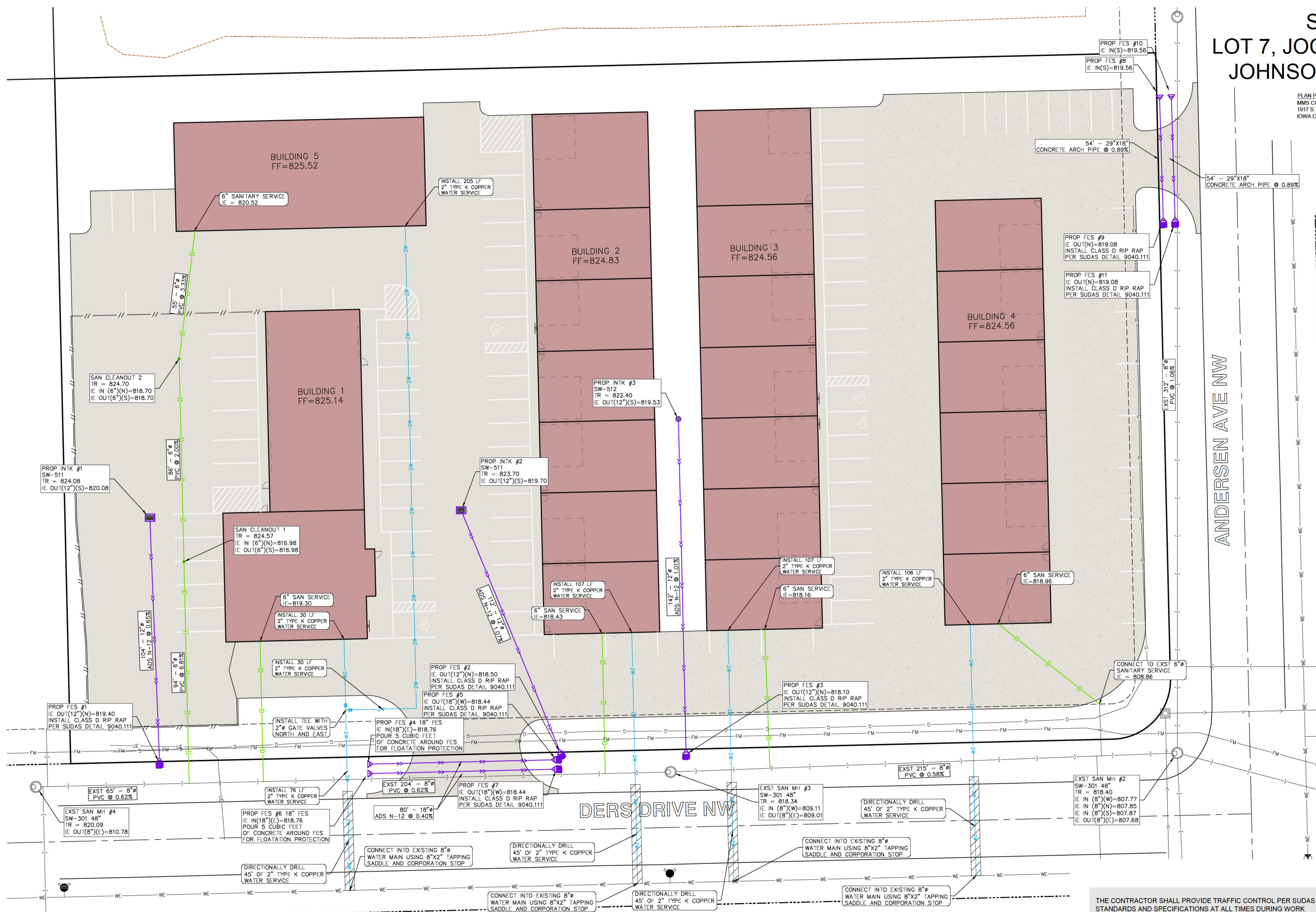


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Date: _____ Revision: _____

SITE UTILITY PLAN



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
	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 (INTERVAL)
	PROPOSED GROUND
	EXISTING TREE LINE

THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PER SUDAS STANDARDS AND SPECIFICATIONS AT ALL TIMES DURING WORK WITHIN PUBLIC R.O.W.

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

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 SURVEY'S AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE. ONLY, IF 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.

LOT 7, JOCO 50 SUBDIVISION

JOHNSON COUNTY IOWA

MMS CONSULTANTS, INC.

Date: 02-07-2025

Designed by: RLA Field Book No: _____

Drawn by: ADP Scale: 1"=20'

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Project No: 11539-002 of: 7

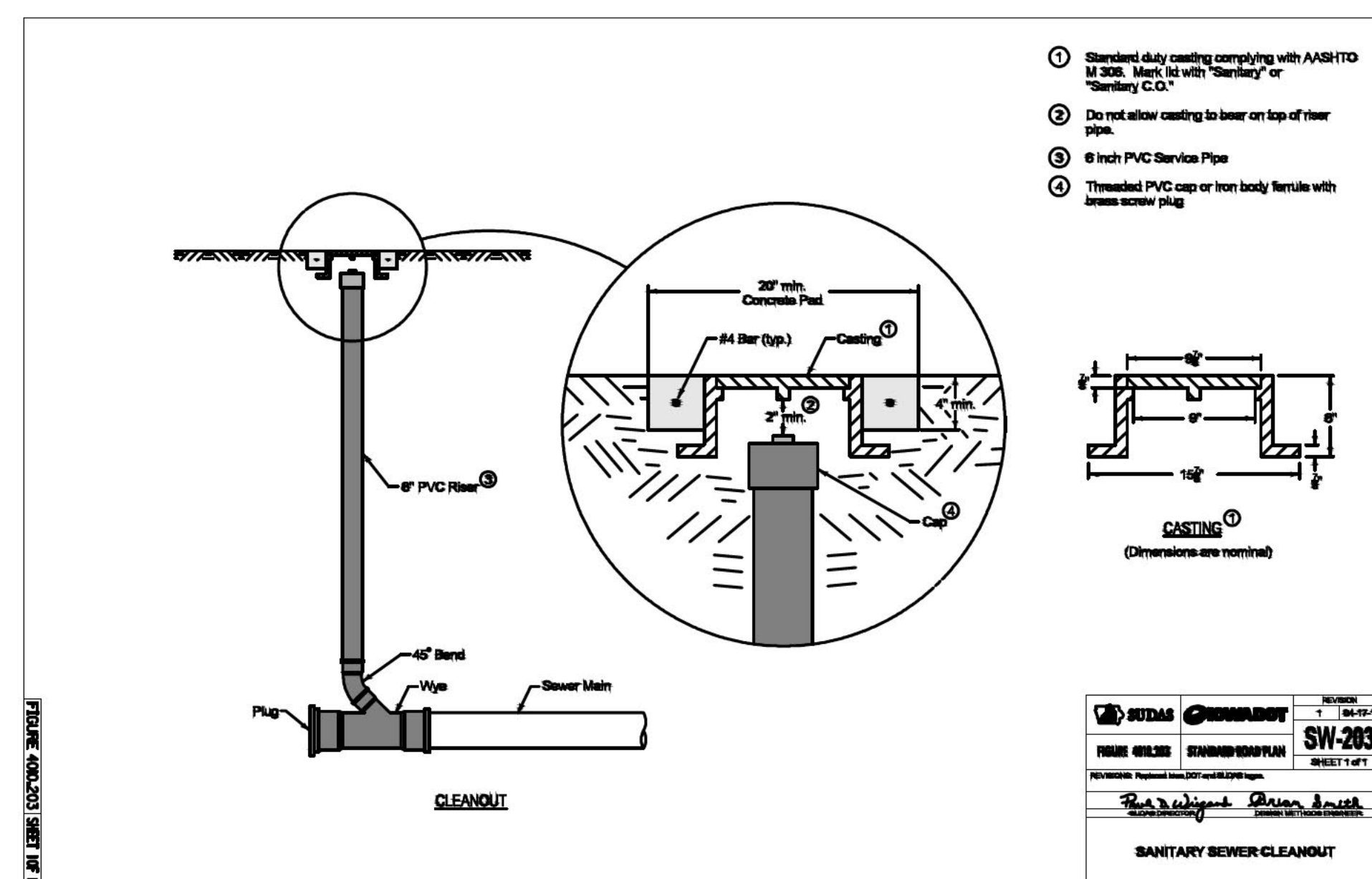
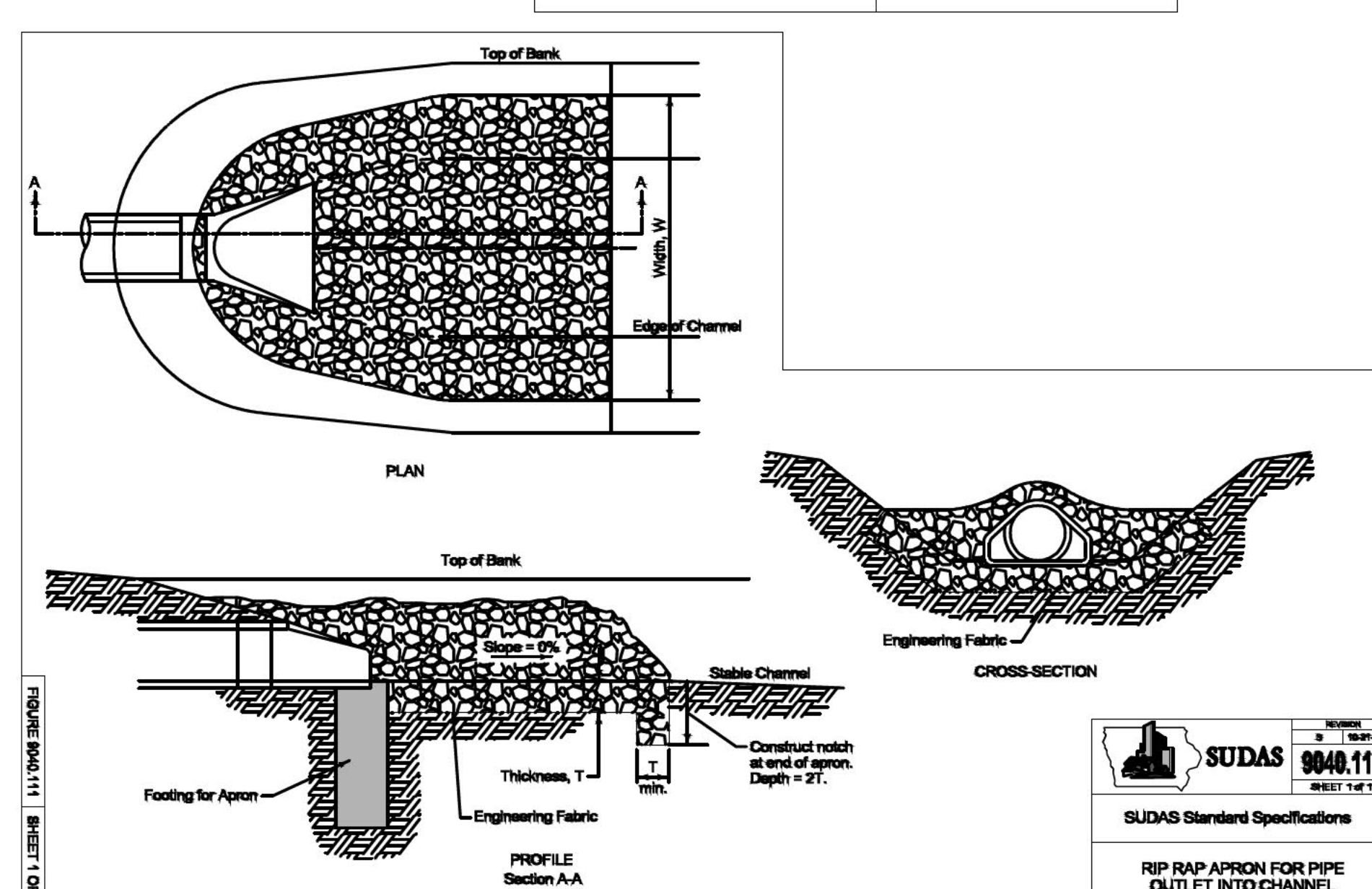
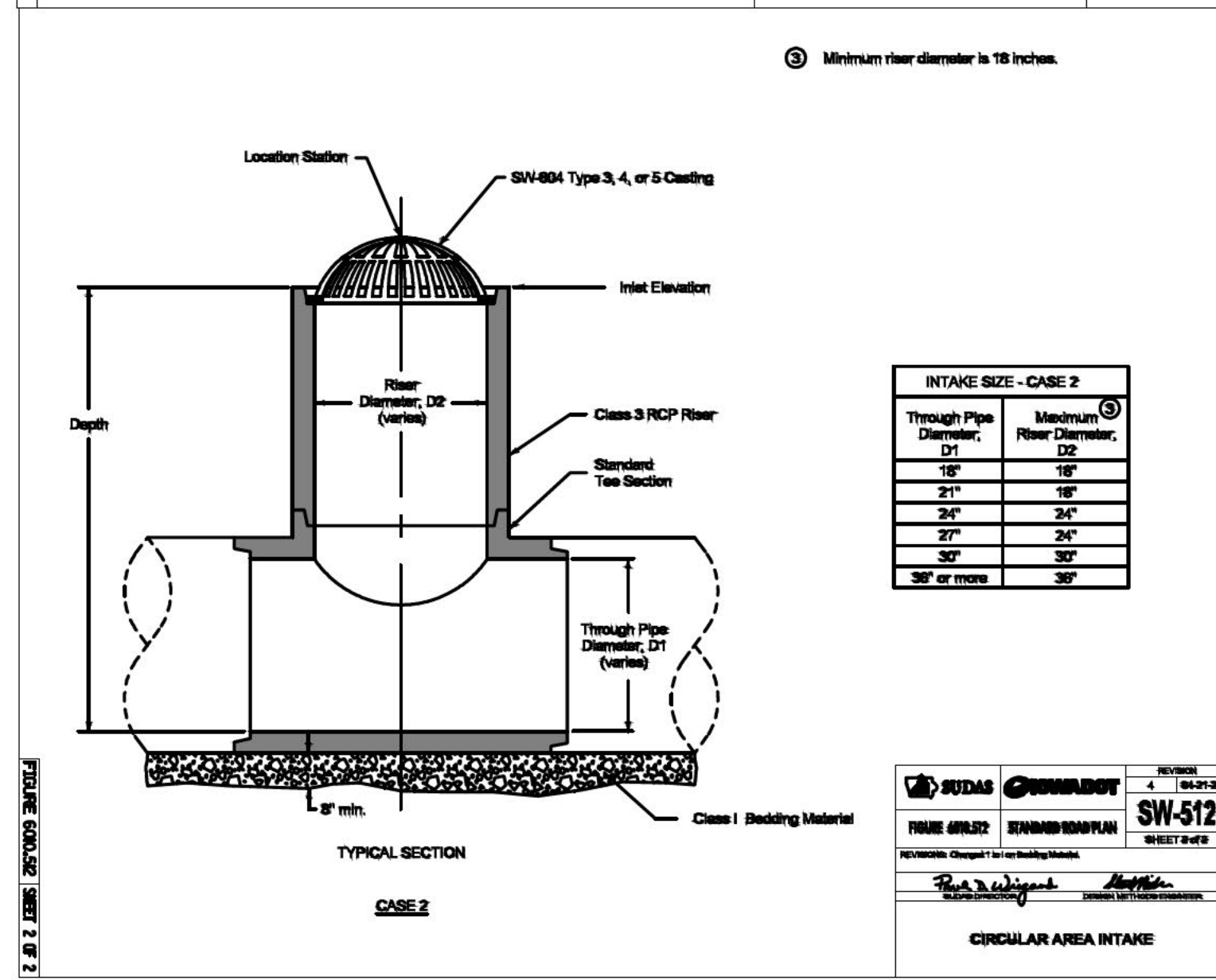
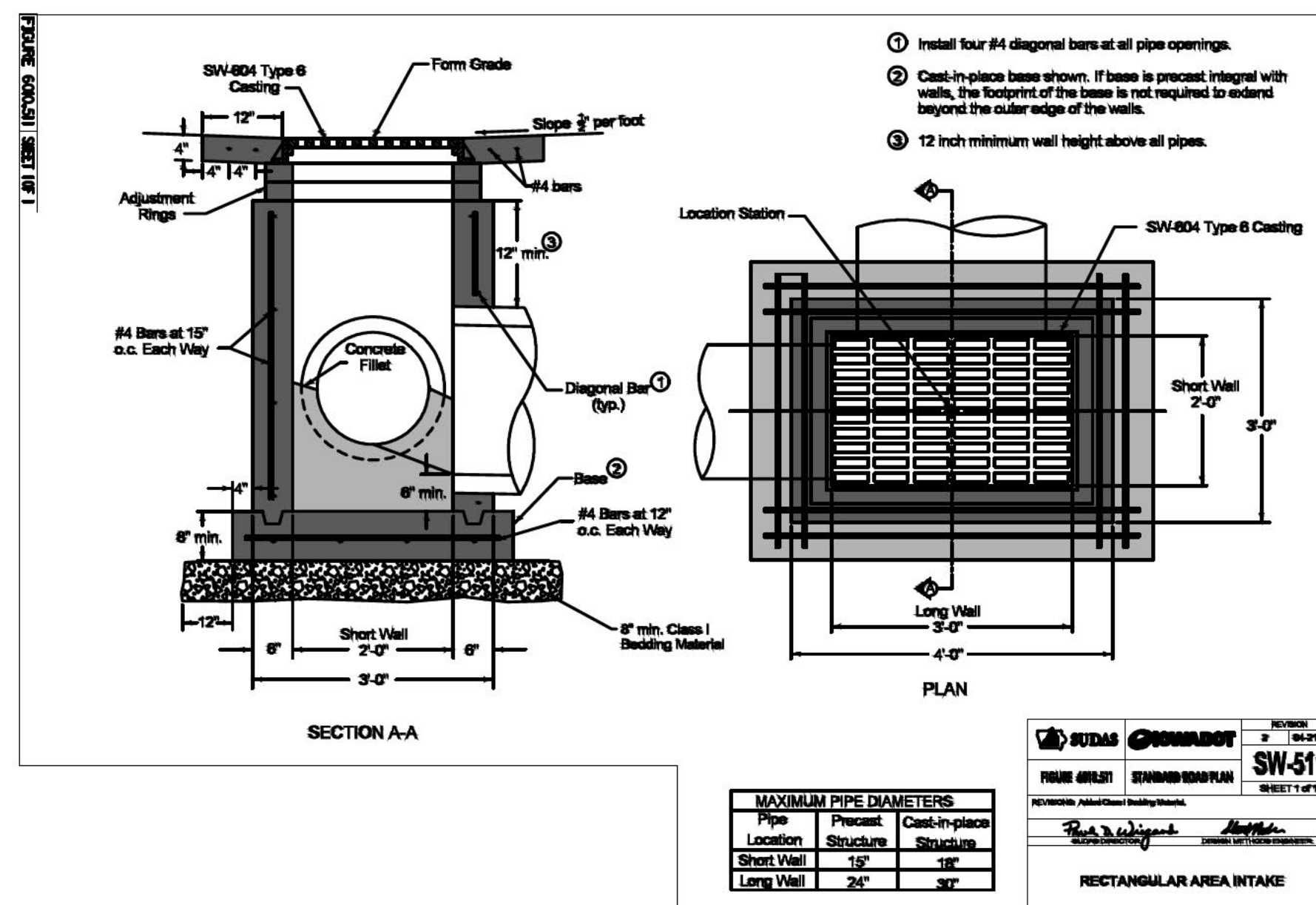
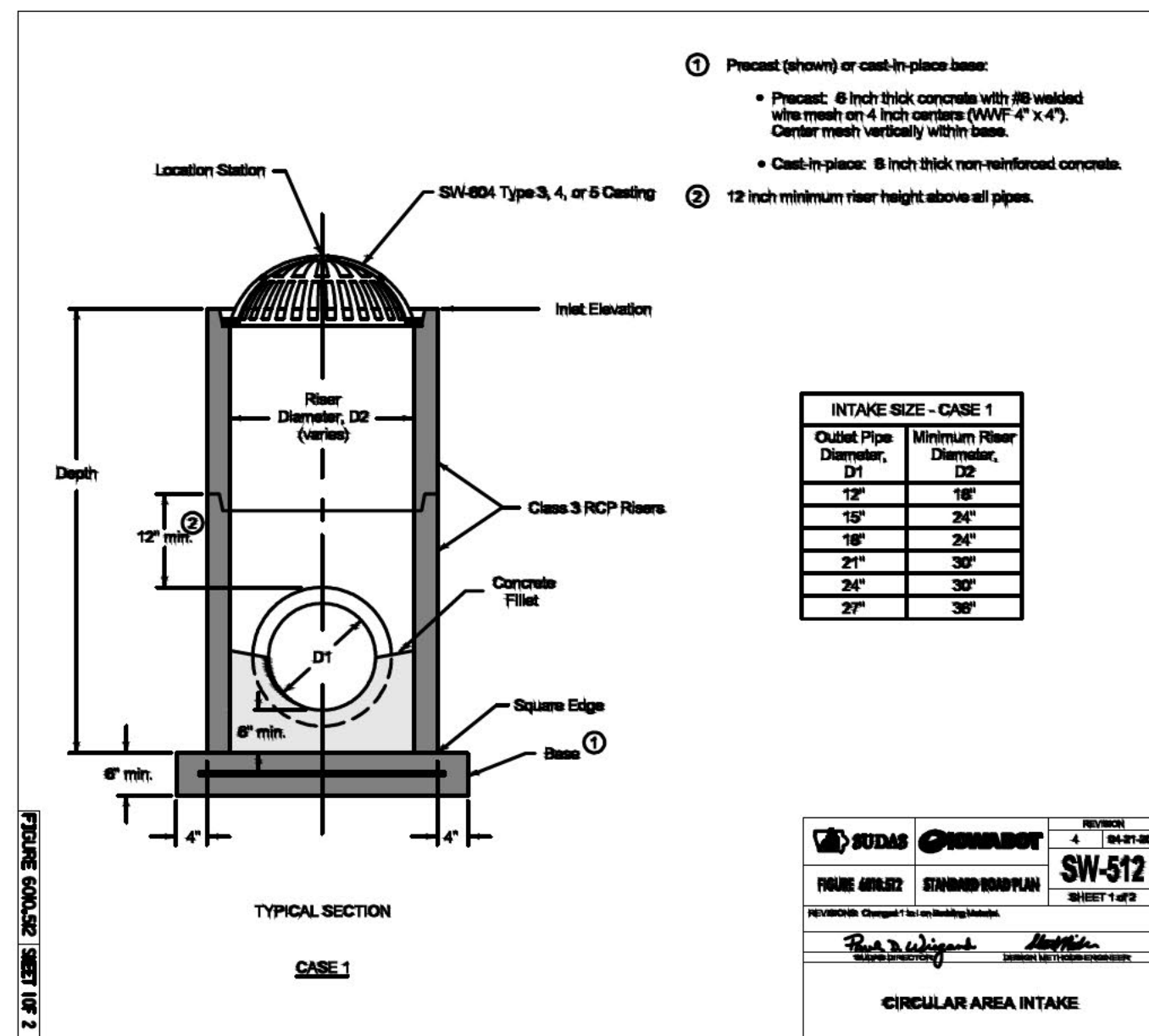
C160



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Date Revision



GENERAL NOTES AND DETAILS

LOT 7, JOCO 50
SUBDIVISION

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 02-07-2025

Designed by: RLA Field Book No:

Drawn by: ADP Scale: NA

Checked by: RLA Sheet No:

Project No: C501

11539-002 of 7