

PLANNING APPLICATION COVER SHEET**PROJECT TYPE: Site Plan****NO. SP26-000001****APPLICATION DATE: 02/23/2026****PROPERTY OWNER: T & T CAPITAL LLC****APPLICANT: Michael Accola****WORK DESCRIPTION: Amended site plan for JOCO 50 Lot 7****SITE ADDRESS: 2626 Ders Dr NW****PROPERTY INFORMATION****Planning, Development and Sustainability****913 S. Dubuque St. Iowa City, IA 52240****planning@johnsoncountyiowa.gov. 319-356-6083****<https://www.johnsoncountyiowa.gov/pds>**



Design Build / General Contractor

2/23/26

JOCO 50 Lot 7 Site Amended

IC Construction New Office/Shop Yard/Dance Studio and Anya's Warehouse

Types of business are:

Building 1 is Construction company office and shop with office hours of 7:30 am to 5 pm, 7-9 employees.

Building 2 is a Dance studio for 18 years and under participants that practice after school, evenings and weekends, with 10 employees.

Parking will be shared between IC and Dance studio, with plenty per requirements, see drawing.

Water and Sewer are supplied by City of Cedar Rapids and are ready to connect to.

There will be no special equipment used. Signage for IC has already been approved and installed. 360 will only have sign on building, Anyas has no plans for signage at this time.

Adequate lighting will be cast from buildings only. No light poles will be needed.

Thanks 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

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

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

APPLICANT/TOWNER:
T&T CAPITAL LLC
2801 120TH ST NW
SWISHER, IOWA 52338

C120 SITE LAYOUT AND DIMENSION PLAN
C140 OVERALL GRADING, EROSION CONTROL,
AND SWPPP
C141 DETAILED GRADING PLAN
C160 UTILITY PLAN
C500 GENERAL NOTES AND DETAILS

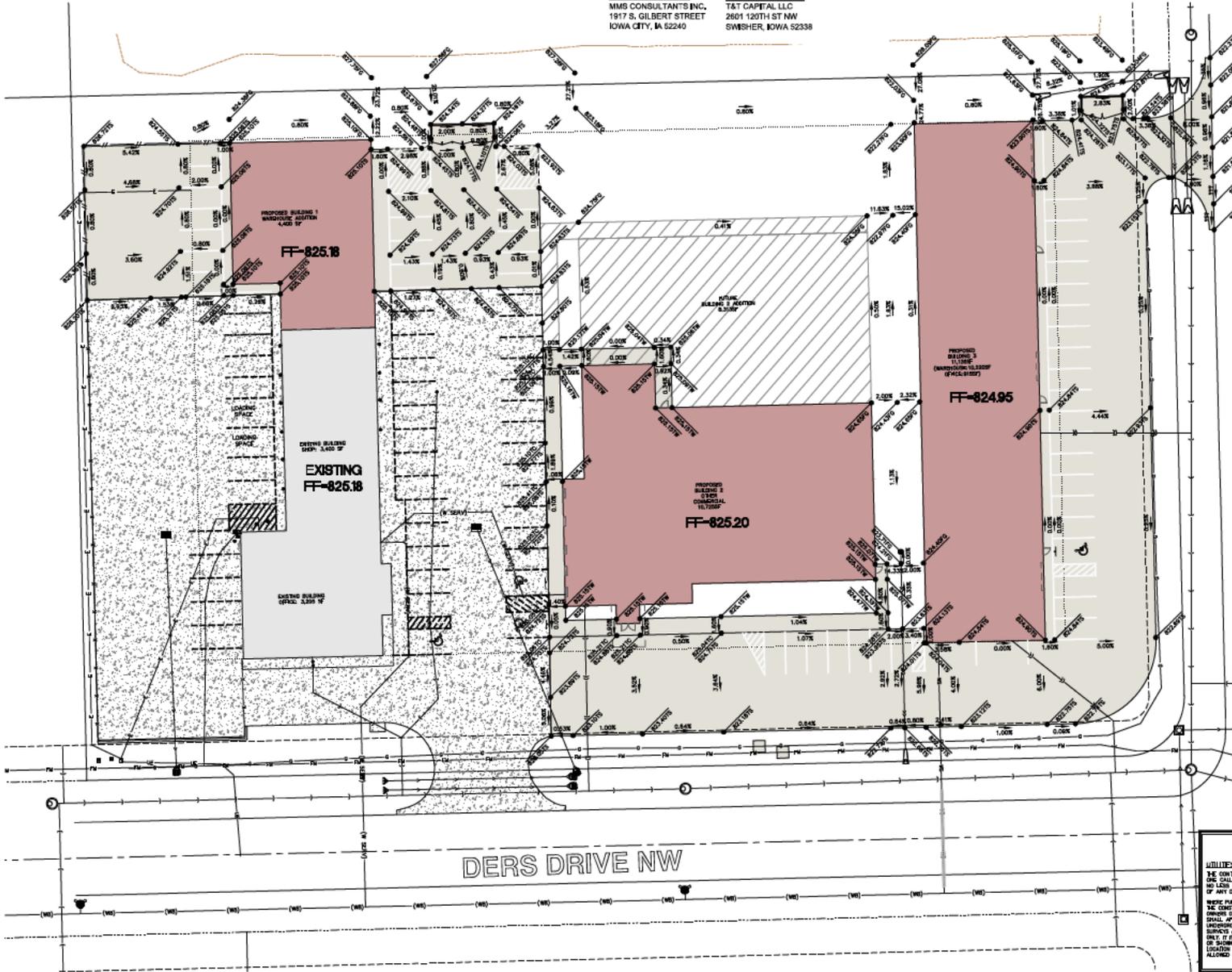


3.11 AC



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52203
(319) 301-8282
www.mmsconsultants.net



STANDARD LEGEND AND NOTES

PROPERTY &/or BOUNDARY LINES
CONDOMINIUM, SECTION LINES
EASEMENT - EASE LINES
EXISTING EASEMENT LINES
EXISTING CENTER LINES
LIFE LINES PLATED OR BY DEED
PROPOSED EASEMENT LINES
EXISTING EASEMENT LINES
RECORDED EASEMENTS
CURVE GEOMETRY MARKERS

PROPOSED:
POWER POLE
POWER POLE W/TRANS
GUY POLE
UTILITY POLE
SANITARY MANHOLE
RISER
WATER VALVE
SEWER MANHOLE
URD MANHOLE
CROSSING SANITARY SEWER
CROSSING WATER SEWER
CROSSING WATER SEWER
CROSSING WATER LINES
ELECTRICAL LINES
TELEPHONE LINES
CROSSING LINES (1" INTERVAL)
PROPOSED DRAINAGE
EXISTING DRAINAGE
EXISTING EXISTING TREES & SHRUBS
EXISTING EXISTING TREES & SHRUBS

THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHOWN ON THIS PLAN SHALL BE VERIFIED WITH CONVEYANCES AND RECORDS AND TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THE DISTRICT.

GRADING LEGEND

0.0000' - EXISTING SURFACE
0.0000' - FINISH GRADE
0.0000' - TOP SLAB
0.0000' - TOP WALK
0.0000' - TOP CURB
0.0000' - TOP FIN
0.0000' - F0 AT TOP WALL
0.0000' - F0 AT BOTTOM WALL
0.0000' - TOP OF SEEPS
0.0000' - BOTTOM OF SEEPS

THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL FOR ALL STREETS AND SPECIFICATIONS AT ALL TIMES DURING WORK WITHIN PUBLIC ROWS. 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 800-848-8889 NO LATER THAN 48 HRS IN ADVANCE OF ANY GRADING OR EXCAVATION.

WHERE PUBLIC UTILITY UTILITIES ARE SHOWN AS EXISTING ON THE PLANS OR INDICATED WITHIN THE CONVEYANCES, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE DEPTH OF THESE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ACCESS TO THESE UTILITIES FROM ALL NECESSARY HOISTERS OR SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS AND RECORDS ARE AVAILABLE TO THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF THESE UTILITIES PRIOR TO ANY GRADING OR EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THESE UTILITIES AND TO PROVIDE NECESSARY REPAIRS AND RELOCATION. COORDINATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY DEFERENCES OR DELAYS CAUSED BY SUCH WORK.

IOWA ONE CALL

Date: 02/18/2026
Revision: 0033026 ADDD TURNAROUND - HIGH

DETAILED GRADING PLAN

LOT 7, JOCO 50 SUBDIVISION

JOHNSON COUNTY IOWA

MMS CONSULTANTS, INC.
Date: 02/18/2026

Designed by: JUC
Drawn by: HEH
Checked by: JUC
Project No: C141
11539-003

