

PLANNING APPLICATION COVER SHEET**PROJECT TYPE: Site Plan****NO. SP26-000003****APPLICATION DATE: 03/25/2026****PROPERTY OWNER: H & V ENTERPRISES IWV LLC****APPLICANT: Ron Amelon****WORK DESCRIPTION: Amended Site Development Plan 3031 & 3037 IWV Road SW****SITE ADDRESS: 3037 IWV RD SW****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>**



March 25, 2026

Project # 9414-022

Johnson County
Planning, Development & Sustainability
Attn: Josh Busard
913 S Dubuque Suite 204
Iowa City, IA 52240

Re: Amended Site Development Plan – 3031& 3037 IWV Road SW

Dear Josh:

On behalf of our client, Nick Hemann, we are submitting an application for an Amended Site Development Plan. The site is on parcel number 1114226001. The land is developed with 105 existing storage units. The amended site plan will add 30 new storage units. The proposed storage units are intended to be for RV's, boats, etc. not commercial contractor bays, therefore there will be no bathrooms or water. There will be no employees on site. There is an existing small sign along the west side of the driveway. This property is within the City of Iowa City's Fringe Area - Area C Outside Growth and this application will be sent to Iowa City staff for review.

Sincerely,

Ron Amelon
MMS Consultants Inc.

cc: City of Iowa City

Environmental Specialists

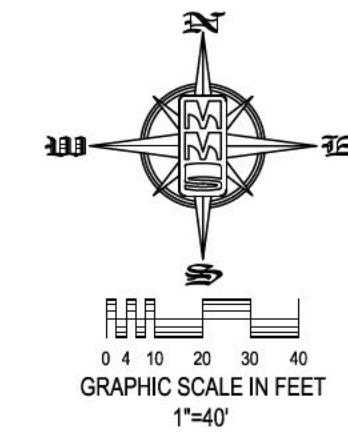
Landscape Architects

Land Planners

Land Surveyors

Civil Engineers

AMENDED SITE DEVELOPMENT PLAN GARAGE RENTAL UNITS 3031 & 3037 IWV ROAD S.W., IOWA CITY, IOWA, 52246

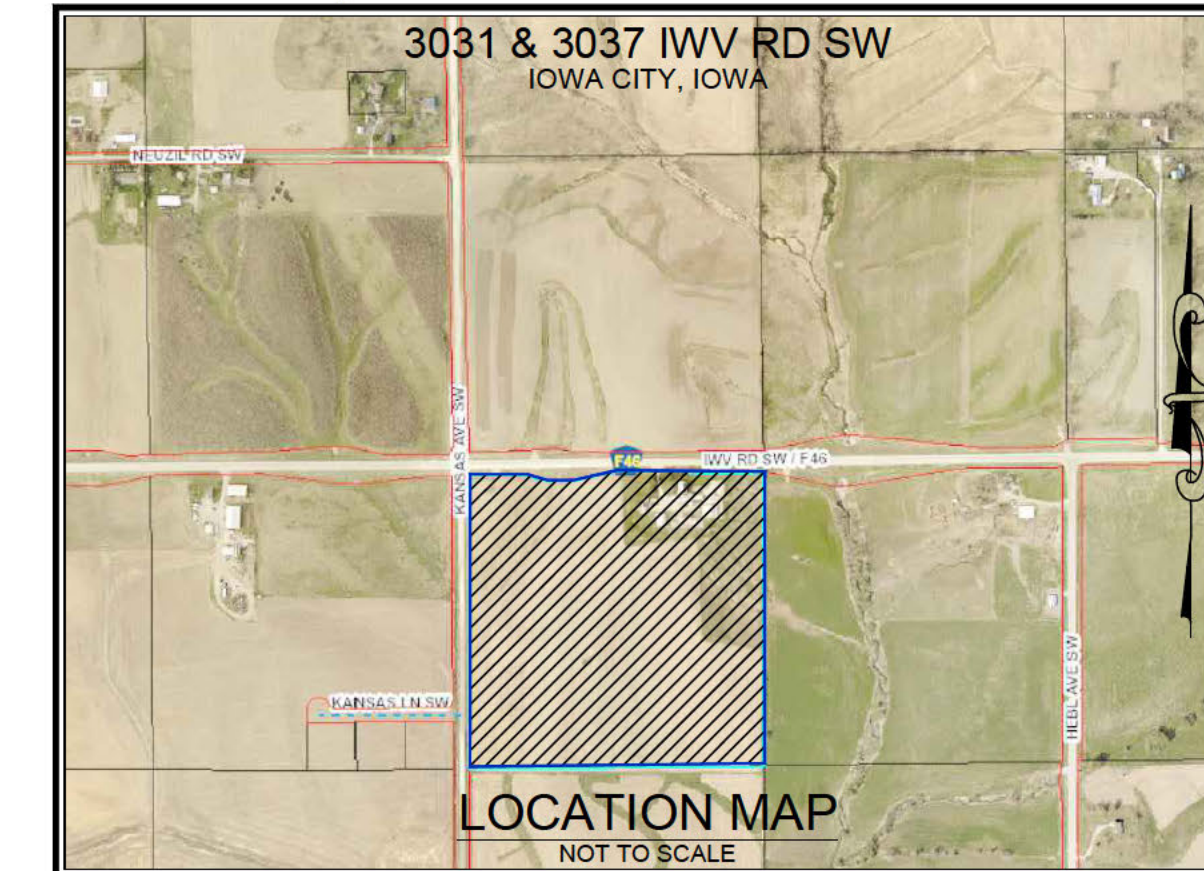


PLAN PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IOWA 52240

OWNER/APPLICANT:
B7 PROPERTY LLC
P.O. BOX 152
SOLON, IOWA 52333

APPLICANT:
NICK HERMANN
B7 PROPERTY LLC
P.O. BOX 152
SOLON, IOWA 52333

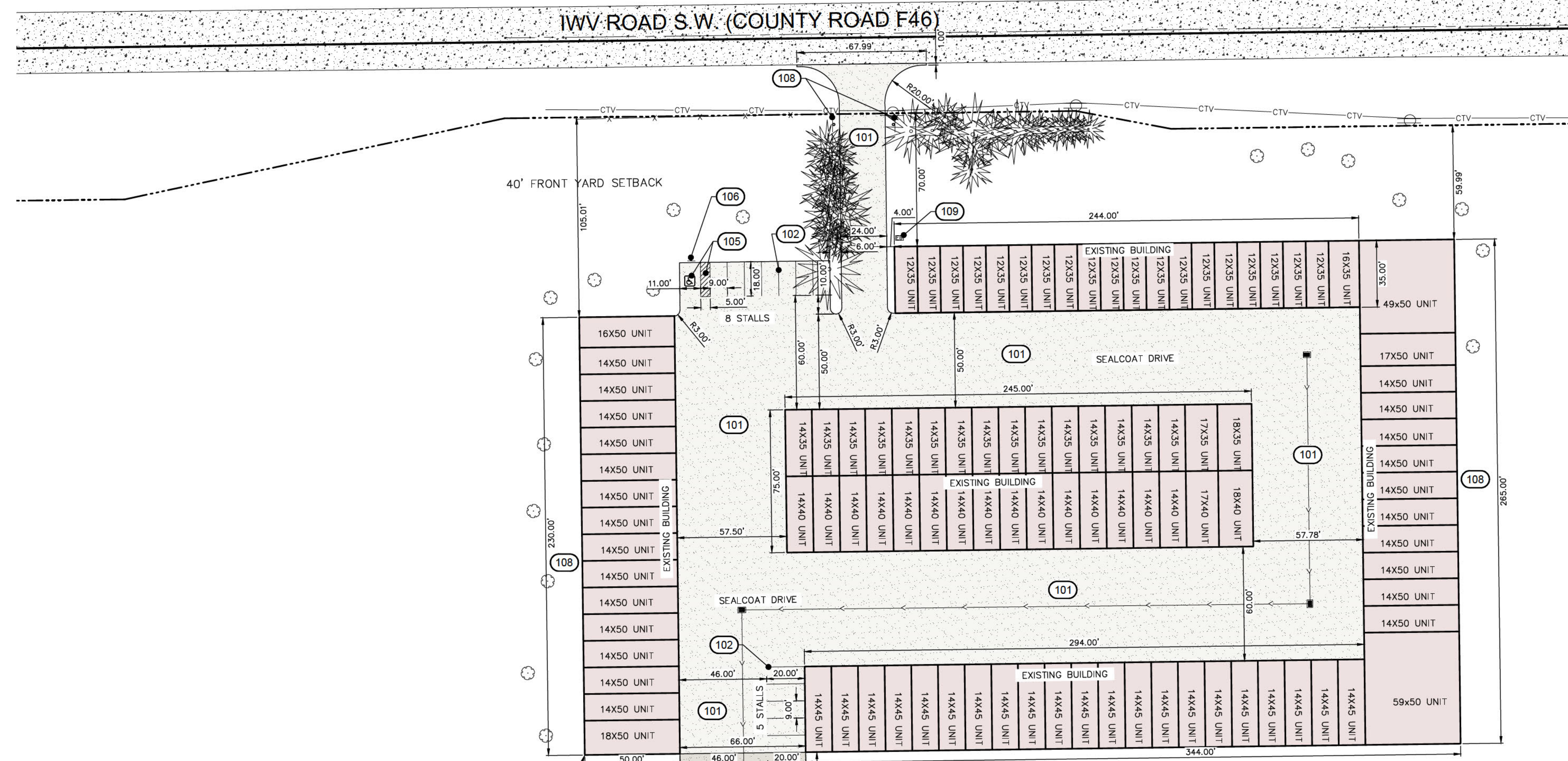
APPLICANTS ATTORNEY:
CYNTHIA E PARSONS
123 N LINN STREET # 300,
IOWA CITY, IOWA 52245



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:



LEGAL DESCRIPTION
LEGAL DESCRIPTION FOUND IN WARRANTY DEED, RECORDED IN BK 5716, PG. 606:

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 79 NORTH, RANGE 7 WEST OF THE 5TH P.M., JOHNSON COUNTY, IOWA.

DEVELOPMENT CHARACTERISTICS
NOTES:
1. REQUESTED CONDITIONAL USE: STORAGE GARAGES
2. EXISTING ZONING: AGRICULTURAL
3. PROPOSED CONSTRUCTION TO BEGIN FALL OF 2020 AND COMPLETED SPRING 2022.
4. AMENDED SITE PLAN PROPOSED CONSTRUCTION TO BEGIN SPRING 2026 AND COMPLETED FALL 2026.

CURRENT ZONING: A
SETBACK REQUIREMENTS:
BUILDING SETBACKS:
FRONT YARD: 40 FEET
SIDE YARD: 10 FEET
REAR YARD: 30 FEET

PROPOSED COVERAGE:

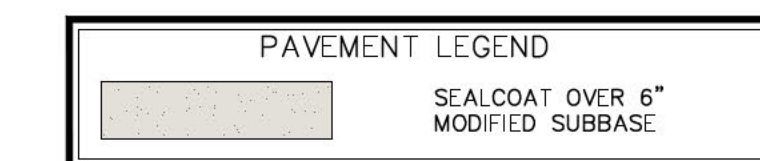
LOT AREA - (37.01 AC.)	1,612,025 sq ft	(100%)
BUILDING AREA - EXISTING (TO BE REMOVED)	10,367 sq ft	(0.7%)
BUILDING AREA - PHASE 1 REMOVAL (SEE SHEET CD100)	2,697 sq ft	(0.2%)
BUILDING AREA - PHASE 2 REMOVAL (SEE SHEET CD100)	2,670 sq ft	(0.2%)
BUILDING AREA - PHASE 1	27,950 sq ft	(1.7%)
BUILDING AREA - PHASE 2	38,415 sq ft	(2.4%)
BUILDING AREA - PHASE 3	19,440 sq ft	(1.2%)
BUILDING AREA - PROPOSED TOTAL	85,805 sq ft	(5.3%)
PAVING AREA - EXISTING (TO BE REMOVED)	19,471 sq ft	(1.2%)
PAVING AREA - PHASE 1 REMOVAL (SEE SHEET CD100)	18,007 sq ft	(1.1%)
PAVING AREA - PHASE 2 REMOVAL (SEE SHEET CD100)	1,465 sq ft	(0.1%)
PAVING AREA - PHASE 1	31,585 sq ft	(2.0%)
PAVING AREA - PHASE 2	25,204 sq ft	(1.6%)
PAVING AREA - PHASE 3	24,164 sq ft	(1.5%)
PAVING AREA - PROPOSED	80,953 sq ft	(5.0%)
GREEN SPACE AREA	1,445,267 sq ft	(89.7%)

PARKING CALCULATIONS:
Parking = 1 SPACE FOR EVERY 10 UNITS
135 (PROPOSED UNITS) / 10
TOTAL REQUIRED SPACES = 14 SPACES INCLUDING 1 ADA STALL
TOTAL SPACES PROVIDED = 18 SPACES INCLUDING 1 ADA STALL

GENERAL NOTES:
1. ALL LIGHTING TO BE MOUNTED ONTO BUILDINGS BY THE COMPLETION OF PHASE 2 AND SHALL COMPLY WITH 8.1.24.C OF THE JOHNSON COUNTY UNIFIED DEVELOPMENT ORDINANCE.
2. MAXIMUM NUMBER OF EMPLOYEES ON A WORK SHIFT WILL BE 1-2 EMPLOYEES ON SITE AS NEEDED.
3. THE SURFACE OF THE TEMPORARY DRIVEWAY SHALL BE A DUST FREE SURFACE. SEE SHEET G100 FOR LOCATION OF TEMPORARY DRIVE.
4. ANY PROPOSED ROOF DRAINS SHALL BE CONNECTED DIRECTLY TO THE PRIVATE STORM SEWER SYSTEM OR PIPED TO A OUTLET IN THE BIO CELL OR POND.

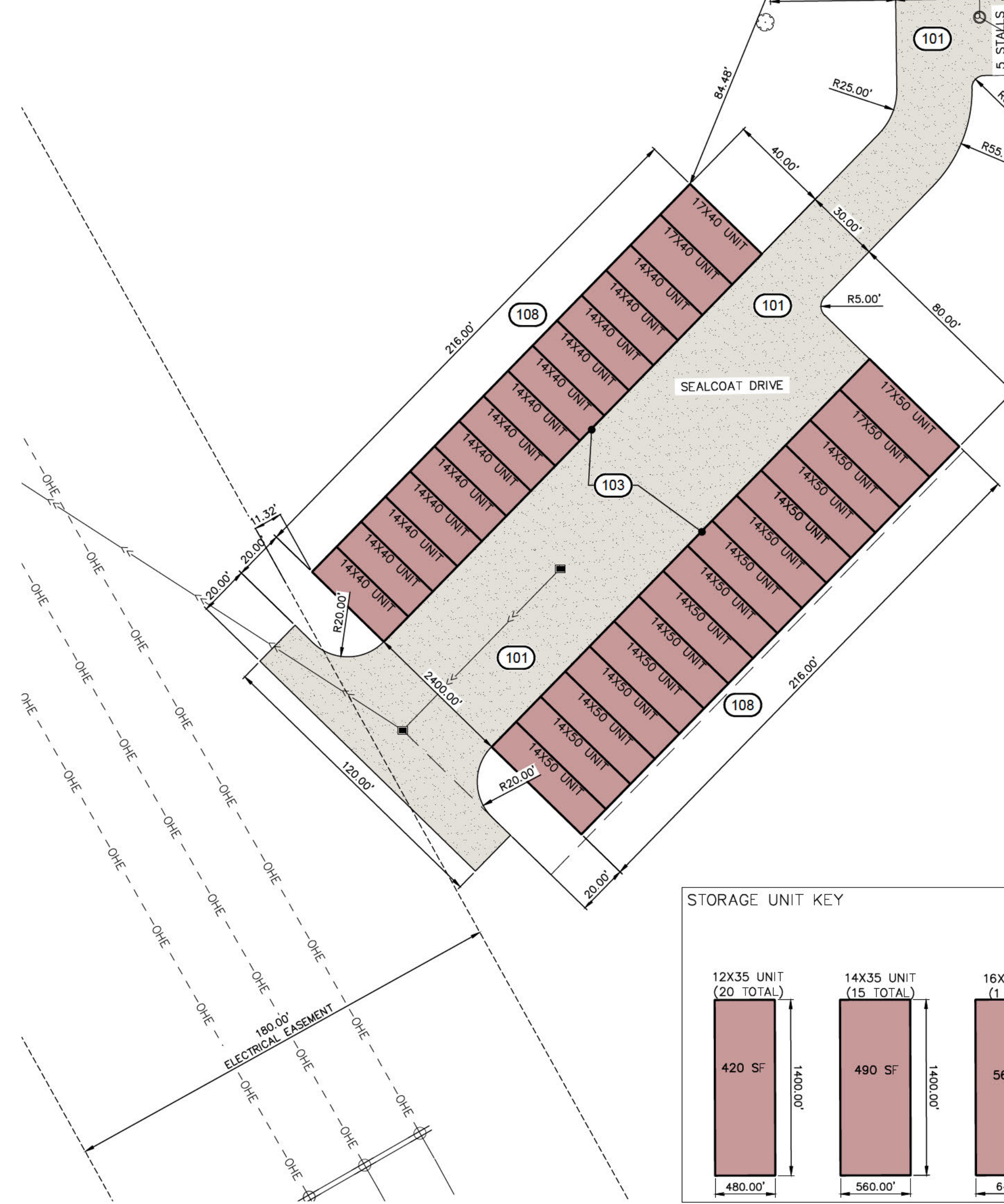
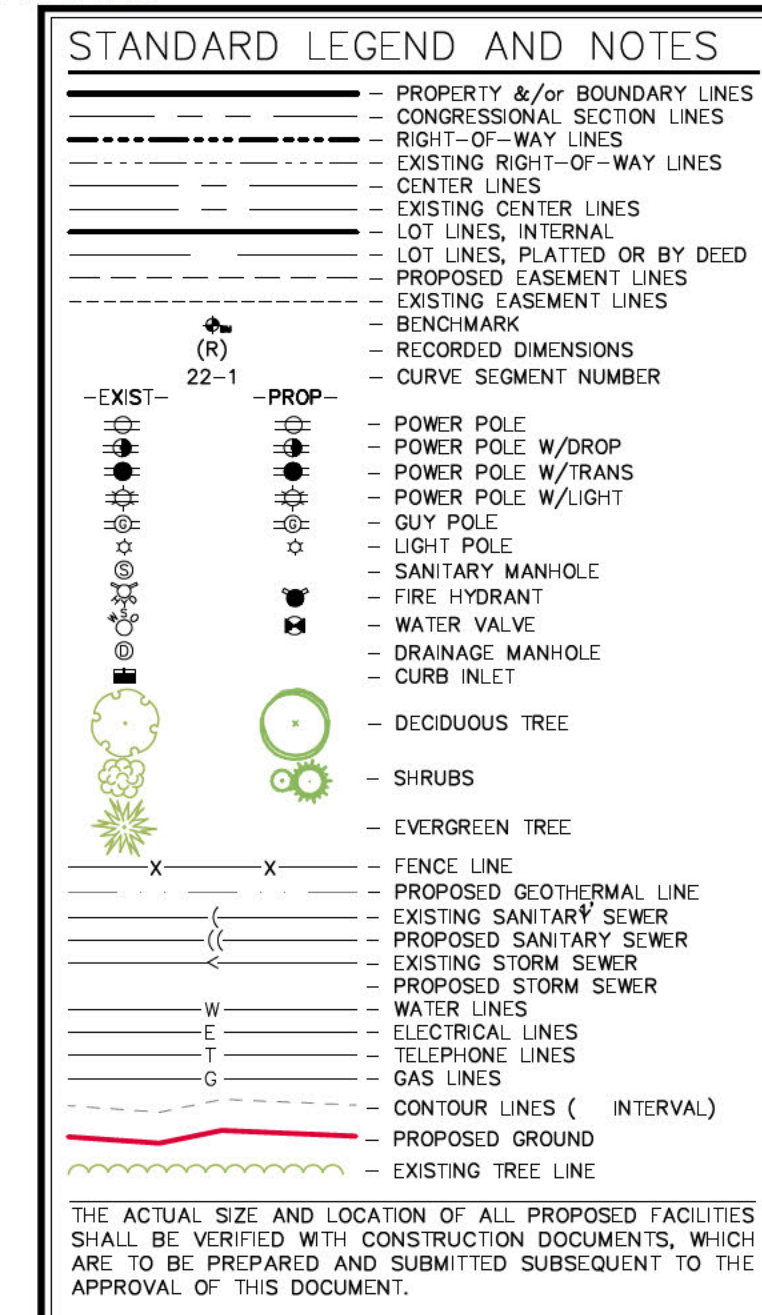
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G1 100	SITE LAYOUT AND DIMENSION PLAN
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CL100	LANDSCAPE PLAN



KEYNOTES

NUMBER	KEYNOTE	DETAIL
101	PROPOSED PAVEMENT (THICKNESS AND MATERIAL AS NOTED IN PAVEMENT LEGEND ABOVE)	
102	PROPOSED 4" WIDE PAVEMENT MARKING	
103	PROPOSED STORAGE BUILDING (SEE STORAGE UNIT KEY BELOW FOR UNIT SIZE AND QUANTITY)	
104	NOT USED	
105	PROPOSED ADA STRIPING AND SIGNAGE	
106	PROPOSED ADA SIGNAGE	
107	PROPOSED STORM WATER DETENTION BASIN	
108	WALL SIGN SHALL BE PLACED ALONG EAST BUILDING (FOR PHASE 1) AND ALONG THE WEST BUILDING AND A SIGN SHALL BE PLACED ON EACH SIDE OF THE DRIVE (PHASE 2). ALL SIGNAGE SHALL CONFORM WITH THE JOHNSON COUNTY ORDINANCE, SECTION 8.1.24.3A	
109	PROPOSED LOCATION OF ELECTRIC PEDESTAL. ELECTRIC UTILITIES WILL BE UNDERGROUND SERVICE LINES AND SHALL BE INSTALLED AT THE DIRECTION OF THE ELECTRIC PROVIDER.	
110	PROPOSED BIO-CELL	



UTILITY COMPANY CONTACTS

SERVICE	SUPPLIER	PHONE NO.
ELECTRIC	MIDAMERICAN ENERGY Contact Name: Jason Warren	319-356-5163
COMMUNICATIONS	CENTURYLINK Contact Name: Tom Sturmer	720-578-8090
COMMUNICATIONS	VERIZON Contact Name: John Baehleider	972-729-7000

NOTE: THE CONTACTS LISTED WERE PROVIDED BY IOWA ONE CALL SERVICE.

UTILITIES

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/292-8899 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. THEREIN, NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

IOWA ONE CALL

PLAT/PLAN APPROVED BY:

JOHNSON COUNTY PDS ADMINISTRATOR: _____ DATE: _____

JOHNSON COUNTY PUBLIC HEALTH DEPT. COORD. DATE: _____

JOHNSON COUNTY SECONDARY ROADS COORDINATOR DATE: _____

APPLICANT: _____ DATE: _____

I hereby certify that this engineering document was prepared by me or under my direct supervision and that 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 license renewal date is December 31, 20____.

Pages or sheets covered by this seal: _____

SEAL

STORAGE UNIT KEY

UNIT TYPE	AREA (SF)	WIDTH (FT)	DEPTH (FT)
12X35 UNIT (20 TOTAL)	420 SF	480.00'	1400.00'
14X35 UNIT (15 TOTAL)	490 SF	560.00'	1400.00'
16X35 UNIT (1 TOTAL)	560 SF	640.00'	1400.00'
17X35 UNIT (1 TOTAL)	595 SF	680.00'	1400.00'
18X35 UNIT (1 TOTAL)	630 SF	720.00'	1400.00'
14X40 UNIT (28 TOTAL)	560 SF	560.00'	1600.00'
17X40 UNIT (3 TOTAL)	680 SF	680.00'	1600.00'
18X40 UNIT (1 TOTAL)	720 SF	720.00'	1600.00'
14X45 UNIT (21 TOTAL)	630 SF	560.00'	1800.00'
14X50 UNIT (37 TOTAL)	700 SF	560.00'	2000.00'
16X50 UNIT (1 TOTAL)	800 SF	640.00'	2000.00'
17X50 UNIT (3 TOTAL)	850 SF	680.00'	2000.00'
18X50 UNIT (1 TOTAL)	900 SF	720.00'	2000.00'
49X50 UNIT (1 TOTAL)	2450 SF	1960.00'	2000.00'
59X50 UNIT (1 TOTAL)	2950 SF	2360.00'	2000.00'

SITE LAYOUT & DIMENSION PLAN

3031 & 3037 IWV RD. S.W.,
PART OF THE
NW1/4-NW1/4
SEC. 14, T79N, R7W

IOWA CITY,
JOHNSON COUNTY,
IOWA

MMS CONSULTANTS, INC.
Date: 02/27/2026
Designed by: Field Book No.
Drawn by: Scale: 1"=30'
Checked by: RLA Sheet No.
Project No: G1100
9414-022

AMENDED SITE DEVELOPMENT PLAN GARAGE RENTAL UNITS

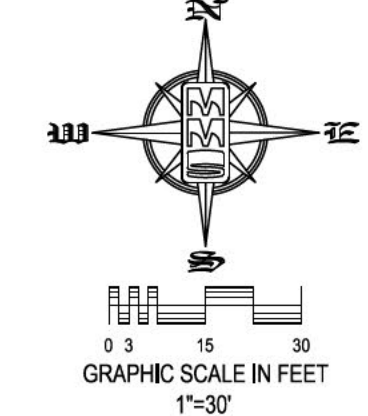
3031 & 3037 IWW ROAD S.W.,
IOWA CITY, IOWA, 52246

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

OWNER/APPLICANT:
B7 PROPERTY LLC
P.O. BOX 152
SOLON, IOWA 52333

APPLICANT:
NICK HERMANN
B7 PROPERTY LLC
P.O. BOX 152
SOLON, IOWA 52333

APPLICANT'S ATTORNEY:
CYNTHIA E PARSONS
123 N. LINN STREET # 300,
IOWA CITY, IOWA 52245



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PHASING LEGEND	
	PHASE 1
	PHASE 1 TEMPORARY DRIVE
	PHASE 2
	PHASE 3

KEYNOTES

NUMBER	KEYNOTE	DETAIL
201	BASIN SHALL BE CONSTRUCTED AS PART OF PHASE 1	
202	BIO-CELL SHALL BE INSTALLED AS PART OF PHASE 1. BIO-CELL SHALL NOT BE GRADED UNTIL ALL DISTURBED AREAS ON SITE HAVE BEEN STABILIZED.	
203	ALL STORM PIPE AND STRUCTURES SHALL BE INSTALLED AS PART OF PHASE 1	
204	EXISTING HOUSES AND GARAGES TO REMAIN DURING PHASE 1. CONTRACTOR SHALL COORDINATE WITH OWNER TO GRADE TEMPORARY DRIVE IN SUCH A WAY THAT DOES NOT IMPEDE ACCESS TO RESIDENTS.	

GRADING NOTE:
CONTRACTOR SHALL COORDINATE WITH OWNER DURING ALL PERIMETER GRADING TO ENSURE THAT STORM WATER FLOW IS TO BASIN AND NATURAL DRAINAGE WAYS IS NOT IMPEDED.

UTILITIES

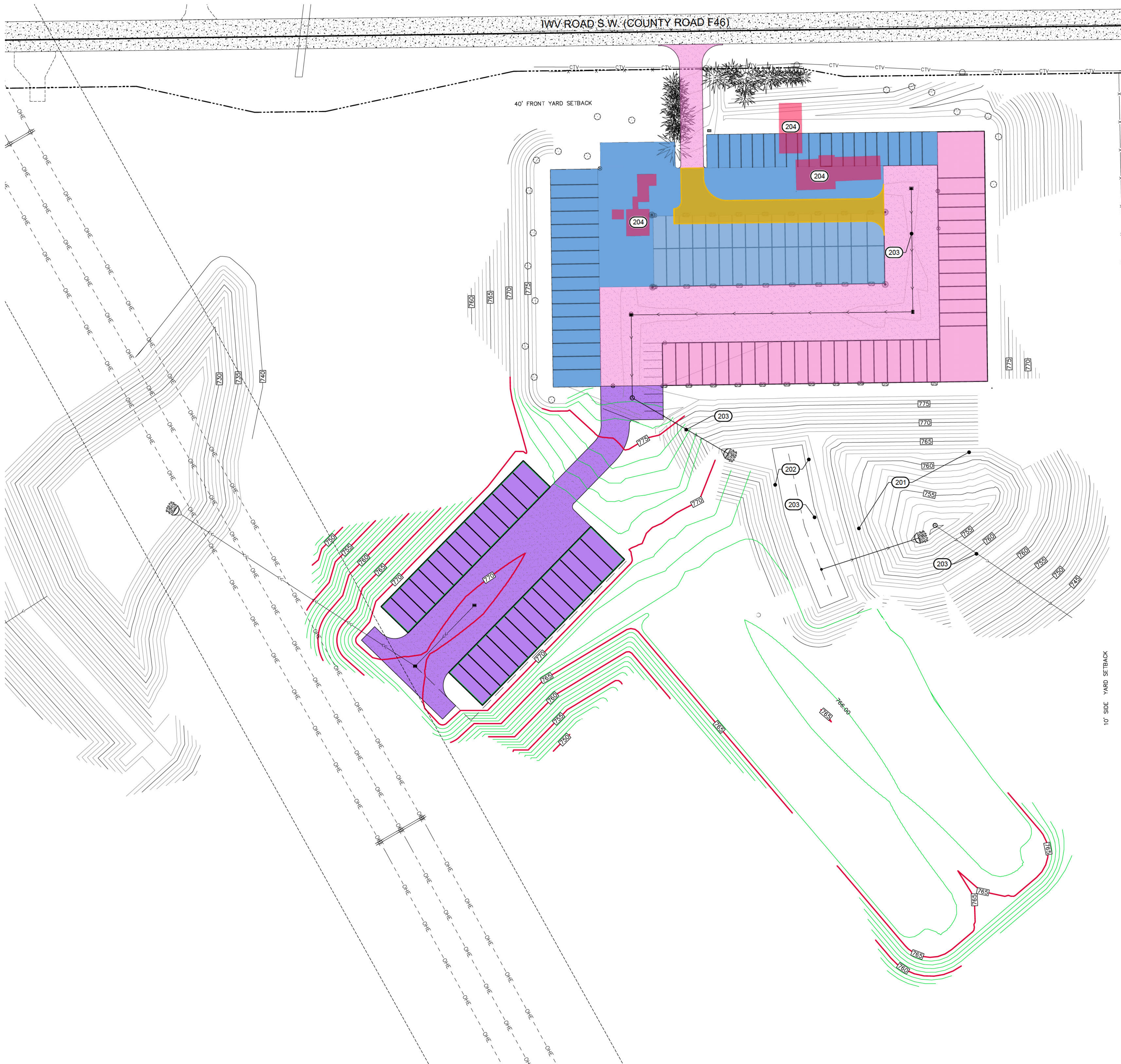
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STANDARD LEGEND AND NOTES

	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
	PROPOSED POWER POLE
	EXISTING POWER POLE
	PROPOSED POWER POLE W/DROP
	EXISTING POWER POLE W/TRANS
	PROPOSED POWER POLE W/LIGHT
	EXISTING POWER POLE W/LIGHT
	PROPOSED GUY POLE
	EXISTING GUY POLE
	PROPOSED SANITARY MANHOLE
	EXISTING SANITARY MANHOLE
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED WATER VALVE
	EXISTING WATER VALVE
	PROPOSED DRAINAGE MANHOLE
	EXISTING DRAINAGE MANHOLE
	PROPOSED CURB INLET
	EXISTING 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 ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.



CIVIL ENGINEERS
LAND PLANNERS
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ENVIRONMENTAL SPECIALISTS

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(319) 351-8282
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Date	Revision

PHASING PLAN

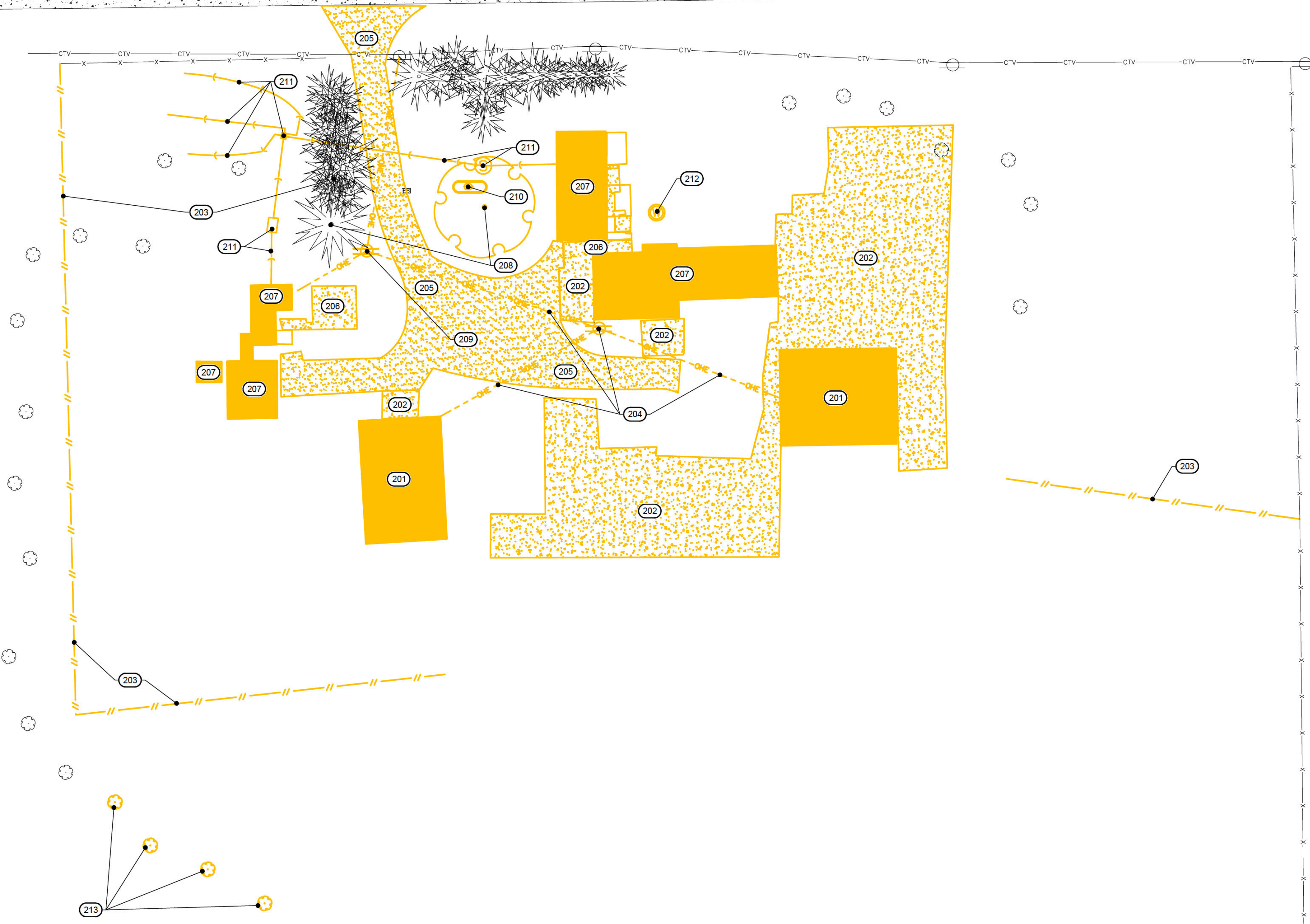
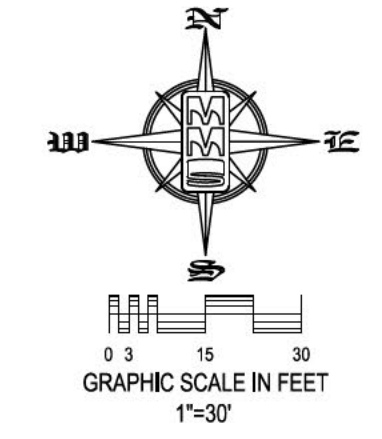
3031 & 3037 IWW RD. S.W.,
PART OF THE NW1/4-NW1/4 SEC.
14, T79N, R7W

IOWA CITY,
JOHNSON COUNTY,
IOWA

MMS CONSULTANTS, INC.	
Date:	02/27/2026
Designed by:	Field Book No:
Drawn by:	Scale:
Checked by:	Sheet No:
Project No:	9414-022
	G1101

AMENDED SITE DEVELOPMENT PLAN GARAGE RENTAL UNITS 3031 & 3037 IWV ROAD S.W., IOWA CITY, IOWA, 52246

PLAN PREPARED BY: MMS CONSULTANTS INC. 1917 S. GILBERT STREET IOWA CITY, IOWA 52240
OWNER/APPLICANT: B7 PROPERTY LLC P.O. BOX 152 SOLON, IOWA 52333
APPLICANT: NICK HERMANN B7 PROPERTY LLC P.O. BOX 152 SOLON, IOWA 52333
APPLICANT'S ATTORNEY: CYNTHIA E PARSONS 123 N. LINN STREET # 300, IOWA CITY, IOWA 52245



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KEYNOTES

NUMBER	KEYNOTE	DETAIL
201	REMOVE EXISTING OUT BUILDINGS (PHASE 1)	
202	REMOVE EXISTING CONCRETE PAVING (PHASE 1)	
203	REMOVE EXISTING FIELD FENCE (PHASE 1)	
204	REMOVE EXISTING POWER POLE AND ELECTRIC OVERHEAD SERVICE LINE (PHASE 1) (BY OTHERS)	
205	EXISTING GRAVEL DRIVE TO REMAIN DURING PHASE 1 TO ALLOW ACCESS FOR PHASE 1 IMPROVEMENTS.	
206	REMOVE EXISTING CONCRETE PAVING (PHASE 2)	
207	EXISTING RESIDENTIAL BUILDINGS, PORCHES, DECKS PATIOS AND STEPS ARE TO REMAIN DURING PHASE 1. TO BE REMOVED FOR PHASE 2 CONSTRUCTION.	
208	REMOVE EXISTING TREES (PHASE 2)	
209	REMOVE LIGHT POLES (PHASE 2) (BY OTHERS)	
210	REMOVE LP TANK (PHASE 2)	
211	REMOVE SEPTIC TANKS, LINES, AND LEACH FIELD (PHASE 2)	
212	WELL TO BE PROPERLY ABANDONED	
213	REMOVE EXISTING TREES (PHASE 3)	

STANDARD LEGEND AND NOTES

---	PROPERTY &/OR BOUNDARY LINES
---	CONGRESSIONAL SECTION LINES
---	RIGHT-OF-WAY LINES
---	EXISTING RIGHT-OF-WAY LINES
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---	LOT LINES, INTERNAL
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---	EXISTING EASEMENT LINES
---	BENCHMARK
---	RECORDED DIMENSIONS
---	CURVE SEGMENT NUMBER
---	Z2-1
---	PROPOSED POWER POLE
---	EXISTING POWER POLE W/DROP
---	EXISTING POWER POLE W/TRANS
---	EXISTING POWER POLE W/LIGHT
---	EXISTING GUY POLE
---	EXISTING LIGHT POLE
---	EXISTING SANITARY MANHOLE
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Date	Revision

EXISTING CONDITIONS AND DEMOLITION PLAN

3031 & 3037 IWV RD. S.W., PART OF THE NW1/4-NW1/4 SEC. 14, T79N, R7W

IOWA CITY, JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.

Date: 02/27/2026

Designed by: Field Book No:

Drawn by: Scale: 1"=30'

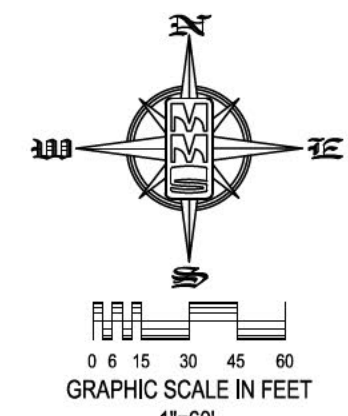
Checked by: RLA Sheet No:

Project No: CD101

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EROSION CONTROL LEGEND

	SILT FENCE/FILTER SOCK		PERIMETER SILT FENCE
	EROSION CONTROL MATTING IN ALL AREAS OF STORM BASIN/BO 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 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: 37.0 ACRES
TOTAL AREA TO BE DISTURBED: 6.6 ACRES

EROSION CONTROL MEASURES SHOWN SHALL BE USED DURING FILL ACTIVITIES. EROSION CONTROL MEASURES SHALL BE RE-EVALUATED 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 THIS SITE. IF ADDITIONAL MEASURES ARE USED, INDICATE THE TYPE AND LOCATION OF SAID MEASURE ON THIS PLAN.

CONTRACTOR SHALL INSTALL A ROCK ENTRANCE AND PERFORM REGULAR CLEANING OF VEHICLES THAT LEAVE THE SITE.

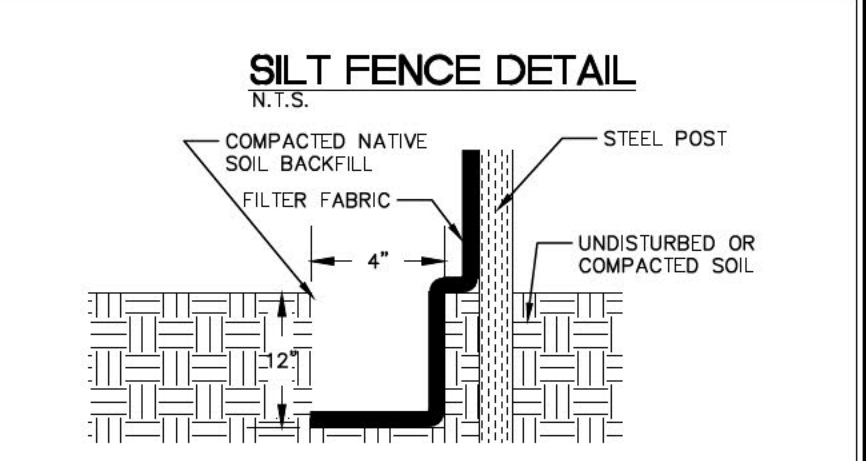
FOLLOWING INSTALLATION OF PERIMETER SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR TO SCHEDULE A SITE INSPECTION PRIOR TO ANY SOIL DISTURBING ACTIVITIES.

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

THE EROSION CONTROL CONTRACTOR SHALL INSTALL FILTER SOCKS OR OTHER APPROVED FORM OF INLET PROTECTION AT EACH STREET INTAKE ADJACENT TO THE SITE.

EROSION CONTROL MEASURES, INCLUDING, BUT NOT LIMITED TO, TEMPORARY ROCK CONSTRUCTION ENTRANCE, CONCRETE WASHOUT AND TEMPORARY PARKING AND STORAGE AREAS, SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9040 SUDAS STANDARD SPECIFICATIONS.

DUE TO PHASED CONSTRUCTION OF DRIVE AND STORAGE UNITS, 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.



- ### 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 4196.01A. 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 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.

SHEET INDEX

GI 100	SITE LAYOUT AND DIMENSION PLAN
GI 101	PHASING PLAN
CD100	EXISTING CONDITIONS AND DEMOLITION PLAN
CG100	OVERALL EROSION CONTROL AND GRADING PLAN & SWPPP
CG101	POND GRADING PLAN
CG102	DETAILED GRADING PLAN
CG103	POND STORM SEWER PLAN AND PROFILE AND CROSS SECTIONS
CU160	SITE UTILITY PLAN
CU500	GENERAL NOTES AND DETAILS
CL100	LANDSCAPE PLAN

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)

STANDARD LEGEND AND NOTES

	PROPERTY &/or BOUNDARY LINES		POWER POLE
	CONGRESSIONAL SECTION LINES		POWER POLE W/DROP
	RIGHT-OF-WAY LINES		POWER POLE W/TRANS
	EXISTING RIGHT-OF-WAY LINES		GUY POLE
	CENTER LINES		LIGHT POLE
	LOT LINES, INTERNAL		SANITARY MANHOLE
	EXISTING CENTER LINES		FIRE HYDRANT
	LOT LINES, PLATTED OR BY DEED		WATER VALVE
	PROPOSED EASEMENT LINES		DRAINAGE MANHOLE
	EXISTING EASEMENT LINES		CURB INLET
	BENCHMARK		DECIDUOUS TREE
	RECORDED DIMENSIONS		SHRUBS
	CURVE SEGMENT NUMBER		EVERGREEN TREE
	FENCE LINE		PROPOSED GEOTHERMAL LINE
	PROPOSED GEOTHERMAL LINE		EXISTING SANITARY SEWER
	EXISTING SANITARY SEWER		PROPOSED SANITARY SEWER
	PROPOSED SANITARY SEWER		EXISTING STORM SEWER
	PROPOSED STORM SEWER		PROPOSED STORM SEWER
	WATER LINES		WATER LINES
	ELECTRICAL LINES		TELEPHONE LINES
	TELEPHONE LINES		GAS LINES
	GAS LINES		CONTOUR LINES (INTERVAL)
	CONTOUR LINES (INTERVAL)		PROPOSED GROUND
	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 800/292-8889 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 THE 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.

OVERALL EROSION CONTROL AND GRADING PLAN & SWPPP

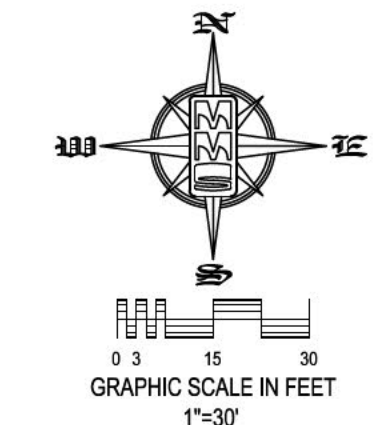
3031 & 3037 IWW RD. S.W., PART OF THE NW1/4-NW1/4 SEC. 14, T79N, R7W

IOWA CITY, JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.
Date: 02/27/2026
Designed by: Field Book No:
Drawn by: Scale:
Checked by: RLA Sheet No:
Project No: CG100

9414-022

AMENDED SITE DEVELOPMENT PLAN GARAGE RENTAL UNITS 3031 & 3037 IWW ROAD S.W., IOWA CITY, IOWA, 52246



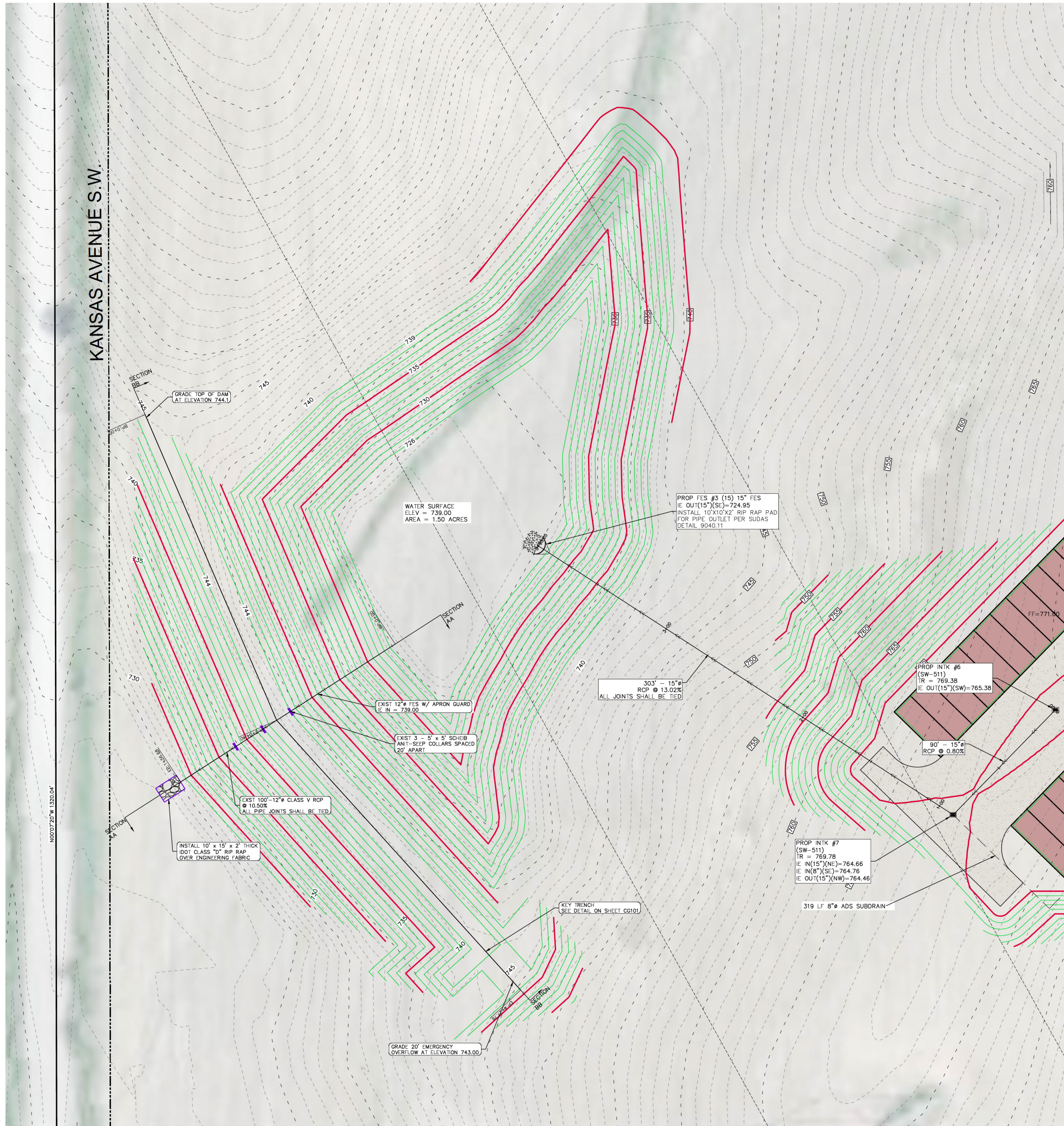
PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

OWNER/APPLICANT:
H & V ENTERPRISES IWW, LLC
3037 IWW ROAD
IOWA CITY, IA 52246

- | | |
|--------------|--|
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CIVIL ENGINEERS
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ENVIRONMENTAL SPECIALISTS
1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net



IOWA ONE CALL

UTILITIES
THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/292-8889 NO LATER 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 ANY CONSTRUCTION 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.

PLEASE NOTE THAT THE OVERHEAD 345,000-VOLT ELECTRIC LINE IN THE PROJECT AREA IS CONTINUOUSLY ENERGIZED. THE CONDUCTORS (OVERHEAD WIRES) ON THIS ELECTRIC LINE ARE BARE AND UNINSULATED AND CONTACT WITH THIS ELECTRIC LINE CAN CAUSE SERIOUS INJURY OR DEATH. ALL PEOPLE INVOLVED WITH ANY CONSTRUCTION, MAINTENANCE, OR SIMILAR ACTIVITIES WITHIN THE VICINITY OF THIS ELECTRIC LINE MUST BE AWARE AND REMAIN AWARE OF THE HAZARDS OF WORKING AROUND THIS ELECTRIC LINE, INCLUDING MAINTAINING PROPER SAFETY CLEARANCES FROM THIS ELECTRIC LINE. PLEASE ALSO NOTE THE REQUIREMENT TO CONTACT IOWA ONE CALL PRIOR TO ANY EXCAVATION WORK ON THIS PROJECT.

EARTHWORK QUANTITIES AND NOTES:
1. EXCAVATION = 11,380 CU YDS
2. FILL = 8,860 CU YDS

NOTES: THE ABOVE EARTHWORK QUANTITIES WERE OBTAINED THROUGH THE USE OF A COMPUTER PROGRAM WHICH DETERMINES THE EXCAVATION AND FILL VOLUMES BETWEEN THE EXISTING GROUND CONTOURS AND THE PROPOSED SITE CONTOURS. NO ALLOWANCE OR ADJUSTMENT HAS BEEN MADE FOR STRIPPING AND/OR STOCKPILING OF TOPSOIL. FOR KEY TRENCH EXCAVATION, OR FOR SHRINKAGE, THE INFORMATION SHALL NOT BE CONSIDERED AS BEING NECESSARILY ACCURATE AND COMPLETE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIS/HER OWN DETERMINATION OF THE QUANTITIES OF WORK INVOLVED.

- CONSTRUCTION NOTES**
- GENERAL:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD DETAILED SPECIFICATIONS AND DETAILED SPECIFICATION REQUIREMENTS PREPARED BY MMS CONSULTANTS FOR THIS PROJECT.
- GRADING:**
- THE SITE SHALL BE STRIPPED OF ALL VEGETATION AND THE ROOT ZONE. THESE MATERIALS SHALL BE DISPOSED OF OUTSIDE THE PROPOSED DAM SITE.
 - FOLLOWING ROUGH GRADING BUT PRIOR TO PLACING FILL FOR THE DAM, THE EXPOSED SUBGRADE SHALL BE PROOF ROLLED AND OBSERVED BY THE ENGINEER. ANY UNSUITABLE AREAS SHALL BE OVER EXCAVATED AND REPLACED WITH SUITABLE COMPACTED FILL.
 - DUE TO GROUNDWATER LEVELS BELOW GRADE, DEWATERING THE SUBGRADE SOILS MAY BE NECESSARY. GROUNDWATER LEVELS SHALL BE KEPT AT LEAST TWO (2) FEET BELOW PROPOSED EXCAVATION GRADES.
 - A KEY TRENCH SHALL BE CONSTRUCTED AND FILLED WITH LOW PERMEABILITY (1.0 x 10⁻⁷ CM/SEC OR LESS) CLAY SOILS, AS SHOWN ON THE PLAN.
 - SOILS USED FOR DAM EMBANKMENT CONSTRUCTION SHALL BE SELECTED TO OPTIMIZE PLACEMENT OF LOW PERMEABILITY MATERIALS IN A CORE ZONE DIRECTLY ABOVE THE KEY TRENCH TO AT LEAST THE NORMAL WATER ELEVATION.
 - AREAS WHERE SANDY SOILS ARE ENCOUNTERED SHALL BE OVER EXCAVATED AND BACKFILLED WITH LOW PERMEABILITY COHESIVE SOILS.
 - UNSTABLE SUBGRADE SOILS ENCOUNTERED IN DAM/KEY TRENCH AREA SHALL BE STABILIZED PRIOR TO FILL BY UNDERCUTTING AND COMPACTING IN 9-INCH LOOSE LIFTS. LIME OR FLY ASH MAY BE USED TO DRY SOILS WITH HIGH MOISTURE CONTENT.
 - THE DAM EMBANKMENT SHALL BE CONSTRUCTED WITH LOW PERMEABILITY CLAY FILL. FILL SHALL BE PLACED IN 9-INCH LIFTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE MOISTURE CONTENT SHALL RANGE FROM -1 TO +3% OPTIMUM MOISTURE CONTENT.
 - FILL PLACED ON EXISTING SOILS THAT ARE STEEPER THAN 5:1 SHALL BE BENCHED INTO EXISTING SLOPES WITH A MAXIMUM 3-FOOT VERTICAL FACE.
 - MAXIMUM SLOPE ON CUTS AND FILLS SHALL BE 3.5: HORIZONTAL TO 1: VERTICAL.
 - ALL TREES OUTSIDE THE GRADING LIMITS SHALL BE SAVED, UNLESS INDICATED TO BE REMOVED. TREES NEAR EDGE OF GRADING LIMITS AND IN POND AREAS SHALL BE SAVED IF POSSIBLE, WITHIN THE REQUIREMENTS OF THE SPECIFICATIONS.
 - SEEDING SHALL BE COMPLETED AS SOON AS POSSIBLE, BUT NOT MORE THAN 14 DAYS UPON COMPLETION OF GRADING IN ANY AREA OF GRADING OPERATIONS. DISTURBED AREAS SHALL BE KEPT AS SMALL AS POSSIBLE TO PREVENT LARGE SCALE EROSION PROBLEMS. IF THE GRADING CONTRACTOR STOPS GRADING OPERATIONS FOR MORE THAN 14 DAYS, THEN STABILIZATION SEEDING SHALL BE DONE ON ALL DISTURBED AREAS.
 - SILT FENCE LOCATIONS AND LENGTHS, AS INDICATED, ARE APPROXIMATED ONLY. FINAL LOCATIONS AND LENGTHS WILL BE DETERMINED, AS NEEDED, UPON COMPLETION OF GRADING OPERATIONS IN AN AREA.
- DRAINAGE PIPE:**
- ALL OUTLET PIPE SHALL BE CLASS V RCP WITH TIED JOINTS.
 - THE UPSTREAM 10 FEET OF OUTLET PIPE SHALL BE SURROUNDED WITH 1 FOOT OF BENTONITE CLAY.
 - ALL OUTLET PIPE TRENCH BACKFILL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - OUTLET PIPE SHALL HAVE SCH5B ANTI-SEEP COLLARS INSTALLED.

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:

- 22-1
- POWER POLE
- POWER POLE W/DROP
- POWER POLE W/TRANS
- POWER POLE W/LIGHT
- LIGHT POLE
- GUY 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
- DIRECTION OF OVERLAND FLOW

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.

POND GRADING PLAN

3031 & 3037 IWW RD. S.W., PART OF THE NW1/4-NW1/4 SEC. 14, T79N, R7W

IOWA CITY, JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.
Date: 02/27/2026
Designed by: Field Book No:
Drawn by: Scale: 1"=30'
Checked by: RLA Sheet No:
Project No: CG101
9414-022

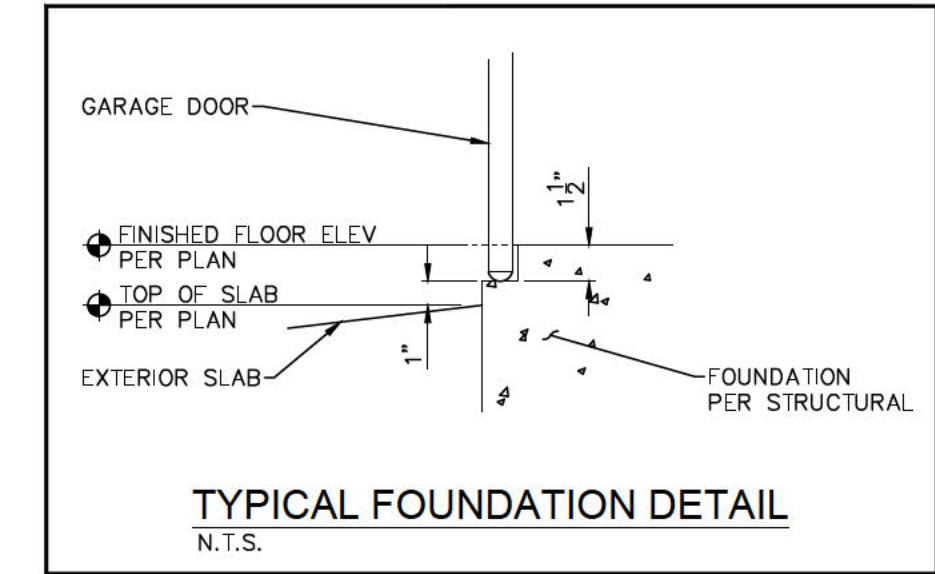
AMENDED SITE DEVELOPMENT PLAN GARAGE RENTAL UNITS 3031 & 3037 IWW ROAD S.W., IOWA CITY, IOWA, 52246

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

OWNER/APPLICANT:
B7 PROPERTY LLC
P.O. BOX 152
SOLON, IOWA 52333

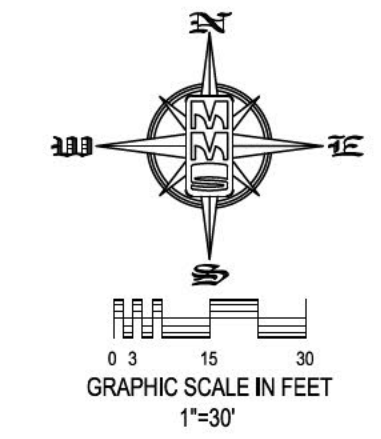
APPLICANT:
NICK HERMANN
B7 PROPERTY LLC
P.O. BOX 152
SOLON, IOWA 52333

APPLICANT'S ATTORNEY:
CYNTHIA E PARSONS
123 N. LINN STREET # 300,
IOWA CITY, IOWA 52245



SHEET INDEX

GI 100	SITE LAYOUT AND DIMENSION PLAN
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CU160	SITE UTILITY PLAN
CU500	GENERAL NOTES AND DETAILS
CL100	LANDSCAPE PLAN



THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PER IDOT STANDARD ROAD PLANS AND JOHNSON COUNTY REQUIREMENTS AT ALL TIMES DURING WORK WITHIN PUBLIC R.O.W.

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

GRADING LEGEND

000.00EX	= EXISTING SURFACE
000.00FG	= FINISH GRADE
000.00TS	= TOP SLAB
000.00TW	= TOP WALK
000.00TC	= TOP CURB
000.00TR	= TOP RIM
000.00WT	= FG AT TOP WALL
000.00WB	= FG AT BOTTOM WALL

STANDARD LEGEND AND NOTES

---	PROPERTY &/or BOUNDARY LINES
---	CONGRESSIONAL SECTION LINES
---	RIGHT-OF-WAY LINES
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---	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
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---	CONTOUR LINES (INTERVAL)
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---	EXISTING 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.

**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 GRADING PLAN

3031 & 3037 IWW RD. S.W.,
PART OF THE NW1/4-NW1/4 SEC.
14, T79N, R7W

IOWA CITY, JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.

Date: 02/27/2026

Designed by: [] Field Book No: []

Drawn by: [] Scale: 1"=30'

Checked by: RLA Sheet No: []

Project No: 9414-022

CG102

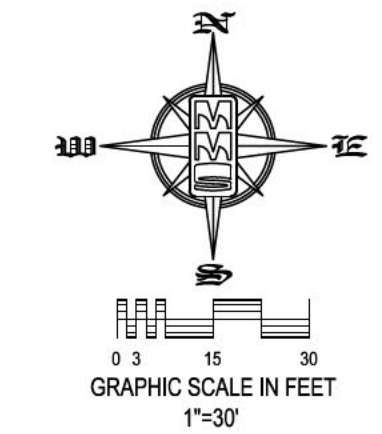
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AMENDED SITE DEVELOPMENT PLAN GARAGE RENTAL UNITS

3031 & 3037 IWV ROAD S.W.,
IOWA CITY, IOWA, 52246

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

OWNER/APPLICANT:
H & V ENTERPRISES IWV, LLC
3037 IWV ROAD
IOWA CITY, IA 52246



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
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Date: Revision:

STABILIZATION SEEDING	
STABILIZATION SEEDING SHALL BE IN ACCORDANCE WITH SUDAS SECTION 9010.202 SEED MIXTURES AND SEEDING DATES.	
TABLE 9010.06: TYPE 4 SEED MIXTURE	
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ANNUAL RYEGRASS	40
GRAN 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)	

SEED DISTURBED AREA WITH PERMANENT SEED MIX COMPRISED OF THE ABOVE REQUIREMENTS.



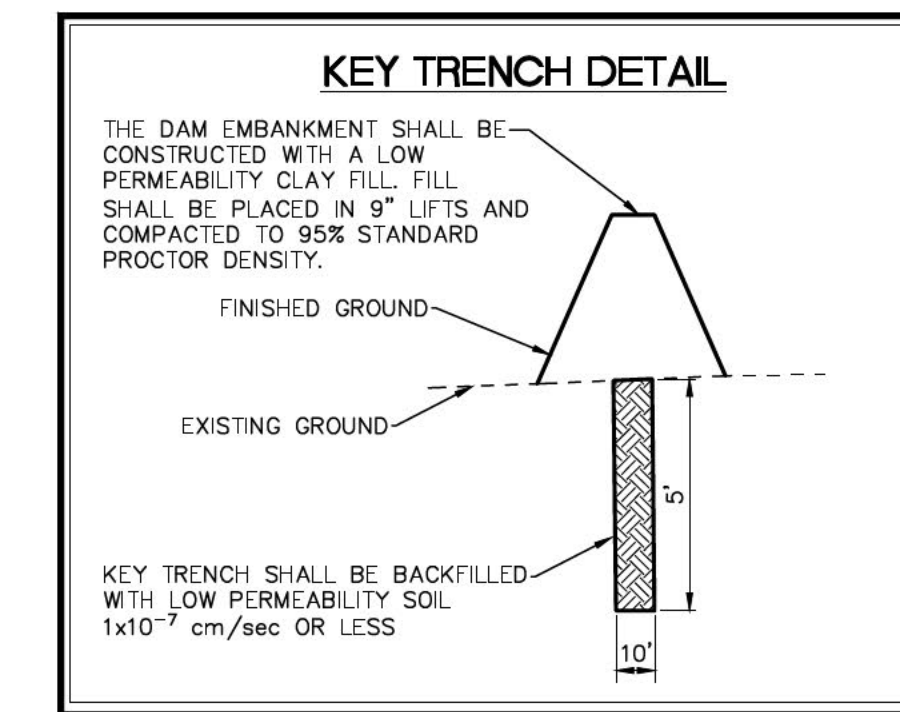
WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR 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.

PLEASE NOTE THAT THE OVERHEAD 345,000-VOLT ELECTRIC LINE IN THE PROJECT AREA IS CONTINUOUSLY ENERGIZED. THE CONDUCTORS (OVERHEAD WIRES) ON THIS ELECTRIC LINE ARE BARE AND UNINSULATED AND CONTACT WITH THIS ELECTRIC LINE CAN CAUSE SERIOUS INJURY OR DEATH. ALL PEOPLE INVOLVED WITH ANY CONSTRUCTION, MAINTENANCE, OR SIMILAR ACTIVITIES WITHIN THE VICINITY OF THIS ELECTRIC LINE MUST BE AWARE AND REMAIN AWARE OF THE HAZARDS OF WORKING AROUND THIS ELECTRIC LINE, INCLUDING MAINTAINING PROPER SAFETY CLEARANCES FROM THIS ELECTRIC LINE. PLEASE ALSO NOTE THE REQUIREMENT TO CONTACT IOWA ONE CALL PRIOR TO ANY EXCAVATION WORK ON THIS PROJECT.

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 POWER POLE W/LIGHT
- PROPOSED POWER POLE W/LIGHT
- EXISTING GUY POLE
- PROPOSED GUY 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
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- 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 WATER LINES
- PROPOSED WATER LINES
- EXISTING ELECTRICAL LINES
- PROPOSED ELECTRICAL LINES
- EXISTING TELEPHONE LINES
- PROPOSED TELEPHONE LINES
- EXISTING GAS LINES
- PROPOSED GAS LINES
- EXISTING CONTOUR LINES (INTERVAL)
- PROPOSED CONTOUR LINES (INTERVAL)
- EXISTING PROPOSED GROUND
- PROPOSED 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.



- GI 100 SITE LAYOUT AND DIMENSION PLAN
- GI 101 PHASING PLAN
- CD100 EXISTING CONDITIONS AND DEMOLITION PLAN
- CG100 OVERALL EROSION CONTROL AND GRADING PLAN & SWPPP
- CG101 POND GRADING PLAN
- CG102 DETAILED GRADING PLAN
- CG103 POND STORM SEWER PLAN AND PROFILE AND CROSS SECTIONS**
- CU160 SITE UTILITY PLAN
- CU500 GENERAL NOTES AND DETAILS
- CL100 LANDSCAPE PLAN

SECTION AA CROSS SECTION
SCALE: 1"=70'(H) 1"=5'(V)

SECTION BB CROSS SECTION
SCALE: 1"=70'(H) 1"=5'(V)

POND STORM SEWER PLAN AND PROFILE AND CROSS SECTIONS

3031 & 3037 IWV RD. S.W., PART OF THE NW1/4-NW1/4 SEC. 14, T79N, R7W

IOWA CITY, JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.
Date: 02/27/2026
Designed by: Field Book No:
Drawn by: Scale: 1"=30'
Checked by: RLA Sheet No:
Project No: CG103
9414-022

AMENDED SITE DEVELOPMENT PLAN GARAGE RENTAL UNITS 3031 & 3037 IWW ROAD S.W., IOWA CITY, IOWA, 52246

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

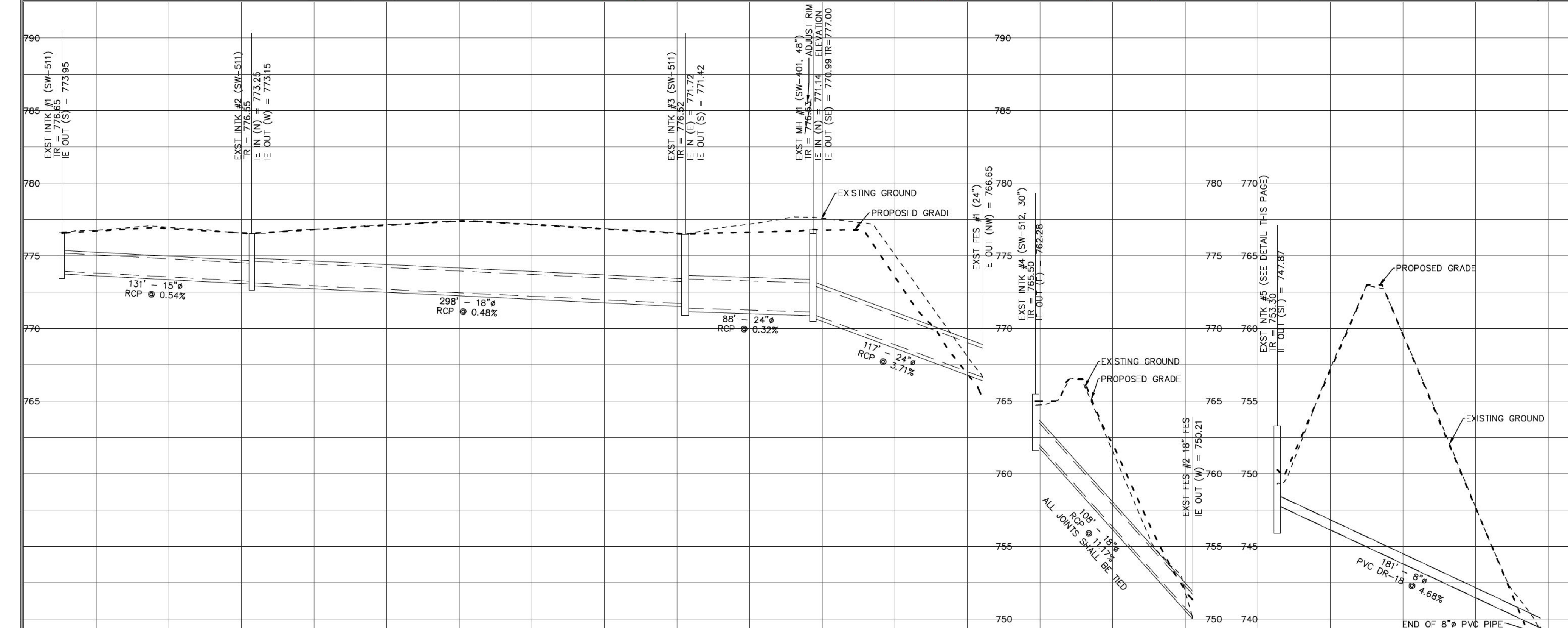
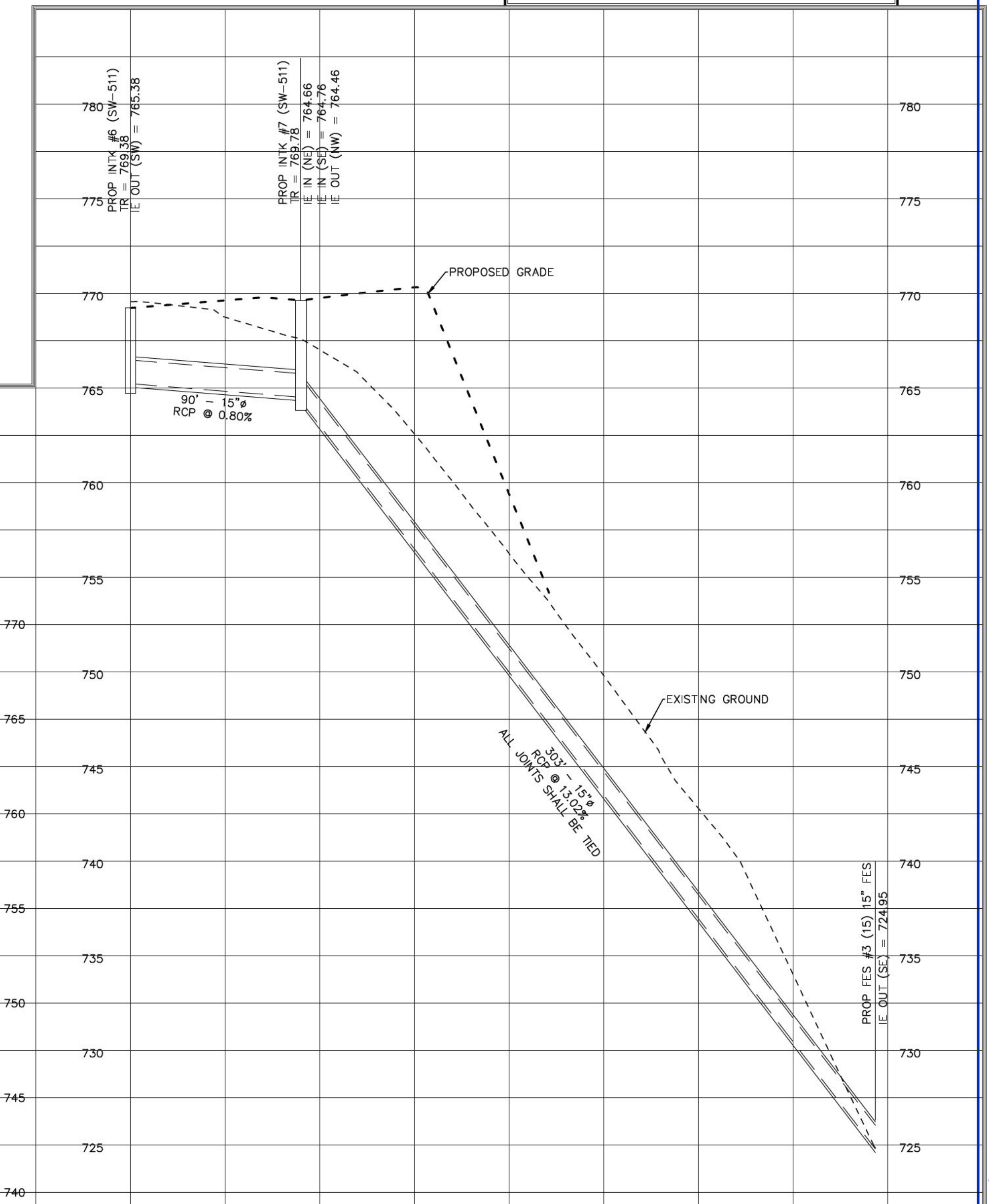
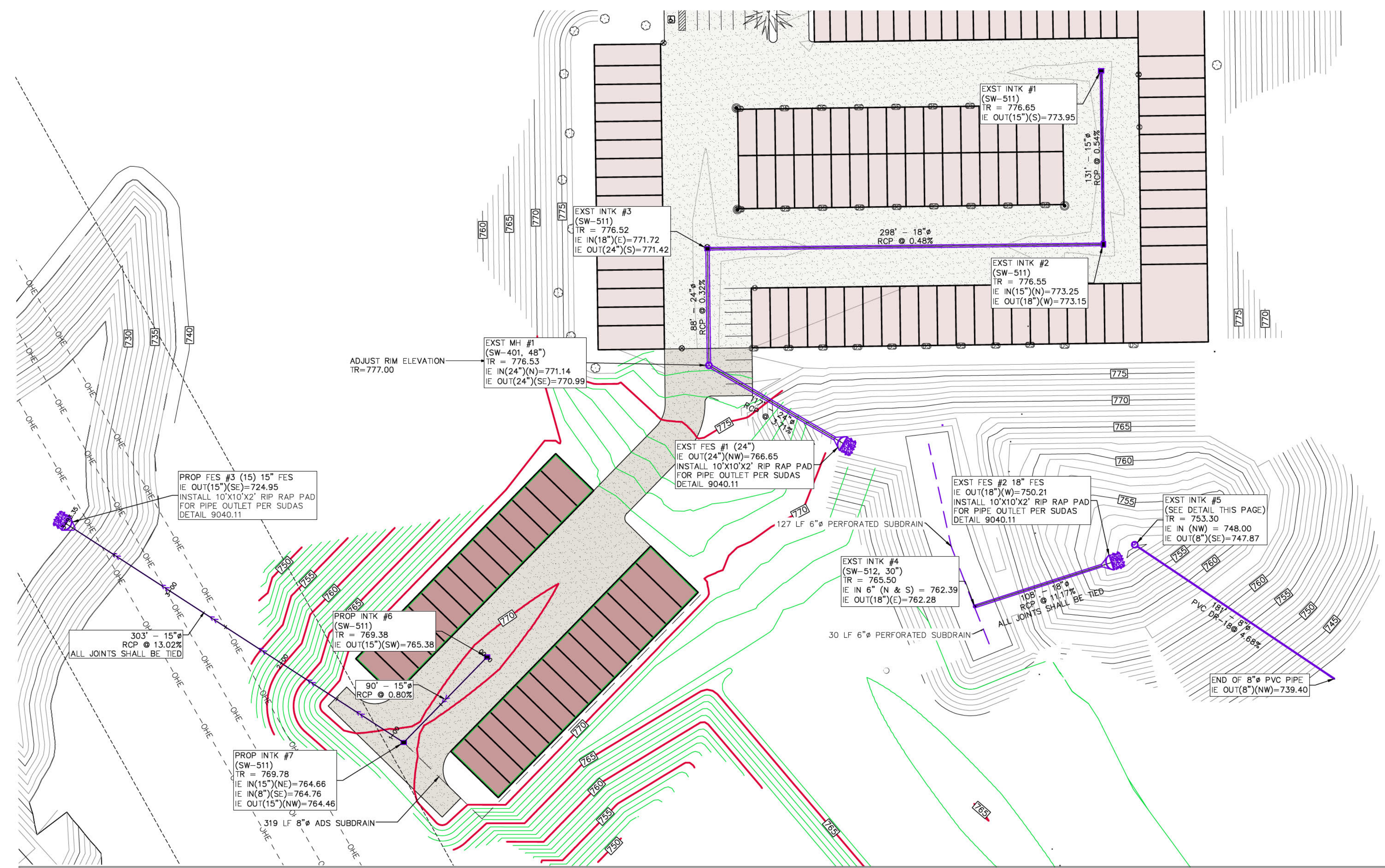
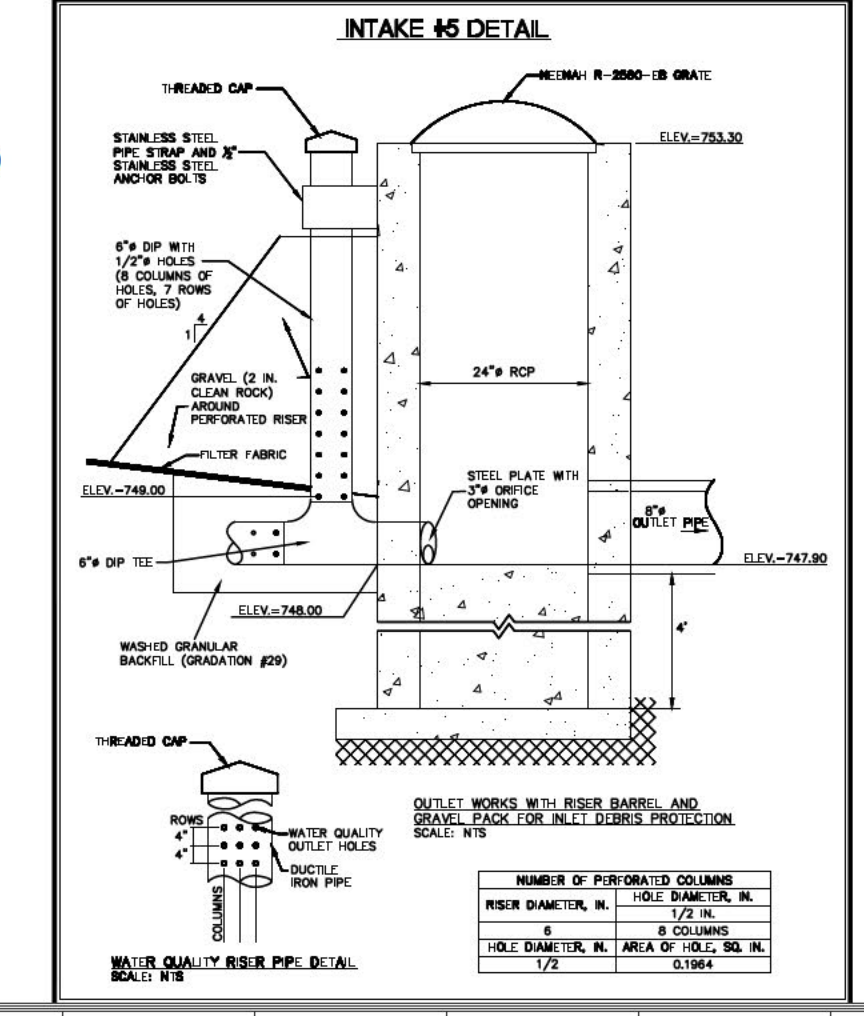
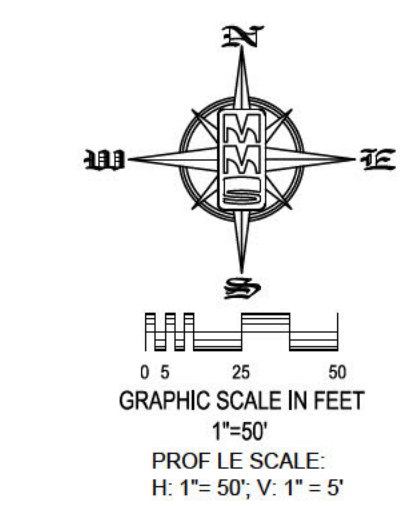
OWNER/APPLICANT: BT PROPERTY LLC
P.O. BOX 152
SOLON, IOWA 52333

APPLICANT: NICK HERMANN
87 PROPERTY LLC
P.O. BOX 152
SOLON, IOWA 52333

APPLICANT'S ATTORNEY: CYNTHIA E. PARSONS
123 N. LINN STREET # 300,
IOWA CITY, IOWA 52245

SHEET INDEX

- GI 100 SITE LAYOUT AND DIMENSION PLAN
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- CD100 EXISTING CONDITIONS AND DEMOLITION PLAN
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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 UTILITY PLAN

3031 & 3037 IWW RD. S.W.,
PART OF THE NW1/4-NW1/4 SEC.
14, T79N, R7W

IOWA CITY, IOWA COUNTY,
IOWA

MMS CONSULTANTS, INC.

Date: 02/27/2026

Designed by: Field Book No.

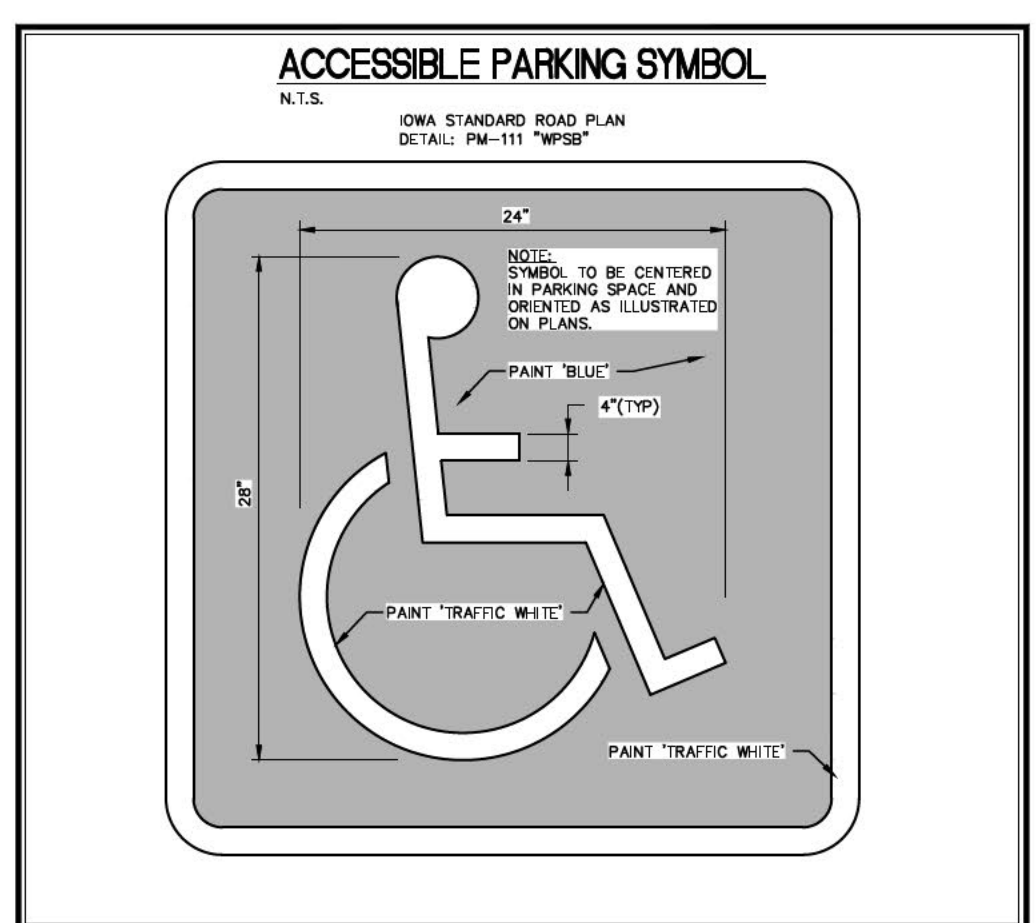
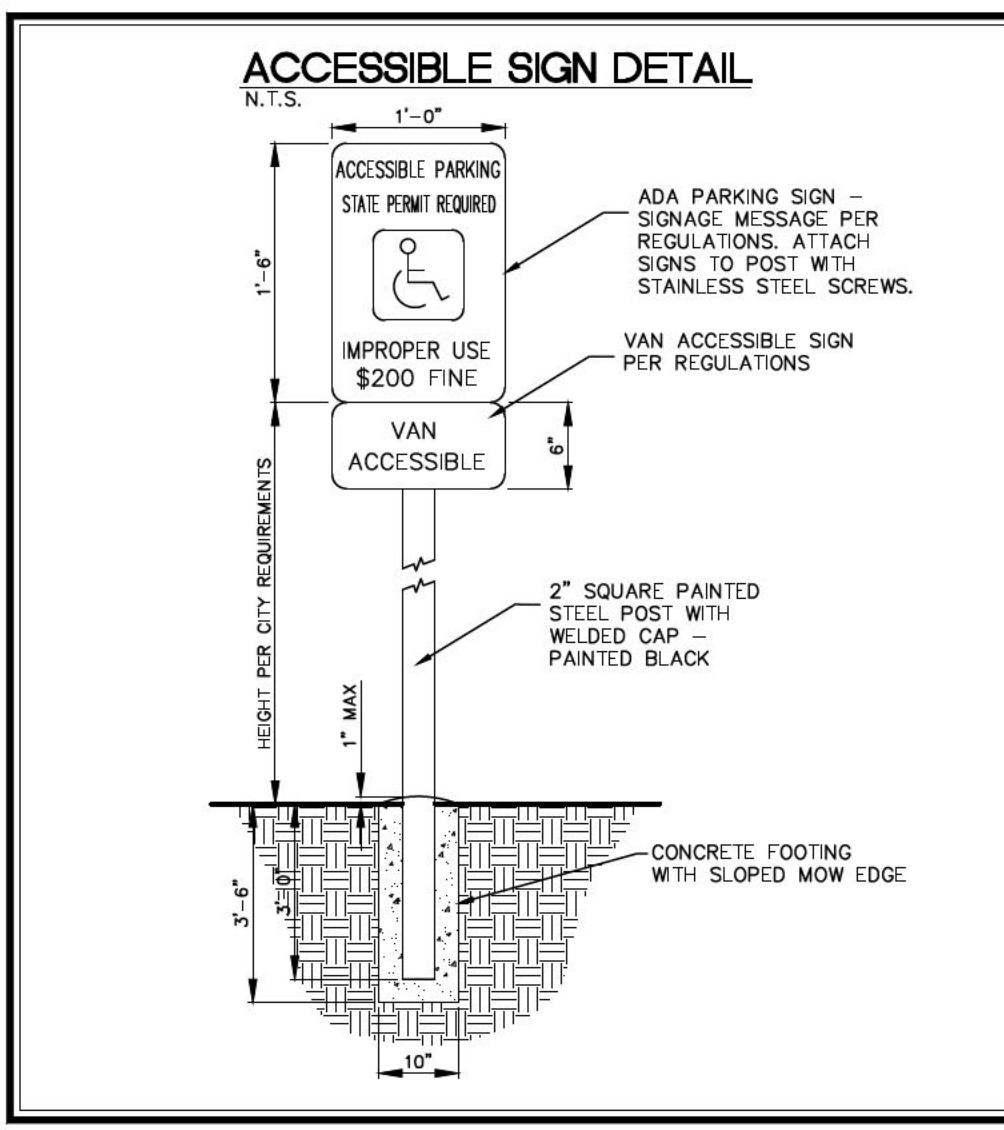
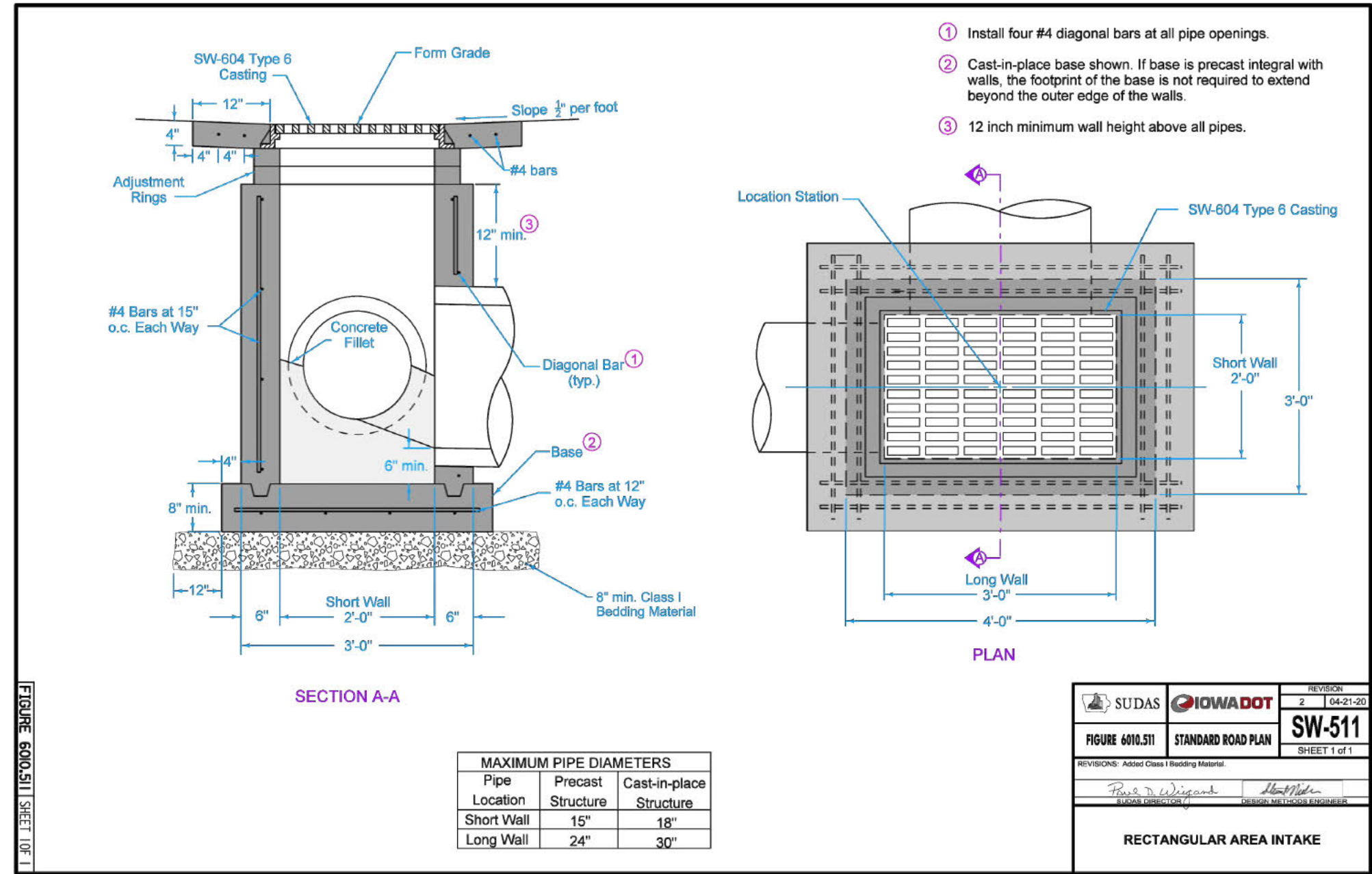
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Checked by: RLA Sheet No.

Project No: CU160

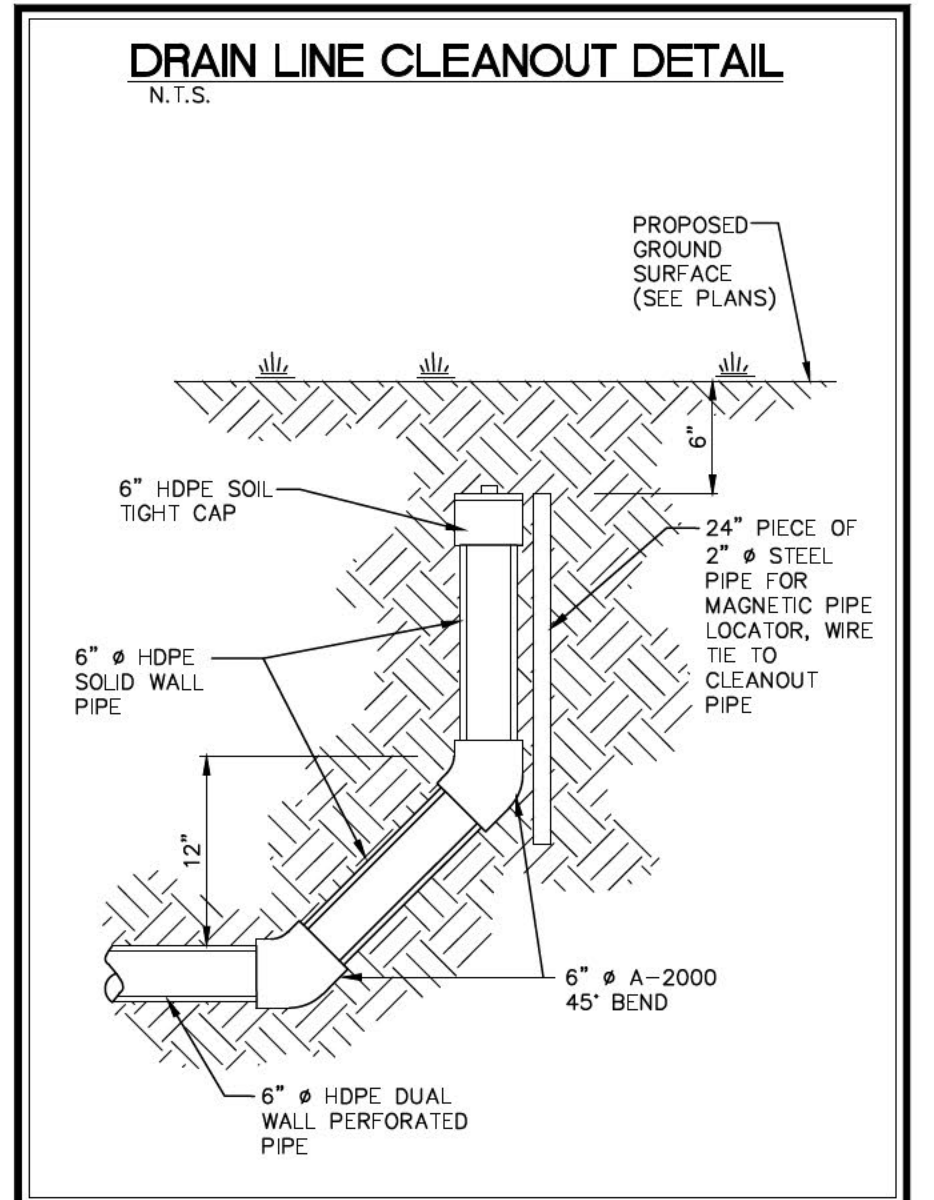
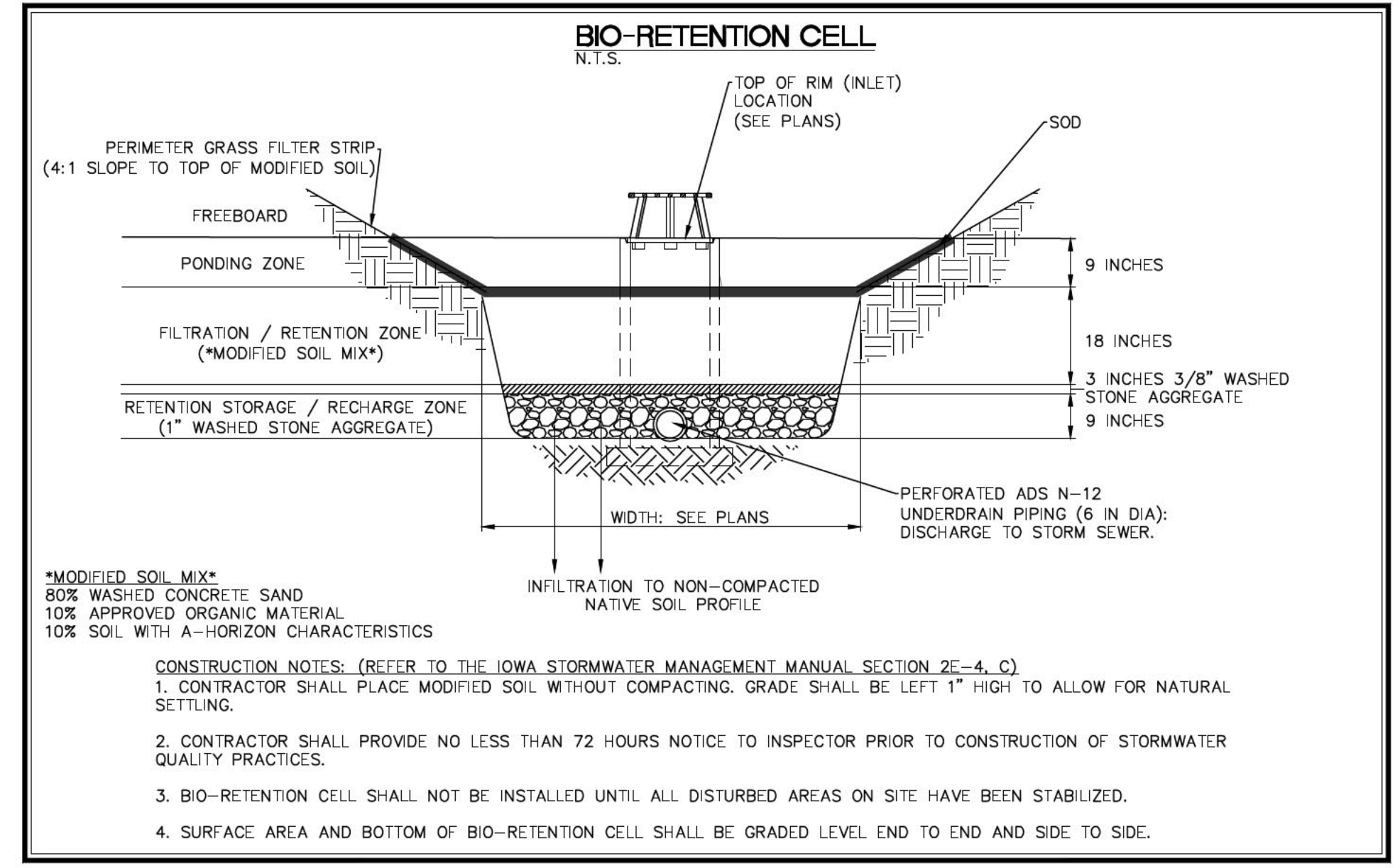
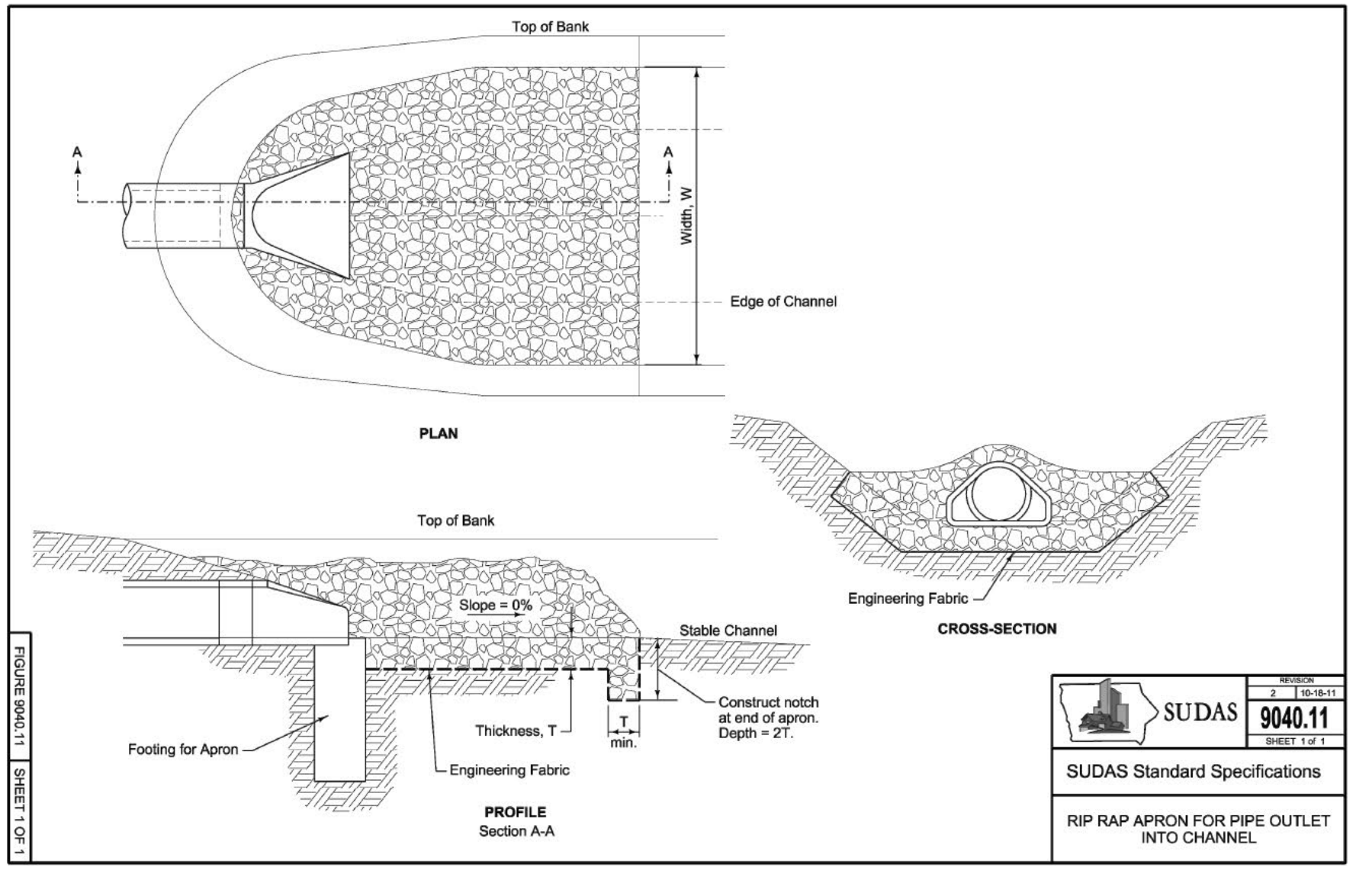
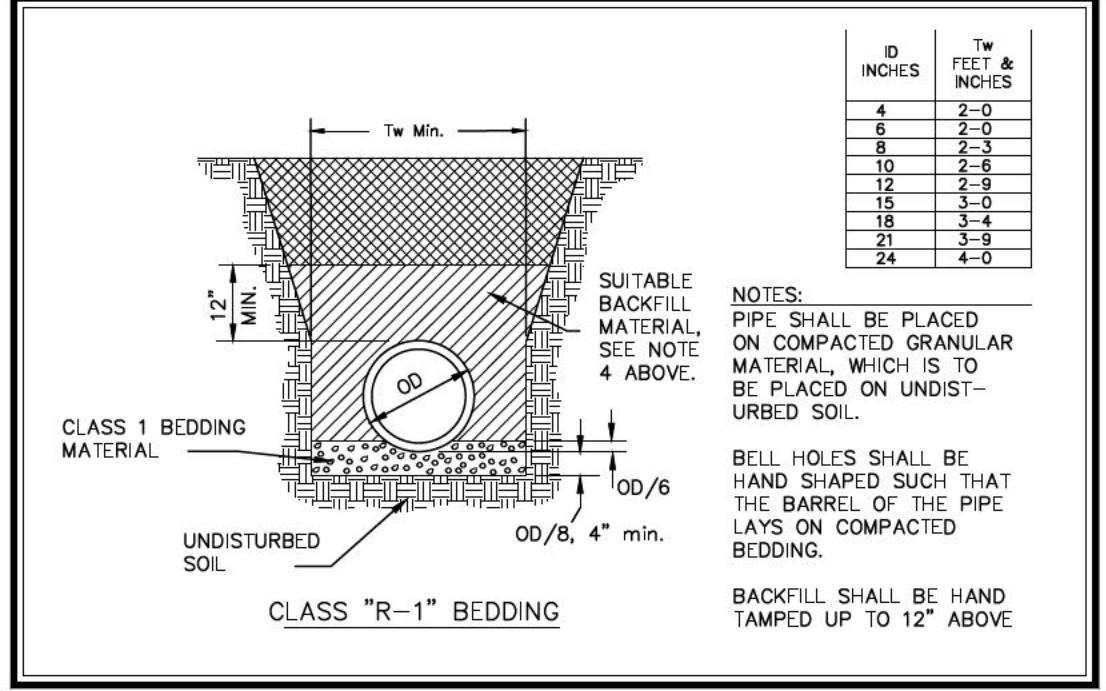
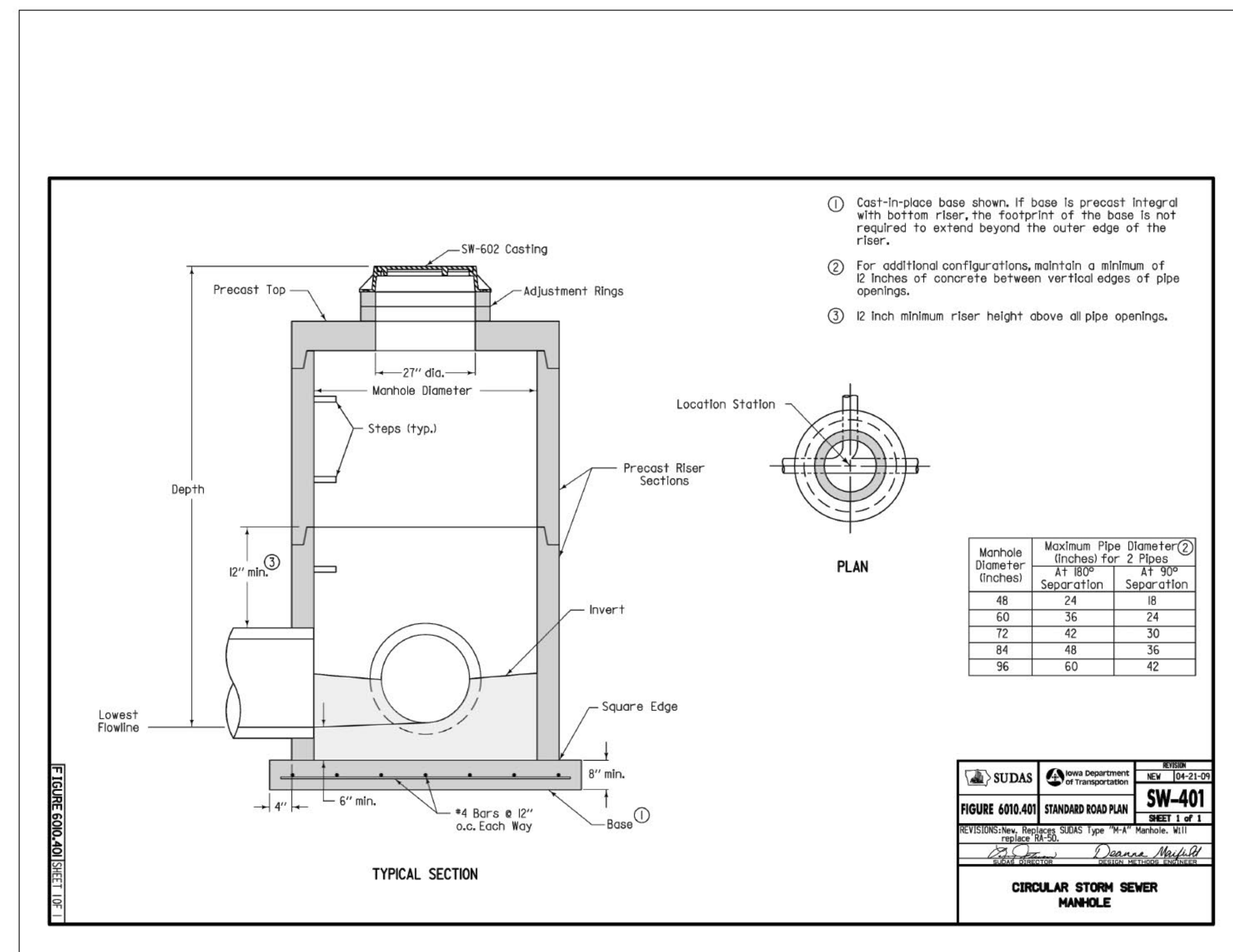
9414-022

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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.

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ENVIRONMENTAL SPECIALISTS

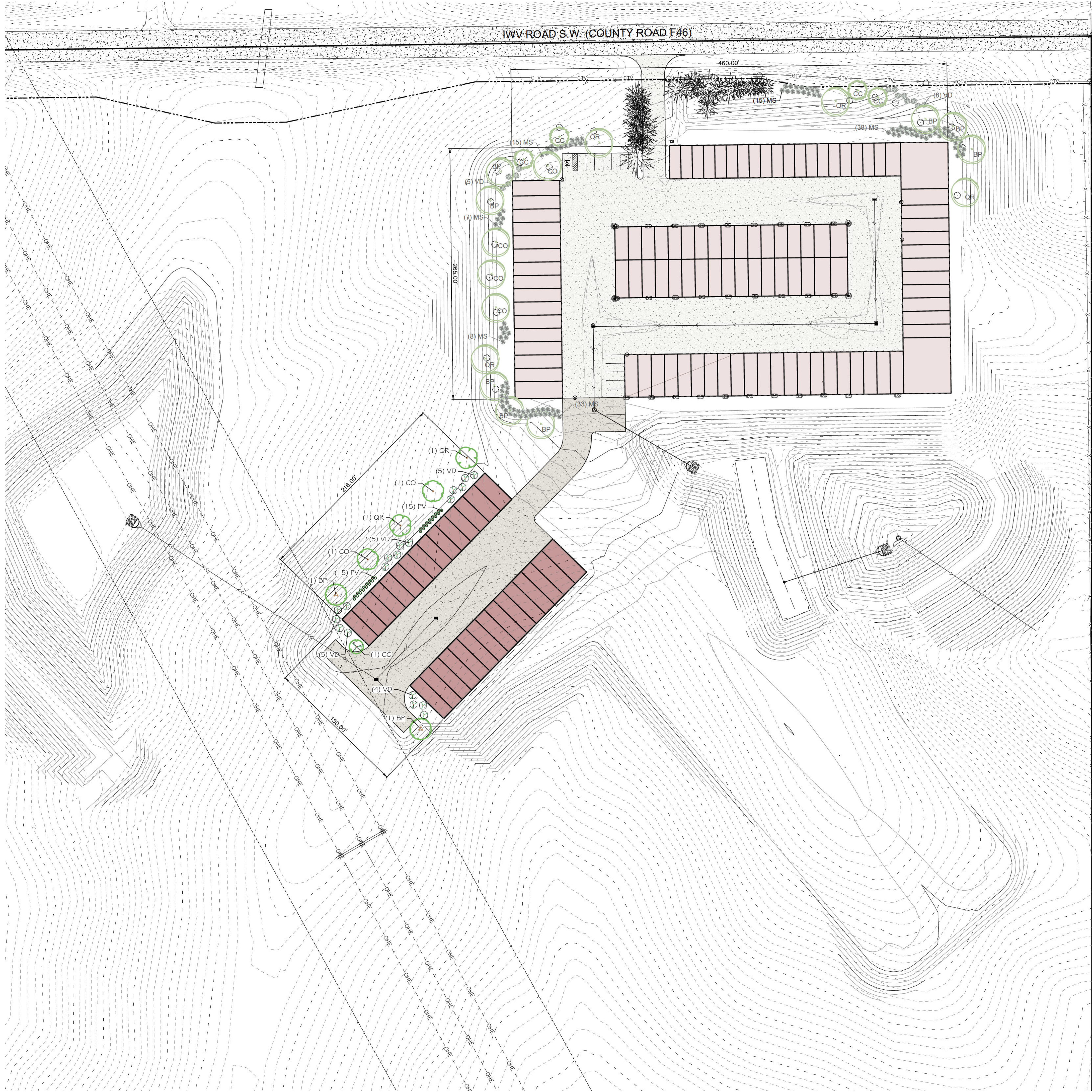
1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

GENERAL NOTES AND DETAILS

3031 & 3037 IWW RD. S.W., PART OF THE NW1/4-NW1/4 SEC. 14, T79N, R7W

IOWA CITY, JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.
Date: 02/27/2026
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Drawn by: Scale: 1"=30'
Checked by: RLA Sheet No.
Project No: CU500
9414-022

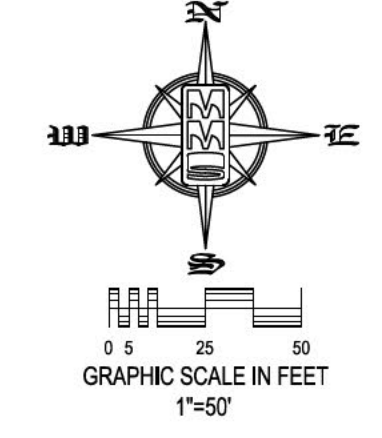


AMENDED SITE DEVELOPMENT PLAN GARAGE RENTAL UNITS 3031 & 3037 IWW ROAD S.W., IOWA CITY, IOWA, 52246

PLAN PREPARED BY: MMS CONSULTANTS INC. 1917 S. GILBERT STREET IOWA CITY, IOWA 52240
OWNER/APPLICANT: BT PROPERTY LLC P.O. BOX 152 SOLON, IOWA 52333
APPLICANT: NICK HERBIANN 87 PROPERTY LLC P.O. BOX 152 SOLON, IOWA 52333
APPLICANT'S ATTORNEY: CYNTHIA E. PARSONS 123 N. LINN STREET # 300, IOWA CITY, IOWA 52245

SHEET INDEX

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(319) 351-8282
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AMENDED LANDSCAPE REQUIREMENTS

VEGETATIVE OVERSTORY:
NO FEWER THAN 1 TREE EVERY 50' OF FRONTAGE. TREES SHALL HAVE A MIN. HT OF 25' AND SHALL BE AT LEAST 6" TALL WITHIN 3-YEARS OF INSTALL.
- 366 / 50 = 7 TREES REQUIRED

VEGETATIVE UNDERSTORY:
NO LESS THAN 60% SCREENING AT 3' ABOVE GRADE.
- 366 X 0.66 = 241.56 / 5 = 49 PLANTS REQUIRED

AMENDED PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE H. X W.
TREES							
	BP	2	Betula papyrifera	Paper Birch	2" Gal.	B4B	60' x 45'
	CO	2	Garya ovata	Shagbark Hickory	2" Gal.	B4B	70' x 50'
	CC	1	Cercis canadensis	Eastern Redbud	1.5" Gal.	B4B	30' x 25'
	QR	2	Quercus rubra	Red Oak	2" Gal.	B4B	70' x 70'
SHRUBS, ORNAMENTAL GRASSES & PERENNIALS							
	PV	30	Panicum virgatum "Prairie Fire"	Prairie Fire Switch Grass	24" Ht.	Container	4' x 3'
	VD	19	Viburnum dentatum "Arrowwood"	Arrowwood Viburnum	30" Ht.	Container	10' x 8'

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 FACILITIES 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. 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.

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
	22-1 CURVE SEGMENT NUMBER

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

AMENDED LANDSCAPE PLAN

3031 & 3037 IWW RD. S.W., PART OF THE NW1/4-NW1/4 SEC. 14, T79N, R7W

IOWA CITY, JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.
Date: 02/27/2026
Designed by: Field Book No:
Drawn by: Scale: 1"=30'
Checked by: RLA Sheet No:
Project No: CL100
9414-022