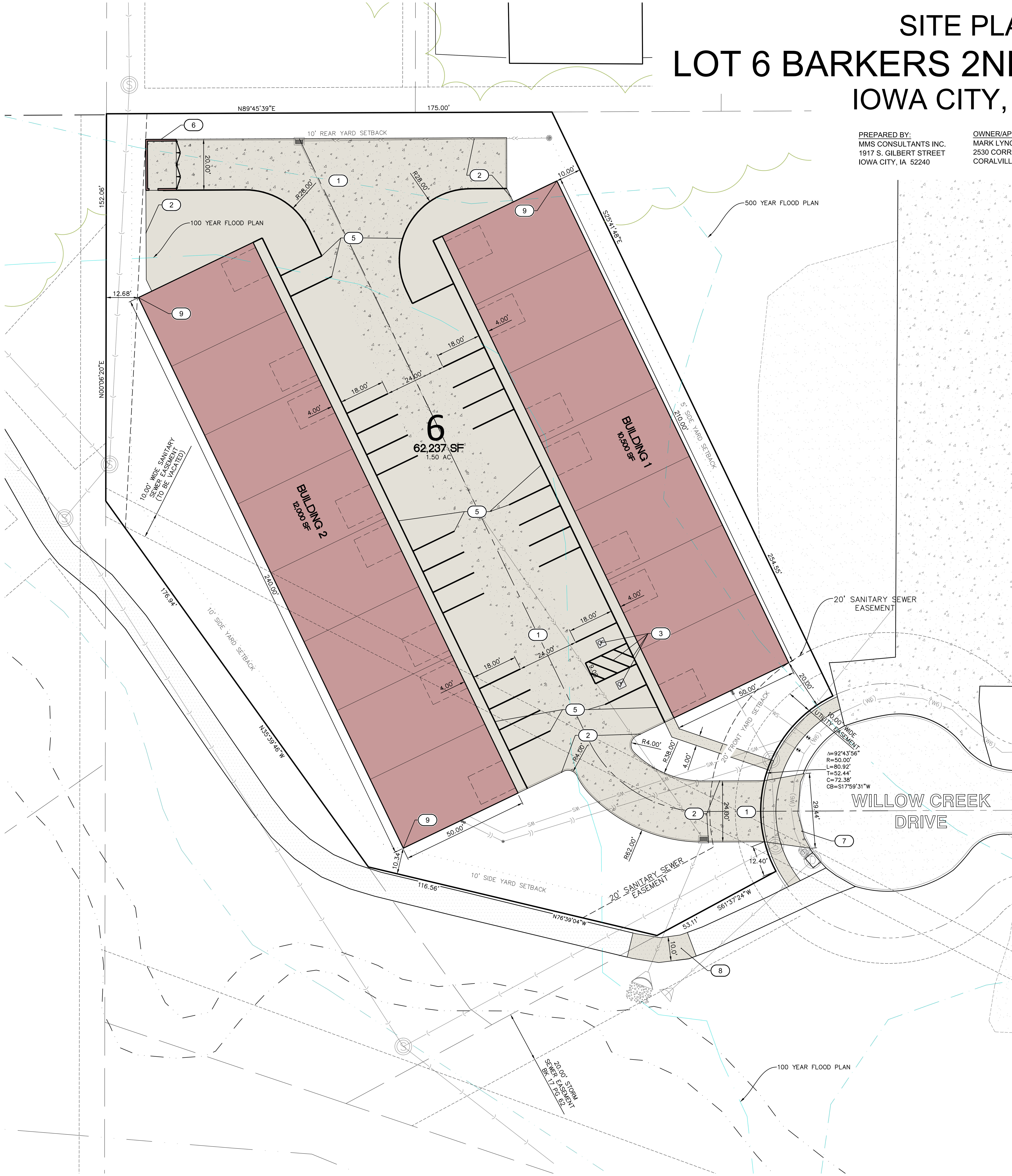
SITE PLAN
LOT 6 BARKERS 2ND SUBDIVISION
IOWA CITY, IOWA



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

OWNER/APPLICANT:
MARK LYNCH
2530 CORRIDOR WAY SUITE 302
CORALVILLE, IA 52241

GRAPHIC SCALE IN FEET 1"=20'

1.0% FLOOD ELEVATION = 675.00
0.2% FLOOD ELEVATION = 676.50
FIRM MAP #19103COAOE EFF. 02/16/2007

LEGAL DESCRIPTION

A PART OF LOT 6 IN BARKER'S 2ND SUBDIVISION AS RECORDED IN PLAT BOOK 17, PAGE 62 IN THE JOHNSON COUNTY RECORDER'S OFFICE:

BEGINNING AT A FOUND 5/8" REBAR AT THE NORTHEAST CORNER OF AUDITOR'S PARCEL NO. 98064 AS RECORDED IN PLAT BOOK 39, PAGE 29 IN THE JOHNSON COUNTY RECORDER'S OFFICE;
THENCE N61°18'16"E – 73.81 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 6 IN BARKER'S 2ND SUBDIVISION TO A SET 5/8" REBAR;
THENCE N76°58'10"W – 116.58 FEET TO A SET 5/8" REBAR ON THE NORTHEASTERLY LINE OF SAID AUDITOR'S PARCEL NO. 98064;
THENCE S35°58'58"E – 68.59 FEET ALONG SAID NORTHEASTERLY LINE TO A FOUND 5/8" REBAR; THENCE S53°52'53"E – 10.56 FEET TO THE POINT OF BEGINNING.

SAID AUDITOR PARCEL #99071 CONTAINS 2975 SQUARE FEET.

PROPOSAL

APPLICANT PLANS TO DEVELOP TWO BUILDINGS FOR CONTRACTOR BAY USE ON THE 1.50 ACRE SITE.

DEVELOPMENT CHARACTERISTICS

CURRENT ZONING IS CI-1

SETBACK REQUIREMENTS

BUILDING SETBACKS:	REQUIRED
FRONT YARD	10 FEET, 20 FEET*
SIDE YARD	5 FEET, 10 FEET*
REAR YARD	0 FEET, 10 FEET*

ABUTTING RM-12 RESIDENTIAL ZONING*

MINIMUM LOT REQUIREMENTS

MINIMUM LOT SIZE	NONE
LOT FRONTAGE	NONE
LOT WIDTH	NONE
MAXIMUM BUILDING HEIGHT	35 FEET

LOT CHARACTERISTICS

LOT AREA	65,237 SF (100%)(1.50 AC)
BUILDING AREA – PROPOSED	22,500 SF (36.2%)
PAVING AREA – PROPOSED	24,730 SF (39.7%)
GREEN SPACE AREA	15,007 SF (24.1%)

BUILDING USE
BUILDING 1
10,500 SF CONTRACTOR BAYS

BUILDING 2
12,000 SF CONTRACTOR BAYS

LAND USE INTENSITY CALCULATIONS
FLOOR AREA(FA) / LAND AREA(LA) = FLOOR AREA RATIO(FAR)
BUILDING SF(FA) = 22,500 SF
LAND AREA SF = 65,237 SF (LA)
22,500 SF(FA) / 65,237 SF(LA) = 0.34 (PROPOSED FAR)
1.0 (MAXIMUM FAR)

PARKING REQUIREMENTS
BUILDING TRADE USE (22,500 SF): 1 SPACE/750 SF OF FLOOR AREA

	22,500/750 =
SPACES REQUIRED:	30 SPACES
SPACES PROVIDED:	16 SURFACE SPACES
	15 INTERIOR SPACES
	2 ADA SPACES
TOTAL SPACES PROVIDED	33 SPACES

LIGHT CALCULATIONS:
NET LOT AREA 65,237 – 22,500 = 42,737 = .98 AC
HIGH AMBIENT LIGHT DISTRICT 200,000 (1.5) = 300,000 MAXIMUM INITIAL LUMENS 15,000 MAXIMUM INITIAL LUMENS (UNSHIELDED FIXTURES).
LIGHTS MAY NOT BE MOUNTED HIGHER THAN 35' ABOVE GRADE.

PAVING LEGEND

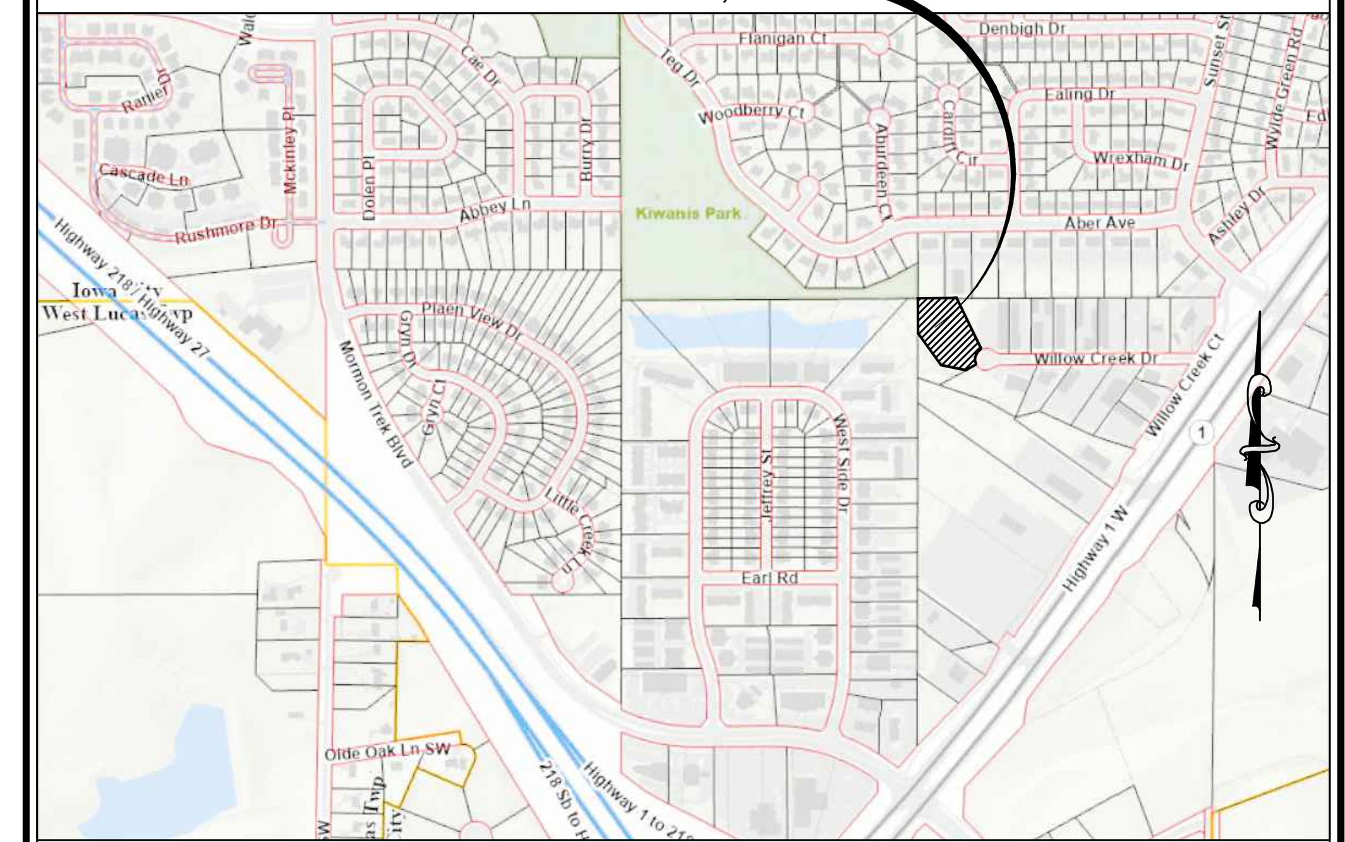
- 7" PCC OVER 6" GRANULAR BASE (IDOT GRADATION 12 OR 14) (11,507 SF)
- 5" PCC OVER 4" GRANULAR BASE (IDOT GRADATION 12 OR 14) (13,294 SF)
- 4" SIDEWALK OVER 4" GRANULAR BASE (IDOT GRADATION 12 OR 14) (334 SF)

*SIZE OF PATTERN MAY VARY BASED ON SCALE OF SHEET.
*TOTALS LISTED ARE CALCULATED FOR THE ENTIRE SITE AREA INCLUDING RIGHT OF WAY.

KEYNOTES

NUMBER	KEYNOTE
1	INSTALL DRIVE AND PARKING (SEE PAVING LEGEND TABLE THIS SHEET FOR THICKNESS AND MATERIAL); PER SUDAS 7030.101 AND PER SHEET C500
2	INSTALL STANDARD 6" CURB AND GUTTER; PER SHEET C500
3	PROPOSED ADA PARKING, SYMBOL AND SIGNAGE PER ADA STANDARDS. PER SHEET C500.
4	INSTALL THICKENED EDGE SIDEWALK PER SHEET C500
5	INSTALL 4" WIDE PAVEMENT MARKINGS (TYP)
6	INSTALL DUMPSTER ENCLOSURE; COORDINATE WITH ARCHITECTURAL PLANS. PER SHEET C500
7	DRIVEWAY APPROACH PER SUDAS 7030.101 (TYPE A)
8	INSTALL 240 SF OF 6" PCC OVER 4" GRANNULAR BASE. CONNECT TO EXISTING TRAIL (REMOVE TO NEAREST JOINT)
9	POUR THICKENED EDGE AT CORNER OF SLAB.

LOT 6 BARKERS 2ND SUBDIVISION
IOWA CITY, IOWA



LOCATION MAP
NOT TO SCALE

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
- (R) RECORDED DIMENSIONS
- 22-1 CURVE SEGMENT NUMBER

–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
- FENCE LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- WATER LINES
- ELECTRICAL LINES
- TELEPHONE LINES
- GAS LINES
- FIBER OPTIC
- OVERHEAD ELECTRIC
- CONTOUR LINES (1' INTERVAL)
- PROPOSED GROUND
- EXISTING TREE LINE
- EXISTING DECIDUOUS TREE & SHRUB
- EXISTING EVERGREEN TREES & SHRUBS

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.

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CD100	DEMOLITION PLAN
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C141	GRADING PLAN
C160	UTILITY PLAN
C500	GENERAL NOTES AND DETAILS
L100	LANDSCAPE PLAN

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

IOWA 811 ONE CALL SM

UTILITIES
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LICENSED PROFESSIONAL ENGINEER CHRISTOPHER A. THOMPSON 25323 IOWA

SEAL

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.

03-04-2024

CHRISTOPHER A. THOMPSON, P.E. Iowa Lic. No. 25323

My license renewal date is December 31, 2024.

Pages or sheets covered by this seal:
ALL SHEETS

1.50 AC

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LAND SURVEYORS
LANDSCAPE ARCHITECTS
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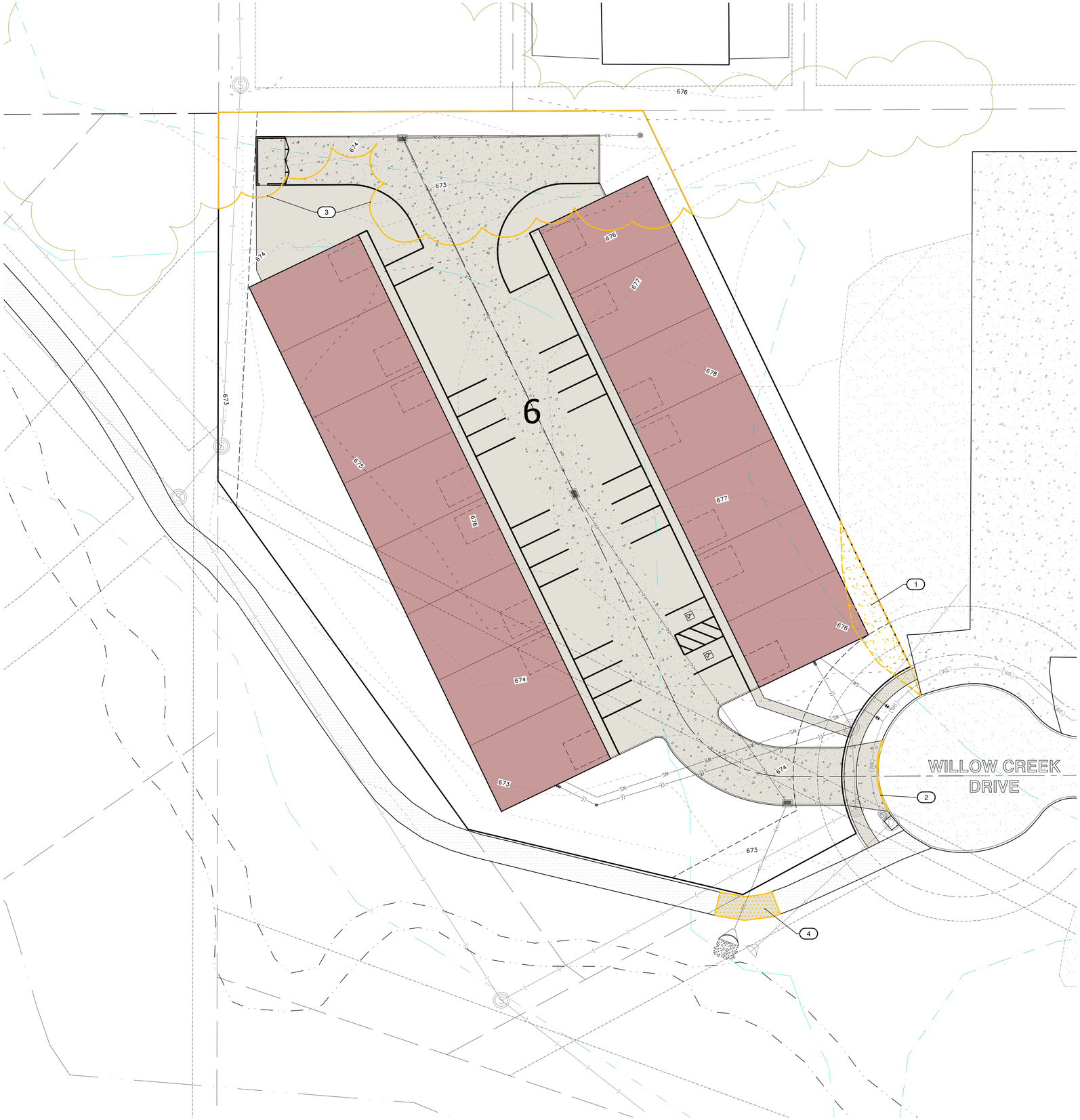
Date	Revision
02-06-2024	CITY REQUESTED REV.
02-20-2024	CITY REQUESTED REV.
03-04-2024	CITY REQUESTED REV.

SITE LAYOUT AND DIMENSION PLAN

LOT 6
BARKERS 2ND SUBDIVISION
IOWA CITY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 01/05/2024	
Designed by: CAT	Field Book No: 41/1377
Drawn by: HEH/TAV	Scale: 1"=20'
Checked by: CAT	Sheet No:
Project No: 11896-001	C120
	of:



KEYNOTES (DEMO)	
NUMBER	KEYNOTE
1	REMOVE 680 SF OF EXISTING GRAVEL
2	GRIND EXISTING CURB AND GUTTER
3	REMOVE EXISTING TREES AND SHRUBS
4	REMOVE AND REPLACE 240 SF OF EXISTING TRAIL PCC. REMOVAL SHALL BE TO NEAREST JOINT AT REQUIRED.

NW NE SW SE

0 2.5 10 15 20

GRAPHIC SCALE IN FEET
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(R) 22-1

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		GUY POLE
		LIGHT POLE
		SANITARY MANHOLE
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		WATER VALVE
		DRAINAGE MANHOLE
		CURB INLET
X	X	FENCE LINE
C	C	EXISTING SANITARY SEWER
C	C	PROPOSED SANITARY SEWER
C	C	EXISTING STORM SEWER
C	C	PROPOSED STORM SEWER
W	W	WATER LINES
E	E	ELECTRICAL LINES
T	T	TELEPHONE LINES
G	G	GAS LINES
FO	FO	FIBER OPTIC
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1.50 AC

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DEMOLITION PLAN

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Date:	01/05/2024
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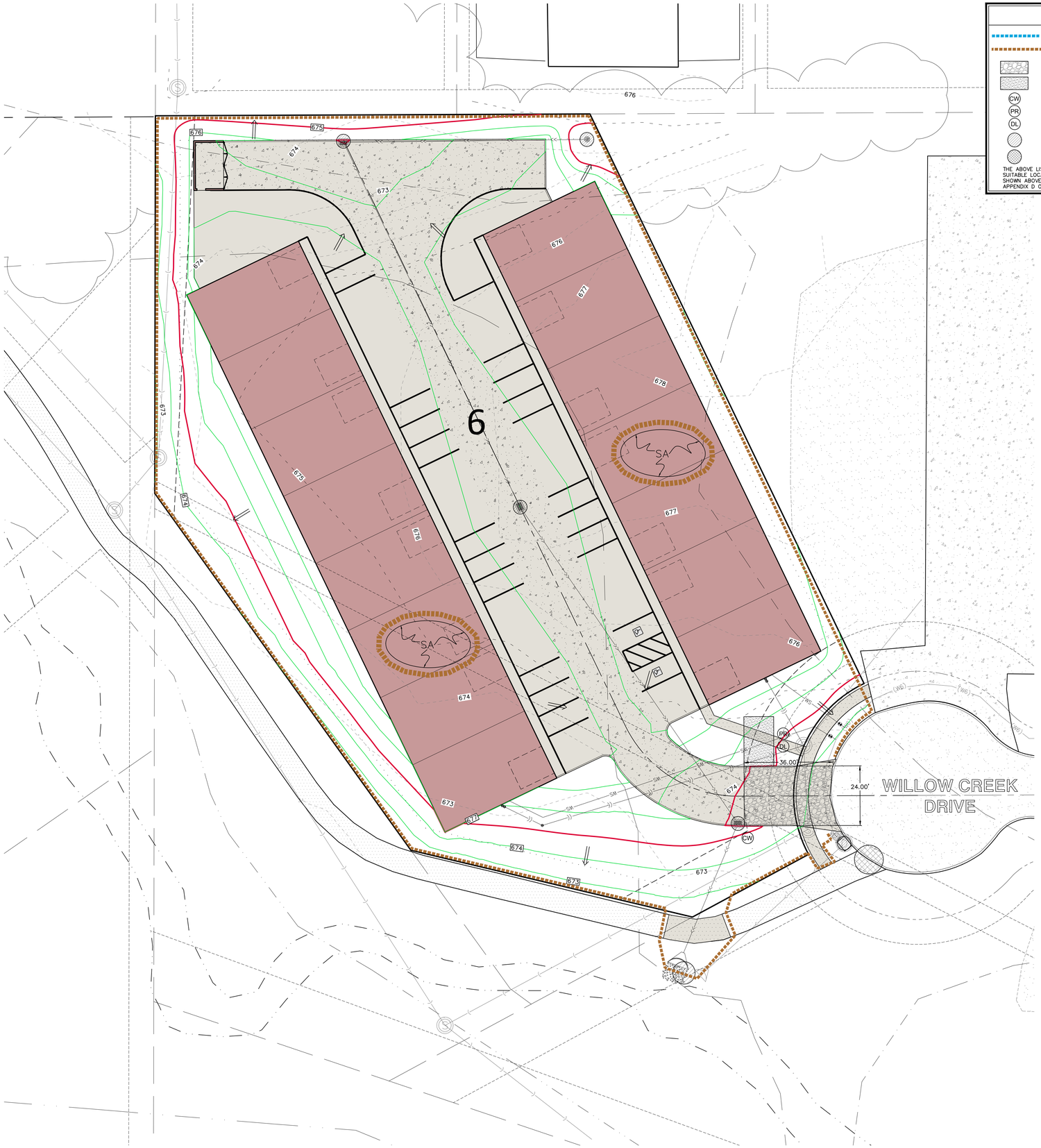

EROSION CONTROL LEGEND

- FINAL FILTER SOCK
- SILT FENCE
- TEMPORARY ROCK CONSTRUCTION ENTRANCE/EXIT
- TEMPORARY PARKING AND STORAGE
- CW — CONCRETE TRUCK/EQUIPMENT WASHOUT
- PR — PORTABLE RESTROOM
- DL — DOCUMENT LOCATION (PERMITS, SWPPP, INSPECTION FORMS, ETC.)
- FILTER SOCK INLET PROTECTION
- FILTER SOCK BEHIND CURB AT CURB RAMP
- PERIMETER SILT FENCE
- SA — TEMPORARY SOIL STOCKPILE AREA
- DIRECTION OF OVERLAND FLOW
- D — DUMPSTER FOR CONSTRUCTION WASTE
- RIP RAP OUTLET PROTECTION
- EROSION CONTROL MATTING (WOOD EXCELSIOR OR CONTROL EQUIVALENT)
- TURF GRASS (SEED) WITH STRAW MULCH

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.

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		CURB INLET
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IOWA 811 ONE CALL SM

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1.0% FLOOD ELEVATION = 675.00
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FIRM MAP #19103COAOE EFF. 02/16/2007

NOTES:

1. TEMPORARY STABILIZATION IS REQUIRED TO BE IMMEDIATELY IMPLEMENTED FOLLOWING CONSTRUCTION ACTIVITY IF THE AREA IS TO BE DORMANT FOR 14 DAYS OR MORE.
2. FINAL STABILIZATION SHALL BE IMMEDIATELY IMPLEMENTED FOLLOWING THE COMPLETION ESTABLISHING FINAL GRADE.
3. STABILIZATION MATTING SHALL BE IMMEDIATELY IMPLEMENTED FOLLOWING TRENCH BACKFILL.

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GRADING AND EROSION CONTROL NOTES

TOTAL SITE AREA: 1.50 ACRES
TOTAL AREA TO BE DISTURBED: 1.46 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 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.

GRADING NOTES

1.) MAXIMUM SLOPE ON CUTS AND FILLS SHALL BE 3:5: HORIZONTAL TO 1: VERTICAL .

2.) WHERE HEIGHT OF FILL IS GREATER THAN 30' AN INTERMEDIATE TERRACE OF AT LEAST 6' WIDE SHALL BE ESTABLISHED AT MID HEIGHT. SEE TYPICAL FILL SECTION.

3.) COMPACTION TO BE 90% MODIFIED PROCTOR WHERE > 6:1 SLOPE.

4.) ALL TREES OUTSIDE THE LIMITS OF GRADING OPERATIONS SHALL BE SAVED, UNLESS OTHERWISE INDICATED TO BE REMOVED. TREES NEAR THE EDGES OF GRADING LIMITS AND IN THE STORM WATER DETENTION BASIN AREAS SHALL BE SAVED IF POSSIBLE, WITHIN THE REQUIREMENTS OF THE SPECIFICATIONS.

5.) PRIOR TO ANY GRADING A CONSTRUCTION SAFETY FENCE SHALL BE INSTALLED 50 FEET FROM TRUNKS OF TREES TO BE PROTECTED.

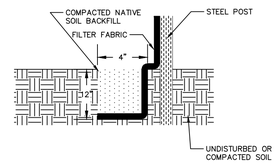
6.) STABILIZATION SHALL BE IMPLEMENTED IMMEDIATELY FOLLOWING THE COMPLETION OF LAND DISTURBANCE ACTIVITY. IF LAND DISTURBANCE ACTIVITY IS TO EXCEED 14 DAYS, STABILIZATION MEASURES SHALL BE IMPLEMENTED IMMEDIATELY FOLLOWING THE COMPLETION OR AN INTERLUDE OF LAND DISTURBANCE ACTIVITY.

7.) SILT FENCE LOCATIONS AND LENGTHS, AS INDICATED, ARE APPROXIMATE ONLY. FINAL LOCATIONS AND LENGTHS WILL BE DETERMINED, AS NEEDED, UPON COMPLETION OF GRADING OPERATIONS IN AN AREA.

8.) ALL STREET SUBGRADES SHALL BE CONSTRUCTED AND COMPACTED IN ACCORDANCE WITH CITY OF IOWA CITY DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES.

SILT FENCE DETAIL

N.T.S.



INSTALLATION

1. 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.
2. 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.
3. 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 SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6" OVERLAP, AND SECURELY SEALED.
4. 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".
5. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4" WIDE BY 12" DEEP ALONG THE UPSLOPE SIDE OF THE POSTS.
6. 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.
7. THE TRENCH SHALL BE BACK FILLED WITH EXCAVATED MATERIAL AND THOROUGHLY COMPACTED.

MAINTENANCE

1. SILT FENCES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL EVENT OF 0.5 INCHES OR MORE, 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.
2. SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO STABILIZING THE UPSLOPE AREAS THE FABRIC SHALL BE REPLACED PROMPTLY.
3. 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.
4. 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.
5. 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.

1.50 AC

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Date	Revision
02-06-2024	CITY REQUESTED REV.
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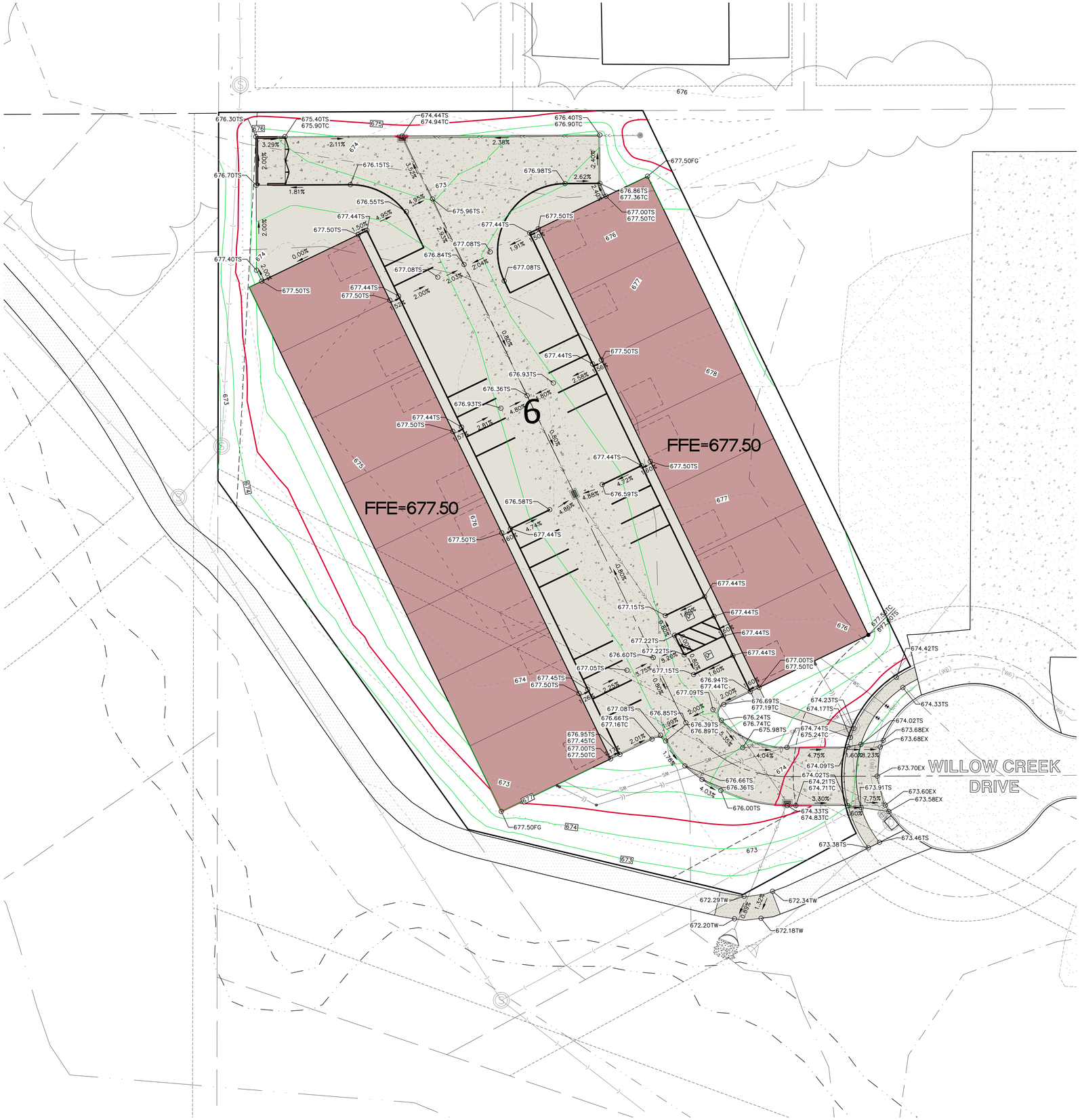
03-04-2024	CITY REQUESTED REV.

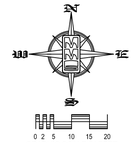
SITE GRADING EROSION CONTROL PLAN AND SWPPP

LOT 6
BARKERS 2ND SUBDIVISION
IOWA CITY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	01/05/2024
Designed by: CAT	Field Book No: 41/1377
Drawn by: HEH/TAV	Scale: 1"=20'
Checked by: CAT	Sheet No: C140
Project No: 11896-001	of:





NOTES:

1. TEMPORARY STABILIZATION IS REQUIRED TO BE IMMEDIATELY IMPLEMENTED FOLLOWING CONSTRUCTION ACTIVITY IF THE AREA IS TO BE DORMANT FOR 14 DAYS OR MORE.
2. FINAL STABILIZATION SHALL BE IMMEDIATELY IMPLEMENTED FOLLOWING THE COMPLETION ESTABLISHING FINAL GRADE.
3. STABILIZATION MATTING SHALL BE IMMEDIATELY IMPLEMENTED FOLLOWING TRENCH BACKFILL.

SHEET INDEX

C120	SITE LAYOUT AND DIMENSION PLAN
CD100	DEMOLITION PLAN
C140	SITE GRADING EROSION CONTROL PLAN AND SWPPP
C141	GRADING PLAN
C160	UTILITY PLAN
C500	GENERAL NOTES AND DETAILS
L100	LANDSCAPE 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

–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
X	X	FENCE LINE
C	C	EXISTING SANITARY SEWER
C	C	PROPOSED SANITARY SEWER
S	S	EXISTING STORM SEWER
S	S	PROPOSED STORM SEWER
W	W	WATER LINES
E	E	ELECTRICAL LINES
T	T	TELEPHONE LINES
G	G	GAS LINES
FO	FO	FIBER OPTIC
OHE	OHE	OVERHEAD ELECTRIC

- CONTOUR LINES (1' INTERVAL)
- PROPOSED GROUND
- EXISTING TREE LINE
- EXISTING DECIDUOUS TREE & SHRUB
- EXISTING EVERGREEN TREES & SHRUBS

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.

GRADING LEGEND

- 000.00EX – EXISTING SURFACE
- 000.00TS – TOP SLAB
- 000.00TW – TOP WALK
- 000.00TC – TOP CURB
- 000.00TR – TOP RIM
- 000.00TOP – TOP OF WALL
- 000.00BOT – BOTTOM OF WALL
- 000.00FG – FINISHED GRADE

THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PER IDOT STANDARD ROAD PLAN TC-202 OR SUDAS 8030-104 AND CITY OF IOWA CITY 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 NOTES

1.) MAXIMUM SLOPE ON CUTS AND FILLS SHALL BE 3:5: HORIZONTAL TO 1: VERTICAL .

2.) WHERE HEIGHT OF FILL IS GREATER THAN 30' AN INTERMEDIATE TERRACE OF AT LEAST 6' WIDE SHALL BE ESTABLISHED AT MID HEIGHT. SEE TYPICAL FILL SECTION.

3.) COMPACTION TO BE 90% MODIFIED PROCTOR WHERE > 6:1 SLOPE.

4.) ALL TREES OUTSIDE THE LIMITS OF GRADING OPERATIONS SHALL BE SAVED, UNLESS OTHERWISE INDICATED TO BE REMOVED. TREES NEAR THE EDGES OF GRADING LIMITS AND IN THE STORM WATER DETENTION BASIN AREAS SHALL BE SAVED IF POSSIBLE, WITHIN THE REQUIREMENTS OF THE SPECIFICATIONS.

5.) PRIOR TO ANY GRADING A CONSTRUCTION SAFETY FENCE SHALL BE INSTALLED 50 FEET FROM TRUNKS OF TREES TO BE PROTECTED.

6.) STABILIZATION SHALL BE IMPLEMENTED IMMEDIATELY FOLLOWING THE COMPLETION OF LAND DISTURBANCE ACTIVITY. IF LAND DISTURBANCE ACTIVITY IS TO EXCEED 14 DAYS, STABILIZATION MEASURES SHALL BE IMPLEMENTED IMMEDIATELY FOLLOWING THE COMPLETION OR AN INTERLUDE OF LAND DISTURBANCE ACTIVITY.

7.) SILT FENCE LOCATIONS AND LENGTHS, AS INDICATED, ARE APPROXIMATE ONLY. FINAL LOCATIONS AND LENGTHS WILL BE DETERMINED, AS NEEDED, UPON COMPLETION OF GRADING OPERATIONS IN AN AREA.

8.) ALL STREET SUBGRADES SHALL BE CONSTRUCTED AND COMPACTED IN ACCORDANCE WITH CITY OF IOWA CITY DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES.

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.

IOWA 811 ONE CALL SM

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

1.50 AC

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02-06-2024	CITY REQUESTED REV.
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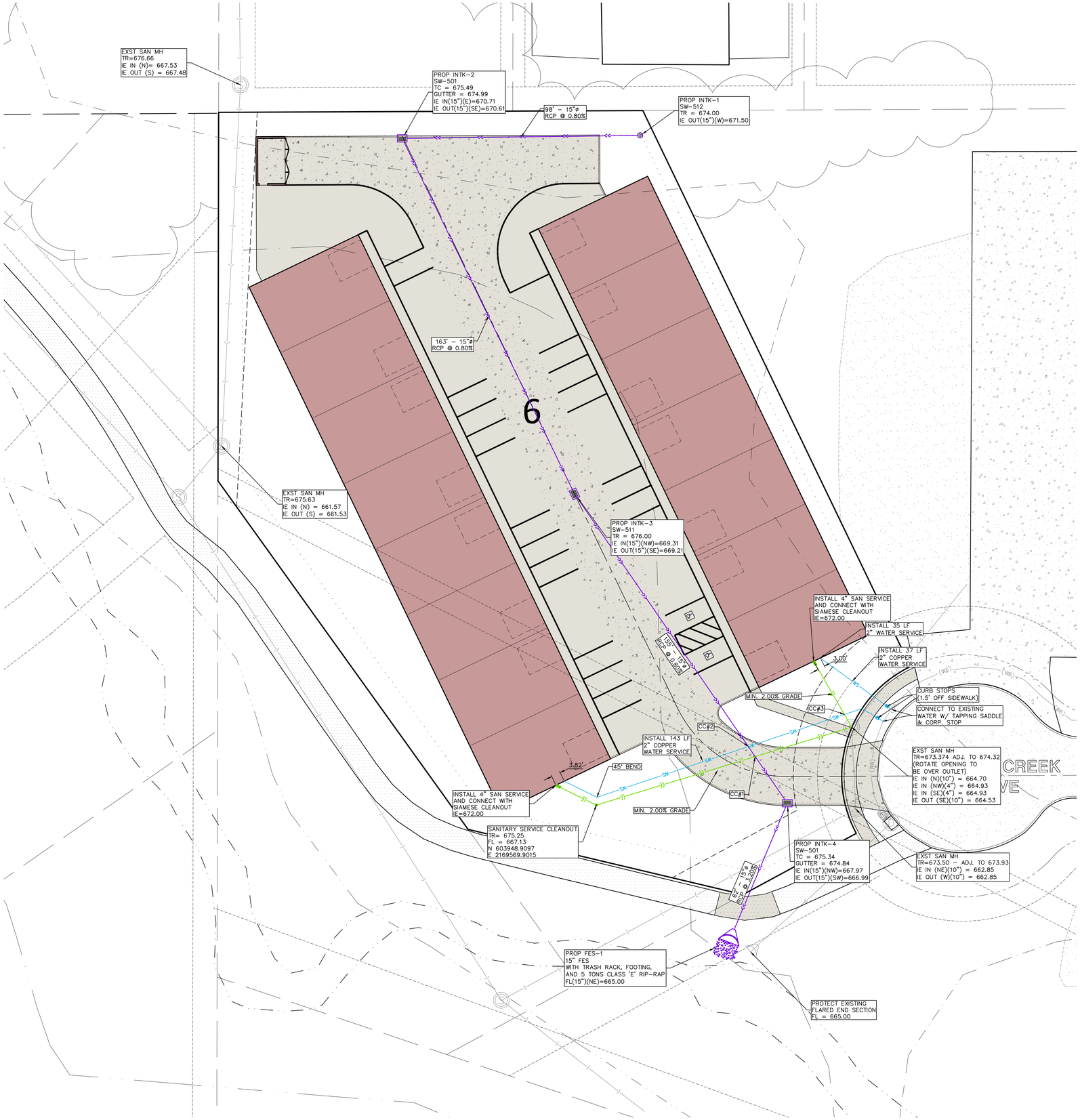
03-04-2024	CITY REQUESTED REV.

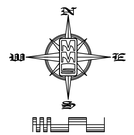
GRADING PLAN

LOT 6
BARKERS 2ND SUBDIVISION
IOWA CITY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	01/05/2024
Designed by: CAT	Field Book No: 41/1377
Drawn by: HEH/TAV	Scale: 1"=20'
Checked by: CAT	Sheet No: C141
Project No: 11896-001	of:





SHEET INDEX

C120	SITE LAYOUT AND DIMENSION PLAN
CD100	DEMOLITION PLAN
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C141	GRADING PLAN
C160	UTILITY PLAN
C500	GENERAL NOTES AND DETAILS
L100	LANDSCAPE PLAN

WATER SERVICE NOTES

1) ALL SERVICE CONNECTIONS WILL BE TAPPING SADDLE WITH CORPORATION STOPS, IN ACCORDANCE WITH LOCAL JURISDICTION SPECIFICATIONS.
2) CURB STOP AND STOP BOX LOCATIONS ARE IN THE ROW AS SHOWN.
3) PROPOSED WATER, SERVICES, AND APPARATUS ARE PRIVATE.
4) EACH BUILDING TO HAVE A COMMON UTILITY ROOM FOR INDIVIDUAL METERS WITH EXTERIOR ACCESS FOR CITY USE. WITHIN SAID ROOM EACH UNIT WILL HAVE AN INDIVIDUAL 2-INCH METER.

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
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-EXIST-	-PROP-	
		POWER POLE
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		FIRE HYDRANT
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		DRAINAGE MANHOLE
		CURB INLET
		FENCE LINE
		EXISTING SANITARY SEWER
		PROPOSED SANITARY SEWER
		EXISTING STORM SEWER
		PROPOSED STORM SEWER
		WATER LINES
		ELECTRICAL LINES
		TELEPHONE LINES
		GAS LINES
		FIBER OPTIC
		OVERHEAD ELECTRIC

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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.

ALL UTILITIES ON SITE SHALL BE PRIVATE.

WYE CONNECTION NOTES

SEWER SERVICES TAPPED INTO EXISTING PVC SANITARY SEWER SHALL USE CB STYLE SEWER SADDLE WITH STAINLESS STEEL CLAMPS BY ROMAC INDUSTRIES, OR APPROVED EQUAL.

CROSSINGS NOTES

STORM SEWER SHOULD HAVE ONE SECTION OF RCP PIPE ON CENTER WITH GASKET JOINTS.

ALL CROSSINGS TO HAVE MINIMUM 18-INCHES VERTICAL SEPARATION.

CRITICAL CROSSINGS

CC#1
BOTTOM OF ST (15") = 667.57
TOP OF SAN (4" SERV.) = 665.35

CC#2
BOTTOM OF ST (15") = 668.01
TOP OF WATER (2") = 666.41

CC#3
TOP OF SAN (4" SERV.)= 666.62
BOTTOM OF WATER (2") = 668.22

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UTILITIES

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

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UTILITY PLAN

LOT 6
BARKERS 2ND SUBDIVISION
IOWA CITY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	01/05/2024
Designed by: CAT	Field Book No: 41/1377
Drawn by: HEH/TAV	Scale: 1"=20'
Checked by: CAT	Sheet No: C160
Project No: 11896-001	of:

SANITARY SEWER AND WATER MAIN CONSTRUCTION NOTES

SAN/WAT) 1) SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2024 STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) STANDARD SPECIFICATIONS, GENERAL SUPPLEMENTAL SPECIFICATIONS, AND CITY OF IOWA CITY SUPPLEMENTAL SPECIFICATIONS.

SAN) 2) CONTRACTOR SHALL PROVIDE CRUSHED STONE ENCASEMENT BEDDING FOR ALL SANITARY SEWER UNLESS NOTED OTHERWISE ON THE PLANS.

SAN) 3) SANITARY SEWERS TO BE PVC TRUSS PIPE UNLESS NOTED OTHERWISE. SANITARY SEWER SERVICE LINES SHALL BE PVC, SDR 23.5 WITH GASKETED JOINTS. SANITARY SEWER SERVICE LINES SHALL BE 4" DIAMETER UNLESS NOTED OTHERWISE.

SAN) 4) CONTRACTOR TO PROVIDE FERNCO STRONG BACK 1000 COUPLINGS FOR DISSIMILAR PIPE CONNECTIONS FOR SANITARY SEWER INSTALLATIONS ONLY.

SAN) 5) SANITARY SEWER TRENCHES SHADED ON THE PROFILE VIEW SHALL BE BACKFILLED WITH EITHER OF THE FOLLOWING COMPACTED TO 95% STANDARD PROCTOR DENSITY:

A. SUITABLE EXCAVATED MATERIAL. IF EXCAVATED MATERIAL IS NOT SUITABLE, THEN

B. CRUSHED STONE AS SPECIFIED FOR GRANULAR TRENCH BACKFILL SHALL BE USED.

SAN/WAT) 6) GRANULAR TRENCH BACKFILL SHALL BE CLASS A CRUSHED STONE CONFORMING TO I.D.O.T. STANDARD SPECIFICATION 4120.04 WITH 1" MAXIMUM AGGREGATE SIZE. COMPACT TO 95% STANDARD PROCTOR DENSITY.

WAT) 7) WATER MAINS WITHIN STREET RIGHT OF WAYS OR WITHIN EASEMENTS ADJACENT TO THE STREET RIGHT OF WAYS SHALL BE BACKFILLED WITH EITHER OF THE FOLLOWING COMPACTED TO 95% STANDARD PROCTOR DENSITY (SHOWN AS SHADED IN PROFILE VIEW):

A. SUITABLE EXCAVATED MATERIAL. IF EXCAVATED MATERIAL IS NOT SUITABLE, THEN
B. CRUSHED STONE AS SPECIFIED FOR GRANULAR TRENCH BACKFILL SHALL BE USED.

WAT) 8) WATER MAIN AND SANITARY SEWER TRENCHES LOCATED UNDER AND WITHIN 5–FEET OF PAVED SURFACES SHALL BE BACKFILLED WITH CLASS A CRUSHED STONE FROM 1 FOOT ABOVE THE TOP OF PIPE TO 1 FOOT BELOW THE SUBGRADE ELEVATION. THE TOP 1 FOOT BELOW SUBGRADE ELEVATION SHALL BE BACKFILLED WITH SUITABLE EXCAVATED MATERIAL.

SAN) 9) ALL SANITARY SEWER SERVICE LINES CROSSING STREET RIGHT–OF–WAY SHALL BE BACKFILLED IN ACCORDANCE WITH THE PRECEDING NOTE.

SAN) 10) ALL SANITARY SEWER SERVICE LINES SHALL BE EXTENDED :

A. TO THE UTILITY EASEMENT LINE FOR THOSE LOCATIONS WHERE THE LOTS BEING SERVED ARE ON THE OPPOSITE SIDE OF THE STREET FROM THE SEWER MAIN.

B. TO THE UTILITY EASEMENT LINE FOR THOSE LOCATIONS WHERE THE LOTS BEING SERVED ARE ADJACENT TO THE SEWER MAIN.

THE FOLLOWING MINIMUM CLEARANCES MUST BE MAINTAINED :

WAT) 11) WATER MAIN SHALL BE LOCATED 10 FEET HORIZONTALLY DISTANT FROM ALL SANITARY SEWER AND STORM SEWER.

WAT) 12) WATER MAIN SHALL NOT PASS THROUGH NOR CONTACT A SEWER OR A SEWER MANHOLE. A MINIMUM HORIZONTAL SEPARATION OF 3 FEET SHALL BE MAINTAINED.

WAT) 13) VERTICAL SEPARATION OF WATER MAINS CROSSING OVER ANY SANITARY SEWER SHOULD BE A MINIMUM OF 18–INCHES, MEASURED OUTSIDE TO OUTSIDE FROM THE CLOSEST EDGE OF EACH PIPE. IF PHYSICAL CONDITIONS PROHIBIT THIS SEPARATION, THE WATER MAIN SHALL NOT BE PLACED CLOSER THAN 6–INCHES ABOVE A SEWER OR 18–INCHES BELOW A SEWER. THE SEPARATION DISTANCE SHALL BE THE MAXIMUM FEASIBLE IN ALL CASES. WHERE THE SEWER CROSSES OVER OR LESS THAN 18 INCHES BELOW A WATER MAIN ONE FULL LENGTH OF SEWER PIPE OF WATER MAIN MATERIAL SHALL BE LOCATED SO BOTH JOINTS ARE AS FAR AS POSSIBLE FROM THE WATER MAIN. THE SEWER AND WATER PIPES MUST BE ADEQUATELY SUPPORTED AND HAVE WATERTIGHT JOINTS. A LOW PERMEABILITY SOIL SHALL BE USED FOR BACKFILL MATERIAL WITHIN 10 FEET OF THE POINT OF CROSSING.

WAT) 14) WHERE THE WATER MAIN CROSSES SEWER, ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS ARE AS FAR AS POSSIBLE FROM THE SEWER. THE WATER AND SEWER PIPES MUST BE ADEQUATELY SUPPORTED AND HAVE WATER TIGHT JOINTS. A LOW PERMEABILITY SOIL SHALL BE USED FOR BACKFILL MATERIAL WITHIN 10–FEET OF THE POINT OF CROSSING.

WAT) 15) NOMINAL DEPTH OF WATER MAIN = 5.5 FEET TO TOP OF PIPE.

WAT) 16) ALL FITTINGS AND VALVES SHALL BE RESTRAINED. RESTRAINED JOINTS ARE REQUIRED AS NOTED AT VERTICAL AND HORIZONTAL DEFLECTIONS.

SAN) 17) ALL SANITARY SEWER AND SERVICE LINES SHALL BE AIR TESTED TO PASS THE FOLLOWING TEST:

AIR TESTING

A. PERFORM FROM MANHOLE–TO–MANHOLE AFTER BACKFILL.

B. PLACE PNEUMATIC PLUGS: (1) SEALING LENGTH: EQUAL TO OR GREATER THAN PIPE DIAMETER, (2) CAPABLE OF RESISTING INTERNAL TEST PRESSURE WITHOUT EXTERNAL BRACING OR BLOCKING.

C. INTRODUCE LOW–PRESSURE AIR INTO SEALED LINE AND ACHIEVE INTERNAL AIR PRESSURE 4 PSIG GREATER THAN MAXIMUM PRESSURE EXERTED BY GROUNDWATER ABOVE PIPE INVERT.

D. LIMIT INTERNAL PRESSURE IN SEALED LINE BELOW 8 PSIG.

E. ALLOW 2 MINUTES MINIMUM FOR AIR PRESSURE TO STABILIZE. DISCONNECT LOW–PRESSURE AIR HOSE FROM CONTROL PANEL.

F. MINIMUM TIME FOR PRESSURE TO DROP FROM 3.5 TO 2.5 PSIG GREATER THAN MAXIMUM PRESSURE EXERTED BY GROUNDWATER ABOVE PIPE INVERT:

PIPE DIAMETER, INCHES	MINIMUM TIME, min:s	LENGTH FOR MINIMUM TIME, ft	TIME FOR LONGER LENGTH, S
4	3:46	597	0.380 L
6	5:40	398	0.854 L
8	7:34	298	1.520 L
10	9:26	239	2.374 L
12	11:20	199	3.418 L
15	14:10	159	5.342 L
18	17:00	133	7.692 L
21	19:50	114	10.470 L
24	22:40	99	13.674 L
27	25:30	88	17.306 L
30	28:20	80	21.366 L
33	31:10	72	25.852 L
36	34:00	66	30.768 L

G. IN AREAS WHERE GROUND WATER IS KNOWN TO EXIST, THE HEIGHT OF WATER ABOVE THE TOP OF THE PIPE BEING TESTED, IN FEET, SHALL BE DETERMINED AND THAT HEIGHT DIVIDED BY 2.3 TO ESTABLISH THE PRESSURE THAT WILL BE ADDED TO ALL READINGS ABOVE. ALTERNATIVELY, THE ENGINEER MAY ALLOW THE CONTRACTOR TO MEASURE INFILTRATION INTO THE SEWER BY USING A V–NOTCH WEIR OR OTHER SUITABLE DEVICE.

H. LOCATE, REPAIR AND RETEST LEAKS.

I. AIR TESTING SHALL BE CONSIDERED INCIDENTAL TO SANITARY SEWER CONSTRUCTION.

SAN) 18) ALL PVC TRUSS SEWERS SHALL HAVE A DEFLECTION TEST PERFORMED AS FOLLOWS:

A. DEFLECTION TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS.

B. DEFLECTION TEST TO BE CONDUCTED USING A RIGID BALL OR MANDREL WITH A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE. NO MECHANICAL PULLING DEVICES ALLOWED.

C. NO PIPE SHALL EXCEED A DEFLECTION OF 5%.

WAT) 19) AS–BUILTS AND MATERIAL LIST ARE REQUIRED PRIOR TO TESTING.

WAT) 20) ALL 2–INCH WATER SERVICES TO BE TYPE 'K' COPPER.

SAN) 21) PIPE PENETRATIONS INTO STRUCTURES SHALL BE A FLEXIBLE WATERTIGHT SEAL. ALLOWABLE PREMANUFACTURED SEALS INCLUDE LINK–SEAL, A–LOK, PSX–DIRECT DRIVE BOOTS OR ENGINEER APPROVED EQUAL.

SAN) 22) MANHOLE STEPS ARE NOT ALLOWED IN MANHOLES TO BE TURNED OVER TO THE CITY.

SAN) 23) ALL SANITARY MANHOLES REQUIRE CHIMNEY SEALS. USE EXTERNAL CHIMNEY SEALS BY INFI–SHIELD UNIBAND, CRETEX OR APPROVED EQUAL. INTERNAL CHIMNEY SEALS BY CRETEX OR APPROVED EQUAL WILL BE ALLOWED ONLY IN PROPOSED PAVED AREAS WHERE SLIP–FORM PAVING WILL BE UTLIZED FOR CONSTRUCTION.

SAN) 24) MANHOLES PLACED IN PAVEMENT SHALL HAVE RIM ELEVATION FLUSH WITH THE FINISH GRADE. MANHOLES IN NON–PAVED AREAS SHALL HAVE A RIM ELEVATION 0.20 FOOT ABOVE FINISH GRADE.

SAN) 25) MANHOLE ADJUSTMENT RINGS SHALL BE CRETEX PRO–RING, AMERICAN HIGHWAY PRODUCTS RUBBER ADJUSTMENT RING OR STANDARD PCC. IF PCC RINGS ARE USED: SHIMS TO LEVEL MANHOLE FRAME MADE OF MATERIALS OTHER THAN PCC OR THE RING MATERIAL DISCUSSED ABOVE WILL NOT BE ALLOWED, (i.e.: WOOD, BRICK, ROCKS etc.)

IF SHIMS ARE USED AS DISCUSSED ABOVE, MANHOLE WILL BE REJECTED AND REQUIRE CORRECTIVE RECONSTRUCTION BY CONTRACTOR.

SAN) 26) ALL FIELD CONSTRUCTED MANHOLE OR STRUCTURES SHALL USE WATER STOP ON ALL CONSTRUCTION JOINTS AND APPROVED SEALS FOR ALL WALL PENETRATIONS.

SAN) 27) NEW CASTINGS AND CHIMNEY SEALS TO BE PROVIDED WHEN SANITARY MANHOLES ARE ADJUSTED TO GRADE AS CALLED OUT IN PLANS.

STORM SEWER NOTES

1) STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD DETAILED SPECIFICATIONS AND DETAILED SPECIFICATION REQUIREMENTS PREPARED FOR THIS PROJECT. CITY OF IOWA CITY DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES SHALL PREVAIL.

2) ALL STORM SEWERS SHALL BE CLASS 3 RCP UNLESS NOTED OTHERWISE IN THE PLANS.

3) AT PLACES WHERE A FLARED END SECTION IS REQUIRED, PIPE LENGTH INCLUDES THE FLARED END. THE LAST TWO JOINTS ARE TO BE TIED WHERE FLARED END SECTIONS ARE REQUIRED.

4) ALL RCP STORM SEWERS SHALL BE PROVIDED WITH CLASS "C" BEDDING, UNLESS NOTED OTHERWISE. PVC SEWERS SHALL BE PROVIDED WITH CRUSHED STONE ENCASEMENT.

5) STORM SEWERS SHADED ON THE PROFILE VIEW SHALL BE BACKFILLED WITH EITHER OF THE FOLLOWING COMPACTED TO 90% MODIFIED PROCTOR DENSITY:

A. SUITABLE EXCAVATED MATERIAL. IF EXCAVATED MATERIAL IS NOT SUITABLE, THEN

B. CRUSHED STONE AS SPECIFIED FOR GRANULAR TRENCH BACKFILL SHALL BE USED.

6) GRANULAR TRENCH BACKFILL SHALL BE CRUSHED STONE CONFORMING TO I.D.O.T. STANDARD SPECIFICATION 4120.04 WITH 1" MAXIMUM AGGREGATE SIZE. COMPACT TO 90% MODIFIED PROCTOR DENSITY.

7) ALL STORM SEWERS SHALL HAVE CONFINED "O" RING GASKETS. STORM SEWERS 36" AND SMALLER SHALL HAVE BELL AND SPIGOT JOINTS. STORM SEWERS LARGER THAN 36" MAY HAVE TONGUE AND GROOVE JOINTS. NO MASTIC JOINTS ALLOWED.

8) ALL PIPE SHALL BE CERTIFIED.

9) ALL STORM INTAKES SHALL BE A MINIMUM OF 48 INCHES FROM TOP OF CURB/RIM TO SUBGRADE. IF INVERT ELEVATIONS ARE INSUFFICIENT TO PROVIDE THIS REQUIRED DEPTH, THE CONTRACTOR TO PROVIDE DEEPER STRUCTURE AND POUR CONCRETE FILLET IN INTAKE TO MAKE INTAKE PIPES DRAIN AT INVERT ELEVATIONS LISTED.

10) LIFT HOLES IN STORM SEWER WILL NOT BE ALLOWED.

11) MANHOLES SHALL NOT HAVE STEPS

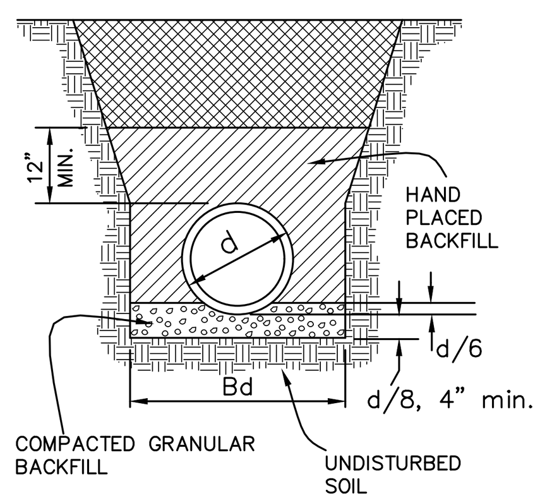
12) MANHOLES SHALL HAVE AN EXTERNAL CHIMNEY SEAL BY INFISHEILD UNIBAND, CRETEX, OR APPROVED EQUAL.

13) PROVIDE CONCRETE FILLETS IN ALL NEW & EXISTING DRAINAGE STRUCTURES PER REFERENCED DETAILS.

14) ALL STORM SEWER STRUCTURES ARE TO BE WATER TIGHT WITH WATER STOP USED IN CONSTRUCTION JOINT AND PENETRATIONS. RISERS SHALL BE CRETEX PRO–RING.

15) WALL PENETRATIONS TO BE CIRCULAR BY HOLE SAW OR CORE DRILL, NOT BY CHOP SAW. ALL STRUCTURES REQUIRE CHIMNEY SEALS. RISER AND CHIMNEY PRODUCTS ARE AVAILABLE IN RECTANGULAR CONFIGURATIONS.

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 THOSE 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 THAT THERE MAY BE OTHER FACILITIES IN THE CONSTRUCTION AREA, THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN OR SHOWN HEREON. 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.



CLASS "C" BEDDING

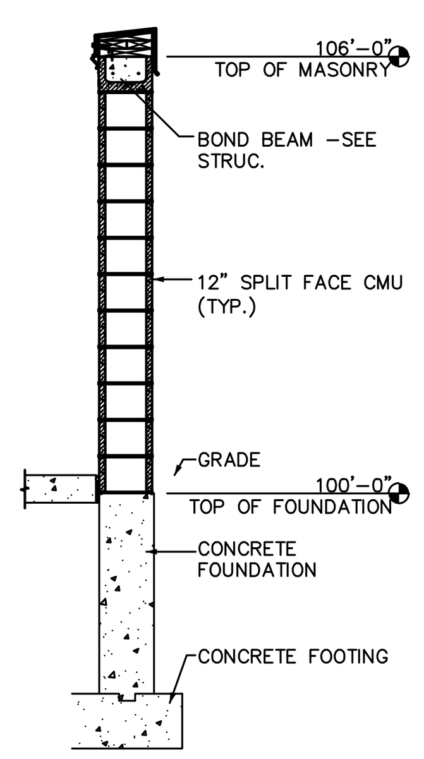
ID INCHES	Bd FEET & INCHES
12	2–3
15	2–9
18	3–0
21	3–3
24	3–6
27	4–0
30	4–3
36	4–9
42	5–6
48	6–3

NOTES:
1. PIPE SHALL BE PLACED ON CRUSHED STONE MATERIAL.
2. BELL HOLES SHALL BE HAND SHAPED SO THAT ONLY PIPE BARREL RECEIVES BEARING PRESSURE.
3. PLACE BEDDING TO ENSURE THAT THERE ARE NO VOIDS UNDER OR ALONGSIDE THE LENGTH OF PIPE.
4. BACKFILL SHALL BE HAND TAMPED UP TO 12" ABOVE TOP OF PIPE.
5. SEE TABLE FOR ALLOWABLE TRENCH WIDTH Bd.

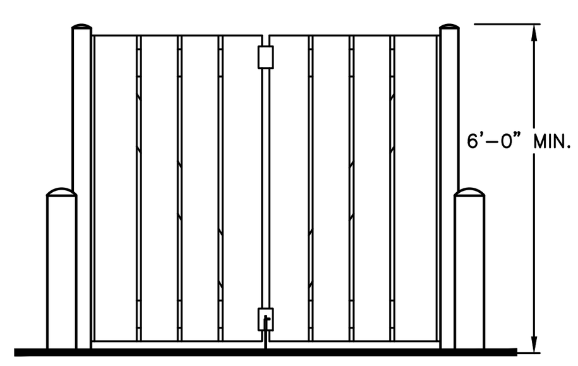
TRASH ENCLOSURE DETAIL

N.T.S.

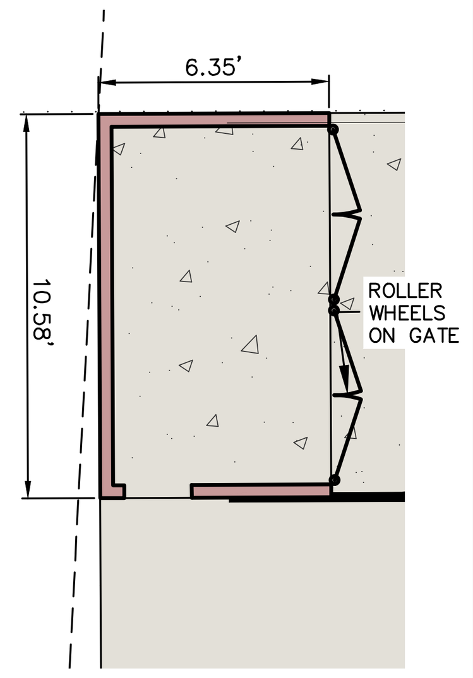
NOTE: DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH ROCKFACE BLOCK (COLOR: GRANITE BLEND) MATERIALS CONSISTENT WITH THOSE USED ON THE BUILDINGS AND IN ACCORDANCE WITH CITY STANDARDS.



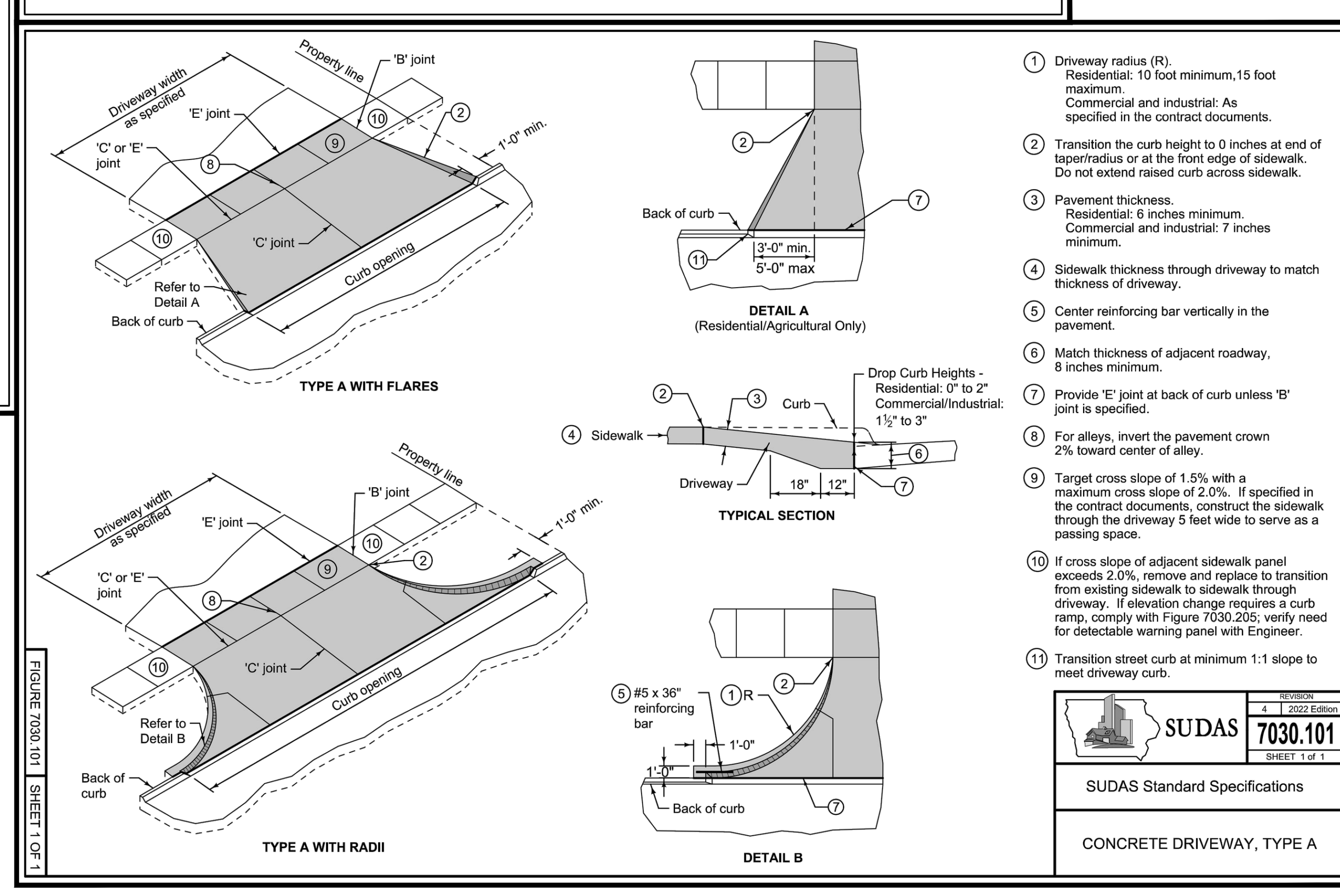
WALL SECTION



FRONT VIEW



PLAN VIEW

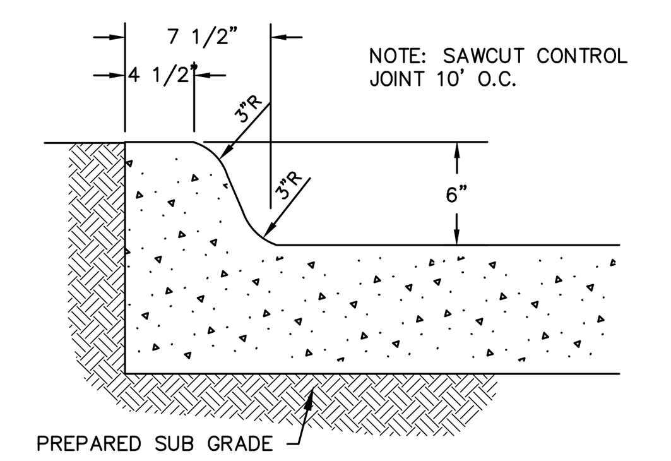


PAVING CONSTRUCTION NOTES

1. PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH I.D.O.T. SPECIFICATION SECTION 2301.
2. I.D.O.T. CLASS C–3 CONCRETE SHALL BE USED, UNLESS NOTED OTHERWISE.
3. PAVEMENT JOINTS SHALL CONFORM TO I.D.O.T. STANDARD ROAD PLAN PV–101.
4. SUBGRADE UNDER PROPOSED PAVEMENT SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY, TO A DEPTH OF SIX (6) INCHES. UNLESS NOTED OTHERWISE.
5. ALL SAWED PAVEMENT JOINTS SHALL BE SEALED.

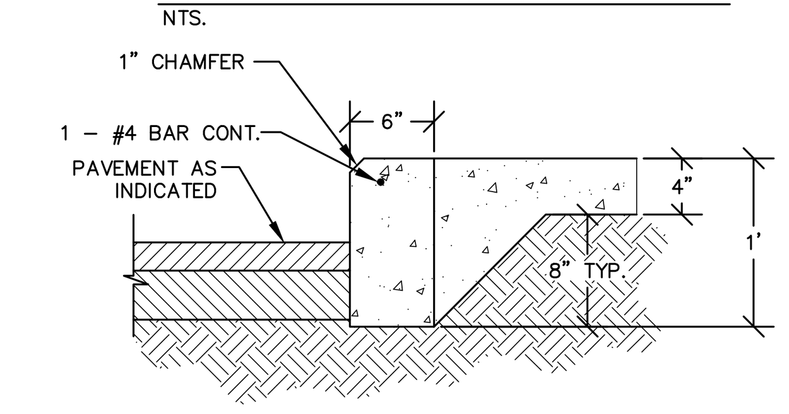
6" STANDARD CURB DETAIL

N.T.S.



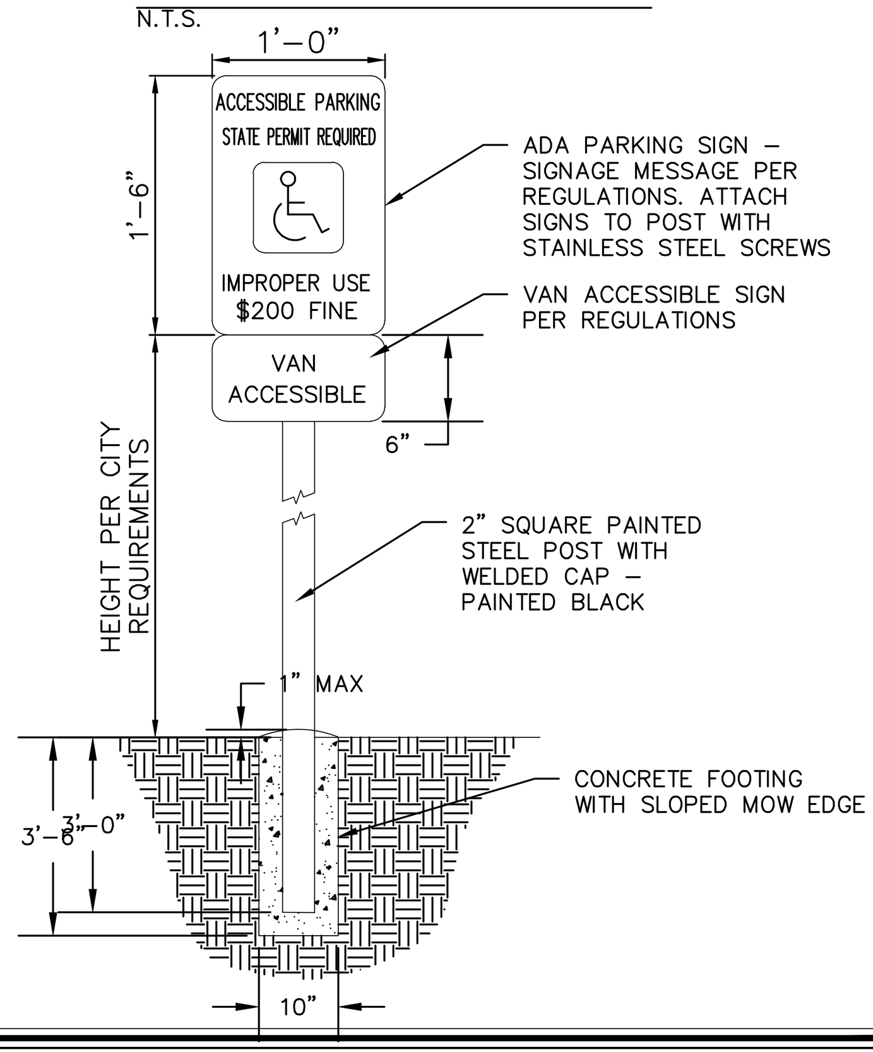
SIDEWALK THICKENED EDGE

NTS.



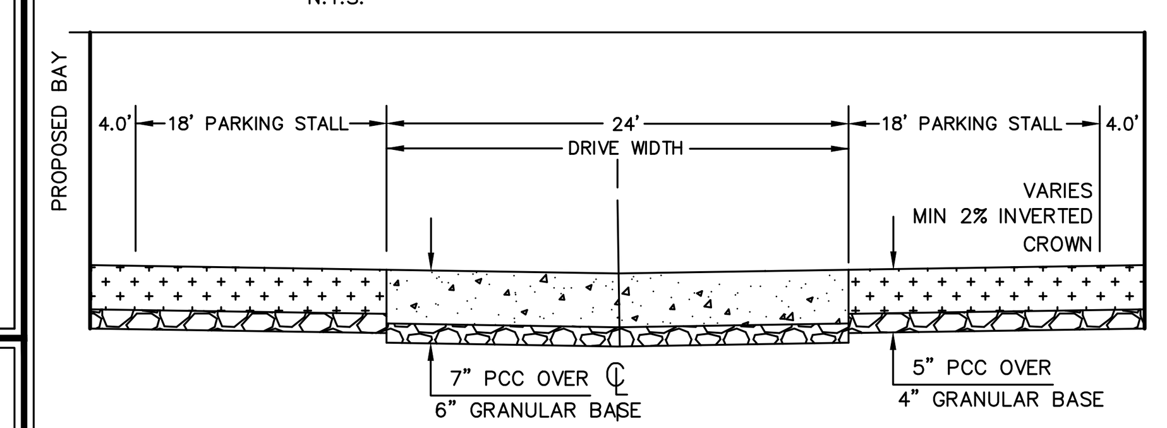
ACCESSIBLE SIGN DETAIL

N.T.S.



TYPICAL DRIVE/PARKING SECTION

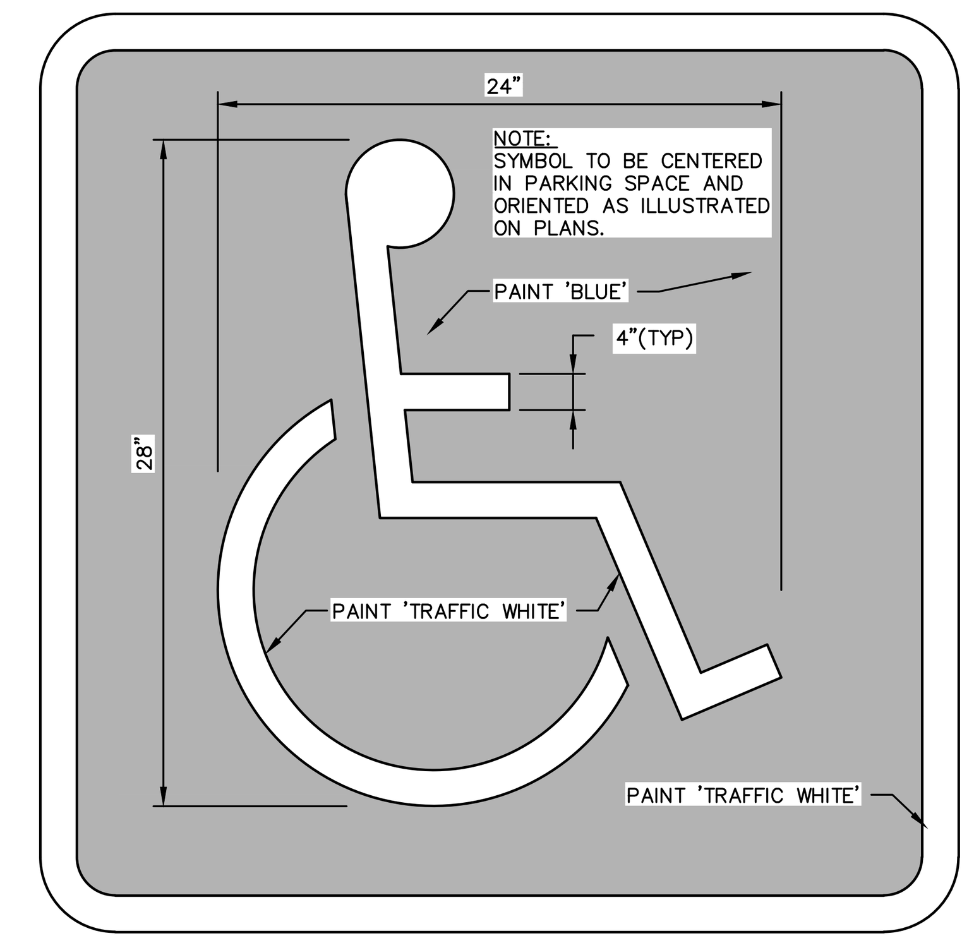
N.T.S.



ACCESSIBLE PARKING SYMBOL

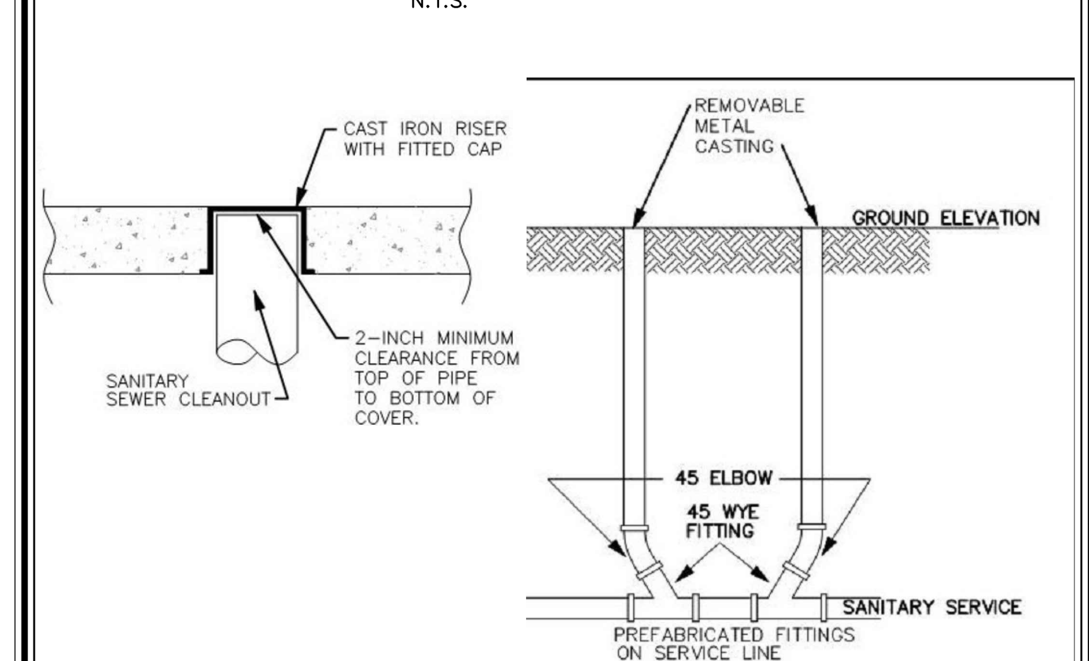
N.T.S.

IOWA STANDARD ROAD PLAN DETAIL: PM–111 "WPSB"



DOUBLE CLEANOUT DETAIL

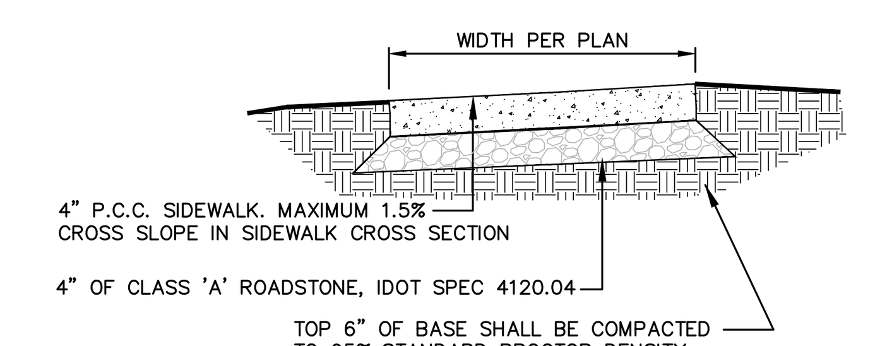
N.T.S.



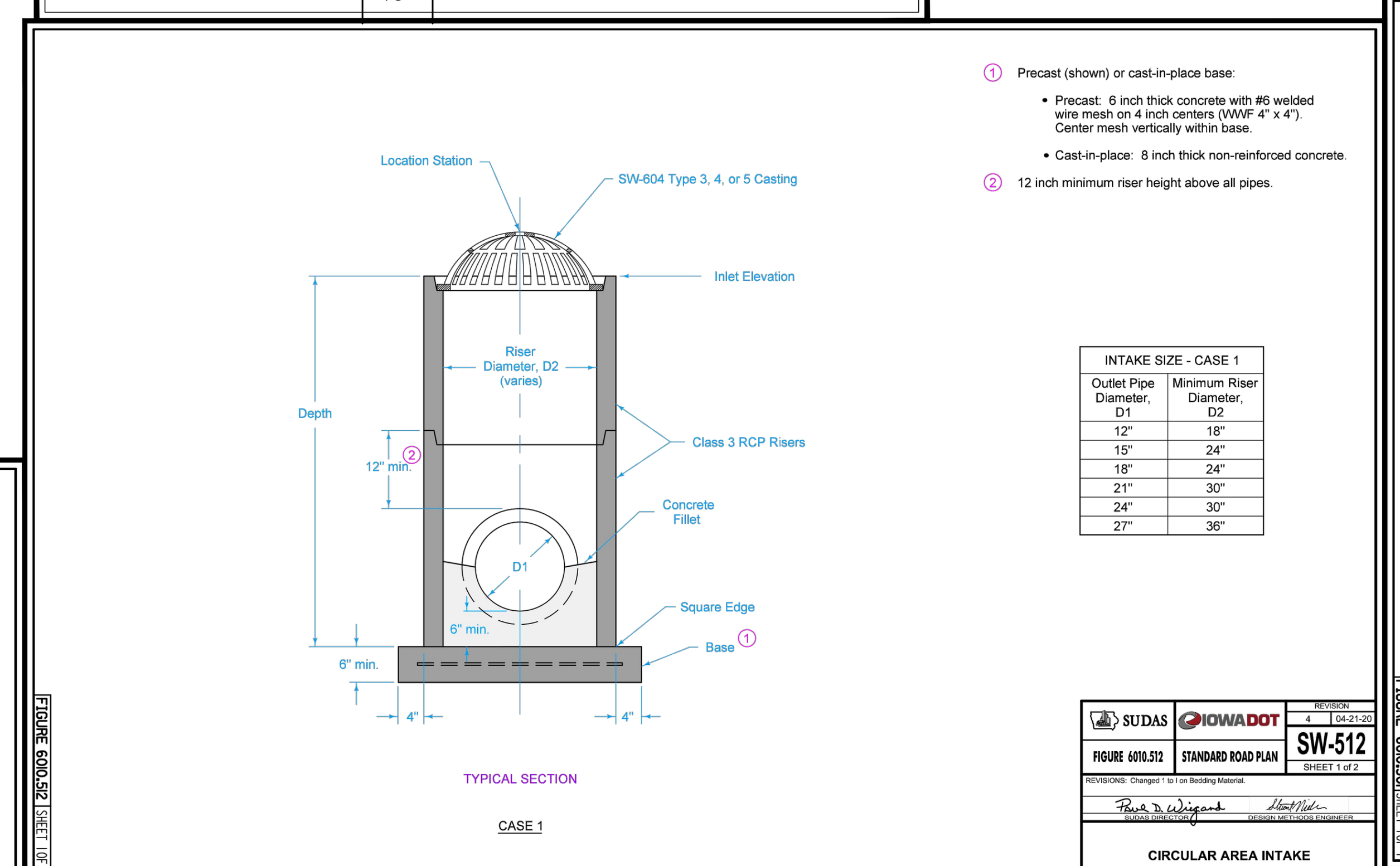
DOUBLE CLEANOUT

TYPICAL SIDEWALK DETAIL

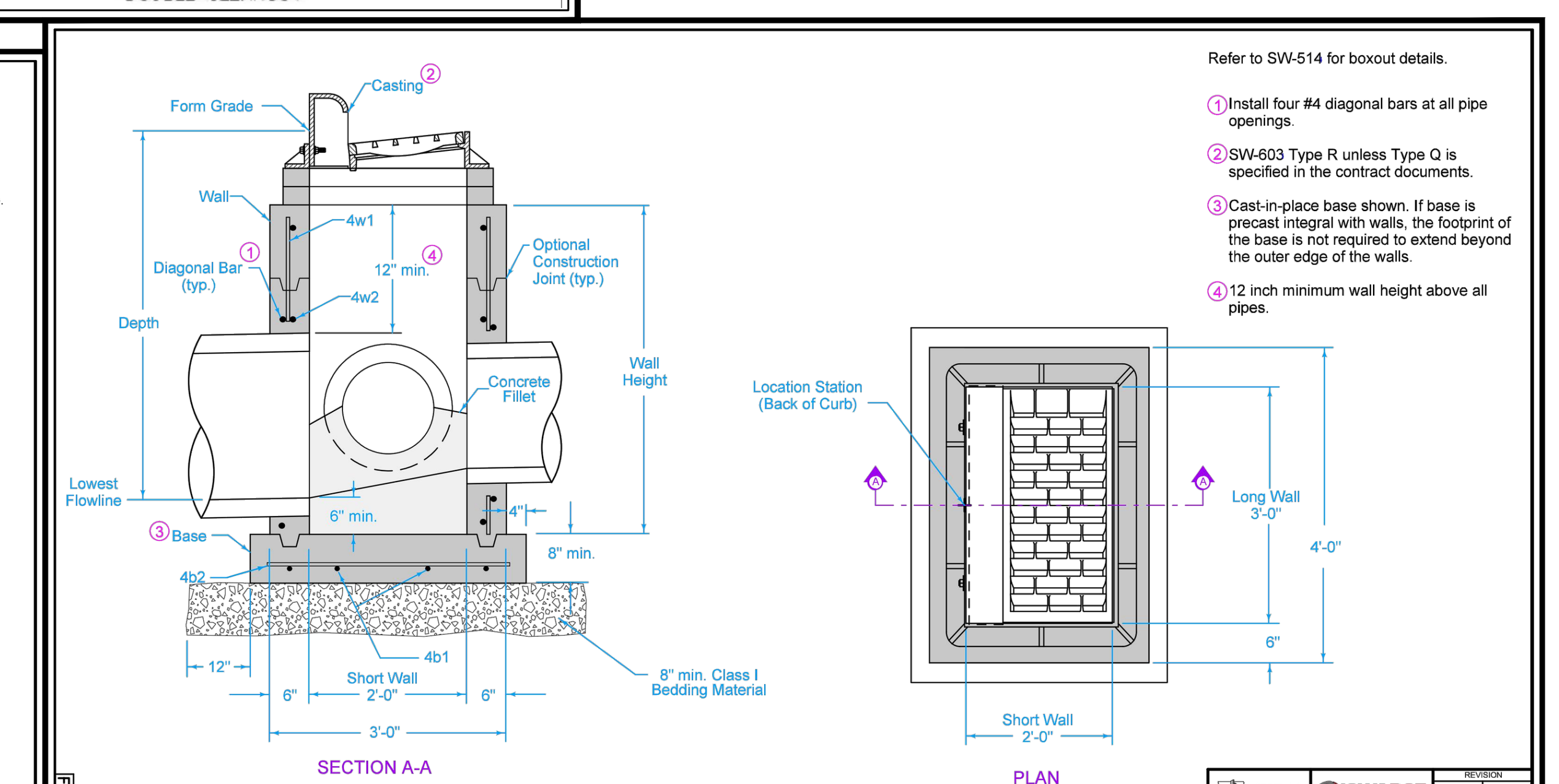
N.T.S.



SIDEWALKS SHALL CONFORM TO THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES" ACT (ADA)



INTAKE SIZE - CASE 1	
Outlet Pipe Diameter, D1	Minimum Riser Diameter, D2
12"	18"
15"	24"
18"	24"
21"	30"
24"	30"
27"	36"

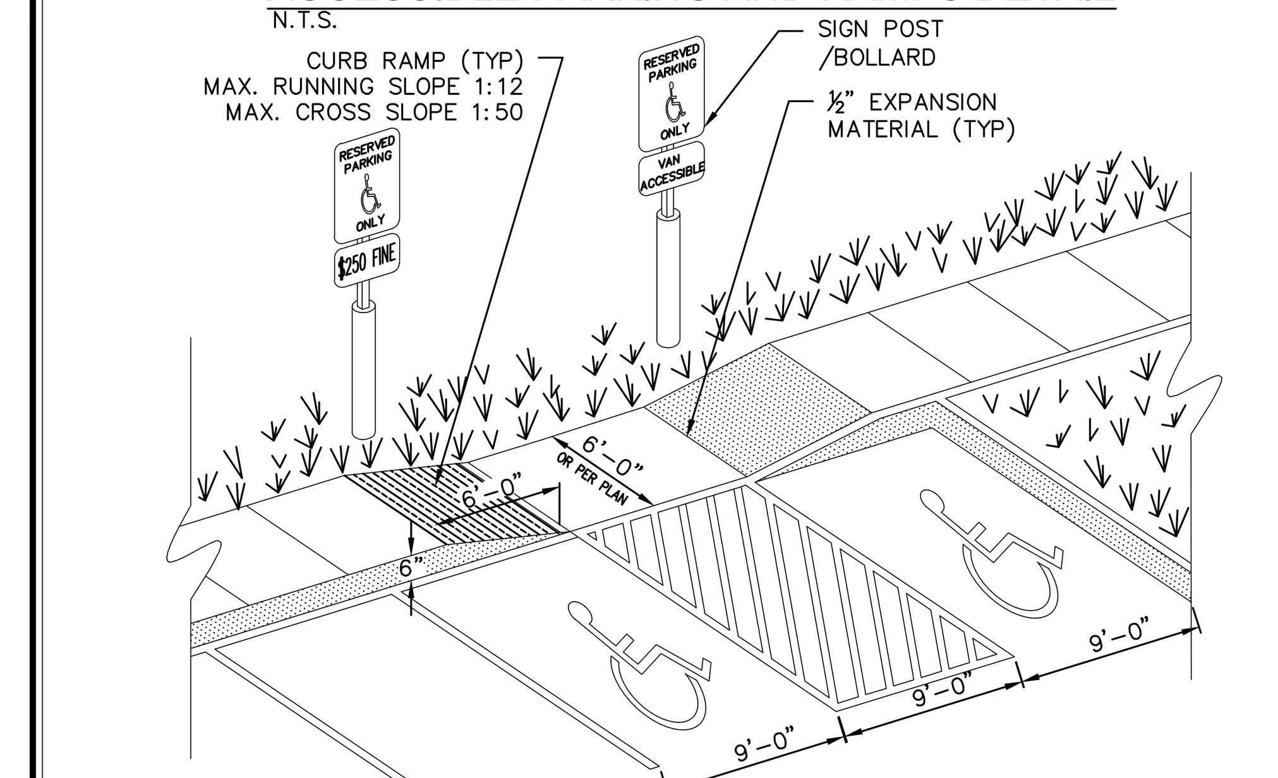


REINFORCING BAR LIST						
Mark	Size	Location	Shape	Length	Count	Spacing
4w1	4	Walls	———	Wall Height minus 4"	14	12"
4w2	4	Long Walls	———	3'-8"	Varies	12"
4w3	4	Short Walls	———	2'-8"	Varies	12"
4b1	4	Base	———	4'-2"	4	10"
4b2	4	Base	———	3'-2"	5	10"

MAXIMUM PIPE DIAMETERS		
Pipe Location	Precast Structure	Cast-in-place Structure
Short Wall	15"	18"
Long Wall	24"	30"

ACCESSIBLE PARKING AND RAMPS DETAIL

N.T.S.



SHEET INDEX
C120 SITE LAYOUT AND DIMENSION PLAN
CD100 DEMOLITION PLAN
C140 SITE GRADING EROSION CONTROL PLAN AND SWPPP
C141 GRADING PLAN
C160 UTILITY PLAN
C500 GENERAL NOTES AND DETAILS
L100 LANDSCAPE PLAN

1.50 AC

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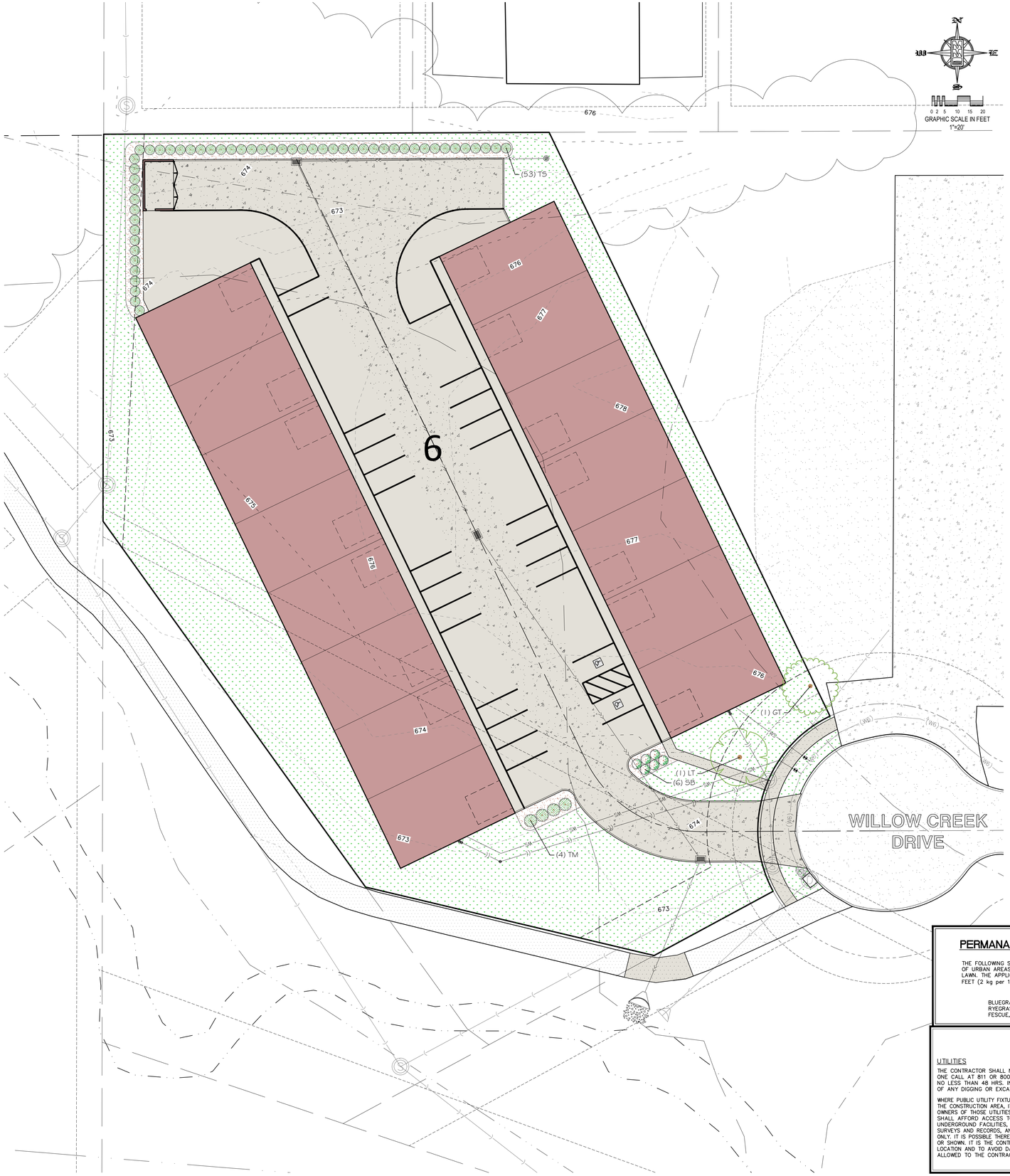
Date	Revision
02-06-2024	CITY REQUESTED REV.
02-20-2024	CITY REQUESTED REV.
03-04-2024	CITY REQUESTED REV.

GENERAL NOTES AND DETAILS

LOT 6
BARKERS 2ND SUBDIVISION
IOWA CITY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 01/05/2024	
Designed by: CAT	Field Book No: 41/1377
Drawn by: HEH/TAV	Scale: 1"=20'
Checked by: CAT	Sheet No:
Project No: 11896-001	C500 of:



LANDSCAPE REQUIREMENTS

1 LARGE STREET TREE FOR EVERY 40 LINEAR FEET OF FRONTAGE AND PLACED WITH 14 FEET OF THE RIGHT OF WAY LINE.
- 80.91 / 40 = 2 TREES REQUIRED

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE H. X W.
TREES							
	GT	1	Gleditsia tracanthos inermis `Skycole` TM	Skyline Thornless Honey Locust	2" Cal.	B&B	45` x 35`
	LT	1	Linodendron tulipifera	Tulip Tree	2" Cal.	B&B	80` x 50`
SHRUBS, ORNAMENTAL GRASSES & PERENNIALS							
	SB	6	Spiraea x bumalda `Goldflame`	Goldflame Spirea	18" Ht.	Container	3` x 4`
	TM	4	Taxus x media `Tauntonii`	Taunton`s Yew	18" Ht.	Container	3` x 5`
	TS	53	Thuja occidentalis `Smaragd`	Emerald Green Arborvitae	36" Ht.	Container	12` x 4`

LANDSCAPE LEGEND

- TURF GRASS
- MULCH BED

SHEET INDEX

C120	SITE LAYOUT AND DIMENSION PLAN
CD100	DEMOLITION PLAN
C140	SITE GRADING EROSION CONTROL PLAN AND SWPPP
C141	GRADING PLAN
C160	UTILITY PLAN
C500	GENERAL NOTES AND DETAILS
L100	LANDSCAPE PLAN

LANDSCAPE NOTES:

1 – THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL LOCATIONS OF UNDERGROUND UTILITIES ON SITE PRIOR TO LANDSCAPE INSTALLATION.

2 – PLANT QUANTITIES ARE FOR INFORMATION ONLY. DRAWING SHALL PREVAIL IF CONFLICT OCCURS.

3 – KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60 – 1990, OR MOST RECENT ADDITION.

4 – LAYOUT OF PLANT MATERIAL AT SITE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

5 – ALL PLANTING BED AREAS SHALL HAVE QUALITY TOPSOIL ADDED (IF NEEDED) BY LANDSCAPE CONTRACTOR TO BRING BED GRADES 5" – 6" BELOW EXISTING CONCRETE AREAS AND TOP OF DECORATIVE WALLS. (PRIOR TO BIDDING, CONTRACTOR IS RECOMMENDED TO VISIT SITE)

6 – FINISH GRADING OF PLANT BED AND SOD AREAS SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.

7 – ALL SHRUB AND PERENNIAL PLANTING AREAS SHALL HAVE A MINIMUM 3 INCH DEEP BED OF DOUBLE SHREDDED HARDWOOD BARK MULCH AND AN APPLICATION OF A PRE-EMERGENT (TREFLAN OR APPROVED EQUAL) FOR WEED CONTROL.

8 – LANDSCAPE EDGING BETWEEN BARK MULCH AND LAWN AREAS SHALL BE A SPADE CUT EDGE. EDGE SHALL BE INSTALLED VERTICAL AND ACCORDING TO DETAILS

9 – STAKING SHALL BE REQUIRED ON ALL TREES (EXCEPT MULTI-STEM VARIETIES) STAKE USING (3) OR (5) 6' STEEL "T" POST PLACED OUTSIDE OF ROOTBALL AND ADHERED TO TRUNK OF TREE WITH 14 GAUGE CABLE AND WOVEN NYLON TREE STRAPS.

10 – ALL TREES FREE-STANDING IN LAWN AREAS AND IN PLANTING BEDS SHALL BE WRAPPED WITH A STANDARD MANUFACTURED TREE WRAP AND FASTENED WITH TWINE OR APPROVED METHOD.

11 – ALL TREES FREE-STANDING WITHIN LAWN AREAS SHALL HAVE A MINIMUM 4 FT. DIA RING OF DOUBLE SHREDDED HARDWOOD BARK MULCH AT A 3 INCH DEPTH.

12 – ALL LANDSCAPE PLANTINGS AND SOD AREAS SHALL BE THOROUGHLY WATERED UPON INSTALLATION AND A TOTAL OF (3) WATERINGS BEFORE INITIAL ACCEPTANCE. AFTER ACCEPTANCE, SOD SHALL BE MAINTAINED FOR (30) DAYS OR UNTIL ROOTED IN.

13 – LANDSCAPE CONTRACTOR MUST FOLLOW ALL DETAILS PROVIDED ON SHEETS DESCRIBING LANDSCAPE CONSTRUCTION TECHNIQUES.

14 – ALL LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF INITIAL ACCEPTANCE.

15 – SEED ALL REMAINING AREAS WITH IDOT URBAN MIX.

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
- (R) RECORDED DIMENSIONS
- 22-1 CURVE SEGMENT NUMBER

–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
X X		FENCE LINE
		EXISTING SANITARY SEWER
		PROPOSED SANITARY SEWER
		EXISTING STORM SEWER
		PROPOSED STORM SEWER
		WATER LINES
E E		ELECTRICAL LINES
T		TELEPHONE LINES
G		GAS LINES
FO		FIBER OPTIC
OHE		OVERHEAD ELECTRIC

- CONTOUR LINES (1' INTERVAL)
- PROPOSED GROUND
- EXISTING TREE LINE
- EXISTING DECIDUOUS TREE & SHRUB
- EXISTING EVERGREEN TREES & SHRUBS

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.

PERMANANT SEEDING OF URBAN AREAS

THE FOLLOWING SEED MIXTURE SHALL BE USED FOR PERMANENT SEEDING OF URBAN AREAS, INCLUDING ANY AREAS PREVIOUSLY MAINTAINED AS A LAWN. THE APPLICATION RATE SHALL BE 4 POUNDS PER 1,000 SQUARE FEET (2 kg per 100 m²).

BLUEGRASS, KENTUCKY	70%
RYEGRASS, PERENNIAL (FINELEAF VARIETY)	10%
FESCUE, CREEPING RED	20%

UTILITIES

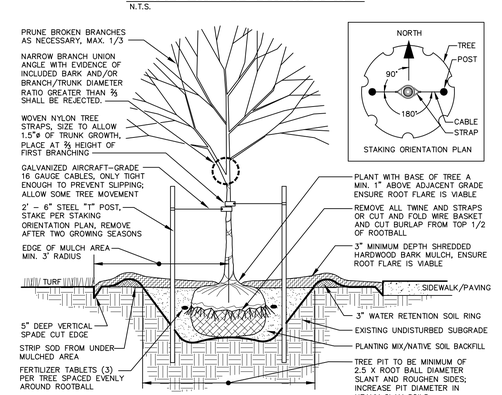
THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/292-8989 NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

IOWA ONE CALL SM

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

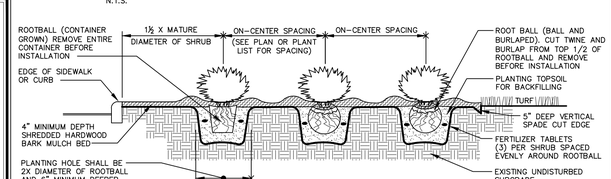
TYPICAL TREE PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL (DECIDUOUS AND EVERGREEN)

N.T.S.



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LANDSCAPE PLAN

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