RESOLUTION NO. 1622

A RESOLUTION APPROVING PEDERSEN VALLEY PART THREE PHASE ONE, LOT 21 SITE PLAN

WHEREAS, Brian Shay has heretofore submitted a proposed Site Plan to construct multi-family housing located on Pedersen Street in the City of West Branch, Iowa (the "Project"); and

WHEREAS, said Site Plan has heretofore been reviewed by City Staff, including the City Engineer; and

WHEREAS, the Site Plan has been found to conform to West Branch Code of Ordinances; and

WHEREAS, the City of West Branch Planning and Zoning Commission has reviewed the Site Plan and recommended its approval to the West Branch City Council; and

WHEREAS, it is now necessary for the City Council to approve said Site Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of West Branch, Cedar County, Iowa, that the aforementioned Site Plan for the Project be and the same are hereby accepted and approved.

* * * * * * * *

Passed and approved this 5th day of June, 2017.

Roger Laughlin

Roger Laughlin, Mayor

ATTEST:

Leslie Brick

Leslie Brick, Deputy City Clerk

SITE PLAN

PEDERSEN VALLEY PART THREE - PHASE ONE, LOT 21

WEST BRANCH, IOWA

CURRENT ZONING: RB–1

LOT AREA	11,507 SF	(100%)
BUILDING AREA	3,100 SF	(26.9%)
PAVING AREA	1,820 SF	(15.8%)
TOTAL IMPERVIOUS AREA	4,920 SF	(42.8%)
OPEN SPACE	6,580 SF	(57.2%)

BUILDING CHARACTERISTICS:
1 – 3 PLEX BUILDING (3 BR EA)
TOTAL BUILDING SPACE = 3,100 SF

SETBACK REQUIREMENTS:
FRONT YARD = 25 FEET
REAR YARD = 25 FEET
SIDE YARD = 8 FEET

PARKING REQUIREMENTS:
2 SPACES PER DWELLING UNIT
3 DWELLING UNITS = 6 SPACES
TOTAL PARKING REQUIRED = 6 SPACES
TOTAL PARKING PROVIDED = 6 SPACES

TREE REQUIREMENTS:
1 / 1500 SF OPEN SPACE
6,580 SF OPEN SPACE
TREES REQUIRED = 5
TREES PROVIDED = 5

SHRUB REQUIREMENTS:
1 / 1000 SF OPEN SPACE
6,580 SF OPEN SPACE
TREES REQUIRED = 7
TREES PROVIDED = 7

ALL GROUND LEVEL MECHANICAL AND UTILITY EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW

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

OWNER/APPLICANT:
BRIAN SHAY
1905 STONE VALLEY DRIVE
NORTH LIBERTY, IA 52317

GRAPHIC SCALE IN FEET
1"=20'

KEYNOTES

NUMBER	KEYNOTE	DETAIL
101	REMOVE EXISTING TREES	
102	INSTALL 1 PCC STEP: 2–6" RISERS INTO ENTRANCE	
103	INSTALL 5" PCC DRIVEWAY	
104	INSTALL 5" PCC SIDEWALK IN ACCORDANCE WITH THE CITY OF WEST BRANCH SPECIFICATIONS	
105	REMOVE 2 SY PCC SIDEWALK	
106	GRIND EXISTING CURB FOR DRIVEWAY PAVING	
107	INSTALL RETAINING WALL. OWNER TO PROVIDE WALL DESIGN TO CITY PRIOR TO INSTALLATION. COORDINATE WITH FENCE INSTALLATION.	
108	INSTALL 42" HIGH BLACK CHAIN LINK FENCE	

LICENSED PROFESSIONAL ENGINEER
KELLY J. BECKLER
14624
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.

_____ 20____
KELLY J. BECKLER, P.E. Iowa Lic. No. 14624

My license renewal date is December 31, 20____.

Pages or sheets covered by this seal:

DRAFT

STANDARD LEGEND AND NOTES

- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
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- EXISTING RIGHT–OF–WAY LINES
- CENTER LINES
- EXISTING CENTER LINES
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- LOT LINES, PLATTED OR BY DEED
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- EXISTING EASEMENT LINES
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- RECORDED DIMENSIONS
- CURVE SEGMENT NUMBER
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- FIRE HYDRANT
- WATER VALVE
- DRAINAGE MANHOLE
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- 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.

0.26 ACRE

CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS
1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
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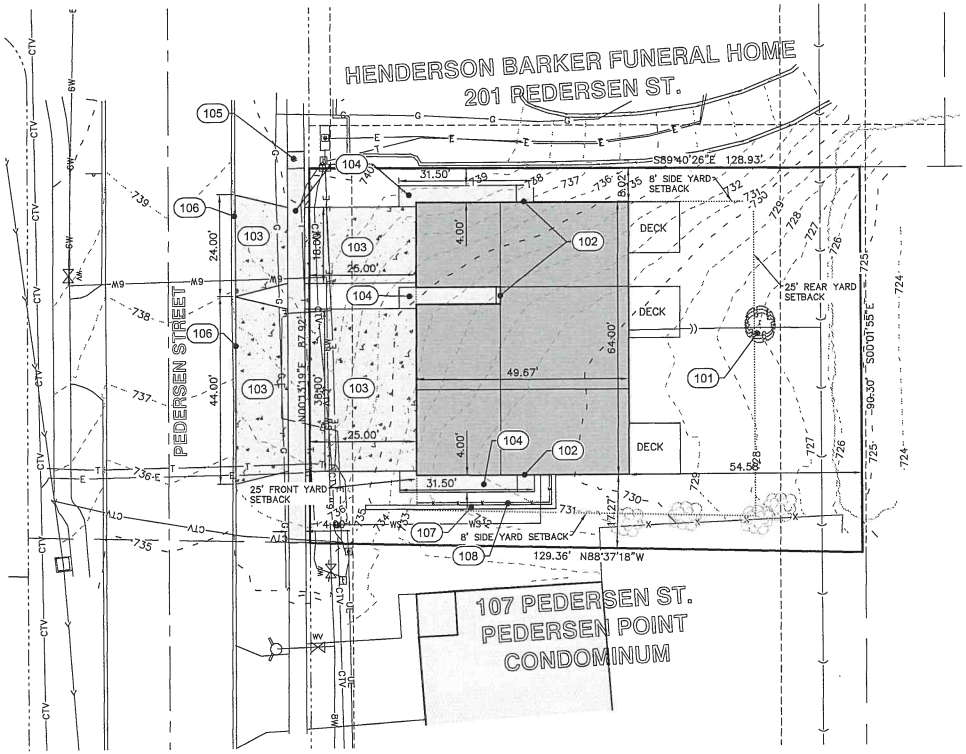
www.mmsconsultants.net

SHEET INDEX

1 SITE LAYOUT AND DIMENSION PLAN
2 SITE GRADING AND EROSION CONTROL PLAN
3 SITE UTILITY AND LANDSCAPE PLAN
4 GENERAL NOTES AND DETAILS

Date	Revision
5/17/17	PER CITY COMMENT

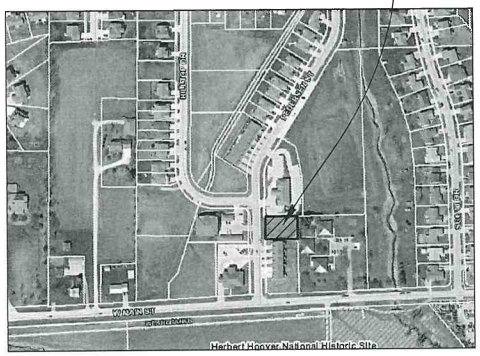


LEGAL DESCRIPTION
LOT 21, PEDERSEN VALLEY PART THREE – PHASE ONE, WEST BRANCH, IOWA, IN ACCORDANCE WITH THE RECORDED PLAT THEREOF, CONTAINING 0.26 ACRE, (11,500 SQUARE FEET), AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

BENCHMARK INFORMATION

POINT	ELEVATION	DATUM	DESCRIPTION
511	740.36	NAVD88	CUT 'X' AT CENTERLINE INTERSECTION OF PEDERSON ST. AND HILLTOP DR.
10269	736.83	NAVD88	HYDRANT ±25' SOUTH OF SW PROPERTY CORNER OF LOT 21 (BOLT BY ARROW HEAD)

PEDERSEN VALLEY PART THREE - PHASE ONE, LOT 21
WEST BRANCH, IOWA



LOCATION MAP
NOT TO SCALE

SITE LAYOUT AND DIMENSION PLAN

PEDERSEN VALLEY PART THREE - PHASE ONE, LOT 21
WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 05-09-17	
Designed by: VJS	Field Book No: 1177
Drawn by: VJS	Scale: 1"=20'
Checked by: KJB	Sheet No: 1 of 4
Project No: IOWA CITY 10214002	

SITE PLAN

PEDERSEN VALLEY PART THREE - PHASE ONE, LOT 21

WEST BRANCH, IOWA

PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
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BRIAN SHAY
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0 2 5 10 15 20
GRAPHIC SCALE IN FEET
1"=20'

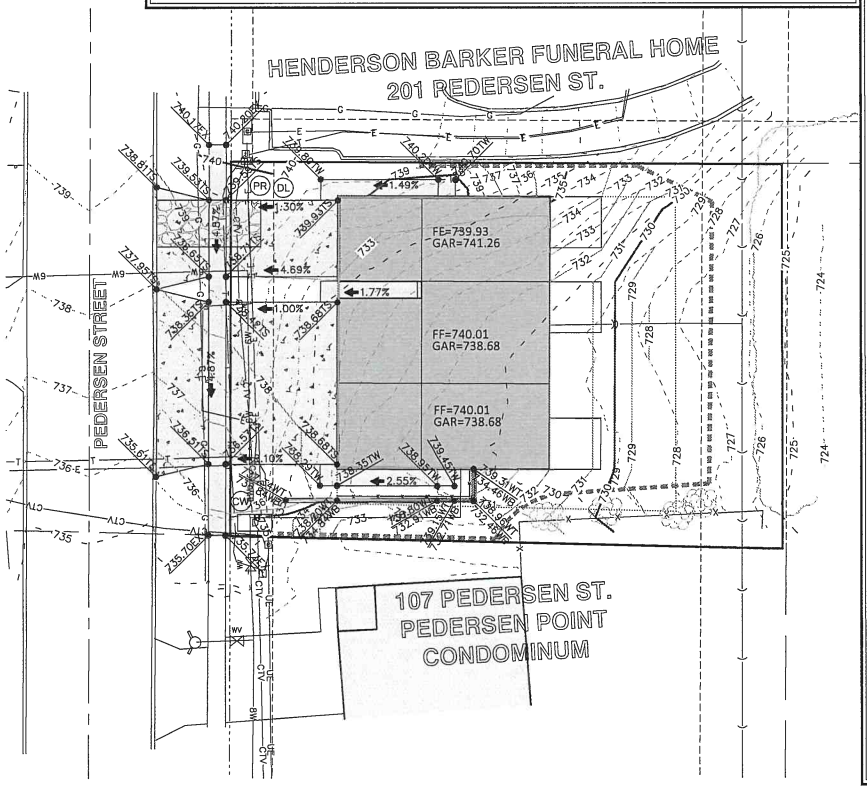
EROSION CONTROL LEGEND

- SILT FENCE/FILTER SOCK
- PERIMETER SILT FENCE
- TEMPORARY ROCK CONSTRUCTION ENTRANCE/EXIT
- TEMPORARY SOIL STOCKPILE AREA
- TEMPORARY PARKING AND STORAGE
- DIRECTION OF OVERLAND FLOW
- CW — CONCRETE TRUCK/EQUIPMENT WASHOUT
- D — DUMPSTER FOR CONSTRUCTION WASTE
- PR — PORTABLE RESTROOM
- RIP RAP OUTLET PROTECTION
- DL — DOCUMENT LOCATION (PERMITS, SWPPP, INSPECTION FORMS, ETC.)
- 01 — OTHER MEASURE: _____
- FILTER SOCK INLET PROTECTION
- 02 — OTHER MEASURE: _____
- FILTER SOCK BEHIND CURB AT CURB RAMP
- 03 — OTHER MEASURE: _____

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.

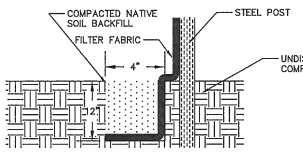
GRADING LEGEND

000.00EX	= EXISTING SURFACE
000.00TS	= TOP SLAB
000.00TW	= TOP WALK
000.00TC	= TOP CURB
000.00WT / 000.00WB	= TOP OF WALL / = BOTTOM OF WALL



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 RAIN-FALL 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.

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- (R) — RECORDED DIMENSIONS
- 22-1 — CURVE SEGMENT NUMBER
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- POWER POLE W/DROP
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GRADING NOTES

1.) MAXIMUM SLOPE ON CUTS AND FILLS SHALL BE 3.5: HORIZONTAL TO 1: VERTICAL .

2.) NO EXCAVATION SHALL BE ALLOWED WITHIN 2' OF PROPERTY LINES.

3.) 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.

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

5.) 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.

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

7.) STABILIZATION 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.

8.) 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.

9.) ALL STREET SUBGRADES SHALL BE CONSTRUCTED AND COMPACTED IN ACCORDANCE WITH CITY OF WEST BRANCH DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES.

GRADING AND EROSION CONTROL NOTES

TOTAL SITE AREA: 0.26 ACRES
TOTAL AREA TO BE DISTURBED: 0.20 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.

SEEDING SHALL BE SUDAS TYPE 1 (PERMANENT LAWN MIXTURE) IN ACCORDANCE WITH SUDAS SECTION 9010-2.02 SEED MIXTURE AND SEEDING DATES. REFER TO SUDAS TABLE 9010.06 FOR SEED MIXTURE. ALTERNATIVELY, SOD CAN BE PLACED TO ESTABLISH PERMANENT LAWN.

0.26 ACRE

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Date	Revision
5/17/17	PER CITY COMMENT

SITE GRADING AND EROSION CONTROL PLAN

PEDERSEN VALLEY PART THREE - PHASE ONE, LOT 21
WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	05-09-17
Designed by: VJS	Field Book No.: 1177
Drawn by: VJS	Scale: 1"=20'
Checked by: KJB	Sheet No.: 2
Project No.: IOWA CITY 10214002	of: 4

SITE PLAN

PEDERSEN VALLEY PART THREE - PHASE ONE, LOT 21

WEST BRANCH, IOWA

PLAT PREPARED BY:
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- EXISTING EASEMENT LINES
- BENCHMARK
- RECORDED DIMENSIONS (R)
- CURVE SEGMENT NUMBER 22-1

-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
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		PROPOSED SANITARY SEWER
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		PROPOSED STORM SEWER
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PLANT LIST – TREES

QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE SIZE
3	AM	ACER GINNALA	AMUR MAPLE	1 1/2" CAL.	B & B	15' X 12'
2	CF	CORNUS FLORIDA	FLOWERING DOGWOOD	1.5" CAL.	B & B	30' X 20'

PLANT LIST – SHRUBS, PERENNIALS, ORNAMENTAL GRASSES & GROUNDCOVER

QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE SIZE
3	PD	PINUS MUGHO MUGHUS	DWARF MUGHO PINE	15"HT.	CONT.	4' X 4'
4	SN	SORGHASTRUM NUTANS	INDIAN GRASS	12" HT.	CONT.	5' X 3'

UTILITY COMPANY CONTACTS

SERVICE	SUPPLIER	PHONE NO.
ENERGY	ALLIANT ENERGY ATTN: JOSH MILLER	319-455-1902
COMMUNICATIONS	LIBERTY COMMUNICATIONS ATTN: MARK COLVIN	319-627-0227
TELEPHONE & CABLE TV	MEDIACOM ATTN: DARWIN DRISCOLL	845-204-5742
WEST BRANCH, CITY OF	CITY OF WEST BRANCH ATTN: MATT GOODALE	319-643-5888

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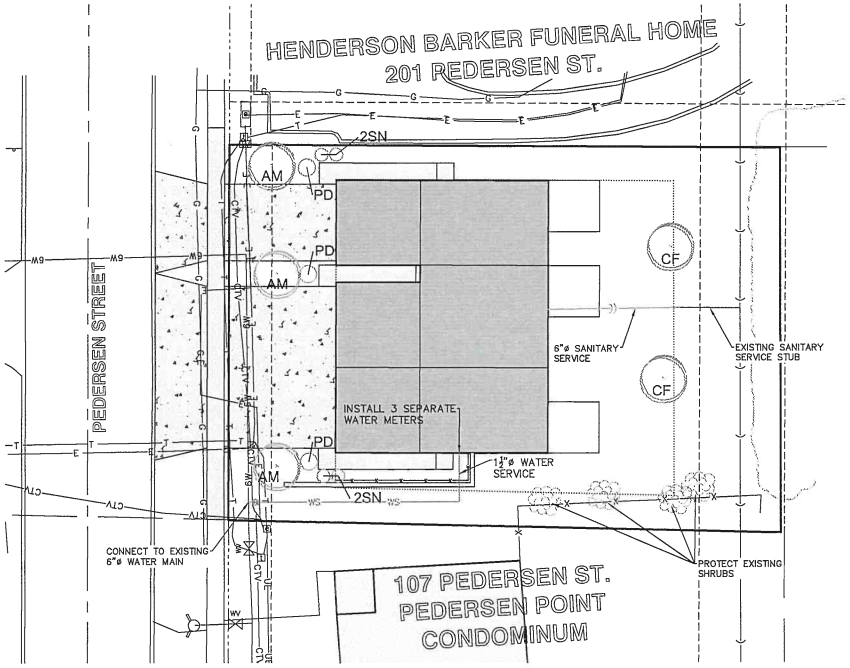


LANDSCAPE NOTES:

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 3" – 4" 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 ("PREEN" 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 (2) OR (3) 6' STEEL "T" POST PLACED OUTSIDE OF ROOTBALL AND ADHERED TO TRUNK OF TREE WITH 16 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.

SITE UTILITY AND LANDSCAPE PLAN

PEDERSEN VALLEY PART THREE - PHASE ONE, LOT 21
WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	05-09-17
Designed by: VJS	Field Book No: 1177
Drawn by: VJS	Scale: 1"=20'
Checked by: KJB	Sheet No: 3
Project No: IOWA CITY 10214002	of: 4

PAVING CONSTRUCTION NOTES

1) I.D.O.T. CLASS C-3 CONCRETE SHALL BE USED, UNLESS NOTED OTHERWISE.

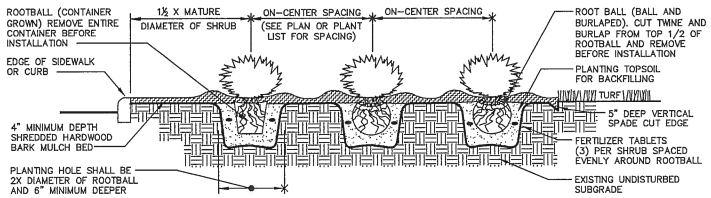
2) PAVING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) MANUAL, CURRENT EDITION AND CITY OF WEST BRANCH DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES. CITY OF WEST BRANCH DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES SHALL PREVAIL.

3) PAVEMENT JOINTS SHALL CONFORM TO SUDAS SPECIFICATION SECTION 7010,3.02, J AND K.

4) THE CONCRETE AGGREGATE SHALL BE CLASS 3I DURABILITY AS SPECIFIED IN SECTION 4115.04.B3 OF THE I.D.O.T. STANDARD SPECIFICATIONS.

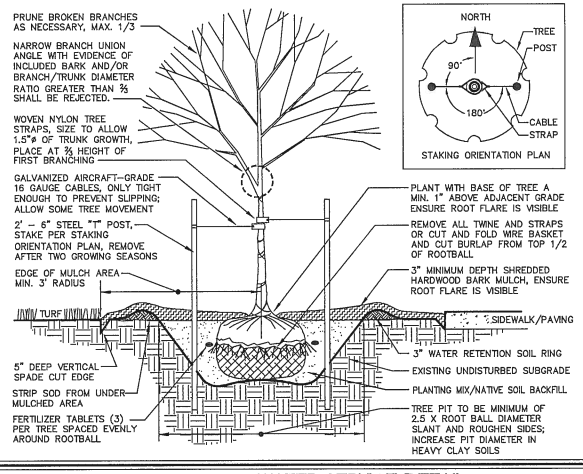
SHRUB PLANTING DETAIL (DECIDUOUS AND EVERGREEN)

N.T.S.



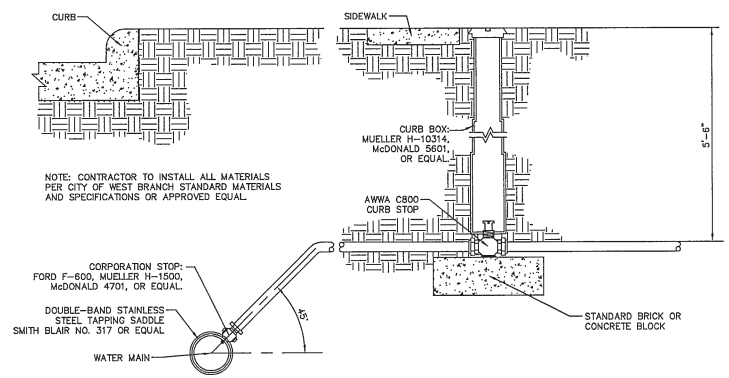
TYPICAL TREE PLANTING DETAIL

N.T.S.



WATER SERVICE DETAIL

N.T.S.



0.26 ACRE

CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
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Date	Revision
5/17/17	PER CITY COMMENT

GENERAL NOTES AND DETAILS

PEDERSEN VALLEY PART THREE - PHASE ONE, LOT 21
WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 05-09-17	
Designed by: VJS	Field Book No: 1177
Drawn by: VJS	Scale: NTS
Checked by: KJB	Sheet No: 4
Project No: IOWA CITY 10214002	of: 4