

RESOLUTION NO. 1681

A RESOLUTION APPROVING PEDERSEN VALLEY PART THREE PHASE ONE,
LOT 23 SITE PLAN

WHEREAS, Brian Shay has heretofore submitted a proposed Site Plan to construct multi-family housing located on Hilltop Drive 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 6th day of February, 2018.



Colton Miller, Mayor Pro Tem

ATTEST:



Leslie Brick, Deputy City Clerk



January 26, 2018

Redmond Jones II
City Administrator
City of West Branch
110 North Poplar St.
West Branch, IA 52358

Re: Pedersen Valley Part Three-Phase One, Lot 23

Dear Mr. Jones:

We are in receipt of your letter dated January 22, 2018. We offer the following in response to city staff comments and concerns.

1. The building will be situated over an existing sanitary sewer line. The line is proposed to be abandoned across lot 23. The line should be televised prior to final approval of the site plan to confirm there are no active services in the reach to be abandoned.
A note has been added televised the line prior to removal.
2. A sidewalk ramp should be constructed for the crossing at Hilltop Drive to line up with the existing ramp on the south side.
Revised accordingly.
3. Grading for the trail should be completed as part of the lot development prior to placing landscaping.
Grading for the trail portion on the property has been added.
4. Resolution 720 addressed retaining walls and requires that the retaining wall be no closer than 4 feet from a property line. The wall between the center two units extends closer to the property line than the 4 feet minimum.
The wall has been revised.
5. Change City of West Branch contact in Utility Company Contacts Table to Matt Goodale.
Revised accordingly.
6. Revise Setback Requirements Table to indicate 8 ft Side Yard and 25 ft Rear Yard.
Revised accordingly.



MMS Consultants, Inc.
Experts in Planning and Development Since 1975

1917 S. Gilbert Street
Iowa City, Iowa 52240
319.351.8282
mmsconsultants.net
mms@mmsconsultants.net

We trust that the above information, along with the enclosed copies of the revised plans, is sufficient for forwarding for approval. If you have questions or require any additional information, please contact us accordingly.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Ben Mitchell', written over a faint background of topographic contour lines.

Ben Mitchell, P.E.
MMS Consultants, Inc.

10214-003Q1.docx

Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers

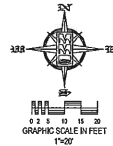
SITE PLAN

PEDERSEN VALLEY PART THREE - PHASE ONE, LOT 23

WEST BRANCH, IOWA

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

OWNER/SUBDIVIDER:
BRIAN SHAY
1905 STONE VALLEY DRIVE
NORTH LIBERTY, IA 5231



SERVICE	SUPPLIER	PHONE NO.
ENERGY	ALLIANT ENERGY ATTN: LAURA BARR	319-286-1315
NATURAL GAS	KINDER MORGAN ATTN: CLAY POPE	713-368-8319
COMMUNICATIONS	LIBERTY COMMUNICATIONS ATTN: JERRY NEUER	319-627-2145
ENERGY/GAS	ENTERPRISE PRODUCTS OPERATING ATTN: RIKI PARKS	877-243-2255
TELEPHONE & CABLE TV	MEDACOM ATTN: KEVIN FOUNTAIN	319-351-0408
WEST BRANCH, CITY OF	CITY OF WEST BRANCH ATTN: NATE DOOKALE	319-643-5888

---	PROPERTY &/OR BOUNDARY LINES
---	CONGRESSIONAL SECTION LINES
---	RIGHT-OF-WAY LINES
---	EXISTING RIGHT-OF-WAY LINES
---	CENTER LINES
---	EXISTING CENTER LINES
---	LOT LINES, INTERNAL
---	LOT LINES, PLATTED OR BY DEED
---	PROPOSED EASEMENT LINES
---	EXISTING EASEMENT LINES
---	BENCHMARK
---	RECORDED DIMENSIONS
---	CURVE SEGMENT NUMBER
---	22-1
---	PROPOSED
---	POWER POLE
---	POWER POLE W/GROP
---	POWER POLE W/TRANS
---	POWER POLE W/LIGHT
---	CUT 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
---	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.

- SHEET INDEX**
- 1 SITE LAYOUT AND DIMENSION PLAN
 - 2 SITE GRADING AND EROSION CONTROL PLAN
 - 3 SITE UTILITY PLAN
 - 4 SITE LANDSCAPE PLAN
 - 5 GENERAL NOTES AND DETAILS

0.46 ACRE

CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-6282
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LEGAL DESCRIPTION
LOT 23, PEDERSEN VALLEY PART THREE - PHASE ONE, WEST BRANCH, IOWA, IN ACCORDANCE WITH THE RECORDED PLAT THEREOF, CONTAINING 0.46 ACRE, (19,890 SQUARE FEET), AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

CURRENT ZONING: R-3
LOT AREA: 19,890 SF (100%)
BUILDING AREA: 3,347 SF (16.8%)
PARKING AREA: 2,036 SF (10.2%)
TOTAL IMPERVIOUS AREA: 5,382 SF (27.0%)
OPEN SPACE: 14,508 SF (73.0%)

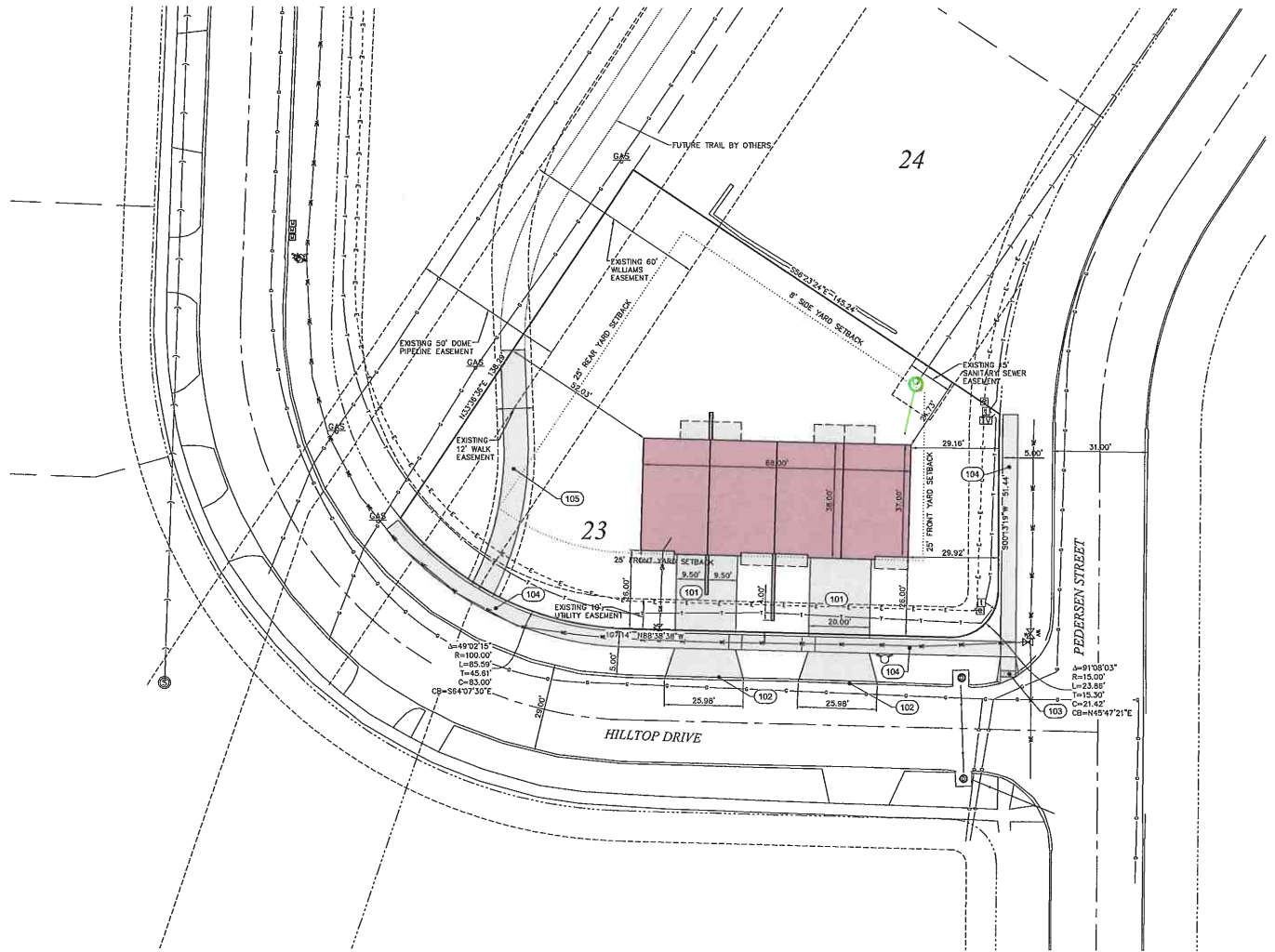
BUILDING CHARACTERISTICS:
1 - 4 FLEX BUILDING (3 BR EA)
TOTAL BUILDING SPACE = 3,300 SF

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

PARKING REQUIREMENTS:
2 SPACES PER DWELLING UNIT
4 DWELLING UNITS = 8 SPACES
TOTAL PARKING REQUIRED = 8 SPACES
TOTAL PARKING PROVIDED = 8 SPACES

NUMBER	KEYNOTE	DETAIL
101	INSTALL 6" PCC DRIVEWAY	I/S
102	INSTALL CONCRETE DRIVEWAY TYPE A WITH FLARES PER SDAS FIGURE 730.101	
103	INSTALL CURB RAMP WITH TRUNCATED DOME PANEL	
104	INSTALL 6" PCC SIDEWALK IN ACCORDANCE WITH THE CITY OF WEST BRANCH SPECIFICATIONS	
105	PCC TRAIL	

Date	Revision
01/26/18	CITY COMMENTS - BTM



POINT	ELEVATION	DATA	DESCRIPTION
21000	771.79	HAY08B	BENCHMARK (BOLT ARROW HEAD)
21036	744.32	HAY08B	BENCHMARK (BOLT BY ARROW HEAD)

I hereby certify that this engineering drawing 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.

BENJAMIN T. MITCHELL, P.E. Iowa Lic. No. 23397
DATE: 01/26/2018
PROJECT: PEDERSEN VALLEY PART THREE - PHASE ONE, LOT 23, WEST BRANCH, IOWA

SEAL

PEDERSEN VALLEY PART THREE - PHASE ONE, LOT 23
WEST BRANCH, IOWA

LOCATION MAP
NOT TO SCALE

SITE LAYOUT AND DIMENSION PLAN

PEDERSEN VALLEY PART THREE - PHASE ONE, LOT 23
WEST BRANCH, CEDAR COUNTY IOWA

MMS CONSULTANTS, INC.

Date: 01-15-18

Designed by: BTM Field Book No: 1161

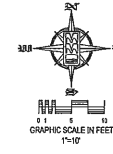
Drawn by: LLS Scale: 1"=20'

Checked by: BTM Sheet No: 1

Project No: IOWA CITY 10214-003

of 5

SITE PLAN PEDERSEN VALLEY PART THREE - PHASE ONE, LOT 23 WEST BRANCH, IOWA



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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---	PROPOSED EASEMENT LINES
---	EXISTING EASEMENT LINES
---	BENCHMARK
---	RECORDED DIMENSIONS
---	CURVE SEGMENT NUMBER
-EXIST-	22'-1"
-PROP-	22'-1"
⊙	POWER POLE
⊙	POWER POLE W/PROP
⊙	POWER POLE W/TRANS
⊙	POWER POLE W/LIGHT
⊙	UTILITY POLE
⊙	LIGHT POLE
⊙	SANITARY MANHOLE
⊙	FIRE HYDRANT
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GRADING NOTES

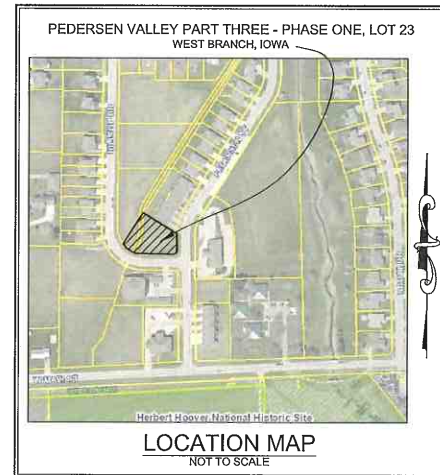
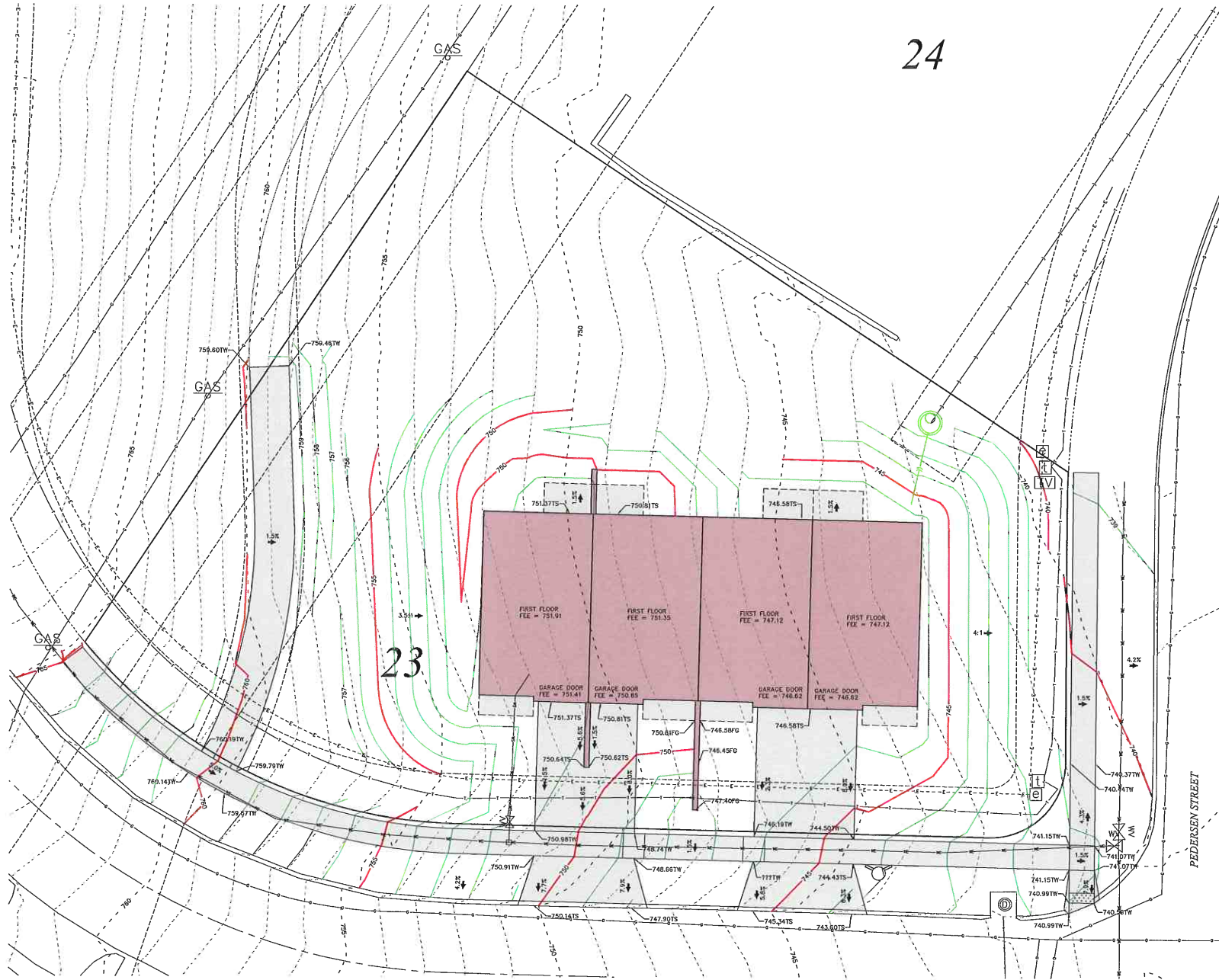
- 1.) MAXIMUM SLOPE ON CUTS AND FILLS SHALL BE 3:1 HORIZONTAL TO 1:1 VERTICAL.
- 2.) NO EXCAVATION SHALL BE ALLOWED WITHIN 2' OF PROPERTY LINES.
- 3.) WHERE HEIGHT OF FILL IS GREATER THAN 30' AN INTERMEDIATE TERRACE OF AT LEAST 10' WIDE SHALL BE ESTABLISHED AT 90 DEGREE. SEE TYPICAL FILL SECTION.
- 4.) 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 LEFT AS SMALL AS POSSIBLE TO PREVENT LARGE SCALE EROSION PROBLEMS. IF THE GRADING CONTRACTOR STOPS GRADING OPERATIONS FOR MORE THAN 14 DAYS, 100% 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 SUBDRAINAGE SHALL BE CONSTRUCTED AND COMPACTED IN ACCORDANCE WITH CITY OF WEST BRANCH DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES.

Date	Revision
01/26/18	CITY COMMENTS - BTM

SITE GRADING AND EROSION CONTROL PLAN

PEDERSEN VALLEY PART THREE - PHASE ONE, LOT 23
WEST BRANCH, CEDAR COUNTY IOWA

MMS CONSULTANTS, INC.	
Date:	01-15-18
Designed by:	BTM
Drawn by:	LLS
Checked by:	BTM
Project No.:	10214-003
Sheet No.:	2
of:	5



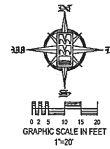
SITE PLAN

PEDERSEN VALLEY PART THREE - PHASE ONE, LOT 23

WEST BRANCH, IOWA

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

OWNER/SUBDIVIDER: BRIAN SHAY
1906 STONE VALLEY DRIVE
NORTH LIBERTY, IA 5231



STANDARD LEGEND AND NOTES	
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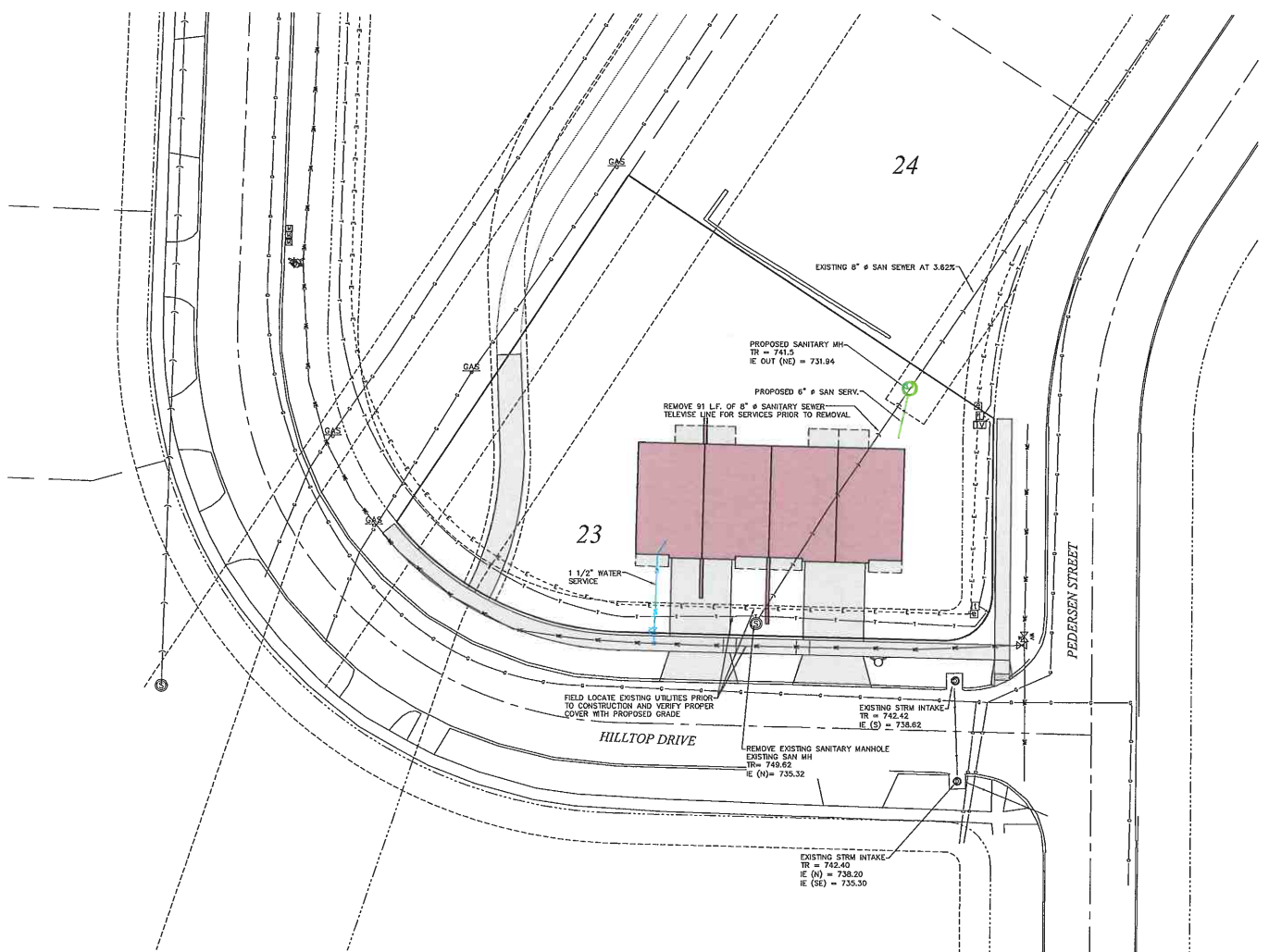
0.46 ACRE

CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
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ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
 IOWA CITY, IOWA 52240
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Date	Revision
01/28/18	CITY COMMENTS - BTM



PEDERSEN VALLEY PART THREE - PHASE ONE, LOT 23
WEST BRANCH, IOWA

LOCATION MAP
NOT TO SCALE

SITE UTILITY PLAN

PEDERSEN VALLEY PART THREE - PHASE ONE, LOT 23
WEST BRANCH, CEDAR COUNTY IOWA

MMS CONSULTANTS, INC.

Date: 01-15-18

Designed by: BTM Field Book No: 1181

Drawn by: LLS Scale: 1"=20'

Checked by: BTM Sheet No:

Project No: IOWA CITY 10214-003

3

of 5

SITE PLAN

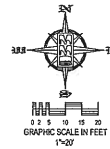
PEDERSEN VALLEY PART THREE - PHASE ONE, LOT 23

WEST BRANCH, IOWA

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

OWNER/APPLICANT: IWB LLC
 1945 BROWN DEER TRAIL
 CORALVILLE, IA 52241

APPLICANT'S ATTORNEY: MATT ADAM
 1945 BROWN DEER TRAIL
 CORALVILLE, IA 52241



LANDSCAPE REQUIREMENTS:

1 TREE / 1500 SF OPEN SPACE
 14,507.70 SF OPEN SPACE
 TREES REQUIRED = 10
 TREES PROVIDED = 10

1 SHRUB / 1,000 SF OPEN SPACE
 14,507.70 SF OPEN SPACE
 SHRUBS REQUIRED = 15
 SHRUBS PROVIDED = 15

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

STANDARD LEGEND AND NOTES	
---	PROPERTY &/OR BOUNDARY LINES
---	CONVEYANCIAL SECTION LINES
---	RIGHT-OF-WAY LINES
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---	PROPOSED EASEMENT LINES
---	EXISTING EASEMENT LINES
---	BENCHMARK
---	RECORDED UNDEVELOPED
---	CURVE SEGMENT NUMBER
---	22-1
---	PROF-
---	POWER POLE
---	POWER POLE W/SDOP
---	POWER POLE W/TRANS
---	POWER POLE W/LIGHT
---	OUT POLE
---	LIGHT POLE
---	SAWTOOTH MANHOLE
---	FIRE HYDRANT
---	WATER VALVE
---	DRAINAGE MANHOLE
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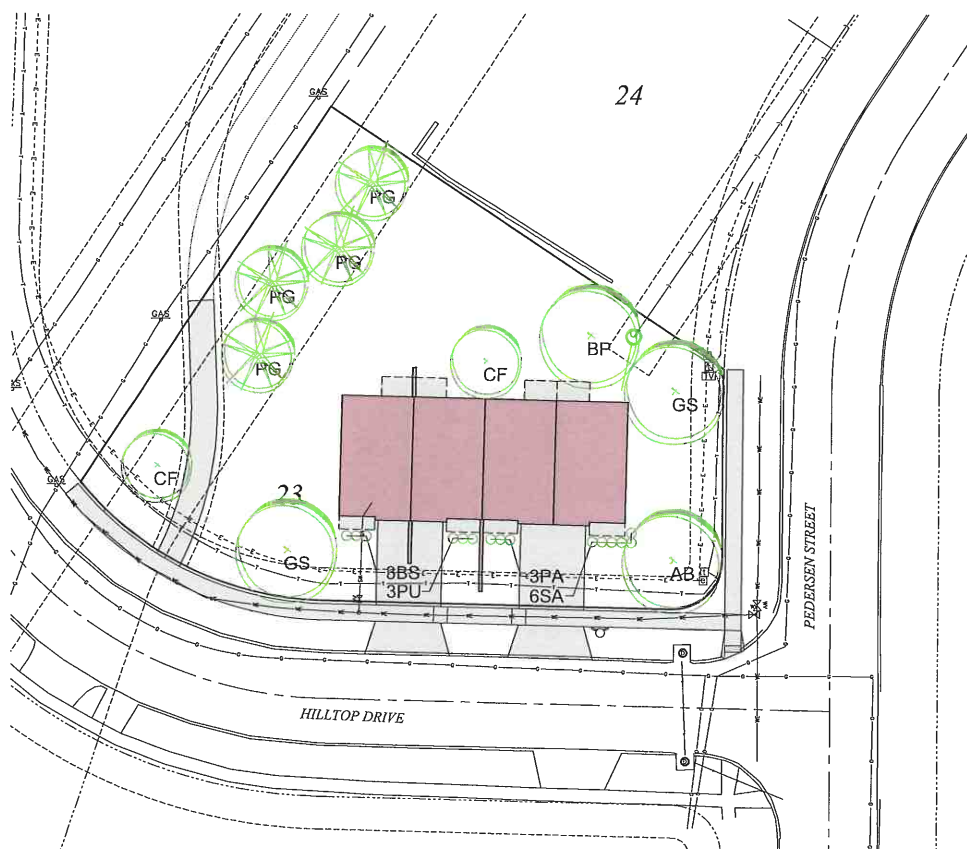
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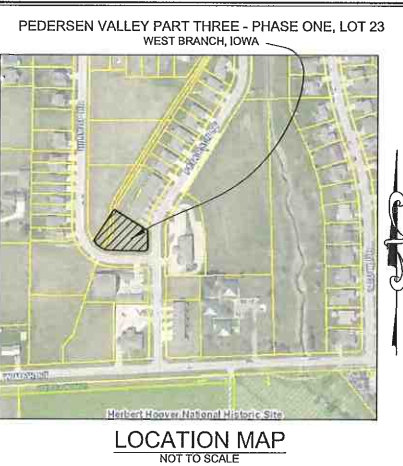
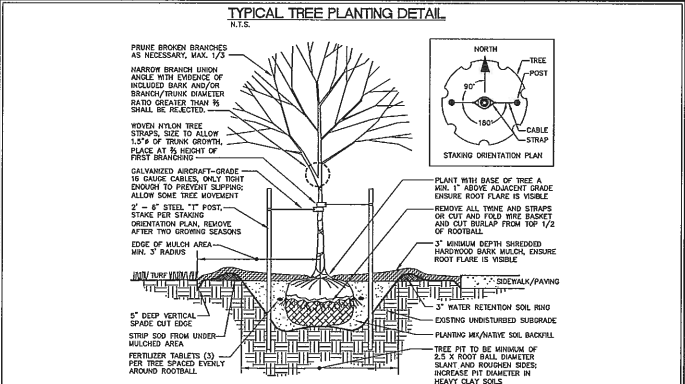
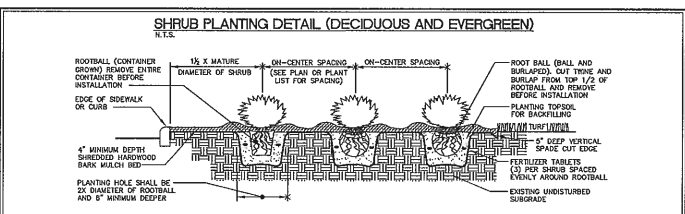
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 IOWA CITY, IOWA 52240
 (319) 551-8222
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PLANT LIST - TREES						
QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE SIZE
1	AD	ACER x FREDMANNI 'AUTUMN BLAZE'	AUTUMN BLAZE RED MAPLE	2" CAL.	D & D	50' X 30'
1	BP	BETULA PAPPYRIFERA	PAPER BIRCH	2" CAL.	D & D	50' X 30'
3	CF	CORNUS FLORIDA	FLOWERING DOGWOOD	1 1/2" CAL.	D & D	30' X 20'
2	GS	ELEMISTIA TRICANTHOS INTERMIS 'SKYLINE'	SKYLINE THORNLESS HONEYLOCUST	2" CAL.	D & D	40' X 20'
4	PS	PICEA SILVICA PENNSATA	BLACK HILLS SPRUCE	4" HT.	D & D	50' X 20'

PLANT LIST - SHRUBS, PERENNIALS, ORNAMENTAL GRASSES & GRUNDCOVER						
QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE SIZE
2	BS	JUNIPERUS SQUAMATA BLUE STAR	BLUE STAR JUNIPER	1 1/2" HT.	CONT.	3' X 4'
2	PA	PICEA ADESI PUMILA	DWARF NORWAY SPRUCE	1 1/2" HT.	CONT.	3' X 3'
2	FU	FERNETUM SETAGLUM PURPUM	PURPLE FOUNTAIN GRASS	1 1/2" HT.	CONT.	3' X 3'
4	SA	SPIRUEA 'ANTHONY WATERER'	ANTHONY WATERER SPIRUEA	1 1/2" HT.	CONT.	3' X 3'

- LANDSCAPE NOTES:**
- THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL LOCATIONS OF UNDERGROUND UTILITIES ON SITE PRIOR TO LANDSCAPE INSTALLATION.
 - PLANT QUANTITIES ARE FOR INFORMATION ONLY. DRAWING SHALL PREVAIL IF CONFLICT OCCURS.
 - TRUCK SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK AND 2000 OR MOST RECENT EDITION.
 - LAYOUT OF PLANT MATERIAL AT SITE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - ALL PLANTING BED AREAS SHALL HAVE QUALITY TOPSOIL, ACED IF NEEDED BY LANDSCAPE CONTRACTOR TO BRING BED GRADES TO BELOW EXISTING CONCRETE AREAS AND TOP OF EXISTING WALLS. PRIOR TO PLANTING, CONTRACTOR IS RECOMMENDED TO TEST SITE.
 - IF TREE SPECIES OF PLANT BED AND SOIL AREAS SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
 - ALL BEDS AND PERENNIAL PLANTING AREAS SHALL HAVE A MINIMUM 3" DEEP BED OF SOILS FERTILIZED THROUGHOUT AND AN APPLICATION OF A PRE-EMERGENT 'PREVENT' OR APPROVED EQUIV. FOR WEED CONTROL.
 - LANDSCAPE SPACING BETWEEN BARK MULCH AND LAWN AREAS SHALL BE A SPACE CUT EDGE. EDGE SHALL BE INSTALLED VERTICALLY AND ACCORDING TO DETAILS.
 - STAKING SHALL BE REQUIRED ON ALL TREES EXCEPT MULTI-STEM VARIETIES. STAKE LENGTH TO BE 1/2" OF STEEL. TOP OF STAKE TO BE PLACED OUTSIDE OF ROOTBALL AND ADJUSTED TO TRUNK OF TREE WITH A SINGLE GALVANIZED AND WOODEN NYLON TREE STRAPS.
 - ALL TREES FREE-STANDING IN LAWN AREAS AND IN PLANTING BEDS SHALL BE WATERED WITH A STEAMER MANUFACTURED TREE WAGON AND FASTENED WITH TWINE OR APPROVED METHOD.
 - ALL TREES FREE-STANDING WITHIN LAWN AREAS SHALL HAVE A MINIMUM 4" DIA. PAIR OF GALVANIZED BRASS OR COPPER BARK MULCH AT A 3" BED DEPTH.
 - ALL LANDSCAPE PLANTING AND SOIL AREAS SHALL BE THOROUGHLY WATERED UPON INSTALLATION AND A TOTAL OF 10 WATERINGS BEFORE FINAL ACCEPTANCE. AFTER ACCEPTANCE, SOIL SHALL BE MAINTAINED FOR 100 DAYS OR UNTIL ROOTED IN.
 - LANDSCAPE CONTRACTOR MUST FOLLOW ALL DETAILS PROVIDED ON SHEETS REGARDING LANDSCAPE CONTRIBUTION TECHNIQUES.
 - ALL LANDSCAPE PLANTING SHALL BE MAINTAINED FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
 - SEED ALL REMAINING AREAS WITH BOTT BROWN MIX.



SITE LANDSCAPE PLAN

PEDERSEN VALLEY PART THREE - PHASE ONE, LOT 23
WEST BRANCH, IOWA

PEDERSEN VALLEY PART THREE - PHASE ONE, LOT 23
WEST BRANCH, CEDAR COUNTY IOWA

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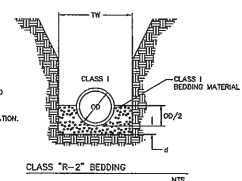
STORM SEWER NOTES

- 1) STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SDUS) 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.
- 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 "R-2" BEDDING, UNLESS NOTED OTHERWISE. PVC SEWERS SHALL BE PROVIDED WITH CRUSHED STONE ENCASMENT.
- 5) STORM SEWERS SHOWN ON THE PROFILE VIEW SHALL BE BACKFILLED WITH EITHER OF THE FOLLOWING COMPACTED TO 90% MODIFIED PROCTOR DENSITY:
 - A. SUITABLE EGGWATER MATERIAL. IF EGGWATER 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 412.04 WITH 1" MAXIMUM AGGREGATE SIZE. COMPACT TO 90% MODIFIED PROCTOR DENSITY.
- 7) ALL REINFORCED CONCRETE PIPE (RCP) SHALL CONFORM TO SDUS SPECIFICATION 4002.01A WITH THE FOLLOWING ADDITIONAL RESTRICTIONS: ALL RCP JOINTS FOR 24" AND SMALLER PIPE SHALL HAVE TONGUE AND GROOVE JOINTS INCORPORATING RUBBER "O"-RING OR PROFILE CASTED CONCRETE WITH ASTM C443 OR SHALL BE TONGUE AND GROOVE WITH ALL JOINTS WRAPPED WITH FILTER FABRIC A MINIMUM OF 24" WIDE.
- 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 PUMP CONCRETE FLEET IN INTAKE TO MAKE INTAKE PIPES DRAIN AT INVERT ELEVATIONS LISTED.
- 10) LIFT HOLES IN STORM SEWER WILL NOT BE ALLOWED.
- 11) PROVIDE CONCRETE FLEETS IN ALL NEW & EXISTING DRAINAGE STRUCTURES PER REFERENCED DETAILS.

WHERE PUBLIC UTILITY EXISTENCES 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 MAINTENANCE 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 THEREOF. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

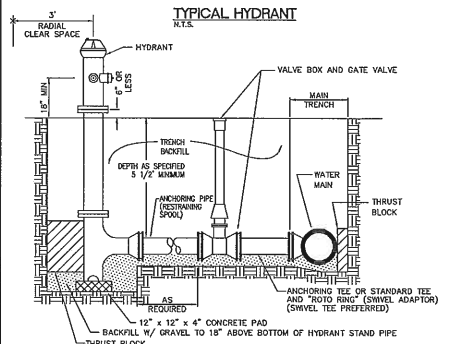
NOTES:

1. PIPE SHALL BE PLACED ON CRUSHED STONE MATERIAL.
2. RELL 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. BACK FILL AND BEDDING SHALL BE PLACED AS SPECIFIED IN CONTRACT DOCUMENTS.
5. SEE IDOT STANDARD ROAD PLAN 511-102 FOR ADDITIONAL TRENCH BEDDING INFORMATION.



TYPICAL HYDRANT

N.T.S.



NOTES:

CONTACT LOCAL AUTHORITY FOR SPACING OF HYDRANT BEHIND CURB. USE THREE FEET BEHIND CURB AND LOCAL PUMPER NOZZLE TOWARD CURB IN MOST CASES.

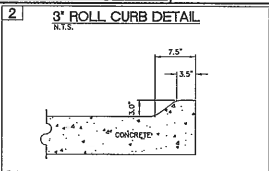
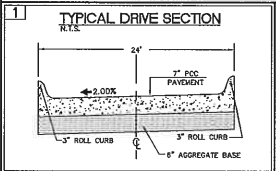
RUN TRACER WIRE OUTSIDE OF HYDRANT VALVE BOX, THEN DRILL HOLE JUST BELOW VALVE BOX COVER AND TERMINATE TRACER WIRE INSIDE VALVE BOX.

MINIMUM BARREL SIZE AND VALVE OPENING SHALL BE NO LESS THAN 5 1/2" DIAMETER.

HYDRANT ASSEMBLIES SHALL HAVE THREE NOZZLES (TWO 2 1/2" AND ONE 4 1/2" PUMPER NOZZLE). PUMPER NOZZLE SHALL BE STORZ STYLE. OPERATING UNIT SHALL BE TAPERED 1/4" TO 1/2" SQUARE NUT, OPENING RIGHT (CLOCKWISE).

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 (SDUS) 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 SDUS SPECIFICATION SECTION 7010.3.02, J AND K.
- 4) INSTALL LONGITUDINAL JOINTS AT THE THIRD POINTS OF THE STREET. INSTALL TRANSVERSE JOINTS AT 15 FOOT MAXIMUM SPACING AND EVENLY SPACED BETWEEN OBJECTS IN THE PAVEMENT AND INTERSECTIONS.
- 5) WHERE PAIRS OF INTAKES ARE LOCATED DIRECTLY ACROSS FROM EACH OTHER OR SLIGHTLY SKEWED, INSTALL TRANSVERSE JOINTS BETWEEN CORNERS OF THE THROAT INTAKES AND DIRECTLY ABOVE THE CROSSING STORM SEWER PIPE.
- 6) THE CONCRETE AGGREGATE SHALL BE CLASS 3 DURABILITY AS SPECIFIED IN SECTION 4115.04.03 OF THE I.D.O.T. STANDARD SPECIFICATIONS.



0.46 ACRE



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Date	Revision
01/26/18	CITY COMMENTS - BTM

GENERAL NOTES AND DETAILS

PEDERSEN VALLEY PART
 THREE - PHASE ONE,
 LOT 23
 WEST BRANCH
 CEDAR COUNTY
 IOWA

MMS CONSULTANTS, INC.

Date: 01-15-18

Designed by: BTM	Field Book No: 1181
Drawn by: ILS	Scale: NONE
Checked by: BTM	Sheet No:

Project No: IOWA CITY 10214-003

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