



110 N. Poplar Street • PO Box 218 • West Branch, Iowa 52358
(319) 643-5888 • Fax (319) 643-2305 • www.westbranchiowa.org • city@westbranchiowa.org

ZONING BOARD OF ADJUSTMENT MEETING
Tuesday, October 23, 2018 • 7:00 p.m.
West Branch City Council Chambers, 110 N. Poplar St.
Council Quorum May Be Present

1. Call to Order
2. Roll Call
3. Approve the minutes from the May 15, 2018 Zoning Board of Adjustment meeting.
/Move to action.
4. Approve a Special Exception of the City Code Section 165.26 (2E) – allowing a private event center to be constructed in the A-1 District. /Move to action.
5. Adjourn

Board of Adjustment Members: Jennie Embree, Wayne Frauenholtz, Frank Frostestad, Neil Korsmo, Vacant
Zoning Administrator: Terry Goerdts • **Deputy City Clerk:** Leslie Brick • **Mayor:** Roger Laughlin
Council Members: Jordan Ellyson, Colton Miller, Brian Pierce, Jodee Stoolman and Nick Goodweiler
City Administrator/Clerk: Redmond Jones II • **Fire Chief:** Kevin Stoolman • **Library Director:** Nick Shimmin
Parks & Rec Director: Melissa Russell • **Police Chief:** Mike Horihan • **Public Works Director:** Matt Goodale

City of West Branch Zoning Board of Adjustment Meeting

May 15, 2018

West Branch City Council Chambers, 110 North Poplar Street

Chairperson, Frank Frostestad opened the special meeting of the Zoning Board of Adjustment at 7:00 p.m. by welcoming the audience which included the following City Staff: Deputy City Clerk Leslie Brick and City Administrator Redmond Jones. Board members Frank Frostestad, Jennie Embree, Neil Korsmo and Wayne Frauenholtz were present.

Frostestad amended the agenda to allow John Fuller, chairperson of the Planning & Zoning Commission to present the revised housing chapter from the Comprehensive Plan to the Board.

Fuller presented the housing chapter to the Board and explained that the Planning & Zoning Commission and students from the University of Iowa have been working on revising the Comprehensive Plan for over a year. Fuller said the Board may be interested in this particular chapter since the next agenda item is trying to address a West Branch need; affordable housing. Fuller asked the Board to review the housing chapter and provide any feedback to him.

Approve variance of City Code Section 165.30.B(3) – for a re-zoning request at 116 N. 1st Street./Move to action.

Dave Poppen introduced himself, wife Kami and current property owner Mark Patton to the Board. Poppen said he is interested in purchasing the property at 116 N. 1st Street and turning it into a duplex with living space on both levels. Poppen and wife Kami own a rental business with properties in Iowa City, West Liberty and West Branch. Poppen said they recognize the need for affordable housing in West Branch and that their units always have a wait list and feel that this property is under-utilized.

Poppen continued and stated that the property is currently zoned CB-1 and only allows residential on the upper floor with commercial on the lower level. Poppen said his purchase agreement is contingent upon rezoning the property from CB-1 to RB-1. Poppen said he had met with the Planning and Zoning Commission on May 1, 2018 and they approved of the rezoning request contingent upon meeting the RB-1 twenty-five foot set-back requirement. After locating the lot pins on the property, it was determined that the vestibule was 19.5 feet from the property line, therefore not meeting the required set-back. Poppen stated that the vestibule provides value, looks nice and serves a purpose for covering stairs to the upper unit. Poppen provided pictures which demonstrated adequate parking in front of the building. Patton also addressed the Board and stated that the building had been on the market for two years and had not received any commercial interest and felt rezoning would make it a more desirable use. Patton also mentioned that the property was handicap accessible.

Embree asked if Poppen planned to alter the building in any way. Poppen said he didn't have any immediate plans to make any changes other than add a third bedroom to the upstairs unit and remodel the lower level into a three bedroom unit. Embree stated that she would approve the special exception variance as long as there was an understanding that the vestibule did not change in any way.

Frauenholtz made a motion to approve the special exception variance request. Embree asked to amend that motion to clarify that the approval be "to waive the RB-1 twenty five foot set-back requirement for the

vestibule only, as is". Embree further clarified that the existing building was still subject to the twenty-five foot set-back requirement for RB-1 zone and that no further changes would be allowed to the front of the existing structure nor any alterations to the vestibule. The Board voted on the amended motion made by Embree.

Motion by Embree to approve a special exception variance on the set-back requirements for the vestibule only for RB-1 zoning on the condition that the vestibule and front of the existing building remain as is, with no changes, second by Korsmo. AYES: Embree, Korsmo, Frostestad, Frauenholtz. NAYS: None. Motion carried.

Adjourn

Frostestad adjourned the meeting at 7:29 p.m. Motion carried on a voice vote.

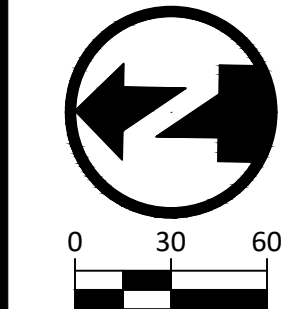
Submitted by:
Leslie Brick
Deputy City Clerk

PRELIMINARY PLAT
CEDARS EDGE
WEST BRANCH, IOWA

OWNER / APPLICANT:
SEXTON CONSTRUCTION
192 HILLTOP CIRCLE
WEST BRANCH, IA 52358

ATTORNEY:
DOUGLAS D. RUPPERT
122 S. LINN STREET
IOWA CITY, IA 52240

PREPARED BY:
AXIOM CONSULTANTS, LLC
MICHAEL J. WELCH, PE
60 E. COURT STREET
UNIT 3
IOWA CITY, IOWA 52240



DRAWING LOG			
REV	DESCRIPTION OF CHANGES	DATE	

CITY REVIEW	ISSUED FOR:	DATE ISSUED:	CURRENT REV.

CEDARS EDGE	PROJECT NAME:	CLIENT NAME:

PRELIMINARY PLAT	PROJECT NO.:	PROJECT MANAGER:

LEGAL DESCRIPTION

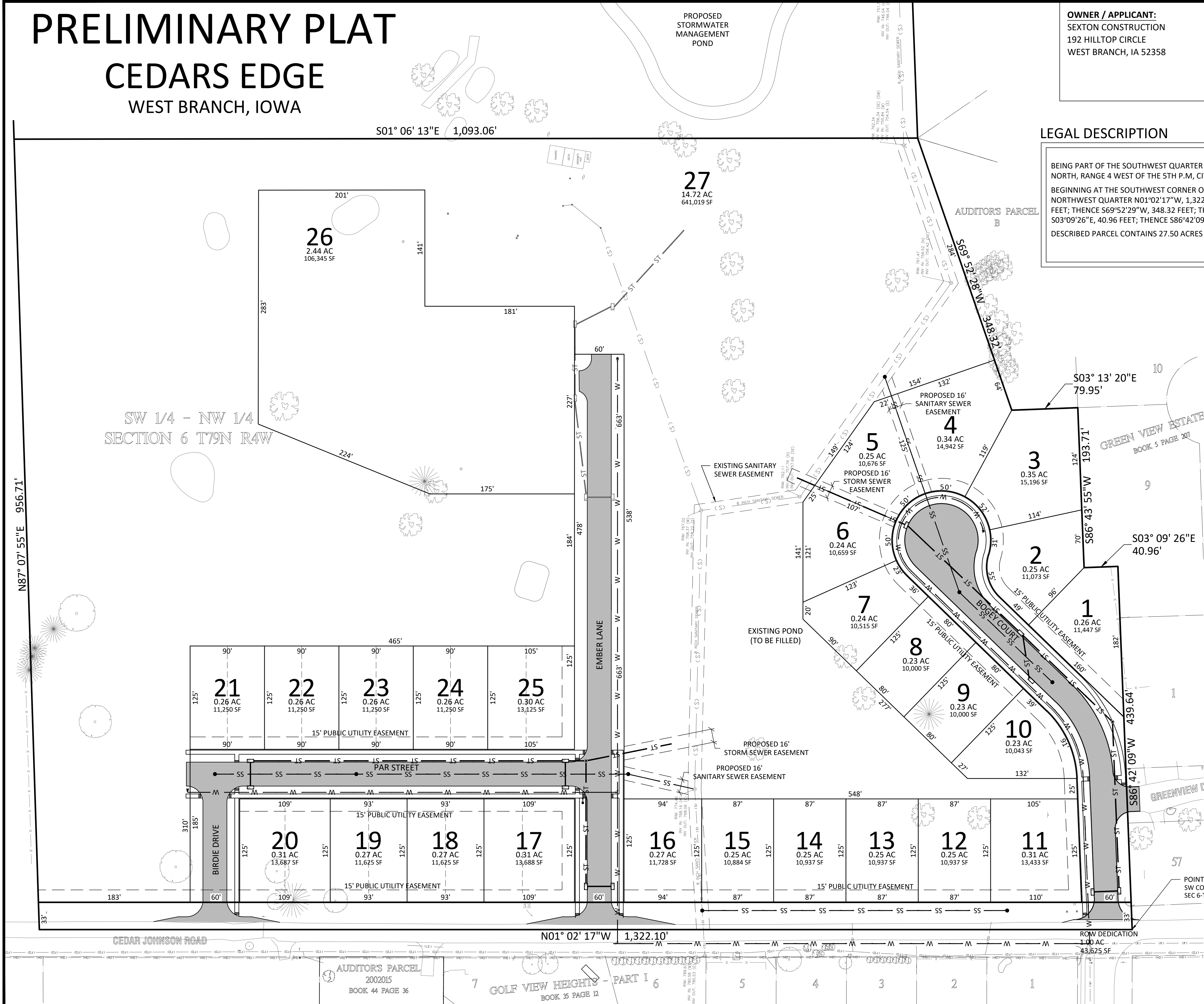
BEING PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 4 WEST OF THE 5TH P.M., CITY OF WEST BRANCH, CEDAR COUNTY, IOWA DESCRIBED AS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER (NW ¼) THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER N01°02'17"W, 1,322.10 FEET; THENCE N87°07'55"E, 956.71 FEET; THENCE S01°06'13"E, 1,093.06 FEET; THENCE S69°52'29"W, 348.32 FEET; THENCE S03°13'20"E, 79.95 FEET; THENCE S86°43'55"W, 193.71 FEET; THENCE S03°09'26"E, 40.96 FEET; THENCE S86°42'09"W, 439.64 FEET TO THE POINT OF BEGINNING.
DESCRIBED PARCEL CONTAINS 27.50 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

- NOTES:
1. LOTS 1-16 ZONED R1.
 2. LOTS 17-25 ZONED R2.
 3. LOT 26 AND OUTLOT A ZONED A1.
 4. SETBACKS FOR R-1 ARE 25' FOR FRONT, 25' FOR REAR, AND 8' FOR SIDE YARDS.
 5. SETBACKS FOR R-2 ARE 25' FOR FRONT, 25' FOR REAR, AND 8' FOR SIDE YARDS.
 6. LOTS 11, 16-20 WILL NOT BE ALLOWED TO ACCESS CEDAR-JOHNSON.
 7. STORM WATER MANAGEMENT WILL BE PROVIDED VIA OFFSITE POND.

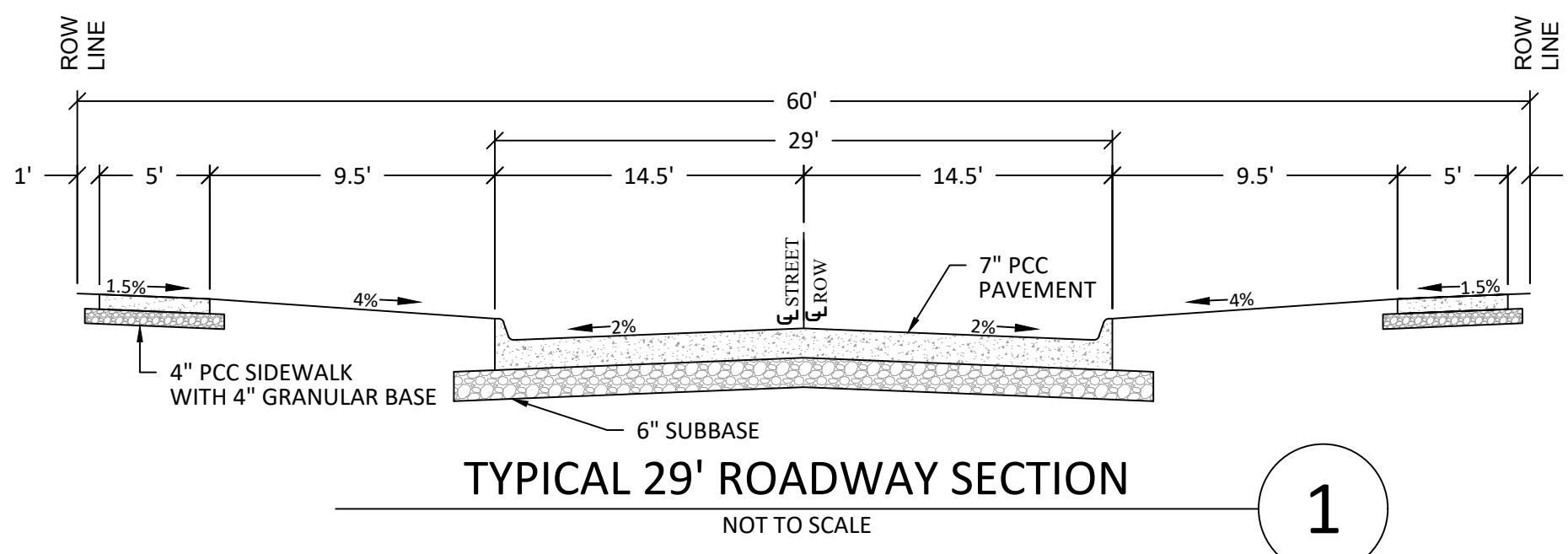
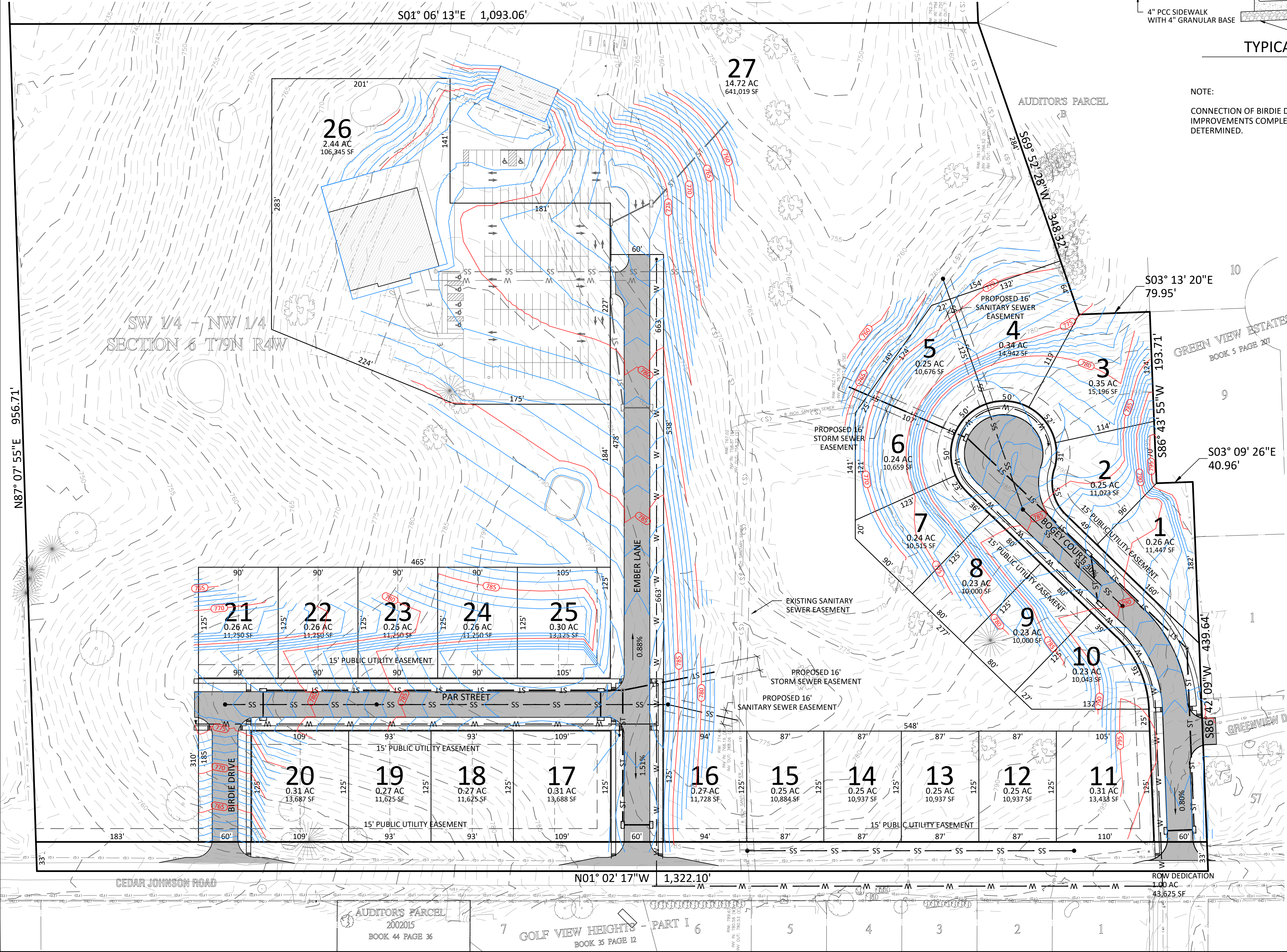
LEGEND:

UTILITIES	EXISTING	PROPOSED
COMMUNICATIONS	—	— CO —
OVERHEAD LINE	—	— OH —
ELECTRIC	—	— E —
FIBER OPTIC	—	— FO —
GAS	—	— G —
SANITARY SEWER	—	— SS —
STORM	—	— ST —
SUBDRAIN	—	— SD —
WATER: DOMESTIC	—	— W —
WATER: WELL	—	— WELL —
COMMUNICATIONS HANDHOLE	□	□
COMMUNICATIONS PEDESTAL	□	□
COMMUNICATIONS MANHOLE	□	□
GUY WIRE ANCHOR	⋈	⋈
UTILITY POLE	⋈	⋈
UTILITY POLE WITH LIGHT	⋈	⋈
LIGHT POLE	⋈	⋈
ELECTRIC MANHOLE	⊠	⊠
ELECTRIC TRANSFORMER	⊠	⊠
FIBER OPTIC HANDHOLE	⊠	⊠
FIBER OPTIC MANHOLE	⊠	⊠
GAS MANHOLE	⊠	⊠
GAS VALVE	⊠	⊠
SANITARY SEWER MANHOLE	⊠	⊠
SANITARY SEWER CLEANOUT	⊠	⊠
STORM SEWER MANHOLE	⊠	⊠
STORM SEWER INTAKE	⊠	⊠
HYDRANT	⊠	⊠
WATER VALVE	⊠	⊠
CURB STOP	⊠	⊠
WATER MANHOLE	⊠	⊠

SITE	EXISTING	PROPOSED
CONTOUR - INDEX	— 100 —	— 100 —
CONTOUR - INTERMEDIATE	— 101 —	— 101 —
FENCE: BARB WIRE	— X — X —	— X — X —
FENCE: CHAIN LINK	— — — —	— — — —
FENCE: CONSTRUCTION	— + — + —	— + — + —
FENCE: VINYL	— — — —	— — — —
FENCE: WIRE	— — — —	— — — —
FENCE: WOOD	— — — —	— — — —
STREAM CENTERLINE	— — — —	— — — —
SHRUBBERY	⊙	⊙
TREE: DECIDUOUS	⊙	⊙
TREE: CONIFEROUS	⊙	⊙
MAIL BOX	⊙	⊙
SIGN	⊙	⊙
WATER METER	⊙	⊙
HOSE BIB	⊙	⊙
YARD HYDRANT	⊙	⊙
WELL	⊙	⊙



PRELIMINARY PLAT
CEDARS EDGE
WEST BRANCH, IOWA

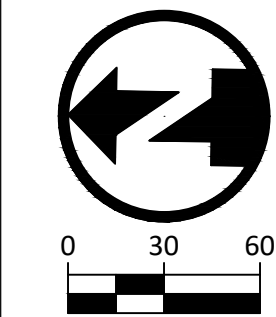


NOTE:
CONNECTION OF BIRDIE DRIVE TO CEDAR JOHNSON ROAD NOT TO BE CONSTRUCTED UNTIL PUBLIC IMPROVEMENTS COMPLETED FOR CEDAR JOHNSON ROAD SO THAT ELEVATION OF ROAD IS DETERMINED.

N87° 07' 55"E 956.71'

S01° 06' 13"E 1,093.06'

SW 1/4 + NW 1/4
SECTION 6 T79N R4W



DRAWING LOG	
REV	DESCRIPTION OF CHANGES

CITY REVIEW	

CEDARS EDGE	

GRADING PLAN	

LEGAL DESCRIPTION

DESCRIBED PARCEL CONTAINS 2.44 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



C0.00	COVER SHEET	
	CIVIL	
C0.01	LEGEND AND GENERAL NOTES	
C0.02	GENERAL NOTES	
C1.00	TOPOGRAPHIC SURVEY AND REMOVALS	
C2.00	OVERALL SITE PLAN	
C3.00	LOT 26 SITE & UTILITY PLAN	
C3.01	LOT 26 GRADING & EROSION CONTROL PLAN	
C5.00	STORMWATER POND PLAN	
	LANDSCAPE	

THE PROPOSED IMPROVEMENTS INCLUDED IN THESE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH CITY OF WEST BRANCH REQUIREMENTS AND THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), LATEST ADDITION, UNLESS NOTED OTHERWISE ON THE PLANS.

THE FOLLOWING DESIGN EXCEPTIONS ARE REQUIRED:

NONE

THE FOLLOWING SUDAS FIGURES ARE INCLUDED BY REFERENCE:

FIGURE	TITLE
3010.101	TRENCH BEDDING AND BACKFILL ZONES
3010.103	FLEXIBLE GRAVITY PIPE TRENCH BEDDING
4010.201	SANITARY SEWER SERVICE STUB
4040.231	SUBDRAINS
4040.233	SUBDRAIN OUTLETS
5010.101	THRUST BLOCKS
5010.102	TRACER SYSTEM
5010.901	MINIMUM CLEARANCE BETWEEN WATER SERVICE AND STRUCTURE
5020.201	FIRE HYDRANT ASSEMBLY
6010.301	CIRCULAR SANITARY SEWER MANHOLE
6010.401	CIRCULAR STORM SEWER MANHOLE
6010.508	SINGLE OPEN-THROAT CURB INTAKE, LARGE BOX
6010.601	CASTINGS FOR SANITARY SEWER MANHOLES
6010.602	CASTINGS FOR STORM SEWER MANHOLES
9040.102	FILTER BERM AND FILTER SOCK
9040.104	ROLLED EROSION CONTROL INSTALLATION - CHANNEL
9040.119	SILT FENCE
9040.120	STABILIZED CONSTRUCTION ENTRANCE

DEVELOPER:

LITTLE LIGHTS WEDDINGS & EVENTS, LLC
100 - 102 W MAIN STREET
WEST BRANCH, IA 52358
(319) 330-4607

PROPERTY OWNER:

SEXTON CONSTRUCTION
192 HILLTOP CIRCLE
WEST BRANCH, IA 52358

DEVELOPER'S ATTORNEY:

MATTHEW ADAM
SIMMONS PERRINE MOYER BERGMAN, PLC
1150 5TH STREET, SUITE 170
CORALVILLE, IA 52241
(319) 354-6316

SCOPE OF WORK:

CONSTRUCTION OF AN EVENT CENTER. PROJECT WILL INCLUDE THE DEMOLITION OF THE EXISTING CLUB HOUSE AND OTHER STRUCTURES, CONSTRUCTION OF A NEW EVENT CENTER BUILDING, AND ASSOCIATED PAVING AND INFRASTRUCTURE IMPROVEMENTS.

CONTACT PERSON: _____

MICHAEL WELCH
AXIOM CONSULTANTS, LLC
60 E COURT STREET, UNIT 3
IOWA CITY, IOWA 52240-3833
PHONE: 319-519-6220
mwelch@axiom-con.com

PROPOSED PARKING

PERMANENT		
STANDARD STALLS	123	
HANDICAP STALLS	7	(4 VAN ACCESSIBLE)
TOTAL	130	

LANDSCAPE AND OPEN SPACE

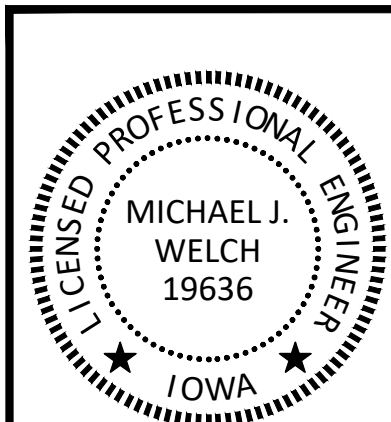
OWNER REQUESTS A WAIVER FROM THE CITY OF WEST BRANCH LANDSCAPE AND OPEN SPACE REQUIREMENTS BASED ON THE NATURE OF THE PROPERTY AND THE NUMBER OF EXISTING TREES AND AMOUNT OF OPEN SPACE ALREADY PRESENT ON SITE. DEVELOPER TO LANDSCAPE SITE SPECIFICALLY FOR EVENT CENTER USE AND OUTDOOR PHOTOGRAPHY.

ALLIANT ENERGY
LAURA BARR
(319) 286-1315

LINN COUNTY REC
JOHNA NUNEMAKER
(319) 377-1587
NUNEMAKER@LINNCOUNTYREC.COM

IOWA COMMUNICATIONS NETWORK (ICN)
SHANNON MARLOW
(515) 725-4402
SHANNON.MARLOW@IOWA.GOV

CITY OF WEST BRANCH
MATT GOODALE
(319) 643-5888
WBCITY@NETINS.NET



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR
UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED:

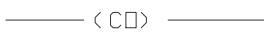
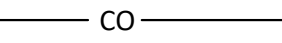
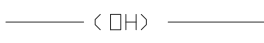
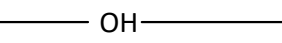
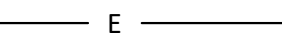
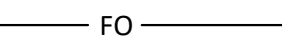
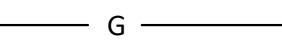
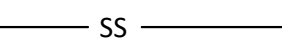
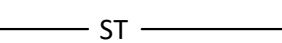
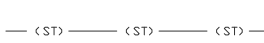
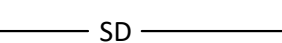
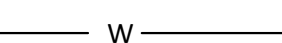
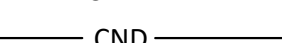
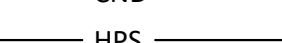
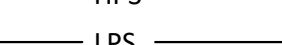
MICHAEL J. WELCH, P.E.

MY LICENSED RENEWAL DATE IS DECEMBER 31, 2018

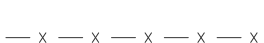
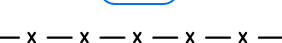
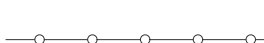
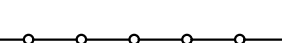
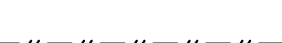
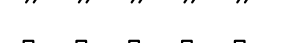
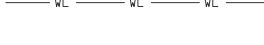
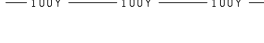
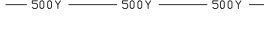
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LEGEND:

UTILITIES

	EXISTING	PROPOSED
COMMUNICATIONS		
OVERHEAD LINE		
ELECTRIC		
FIBER OPTIC		
GAS		
SANITARY SEWER		
STORM		
SUBDRAIN		
WATER: DOMESTIC		
WATER: WELL		
CHILLED WATER: SUPPLY		
CHILLED WATER: RETURN		
CONDENSATE		
STEAM: HIGH PRESSURE		
STEAM: LOW PRESSURE		
COMMUNICATIONS HANDHOLE		
COMMUNICATIONS PEDESTAL		
COMMUNICATIONS MANHOLE		
GUY WIRE ANCHOR		
UTILITY POLE		
UTILITY POLE WITH LIGHT		
LIGHT POLE		
ELECTRIC MANHOLE		
ELECTRIC TRANSFORMER		
TRAFFIC HANDHOLE		
TRAFFIC MANHOLE		
FIBER OPTIC HANDHOLE		
FIBER OPTIC MANHOLE		
GAS MANHOLE		
GAS VALVE		
SANITARY SEWER MANHOLE		
SANITARY SEWER CLEANOUT		
STORM SEWER MANHOLE		
STORM SEWER INTAKE		
HYDRANT		
WATER VALVE		
CURB STOP		
WATER MANHOLE		
POST INDICATOR VALVE		

SITE

	EXISTING	PROPOSED
CONTOUR - INDEX		
CONTOUR - INTERMEDIATE		
FENCE: BARB WIRE		
FENCE: CHAIN LINK		
FENCE: CONSTRUCTION		
FENCE: VINYL		
FENCE: WIRE		
FENCE: WOOD		
TREE LINE		
DELINEATED WETLAND		
100-YEAR FLOODPLAIN		
500-YEAR FLOODPLAIN		
STREAM CENTERLINE		
BOLLARD		
FLAG POLE		
LANDSCAPE LIGHT		
SHRUBBERY		
TREE: DECIDUOUS		
TREE: CONIFEROUS		
MAIL BOX		
POST		
SIGN		
PARKING METER		
FIRE DEPARTMENT CONNECTION		
WATER METER		
HOSE BIB		
YARD HYDRANT		
DRINKING FOUNTAIN		
MONITORING WELL		
WELL		

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- THE LOCATIONS OF UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS PLOTTED ON THIS DRAWING ARE APPROXIMATE ONLY AND WERE OBTAINED FROM PLANS OF RECORD. THERE MAY BE OTHER EXISTING UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS NOT KNOWN AND MAY NOT SHOWN ON THIS DRAWING.
- NOTIFY UTILITY COMPANIES WHOSE FACILITIES ARE SHOWN ON THE PLANS OR KNOWN TO BE WITHIN CONSTRUCTION LIMITS OF THE SCHEDULE PRIOR TO EACH STAGE OF CONSTRUCTION.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION.
- IOWA CODE 480, UNDERGROUND FACILITIES INFORMATION, REQUIRES VERBAL NOTICE TO IOWA ONE-CALL 1-800-292-8989, NOT LESS THAN 48 HOURS BEFORE EXCAVATING, EXCLUDING WEEKENDS AND HOLIDAYS.
- NOTIFY THE APPROPRIATE GOVERNING AUTHORITY 48 - 72 HOURS PRIOR TO BEGINNING CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY. THE CITY OF WEST BRANCH SHALL BE THE PUBLIC AGENCY RESPONSIBLE FOR INSPECTION DURING CONSTRUCTION OF THE PUBLIC PORTIONS OF THE PROJECT.
- NO WORK SHALL BE PERFORMED BEYOND THE PROJECT LIMITS WITHOUT PRIOR AUTHORIZATION FROM THE OWNER OR OWNER'S REPRESENTATIVE.
- PROVIDE TRAFFIC AND PEDESTRIAN CONTROL MEASURES (SIGNS, BARRICADES, FLAGGERS, ETC.) IN COMPLIANCE WITH PART VI OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION.
- ADJUST ALL VALVES, MANHOLES, CASTINGS, GAS VENTS, ETC., TO MATCH THE NEW SURFACE. ADJUSTMENT SHALL BE COORDINATED WITH THE UTILITY COMPANIES AND THE COST FOR ALL ADJUSTMENTS SHALL BE INCIDENTAL TO THE CONSTRUCTION. AT NO ADDITIONAL COST TO THE OWNER, REPAIR ANY DAMAGE TO SAID STRUCTURES AND APPURTENANCES THAT OCCUR DURING CONSTRUCTION.
- REPLACE ANY PROPERTY MONUMENTS REMOVED OR DESTROYED BY CONSTRUCTION. MONUMENTS SHALL BE SET BY A LAND SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF IOWA.

GRADING NOTES

- STRIP EXISTING VEGETATION WITHIN THE GRADING LIMITS AND AREAS TO RECEIVE FILL. STOCKPILE ON-SITE FOR REUSE IF SUITABLE.
- PROOF ROLL ALL FILL AREAS TO IDENTIFY SOFT OR DISTURBED AREAS IN THE SUBGRADE. ALL UNSUITABLE MATERIAL IDENTIFIED SHALL BE REMOVED AND RECOMPACTED. PROOFROLL WITH 25 TON MINIMUM GROSS VEHICLE WEIGHT.
- REMOVE AND RECOMPACT AREAS OF SUBGRADE WHICH ARE SOFT OR UNSTABLE TO MEET SPECIFIED LIMITS FOR DENSITY AND MOISTURE CONTENT.
- SCARIFY EXISTING SUBGRADE TO A DEPTH OF 12 INCHES AND RECOMPACT TO 98% OF STANDARD PROCTOR DENSITY (ASTM D698) PRIOR TO PLACEMENT OF FILL.
- DO NOT PLACE, SPREAD, OR COMPACT ANY FILL MATERIAL DURING UNFAVORABLE WEATHER CONDITIONS AND DO NOT RESUME COMPACTION OPERATIONS UNTIL MOISTURE CONTENT AND DENSITY OF IN-PLACE FILL MATERIAL ARE WITHIN SPECIFIED LIMITS.
- PLACE FILL MATERIAL IN 9" MAXIMUM LIFTS.
- FILLS PLACED BELOW LAWN AREAS SHALL BE COMPACTED TO 90% OF MATERIALS MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D698).
- SCARIFY SUBGRADE TO DEPTH OF 3 INCHES WHERE TOPSOIL IS SCHEDULED. SCARIFY AREAS WHERE EQUIPMENT USED FOR HAULING AND SPREADING TOPSOIL HAS CAUSED COMPACTED SUBSOIL.
- FILL MATERIAL OBTAINED FROM OFF-SITE SOURCES SHALL BE SOIL OR SOIL AND ROCK MIXTURE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES. IT SHALL CONTAIN NO ROCKS OR LUMPS OF 6 INCHES IN GREATEST DIMENSION AND NOT MORE THAN 15% OF THE ROCKS OR LUMPS SHALL BE LARGER THAN 2-1/2 INCHES IN GREATEST DIMENSION.
- SCARIFY AND RECOMPACT THE TOP 9" OF SUBGRADE IN ALL CUT AREAS AFTER ROUGH GRADING IS COMPLETED. COMPACT THE ENTIRE PAVING SUBGRADE TO 98% STANDARD PROCTOR DRY DENSITY TO WITHIN 1.0' OF FINAL SUBGRADE. THE FINAL 1.0' OF FILL TO BE COMPACTED TO 98% STANDARD PROCTOR DRY DENSITY (ASTM D698).
- IN AREAS TO RECEIVE ADDITIONAL FILL OVER EXISTING FILL MATERIALS. REMOVE TOP 12" OF MATERIAL AND SCARIFY AND RECOMPACT THE NEXT 9" OF RESULTING SUBGRADE. COMPACT RESULTING SUBGRADE TO 95% STANDARD PROCTOR DRY DENSITY. SUBSEQUENT FILL TO BE COMPACTED TO 98% STANDARD PROCTOR DRY DENSITY TO WITHIN 1.0' OF FINAL SUBGRADE. THE FINAL 1.0' OF FILL TO BE COMPACTED TO 98% STANDARD PROCTOR DRY DENSITY (ASTM D698).
- FINISH CONTOURS SHOWN ARE TO TOP OF FINISHED GRADE OR TO TOP OF TOPSOIL.

SITE PREPARATION NOTES

- PROTECT ADJACENT PROPERTY DURING DEMOLITION.
- DEMOLITION LIMIT LINE IS THE EXISTING PROPERTY LINE UNLESS NOTED OTHERWISE.
- MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.
- PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIAL (EXCAVATED MATERIAL OR BROKEN CONCRETE) WHICH IS NOT DESIRABLE TO BE INCORPORATED INTO THE WORK INVOLVED ON THIS PROJECT. NO PAYMENT FOR OVERHAUL WILL BE ALLOWED FOR MATERIAL HAULED TO THESE SITES. NO MATERIAL SHALL BE PLACED WITHIN THE EASEMENTS, UNLESS SPECIFICALLY STATED IN THE PLANS OR APPROVED BY THE ENGINEER. DISPOSAL SITES MUST BE APPROVED BY THE ENGINEER. CONTRACTOR SHALL APPLY NECESSARY MOISTURE TO THE CONSTRUCTION AREA AND TEMPORARY HAUL ROADS TO PREVENT THE SPREAD OF DUST. OFF-SITE DISPOSAL SHALL BE IN ACCORDANCE WITH THE APPLICABLE GOVERNMENTAL REGULATIONS.
- KEEP ADJACENT PUBLIC STREETS FREE FROM SOIL AND DEBRIS GENERATED BY THE PROJECT. CLEAN SOIL AND DEBRIS FROM THE ADJACENT STREETS ON A DAILY BASIS.
- DURING CONSTRUCTION, CONTROL DUST SPREADING FROM ALL WORK AND STAGING AREAS.
- REMOVAL OR ABANDONMENT OF PUBLIC UTILITIES SHALL BE FULLY COORDINATED WITH APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
- ANY EXISTING FACILITIES (CURBS, PAVEMENT, UTILITIES, ETC.) THAT THE CONTRACTOR'S OPERATIONS DAMAGE SHALL BE REPAIRED BY THAT CONTRACTOR AT HIS/HER COST.
- REMOVE ALL DESIGNATED STREETS, DRIVEWAYS, ETC. IN THEIR ENTIRETY. BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 98% STANDARD PROCTOR DRY DENSITY (ASTM D698).
- WHERE A SECTION OF PAVEMENT, CURB AND GUTTER OR SIDEWALK IS CUT OR OTHERWISE DAMAGED BY THE CONTRACTOR, THE ENTIRE SECTION SHALL BE REMOVED AND REPLACED. PAVEMENT, CURBS, GUTTERS AND SIDEWALKS SHALL BE REMOVED A MINIMUM OF TWO FEET BEYOND THE EDGE OF THE TRENCH CUT AND TO THE NEAREST JOINT.
- SAWCUT EDGES OF PAVEMENT FULL DEPTH PRIOR TO REMOVAL TO PREVENT DAMAGE TO ADJACENT SLABS AND FIXTURES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING CONCRETE STRUCTURES ON THE SITE AS SHOWN ON THE PLANS. THE REMOVAL INCLUDES DRIVEWAYS, CURB AND GUTTER, SIDEWALK, AND BASEMENT FOUNDATION FOOTINGS, FLOOR AND WALLS. THE REMOVAL ALSO INCLUDES STORM SEWER INTAKES AND PIPE AS SHOWN ON THE PLANS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT TREES AND SHRUBS NOTED ON THE PLANS TO REMAIN IN PROJECT AREA FROM DAMAGE DUE TO CONSTRUCTION ACTIVITY. PROTECTION INCLUDES, BUT IS NOT LIMITED TO, CONSTRUCTION FENCING AROUND THE DRIP LINE OF TREES AND PROHIBITING VEHICLE TRAFFIC WITHIN THE DRIP LINE OF TREES.
- REMOVAL AND DISPOSAL OF EXISTING TREES AND SHRUBS WITHIN CONSTRUCTION LIMITS SHALL BE INCIDENTAL TO THE GRADING PORTION OF THE PROJECT. STUMPS ARE TO BE GROUND TO TWO FEET BELOW FINISHED GRADE.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF A TILE IS ENCOUNTERED AND SHALL INDICATE THE METHOD OF RESOLVING THE CONFLICT. THE ENGINEER SHALL APPROVE THE PROPOSED METHOD. THE LOCATION OF THE FIELD TILE SHALL BE RECORDED ON THE CONSTRUCTION RECORD DOCUMENTS.

EXISTING FIELD TILE LINES ENCOUNTERED IN THIS PROJECT SHALL BE REPAIRED BY THE CONTRACTOR IN ONE OF THE FOLLOWING WAYS:

- CONNECT TILE TO THE NEAREST STORM SEWER.
- DAYLIGHT TO FINISHED GROUND.
- REPAIR TILE AND MAINTAIN SERVICE.

SURFACE RESTORATION NOTES

- ONLY DISTURBED AREAS NOT PAVED OR HARD SURFACED, ADJACENT TO THE PROPOSED BUILDING AND PAVING, SHALL RECEIVE MINIMUM 4" TOPSOIL. SCARIFY AREAS TO RECEIVE TOPSOIL TO A MIN. DEPTH OF 4". REMOVE ALL STONES, WOOD AND DEBRIS LARGER THAN 2" FROM AREAS TO RECEIVE TOPSOIL. DO NOT COMPACT TOPSOIL.
- ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED AND MULCHED IN ACCORDANCE WITH SUDAS SECTION 9010.
- SEED ALL DISTURBED AREAS NOT TO BE HARD SURFACED, AND NOT TO HAVE TOPSOIL SPREAD, WITH TYPE 1 EROSION CONTROL MIXTURE PER SUDAS SECTION 9010.
- APPLY SEED AT THE RATES INDICATED IN THE PROJECT SPECIFICATIONS.
- MAINTAIN SEEDED AREAS UNTIL AN ADEQUATE STAND OF GRASS HAS BEEN ESTABLISHED. RESEED ANY AREAS AS NECESSARY TO STABILIZE SOIL PER PROJECT SPECIFICATIONS.
- EXISTING FACILITIES (CURBS, PAVEMENT, UTILITIES, ETC.) THAT ARE TO REMAIN AND DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

EROSION CONTROL NOTES

- THE CONTRACTOR SHALL PROVIDE TEMPORARY EROSION CONTROL, SEDIMENT, AND DUST CONTROL IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROJECT'S STORM WATER POLLUTION PREVENTION PLAN AND THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL INCORPORATE ALL EROSION CONTROL FEATURES INTO THE PROJECT PRIOR TO DISTURBING THE SOIL.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES A MINIMUM OF ONCE PER WEEK AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF ½" OR MORE. IF A CONTROL MEASURE HAS BEEN REDUCED IN CAPACITY BY 50% OR MORE, THE CONTRACTOR SHALL RESTORE SUCH FEATURES TO THEIR ORIGINAL CONDITION IMMEDIATELY, WEATHER PERMITTING.
- ERECT SILT FENCE AS SHOWN ON THE PLANS TO LIMIT LOSS OF MATERIAL FROM THE SITE. DEVICES TO REMAIN IN PLACE AND TO BE MAINTAINED UNTIL A PERMANENT GROUND COVER IS ESTABLISHED.
- MINIMIZE SOIL EROSION BY MAINTAINING ALL EXISTING VEGETATIVE GROWTH WITHIN THE GRADING LIMITS FOR AS LONG AS PRACTICAL.
- INSTALL A SILT FENCE AROUND ALL STOCKPILED TOPSOIL.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY SEEDING FOR ALL AREAS THAT ARE DISTURBED AND OPERATIONS WILL NOT COMMENCE OR PERMANENT SEEDING WILL NOT BE COMPLETED IN LESS THAN 14 DAYS.
- SEQUENCE OF EROSION AND SEDIMENT CONTROL EVENTS:
 - INSTALL INLET PROTECTION AROUND EXISTING INTAKES AS INDICATED ON THE SITE CONSTRUCTION PLAN. USE THESE LOW AREAS AS SEDIMENT BASINS DURING CONSTRUCTION.
 - INSTALL PERIMETER SILT FENCE AS INDICATED ON THE SITE CONSTRUCTION PLAN.
 - INSTALL SILT FENCE AROUND ANY TOPSOIL OR EXCESS SOIL STOCKPILES. APPLY TEMPORARY SEEDING TO ALL TOPSOIL OR EXCESS SOIL STOCKPILES.
 - INSTALL STONE SUBBASE ON STREET AREAS FOLLOWING COMPLETION OF GRADING.
 - APPLY TEMPORARY SEEDING TO ALL DENUDED AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR 14 DAYS OR MORE. FERTILIZE AND LIME IF NEEDED. APPLY MULCH ON SLOPES GREATER THAN 4:1 (HORIZONTAL:VERTICAL).
 - DESTROY TEMPORARY SEEDING AND APPLY PERMANENT SEEDING TO ALL DISTURBED AREAS NOT TO BE HARD SURFACED. FERTILIZE AND MULCH PERMANENT SEEDING AS REQUIRED. APPLY MULCH AT 1.5 TO 2.0 TONS PER ACRE ON SLOPES GREATER THAN 4:1.
 - WHEN CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED WITH PERMANENT SEEDING, REMOVE ACCUMULATED SEDIMENT FROM ANY SEDIMENT BASINS, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVALS.

STORMWATER POLLUTION PREVENTION:

THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE KEPT ON THE CONSTRUCTION SITE AT ALL TIMES FROM THE DATE CONSTRUCTION ACTIVITIES BEGIN TO THE DATE OF FINAL STABILIZATION. THE CONTRACTOR SHALL MAINTAIN THE SWPPP PER THE REQUIREMENTS OF GENERAL PERMIT NO. 2. ALL OPERATORS/CONTRACTORS WORKING ONSITE MUST SIGN THE CERTIFICATION STATEMENT PROVIDED AND WILL BECOME CO-PERMITTEES ON THE NPDES GENERAL PERMIT NO. 2 FOR THIS SITE. ALL OPERATORS/SUBCONTRACTORS WORKING ONSITE SHALL BE SUPPLIED A COPY OF THE SWPPP BY THE CONTRACTOR AND MUST BE FAMILIAR WITH ITS CONTENTS. THE SWPPP MUST BE PERIODICALLY UPDATED TO SHOW CURRENT EROSION CONTROL PRACTICES PER THE REQUIREMENTS OF THE GENERAL PERMIT #2. UPDATED VERSIONS OF THE SWPPP WILL BE PROVIDED TO ALL OF THE OPERATORS/SUBCONTRACTORS WHOM ARE AFFECTED BY THE CHANGES MADE TO THE SWPPP. IT WILL BE THE DUTY OF THE CONTRACTOR TO SEE THAT THESE REQUIREMENTS ARE MET.

WATER NOTES

- ALL PERMITS SHALL BE SECURED AND FEES SHALL BE PAID PRIOR TO START OF CONSTRUCTION.
1.

WATER MAIN PIPE SHALL BE PVC C900. BEDDING FOR WATER MAIN AND SERVICES SHALL BE CLASS P-1 PER SUDAS 3010.104 (IDOT STANDARD ROAD PLAN SW-104). ALL WATER MAIN TO BE INSTALLED WITH TRACER WIRE.
2.

BACKFILL WATER MAIN AND SERVICES UNDER PAVEMENT WITH SUITABLE NATIVE MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY. TRENCH COMPACTION TESTING SHALL BE IN ACCORDANCE WITH SUDAS SECTION 3010 - 3.06.
3.

WATER SERVICE LINES SHALL BE TYPE K COPPER OR 200 PSI SDIR-7 PE PIPE. REFER TO PLANS FOR SIZE AND LOCATION. CURB STOPS SHALL BE LOCATED AS INDICATED ON THE PLANS. MAINTAIN 36" HORIZONTAL SEPARATION BETWEEN WATER AND SEWER SERVICES. THE ENDS OF WATER SERVICE LINES SHALL BE MARKED WITH 2X4 POSTS PAINTED BLUE.
4.

VERIFY THE ELEVATION OF POSSIBLE CONFLICTING UTILITIES PRIOR TO CONSTRUCTING PROPOSED WATER MAINS, SANITARY SEWERS, STORM SEWERS, ETC. ANY CONFLICTS MUST IMMEDIATELY BE BROUGHT TO THE ENGINEER'S ATTENTION.
5.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION.
6.

PROTECT EXISTING UTILITIES DURING CONSTRUCTION.
7.

ADJUST ALL VALVES, MANHOLES, CASTINGS, GAS VENTS, ETC. TO MATCH THE NEW SURFACE. ADJUSTMENT SHALL BE COORDINATED WITH THE UTILITY COMPANIES AND THE COST FOR ALL ADJUSTMENTS SHALL BE INCIDENTAL TO THE CONSTRUCTION. AT NO ADDITIONAL COST TO THE OWNER, REPAIR ANY DAMAGE TO SAID STRUCTURES AND APPURTENANCES THAT OCCUR DURING CONSTRUCTION.
8.

THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN AS-BUILTS REGARDING ASPECTS OF THE PROJECT WHICH DIFFER FROM THE CONTRACT DOCUMENTS. THIS INCLUDES BOTH EXISTING FACILITIES ENCOUNTERED AND PROPOSED FACILITIES CONSTRUCTED. THE INFORMATION SHALL INCLUDE LOCATION, DIMENSION AND MATERIAL DATA. THE LOCATION OF UNDERGROUND FACILITIES SHALL BE NOTED IF THEY DIFFER FROM THE PLANS BY MORE THAN 2 FEET HORIZONTALLY AND 0.5 FEET VERTICALLY OR ARE NOT SHOWN. FACILITIES CONSTRUCTED OR ENCOUNTERED ABOVE GROUND SHALL BE NOTED IF THEY DIFFER FROM THE PLANS BY MORE THAN 1 FOOT HORIZONTALLY AND 0.25 FEET VERTICALLY.
9.

ALL FIRE HYDRANT STATIONING IS TO CENTER OF THE WATER MAIN. CONTRACTOR SHALL INSTALL HYDRANT OFFSET 3-FT FROM THE BACK OF CURB UNLESS STATED OTHERWISE. ALL FIRE HYDRANT'S SHALL INCLUDE TEE AND EXTENSION PIPE (OR REDUCER WHEN APPLICABLE). ASSEMBLIES SHALL ALSO INCLUDE 6" GATE VALVE FOR ALL FIRE HYDRANT'S. SEE FIGURE 5020.201. HYDRANTS SHALL INCLUDE "STORZ" CONNECTION AS REQUIRED BY WEST BRANCH FIRE DEPARTMENT.
10.

PIPE LENGTHS FOR ALL UTILITIES ARE GIVEN FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. PIPE LENGTHS FOR WATER MAIN ARE MEASURED BETWEEN ELBOWS, CROSSES, OR TEES (INCLUDING FH TEES).
11.

CONTRACTOR SHALL INSTALL A MINIMUM OF 2" BLUE BOARD INSULATION OR EQUIVALENT ALONG THE BACK OF INTAKES TO PROTECT WATERMAINS FROM FREEZING.
12.

CONTRACTOR MAY DEFLECT WATER MAIN PER MANUFACTURER'S SPECIFICATIONS FOR HORIZONTAL DEFLECTION. PIPE DEFLECTION IS NOT ALLOWED FOR VERTICAL DEFLECTIONS. CONTRACTOR SHALL USE DUCTILE IRON FITTINGS WITH MAG-A-LUG TYPE RESTRAINTS AS NECESSARY. ALL BENDS, TEES, ETC. SHALL HAVE ADEQUATE AND APPROPRIATE JOINT RESTRAINTS AND THRUST BLOCKS.
13.

CONTRACTOR SHALL CONTACT WEST BRANCH PUBLIC WORKS DEPARTMENT OFFICE TO OBTAIN A 'START WORK' ORDER 24 HOURS PRIOR TO BEGINNING CONSTRUCTION OF WATER SYSTEM IMPROVEMENTS.
14.

CONSTRUCTION OF PUBLIC AND PRIVATE WATER SYSTEM IMPROVEMENTS REQUIRES AN APPROVED PLAN SET ON FILE WITH THE CITY OF WEST BRANCH.
15.

CONTRACTOR RESPONSIBLE FOR COORDINATING ON SITE INSPECTION OF WATER MAIN INSTALLATION WITH THE MUNICIPAL UTILITY.
16.

THE CONTRACTOR IS RESPONSIBLE TO CONTACT IOWA ONE-CALL 1-800-292-8989 PRIOR TO EXCAVATION.
17.

WATER MAIN MATERIALS, INSTALLATION AND TESTING MUST COMPLY WITH THE STATEWIDE URBAN DESIGN STANDARDS AND SPECIFICATIONS (SUDAS). THIS APPLIES TO BOTH PUBLIC AND PRIVATE WATER MAINS AND LARGE SERVICE LINES (3" OR LARGER) ON THE DISTRIBUTION SIDE OF THE METER. CONTRACTOR SHALL FURNISH AND INSTALL HYDRANTS AND VALVES IN COMPLIANCE WITH SUDAS.
18.

CONTRACTOR SHALL OBTAIN APPROVAL FROM THE CITY OF WEST BRANCH FOR ANY VARIANCE FROM THE APPROVED PLAN.
19.

THE CITY OF WEST BRANCH SHALL OPERATE ALL EXISTING SYSTEM VALVES AND THE CONTRACTOR AND CITY SHALL COORDINATE ANY SHUT DOWNS OF THE EXISTING SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAPS, FILLING AND FLUSHING NEW MAINS, AND ALL REQUIRED SAMPLING. DISPOSAL OF HIGHLY CHLORINATED WATER SHALL BE IN COMPLIANCE WITH LOCAL, STATE & FEDERAL CODES.
20.

FOR WATER MAINS THAT ARE TO BE ACCEPTED INTO THE PUBLIC WATER DISTRIBUTION SYSTEM, THE CONTRACTOR SHALL WARRANT THE WORKMANSHIP AND MATERIAL OF THE INSTALLED WATER MAINS FOR A PERIOD OF FOUR (4) YEARS FROM DATE OF ACCEPTANCE, AND SHALL FURNISH THE MUNICIPALITY WITH A MAINTENANCE BOND COVERING THE COST OF THE WATER IMPROVEMENTS FOR THAT PERIOD.

21.

TRACER WIRE IS REQUIRED ON ALL PRIVATE AND PUBLIC WATER MAIN 3 INCHES IN DIAMETER OR LARGER. HOLES IN VALVE BOXES FOR TRACER WIRE MUST BE DRILLED.
22.

WHERE WATER MAIN AND SANITARY SEWERS CROSS, ONE FULL (20 FOOT) LENGTH OF WATER MAIN SHOULD BE CENTERED OVER THE SANITARY SEWER, AND THE VERTICAL DISTANCE SHOULD BE MAINTAINED 18 INCHES OR GREATER. WHERE WATER LINES AND SEWERS CROSS AND THE MINIMUM CLEARANCE CANNOT BE MAINTAINED, THE SEWER MUST BE CONSTRUCTED OF WATER MAIN GRADE AWWA C-900 SDR-18 PVC OR DUCTILE IRON PIPE WITH COMPRESSION FITTINGS OR MECHANICAL JOINTS IF WITHIN 10 FEET OF THE WATER MAIN.
23.

UNLESS SPECIFICALLY APPROVED OTHERWISE, ALL TAPS 4-INCH OR LARGER ARE TO BE 'LIVE' TAPS USING AN APPROVED TAPPING SLEEVE OR SADDLE AND VALVE.
24.

WATER MAINS AND LARGE SERVICES (3" OR LARGER) OVER 20 FEET IN LENGTH ARE REQUIRED TO BE DISINFECTED, FLUSHED, FILLED AND PRESSURE TESTED. PRESSURE / LEAKAGE TESTS ARE CONDUCTED AT 150 PSI UNDER THE DIRECTION OF THE HIAWATHA WATER DEPARTMENT.
25.

ALL WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C 651. NO WATER MAIN SHALL BE PLACED INTO SERVICE UNTIL ALL SAMPLES HAVE PASSED BACTERIOLOGICAL TESTS.
26.

IF INSTALLATION OF A CASING PIPE IS REQUIRED, IT SHALL INCLUDE CASING SPACERS AND WATERTIGHT MECHANICAL RUBBER END SEALS.
27.

MINIMUM BURY OF WATER MAIN AND WATER SERVICES SHALL BE 5' - 6".
28.

THRUST BLOCKS SHALL BE INSTALLED AT ALL HYDRANTS, BENDS, VALVES, CROSSES, AND TEES. ALL BENDS SHALL ALSO HAVE MEGALUG FITTINGS.

STORM SEWER NOTES

1.

RCP STORM SEWER SHALL BE CLASS III REINFORCED CONCRETE PIPE (RCP) TO DEPTH OF COVER UP TO 12' CONFORMING TO ASTM C76 OR AASHTO M170.
2.

RCP STORM SEWER SHALL BE CONSTRUCTED WITH CLASS R-1 BEDDING PER SUDAS FIGURE 3010.102 (IDOT STANDARD ROAD PLAN SW-102). RCP STORM SEWERS SHALL HAVE OPEN JOINTS WRAPPED IN ENGINEERING FABRIC. STORM SEWERS UNDERA ND WITHIN 5-FT OF PAVING SHALL BE BACKFILLED WITH POROUS BACKFILL TO BOTTOM OF SUBGRADE ELEVATION. ALL OTHER STORM SEWERS SHALL BE BACKFILLED WITH SUITABLE NATIVE MATERIAL.
3.

HIGH DENSITY POLYETHYLENE PIPE (HDPE) SHALL BE CORRUGATED WITH INTEGRALLY FORMED SMOOTH INTERIOR MEETING THE REQUIREMENTS OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) SECTION 4020.
4.

HDPE STORM SEWER SHALL BE CONSTRUCTED WITH CLASS F-3 BEDDING. HDPE STORM SEWER SHALL BE BACKFILLED WITH GRANULAR BACKFILL AGGREGATE TO A MINIMUM OF 12" ABOVE THE TOP OF THE PIPE.
5.

STORM SEWER LINES SHALL BE A MINIMUM OF 10' FROM WATER LINES RUNNING PARALLEL. AT CROSSINGS, A MINIMUM 18" SEPARATION MUST BE PROVIDED.
6.

ALL LINE AND GRADE CONTROL WILL BE DONE WITH A LASER BEAM, WITH GRADE CHECKS AT 25', 50' AND THEN EVERY 100' BETWEEN MANHOLES.
7.

THE CONTRACTOR WILL BE REQUIRED TO MAINTAIN A RECORD DRAWING SET SHOWING LOCATIONS OF ALL STORM SEWER CONSTRUCTION. THE RECORD DRAWING SET WILL BE PROVIDED TO THE OWNER.

SANITARY SEWER

1.

SANITARY SEWER CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS).
2.

SANITARY SEWER SERVICE PIPE AND FITTINGS SHALL BE SDR 23.5 POLYVINYL CHLORIDE (PVC) PER SECTION 4010 OF SUDAS. SANITARY SERVICES ARE 4". MAINTAIN 36" HORIZONTAL SEPARATION BETWEEN WATER AND SEWER SERVICES. THE ENDS OF THE SANITARY SEWER SERVICE LINES SHALL BE MARKED WITH 2X4 POSTS PAINTED GREEN.
3.

SANITARY SEWER MAINS SHALL BE PVC SDR26. CLASS F-3 BEDDING SHALL BE USED FOR SANITARY SEWER CONSTRUCTION PER SUDAS 3010.103 (IOWA DOT STANDARD ROAD PLAN SW-103). BACKFILL SANITARY SEWER MAINS AND SERVICES WITH SUITABLE NATIVE MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY.

PAVEMENT GENERAL NOTES

1.

ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
2.

ALL DIMENSIONS TO BACK-OF-CURB UNLESS NOTED OTHERWISE.
3.

REMOVE AND REPLACE OR RESTORE ALL STREET SIGNS, PAVEMENT MARKINGS, SIDEWALK LAMPS, SIDEWALKS, STEPS, LANDSCAPE STRUCTURES, CURB AND GUTTER, STREETS, DRIVES AND ALL OTHER SURFACE STRUCTURES REMOVED OR OTHERWISE DAMAGED DURING THE COURSE OF THE WORK. SIDEWALKS SHALL BE REMOVED AND REPLACED TO NEAREST JOINT BEYOND CONSTRUCTION AREA.
4.

COMPACT SUBGRADE BENEATH PAVEMENTS IN ACCORDANCE WITH GRADING NOTES.
5.

GRANULAR SUBBASE FOR PAVEMENTS SHALL MEET THE LIMITS OF GRADUATION NO. 14 (MODIFIED SUBBASE) PER IOWA DOT STANDARD SPECIFICATION FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4123.
6.

PROOF-ROLL SUBGRADE PER SECTION 2115. REMOVE AND REPLACE UNSTABLE AREAS WITH SUITABLE COMPACTED MATERIAL.
7.

ALL CURB AND GUTTER IS 3" ROLLED PROFILE CURB UNLESS STATED OTHERWISE.

PCC PAVEMENT NOTES

1.

PCC PAVING THICKNESS SHALL BE 6-INCH ON 6INCH GRANULAR SUBBASE, UNLESS STATED OTHERWISE.
2.

MATERIALS AND CONSTRUCTION FOR PORTLAND CEMENT CONCRETE PAVEMENTS SHALL MEET THE REQUIREMENT OF IOWA DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, LATEST REVISION, SECTION 2301. THE PARAGRAPHS FOR MEASUREMENT AND PAYMENT SHALL NOT APPLY.
3.

MINIMUM 28-DAY COMPRESSIVE STRENGTH FOR CONCRETE USED FOR PAVEMENTS SHALL BE 4000 PSI. CONCRETE SHALL BE C-3 OR C-4 WITH TYPE 1 CEMENT. AIR CONTENT SHALL BE 6-1/2% ± 1.5% COARSE AGGREGATE. AIR ENTRAINMENT ADMIXTURES AND WATER REDUCING ADMIXTURES SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4103. DURABILITY FOR PORTLAND CEMENT CONCRETE SHALL BE CLASS 2. JOINT SEALER SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4136 FOR HOT POURED JOINT SEALER.
4.

JOINT SEALER SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4136 FOR HOT POURED JOINT SEALER.
5.

CURING COMPOUND (WHITE, DARK OR CLEAR) SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR SECTION 4105. APPLICATION METHOD AND CURING SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 2301.19.
6.

FLYASH PER IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4108 MAY BE SUBSTITUTED FOR CEMENT AT THE RATES SPECIFIED IN SECTION 2301.04E AFTER NOTIFICATION AND AUTHORIZATION BY THE OWNER'S REPRESENTATIVE.
7.

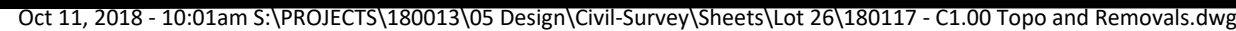
PAVEMENT TIE BARS AND DOWEL BARS SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4151. EPOXY COATING, WHEN SPECIFIED, SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4151.03B.
8.

CURBS SHALL BE CAST INTEGRAL WITH CONCRETE PAVEMENT UNLESS NOTED OTHERWISE.
9.

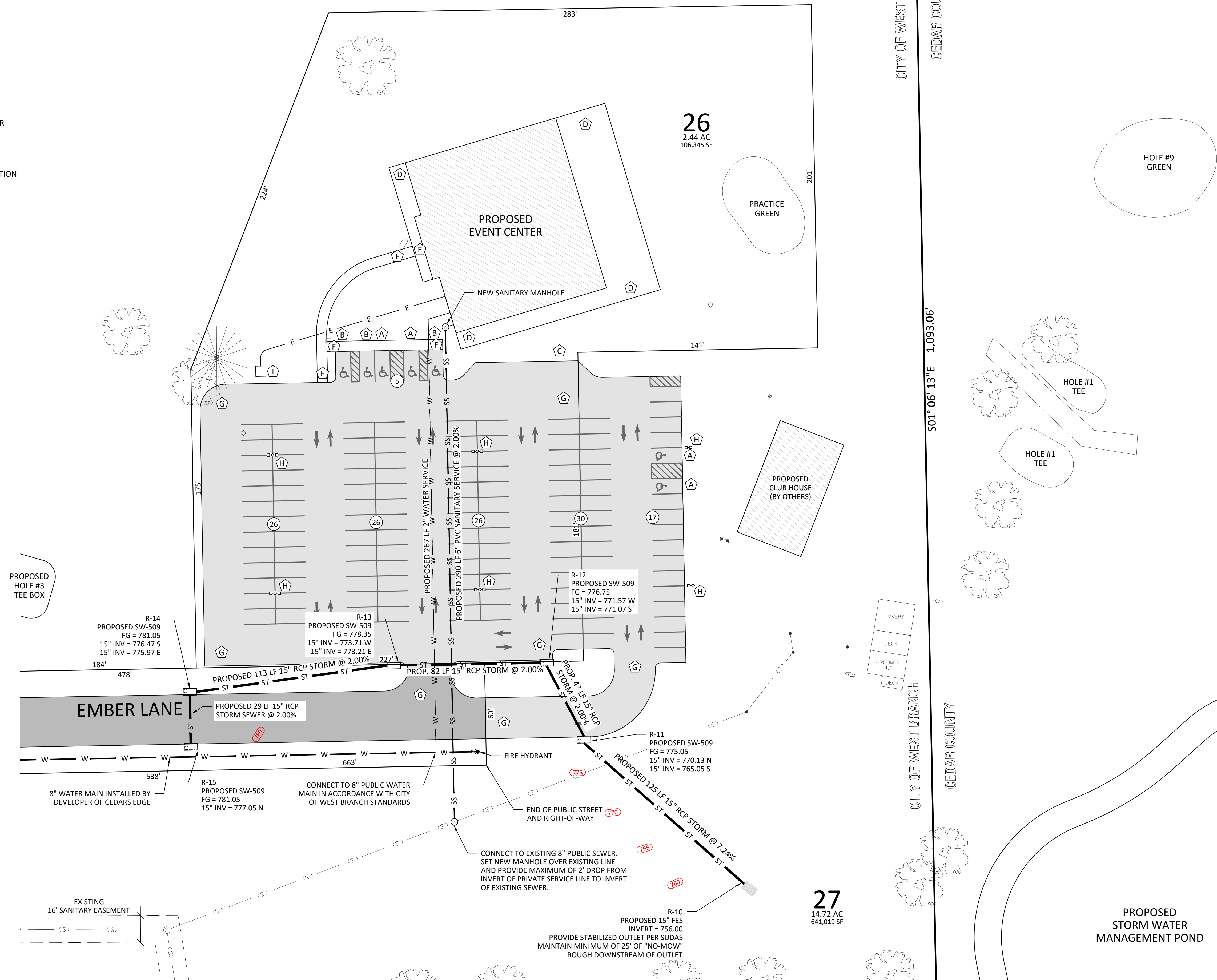
PCC SIDEWALKS 5 FEET OR LESS IN WIDTH SHALL BE 4 INCHES THICK. PCC SIDEWALKS GREATER THAN 5 FEET WIDE BUT LESS THAN 12 FEET WIDE SHALL BE 6 INCHES THICK. SIDEWALK THICKNESS AT ALL DRIVEWAYS SHALL SHALL MATCH THAT OF THE ADJACENT DRIVEWAY. TRANSVERSE CONSTRUCTION JOINT SPACING FOR PCC SIDEWALKS 5 FEET OR LESS IN WIDTH SHALL BE PLACED A MAXIMUM OF 5 FEET ON CENTER. TRANSVERSE CONSTRUCTION JOINT SPACING FOR PCC SIDEWALKS GREATER THAN 5 FEET WIDE BUT LESS THAN 12 FEET WIDE SHALL BE PLACED A MAXIMUM OF 8 FEET ON CENTER. PLACE EXPANSION JOINTS WHERE WALK MEETS OTHER WALKS, BACK OF CURBS, FIXTURES, OR OTHER STRUCTURES, AND AT INTERVALS NOT EXCEEDING 50 FEET. SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% DRAINING TOWARDS BACK OF CURB, UNLESS OTHERWISE NOTED.
10.

ONE INCH PREFORMED FOAM EXPANSION JOINT MATERIAL SONOFLEX "F" BY SONOBORN OR APPROVED EQUAL SHALL BE PLACED BETWEEN NEW PAVEMENT CONSTRUCTION AND THE FACES OF BUILDINGS, STOOPS, EXISTING SLABS, AND OTHER FIXTURES, UNLESS NOTED ON THE DRAWINGS. JOINTS AT THESE LOCATIONS SHALL BE SEALED WITH A SELF-LEVELING POLYURETHANE SUCH AS SONOLASTIC SL-1 OR APPROVED EQUAL.
11.

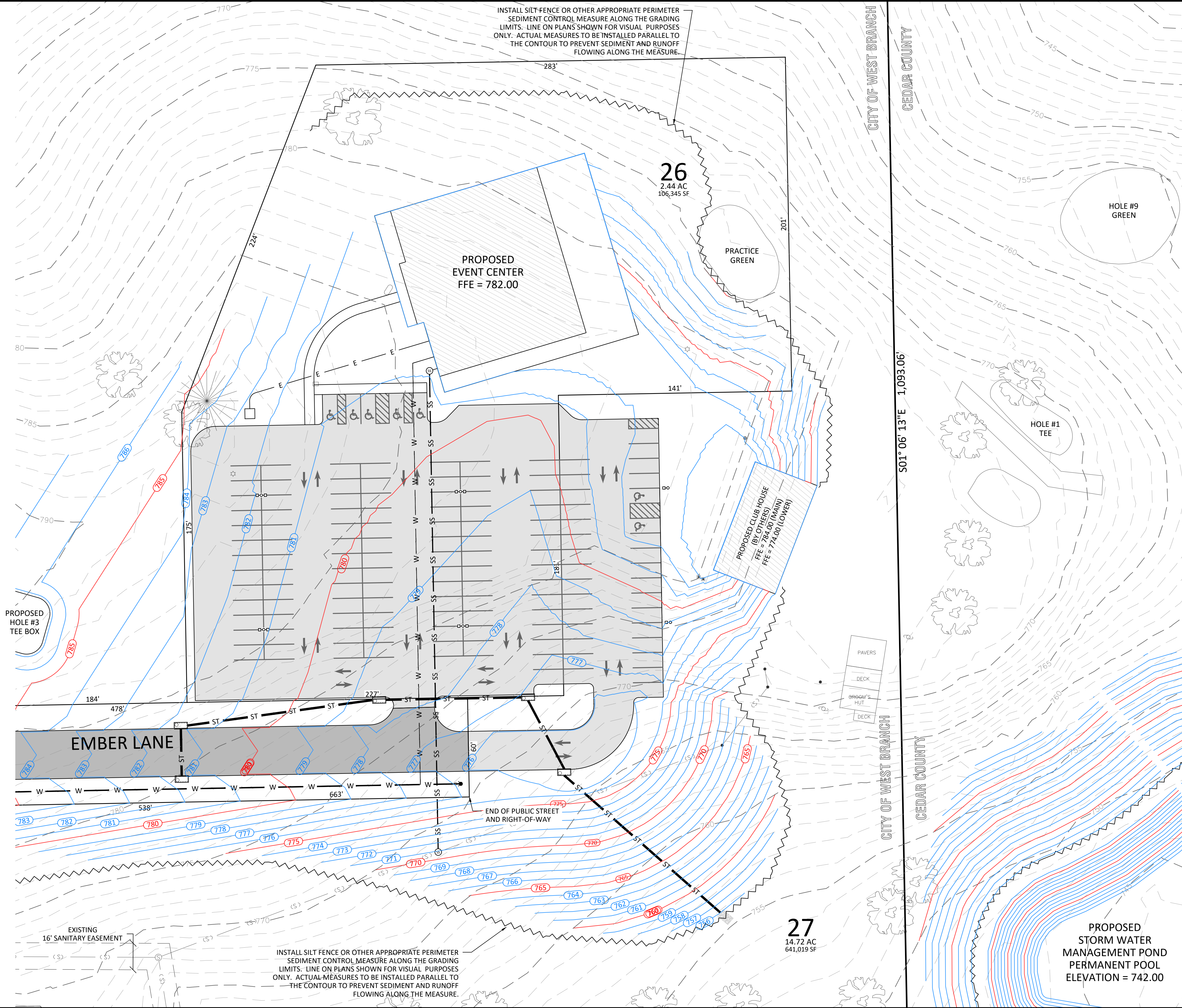
CONSTRUCT 1" EXPANSION JOINTS ON PCC CURB AT ALL ENDS OF RETURN RADII.



- (A)** HANDICAP STALL WITH SIGN - VAN ACCESSIBLE SPACE
- (B)** HANDICAP STALL WITH SIGN - STANDARD SPACE
- (C)** TRASH AND RECYCLING ENCLOSURE
- (D)** COVERED PATIO - REFER TO ARCHITECTURAL PLANS
- (E)** EVENT CENTER ENTRANCE - MAIN LEVEL
- (F)** PROPOSED CONCRETE WALK
- (G)** PROPOSED STANDARD DUTY CONCRETE PAVEMENT WITH CURB AND GUTTER
- (H)** PROPOSED LIGHT POLE WITH PRECAST, 2' Ø CONCRETE BASE AND 25' MAST HEIGHT. REFER TO MEP PLANS FOR ADDITIONAL INFORMATION
- (I)** PROPOSED ELECTRICAL TRANSFORMER. COORDINATE SIZE AND FINAL LOCATION WITH MEP PLANS AND UTILITY COMPANY



SHEET NAME: LOT 26 SITE AND UTILITY PLAN			PROJECT NAME: EVENT CENTER LOT 26 - CEDARS EDGE		ISSUED FOR: PLANNING & ZONING REVIEW		DRAWING LOG			ENGINEER:  AXIOM CONSULTANTS 60 EAST COURT STREET, UNIT 3, IOWA CITY, IA 52240		
SHEET NUMBER: 3.00			PROJECT NUMBER: 18-0117		PROJECT MANAGER: WELCH		DATE ISSUED: OCTOBER 11, 2018			CURRENT REV: A		
					NOT FOR CONSTRUCTION							
										</		



SHEET NAME: LOT 26 GRADING AND EROSION CONTROL PLAN		PROJECT NAME: EVENT CENTER LOT 26 - CEDARS EDGE		ISSUED FOR: PLANNING & ZONING REVIEW		DRAWING LOG		ENGINEER: Axiom CONSULTANTS 60 EAST COURT STREET, UNIT 3, IOWA CITY, IA 52240	
SHEET NUMBER: C3.01	PROJECT NO.: 18-0117	PROJECT MANAGER: WELCH	CLIENT NAME: LITTLE LIGHTS ON THE LANE	DATE ISSUED: OCTOBER 11, 2018	CURRENT REV.: A	REV	DATE	DESCRIPTION OF CHANGES	

