RESOLUTION 1878

A RESOLUTION APPROVING THE SITE PLAN FOR PARKSIDE BP, 401 PARKSIDE DRIVE, WEST BRANCH, IOWA

WHEREAS, Advantage Custom Builders, has heretofore submitted a proposed Site Plan to remodel, extend and improve the property at 401 Parkside Drive, (known as Parkside BP), West Branch, Iowa (the "Project"); and

WHEREAS, said Site Plan (See Exhibit A) has heretofore been reviewed by City Staff and 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, the City Council reviewed the Site Plan and agreed approval contingent upon a potential requirement for an engineered retaining wall at the south end of the property upon completion of final grading; and

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

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

* * * * * * * *

Passed and approved this 2nd day of March, 2020.

Roger Laughlin

Roger Laughlin, Mayor

ATTEST:

Leslie Brick

Leslie Brick, Deputy City Clerk

SITE PLAN
401 PARKSIDE DRIVE
WEST BRANCH, IOWA

KEYNOTES		
NUMBER	KEYNOTE	DETAIL
1	INSTALL DRIVE AND PARKING (SEE PAVING LEGEND TABLE THIS SHEET FOR THICKNESS AND MATERIAL)	
2	INSTALL STANDARD 6" CURB AND GUTTER	
3	INSTALL THICKENED EDGE SIDEWALK	
4	INSTALL 4" PCC SIDEWALK	
5	CONNECT TO EXISTING PCC PAVING W/ "BT-5" JOINT	
6	INSTALL 4" WIDE PAVEMENT MARKINGS (TYP)	
7	HANDICAP PARKING STRIPING AND SIGNAGE PER DETAIL SHEET 6	
8	CROSSWALK STRIPING	
9	INSTALL 3" ROLL CURB AND GUTTER	
10	TRANSITION TO 8" CURB	
11	NO PARKING ZONE	
12	END OF PAVEMENT BARRICADE	
13	END PCC PAVING WITH BT-5 JOINT	
14	INSTALL TAPERED CURB	
15	NO CURB	
16	TRANSITION TO 3" ROLL CURB	
17	MATCH EXISTING CURB AND GUTTER	
18	MATCH EXISTING CONCRETE	

LEGAL:
401 PARKSIDE DRIVE IN WEST BRANCH, CEDAR COUNTY, IOWA, IN ACCORDANCE WITH THE RECORDED PLAT THEREOF, CONTAINING 0.92 ACRES AND SUBJECT TO EASEMENTS AND RESTRICTION OF RECORD.

SITE DEVELOPMENT SUMMARY:
CLASS: B-2
SQUARE FOOTAGE: 7,318 SF COMMERCIAL
PROPOSED USE: COMMERCIAL

DEVELOPMENT CHARACTERISTICS:
401 PARKSIDE DRIVE IS TO BE A 0.92 ACRE. THE PLAN WILL CONSIST OF 1 (ONE) PROPOSED COMMERCIAL BUILDING IN ADDITION TO REMODELING OF EXISTING COMMERCIAL BUILDING.

DEVELOPMENT SCHEDULE
APPLICANT PLANS TO BEGIN CONSTRUCTION ON SPRING 2020, WITH AN ESTIMATED COMPLETION DATE IN SUMMER 2020.

SITE COVERAGES:

TOTAL LOT AREA	40,075 S.F. (100%)
PROPOSED BUILDING AREA	5,013 S.F. (12.5%)
PROPOSED PAVING AREA	27,053 S.F. (67.5%)
EXISTING BUILDING AREA	2,305 S.F. (5.8%)
TOTAL IMPERVIOUS AREA	34,371 S.F. (85.8%)
TOTAL OPEN AREA	5,704 S.F. (14.2%)

LOT REQUIREMENTS:

FRONT YARD SETBACK	25 FEET
SIDE YARD SETBACK	8 FEET
REAR YARD SETBACK	25 FEET

PARKING REQUIREMENTS:
1 SPACE PER 200 SF
7,318SF/200 = 37 SPACES
TOTAL PARKING REQUIRED = 37 SPACES
TOTAL PARKING PROVIDED = 38 SPACES (2 ADA)

GRAPHIC SCALE IN FEET 1"=20'

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

OWNER/SUBDIVIDER:
ADVANTAGE CUSTOM BUILDERS
760 LIBERTY WAY
NORTH LIBERTY, IA 52317

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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.

PAVEMENT LEGEND	MATERIAL	TOTAL*
	7" PCC	535 SY
	6" PCC	2,869 SY
	4" PCC	231 SY

*TOTALS INCLUDE ALL SF OF MATERIAL, INCLUDING OUTSIDE OF PROPERTY LINE

STANDARD LEGEND AND NOTES

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0.92 ACRES

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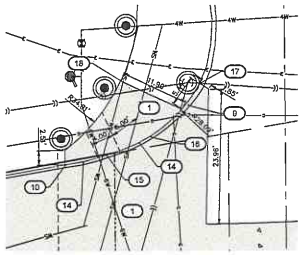
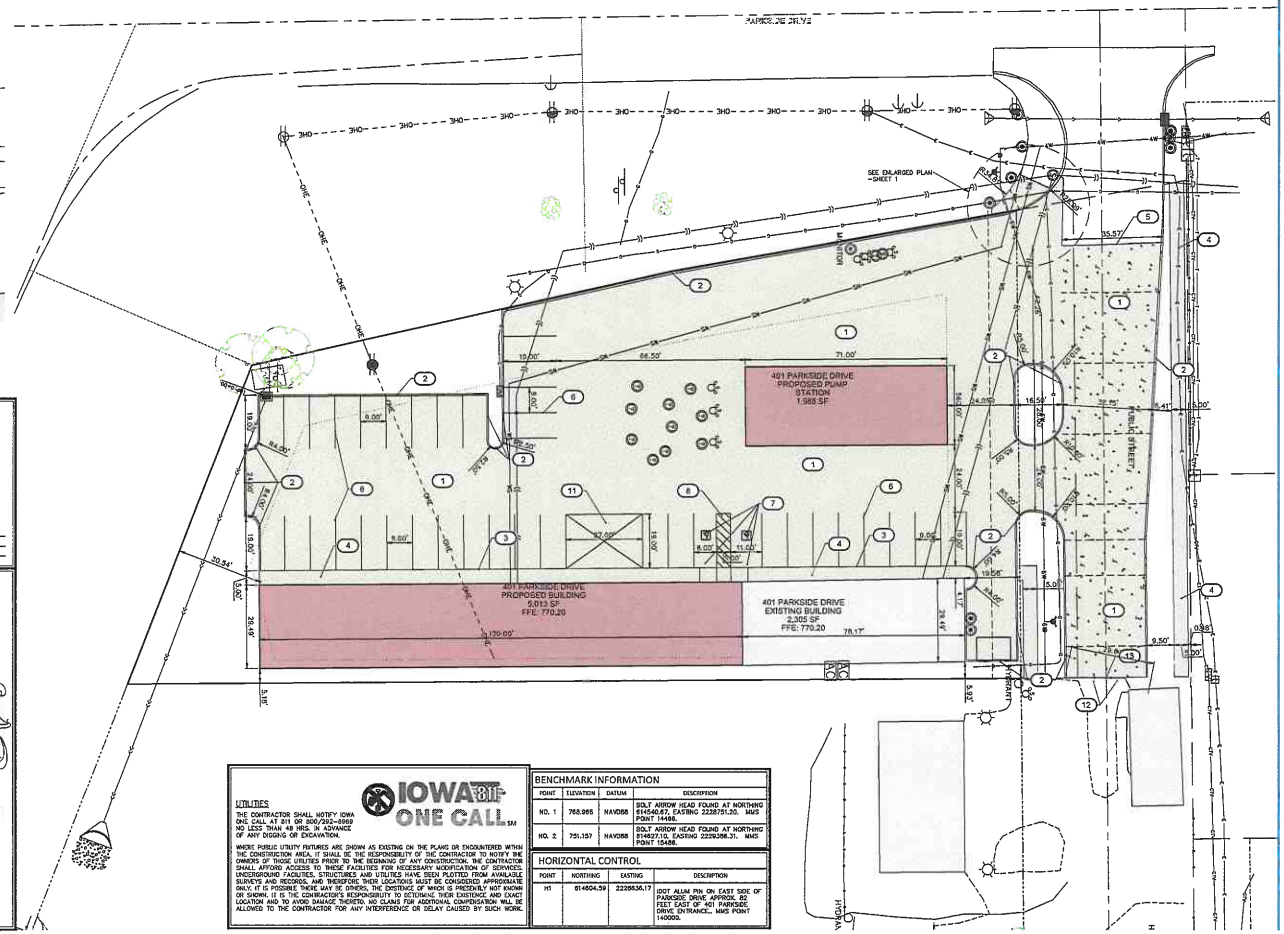
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS
1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Date	Revision

APPROVED
By: City Council
Date: 3-2-2020



ENLARGED PLAN
SCALE: 1"=10'



I hereby certify that this engineering document was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

RONALD L. AMELON P.E. Iowa Lic. No. 14201

My license renewal date is December 31, 20____.

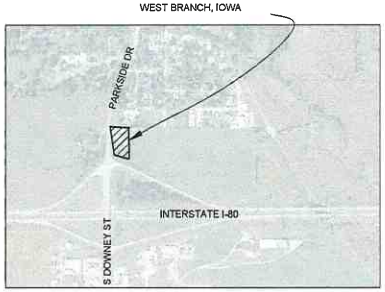
Pages or sheets covered by this seal:

LICENSED PROFESSIONAL ENGINEER RONALD L. AMELON 14201 IOWA

SEAL

DRAFT

401 PARKSIDE DRIVE
WEST BRANCH, IOWA



LOCATION MAP
NOT TO SCALE

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.

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IOWA 811 ONE CALL SM

BENCHMARK INFORMATION

POINT	ELEVATION	DATUM	DESCRIPTION
NO. 1	768.965	NAVD88	BOLT ARROW HEAD FOUND AT NORTHING 814540.67, EASTING 2228751.20. MMS POINT 14486.
NO. 2	751.157	NAVD88	BOLT ARROW HEAD FOUND AT NORTHING 814627.10, EASTING 2229298.31. MMS POINT 15486.

HORIZONTAL CONTROL

POINT	NORTHING	EASTING	DESCRIPTION
H1	814604.59	2228536.17	IDOT ALUM PIN ON EAST SIDE OF PARKSIDE DRIVE APPROX. 83 FEET EAST OF 401 PARKSIDE DRIVE ENTRANCE. MMS POINT 140000.

SITE LAYOUT AND DIMENSION PLAN

401 PARKSIDE DRIVE

WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	11-26-19
Designed by: BJC	Field Book No:
Drawn by: KLE	Scale: 1"=20'
Checked by: RLA	Sheet No: 1
Project No: WEST BRANCH 6992-306	of 6

SITE PLAN
401 PARKSIDE DRIVE
WEST BRANCH, IOWA

PLAT PREPARED BY:
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IOWA CITY, IA 52240

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760 LIBERTY WAY
NORTH LIBERTY, IA 52317

0.92 ACRES

GRAPHIC SCALE IN FEET
1"=20'

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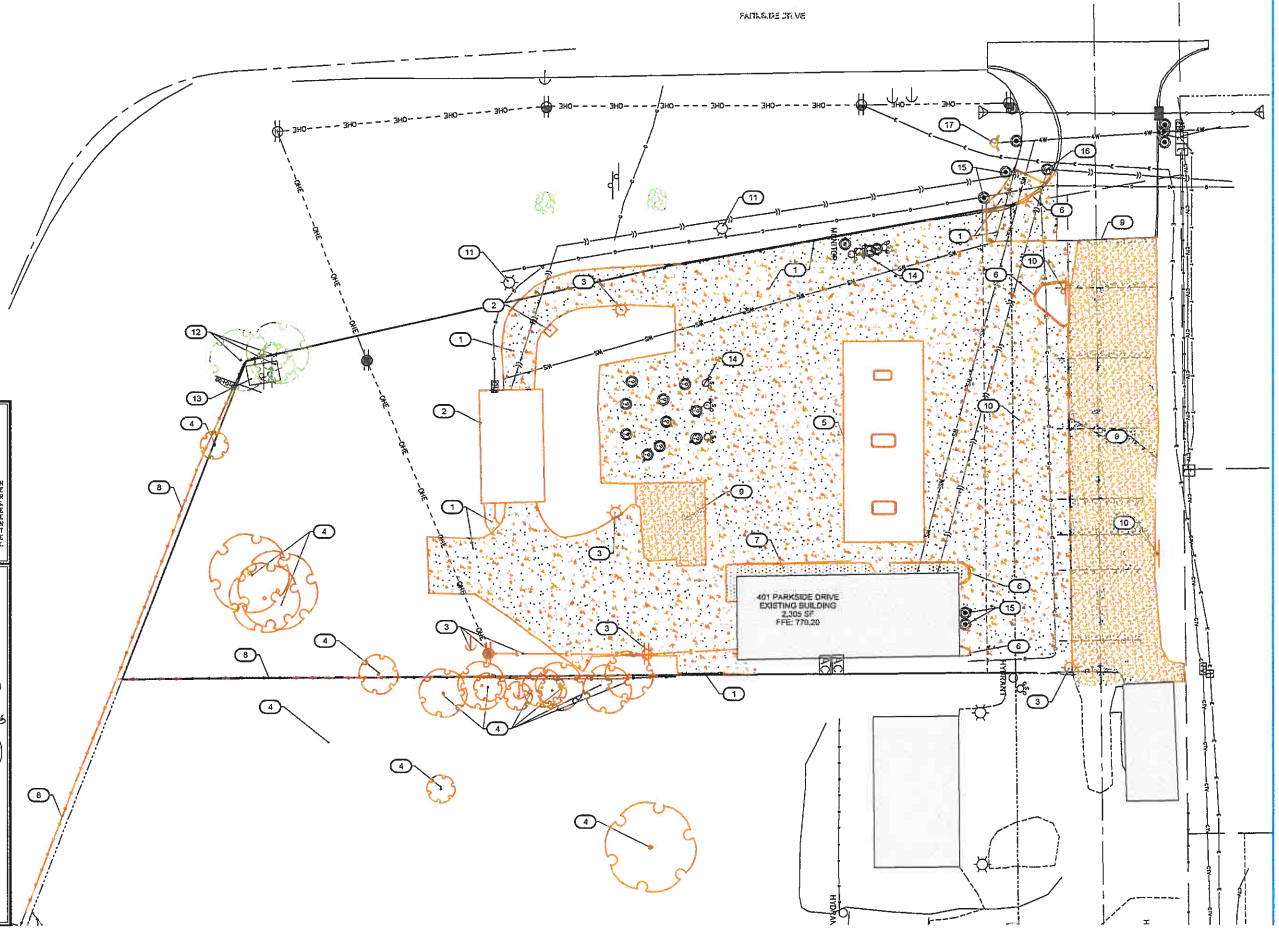
Date	Revision

KEYNOTES		
NUMBER	KEYNOTE	DETAIL
1	REMOVE EXISTING CONCRETE	
2	REMOVE EXISTING CARWASH	
3	REMOVE EXISTING ELECTRICAL	
4	REMOVE EXISTING TREES	
5	REMOVE EXISTING GAS STATION PUMPS	
6	SAW CUT AND REMOVE EXISTING CURB AND GUTTER	
7	REMOVE EXISTING SIDEWALK	
8	REMOVE EXISTING FENCE	
9	REMOVE EXISTING ASPHALT	
10	REMOVE EXISTING SIGN	
11	PROTECT EXISTING ELECTRICAL	
12	PROTECT EXISTING TREES	
13	PROTECT EXISTING SIGN	
14	PROTECT EXISTING GAS MANHOLES	
15	PROTECT EXISTING BOLLARDS	
16	PROTECT EXISTING SANITARY MANHOLE	
17	REMOVE EXISTING FIRE HYDRANT	



UTILITIES

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IOWA 811 ONE CALL℠

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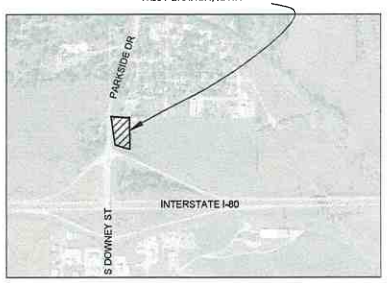
WEST BRANCH, IOWA



LOCATION MAP
NOT TO SCALE

DEMOLITION PLAN

401 PARKSIDE DRIVE

WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	11-26-19
Designed by: RJC	Field Book No:
Drawn by: KLE	Scale: 1"=20'
Checked by: RLA	Sheet No: 2
Project No: WEST BRANCH 6992-306	of: 8

SITE PLAN
401 PARKSIDE DRIVE
WEST BRANCH, IOWA

PLAT PREPARED BY:
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0.92 ACRES

GRADING LEGEND

- (0000.00EG) – EXISTING GRADE
- (0000.00FG) – FINISHED GRADE
- (0000.00TC) – TOP CURB
- (0000.00TS) – TOP SLAB
- (0000.00TW) – TOP WALK
- (0000.00TR) – TOP RIM
- (0000.00WB) – BOTTOM WALL*
- (0000.00WT) – TOP WALL*

*REPRESENT GROUND ELEVATION AT WALL

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- 22-1 CURVE SEGMENT NUMBER

-EXIST- -PROP-

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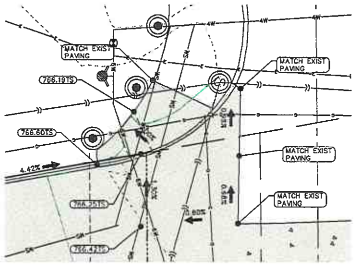

ENLARGED GRADING PLAN
SCALE: 1"=10'

EROSION CONTROL LEGEND

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

THE ABOVE LISTED ITEMS ARE SHOWN IN THEIR RECOMMENDED LOCATIONS. IF A CONTROL MEASURE IS ADDED OR MOVED TO A MORE SUITABLE LOCATION, INDICATE THE REVISION ON THIS SHEET. THE BLANKS LEFT FOR OTHER MEASURES SHOULD BE USED IF AN ITEM NOT SHOWN ABOVE IS IMPLEMENTED ON SITE. ADDITIONAL PRACTICES FOR EROSION PREVENTION AND SEDIMENT CONTROL CAN BE FOUND IN APPENDIX D OF THE SWPPP.

UTILITIES

IOWA ONE CALL 811

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.

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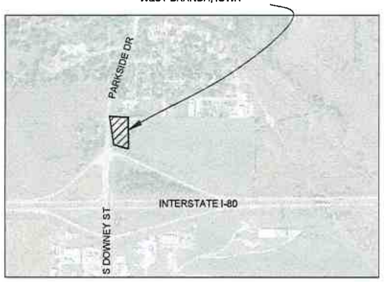

LOCATION MAP
NOT TO SCALE

Date	Revision

GRADING AND EROSION CONTROL PLAN

401 PARKSIDE DRIVE
WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 11-26-19	
Designed by: BJC	Field Book No:
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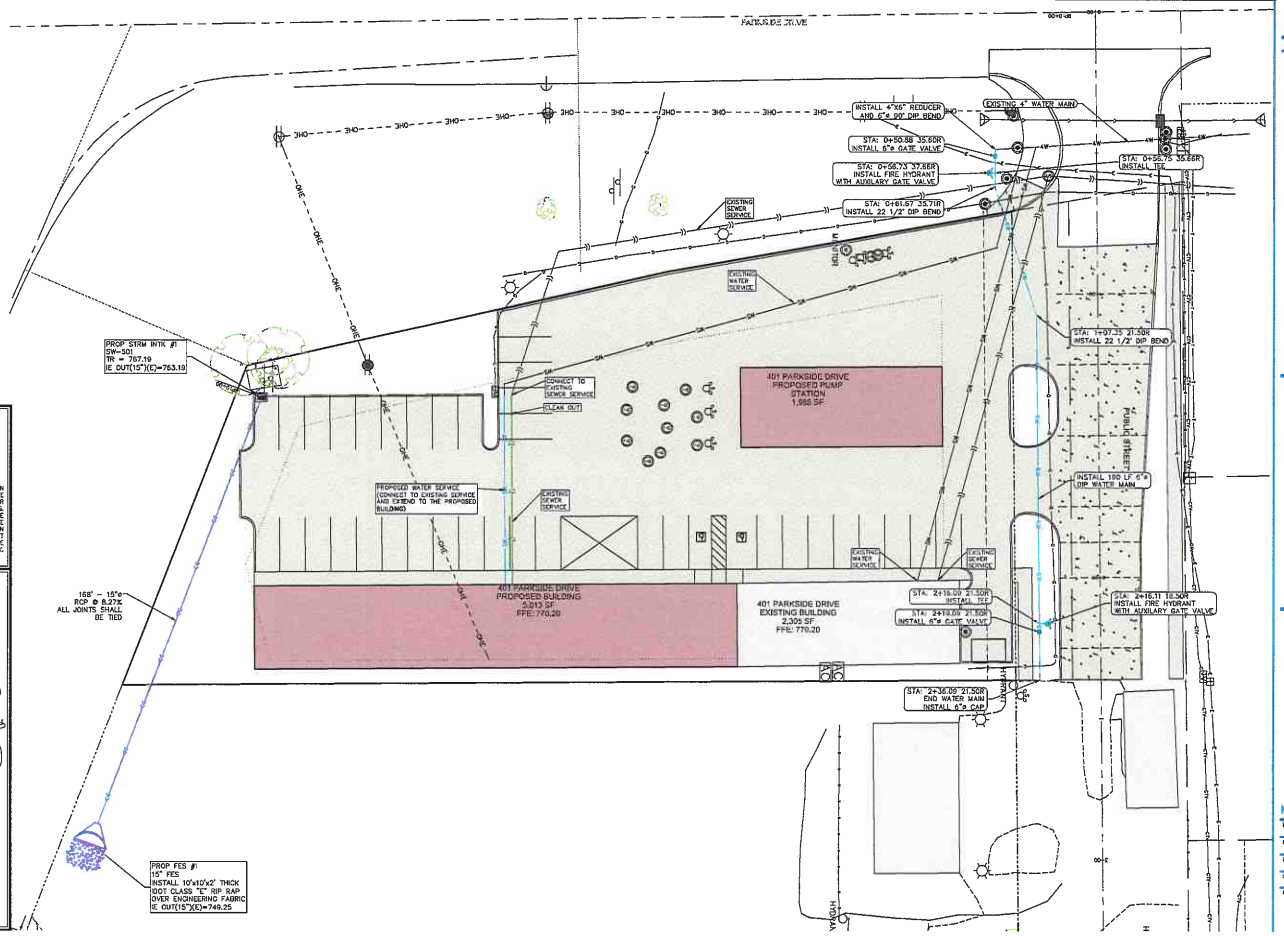

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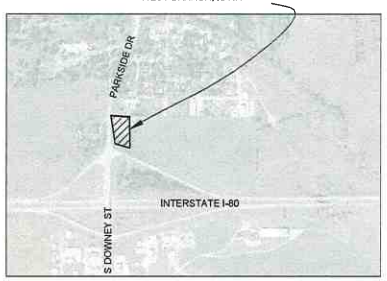
IOWA 811 ONE CALL SM

401 PARKSIDE DRIVE
WEST BRANCH, IOWA



LOCATION MAP
NOT TO SCALE

MMS
CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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

Date	Revision

UTILITY PLAN

401 PARKSIDE DRIVE

WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	11-26-19
Designed by: BJC	Field Book No:
Drawn by: KLE	Scale: 1"=20'
Checked by: RLA	Sheet No: 4
Project No: WEST BRANCH 6992-306	of: 8

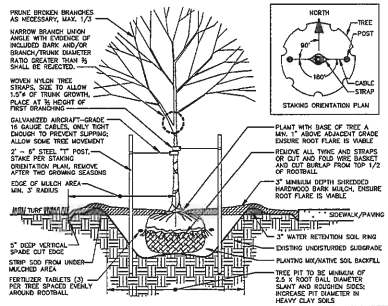
SITE PLAN
401 PARKSIDE DRIVE
WEST BRANCH, IOWA

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

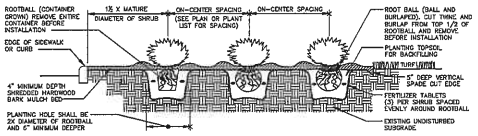
OWNER/SUBDIVIDER:
ADVANTAGE CUSTOM BUILDERS
760 LIBERTY WAY
NORTH LIBERTY, IA 52317

0.92 ACRES

TYPICAL TREE PLANTING DETAIL
N.T.S.



SHRUB PLANTING DETAIL (DECIDUOUS AND EVERGREEN)
N.T.S.



PLANT LIST – TREES						
QTY	KEY	BOTANICAL NAME	COMMON NAME	INITIAL SIZE	COMMENT	MATURE SIZE
1	PA	PICEA ABIES	NORWAY SPRUCE	9'-0" HT.	B & B	75' X 25'
5	QR	QUERCUS RUBRA	RED OAK	1" CAL.	B & B	50' X 50'
1	SRL	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	1 1/2" CAL.	B & B	30' X 30'

PLANT LIST – SHRUBS, PERENNIALS, ORNAMENTAL GRASSES & GROUNDCOVER						
QTY	KEY	BOTANICAL NAME	COMMON NAME	INITIAL SIZE	COMMENT	MATURE SIZE
4	EA	EUONYMUS ALATUS 'COMPACTUS'	COMPACT WINGED EUONYMUS	24" HT.	CONT.	9' X 9'
15	MS	MISCANTHUS SINENSIS 'PURPUREUS'	SILVER FEATHER MISCANTHUS	24" HT.	CONT.	6' X 6'
18	TO	THUJA OCCIDENTALIS 'TECHNITOWN'	GLOBE ARBORVITAE	18" HT.	CONT.	4' X 4'

ANDSCAPE REQUIREMENTS:

. OPEN SPACE REQUIRED. 25% OF TOTAL L
TOTAL LOT AREA = 40,416 SF
REQUIRED = 10,104 SF
PROVIDED = 6,105 SF
. LANDSCAPE REQUIRED.

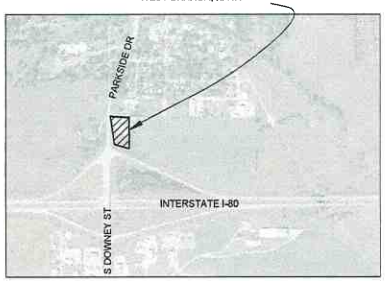
UTILITIES

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.

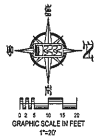
IOWA 811 ONE CALL SM

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.

401 PARKSIDE DRIVE
WEST BRANCH, IOWA



LOCATION MAP
NOT TO SCALE



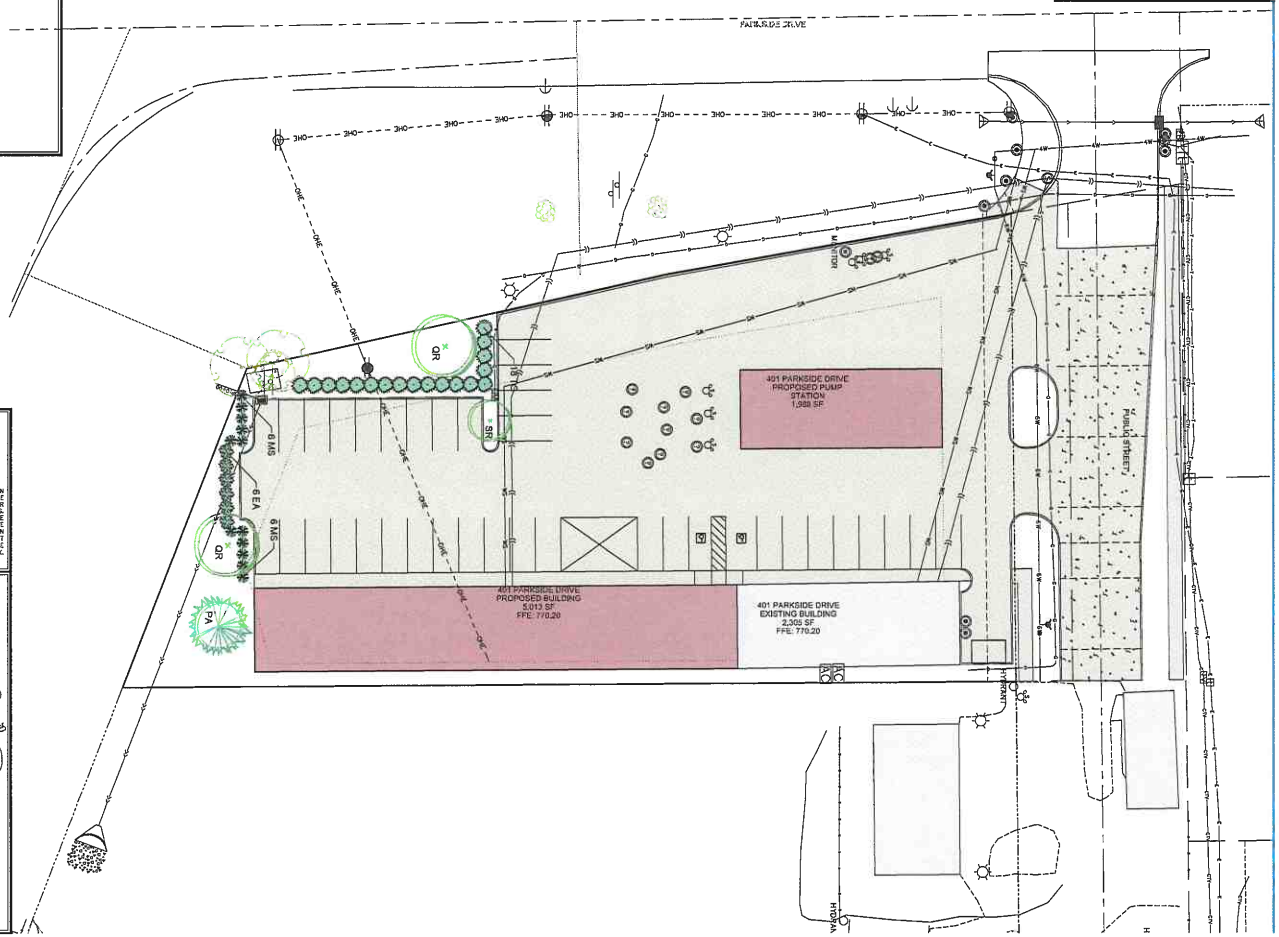
SHEET INDEX

1 SITE LAYOUT AND DIMENSION PLAN
2 DEMOLITION PLAN
3 GRADING AND EROSION CONTROL PLAN
4 UTILITY PLAN
5 LANDSCAPE PLAN
6 PUBLIC IMPROVEMENTS
7 GENERAL NOTES AND DETAILS

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
- 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
- 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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Date	Revision

LANDSCAPE PLAN

401 PARKSIDE DRIVE

WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 11-26-19	
Designed by: BJC	Field Book No:
Drawn by: KLE	Scale: 1"=20'
Checked by: RLA	Sheet No: 5
Project No: WEST BRANCH 6992-306	of: 6

SITE PLAN
401 PARKSIDE DRIVE
WEST BRANCH, IOWA

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

OWNER/SUBDIVIDER:
ADVANTAGE CUSTOM BUILDERS
760 LIBERTY WAY
NORTH LIBERTY, IA 52317

STANDARD LEGEND AND NOTES

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- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- RENDIMAGE
- (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
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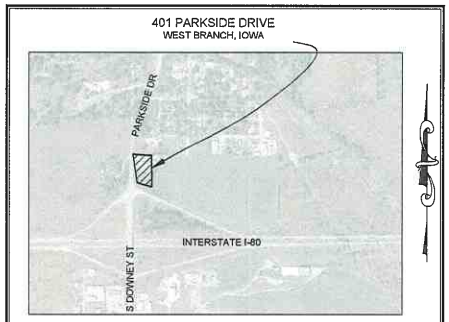

LOCATION MAP
NOT TO SCALE

0.92 ACRES

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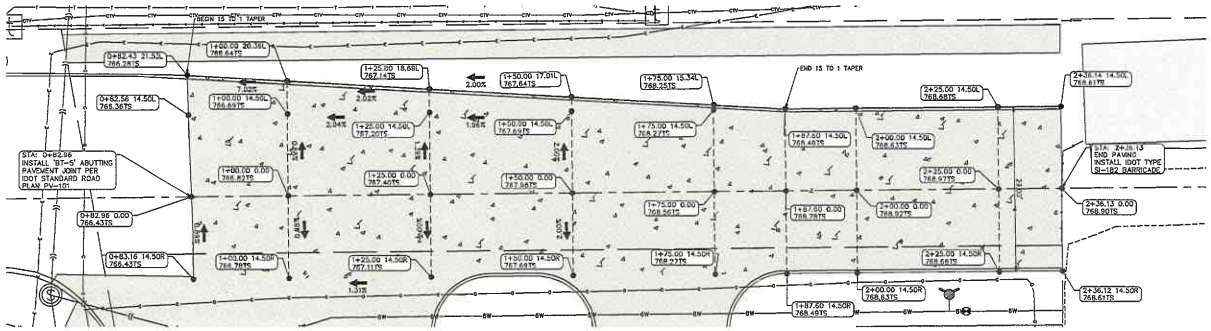
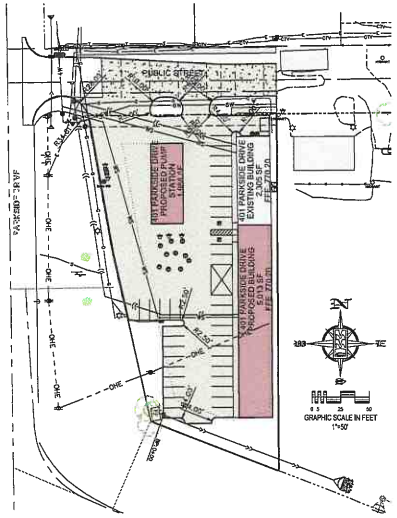


NORTH

ENLARGED PAVING PLAN
SCALE: 1"=10'



NOTE: ALL ELEVATIONS ARE TOP OF SLAB AT CENTERLINE UNLESS NOTED OTHERWISE.

NOTE: SEE DETAIL FOR TOP OF SLAB ELEVATIONS AT THE GUTTER.

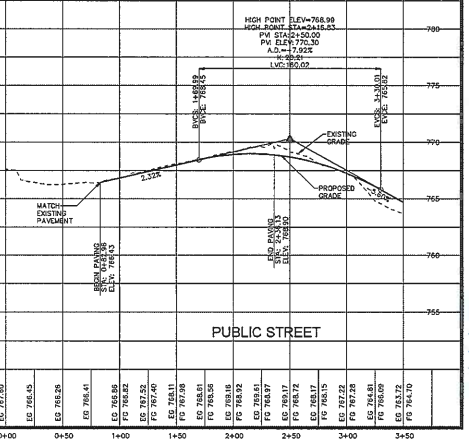
ROAD CLOSURE BARRICADE

NOTE:
PAVING CONTRACTOR SHALL FURNISH AND INSTALL ONE-HALF OF AN I.D.O.T. TYPE S-182 AT THE END OF PAVING NOTED BELOW. ROAD CLOSURE BARRICADE SHALL BE PLACED ACROSS ONLY THE OUTWARD BOUND LANE. FURNISHING AND INSTALLING ROAD CLOSURE BARRICADES SHALL BE PAID FOR AS A SEPARATE ITEM AS LISTED IN CONTRACTOR'S PROPOSAL. ROAD CLOSURE BARRICADES ARE REQUIRED AT THE FOLLOWING LOCATIONS:

STREET NAME	STATION
PUBLIC STREET	2+36.13

THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PER IDOT STANDARD ROAD PLANS AND CITY OF WEST BRANCH 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.



UTILITIES
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IOWA 811 ONE CALL℠

PUBLIC IMPROVEMENTS

401 PARKSIDE DRIVE

WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	11-26-19
Designed by: BJC	Field Book No:
Drawn by: KLE	Scale: H=50(H), 1"=5(V)
Checked by: RLA	Sheet No: 6
Project No: WEST BRANCH 6992-306	of 6

SANITARY SEWER AND WATERMAIN NOTES

1) SANITARY SEWER & WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) SPECIFICATIONS (2018) AS AMENDED.
2) SANITARY SEWERS SHALL BE PVC TRUSS PIPE (SUDAS 4010.2.01.E), CONTECH A-2000, OR CITY ENGINEER APPROVED EQUAL, AS NOTED ON THE PLANS. SANITARY SEWER SERVICE LINES SHALL BE PVC SDR-23.5 WITH GASKETED JOINTS.
3) WATER MAINS SHALL BE DIP CLASS 52 WITH NITRILE GASKETS.
4) CONTRACTOR TO PROVIDE FERNCO STRONG BACK RC 1000 SERIES COUPLINGS FOR DISSIMILAR PIPE CONNECTIONS.
5) 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.
6) ALL SANITARY SEWERS SHADED ON THE PROFILE VIEW AND ALL SANITARY SEWERS AND WATER MAINS UNDER PAVING OR WITHIN 5 FEET OF PAVEMENT 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
7) ALL SANITARY SEWER SERVICE LINES CROSSING STREET RIGHT-OF-WAY SHALL BE BACKFILLED IN ACCORDANCE WITH THE PRECEDING NOTE.
8) CONTRACTOR SHALL PROVIDE SUDAS CLASS F-3 BEDDING FOR ALL PVC TRUSS SANITARY SEWERS UNLESS OTHERWISE NOTED.
9) ENTRY INTO EXISTING CITY MANHOLE TO BE BY CORE DRILL AND SEAL BY "LINK-SEAL" PENETRATION SEAL OR CITY ENGINEER APPROVED EQUAL.
10) ALL MANHOLES TO BE TURNED OVER TO CITY SHALL:
   1) WILL NOT SHOW STEPS.
   2) WILL HAVE EXTERNAL CHIMNEY SEAL BY NATSHIELD UNIBAND, CRETEX, OR APPROVED EQUAL.
   3) WILL HAVE MANHOLE FRAME AND LID TO BE NEENAH R-1642 SELF-SEALING WITH CITY LOGO.
   4) WILL HAVE RISERS RINGS OF CRETEX PRO-RING, AMERICAN HIGHWAY PRODUCTS RUBBER ADJUSTMENT RING OR STANDARD PCC. IF PCC RINGS ARE USED, SHIM TO LEVEL MANHOLE FRAME MADE OF MATERIALS OTHER THAN PCC OR THE RING MATERIAL DISCUSSED ABOVE WILL NOT BE ALLOWED, IE: WOOD, BRICK, ROCKS, ETC.
   5) WILL USE LINK-SEALS PENETRATION SEALS FOR PIPE PENETRATIONS.

   ALL SANITARY SEWER SERVICE LINES SHALL BE EXTENDED :
9) 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.
10) TO THE UTILITY EASEMENT LINE FOR THOSE LOCATIONS WHERE THE LOTS BEING SERVED ARE ADJACENT TO THE SEWER MAIN.
11) THE END OF ALL SANITARY SEWER SERVICES MUST BE MARKED WITH A WOOD 2 x 4 PAINTED GREEN.
12) ALL SANITARY SEWER MANHOLES IN PAVING AREAS OR AREAS SUBJECT TO WATER INUNDATION SHALL BE PROVIDED WITH ERTEX EXTERIOR CHIMNEY SEAL OR APPROVED EQUAL. ALL SANITARY MANHOLES IN PAVING SHALL HAVE J-PIECE FLOATING CASTING

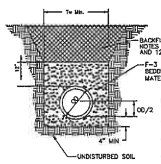
AIR TESTING

13) ALL SANITARY SEWER AND SERVICE LINES SHALL BE AIR TESTED TO PASS THE FOLLOWING TEST: NOTE: CITY REPRESENTATIVE MUST BE PRESENT DURING 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 OF 3 psi & MAINTAIN FOR A MINIMUM OF 5 MINUTES.
   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 IN INCHES	TIME IN MINUTES
4	2.0
6	3.0
8	4.0
10	5.0
12	5.5
15	7.5

   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.

   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%.



ID INCHES	Tv FEET & INCHES
4	2-0
6	2-0
8	2-0
10	2-0
12	2-0
15	2-0
18	2-0
21	2-0
24	2-0
27	2-0
30	2-0
36	2-0
42	2-0
48	2-0

NOTES:
1. PIPE SHALL BE PLACED ON CLASS 1 CRUSHER 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 Tw.

CLASS F-3 BEDDING
FOR SANITARY PVC TRUSS PIPE
SUDAS FIGURE 3010.103 NTS

THE FOLLOWING MINIMUM CLEARANCES MUST BE MAINTAINED :

14) WATER MAIN SHALL BE LOCATED 10 FEET HORIZONTALLY DISTANT FROM ALL SANITARY SEWER AND STORM SEWER.
15) WATER MAIN SHALL NOT PASS THROUGH NOR CONTACT A SEWER OR A SEWER MANHOLE. A MINIMUM HORIZONTAL SEPARATION OF 3 FEET SHALL BE MAINTAINED.
16) 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 PEASIBLE IN ALL CASES.
17) 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.
18) NOMINAL DEPTH OF WATER MAIN = 5.5 FEET TO TOP OF PIPE.
19) EXISTING OR PROPOSED VALVE BOXES THAT FALL WITHIN PAVEMENT MUST HAVE A SUP-TYPE VALVE BOX.
20) THE ENTIRE WATERMAIN SYSTEM, INCLUDING SERVICES TAPS IF APPLICABLE, SHALL BE PRESSURE TESTED PER AWWA C600. THE TEST SHALL BE PERFORMED AT A MINIMUM OF 150 psi FOR 2 HOURS WITH A MAXIMUM LOSS OF 5 psi.
21) WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH SPECIFICATIONS.
22) FIRE HYDRANTS SHALL BE MUELLER SUPER CENTURIAN 250 OR APPROVED CITY EQUAL THAT OPEN RIGHT.
23) BED WATER MAIN ON NATIVE MATERIAL, DIG IN BELLS, AND BACKFILL WITH SUITABLE MATERIAL.
24) ALL CONCRETE SANITARY MANHOLES SHALL HAVE CONSHIELD ANTI-MICROBIALADDITIVE INCORPORATED IN THE CONCRETE MIX.

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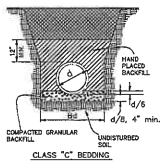
STORM SEWER NOTES

1) STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD DETAILED SPECIFICATIONS AND DETAILED SPECIFICATION REQUIREMENTS PREPARED FOR THIS PROJECT. CITY OF 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 "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) PROVIDE CONCRETE FILLETS IN ALL NEW & EXISTING DRAINAGE STRUCTURES PER REFERENCED DETAILS.

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

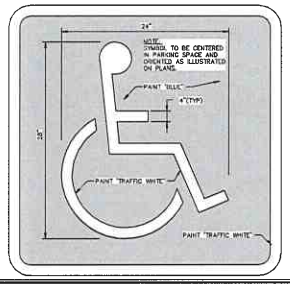
NOTES:
1. PIPE SHALL BE PLACED ON CRUSHED STONE MATERIAL.
2. BELL HOLES SHALL BE HAND SHAPED SO THAT ONLY PIPE BARREL RECEIVES BEARING PRESSURE.
3. PLACE BEDDING TO ENSURE THAT THERE ARE NO VOIDS UNDER OR ALONGSIDE THE LENGTH OF PIPE.
4. BACKFILL SHALL BE HAND TAMPED UP TO 12" ABOVE TOP OF PIPE.
5. SEE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

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

ACCESSIBLE PARKING SYMBOL

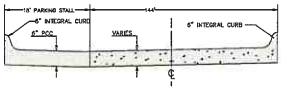
N.T.S.

IOWA STANDARD ROAD PLAN DETAIL: PM-111 "MPSR"



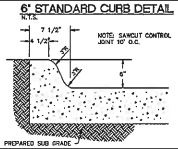
TYPICAL DRIVE/PARKING SECTION

N.T.S.



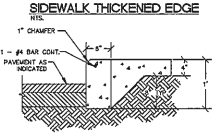
6" STANDARD CURB DETAIL

N.T.S.



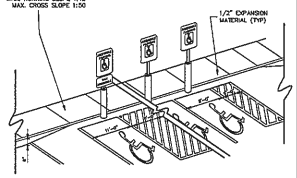
SIDEWALK THICKENED EDGE

N.T.S.



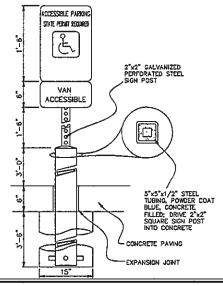
ACCESSIBLE PARKING DETAIL

N.T.S.



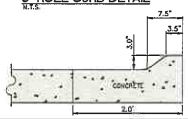
ACCESSIBLE SIGN DETAIL

N.T.S.



3" ROLL CURB DETAIL

N.T.S.



SHEET INDEX
1 SITE LAYOUT AND DIMENSION PLAN
2 DEMOLITION PLAN
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4 UTILITY PLAN
5 LANDSCAPE PLAN
6 PUBLIC IMPROVEMENTS
7 GENERAL NOTES AND DETAILS

0.92 ACRES

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Date	Revision

GENERAL NOTES AND DETAILS

401 PARKSIDE DRIVE

WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	11-26-19
Designed by: BJC	Field Book No:
Drawn by: KLE	Scale: NTS
Checked by: RLA	Sheet No: 7
Project No: WEST BRANCH 6992-306	of 8