RESOLUTION NO. 1908

RESOLUTION APPROVING THE WEST BRANCH HIGH SCHOOL SOFTBALL PARKING LOT SITE PLAN.

WHEREAS, the West Branch Community School District has heretofore submitted a proposed Site Plan to construct parking and site improvements at 900 W. Main Street in the City of West Branch, Iowa (the "Project"); and

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

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

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

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

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

* * * * * * *

Passed and approved this 22nd day of June, 2020.

Roger Laughlin, Mayor

ATTEST:

Redmond Jones II, City Administrator

AXIOMCONSULTANTS

CIVIL · STRUCTURAL · MECHANICAL · ELECTRICAL · SURVEY · SPECIALTY

Dave Schechinger, P.E.
Veenstra & Kimm, Inc.
860 22nd Avenue, Suite 4
Coralville, Iowa 52241-1565

May 18, 2020

Dear Mr. Schechinger,

Please consider this a response to your review comments for the site plan submittal related to the West Branch Community School District Softball Parking Lot project. Per your review, I wanted to address and provide clarifications as it relates to the stormwater management and traffic flow based on the parking lot access location.

Stormwater Management

- The existing project limits consists of compacted rock/gravel and has served as a parking lot for many years.
- The drainage of stormwater will follow the same pattern as currently in existing conditions, draining to the north existing ditch which runs along the south side of Main Street which then flows to the east and into W Creek.
- Less than one acre is anticipated to be disturbed for the construction of this project.
- Proper grading and the additional subdrain with this project are intended to help remedy existing water issues experienced within the concession stand, as well as provide proper conduits for stormwater to drain off the site.
- No additional stormwater management is included in this project due to minimal increase in stormwater impacts. Rather, as part of the District's overall bond project currently out for bid, a large stormwater management basin is to be constructed near the northeast corner of the high school property. This basin incorporates and includes additional capacity beyond that required per design standards and specifications, and as a result the stormwater runoff from this parking lot project will be considered off-site drainage as it relates to the stormwater calculations.

Parking Lot Access

- Due to topography and existing constraints, the proposed driveway to access the parking lot is proposed to remain in the same location as it does today. Any further south with the driveway creates additional problems as it relates to the existing drainageway and results in a steep drive and additional fill.
- It has been noted that there are concerns with traffic flow if traffic entering the parking lot from Main Street is backed up for some reason. If that is deemed to be relevant, or in planning for larger events utilizing the parking lot, the District will make preparations for and accommodate by redirecting traffic and/or utilizing signage and traffic cones to continue to allow traffic to exit Main Street. This may result in redirecting cars toward the school and having them enter the parking lot from the south.

Thanks for your continued cooperation and assistance. Please let me know if you have any questions or concerns.

Respectfully,

Brian A. Boelk, PE
Owner/Principal
Axiom Consultants, LLC

DRAWINGS FOR PROPOSED IMPROVEMENTS
WEST BRANCH COMMUNITY SCHOOL DISTRICT SOFTBALL PARKING LOT
900 WEST MAIN STREET
SITE PLAN
IN THE CITY OF WEST BRANCH, CEDAR COUNTY, IOWA

LEGAL DESCRIPTION

SITE PLAN IS LOCATED IN SECTION 6, TOWNSHIP 79 NORTH, RANGE 4 WEST, CITY OF WEST BRANCH, CEDAR COUNTY, IOWA.

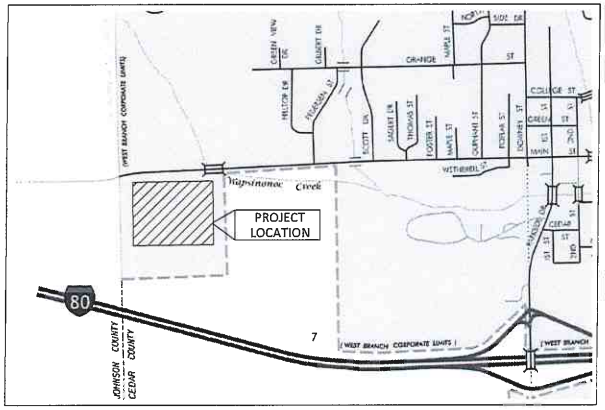
DESCRIBED PARCEL CONTAINS 40 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

CONSTRUCTION SCHEDULE

SITE GRADING - JULY 2020
PAVING - JULY/AUGUST 2020
SITE RESTORATION - SEPTEMBER 2020

STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) STANDARD DRAWINGS

FIGURE	*DESCRIPTION*
2010.101	DETAILS OF EMBANKMENT AND REBUILDING EMBANKMENTS
2010.102	DESIGNATION OF ROADWAY EARTHWORK ITEMS
7010.101	JOINTS
7010.102	PCC CURB DETAILS
7010.901	PCC PAVEMENT & JOINTING
7010.902	PCC PAVEMENT WIDENING
7010.904	TYPICAL JOINTING LAYOUT
7030.204	GENERAL FEATURES OF AN ACCESSIBLE SIDEWALK
7030.206	CURB RAMPS OUTSIDE OF INTERSECTION RADIUS
7030.210	DETECTABLE WARNING PLACEMENT



CITY OF WEST BRANCH, IOWA

	SHEET INDEX	
C0.00	COVER SHEET	
	CIVIL	
C0.01	LEGEND AND GENERAL NOTES	
C0.02	GENERAL NOTES	
C1.00	SITE PLAN	
C2.00	GRADING & EROSION CONTROL PLAN	
	ELECTRICAL	
E1.00	LIGHTING AND LIGHTING PLAN	

UTILITY CONTACTS

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

APPLICANT INFORMATION

OWNER/APPLICANT :
MARTY JIMMERSON
148 NORTH OLIPHANT STREET
WEST BRANCH, IA 52358

PROJECT INFORMATION

SCOPE OF WORK:
CONSTRUCTION OF PROPOSED PARKING LOT AND ASSOCIATED EARTHWORK, PAVING, AND RESTORATION.

CONTACT PERSON:
BRIAN BOELK
AXIOM CONSULTANTS, LLC
60 E COURT STREET, UNIT 3
IOWA CITY, IOWA 52240-3833
PHONE: 319-519-6220
BBOELK@AXIOM-CON.COM

LICENSED PROFESSIONAL ENGINEER
BRIAN A. BOELK
16503
IOWA

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.

BRIAN A. BOELK, P.E.
LICENSE NUMBER 16503.

MAY 14, 2020
DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020.

PAGES OR SHEETS COVERED BY THIS SEAL: ALL

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

PREPARED: AXIOM CONSULTANTS WWW.AXIOM-CON.COM | (319) 519-6220

ISSUED FOR: BIDDING
DATE ISSUED: MAY 14, 2020
CURRENT REV: A

PROJECT NAME: WEST BRANCH CSD SOFTBALL PARKING LOT
CLIENT NAME: WEST BRANCH CSD
PROJECT MANAGER: BOELK
PROJECT NO.: 19-0146
SHEET NUMBER: C0.00
SHEET NAME: COVER SHEET

May 14, 2020 - 11:14am S:\PROJECTS\190146\1A004 - Softball Parking Lot\05 Design\Civil-Survey\Sheets\190146 - C0.00 - COVER SHEET.dwg

LEGEND:

UTILITIES

	EXISTING	PROPOSED
COMMUNICATIONS	(CO)	CO
OVERHEAD LINE	(OH)	OH
ELECTRIC	(E)	E
FIBER OPTIC	(FO)	FO
GAS	(G)	G
SANITARY SEWER	(S)	SS
STORM	(ST)	ST
SUBDRAIN	(SD)	SD
WATER: DOMESTIC	(W)	W
WATER: WELL	(WELL)	WELL
CHILLED WATER: SUPPLY	(CHWS)	CHWS
CHILLED WATER: RETURN	(CHWR)	CHWR
CONDENSATE	(CND)	CND
STEAM: HIGH PRESSURE	(HPS)	HPS
STEAM: LOW PRESSURE	(LPS)	LPS
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	100	100
CONTOUR - INTERMEDIATE	101	101
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		SEE LANDSCAPE PLAN
TREE: DECIDUOUS		SEE LANDSCAPE PLAN
TREE: CONIFEROUS		SEE LANDSCAPE PLAN
MAIL BOX		
POST		
SIGN		
PARKING METER		
FIRE DEPARTMENT CONNECTION		
WATER METER		
HOSE BIB		
YARD HYDRANT		
DRINKING FOUNTAIN		
MONITORING WELL		
WELL		

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) STANDARD SPECIFICATIONS AND CITY OF WEST BRANCH SUPPLEMENTAL SPECIFICATIONS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
2. 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.
3. THE CONTRACTOR SHALL 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.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION.
5. 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.
6. 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.
7. NO WORK SHALL BE PERFORMED BEYOND THE PROJECT LIMITS WITHOUT PRIOR AUTHORIZATION FROM THE OWNER OR OWNER'S REPRESENTATIVE.
8. 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.
9. 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.
10. 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

1. STRIP EXISTING VEGETATION WITHIN THE GRADING LIMITS AND AREAS TO RECEIVE FILL. STOCKPILE ON-SITE FOR REUSE IF SUITABLE.
2. 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.
3. REMOVE AND RECOMPACT AREAS OF SUBGRADE WHICH ARE SOFT OR UNSTABLE TO MEET SPECIFIED LIMITS FOR DENSITY AND MOISTURE CONTENT.
4. SCARIFY EXISTING SUBGRADE TO A DEPTH OF 12 INCHES AND RECOMPACT TO 98% OF STANDARD PROCTOR DENSITY (ASTM D698) PRIOR TO PLACEMENT OF FILL.
5. 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.
6. PLACE FILL MATERIAL IN 9" MAXIMUM LIFTS.
7. FILLS PLACED BELOW LAWN AREAS SHALL BE COMPACTED TO 90% OF MATERIALS MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D698).
8. 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.
9. 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.
10. SCARIFY AND RECOMPACT THE TOP 9" OF SUBGRADE IN ALL CUT AREAS AFTER ROUGH GRADING IS COMPLETED. COMPACT THE ENTIRE PAVING SUBGRADE TO 95% 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).
11. 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 95% 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).
12. FINISH CONTOURS SHOWN ARE TO TOP OF FINISHED GRADE OR TO TOP OF TOPSOIL.

SITE PREPARATION NOTES

1. PROTECT ADJACENT PROPERTY DURING DEMOLITION, IF APPLICABLE.
2. DEMOLITION LIMIT LINE IS THE EXISTING PROPERTY LINE UNLESS NOTED OTHERWISE.
3. MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.
4. 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.
5. 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.
6. DURING CONSTRUCTION, CONTROL DUST SPREADING FROM ALL WORK AND STAGING AREAS.
7. REMOVAL OR ABANDONMENT OF PUBLIC UTILITIES SHALL BE FULLY COORDINATED WITH APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
8. ANY EXISTING FACILITIES (CURBS, PAVEMENT, UTILITIES, ETC.) THAT THE CONTRACTOR'S OPERATIONS DAMAGE SHALL BE REPAIRED BY THAT CONTRACTOR AT HIS/HER COST.
9. REMOVE ALL DESIGNATED STREETS, DRIVEWAYS, ETC. IN THEIR ENTIRETY. BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 98% STANDARD PROCTOR DRY DENSITY (ASTM D698).
10. 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.
11. SAWCUT EDGES OF PAVEMENT FULL DEPTH PRIOR TO REMOVAL TO PREVENT DAMAGE TO ADJACENT SLABS AND FIXTURES.
12. 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.
13. 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.
14. 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.
15. 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:

    A. CONNECT TILE TO THE NEAREST STORM SEWER.
    B. DAYLIGHT TO FINISHED GROUND.
    C. REPAIR TILE AND MAINTAIN SERVICE.

SURFACE RESTORATION NOTES

1. 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.
2. ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED AND MULCHED IN ACCORDANCE WITH SUDAS SECTION 9010.
3. 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.
4. APPLY SEED AT THE RATES INDICATED IN THE PROJECT SPECIFICATIONS.
5. MAINTAIN SEEDED AREAS UNTIL AN ADEQUATE STAND OF GRASS HAS BEEN ESTABLISHED. RESEED ANY AREAS AS NECESSARY TO STABILIZE SOIL PER PROJECT SPECIFICATIONS.
6. 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

1. 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.
2. THE CONTRACTOR SHALL INCORPORATE ALL EROSION CONTROL FEATURES INTO THE PROJECT PRIOR TO DISTURBING THE SOIL.
3. 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.
4. 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.
5. MINIMIZE SOIL EROSION BY MAINTAINING ALL EXISTING VEGETATIVE GROWTH WITHIN THE GRADING LIMITS FOR AS LONG AS PRACTICAL.
6. INSTALL A SILT FENCE AROUND ALL STOCKPILED TOPSOIL.
7. 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.
8. SEQUENCE OF EROSION AND SEDIMENT CONTROL EVENTS:

    A. INSTALL INLET PROTECTION AROUND EXISTING INTAKES AS INDICATED ON THE SITE CONSTRUCTION PLAN.
    B. INSTALL PERIMETER SILT FENCE AS INDICATED ON THE SITE CONSTRUCTION PLAN.
    C. INSTALL SILT FENCE AROUND ANY TOPSOIL OR EXCESS SOIL STOCKPILES. APPLY TEMPORARY SEEDING TO ALL TOPSOIL OR EXCESS SOIL STOCKPILES.
    D. INSTALL STONE SUBBASE ON STREET AREAS FOLLOWING COMPLETION OF GRADING.
    E. 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).
    F. 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.
    G. 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.

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

ENGINEER:

AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6210

ISSUED FOR: BIDDING

DATE ISSUED: MAY 14, 2020

CONTENT REV: A

PROJECT NAME: WEST BRANCH CSD SOFTBALL PARKING LOT

CLIENT NAME: WEST BRANCH CSD

PROJECT MANAGER: BOELK

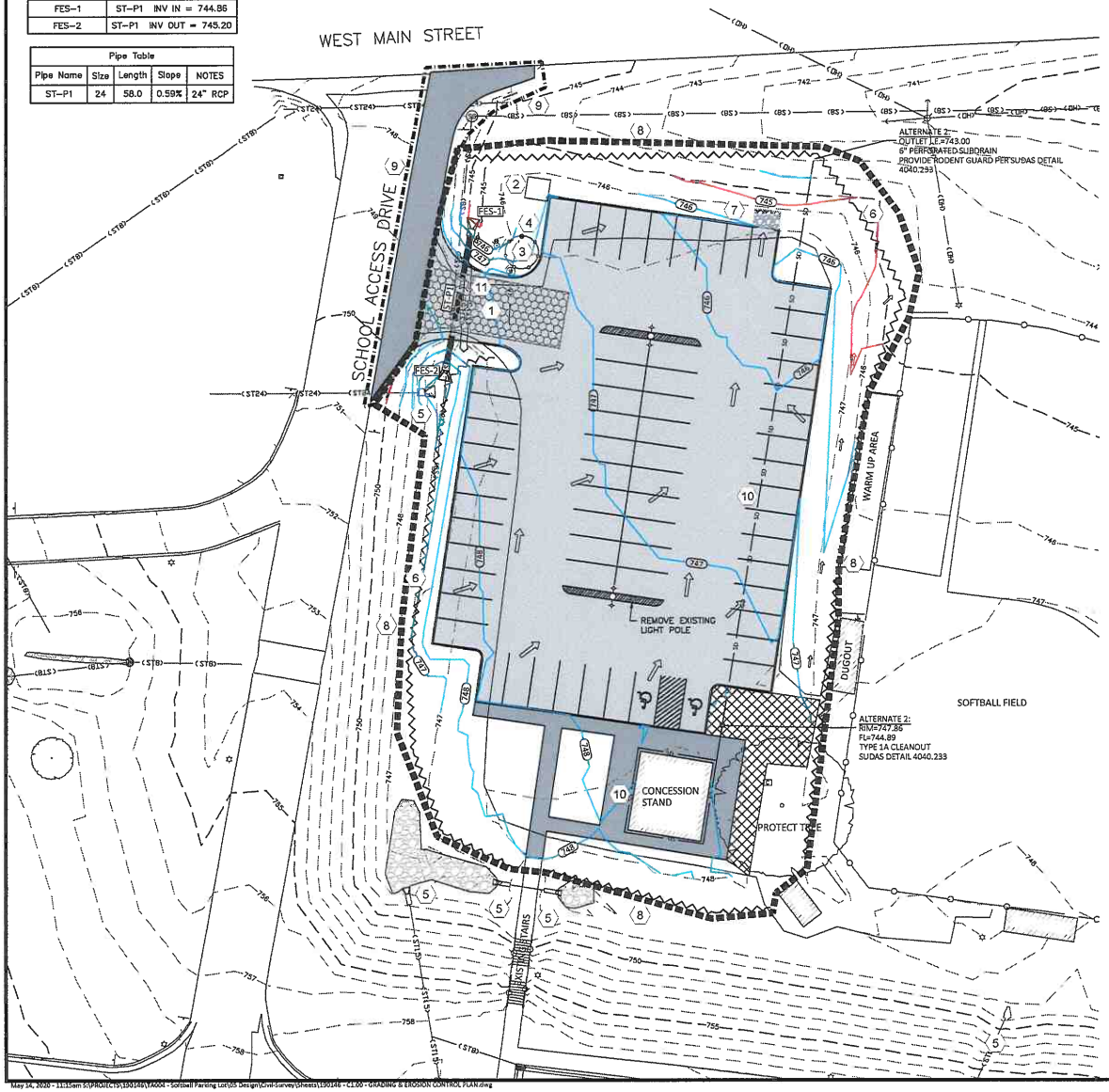
PROJECT NO.: 19-0146

SHEET NUMBER: C0.01

SHEET NAME: LEGEND AND GENERAL NOTES

Structure Table	
Structure Name	Structure Details
FES-1	ST-P1 INV IN = 744.86
FES-2	ST-P1 INV OUT = 745.20

Pipe Table				
Pipe Name	Size	Length	Slope	NOTES
ST-P1	24	58.0	0.59%	24" RCP



SWPPP PLAN KEY NOTES:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE
2. PROVIDE SANITATION FACILITY (PORTABLE RESTROOM)
3. PROVIDE CONCRETE WASHOUT
4. PROVIDE ENCLOSURE FOR STORAGE OF DOCUMENTS (PERMITS, SWPPP, INSPECTION FORMS, ETC.)
5. PROVIDE INLET PROTECTION PRIOR TO GRADING ACTIVITIES. MAINTAIN THROUGHOUT CONSTRUCTION. REMOVE UPON FINAL STABILIZATION.
6. INSTALL PERIMETER MEASURES PRIOR TO STARTING CONSTRUCTION.
7. PROPOSED EROSION CONTROL STONE. PROVIDE 6'X9'X2.5' OF 6"-8" EROSION STONE.
8. BASE BID CONSTRUCTION LIMITS
9. ALTERNATE 1 - TURN LANE CONSTRUCTION LIMITS
10. ALTERNATE 2 - SUBDRAIN LINE
    6" PERFORATED SUBDRAIN @ 0.91%. NOMINAL DEPTH AROUND CONCESSION STAND IS 3-FT. PROVIDE 0.50% SLOPE TO DRAIN. PROVIDE POROUS BACKFILL (GRADATION 29) TO AGGREGATE BASE (WHEN BENEATH PARKING LOT) OR TO WITHIN 6" OF SURFACE (WHEN NOT BENEATH PARKING LOT).
11. REMOVAL OF EXISTING DUAL 15" PIPES

NOTES

1. CONTRACTOR TO PROVIDE STOCKPILE TEMPORARY EXCAVATION SPOILS ON SITE AND PROVIDE PERIMETER MEASURES ON DOWN-SLOPE SIDE OF PILE TO CONTAIN RUNOFF AND PREVENT SEDIMENT TRANSPORTATION.
2. CONTRACTOR TO REMOVE AND REUSE ALL GRAVEL WITHIN DISTURBANCE LIMITS. FINAL RESTORATION OF ALL DISTURBED AREAS TO BE SEEDED WITH TYPE 1 LAWN MIXTURE UNLESS SHOWN OTHERWISE (AS PCC OR ROCK). EXISTING GRAVEL MAY BE USED AS AGGREGATE BASE OR AS GRAVEL SURFACING.
3. CONTRACTOR TO PROVIDE APPROPRIATE TRAFFIC CONTROL WHEN WORK ADJACENT OR WITHIN THE SCHOOL'S ACCESS DRIVE OR WEST MAIN STREET. TRAFFIC CONTROL MEASURES SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

BASE BID AND ALTERNATES:

BASE BID - PARKING LOT:
THE BASE BID INCLUDES ALL WORK TO CONSTRUCT PARKING LOT AND SIDEWALK CONNECTIONS. THIS INCLUDES BUT NOT LIMITED TO GRADING, AGGREGATE BASE, AND PAVING OF SIDEWALK AND PARKING LOT.

ALTERNATE 1 - TURN LANE:
ALTERNATE 1 INCLUDES ALL WORK TO REMOVE EXISTING ASPHALT TURN LANE AND TO CONSTRUCT PCC TURN LANE. THIS INCLUDES REMOVALS, AGGREGATE BASE, TRAFFIC CONTROL, AND PAVING.

ALTERNATE 2 - SUBDRAIN:
ALTERNATE 2 INCLUDES ALL WORK TO INSTALL PERFORATED SUBDRAIN AROUND CONCESSION STAND AND EXTENDED TO NORTH TO DAYLIGHT. THIS INCLUDES INSTALLATION OF 6" PERFORATED SUBDRAIN WRAPPED IN ENGINEERING FABRIC, TYPE A1 CLEANOUT PER SUDAS DETAIL 4040.232, AND POROUS BACKFILL PER DETAIL.

LEGEND:

- SILT FENCE OR SILT SOCK
- SITE DRAINAGE
- ROCK

STORMWATER POLLUTION PREVENTION:

SITE AREA: THE SITE IS APPROXIMATELY 40 ACRES OF WHICH 0.91 ACRES WILL BE DISTURBED BY CONSTRUCTION ACTIVITIES.

RECEIVING WATERS: THE DEVELOPMENT SITE WILL DRAIN INTO THE EXISTING DITCH AND THEN ULTIMATELY TO THE WAPSINONOC CREEK.

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ENGINEER:
AXIOM CONSULTANTS
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DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

ISSUED FOR: BIDDING

CURRENT REV: A

DATE ISSUED: MAY 14, 2020

PROJECT NAME: WEST BRANCH CSD SOFTBALL PARKING LOT

CLIENT NAME: WEST BRANCH CSD

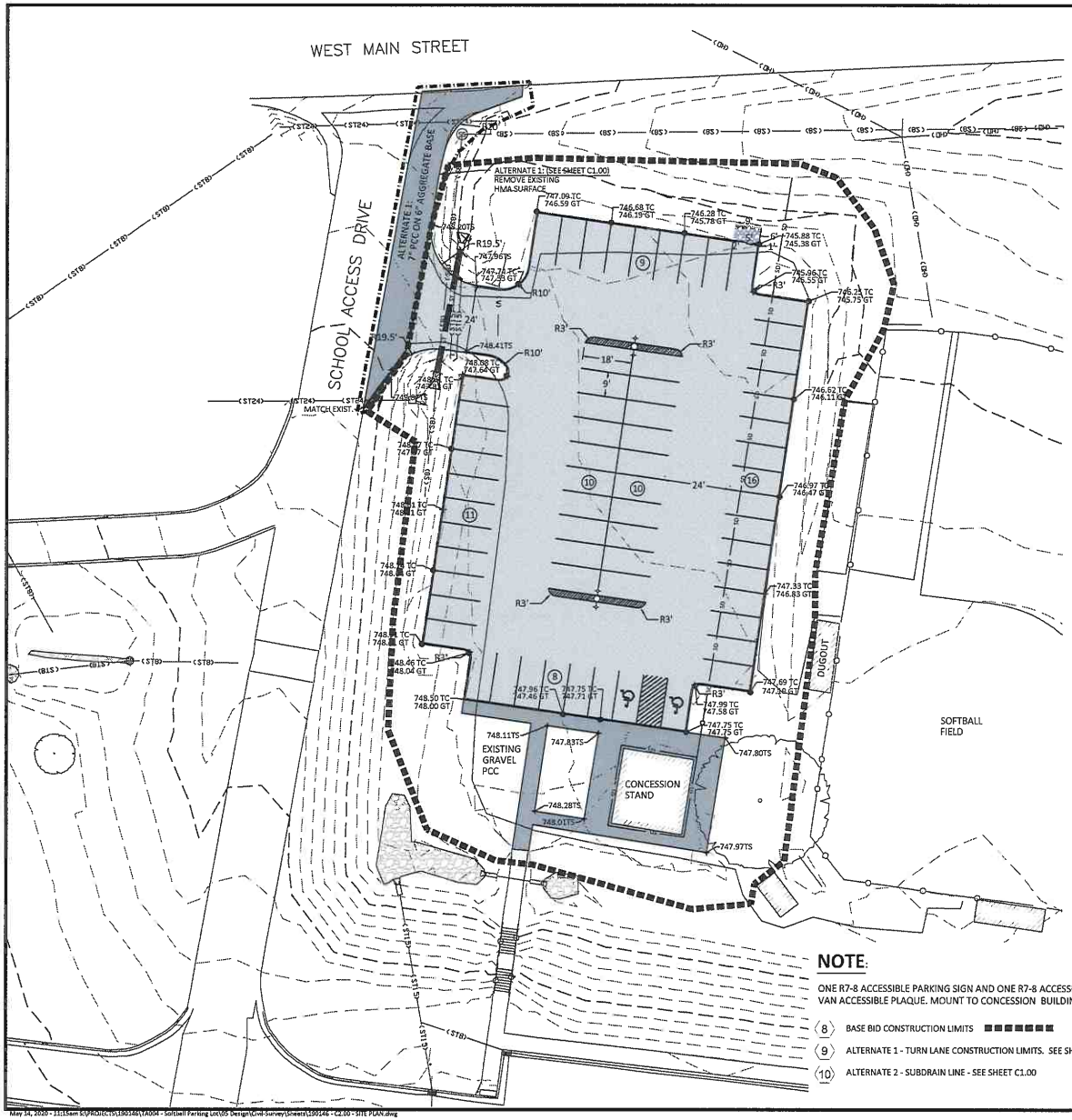
SHEET NAME: GRADING & EROSION CONTROL PLAN

SHEET NUMBER: C1.00

PROJECT NO.: 19-0146

PROJECT MANAGER: BOELK

May 14, 2020 - 11:15am S:\PROJECTS\190146\A004 - Softball Parking Lot\05 Design\Civil-Survey\Sheets\190146 - C1.00 - GRADING & EROSION CONTROL PLAN.dwg



NOTE:

ONE R7-8 ACCESSIBLE PARKING SIGN AND ONE R7-8 ACCESSIBLE PARKING SIGN WITH R7-8P VAN ACCESSIBLE PLAQUE. MOUNT TO CONCESSION BUILDING.

(8) BASE BID CONSTRUCTION LIMITS

(9) ALTERNATE 1 - TURN LANE CONSTRUCTION LIMITS. SEE SHEET C1.00

(10) ALTERNATE 2 - SUBDRAIN LINE - SEE SHEET C1.00

PCC PAVEMENT NOTES

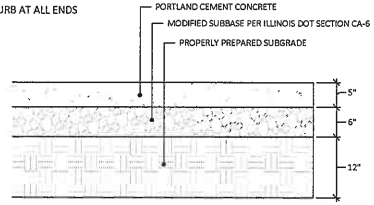
1. PCC PAVING THICKNESS SHALL BE 5-INCH ON 6INCH GRANULAR SUBBASE, UNLESS STATED OTHERWISE.
2. MATERIALS AND CONSTRUCTION FOR PORTLAND CEMENT CONCRETE PAVEMENTS SHALL MEET THE REQUIREMENT OF IOWA DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, LATEST REVISION, SECTION 2301. THE PARAGRAPHS 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.
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.

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 6" STANDARD CURB PER SUDAS FIGURE 7010.102 UNLESS STATED OTHERWISE.

STORM SEWER NOTES

1. ALL STORM SEWERS SHALL BE CLASS 3 RCP UNLESS NOTED OTHERWISE IN THE PLANS.
2. AT PLACES WHERE A FLARED END SECITON IS REQUIRED, PIPE LENGTH INCLUDES THE FLARED END. THE LAST TWO JOINTS ARE TO BE TIED WHERE FLARED END SECTIONS ARE REQUIRED.
3. ALL STORM SEWERS SHALL BE PROVIDED WITH CLASS "B" BEDDING, UNLESS NOTED OTHERWISE.
4. STORM SEWERS SHADED ON THE PROFILE VIEW SHALL BE BACK FILLED WITH EITHER OF THE FOLLOWING COMPACTED TO 95% STANDARD PROCTOR DENSITY:
   - 4.1. SUITABLE EXCAVATED MATERIAL. IF EXCAVATED MATERIAL IS NOT SUITABLE, THEN
   - 4.2. CRUSHED STONE AS SPECIFIED FOR GRANULAR TRENCH BACKFILL SHALL BE USED.
   - 4.3. GRANULAR BACKFILL TO BE USED FRONT AND SIDES OF ALL INTAKE BACKFILL.
6. GRANULAR TRENCH BACK FILL SHALL BE CRUSHED STONE CONFORMING TO I.D.O.T. STANDARD SPECIFICATION 4120.04 WITH 1" MAXIMUM AGGREGATE SIZE. COMPACT TO 95% STANDARD PROCTOR DENSITY.
7. ALL STORM SEWERS SHALL HAVE CONFINED PROFILE GASKETS. STORM SEWERS 36" MAY HAVE TONGUE AND GROOVE JOINTS. NO MASTIC JOINTS ALLOWED.
8. ALL PIPE SHALL BE CERTIFIED.
9. LIFT HOLES IN STORM SEWER WILL NOT BE ALLOWED.



STANDARD DUTY PAVEMENT SECTION

NOT TO SCALE

2

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DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

ISSUED FOR: BIDDING

DATE ISSUED: MAY 14, 2020

CLIENT REV: A

PROJECT NAME: WEST BRANCH CSD SOFTBALL PARKING LOT

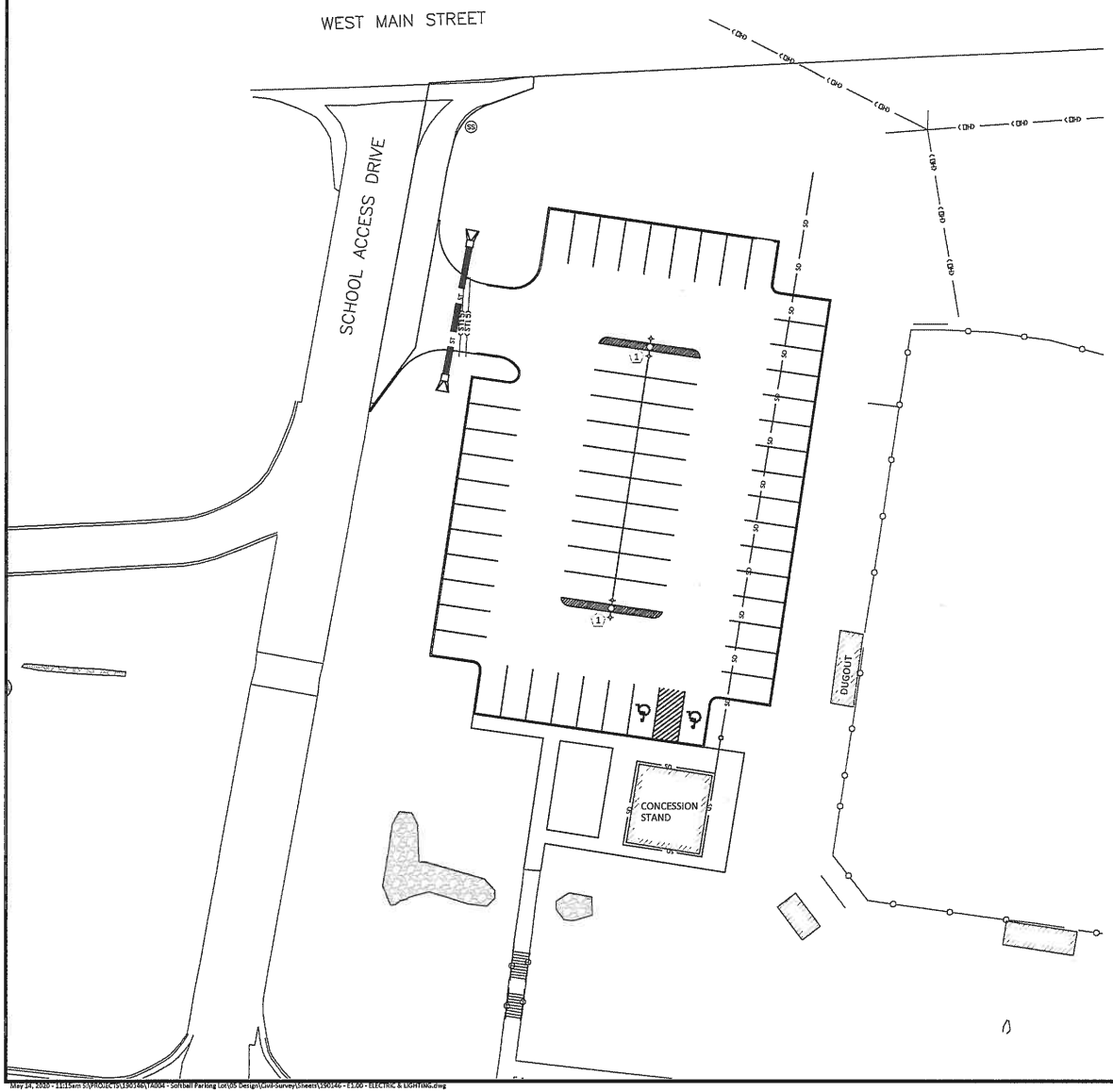
CLIENT NAME: WEST BRANCH CSD

PROJECT MANAGER: BOELK

PROJECT NO.: 19-0146

SHEET NUMBER: C2.00

SHEET NAME: SITE PLAN



TOTAL OUTDOOR LIGHT OUTPUT			
TAG	QUANTITY	LUMENS	TOTAL LUMENS
1	4	9,843	39,372
		TOTAL	39,372
NET ACRE (0.71) - LUMENS ALLOWED			71,000

LIGHTING PLAN KEYNOTES:

(1) F-1: PROPOSED LIGHT FIXTURE (2 PER POLE)
MANUFACTURER: LITHONIA
MODEL #: RSX1-LED-P2-40K-R3
MOUNTING: POLE MOUNTED AT 20'
WATTAGE: 291.8 (PER FIXTURE)

GENERAL NOTES:

1. THE ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH NEC 2017 AND ALL APPLICABLE LOCAL CODES.
2. ALL ELECTRICAL EQUIPMENT, APPLIANCES AND LIGHTING FIXTURES SHALL BE LISTED BY A RECOGNIZED TEST LAB.
3. CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT ALL MATERIAL AND EQUIPMENT FOR THIS WORK UNLESS OTHERWISE NOTED.
4. EXACT LOCATION OF POLES TO BE COORDINATED IN THE FIELD WITH ENGINEER AND/OR OWNER.
5. CONNECT GROUND ROD TO GROUNDING CONDUCTOR ON LIGHTING CIRCUIT USING A MECHANICAL OR EXOTHERMIC TYPE CONNECTION.

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REV	DESCRIPTION OF CHANGES	DATE

ENGINEER:
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SHEET NAME: ELECTRICAL & LIGHTING PLAN
SHEET NUMBER: E1.00
PROJECT NO.: 19-0146
PROJECT MANAGER: BOELK
PROJECT NAME: WEST BRANCH CSD SOFTBALL PARKING LOT
CLIENT NAME: WEST BRANCH CSD
ISSUED FOR: BIDDING
DATE ISSUED: MAY 14, 2020
CURRENT REV: A

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