



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
8/24/22	INTERNAL REVIEW - KJC
9/01/22	INTERNAL REVIEW - KJC

OVERALL SITE LAYOUT AND DIMENSION PLAN

HERITAGE HILL, LOT 1
WEST BRANCH, CEDAR COUNTY, IOWA

MMS CONSULTANTS, INC.

Date: **08-04-22**

Designed by: **KLC** Field Book No: **1343, PG 39**

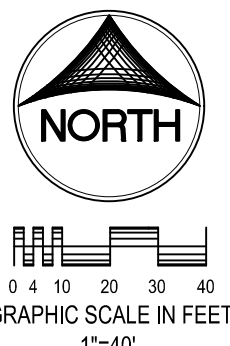
Drawn by: **TAV** Scale: **1"=40'**

Checked by: **KJB** Sheet No:

Project No: **C120**

11186-002 of.

SITE PLAN HERITAGE HILL - LOT 1 WEST BRANCH, IOWA



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

APPLICANT:
BBCO LLC
PO BOX 277
WEST LIBERTY, IOWA 52776

APPLICANT'S ATTORNEY:
JAMES D. HOUGHTON
216 STEVENS DRIVE
IOWA CITY, IA 52240

IOWA ONE CALL

UTILITIES
THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/232-8889 NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

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STANDARD LEGEND AND NOTES

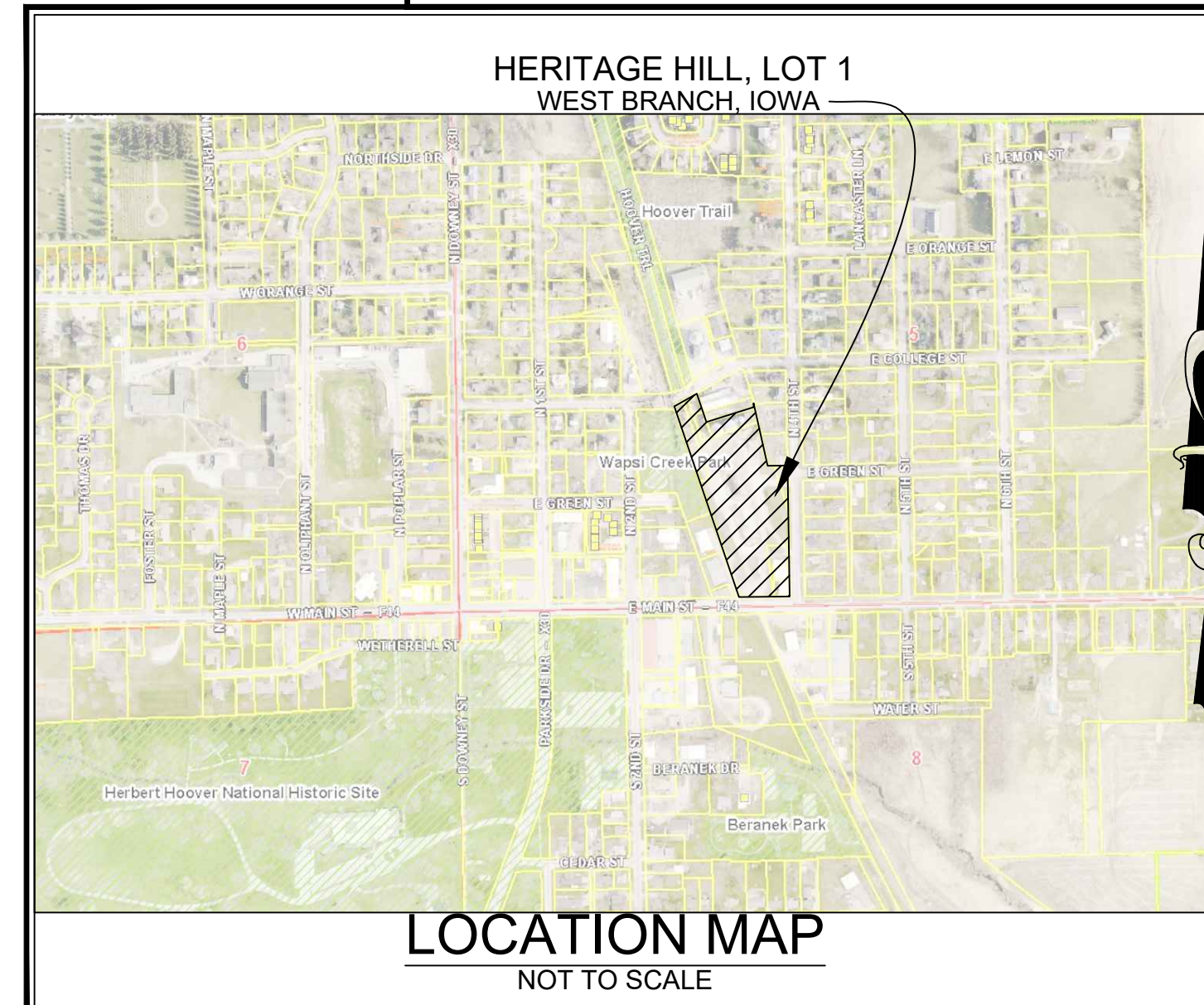
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- PROPOSED GROUND
- EXISTING TREE LINE
- EXISTING DECIDUOUS TREE & SHRUB
- EXISTING EVERGREEN TREES & SHRUBS

FEMA NOTE:
1. A PORTION OF THIS SITE RESIDES WITHIN THE FEMA FLOODWAY AREA IN ZONE AE, THE ZONE AE 100-YEAR FLOOD ZONE (1.0% CHANCE), AND THE ZONE X (0.2% CHANCE) AS NOTED IN FEMA PANEL NUMBER 19031C0212C, EFFECTIVE DATE: 08/19/2013. SEE LEGEND BELOW.

- FLOODWAY AREA IN ZONE AE
- THE ZONE AE 100-YEAR FLOOD ZONE (1.0% CHANCE)
- THE ZONE X (0.2% CHANCE)



- PAVING CONSTRUCTION NOTES**
- PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH I.D.O.T. SPECIFICATION SECTION 2301.
 - I.D.O.T. CLASS C-3 CONCRETE SHALL BE USED, UNLESS NOTED OTHERWISE.
 - PAVEMENT JOINTS SHALL CONFORM TO I.D.O.T. STANDARD ROAD PLAN PV-101.
 - SUBGRADE UNDER PROPOSED PAVEMENT SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY, TO A DEPTH OF SIX (6) INCHES, UNLESS NOTED OTHERWISE.
 - ALL SAWED PAVEMENT JOINTS SHALL BE SEALED.

PAVEMENT LEGEND

PAVEMENT LEGEND	MATERIAL	TOTAL*
	7" PCC	5,176 SY
	6" PCC	3,618 SY
	4" PCC	1,573 SY

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

LEGAL:
HERITAGE HILL - LOT 1 IN WEST BRANCH, CEDAR COUNTY, IOWA, IN ACCORDANCE WITH THE RECORDED PLAT THEREOF, CONTAINING 5.93 ACRES AND SUBJECT TO EASEMENTS AND RESTRICTION OF RECORD.

SITE DEVELOPMENT SUMMARY:
ZONING: PUD
SQUARE FOOTAGE: 258,182 SF
PROPOSED USE: RESIDENTIAL

DEVELOPMENT CHARACTERISTICS:
HERITAGE HILL - LOT 1 ON GREEN STREET IS TO BE A 5.93 ACRE. THE PLAN WILL CONSIST OF 2 (TWO) PROPOSED RESIDENTIAL 12-PLEX BUILDINGS, AND FIFTY FIVE (55) PROPOSED RESIDENTIAL 2 (TWO) BEDROOM UNITS.

DEVELOPMENT SCHEDULE:
APPLICANT PLANS TO BEGIN CONSTRUCTION ON FALL 2022, WITH AN ESTIMATED COMPLETION DATE IN FALL 2023.

SITE COVERAGES:

TOTAL LOT AREA	258,182 S.F. (100%)
PROPOSED BUILDING AREA	46,117 S.F. (17.9%)
PROPOSED PAVING AREA	86,800 S.F. (33.6%)
TOTAL IMPERVIOUS AREA	132,917 S.F. (51.5%)
TOTAL OPEN AREA	125,265 S.F. (48.5%)

LOT REQUIREMENTS:

FRONT YARD SETBACK	(N. 4TH ST) 13 FEET (E. MAIN ST) 15 FEET (E. COLLEGE ST) 15 FEET
SIDE YARD SETBACK	15 FEET
REAR YARD SETBACK	15 FEET

PARKING REQUIREMENTS:

2 SPACES PER UNIT/ 12 UNITS (TWO BEDROOM EACH) PER BUILDING/ 2 BUILDINGS	24(12+12) = 48 SPACES
TOTAL PARKING PROVIDED = 60 SPACES	
2 SPACES PER UNIT/ (TWO BEDROOM EACH) PER BUILDING/ 55 BUILDINGS	24(55) = 110 SPACES
TOTAL PARKING PROVIDED = 220 SPACES (110 GARAGE SPACES AND 110 DRIVE SPACES)	

SITE LIGHTING SHALL BE PROVIDED ON THE SIDES OF THE BUILDING.

100 YEAR FLOOD ELEVATION = 713.20

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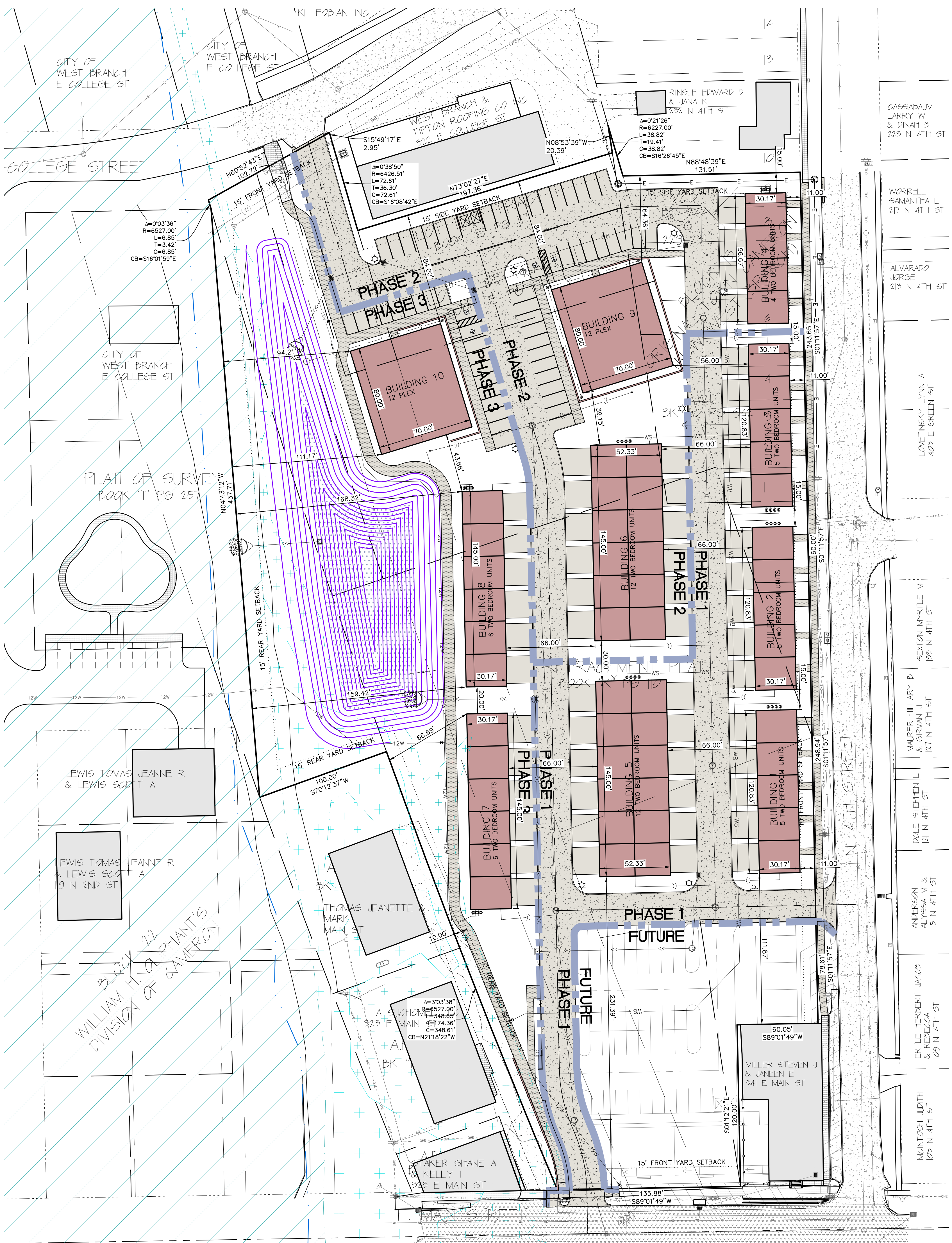
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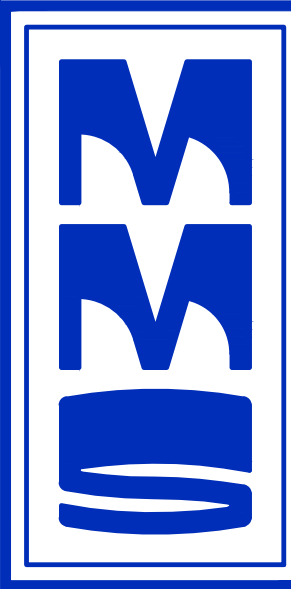
I hereby certify that this engineering document was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

KELLY J. BECKLER P.E. Iowa Lic. No. 14624

Professional Seal: **KELLY J. BECKLER**, License No. 14624, State of Iowa.

DRAFT





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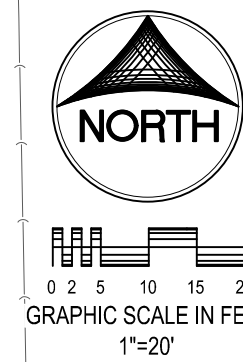
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KEYNOTES

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17	INSTALL LANDSCAPE BLOCK RETAINING WALL (DESIGNED BY OTHERS)	
18	INSTALL ADA COMPLIANT SAFETY RAIL	

DETAILED SITE LAYOUT AND DIMENSION PLAN - NORTH HALF

HERITAGE HILL, LOT 1 WEST BRANCH, CEDAR COUNTY, IOWA

MMS CONSULTANTS, INC.

Date: 08-04-22

Designed By: KLC Field Book No: 1343, PG 39

Drawn By: TAV Scale: 1"=20'

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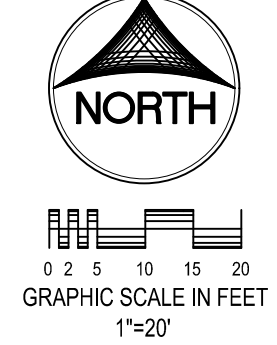
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17	EDGE OF PAVEMENT, NO CURB	
18	INSTALL LANDSCAPE BLOCK RETAINING WALL (DESIGNED BY OTHERS)	

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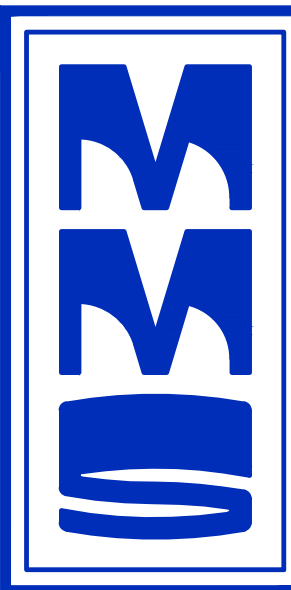
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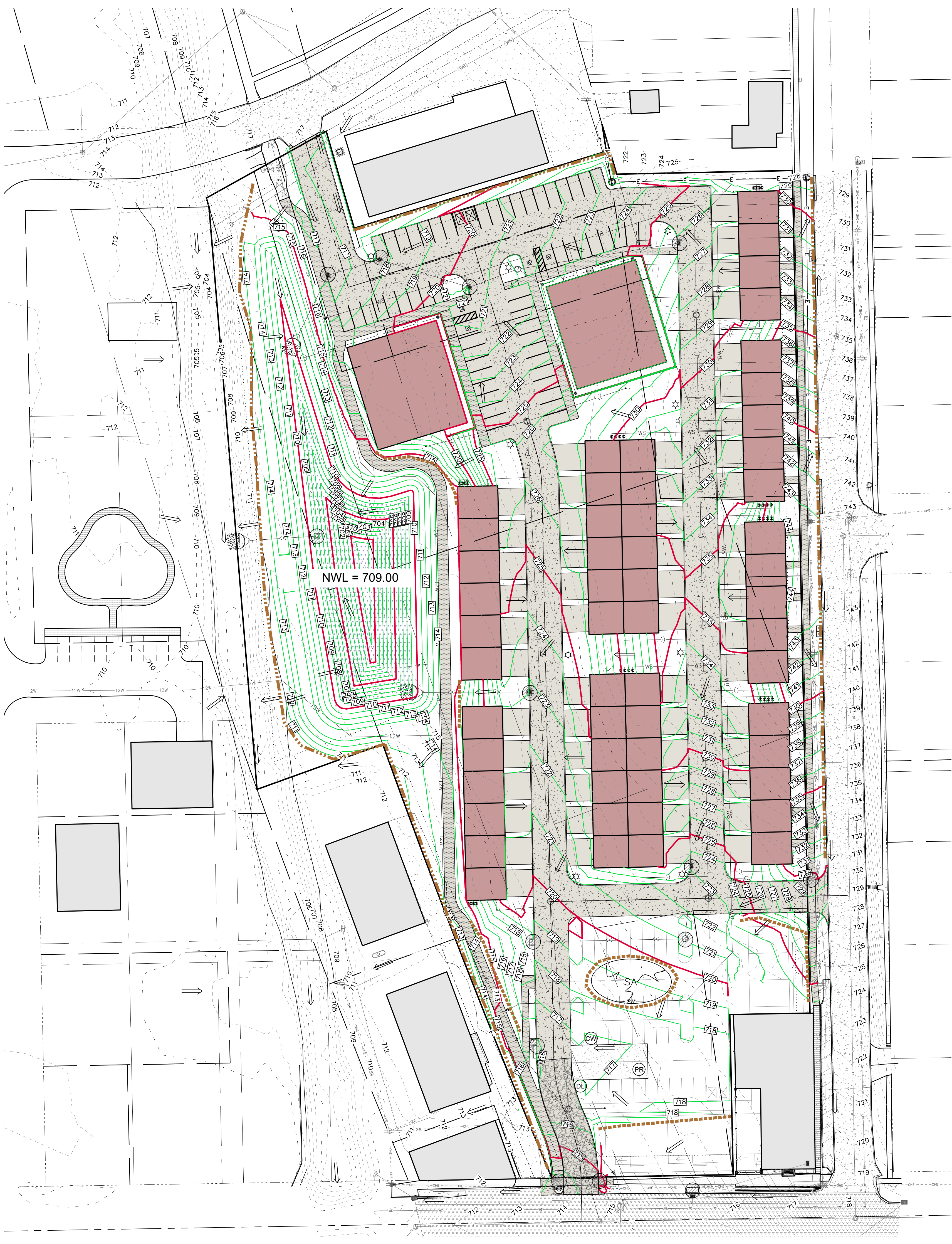
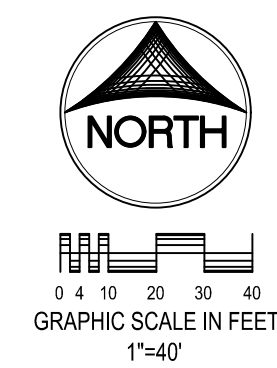
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---	PROP- POWER POLE W/DROP
---	POWER POLE W/TRANS
---	POWER POLE W/LIGHT
---	GUY POLE
---	LIGHT POLE
---	SANITARY MANHOLE
---	FIRE HYDRANT
---	WATER VALVE
---	DRAINAGE MANHOLE
---	CURB INLET
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	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

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SILT FENCE DETAIL
N.T.S.

INSTALLATION

- POSTS SHALL BE 1.33 POUNDS PER LINEAL FOOT STEEL WITH A MINIMUM LENGTH OF 5 FEET. STEEL POSTS SHALL HAVE PROJECTIONS FOR FASTENING WIRE TO THEM.
- SILT FENCE FABRIC SHALL CONFORM TO I.D.O.T. STANDARD SPECIFICATION SECTION 4196.01.A. SILT FENCING SHALL BE A MINIMUM OF 24" AND A MAXIMUM OF 36" HIGH WHEN COMPLETE.
- THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE FENCE TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, THE FILTER FABRIC SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6" OVERLAP, AND SECURELY SEALED.
- POSTS SHALL BE SPACED A MAXIMUM OF 8 FEET APART AND DRIVEN SECURELY INTO THE GROUND ALONG THE FENCE ALIGNMENT. POSTS SHALL BE DRIVEN INTO THE GROUND A MINIMUM OF 28".
- A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4" WIDE BY 12" DEEP ALONG THE UPSLOPE SIDE OF THE POSTS.
- FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE POSTS.
- THE TRENCH SHALL BE BACK FILLED WITH EXCAVATED MATERIAL AND THOROUGHLY COMPACTED.

MAINTENANCE

- SILT FENCES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL EVENT OF 0.5 INCHES OR MORE. DURING PERIODS OF PROLONGED RAIN INSPECTIONS SHALL BE AT LEAST DAILY. ANY REPAIRS NEEDED TO MAINTAIN THE SILT FENCE'S EFFECTIVENESS SHALL BE MADE IMMEDIATELY.
- SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO STABILIZING THE UPSLOPE AREAS THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN THE DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE FENCE. SILTS REMOVED SHALL BE PLACED IN A PROTECTED PLACE THAT WILL PREVENT THEIR ESCAPE FROM THE CONSTRUCTION SITE.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER NEEDED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEED.
- SILT FENCE SHALL REMAIN IN PLACE UNTIL IT IS NO LONGER NEEDED AS DIRECTED BY THE POLLUTION PREVENTION PLAN. GENERALLY SILT FENCES SHALL REMAIN UNTIL THE UPSLOPE AREAS ARE STABILIZED WITH AN ESTABLISHED GRASS COVER AS A MINIMUM.

GRADING AND EROSION CONTROL NOTES

TOTAL SITE AREA: 5.93 ACRES
TOTAL AREA TO BE DISTURBED: 5.93 ACRES

EROSION CONTROL MEASURES SHOWN SHALL BE USED DURING FILL ACTIVITIES. EROSION CONTROL MEASURES SHALL BE REEVALUATED AND MODIFIED, IF NECESSARY, AT THE TIME OF SITE DEVELOPMENT.

ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES THAT COULD BE USED ON SITE, IF NEEDED, CAN BE FOUND IN APPENDIX D OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) BINDER PREPARED FOR THE SITE. IF ADDITIONAL MEASURES ARE USED, INDICATE THE TYPE AND LOCATION OF SAID MEASURE ON THIS PLAN.

CONTRACTOR SHALL INSTALL A ROCK ENTRANCE AND PERFORM REGULAR CLEANING OF VEHICLES THAT LEAVE THE SITE.

FOLLOWING INSTALLATION OF PERIMETER SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR TO SCHEDULE A SITE INSPECTION PRIOR TO ANY SOIL DISTURBING ACTIVITIES.

THE CONTRACTOR SHALL FOLLOW THE NPDES PERMIT, SWPPP, AND THE CITY CSR REGULATIONS.

THE EROSION CONTROL CONTRACTOR SHALL INSTALL FILTER SOCKS OR OTHER APPROVED FORM OF INLET PROTECTION AT EACH STREET INTAKE ADJACENT TO THE SITE.

- GRADING NOTES**
- 1.) MAXIMUM SLOPE ON CUTS AND FILLS SHALL BE 3.5: HORIZONTAL TO 1: VERTICAL.
 - 2.) NO EXCAVATION SHALL BE ALLOWED WITHIN 2' OF PROPERTY LINES.
 - 3.) WHERE HEIGHT OF FILL IS GREATER THAN 30' AN INTERMEDIATE TERRACE OF AT LEAST 6' WIDE SHALL BE ESTABLISHED AT MID HEIGHT. SEE TYPICAL FILL SECTION.
 - 4.) COMPACTION TO BE 90% MODIFIED PROCTOR WHERE > 6:1 SLOPE.
 - 5.) ALL TREES OUTSIDE THE LIMITS OF GRADING OPERATIONS SHALL BE SAVED, UNLESS OTHERWISE INDICATED TO BE REMOVED. TREES NEAR THE EDGES OF GRADING LIMITS AND IN THE STORM WATER DETENTION BASIN AREAS SHALL BE SAVED IF POSSIBLE, WITHIN THE REQUIREMENTS OF THE SPECIFICATIONS.
 - 6.) PRIOR TO ANY GRADING A CONSTRUCTION SAFETY FENCE SHALL BE INSTALLED 50 FEET FROM TRUNKS OF TREES TO BE PROTECTED.
 - 7.) STABILIZATION SEEDING SHALL BE COMPLETED AS SOON AS POSSIBLE, BUT NOT MORE THAN 14 DAYS, UPON COMPLETION OF GRADING IN ANY AREA OF GRADING OPERATIONS. DISTURBED AREAS SHALL BE KEPT AS SMALL AS POSSIBLE TO PREVENT LARGE SCALE EROSION PROBLEMS. IF THE GRADING CONTRACTOR STOPS GRADING OPERATIONS FOR MORE THAN 14 DAYS, THEN STABILIZATION SEEDING SHALL BE DONE ON ALL DISTURBED AREAS.
 - 8.) SILT FENCE LOCATIONS AND LENGTHS, AS INDICATED, ARE APPROXIMATE ONLY. FINAL LOCATIONS AND LENGTHS WILL BE DETERMINED, AS NEEDED, UPON COMPLETION OF GRADING OPERATIONS IN AN AREA.
 - 9.) ALL STREET SUBGRADES SHALL BE CONSTRUCTED AND COMPACTED IN ACCORDANCE WITH SUDAS DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES.

EROSION CONTROL LEGEND

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

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

THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PER IDOT STANDARD ROAD PLAN TC-419 OR SUDAS 8030-110 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.

NOTES:

1. TEMPORARY STABILIZATION IS REQUIRED ON DISTURBED AREAS AFTER THE 14TH DAY OF INACTIVITY.
2. FINAL STABILIZATION SHALL BE IMPLEMENTED WITHIN 14 DAYS OF FINAL GRADING COMPLETION.

SITE GRADING AND EROSION CONTROL PLAN AND SWPPP

HERITAGE HILL,
LOT 1
WEST BRANCH,
CEDAR COUNTY,
IOWA

MMS CONSULTANTS, INC.

Date: 08-04-22
Field Book No: 1343, PG. 39
Designed by: KLC
Scale: 1"=40'
Drawn by: TAV
Sheet No: C140
Checked by: KJB
Project No: 11186-002



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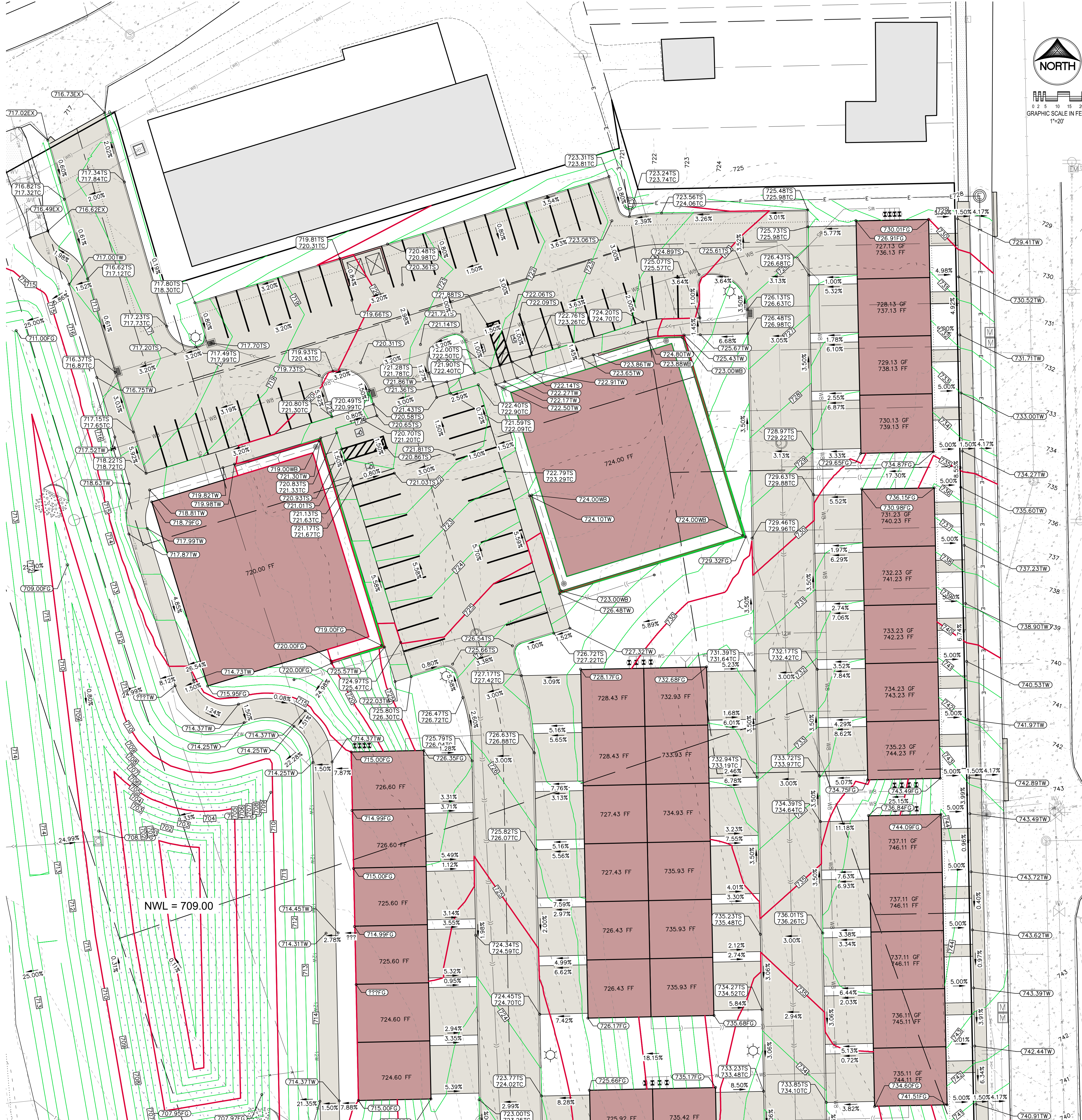
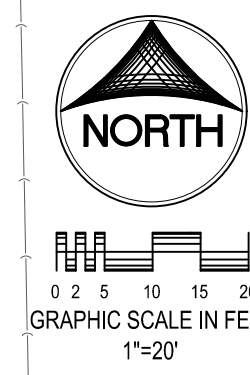
Date	Revision
8/24/22	INTERNAL REVIEW - KJC
9/01/22	INTERNAL REVIEW - KJC

SITE PLAN HERITAGE HILL - LOT 1 WEST BRANCH, IOWA

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

APPLICANT:
BBO LLC
PO BOX 277
WEST LIBERTY, IOWA 52776

APPLICANT'S ATTORNEY:
JAMES D. HOUGHTON
216 STEVENS DRIVE
IOWA CITY, IA 52240



UTILITIES
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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

DETAILED GRADING PLAN - NORTH HALF

HERITAGE HILL, LOT 1 WEST BRANCH, CEDAR COUNTY, IOWA

MMS CONSULTANTS, INC.

Date:	08-04-22
Designed by:	KLC
Field Book No.:	1343, PG 39
Drawn by:	TAV
Scale:	1"=20'
Checked by:	KJB
Sheet No.:	
Project No.:	C141

11186-002 of.



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SITE PLAN HERITAGE HILL - LOT 1 WEST BRANCH, IOWA

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BBOC LLC
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216 STEVENS DRIVE
IOWA CITY, IA 52240



GRAPHIC SCALE IN FEET
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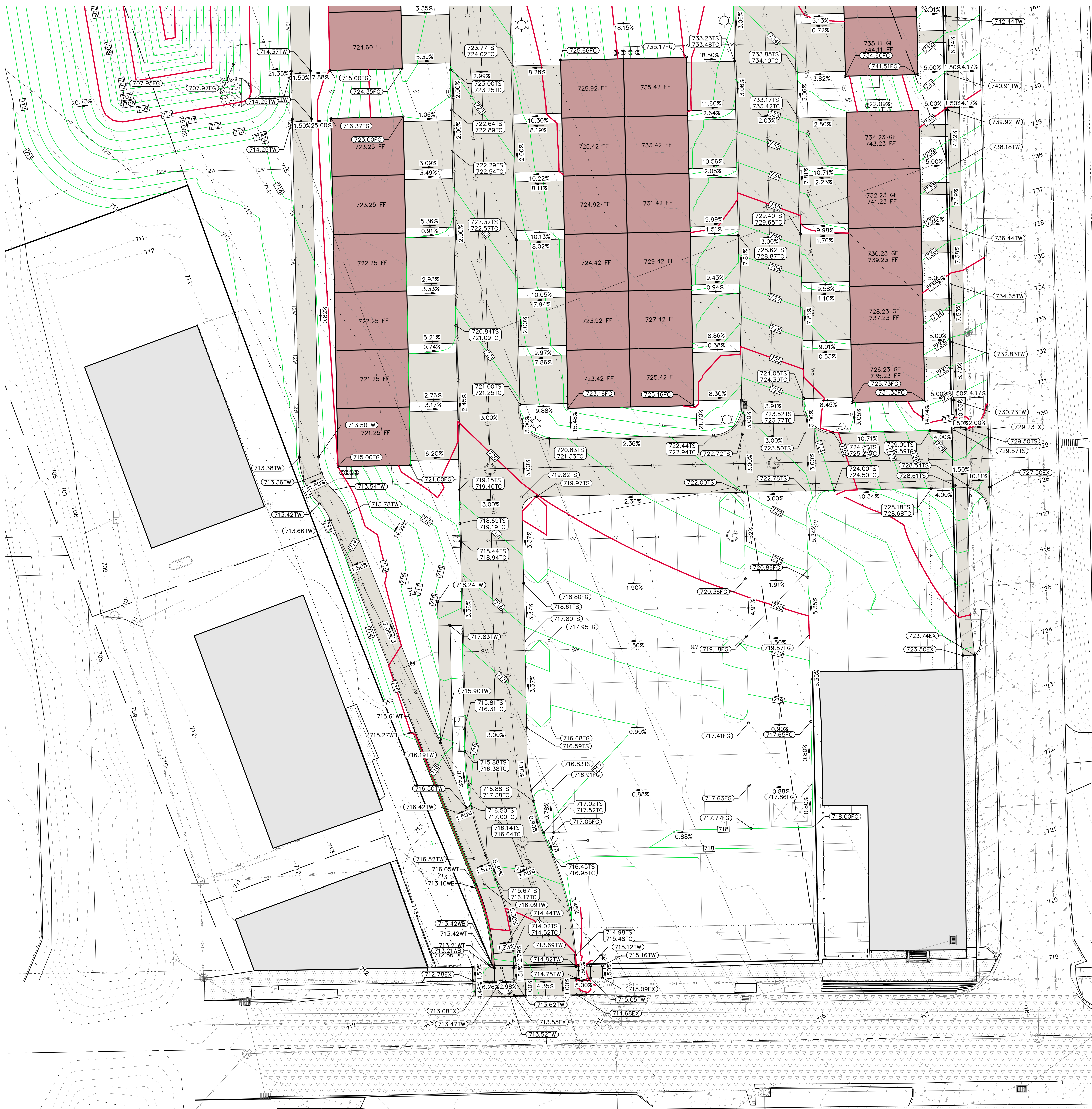
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DETAILED GRADING PLAN - SOUTH HALF

HERITAGE HILL, LOT 1 WEST BRANCH, CEDAR COUNTY, IOWA

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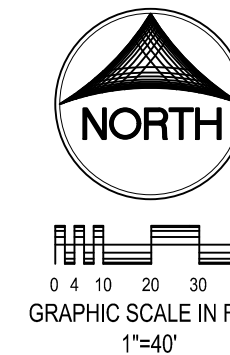


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SITE PLAN HERITAGE HILL - LOT 1 WEST BRANCH, IOWA



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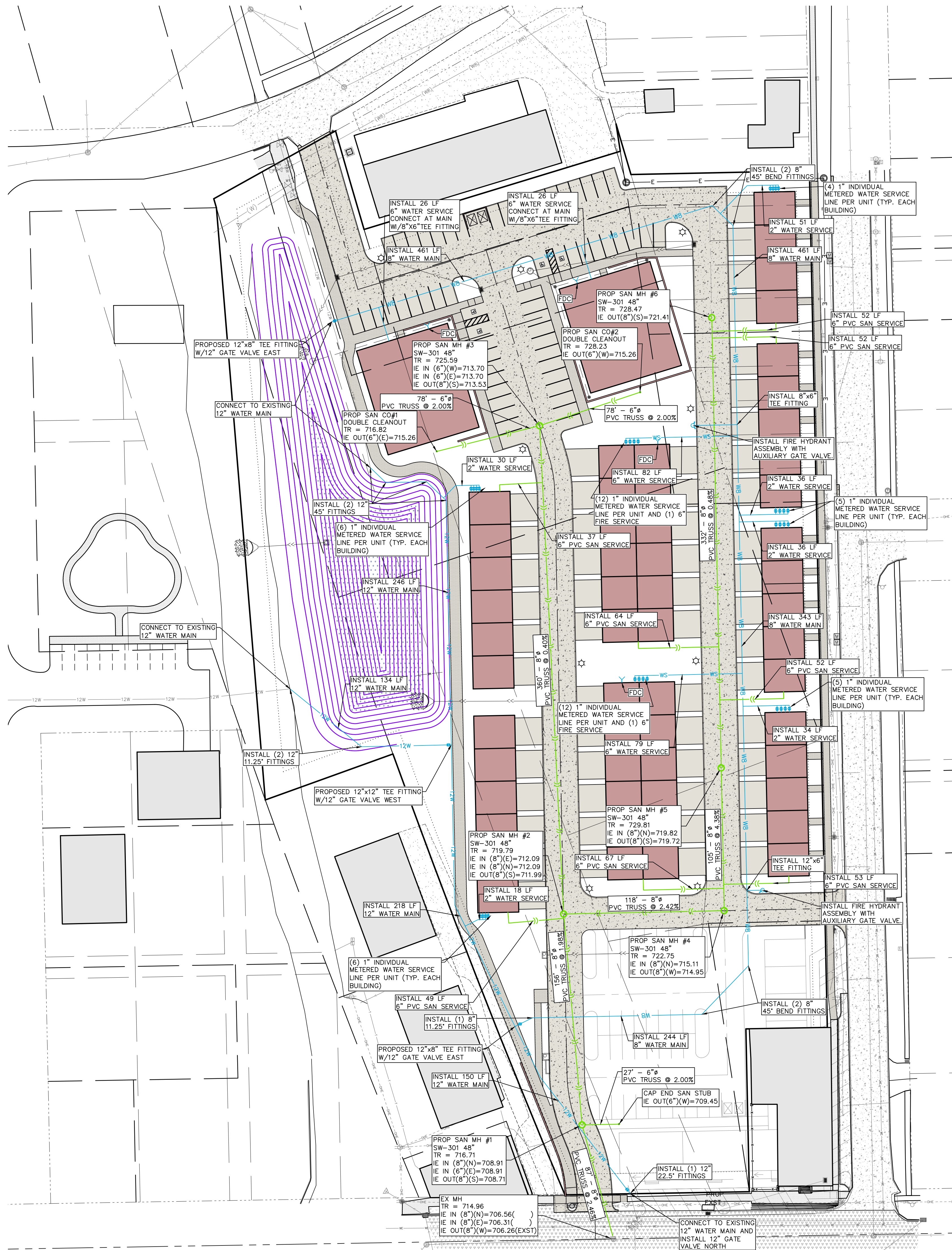
UTILITY PLAN: SEWER AND WATER

HERITAGE HILL,
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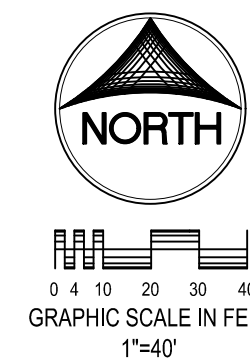
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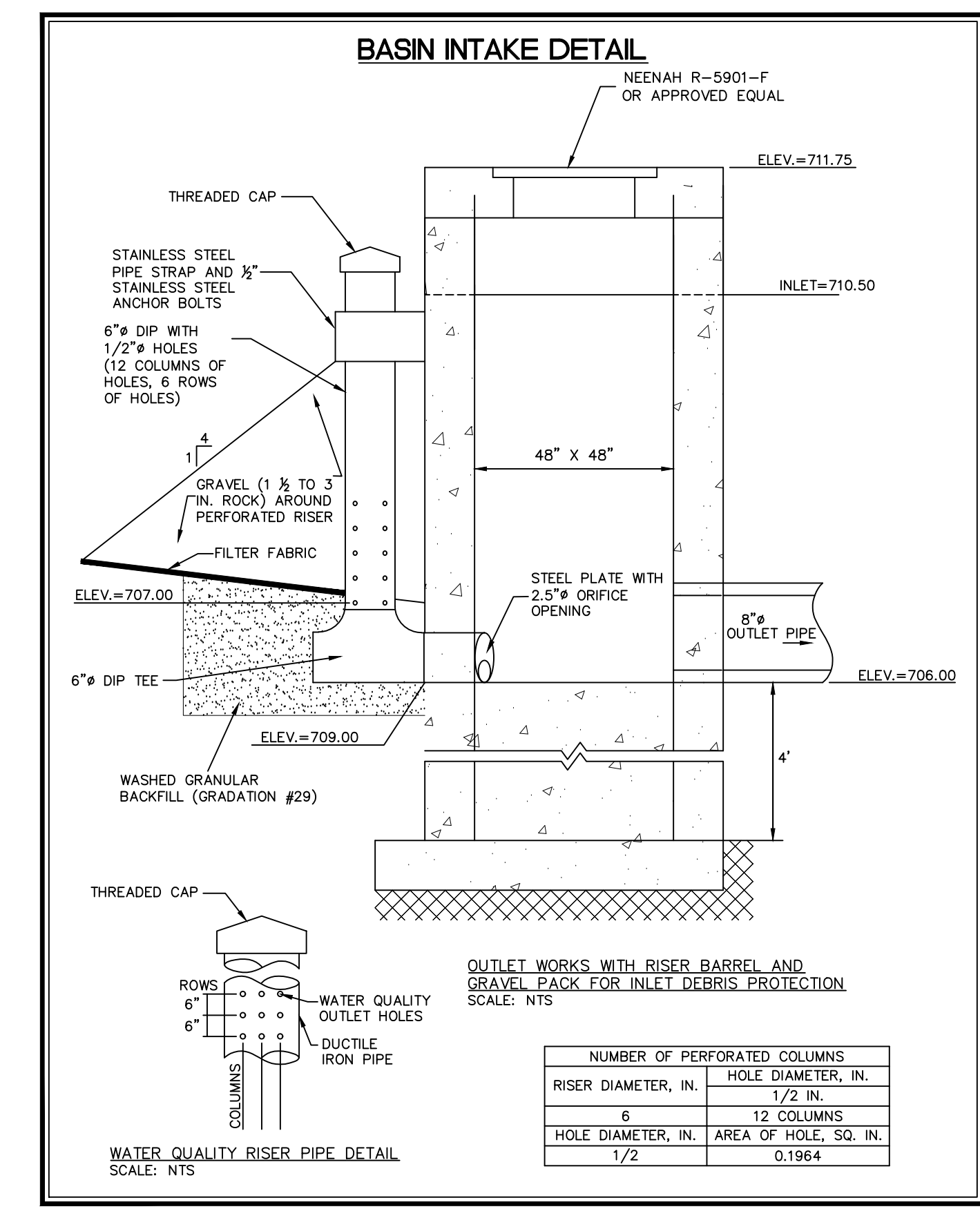
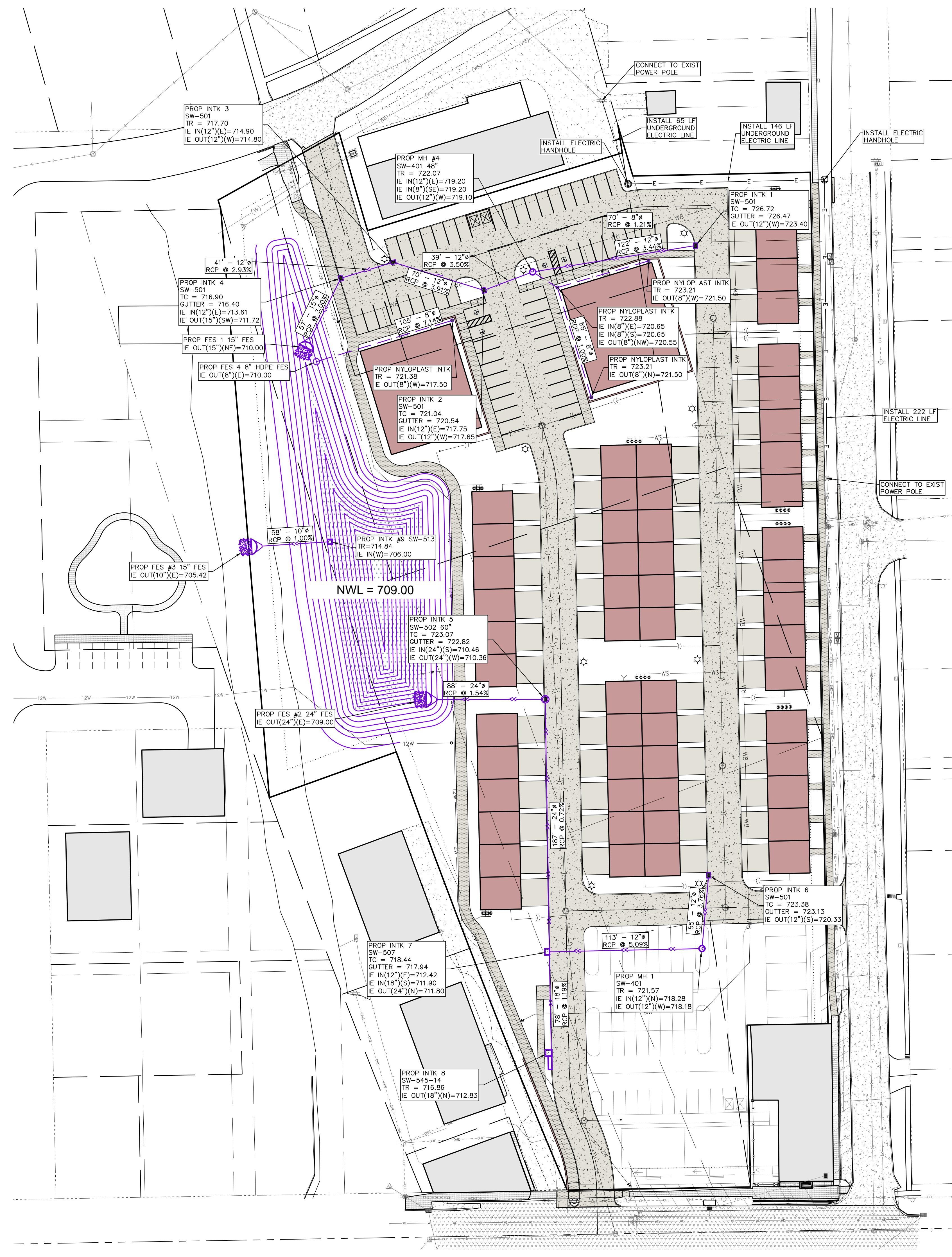
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- RECORDED DIMENSIONS
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EXISTING

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- POWER POLE W/DROP
- POWER POLE W/TRANS
- POWER POLE W/LIGHT
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UTILITY PLAN: STORM AND ELECTRIC

HERITAGE HILL,
LOT 1
WEST BRANCH,
CEDAR COUNTY,
IOWA

MMS CONSULTANTS, INC.

Date: 08-04-22

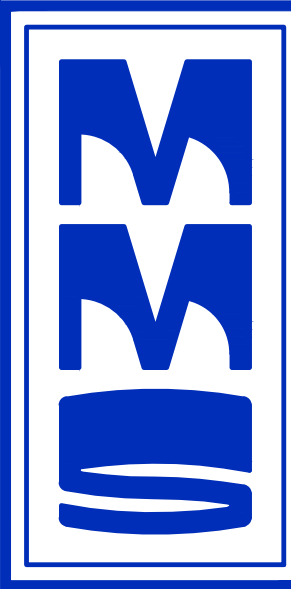
Designed By: KLC Field Book No: 1343, PG 39

Drawn By: TAV Scale: 1"=40'

Checked By: KJB Sheet No:

Project No: C161

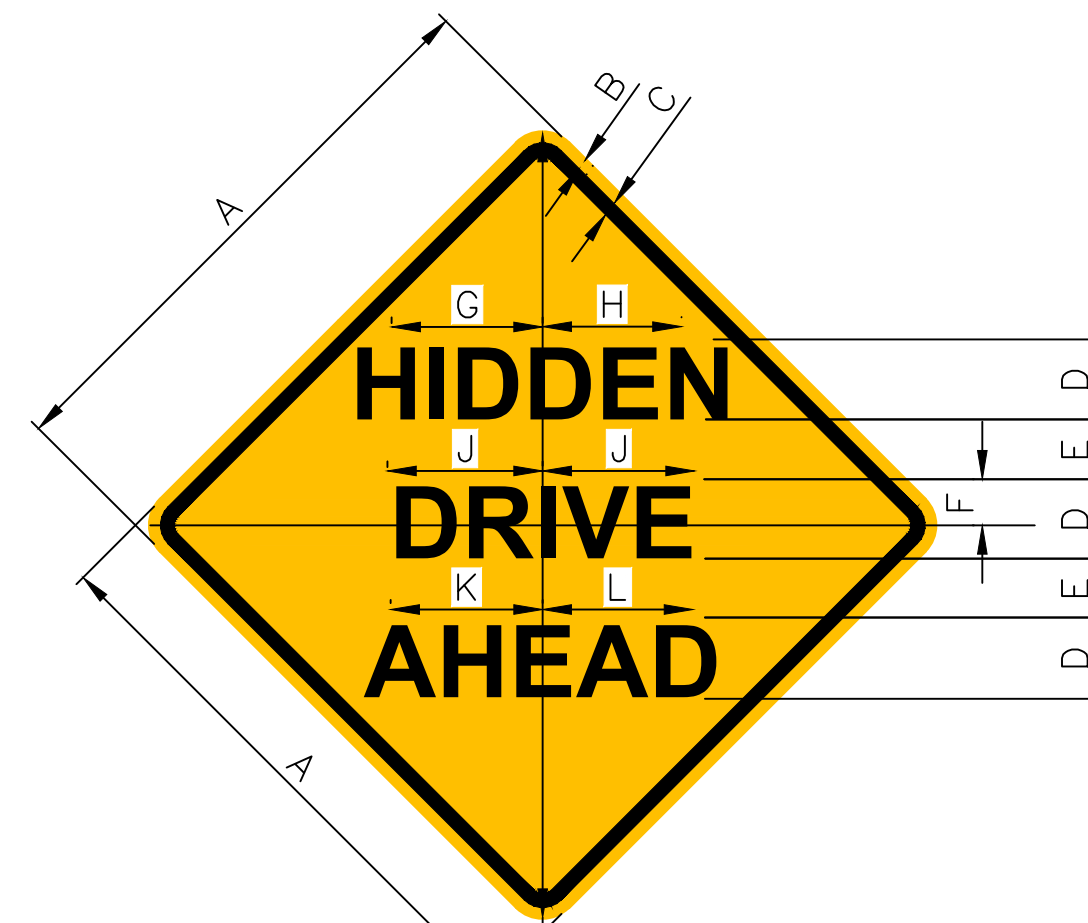
11186-002 of.



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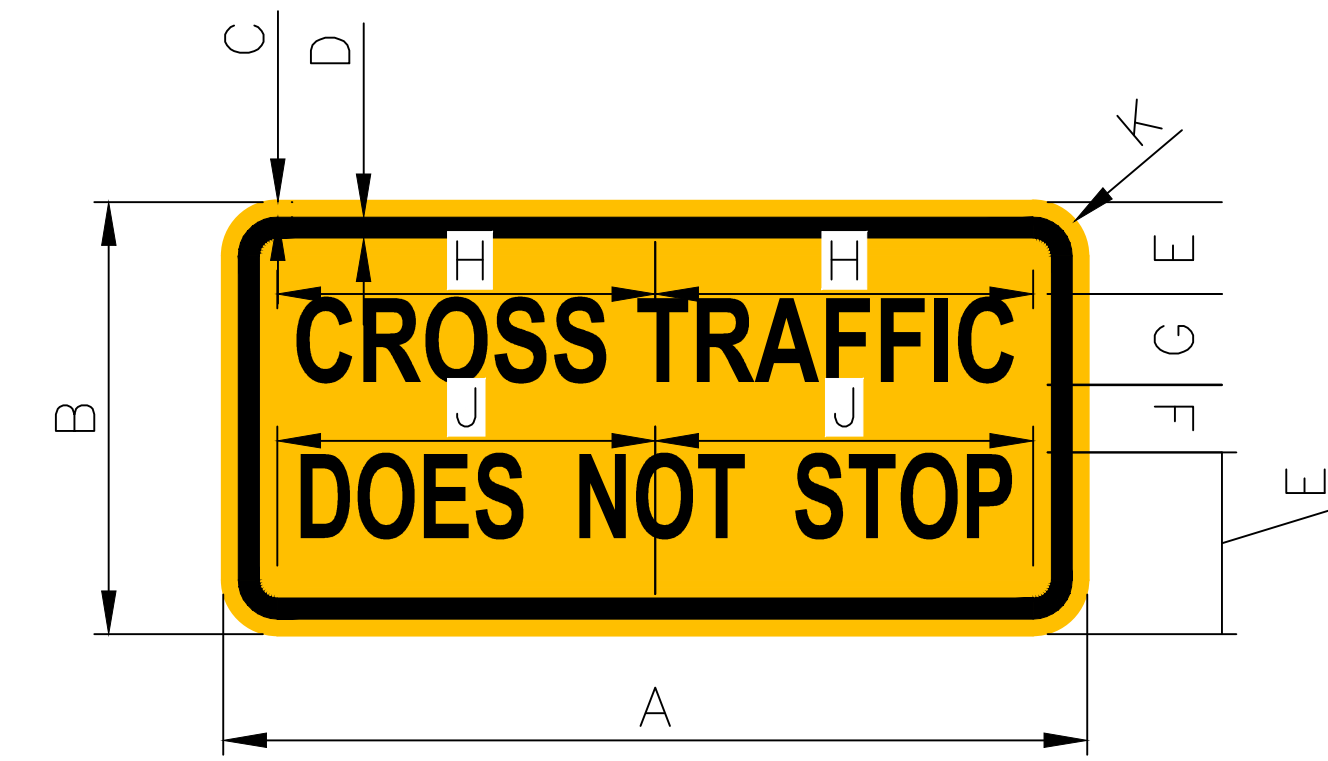
Date	Revision
8/24/22	INTERNAL REVIEW - KJC
9/01/22	INTERNAL REVIEW - KJC



K-6530
36"x36"

A	B	C	D	E	F	G	H	J	K	L	M
24	.375	.625	4D	3	2	4.803	6	9.747	5.844	5.724	1.5
30	.5	.75	5D	3.802	2.601	5.764	7.765	12.189	7.285	7.165	1.875
36	.625	.875	6D	4.483	3	6.845	9.367	14.631	8.886	8.446	2.25
48	.75	1.25	7D	5.243	3.522	8.326	10.608	17.052	10.167	10.047	3

COLORS: LEGEND — BLACK
BACKGROUND— YELLOW (RETROREFLECTIVE)



W4-4p
36" x 18"

MUTCD W4-4B SIGN

A	B	C	D	E	F	G	H	J	K	L	M	N	
24	12	.375	.625	3	2.25	C	1.5	9.314	9.63	1.5	10.106	9.779	2.25
30	15	.5	.75	3.5	3	C	2	12.423	12.423	1.875	12.902	13.039	3
36	18	.625	.875	4	3.5	C	3	14.487	14.978	2.25	15.721	15.212	3.5
48	24	.75	1.25	5.5	4.5	C	4	18.628	19.259	3	20.214	19.56	4.5

COLORS: LEGEND — BLACK
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GENERAL NOTES AND DETAILS

HERITAGE HILL,
LOT 1
WEST BRANCH,
CEDAR COUNTY,
IOWA

SHEET INDEX

CD100	EXISTING FEATURES AND DEMOLITION PLAN
C120	OVERALL SITE LAYOUT AND DIMENSION PLAN
C121	DETAILED SITE LAYOUT AND DIMENSION PLAN - NORTH HALF
C121	DETAILED SITE LAYOUT AND DIMENSION PLAN - SOUTH HALF
C140	GRADING AND EROSION CONTROL PLAN AND SWPPP
C141	DETAILED GRADING PLAN - NORTH HALF
C142	DETAILED GRADING PLAN - SOUTH HALF
C160	UTILITY PLAN: SANITARY AND WATER
C161	UTILITY PLAN: STORM AND ELECTRIC
C500	GENERAL NOTES AND DETAILS
C501	GENERAL NOTES AND DETAILS
L100	LANDSCAPE PLAN

MMS CONSULTANTS, INC.

Date:	08-04-22
Designed by:	KLC
Field Book No.:	1343, PG 39
Drawn by:	TAV
Scale:	N/A
Checked by:	KJB
Sheet No.:	C501
Project No.:	11186-002



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Date	Revision
8/24/22	INTERNAL REVIEW - KJC
9/01/22	INTERNAL REVIEW - KJC

EXISTING FEATURES AND DEMOLITION PLAN

HERITAGE HILL,
LOT 1
WEST BRANCH,
CEDAR COUNTY,
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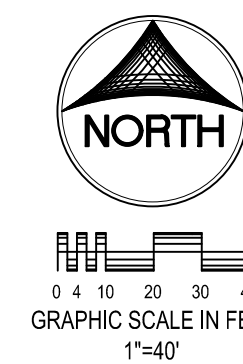
MMS CONSULTANTS, INC.

Date: 08-04-22
Designed By: KLC Field Book No: 1343, PG 39
Drawn By: TAV Scale: 1"=40'
Checked By: KJB Sheet No:
Project No:

CD100

11186-002 of.

SITE PLAN HERITAGE HILL - LOT 1 WEST BRANCH, IOWA



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

APPLICANT:
BBO LLC
PO BOX 277
WEST LIBERTY, IOWA 52776

APPLICANT'S ATTORNEY:
JAMES D. HOUGHTON
216 STEVENS DRIVE
IOWA CITY, IA 52240

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IOWA ONE CALL

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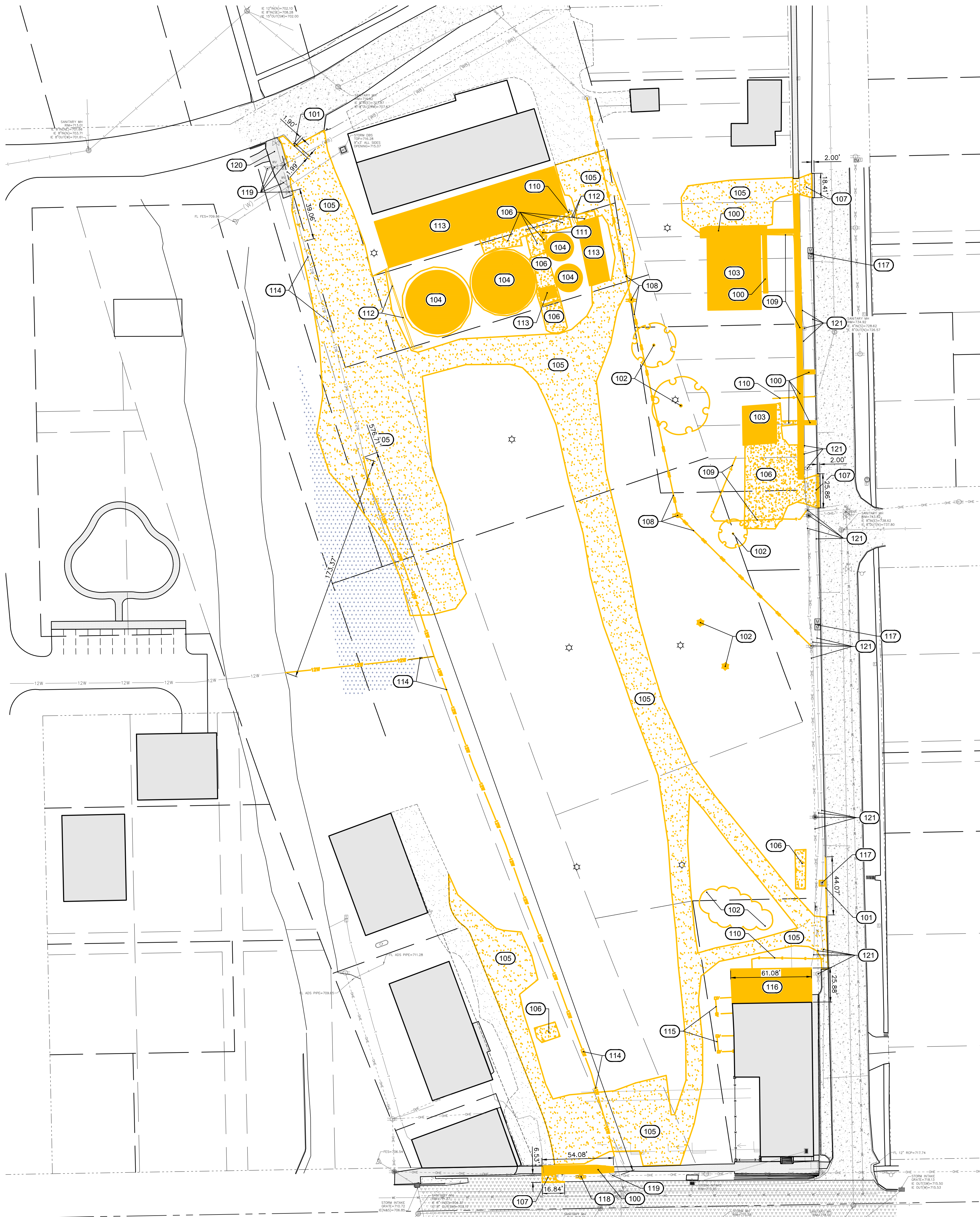
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22-1

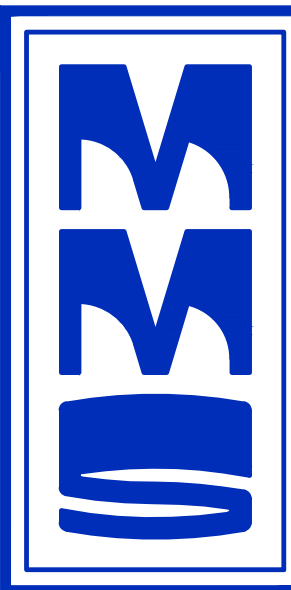
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DEMOLITION KEYNOTES

NUMBER	KEYNOTE
100	REMOVE CONCRETE SIDEWALK TO THE NEAREST JOINT.
101	GRIND 6" CURB LINE.
102	REMOVE TREES AND TREE CLUSTERS
103	REMOVE EXISTING RESIDENTIAL HOUSE
104	REMOVE EXISTING BINS AND FOOTINGS
105	REMOVE ROCK DRIVE.
106	REMOVE CONCRETE PAVING AND ANY ROCK SUB-BASE UNDERNEATH THE PAVING.
107	REMOVE CONCRETE DRIVE ALONG WITH 2' STREET CURB AND GUTTER SECTION ADJOINING DRIVE. REPLACEMENT NOTED ON SHEETS C121 & 122.
108	REMOVE POWER POLES AND LINES. TO BE DONE BY OTHERS. TO BE REPLACED BY UNDERGROUND LINE IN NEW LOCATION. (SEE C161)
109	REMOVE TELEPHONE SERVICE LINES AND STRUCTURES. TO BE DONE BY OTHERS.
110	REMOVE EXISTING GAS SERVICE LINES AND VALVES. TO BE DONE BY OTHERS.
111	REMOVE EXISTING STEPS.
112	REMOVE EXISTING RETAINING WALLS
113	REMOVE EXISTING GRAIN ELEVATOR BUILDINGS
114	REMOVE EXISTING WATER MAIN. TO BE REPLACED IN NEW LOCATION. (SEE C160)
115	REMOVE EXISTING FENCE.
116	REMOVE EXISTING BUILDING TO PARTY WALL.
117	REMOVE EXISTING MAILBOXES ASSOCIATED WITH PROPOSED PROPERTY. MAILBOXES FOR THE ADJOINING SIDE OF THE STREET ARE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
118	REMOVE AND RELOCATE POWER POLE. TO BE DONE BY OTHERS. FOR NEW LOCATION OF POLE SEE C161)
119	PROTECT EXISTING FIRE HYDRANT AND WATER VALVES DURING CONSTRUCTION.
120	EXISTING HOOVER TRAIL EXTENSION. PROTECT DURING CONSTRUCTION.
121	PROTECT EXISTING ABOVEGROUND UTILITY FEATURES AND UTILITY MAINS DURING CONSTRUCTION.





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SITE PLAN HERITAGE HILL - LOT 1 WEST BRANCH, IOWA

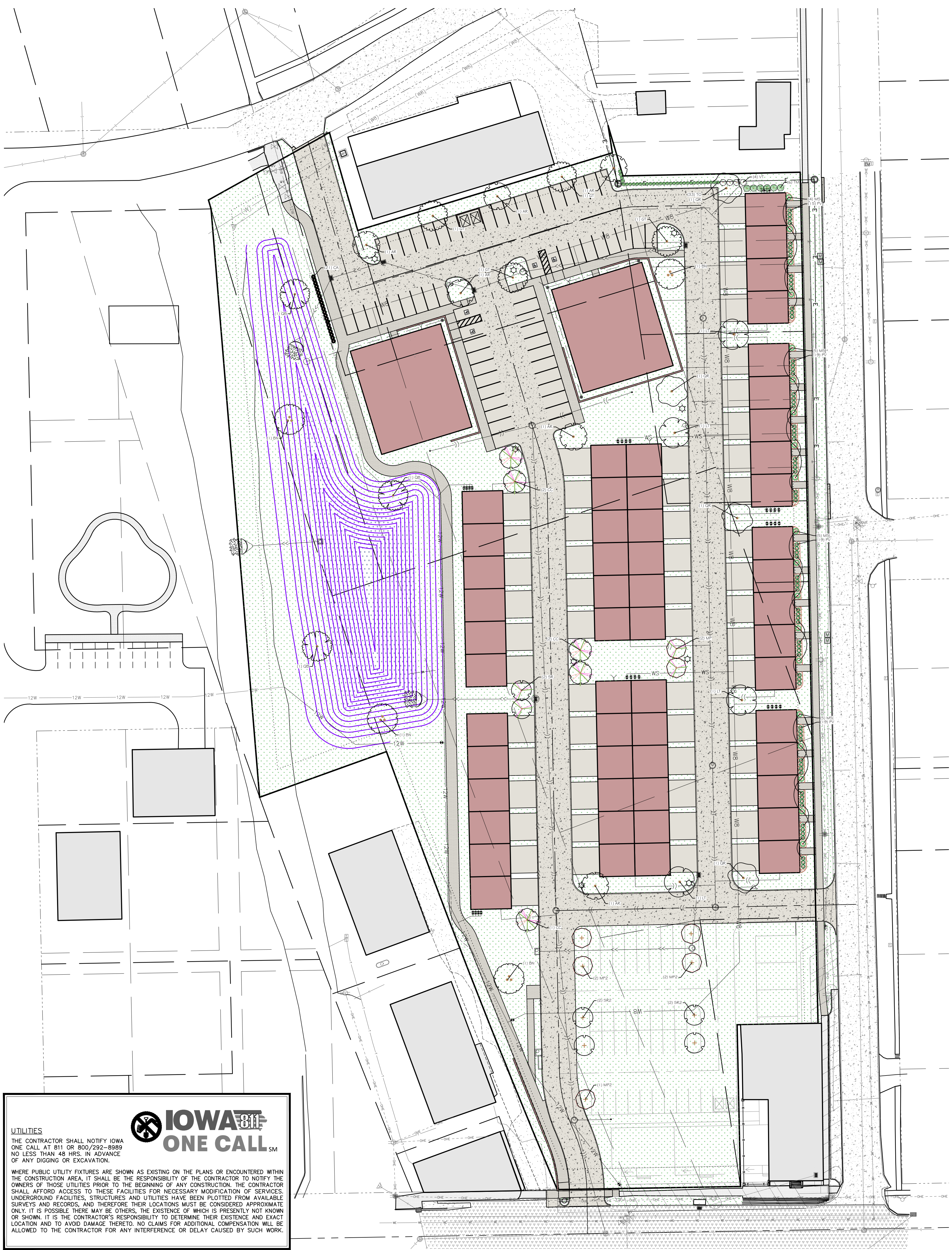
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0 4 10 20 30 40
GRAPHIC SCALE IN FEET
1"=40'



LANDSCAPE LEGEND

- TURF GRASS (SOD)

LANDSCAPE REQUIREMENTS

OPEN SPACE REQUIRED:
25% OF TOTAL LOT AREA SHALL BE OPEN SPACE
= 25% (126,375 SF) OF 505,500 SF REQUIRED (101,689 SF PROVIDED)

LANDSCAPING REQUIRED:
1 TREE PER 1,500 SF OF REQUIRED OPEN SPACE
= 64,546 / 1,500 = 43 TREES

1 SHRUB PER 1,000 SF OF REQUIRED OPEN SPACE
= 64,546 / 1,000 = 64 SHRUBS

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE H. X W.
	AR	6	Acer rubrum 'Autumn Flame'	Autumn Flame Red Maple	2" Cal.	B4B	50' x 40'
	BN	4	Betula nigra	River Birch	2" Cal.	B4B	40' x 40'
	CC	5	Cercis canadensis	Eastern Redbud	1.5" Cal.	B4B	20' x 25'
	GT	4	Gleditsia inacanthos nemis 'Skyline'	Skyline Thornless Honey Locust	2" Cal.	B4B	35' x 25'
	LT	4	Lindoodendron tulipifera	Tulip Poplar	2" Cal.	B4B	60' x 30'
	MP	2	Malus x 'Pranfire'	Pranfire Crabapple	1.5" Cal.	B4B	15' x 15'
	QB	3	Quercus bicolor	Swamp White Oak	2" Cal.	B4B	50' x 50'
	QR	4	Quercus rubra	Red Oak	2" Cal.	B4B	50' x 50'
	SR	2	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	1.5" Cal.	B4B	20' x 15'
FUTURE TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE H. X W.
	MP2	5	Malus x 'Pranfire'	Pranfire Crabapple	1.5" Cal.	B4B	15' x 15'
	SR2	4	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	1.5" Cal.	B4B	20' x 15'
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE H. X W.
	CA	21	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	24" Ht.	Container	4' x 2.5'
	MS	19	Macarthuria senensis 'Gracilimus'	Eulalia Grass	15" Ht.	Container	4' x 4'
	PV	72	Panicum virgatum 'Pranfire'	Pranfire Switch Grass	24" Ht.	Container	4' x 3'
	TM	6	Taxus x media 'Densiformis'	Dense Yew	24" Ht.	Container	3' x 5'
	TO	33	Thuja occidentalis 'BallJohn' TM	Techno Arborvitae	30" Ht.	Container	6' x 2.5'

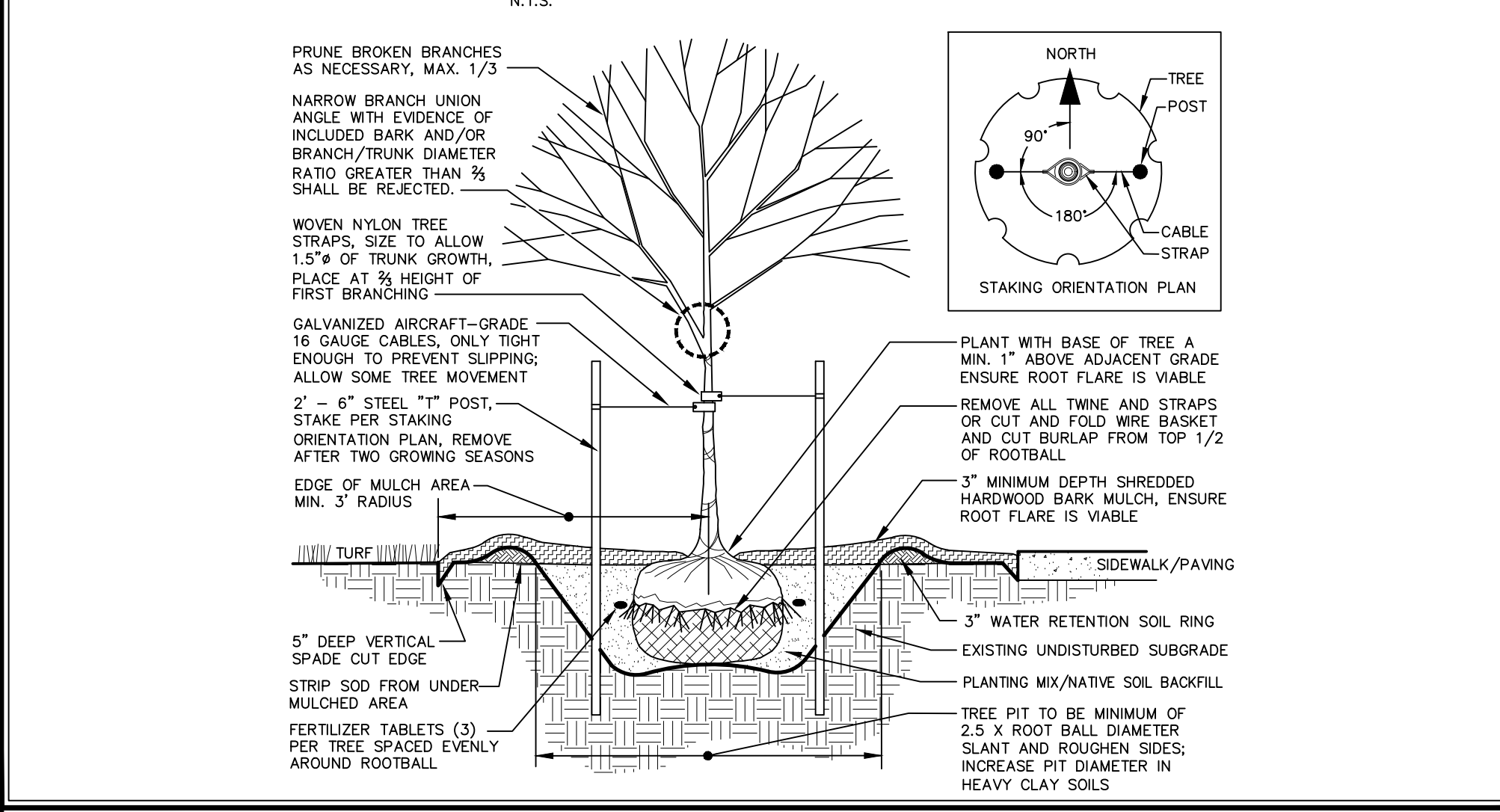
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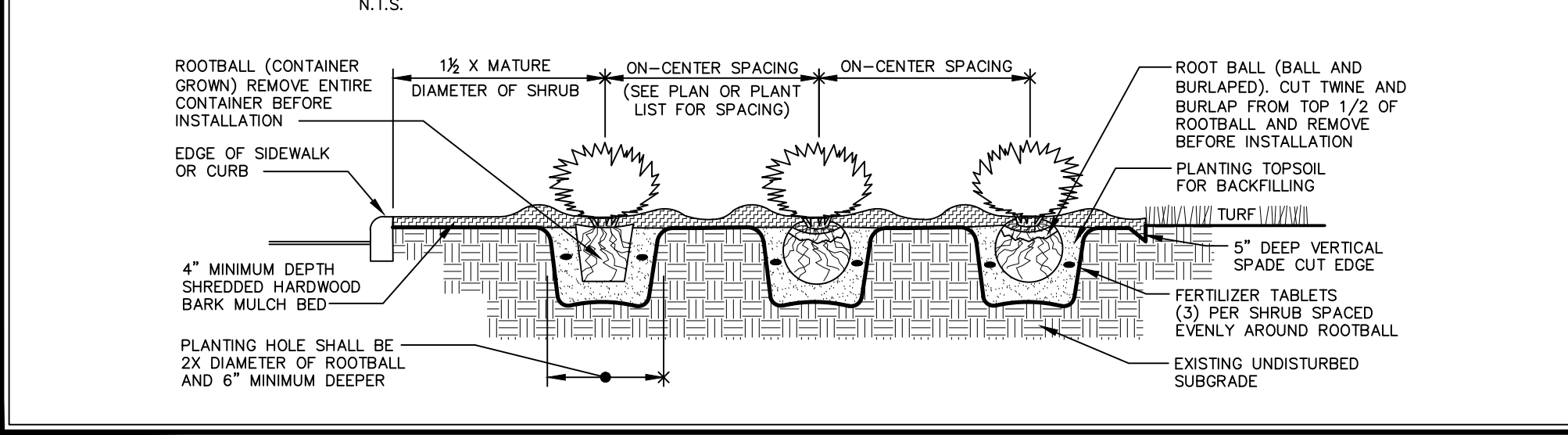
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LANDSCAPE PLAN

TYPICAL TREE PLANTING DETAIL



SHRUB PLANTING DETAIL (DECIDUOUS AND EVERGREEN)



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MMS CONSULTANTS, INC.

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Designed By: KJC Field Book No: 1343, PG 39

Drawn By: TAV Scale: 1"=40'

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