RESOLUTION 2024-94

RESOLUTION APPROVING THE SITE PLAN FOR LOT 4, THE MEADOWS PART 3, WEST BRANCH, IOWA.

WHEREAS, Advantage Development, Inc. ("Advantage"), is the owner of Lot 4, The Meadows Part 3, West Branch, Iowa (the "Property"); and

WHEREAS, Advantage has submitted a proposed Site Plan for the Property; and

WHEREAS, the City Engineer and Planning and Zoning Commission has reviewed said Site Plan and recommended approval of the same; and

WHEREAS, said Site Plan complies with the requirements of Chapter 167 of the Code of Ordinances of the City of West Branch.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of West Branch, Cedar County, Iowa, that the site plan from Advantage Development, Inc. for Lot 4, The Meadows Part 3, West Branch, Iowa, is hereby approved.

Passed and approved this 3rd day of September, 2024.

Roger Laughlin

Roger Laughlin, Mayor

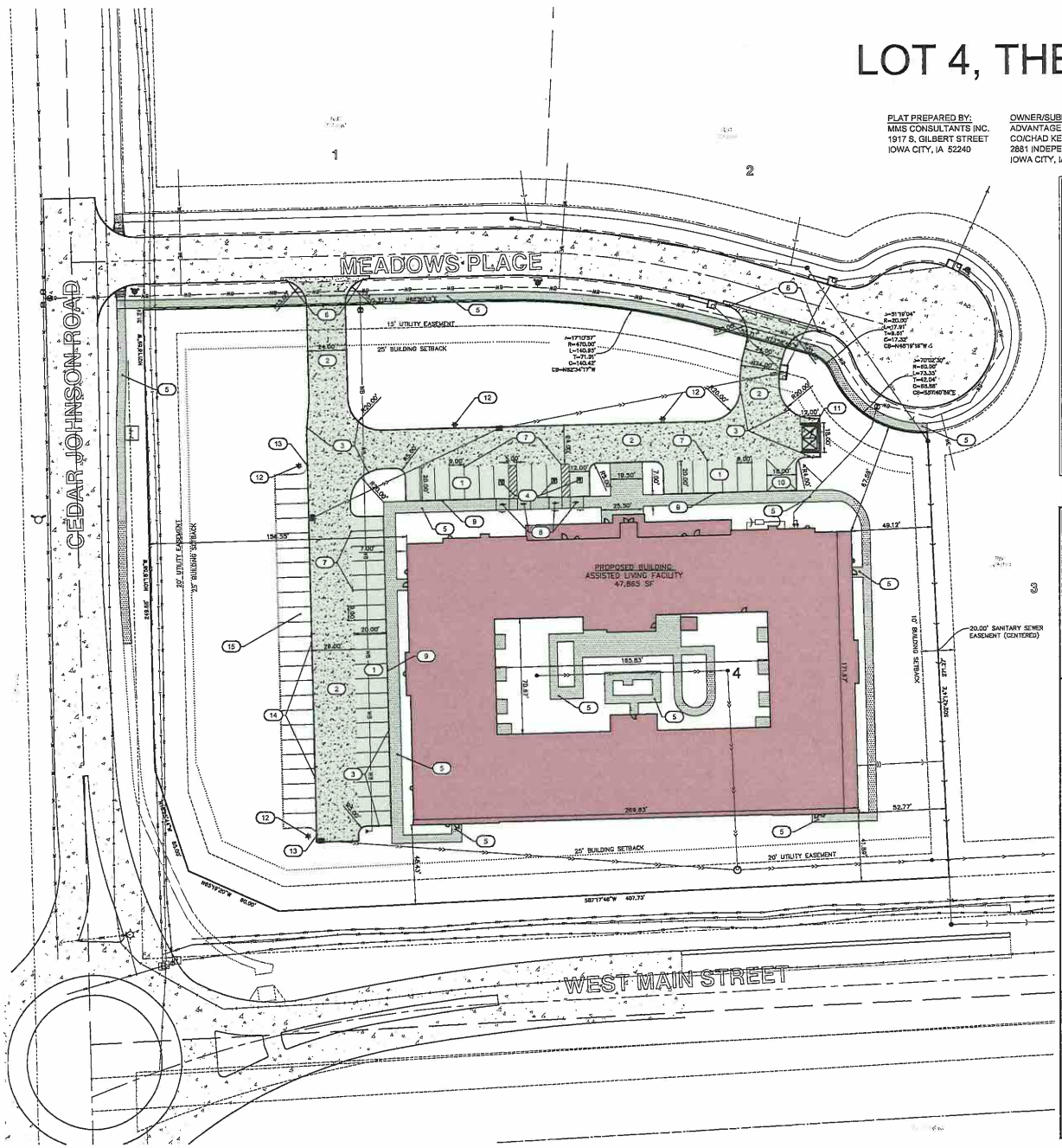
ATTEST:

Leslie Brick

Leslie Brick, City Clerk

SITE PLAN
LOT 4, THE MEADOWS - PART THREE
WEST BRANCH, IOWA

3.78 AC



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

OWNER/SUBDIVIDER:
ADVANTAGE DEVELOPMENT
CO/CHAD KEUNE
2881 INDEPENDENCE ROAD
IOWA CITY, IA 52240

SUBDIVER'S ATTORNEY
KIRSTEN H. FREY
327 2ND STREET SUITE 300
CORALVILLE, IA 52241

GRAPHIC SCALE IN FEET 1"=30'

KEYNOTES		
NUMBER	KEYNOTE	DETAIL
1	INSTALL PARKING (SEE PAVING LEGEND TABLE THIS SHEET FOR THICKNESS AND MATERIAL)	
2	INSTALL DRIVEWAY (SEE PAVING LEGEND TABLE THIS SHEET FOR THICKNESS AND MATERIAL)	
3	INSTALL STANDARD 6" CURB AND GUTTER	
4	INSTALL ADA PARKING SYMBOL, BOLLARD W/ SIGNAGE	
5	INSTALL 4' PCC SIDEWALK	
6	CONNECT DRIVE TO EXISTING PCC PAVEMENT	
7	INSTALL 4" WIDE PAVEMENT MARKINGS (TYP)	
8	INSTALL ADA RAMP	
9	INSTALL THICKENED EDGE SIDEWALK	
10	LOADING SPACE	
11	DUMPSTER LOCATION	
12	INSTALL LIGHT POLE	
13	TRANSITION 5" CURB TO 3" ROLL CURB	
14	INSTALL 3" ROLL CURB	
15	POSSIBLE FUTURE PARKING	

LITHONIA LIGHTING RSX2 LED P2 40K R3S HS
LITHONIA LIGHTING WPWD LED ALO SWWG MVOLT

SURVEY CONTROL				
POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
200	616079.013	2223336.734	782.780	5/8" REBAR WITH RED PLASTIC CAP LOCATED 33 FEET EAST OF CENTERLINE OF CEDAR JOHNSON ROAD AND 50.5 FEET NORTH OF CENTERLINE OF W MAIN STREET
201	615952.509	2223306.897	785.798	5/8" REBAR WITH RED PLASTIC CAP LOCATED ON THE CENTERLINE OF CEDAR JOHNSON ROAD APPROXIMATELY 41.3 FEET SOUTH OF INTERSECTION WITH W MAIN STREET
203	615732.22	2223320.74	759.639	PIPE FOUND APPROXIMATELY 31.18 FEET EAST OF CEDAR JOHNSON ROAD AND DIRECTLY ON NORTHERN BOUNDARY OF THE MEADOWS SUBDIVISION PART THREE
205	615521.18	2224136.24	741.913	PIPE FOUND APPROXIMATELY 33.6 FEET EAST AND 261 FEET NORTH OF NORTHEASTERN BOUNDARY OF THE MEADOWS SUBDIVISION PART THREE

LEGAL:
LOT 4, THE MEADOWS SUBDIVISION – PART THREE, IN WEST BRANCH, CEDAR COUNTY, IOWA, IN ACCORDANCE WITH THE RECORDED PLAT THEREOF, CONTAINING 3.78 ACRES AND SUBJECT TO EASEMENTS AND RESTRICTION OF RECORD.

SITE DEVELOPMENT SUMMARY:
ZONING: RB-1
SQUARE FOOTAGE: 164,573 SF COMMERCIAL
PROPOSED USE: COMMERCIAL

DEVELOPMENT CHARACTERISTICS:
LOT 4, THE MEADOWS SUBDIVISION – PART THREE IS TO BE A 3.78 ACRE PARCEL. THE PLAN WILL CONSIST OF 1 (ONE) PROPOSED ASSISTED LIVING FACILITY. THE ASSISTED LIVING FACILITY IS ESTIMATED TO HAVE 12 FULL TIME EMPLOYEES AND 13 PART TIME EMPLOYEES.

DEVELOPMENT SCHEDULE
APPLICANT PLANS TO BEGIN CONSTRUCTION ON FALL 2023, WITH AN ESTIMATED COMPLETION DATE IN FALL 2024.

SITE COVERAGES:

TOTAL LOT AREA	164,573 S.F. (100%)
PROPOSED BUILDING AREA	36,927 S.F. (22.4%)
PROPOSED PAVING AREA	32,865 S.F. (20.0%)
TOTAL IMPERVIOUS AREA	69,792 S.F. (42.4%)
TOTAL OPEN AREA	94,781 S.F. (57.6%)

LOT REQUIREMENTS:
FRONT YARD SETBACK (MEADOWS PLACE) 25 FEET
(CEDAR JOHNSON ROAD) 25 FEET
(WEST MAIN STREET) 25 FEET
SIDE YARD SETBACK 10 FEET

PARKING REQUIREMENTS:
1 SPACE PER EACH 3 BEDS PLUS 1 SPACE FOR EACH 2 EMPLOYEES

49 BEDS / 3 = 17 SPACES
25 EMPLOYEES / 2 = 13 SPACES

TOTAL PARKING REQUIRED = 30 SPACES
TOTAL PARKING PROVIDED = 39 SPACES (3 ADA)

SHEET INDEX

C120 SITE LAYOUT AND DIMENSION PLAN
C140 SWPPP AND EROSION CONTROL PLAN
C141 DETAILED GRADING PLAN
C160 UTILITY PLAN
C500 GENERAL NOTES AND DETAILS
L100 LANDSCAPE PLAN

PAVEMENT LEGEND	MATERIAL	TOTAL*
	7" PCC OVER 8" GRANULAR SUBBASE	2,000 SY
	6" PCC OVER 6" GRANULAR SUBBASE	852 SY
	4" PCC	1,307 SY

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

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.

STANDARD LEGEND AND NOTES
- PROPERTY B/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
- EXIST / PROP: 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.

LOT 4, THE MEADOWS SUBDIVISION – PART THREE
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.

IOWA 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.

LICENSED PROFESSIONAL ENGINEER RONALD L. AMELON 14201 IOWA
SEAL

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.

20____
RONALD L. AMELON P.E. Iowa Lic. No. 14201
My license renewal date is December 31, 20____.
Pages or sheets covered by this seal:

DRAFT

CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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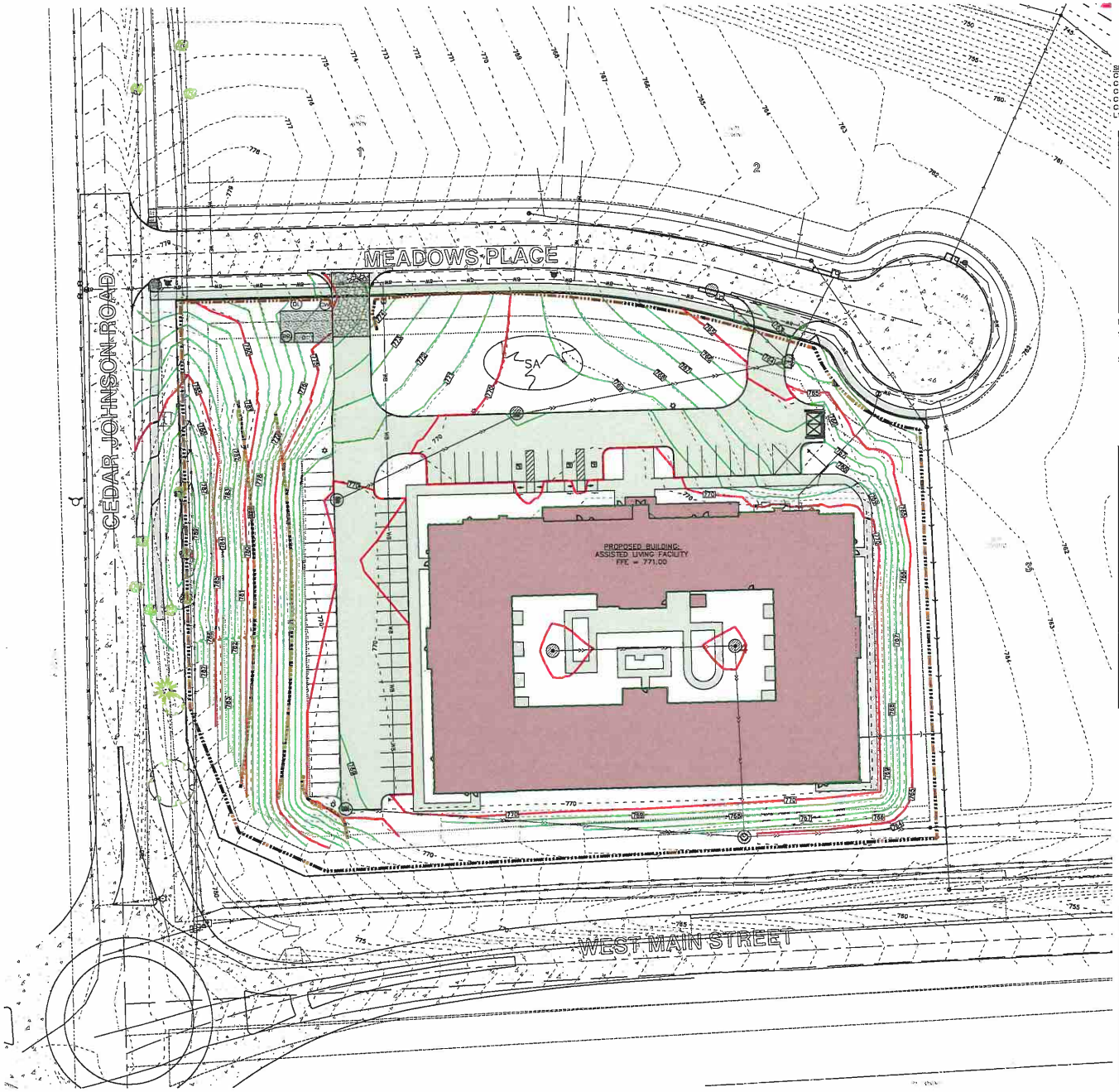
Date	Revision	
07/12/23	PER CITY REVIEW	-RLC
08/11/23	PER CITY REVISION	-ADP
09/11/23	REVISED WATER SERVICE	-HCH
02/08/24	PER FIRE MARSHAL REVIEW	-HGP

SITE LAYOUT AND DIMENSION PLAN

LOT 4, THE MEADOWS SUBDIVISION - PART THREE
WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 06-30-23	
Designed by: RLA	Field Book No: FIELDBOOK
Drawn by: ADP	Scale: 1"=30'
Checked by: RLA	Sheet No: C120
Project No: 11770-001	of: 6



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C140 SWPPP AND EROSION CONTROL PLAN
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GRAPHIC SCALE IN FEET
1"=30'

GRADING AND EROSION CONTROL NOTES

TOTAL SITE AREA: 3.78 ACRES
TOTAL AREA TO BE DISTURBED: 3.78 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 ESIP REGULATIONS.

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

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.

STANDARD LEGEND AND NOTES

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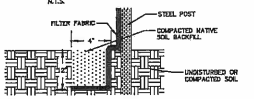
IOWA ONE CALL 811

SILT FENCE DETAIL

N.T.S.



INSTALLATION

1. POSTS SHALL BE 1.33 POUNDS PER LINEAL FOOT STEEL WITH A MINIMUM LENGTH OF 6 FEET. STEEL POSTS SHALL HAVE PROJECTIONS FOR FASTENING WIRE TO THEM.
2. 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.
3. 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 CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6" OVERLAP, AND SECURELY SEALED.
4. 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".
5. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4" WIDE BY 12" DEEP ALONG THE UPSLOPE SIDE OF THE POSTS.
6. FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE POSTS SUCH THAT THE FABRIC EXTENDS INTO THE TRENCH AS SHOWN ABOVE. THE FABRIC SHALL BE FASTENED A MINIMUM OF THREE PLACES ON EACH POST.
7. THE TRENCH SHALL BE BACK FILLED WITH EXCAVATED MATERIAL AND THOROUGHLY COMPACTED.

MAINTENANCE

1. 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.
2. SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO STABILIZING THE UPSLOPE AREAS THE FABRIC SHALL BE REPLACED PROMPTLY.
3. 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.
4. 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 SEEDED.
5. 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 NOTES

1.) MAXIMUM SLOPE ON CUTS AND FILLS SHALL BE 3:1 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 8' WIDE SHALL BE ESTABLISHED AT MID HEIGHT. SEE TYPICAL FILL SECTION.

4.) COMPACTION TO BE 95% STANDARD PROCTOR WHERE > 5:1 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
- SILT FENCE
- FILTER SOCK
- TEMPORARY ROCK CONSTRUCTION ENTRANCE/EXIT
- TEMPORARY PARKING AND STORAGE
- CW CONCRETE TRUCK/EQUIPMENT WASHOUT
- PR PORTABLE RESTROOM
- DL DOCUMENT LOCATION (PERMITS, SWPPP, INSPECTION FORMS, ETC.)
- FILTER SOCK INLET PROTECTION
- FILTER SOCK BEHIND CURB AT CURB RAMP
- PERIMETER SILT FENCE
- EROSION CONTROL MATTING
- SA TEMPORARY SOIL STOCKPILE AREA
- DIRECTION OF OVERLAND FLOW
- D DUMPSTER FOR CONSTRUCTION WASTE
- RIP RAP OUTLET PROTECTION
- 01 OTHER MEASURE: _____
- 02 OTHER MEASURE: _____
- 03 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.

3.78 AC

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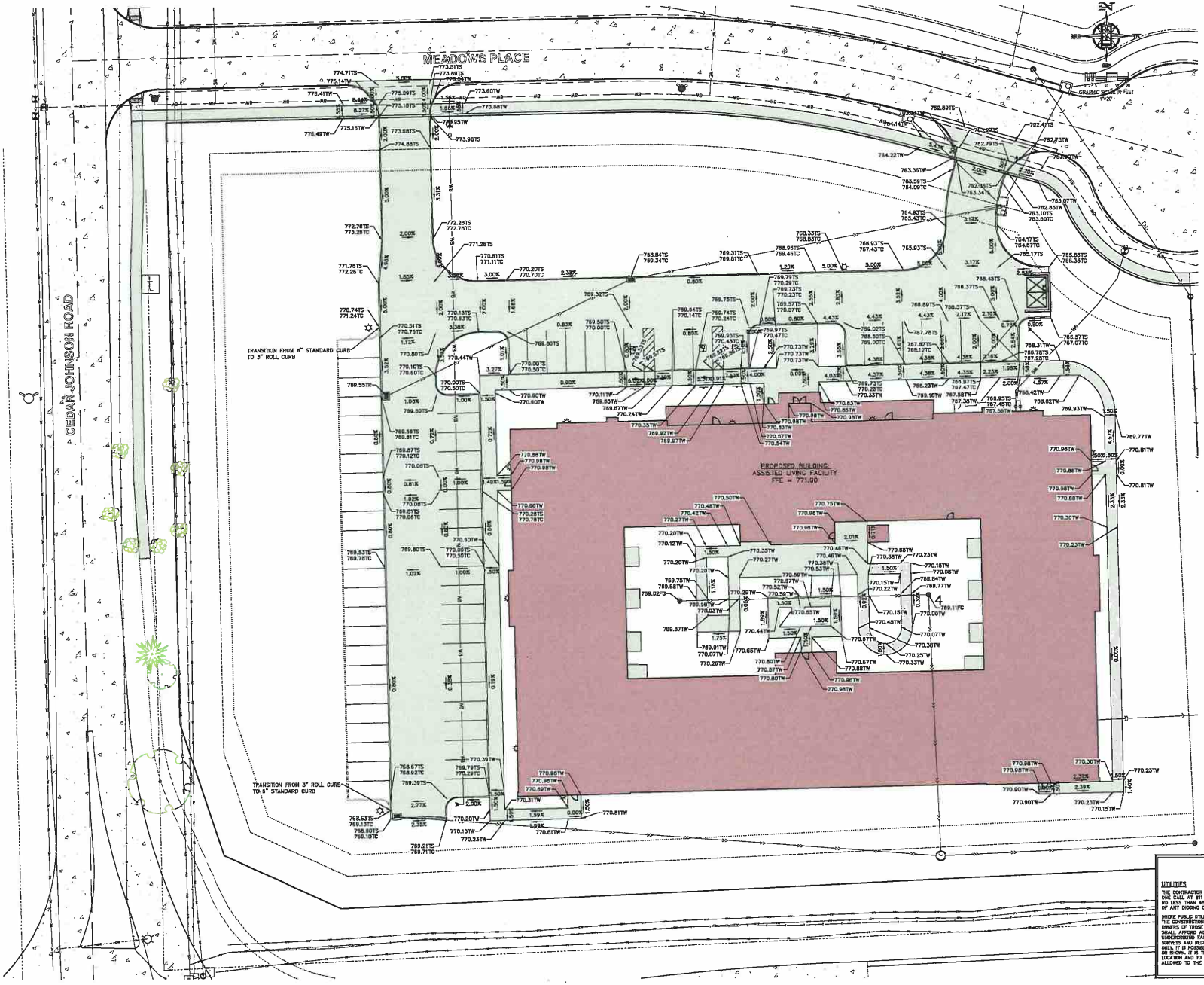
08/11/23	PER CITY REVIEW	-ADP
09/11/23	REVISED WATER SERVICE	-HEH
02/08/24	PER FIRE MARSHAL REVIEW	-ADP

SWPPP AND EROSION CONTROL PLAN

LOT 4, THE MEADOWS SUBDIVISION - PART THREE
WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	06-30-23
Designed by: RLA	Field Book No: FIELDBOOK
Drawn by: ADP	Scale: 1"=30'
Checked by: RLA	Sheet No:
Project No: 11770-001	C140 of 6



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- BENCHMARK
- (R) RECORDED DIMENSIONS
- 22-1 CURVE SEGMENT NUMBER
- EXIST / PROP
- POWER POLE
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- POWER POLE W/TRANS
- POWER POLE W/LIGHT
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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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IOWA ONE CALL SM

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IOWA CITY, IOWA 52240
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www.mmsconsultants.net

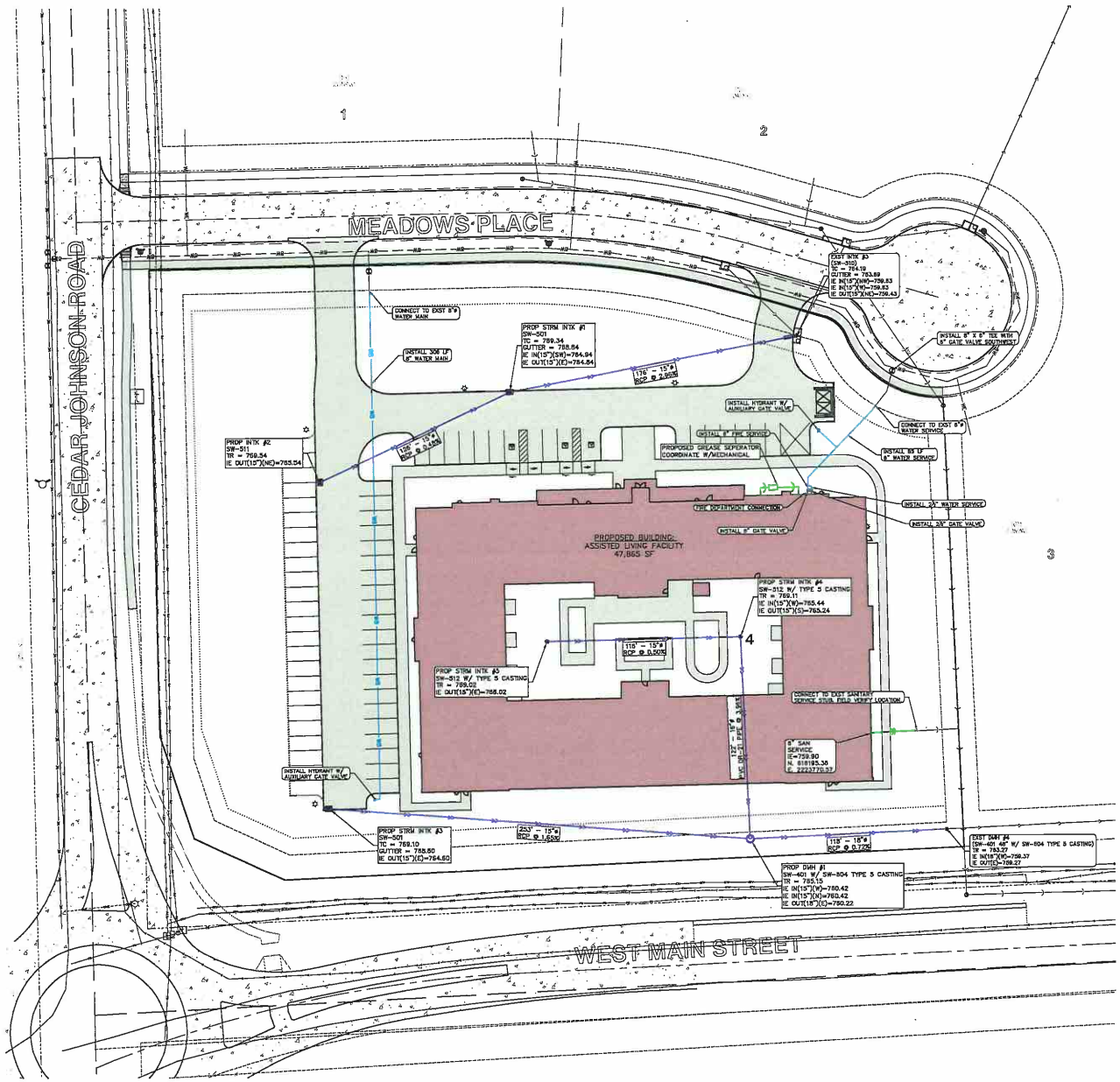
Date	Revision
07/12/23	PER CITY REVIEW -RLC
08/11/23	PER CITY REVIEW -ADP
09/11/23	REVISED WATER SERVICE - HCH
03/08/24	PER FIRE MARSHAL REVIEW -ADP

DETAILED GRADING PLAN

LOT 4, THE MEADOWS SUBDIVISION - PART THREE
WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	06-30-23
Designed by: RLA	Field Book No: FIELDBOOK
Drawn by: ADP	Scale: 1"=20'
Checked by: RLA	Sheet No: C141
Project No: 11770-001	of: 6



3.78 AC

GRAPHIC SCALE IN FEET
1"=30'

STANDARD LEGEND AND NOTES

- PROPERTY B/W BOUNDARY LINES
- RIGHT-OF-WAY 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.

SHEET INDEX

C120 SITE LAYOUT AND DIMENSION PLAN
C140 SWPPP AND EROSION CONTROL PLAN
C141 DETAILED GRADING PLAN
C160 UTILITY PLAN
C500 GENERAL NOTES AND DETAILS
L100 LANDSCAPE PLAN

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.

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.

IOWA ONE CALL SM

CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8292
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Date	Revision	
07/13/23	PER CITY REVIEW	-RLC
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09/11/23	REVISED WATER SERVICE	-RLH
02/08/24	PER FIRE MARSHAL REVIEW	-ADP

UTILITY PLAN

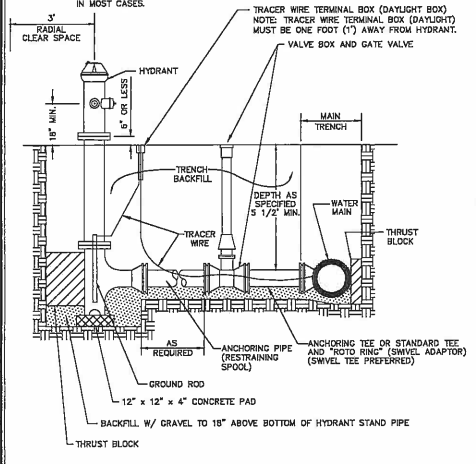
LOT 4, THE MEADOWS SUBDIVISION - PART THREE
WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	06-30-23
Designed by: RLA	Field Book No: FIELDBOOK
Drawn by: ADP	Scale: 1"=30'
Checked by: RLA	Sheet No:
Project No: 11770-001	C160 of 6

TYPICAL HYDRANT
N.T.S.

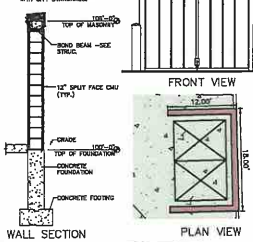
CONTACT LOCAL AUTHORITY FOR SPACING OF HYDRANT BEHIND CURB. USE 3 FEET BEHIND CURB AND LOCAL PUMPER NOZZEL TOWARD CURB IN MOST CASES.



HYDRANT ASSEMBLIES SHALL HAVE THREE NOZZLES (TWO 2 1/2" AND ONE 4 1/2" PUMPER NOZZLE). PUMPER NOZZLE SHALL BE STORZ STYLE. OPERATING UNIT SHALL BE TAPERED 11/18" TO 3/4" SQUARE NUT, OPENING RIGHT (CLOCKWISE).

TRASH ENCLOSURE DETAIL
N.T.S.

NOTE: DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH MATERIALS CONSISTENT WITH THOSE USED ON THE BUILDINGS AND IN ACCORDANCE WITH CITY STANDARDS.



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.D), 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 DR-18 PVC PIPE.
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 4125.04 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 INFISHIELD 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, SHIMS TO LEVEL MANHOLE FRAME MADE OF MATERIALS OTHER THAN PCC OR THE RING MATERIAL DISCUSSED ABOVE WILL NOT BE ALLOWED, IE: WOOD, BRICK, BLOCKS, 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 CRETEX EXTERIOR CHIMNEY SEAL OR APPROVED EQUAL. ALL SANITARY MANHOLES IN PAVING SHALL HAVE 3-PIECE FLOATING CASTING

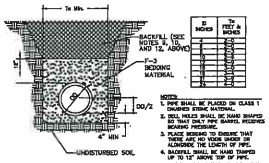
AIR TESTING

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 5 psi & MAINTAIN FOR A MINIMUM OF 3 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	6.5
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%.



D INCHES	Te FEET & INCHES
4	2-0
6	2-3
8	2-6
10	2-9
12	3-0
15	3-3
18	3-6
21	3-9
24	4-0
27	4-3
30	4-6
36	4-9
42	5-3
48	5-6

NOTES
1. PIPE SHALL BE PLACED ON CLASS 1 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 Te.

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 8-INCHES ABOVE A SEWER OR 18-INCHES BELOW A SEWER. THE SEPARATION DISTANCE SHALL BE THE MAXIMUM FEASIBLE 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 SLIP-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 4125.04 WITH 1" MAXIMUM AGGREGATE SIZE. COMPACT TO 90% MODIFIED PROCTOR DENSITY.
7) ALL STORM SEWERS SHALL HAVE CONTINUED "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.

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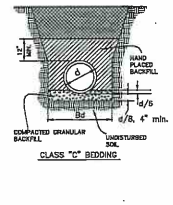


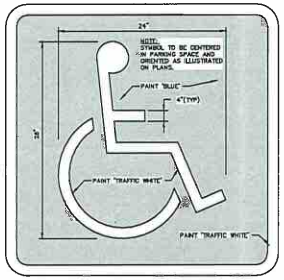
CLASS "C" BEDDING

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

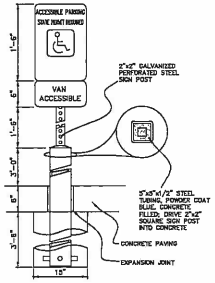
NOTES:
1. PIPE SHALL BE PLACED ON CRUSHED STONE MATERIAL.
2. BELL HOLES SHALL BE HAND SHAPED SO THAT ONLY PIPE BARREL RECEIVES BEARING PRESSURE.
3. PLACE BEDDING TO ENSURE THAT THERE ARE NO VOIDS UNDER OR ALONGSIDE THE LENGTH OF PIPE.
4. BACKFILL SHALL BE HAND TAMPED UP TO 12" ABOVE TOP OF PIPE.

ACCESSIBLE PARKING SYMBOL
N.T.S.

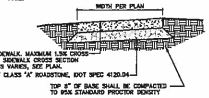
IOWA STANDARD ROAD PLAN DETAIL: PM-111 "WPSS"



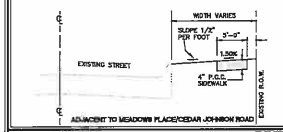
ACCESSIBLE SIGN DETAIL
N.T.S.



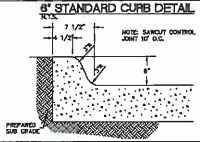
TYPICAL SIDEWALK DETAIL
N.T.S.



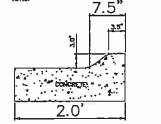
TYPICAL SIDEWALK INSTALLATION
N.T.S.



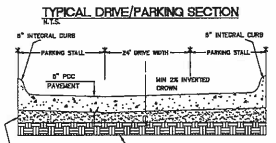
6" STANDARD CURB DETAIL
N.T.S.



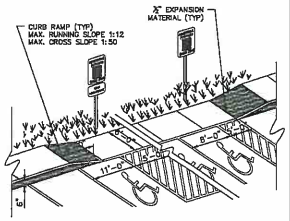
3" ROLL CURB DETAIL
N.T.S.



TYPICAL DRIVE/PARKING SECTION
N.T.S.



ACCESSIBLE PARKING DETAIL
N.T.S.



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GENERAL NOTES AND DETAILS

LOT 4, THE MEADOWS SUBDIVISION - PART THREE
WEST BRANCH
CEDAR COUNTY
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MMS CONSULTANTS, INC.

Date:	06-30-23
Designed by: RLA	Field Book No: FIELDBOOK
Drawn by: ADP	Scale:
Checked by: RLA	Sheet No: C500
Project No: 11770-001	of: 6

LANDSCAPE REQUIREMENTS

25% OPEN SPACE REQUIRED
- 164,573 x 0.25 = 41,143 SF

1 TREE PER 1,500 SF OF OPEN SPACE
- 41,143 / 1,500 = 27 TREES

1 SHRUB PER 1,000 SF OF OPEN SPACE
- 41,143 / 1,000 = 41 SHRUBS

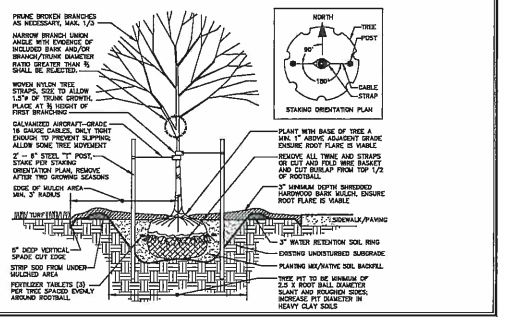
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE H. X W.
	BN	3	Betula nigra	River Birch	2" Cal.	B&B	60' x 45'
	GB	1	Ginkgo biloba 'Autumn Gold' TM	Autumn Gold Ginkgo	2" Cal.	B&B	50' x 30'
	GT	1	Gleditsia triacanthos inermis 'Skylole' TM	Skyline Thornless Honey Locust	2" Cal.	B&B	45' x 35'
	LT	1	Liriodendron tulipifera	Tulip Tree	2" Cal.	B&B	60' x 50'
	PG	11	Picea glauca 'Densata'	Black Hills Spruce	6' Ht.	B&B	40' x 15'
	PS	3	Pinus strobus	Eastern White Pine	6' Ht.	B&B	60' x 35'
	QB	3	Quercus bicolor	Swamp White Oak	2" Cal.	B&B	60' x 60'
	QR	2	Quercus rubra	Red Oak	2" Cal.	B&B	70' x 70'
	TA	2	Tilia americana 'Boulevard'	Frontyard® American Linden	2" Cal.	B&B	60' x 40'

SHRUBS, ORNAMENTAL GRASSES & PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE H. X W.
	JC	21	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24" Ht.	Container	4' x 6'
	TO	9	Thuja occidentalis 'Little Giant'	Little Giant Arborvitae	24" Ht.	Container	5' x 5'
	VT	20	Viburnum trilobum 'Bailey Compact'	Bailey's Compact Viburnum	30" Ht.	Container	6' x 5'

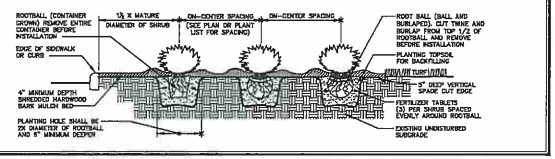
TYPICAL TREE PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL (DECIDUOUS AND EVERGREEN)

N.T.S.



STANDARD LEGEND AND NOTES

- PROPERTY B/W BOUNDARY LINES
- CONDEMNATION 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
- RECORDED EASEMENT LINES
- EXISTING EASEMENT LINES
- BENCHMARK
- (R) RECORDED DIMENSIONS
- EXIST 22-1 PROP. 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

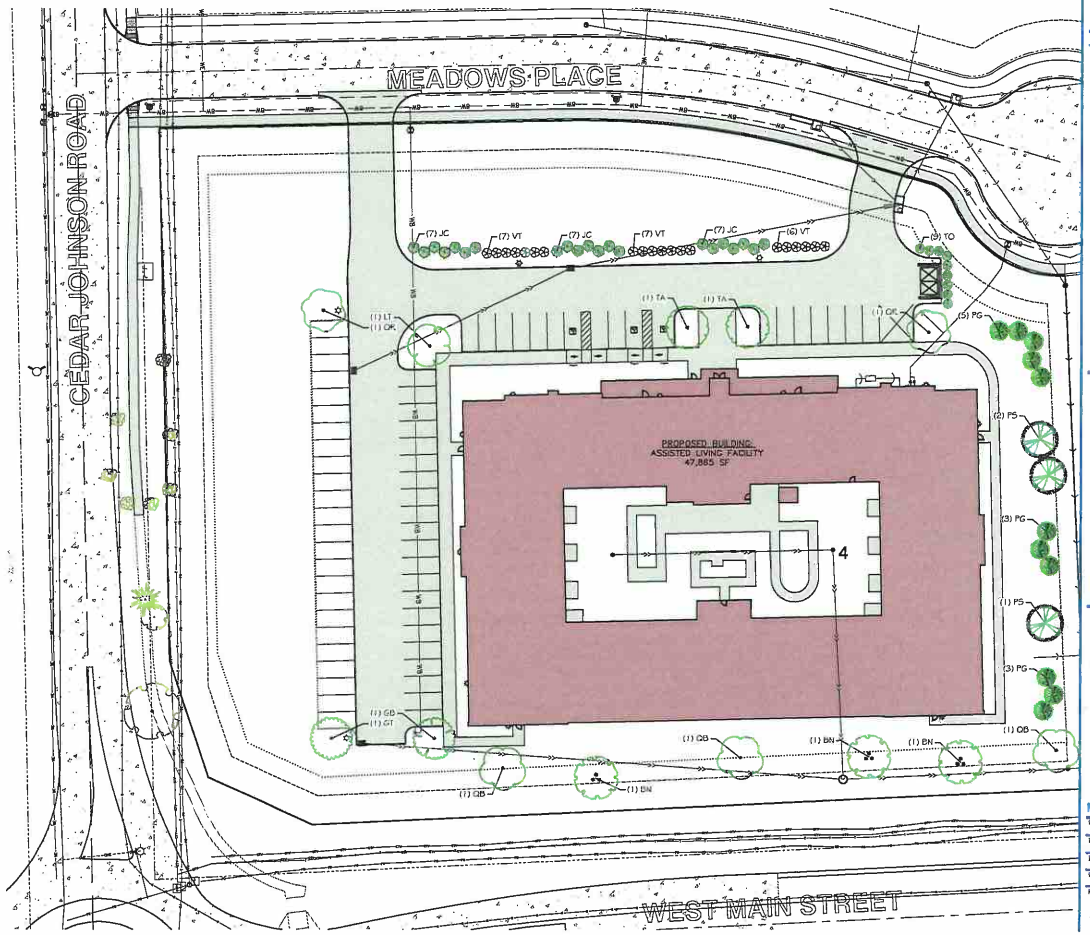
THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.

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.

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.

IOWA ONE CALL SM



3.78 AC

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

SHEET INDEX

C120 SITE LAYOUT AND DIMENSION PLAN
C140 SWPPP AND EROSION CONTROL PLAN
C141 DETAILED GRADING PLAN
C160 UTILITY PLAN
C500 GENERAL NOTES AND DETAILS
L100 LANDSCAPE PLAN

GRAPHIC SCALE IN FEET 1"=30'

Date	Revision	
07/12/23	PER CITY REVIEW	-RLC
08/11/23	PER CITY REVIEW	-ADP
09/11/23	REVISED WATER SERVICE	-HCH
02/08/24	PER FIRE MARSHAL REVIEW	-ADP

LANDSCAPE PLAN

LOT 4, THE MEADOWS SUBDIVISION - PART THREE

WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	06-30-23
Designed by: RLA	Field Book No. FIELDBOOK
Drawn by: ADP	Scale: 1"=30'
Checked by: RLA	Sheet No: L100
Project No: 11770-001	of: 8