

#### PLANNING AND ZONING COMMISSION MEETING Tuesday, August 26, 2025 • 7:00 p.m. West Branch City Council Chambers, 110 N. Poplar St.

Council Quorum May Be Present

https://zoom.us/j/5814699699

or dial in phone number 1-312-626-6799 with Meeting ID 581 469 9699

- 1. Call to Order
- 2. Roll Call
- 3. Approve Agenda/Move to action.
  - a. Approve minutes from the July 22, 2025 meeting.
- 4. Public Hearing/Non-Consent Agenda. /Move to action.
  - a. Review and Approve Final Site Plan for Brown's West Branch. / Move to Action
  - b. Review and Approve updates to the Site Plan for Parkside Hills / Move to Action.
- 5. Discussion
- 6. City Staff reports
- 7. Comments from Chair and Commission Members
- 8. Next regular Planning & Zoning Commission meeting Tuesday, September 23, 2025
- 9. Adjourn

#### City of West Branch Planning & Zoning Commission Meeting July 22, 2025

#### West Branch City Council Chambers, 110 North Poplar Street

Vice Chair Ryan Bowers called the (Special) Planning & Zoning Commission meeting to order at 7:00 p.m.

Commission members present: John Fuller, Ryan Bowers, Matt Van Scoyoc, Brad Bower, Matt

Van Scoyoc, Madison Conley, Ryan Foley

Council members present: Mayor Laughlin, Mike Horihan, Jerry Sexton

Absent: None

City Staff present: City Administrator, Adam Kofoed, Zoning Administrator, Terry Goerdt, City

Engineer, Dave Schechinger, Fire Chief Kevin Stoolman.

#### APPROVE AGENDA/CONSENT AGENDA/MOVE TO ACTION.

Motion by Bowers, second by Bower. Motion carried on a voice vote.

#### PUBLIC HEARING/NON-CONSENT AGENDA

a. Review and Approve the Final Plat for Meadows Part 6.

Engineer Schechinger explained developers are wishing to sell the southern lots and a punch list with an escrow payment would be required. Outlot will be maintained by the city. Fuller asked about the two lots facing Cedar Johnson. Schechinger explained there are two lots which are less than ideal but there are two buildable lots at that corner. A discussion occurred between the audience indicating these two lots were intended to be single family.

Motion by Bowers second by Conley. Motion passed 6-1.

b. Review and Approve Site Plan for Heritage Hill Subdivision, Part 2, Lot 1/Move to Action Jon Marner from MMS Consultants introduced the site plan on behalf of BBCO, LLC. Fuller asked about parking spaces under the PUD ordinance. Kofoed stated some flexibility is allowed under the designation. Marner said there are 1.5 parking spots per unit. Bowers asked about on street parking and Marker felt there might be some flexibility. Bowers asked about sidewalk connectivity where there is not a connection on the east side of the building due to a light pole. Board felt city should have the pole moved and developer connect the sidewalk.

Janeen Miller owner of adjacent property feels their easements will not be protected under the current plan and there will be shrubs and landscaping in the way. There property was bought in 1981 and there was no objection to an adverse possession until BBCO bought the adjoining properties. Janeen stated they are putting a temporary injunction on the building through their attorney. Marner, there is no plans there is no removal of the property shown in the most current plans. Developer claims they are following the easements in which they have purchased and have

Steve Miller owner of adjacent property spoke opposed of the site plan. Presented the board with a document on the easement of their property. Bowers and Conley discussed easement issues being resolved. Marner from MMS pointed where the easement is in recorded 1976 purchase agreements.

Erica Benjamin spoke opposed to the project as she preferred the original drawings where commercial building was "L" shaped on the corner and had full public commercial property. Developer, Blaine Thomas said they are following meats and bounds by law.

Sally Peck resident spoke opposed to the project. Peck felt the project has changed since the original planned unit development ordinance and original preliminary plat.

Kevin Stoolman, Fire Chief expressed concerns with fire truck access and the need for a ladder truck in the future with more three-story buildings being constructed in town. Stoolman feels planned unit development ordinances make it difficult for the fire department to combat fires in such tight spaces. BBCO developer Thomas stated all of the buildings in Parkside are sprinkled.

Jessi Simon spoke on behalf of the Main Street Design Committee's comments. Here were their comments:

- Roofline design should include parapets.
- Building height is acceptable due to long-term benefits of increased downtown housing
- Front ground floor design should be commercial and the current request is not in compliance.
- Needs a true commercial use on the ground floor as a resident only gym does not fulfill a public commercial space.
- No dedicated parking identified for commercial use.

The board agreed to the following stipulations:

- 1. Dedicated on street parking in front of the commercial building.
- 2. Roofline design should include parapets.
- 3. Paving for Miller's easement should be identified.
- 4. The front building commercial building should be all dedicated to commercial.
- 5. Needs a true commercial use on the ground floor as a resident only gym does not fulfill a public commercial space.
- 6. Lack of a contiguous sidewalk on the east end of the property needs addressed.
- 7. Site plan must show fire truck access.
- 8. Civil issues should be resolved.

Motion to table by Fuller, second by Foley. Motion tabled 7-0.

#### The following conditions

#### c. Review Site Plan for Parkside Reimagined Phase I.

Marner from MMS introduced the conceptual plan. It's a 12-plex mix with nine row house buildings similar to Heritage Hill. All buildings are required to be sprinkled and a mix of two and one bedrooms. There are two commercial properties and developers plan to donate the hotel commercial lot to the city.

Commissioner Walsh asked about the mix of rental versus ownership. Most, if not all, will be rental. Kofoed explained this year only one single family house permit has been submitted. Chair Fuller asked if city council was interested in hotel. Mayor Laughlin agreed. Bowers inquired about public and private streets which Marner suggested there is openness. Bowers suggested access to hotel and commercial be at public standards.

Conley discussed open space. Developers agreed Outlot A could be gifted as open space. Kofoed advocated on Fire Chief Stoolman's request there are assurances fire vehicles can access the

properties. Schechinger spoke with Stoolman regarding the south east corner and entrances must be tested before final approval. Schechinger mentioned there aren't easements for extra parking. Kofoed asked the board based on the complication of the development and not everything will be accomplished would they prefer staff advocate for open space or parking. The board felt open space was a higher priority.

Board motioned to approve the conceptual plan with condition fire trucks have access, outlot a is dedicated to open space. Motion by Fuller second by Bowers. Motion passes 7-0.

#### d. Review and Approve Final Site Plan for Brown's West Branch expansion at 205 Tidewater Drive

Motioned to table to allow developer to show revised vegetation plan with more trees around the basin by Bowers, second by Conley Motion tabled 7-0.

#### Adjourn

Motion by Bower, second by Bowers to adjourn the Planning & Zoning Commission meeting. Motion carried on a voice vote. The meeting adjourned at 9:14 p.m.

Submitted by: Adam Kofoed City Administrator



## SITE PLAN APPLICATION

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Name: Forest Brown (Forza Enterprises LLC)

Address: 205 Lidewater Dr	West Branch	Iowa	52358
Street or PO Box #	City	State	Zip Code
Phone: 563-880-1237	Email:	Email: fbrown@victorywithbrowns.com	com
Additional Contact:			
Name: Rachel Nardone (MMS Consultants, Inc.)	Inc.)		
Phone: 319-351-8282	Email:	Email: r.nardone@mmsconsultants.net	.net
Property Owner (if other than applicant):			
Name: Forza Enterprizes LLC			
***************************************	Guttenberg	lowa	52052
Street or PO Box #	City	State	Zip Code
Phone: 563-880-1237	Email:	Email: fbrown@victorywithbrowns.com	mo
Property Information:			
Address (if no address, list name of closest streets): 501 Tidewater Dr	treets): 501	Tidewater Dr	
Assessor's Parcel # (Attach Legal Description): 050013083260030	n): 05001308	33260030	
Current Zoning: HCI			

During the review process, the Planning and Zoning Commission or City Staff may visit the property. Please sign here if the property owner does not wish to allow Commission or Staff to enter onto the property.

Signature of Applicant

Date

S:\Departments\Planning & Growth\Subdivision Forms & Checklists\Site Plan\Site Plan Application- New.docx

Submittal deadline: 14 days prior to next regularly scheduled Planning and Zoning Commission meeting. Site Plan Application Fee: \$200.00 Special Meeting Regularly Scheduled Plan Application Fee: \$200.00 Special Meeting Regularly Scheduled Planning and 250.00 Sec. \$200.00 Special Meeting Regularly Scheduled Planning and Zoning Commission meeting.

Date	Signature of City Official
	Action taken by City Council Approve Deny
Zoning)	Date of City Council meeting to approve Site Plan (approved by Planning & Zoning)
	Date Planning & Zoning approved Site Plan
	Date of second Planning & Zoning Commission meeting
eceived at least 14 days prior to the	Date of next Planning & Zoning Commission meeting, application must be received at least 14 days prior to the P & Z meeting
	Date comments / recommendations received from Zoning Administrator
	Date comments / recommendations received from City Engineer
	Date of Pre-application conference
ayor, City Council, City Engineer,	Date complete application forwarded to Planning & Zoning Commission, Mayor, City Council, City Engineer, City Attorney, Fire Chief, Public Works Director and Zoning Administrator
	Date application received - includes detailed site plan
	For Staff Use:
tions 167.04 and 167.06 unless ociated documents, no larger than r distribution. ed project	Include with this application:  □ 1 complete copy of this application form.  □ 1 complete copy of this application form.  □ Detailed Site Plan – The site plan shall contain all the information required by Sections 167.04 and 167.06 unless otherwise waived by the Zoning Administrator. Submit 5 copies of site plan and associated documents, no larger than 11 x 17 or email Acrobat "PFD" files of all materials to <a href="mailto:less">less</a> feet of information deemed necessary by the City Staff for the review of the proposed project
r meering. ineer and Attorney fees, Lift ditional costs and must be paid	*Additional costs that may be charged include: Public Hearing publishing costs, Engineer and Attorney fees, Lift Station Connection Fees (Chpt.100) and mailing costs. Applicant will be billed for additional costs and must be paid before Site Plan Application will proceed.



## REQUEST FOR A VARIANCE FROM THE ZONING BOARD OF ADJUSTMENT

of ce р f.117 The property own

rections of approval to approve the second of the common source of the second of the s
Property Owner Name(s): Forza Enterprizes LLC / Forest Brown
Property Address: 501 Tidewater Dr
Phone Number: 319-643-3673 Email: fbrown@victorywithbrowns.com
Applicant Name (if not the owner):
Phone Number : Email:
CITY CODE OF WEST BRANCH, IOWA. CHAPTER 165 - ZONING REGULATIONS
165.22 POWERS OF THE BOARD. The Zoning Board of Adjustment shall have the following powers:

# bc

- Administrative Review. To hear and decide appeals where it is alleged by the appellants that there is error in any order, requirement, permit, decision, determination or refusal made by the zoning officer or other administrative official in the carrying out or enforcement of any provision of this chapter, and for interpretation of the Zoning Map. <del>-</del>
- Vote Required. The concurring vote of three (3) members of the Board shall be necessary to reverse or modify any order or decision of an administrative official. 7
- Special Exceptions. To hear and decide applications for special exceptions as specified in this chapter and for decisions on any special questions upon which the Board of Adjustment is specifically authorized to pass. 3
- Financial disadvantage to the property owner shall not constitute conclusive proof of unnecessary hardship within the purposes of zoning. 4.
- The Board does not possess the power to permit a use not generally or by special exception, permitted in the district involved. 3
- In granting a Variance or Special Exception, the Board may attach thereto any conditions and safeguards it deems necessary or desirable in furthering the purposes of this chapter. Violation of any of these conditions or safeguards shall be deemed violation of this chapter. 6.

Explain your special exception / variance request. Cite the Code section of which you are requesting a exception / variance and please be detailed in your request:

Variances are being requested to substitute required trees with shrubs and to reduce the required interior parking landscape from 5.0% to 2.0% as the total open space on the lot exceeds the minimum 25%. (167.06.2.A and 167.06.8)

and create additional challenges in maintaining clean inventory on display, as well as general maneuvering of vehicles. As such, the above variances are being requested with the intention of providing landscaping consistent with similar developments in West Branch and surrounding communities. Given the nature of automotive sales, trees and interior islands inhibit everyday operations

= 5/12/20x<	wa.org	APPROVED DENIED	denied on the day of
Date	Adam@westbranchio	DATE	approved denie
Signature A. C.	**Email the completed form to: Adam@westbranchiowa.org	SIGNATURE OF BOARD MEMBERS	SPECIAL EXCEPTION REQUEST:

SQUARE FOOTAGE:

SITE COVERAGES:

PROPOSED BUILDING AREA

PROPOSED PAVING AREA

TOTAL IMPERVIOUS AREA

TOTAL LOT AREA

TOTAL OPEN AREA

LOT REQUIREMENTS:

FRONT YARD SETBACK

SIDE YARD SETBACK

REAR YARD SETBACK

PARKING REQUIREMENTS TOTAL PARKING PROVIDED

BUILDING'S SERVICE AREA

NUMBER OF EMPLOYEES CUSTOMER PARKING\*

DEVELOPMENT CHARACTERISTICS:

DEVELOPMENT SCHEDULE

THE PROPOSED DEVELOPMENT WILL CONSIST OF 1 (ONE) PROPOSED

APPLICANT PLANS TO BEGIN CONSTRUCTION ON SUMMER 2025, WITH

\*ADDITIONAL CUSTOMER PARKING PROVIDED WITHIN

COMMERCIAL BUILDING FOR AUTOMOTIVE SALES AND SERVICE.

AN ESTIMATED COMPLETION DATE IN SPRING 2026.

PROPOSED USE:

254,437 SF

COMMERCIAL

254,437 S.F. (100%)

27,856 S.F. (11.0%)

151,507 S.F. (59.5%)

179,363 S.F. (70.5%)

75,074 S.F. (29.5%)

83 SPACES (4 ADA)

25 FEET

45 SPACES

38 SPACES

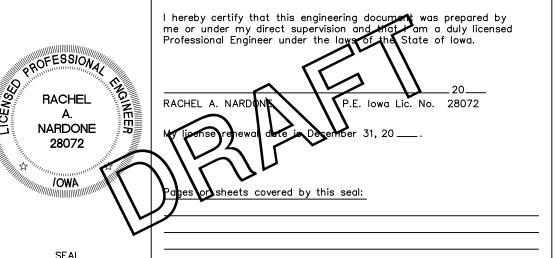
NONE

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

06/03/2025 PER CITY COMMENT - RAN 08/19/2025 PER CLIENT COORDINATION - RAN

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

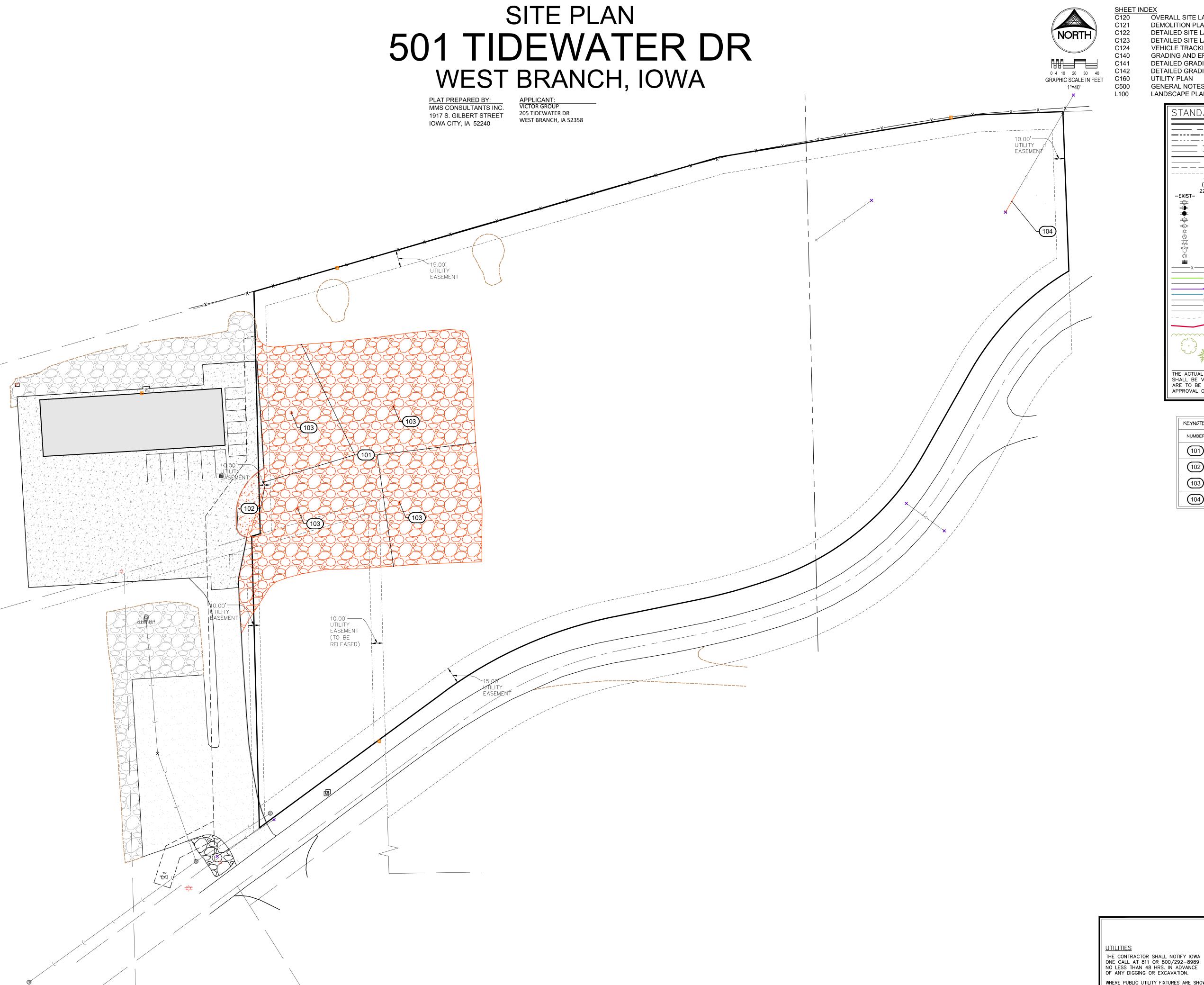
LOCATION AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.



MMS CONSULTANTS, INC.

CEDAR COUNTY

05/12/2025 Designed by: Field Book No: RAN 1379,1394,1412 Drawn by:



OVERALL SITE LAYOUT AND DIMENSION PLAN **DEMOLITION PLAN** 

DETAILED SITE LAYOUT AND DIMENSION PLAN - WEST HALF DETAILED SITE LAYOUT AND DIMENSION PLAN - EAST HALF

VEHICLE TRACKING PLAN GRADING AND EROSION CONTROL PLAN AND SWPPP

DETAILED GRADING PLAN - WEST HALF DETAILED GRADING PLAN - EAST HALF UTILITY PLAN

GENERAL NOTES AND DETAILS LANDSCAPE PLAN

STANDARD LEGEND AND NOTES — PROPERTY &/or BOUNDARY LINES
— CONGRESSIONAL SECTION 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 POLEPOWER POLE W/DROP - POWER POLE W/TRANS - POWER POLE W/LIGHT 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

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.

— EXISTING TREE LINE

- EXISTING DECIDUOUS TREE & SHRUB

- EXISTING EVERGREEN TREES & SHRUBS

KEYNOTES		
NUMBER	KEYNOTE	DETAIL
101	REMOVE 4,458 SY GRAVEL	
102	REMOVE 96 SY ASPHALT	
103	REMOVE LIGHT POLE	
104	REMOVE 18 LF STORM PIPE	

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

06/03/2025 PER CITY COMMENT - RAN 08/19/2025 PER CLIENT COORDINATION - RAN

**DEMOLITION PLAN** 

501 TIDEWATER DR

WEST BRANCH CEDAR COUNTY IOWA

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.

MMS CONSULTANTS, INC.

05/12/2025 Field Book No: RAN 1379,1394,1412

CIVIL ENGINEERS

LAND PLANNERS

LAND SURVEYORS

1917 S. GILBERT ST.

(319) 351-8282

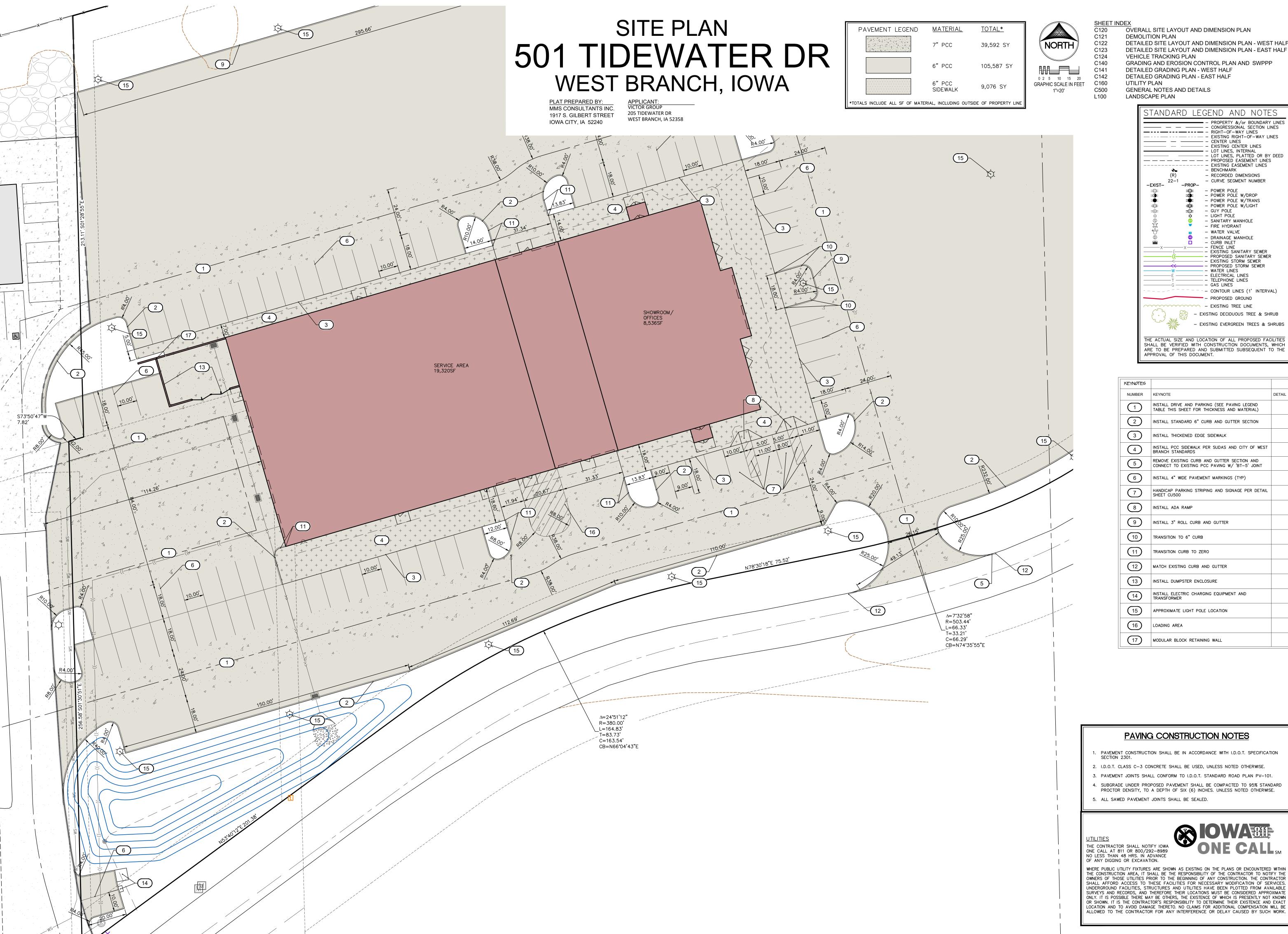
IOWA CITY, IOWA 52240

www.mmsconsultants.net

LANDSCAPE ARCHITECTS

**ENVIRONMENTAL SPECIALISTS** 

06/03/2025 PER CITY COMMENT - RAN 08/19/2025 PER CLIENT COORDINATION - RAN

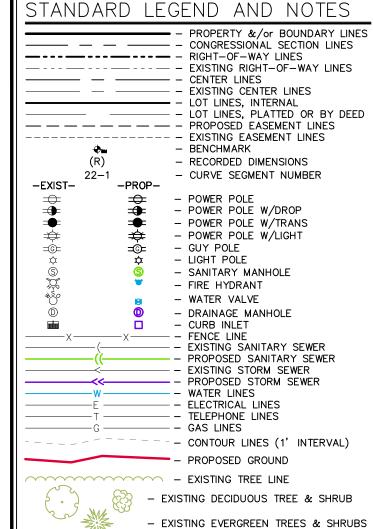


OVERALL SITE LAYOUT AND DIMENSION PLAN **DEMOLITION PLAN** DETAILED SITE LAYOUT AND DIMENSION PLAN - WEST HALF

DETAILED SITE LAYOUT AND DIMENSION PLAN - EAST HALF VEHICLE TRACKING PLAN GRADING AND EROSION CONTROL PLAN AND SWPPP DETAILED GRADING PLAN - WEST HALF

DETAILED GRADING PLAN - EAST HALF UTILITY PLAN

GENERAL NOTES AND DETAILS LANDSCAPE PLAN — – CENTER LINES



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

**KEYNOTES** NUMBER INSTALL DRIVE AND PARKING (SEE PAVING LEGEND TABLE THIS SHEET FOR THICKNESS AND MATERIAL) INSTALL STANDARD 6" CURB AND GUTTER SECTION INSTALL THICKENED EDGE SIDEWALK INSTALL PCC SIDEWALK PER SUDAS AND CITY OF WEST REMOVE EXISTING CURB AND GUTTER SECTION AND CONNECT TO EXISTING PCC PAVING W/ 'BT-5' JOINT INSTALL 4" WIDE PAVEMENT MARKINGS (TYP) INSTALL ADA RAMP INSTALL 3" ROLL CURB AND GUTTER TRANSITION TO 6" CURB TRANSITION CURB TO ZERO MATCH EXISTING CURB AND GUTTER INSTALL DUMPSTER ENCLOSURE INSTALL ELECTRIC CHARGING EQUIPMENT AND TRANSFORMER APPROXIMATE LIGHT POLE LOCATION MODULAR BLOCK RETAINING WALL

DETAILED SITE LAYOUT AND DIMENSION PLAN
- WEST HALF

#### 501 TIDEWATER DR

**WEST BRANCH** CEDAR COUNTY IOWA

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

PAVING CONSTRUCTION NOTES

MMS CONSULTANTS, INC		
Date:		05/12/2025
Designed by:	RAN	Field Book No: 1379,1394,1412
Drawn by:	RAN	Scale: 1"=20'
Checked by:	KJB	Sheet No:

#### SITE PLAN 501 TIDEWATER DR WEST BRANCH, IOWA

APPLICANT: VICTOR GROUP

205 TIDEWATER DR

WEST BRANCH, IA 52358

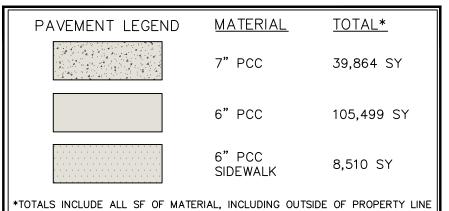
PLAT PREPARED BY: MMS CONSULTANTS INC.

1917 S. GILBERT STREET

IOWA CITY, IA 52240

SHOWROOM/ OFFICES 8,536SF

SERVICE AREA 19,320SF



 $\Delta = 42^{\circ}23'30"$ R=240.00' Ĺ=177.57

T=93.07'

C=173.55'

CB=N50'42'36"E

C140 C142 0 2 5 10 15 20 C160 GRAPHIC SCALE IN FEET C500

∕∆=29°52′12″ R=240.00'

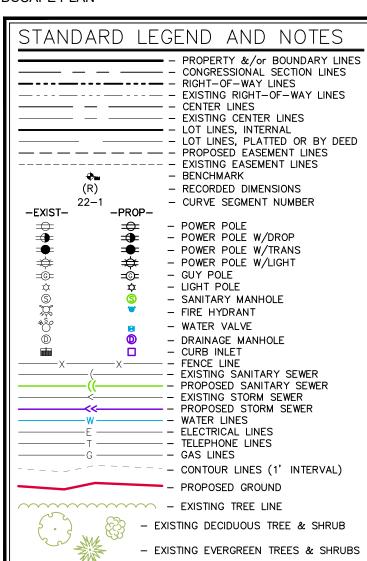
\_L=125.12 T=64.02'

C=123.71' CB=N44\*26'58"E

OVERALL SITE LAYOUT AND DIMENSION PLAN C121 **DEMOLITION PLAN** C122 DETAILED SITE LAYOUT AND DIMENSION PLAN - WEST HALF C123 DETAILED SITE LAYOUT AND DIMENSION PLAN - EAST HALF C124

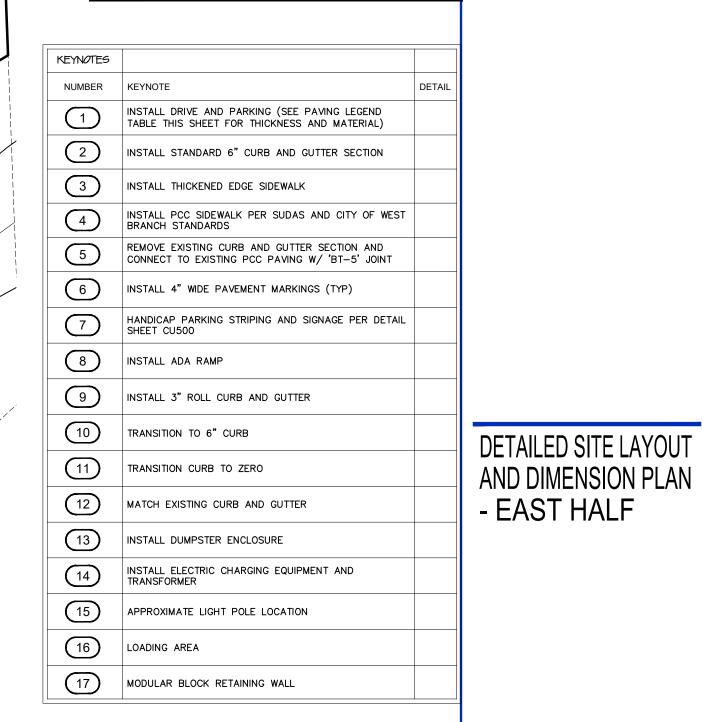
VEHICLE TRACKING PLAN GRADING AND EROSION CONTROL PLAN AND SWPPP DETAILED GRADING PLAN - WEST HALF DETAILED GRADING PLAN - EAST HALF

UTILITY PLAN GENERAL NOTES AND DETAILS L100 LANDSCAPE PLAN



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.





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

06/03/2025 PER CITY COMMENT - RAN 08/19/2025 PER CLIENT COORDINATION - RAN

#### 501 TIDEWATER DR

**WEST BRANCH** CEDAR COUNTY IOWA

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/292-8989 NO LESS THAN 48 HRS. IN ADVANCE

5. ALL SAWED PAVEMENT JOINTS SHALL BE SEALED.

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.

PAVING CONSTRUCTION NOTES

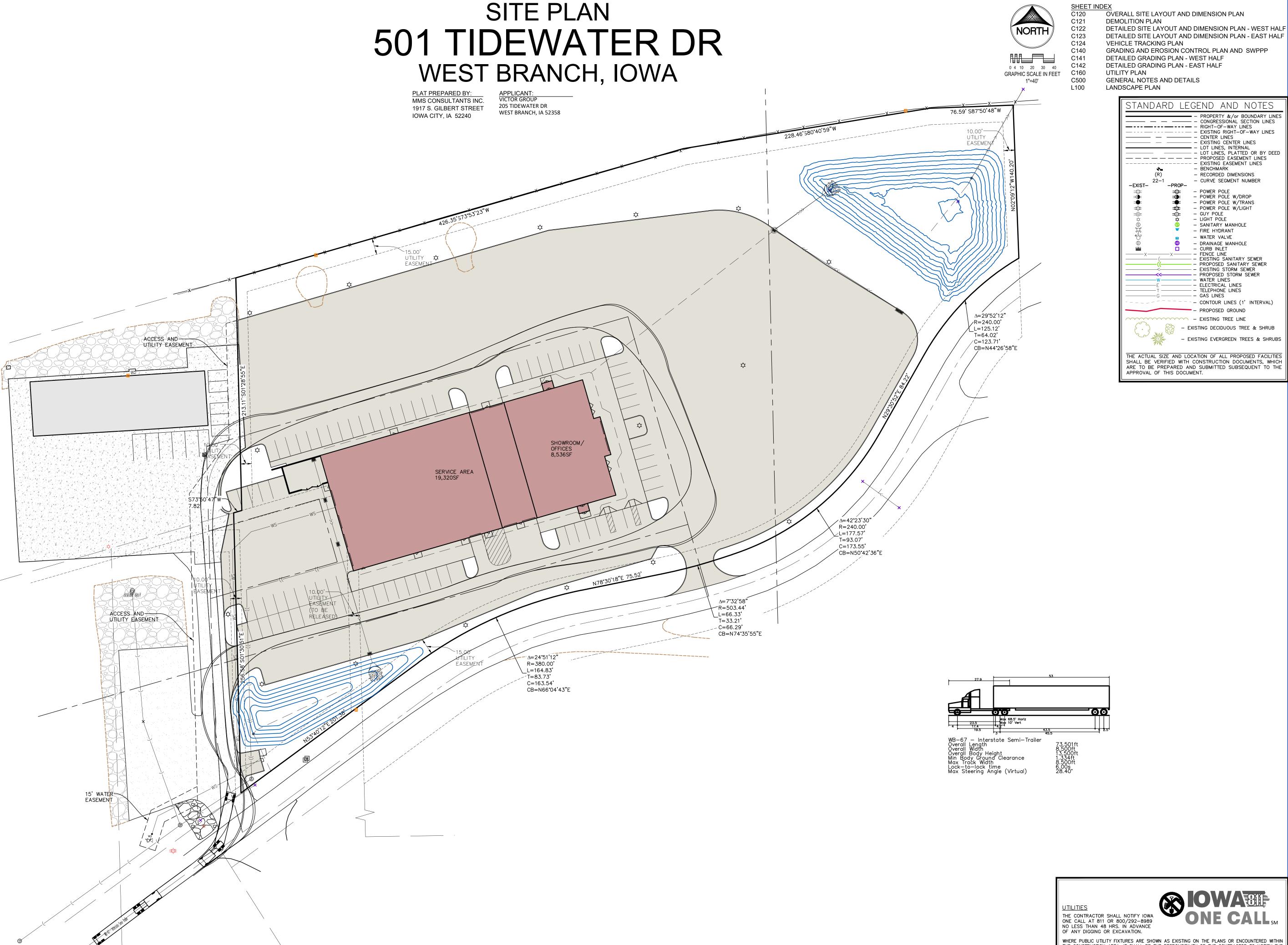
1. PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH I.D.O.T. SPECIFICATION

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.

MMS CONSULTANTS, INC		
Date:		05/12/2025
Designed by:	RAN	Field Book No: 1379,1394,1412
Drawn by:	RAN	Scale: 1"=20
Checked by:	KJB	Sheet No:





- EXISTING CENTER LINES

- RECORDED DIMENSIONS CURVE SEGMENT NUMBER

POWER POLEPOWER POLE W/DROP

- POWER POLE W/TRANS

- POWER POLE W/LIGHT

- SANITARY MANHOLE FIRE HYDRANT

- DRAINAGE MANHOLE

- FENCE LINE - EXISTING SANITARY SEWER

- PROPOSED SANITARY SEWER - - EXISTING STORM SEWER -- PROPOSED STORM SEWER

- - CONTOUR LINES (1' INTERVAL)

- EXISTING DECIDUOUS TREE & SHRUB

- EXISTING EVERGREEN TREES & SHRUBS

LIGHT POLE

WATER VALVE

- CURB INLET

 – WATER LINES - ELECTRICAL LINES - TELEPHONE LINES - - GAS LINES

- PROPOSED GROUND

- EXISTING TREE LINE

**CIVIL ENGINEERS** LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS **ENVIRONMENTAL SPECIALISTS** 1917 S. GILBERT ST. IOWA CITY, IOWA 52240

www.mmsconsultants.net

(319) 351-8282

06/03/2025 PER CITY COMMENT - RAN 08/19/2025 PER CLIENT COORDINATION - RAN

VEHICLE TRACKING **PLAN** 

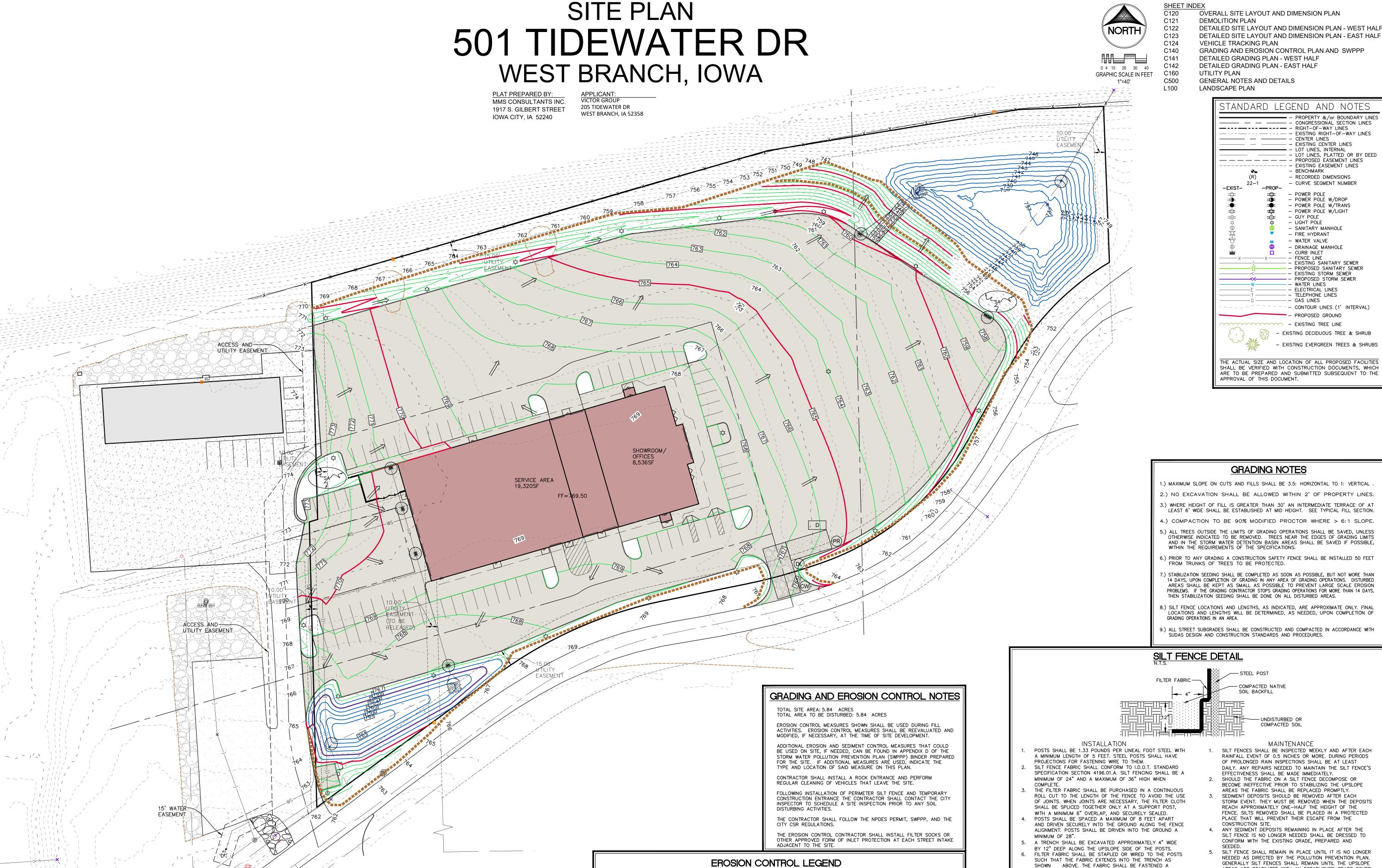
501 TIDEWATER DR

WEST BRANCH CEDAR COUNTY IOWA

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.

MMS CONSULTANTS, INC.

05/12/2025 Field Book No: RAN 1379,1394,1412



FINAL FILTER SOCK

TEMPORARY ROCK CONSTRUCTION ENTRANCE/EXIT

DOCUMENT LOCATION (PERMITS, SWPPP, INSPECTION FORMS, ETC.)

THE ABOVE LISTED ITEMS ARE SHOWN IN THEIR RECOMMENDED LOCATIONS. IF A CONTROL MEASURE IS ADDED OR MOVED TO A MORE

SHOWN ABOVE IS IMPLEMENTED ON SITE, ADDITIONAL PRACTICES FOR EROSION PREVENTION AND SEDIMENT CONTROL CAN BE FOUND IN

SUITABLE LOCATION, INDICATE THE REVISION ON THIS SHEET. THE BLANKS LEFT FOR OTHER MEASURES SHOULD BE USED IF AN ITEM NOT

TEMPORARY PARKING AND STORAGE

FILTER SOCK INLET PROTECTION

PORTABLE RESTROOM

CONCRETE TRUCK/EQUIPMENT WASHOUT

FILTER SOCK BEHIND CURB AT CURB RAMP

SILT FENCE

PERIMETER SILT FENCE

 $\Longrightarrow$ 

EROSION CONTROL MATTING

TEMPORARY SOIL STOCKPILE AREA

DUMPSTER FOR CONSTRUCTION WASTE

DIRECTION OF OVERLAND FLOW

RIP RAP OUTLET PROTECTION

OTHER MEASURE: \_\_\_

OTHER MEASURE: \_

OTHER MEASURE: \_\_\_\_\_

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501 TIDEWATER DR

WEST BRANCH CEDAR COUNTY

AREAS ARE STABILIZED WITH AN ESTABLISHED GRASS COVER

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/292-8989

AS A MINIMUM.

MINIMUM OF THREE PLACES ON EACH POST.

MATERIAL AND THOROUGHLY COMPACTED.

THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PER IDOT STANDARD ROAD PLAN TC-419

THE CONTRACTOR SHALL COORDINATE WITH

TEMPORARY STABILIZATION IS REQUIRED ON

DISTURBED AREAS AFTER THE 14TH DAY OF

14 DAYS OF FINAL GRADING COMPLETION.

2. FINAL STABILIZATION SHALL BE IMPLEMENTED WITHIN

UTILITY PROVIDERS FOR ANY REQUIRED

DURING WORK WITHIN PUBLIC R.O.W.

RELOCATION OF EXISTING UTILITIES.

INACTIVITY.

OR SUDAS 8030-110 REQUIREMENTS AT ALL TIMES

THE TRENCH SHALL BE BACK FILLED WITH EXCAVATED

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.

MMS CONSULTANTS, INC		
Date:		05/12/2025
Designed by:	RAN	Field Book No: 1379,1394,1412
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#### SITE PLAN 501 TIDEWATER DR WEST BRANCH, IOWA

SHOWROOM/ OFFICES 8,536SF

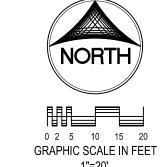
APPLICANT: VICTOR GROUP 205 TIDEWATER DR

WEST BRANCH, IA 52358

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

SERVICE AREA 19,320SF

FF=769.50



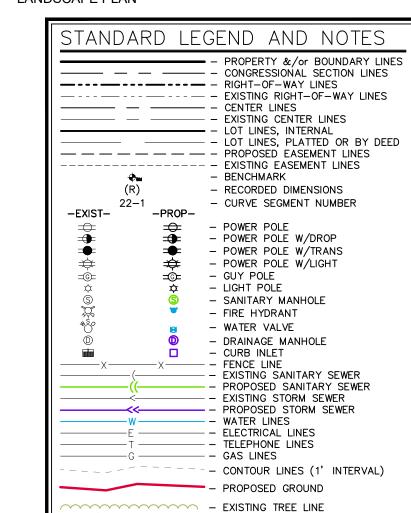
L100

C124 0 2 5 10 15 20 GRAPHIC SCALE IN FEET C160 C500

OVERALL SITE LAYOUT AND DIMENSION PLAN **DEMOLITION PLAN** DETAILED SITE LAYOUT AND DIMENSION PLAN - WEST HALF C123 DETAILED SITE LAYOUT AND DIMENSION PLAN - EAST HALF

VEHICLE TRACKING PLAN GRADING AND EROSION CONTROL PLAN AND SWPPP DETAILED GRADING PLAN - WEST HALF DETAILED GRADING PLAN - EAST HALF

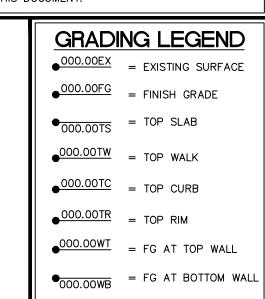
UTILITY PLAN GENERAL NOTES AND DETAILS LANDSCAPE PLAN



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.

- EXISTING DECIDUOUS TREE & SHRUB

- EXISTING EVERGREEN TREES & SHRUBS



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DETAILED GRADING PLAN
- WEST HALF

501 TIDEWATER DR

WEST BRANCH CEDAR COUNTY IOWA



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	MMS CO	NSU	LTANTS, INC
М	Date:		05/12/202
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OWN	Project No:		$\bigcirc$ 111

#### SITE PLAN 501 TIDEWATER DR WEST BRANCH, IOWA

Δ=42°23'30" R=240.00'

T=93.07'

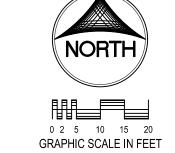
C=173.55'

CB=N50°42'36"E

PLAT PREPARED BY: MMS CONSULTANTS INC.

1917 S. GILBERT STREET

FF=769.50



Δ=29**°**52'12" R=240.00' \_L=125.12**'** T=64.02' C=123.71' CB=N44\*26'58"E

OVERALL SITE LAYOUT AND DIMENSION PLAN **DEMOLITION PLAN** DETAILED SITE LAYOUT AND DIMENSION PLAN - WEST HALF C123 DETAILED SITE LAYOUT AND DIMENSION PLAN - EAST HALF

C124

C140

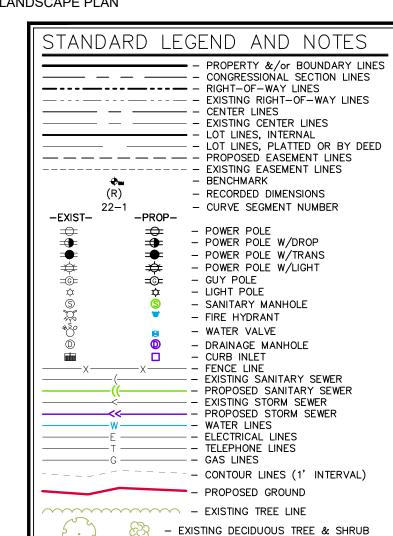
C160

C500

L100

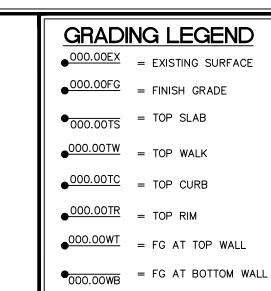
VEHICLE TRACKING PLAN GRADING AND EROSION CONTROL PLAN AND SWPPP DETAILED GRADING PLAN - WEST HALF DETAILED GRADING PLAN - EAST HALF

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- EXISTING EVERGREEN TREES & SHRUBS



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DETAILED GRADING PLAN
- EAST HALF

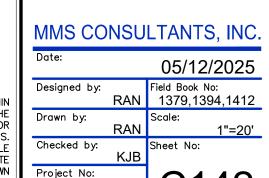
501 TIDEWATER DR

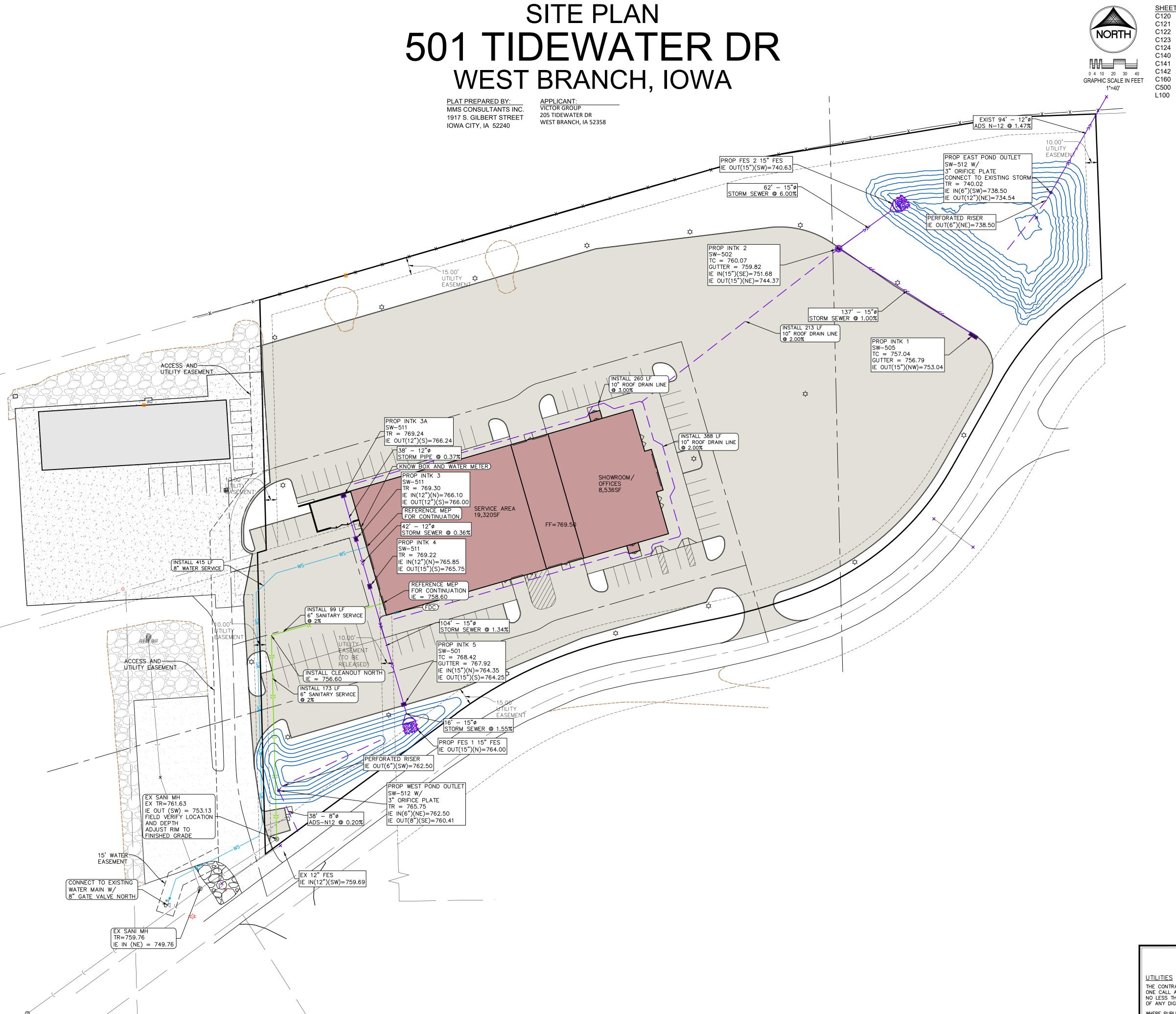
WEST BRANCH CEDAR COUNTY IOWA



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OVERALL SITE LAYOUT AND DIMENSION PLAN

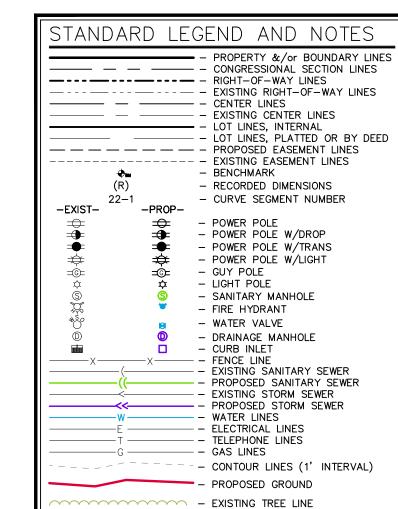
**DEMOLITION PLAN** 

DETAILED SITE LAYOUT AND DIMENSION PLAN - WEST HALF DETAILED SITE LAYOUT AND DIMENSION PLAN - EAST HALF

VEHICLE TRACKING PLAN GRADING AND EROSION CONTROL PLAN AND SWPPP

DETAILED GRADING PLAN - WEST HALF DETAILED GRADING PLAN - EAST HALF

UTILITY PLAN GENERAL NOTES AND DETAILS LANDSCAPE PLAN



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UTILITY PLAN

501 TIDEWATER DR

WEST BRANCH CEDAR COUNTY IOWA

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MMS CONSULTANTS, INC. 05/12/2025 Field Book No: RAN 1379,1394,1412

11799-001

OVERALL SITE LAYOUT AND DIMENSION PLAN

DETAILED GRADING PLAN - WEST HALF

DETAILED GRADING PLAN - EAST HALF

<u>TYPICAL SIDEWALK DETAIL</u>

GENERAL NOTES AND DETAILS

4" OF CLASS 'A' ROADSTONE, IDOT SPEC 4120.04-

DETAILED SITE LAYOUT AND DIMENSION PLAN - WEST HALF

DETAILED SITE LAYOUT AND DIMENSION PLAN - EAST HALF

TOP 6" OF BASE SHALL BE COMPACTED  $\longrightarrow$ 

NOTE: SAWCUT CONTROL

SIDEWALKS SHALL CONFORM TO THE REQUIREMENTS

OF THE "AMERICANS WITH DISABILITIES" ACT (ADA)

JOINT 10' O.C.

6" STANDARD CURB DETAIL

SIDEWALK THICKENED EDGE

3" ROLL CURB DETAIL

ACCESSIBLE PARKING

STATE PERMIT REQUIRED

IMPROPER USE

\$200 FINE

VAN

**ACCESSIBLE** 

MODULAR BLOCK RETAINING WALL DETAIL

1. SEE PLAN VIEW FOR WALL LOCATIONS

CAP UNIT-

KEYSTONE BLOCK-RETAINING WALL

FINISHED GRADE-

UNREINFORCED CONCRETE OR CRUSHED STONE LEVELING PAD-

PAINTED BLACK

WITH SLOPED MOW EDGE

GROUND

PERFORATED DRAIN

PIPE (OPTIONAL)

ELEV.=734.54

GRADING AND EROSION CONTROL PLAN AND SWPPP

DEMOLITION PLAN

UTILITY PLAN

LANDSCAPE PLAN

P.C.C. SIDEWALK, MAXIMUM 1.5% CROSS-

SLOPE IN SIDEWALK CROSS SECTION

THICKNESS VARIES, SEE PLAN.

SUB GRADE

1" CHAMFER -

1 - #4 BAR CONT.

PAVEMENT AS-INDICATED

VEHICLE TRACKING PLAN

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.4 . 4. 4. ✓ ACCESSIBLE SIGN DETAIL

> **GENERAL NOTES** ADA PARKING SIGN -SIGNAGE MESSAGE PER AND DETAILS REGULATIONS. ATTACH SIGNS TO POST WITH STAINLESS STEEL SCREWS. VAN ACCESSIBLE SIGN PER REGULATIONS " SQUARE PAINTED

> > 501 TIDEWATER DR

WEST BRANCH CEDAR COUNTY IOWA

MMS CONSULTANTS, INC.

Designed by: Field Book No: Drawn by: Checked by:

C120 C121 C122 C123

C124

C140

C141

C142

C160

C500

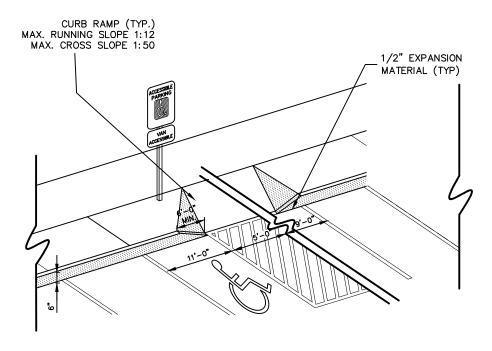
L100

ACCESSIBLE PARKING SYMBOL IOWA STANDARD ROAD PLAN DETAIL: PM-111 "WPSB"

PAINT 'TRAFFIC WHITE'

MBOL TO BE CENTERED IN PARKING SPACE AND ORIENTED AS ILLUSTRATE PAINT 'TRAFFIC WHITE'

<u>ACCESSIBLE PARKING DETAIL</u>



EAST BASIN INTAKE -NEENAH R-2560-EB GRATE THREADED CAP ----ELEV.=740.00 STAINLESS STEEL PIPE STRAP AND %"---STAINLESS STEEI ANCHOR BOLTS 2'ø RCP 1/2"ø HOLES -(12 COLUMNS OF HOLES, 6 ROWS IN. ROCK) AROUND -PERFORATED RISER STEEL PLATE WITH FILTER FABRIC \_3"ø ORIFICE ELEV.=739.30 12"ø IOUTLET <u>PIPE</u> 6"ø SUBDRAIN ELEV.=738.50 BACKFILL (GRADATION #29) THREADED CAP -DUTLET WORKS WITH RISER BARREL AND GRAVEL PACK FOR INLET DEBRIS PROTECTION

6" WA IER QUALITY
OUTLET HOLES
DUCTILE
IRON PIPE NUMBER OF PERFORATED COLUMNS RISER DIAMETER, IN.

HOLE DIAMETER, IN.

1/2 IN.

6 12 COLUMNS

HOLE DIAMETER, IN. AREA OF HOLE, SQ. IN.

1/2 0.1964 WATER QUALITY RISER PIPE DETAIL SCALE: NTS

WEST BASIN INTAKE -NEENAH R-2560-EB GRATE THREADED CAP -ELEV.=765.75 STAINLESS STEEL PIPE STRAP AND 1/2"---ANCHOR BOLTS 2'ø RCP 1/2"ø HOLES -12 COLUMNS OF HOLES, 6 ROWS OF HOLES) GRAVEL (1  $\frac{1}{2}$  TO 3  $\frac{1}{2}$  IN. ROCK) AROUND -PERFORATED RISER STEEL PLATE WITH FILTER FABRIC \_3"ø ORIFICE OPENING ELEV.=763.30 6"ø SUBDRAIN ELEV.=762.50 WASHED GRÁNULAR BACKFILL (GRADATION #29) THREADED CAP -OUTLET WORKS WITH RISER BARREL AND GRAVEL PACK FOR INLET DEBRIS PROTECTION OUTLET HOLES DUCTILE IRON PIPE NUMBER OF PERFORATED COLUMNS

STORM SEWER NOTES

1) STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD DETAILED

2) ALL STORM SEWERS SHALL BE CLASS 3 RCP UNLESS NOTED OTHERWISE IN THE PLANS.

4) ALL RCP STORM SEWERS SHALL BE PROVIDED WITH CLASS "C" BEDDING, UNLESS NOTED

5) STORM SEWERS SHADED ON THE PROFILE VIEW SHALL BE BACKFILLED WITH EITHER OF THE

A. SUITABLE EXCAVATED MATERIAL. IF EXCAVATED MATERIAL IS NOT SUITABLE, THEN

6) GRANULAR TRENCH BACKFILL SHALL BE CRUSHED STONE CONFORMING TO I.D.O.T. STANDARD

SPECIFICATION 4120.04 WITH 1" MAXIMUM AGGREGATE SIZE. COMPACT TO 90% MODIFIED

7) ALL STORM SEWERS SHALL HAVE CONFINED "O" RING GASKETS. STORM SEWERS 36" AND

SMALLER SHALL HAVE BELL AND SPIGOT JOINTS. STORM SEWERS LARGER THAN 36" MAY

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

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS, OR ENCOUNTERED

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1. PIPE SHALL BE PLACED ON CRUSHED

2. BELL HOLES SHALL BE HAND SHAPED

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

INCHES | FEET &

INCHES

BEARING PRESSURE.

WIDTH Bd.

SO THAT ONLY PIPE BARREL RECEIVES

TO PROVIDE DEEPER STRUCTURE AND POUR CONCRETE FILLET IN INTAKE TO MAKE INTAKE PIPES

B. CRUSHED STONE AS SPECIFIED FOR GRANULAR TRENCH BACKFILL SHALL BE USED.

OTHERWISE. PVC SEWERS SHALL BE PROVIDED WITH CRUSHED STONE ENCASEMENT.

FOLLOWING COMPACTED TO 90% MODIFIED PROCTOR DENSITY:

HAVE TONGUE AND GROOVE JOINTS. NO MASTIC JOINTS ALLOWED.

11) PROVIDE CONCRETE FILLETS IN ALL NEW & EXISTING DRAINAGE STRUCTURES PER

UNDISTURBED

8) ALL PIPE SHALL BE CERTIFIED.

COMPACTED GRANULAR

CLASS "C" BEDDING

DRAIN AT INVERT ELEVATIONS LISTED.

10) LIFT HOLES IN STORM SEWER WILL NOT BE ALLOWED.

SPECIFICATIONS AND DETAILED SPECIFICATION REQUIREMENTS PREPARED FOR THIS PROJECT.

CITY OF WEST BRANCH DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES SHALL

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.

NUMBER OF PERFORATED COLUMNS

RISER DIAMETER, IN. HOLE DIAMETER, IN. 1/2 IN.

6 12 COLUMNS

HOLE DIAMETER, IN. AREA OF HOLE, SQ. IN.

1/2 0.1964 WATER QUALITY RISER PIPE DETAIL SCALE: NTS 0.1964

ELEV.=759.77

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 FRONT VIEW PIPE. IF PHYSICAL CONDITIONS PROHIBIT THIS SEPARATION, THE WATER MAIN SHALL NOT BE PLACED CLOSER THAN 6-INCHES ABOVE A SEWER OR 18-INCHES BELOW A SEWER. THE SEPARATION DISTANCE SHALL BE THE MAXIMUM 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.

> 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

SANITARY SEWER AND WATERMAIN NOTES

1) SANITARY SEWER & WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE IOWA STATEWIDE

2) SANITARY SEWERS SHALL BE PVC TRUSS PIPE (SUDAS 4010.2.01,E), CONTECH A-2000, OR CITY ENGINEER APPROVED EQUAL, AS NOTED ON THE PLANS. SANITARY SEWER SERVICE LINES SHALL BE

4) CONTRACTOR TO PROVIDE FERNCO STRONG BACK RC 1000 SERIES COUPLINGS FOR DISSIMILAR PIPE

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

5) GRANULAR TRENCH BACKFILL SHALL BE CRUSHED STONE CONFORMING TO I.D.O.T. STANDARD

A. SUITABLE EXCAVATED MATERIAL. IF EXCAVATED MATERIAL IS NOT SUITABLE, THEN

7) ALL SANITARY SEWER SERVICE LINES CROSSING STREET RIGHT-OF-WAY SHALL BE BACKFILLED

8) CONTRACTOR SHALL PROVIDE SUDAS CLASS F-3 BEDDING FOR ALL PVC TRUSS SANITARY SEWERS

9) ENTRY INTO EXISTING CITY MANHOLE TO BE BY CORE DRILL AND SEAL BY "LINK-SEAL" PENETRATION

2) WILL HAVE EXTERNAL CHIMNEY SEAL BY INFISHEILD UNIBAND, CRETEX, OR APPROVED EQUAL

3) WILL HAVE MANHOLE FRAME AND LID TO BE NEENAH R-1642 SELF-SEALING WITH CITY LOGO.

FRAME MADE OF MATERIALS OTHER THAN PCC OR THE RING MATERIAL DISCUSSED ABOVE

ADJUSTMENT RING OR STANDARD PCC. IF PCC RINGS ARE USED, SHIMS TO LEVEL MANHOLE

4) WILL HAVE RISERS RINGS OF CRETEX PRO-RING, AMERICAN HIGHWAY PRODUCTS RUBBER

11) THE END OF ALL SANITARY SEWER SERVICES MUST BE MARKED WITH A WOOD 2 x 4 PAINTED GREEN.

13) ALL SANITARY SEWER AND SERVICE LINES SHALL BE AIR TESTED TO PASS THE FOLLOWING TEST:

12) ALL SANITARY SEWER MANHOLES IN PAVING AREAS OR AREAS SUBJECT TO WATER INUNDATION SHALL BE

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

E. ALLOW 2 MINUTES MINIMUM FOR AIR PRESSURE TO STABILIZE. DISCONNECT LOW-PRESSURE AIR

F. MINIMUM TIME FOR PRESSURE TO DROP FROM 3.5 TO 2.5 PSIG GREATER THAN MAXIMUM PRESSURE

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

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

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.

I. AIR TESTING SHALL BE CONSIDERED INCIDENTAL TO SANITARY SEWER CONSTRUCTION.

UNDISTURBED SOIL

14) WATER MAIN SHALL BE LOCATED 10 FEET HORIZONTALLY DISTANT FROM ALL SANITARY SEWER

C) NO PIPE SHALL EXCEED A DEFLECTION OF 5%.

CLASS F-3 BEDDING

SUDAS FIGURE 3010.103

THE FOLLOWING MINIMUM CLEARANCES MUST BE MAINTAINED

FOR SANITARY PVC TRUSS PIPE

MINUTES

ID TW
INCHES FEET &
INCHES

. PIPE SHALL BE PLACED ON CLASS

3. PLACE BEDDING TO ENSURE THAT

THERE ARE NO VOIDS UNDER OR ALONGSIDE THE LENGTH OF PIPE.

BACKFILL SHALL BE HAND TAMPED UP TO 12" ABOVE TOP OF PIPE.

5. SEE TABLE FOR ALLOWABLE TRENCH WIDTH Tw.

BEARING PRESSURE.

2. BELL HOLES SHALL BE HAND SHAPED SO THAT ONLY PIPE BARREL RECEIVES

PROVIDED WITH CRETEX EXTERIOR CHIMNEY SEAL OR APPROVED EQUAL. ALL SANITARY MANHOLES IN PAVING SHALL

B. CRUSHED STONE AS SPECIFIED FOR GRANULAR TRENCH BACKFILL.

WILL NOT BE ALLOWED, IE: WOOD, BRICK, ROCKS, ETC

ARE ON THE OPPOSITE SIDE OF THE STREET FROM THE SEWER MAIN.

NOTE: CITY REPRESENTATIVE MUST BE PRESENT DURING TESTING A. PERFORM FROM MANHOLE-TO-MANHOLE AFTER BACKFILL.

D. LIMIT INTERNAL PRESSURE IN SEALED LINE BELOW 8 PSIG.

PIPE DIAMETER IN INCHES

5 psi & MAINTAIN FOR A MINIMUM OF 5 MINUTES.

EXERTED BY GROUNDWATER ABOVE PIPE INVERT:

H. LOCATE, REPAIR AND RETEST LEAKS.

AT LEAST 30 DAYS.

SUITABLE DEVICE.

ALL SANITARY SEWER SERVICE LINES SHALL BE EXTENDED :

5) WILL USE LINK-SEALS PENETRATION SEALS FOR PIPE PENETRATIONS.

9) TO THE UTILITY EASEMENT LINE FOR THOSE LOCATIONS WHERE THE LOTS BEING SERVED

10) TO THE UTILITY EASEMENT LINE FOR THOSE LOCATIONS WHERE THE LOTS BEING SERVED

SPECIFICATION 4120.04 WITH 1" MAXIMUM AGGREGATE SIZE. COMPACT TO 90% MODIFIED

URBAN DESIGN AND SPECIFICATIONS (SUDAS) SPECIFICATIONS (2018) AS AMENDED.

PVC SDR-23.5 WITH GASKETED JOINTS.

COMPACTED TO 90% MODIFIED PROCTOR DENSITY:

IN ACCORDANCE WITH THE PRECEDING NOTE.

SEAL OR CITY ENGINEER APPROVED EQUAL.

1) WILL NOT SHOW STEPS,

HAVE 3-PIECE FLOATING CASTING

10) ALL MANHOLES TO BE TURNED OVER TO CITY SHALL:

3) WATER MAINS SHALL PVC DR-18 PIPE.

PROCTOR DENSITY.

UNLESS OTHERWISE NOTED.

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS, OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THOSE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THAT THERE MAY BE OTHER FACILITIES IN THE CONSTRUCTION AREA, THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN OR SHOWN HEREON. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION, AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

22) FIRE HYDRANTS SHALL BE MUELLER SUPER CENTURIAN 250 OR APPROVED CITY EQUAL THAT OPEN RIGHT.

ROLLER WHEELS PLAN VIEW

ON GATE TYP.

TRASH ENCLOSURE DETAIL

NOTE: DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH ROCKFACE

MATERIALS CONSISTENT WITH THOSE

TOP OF MASONRY

BOND BEAM -SEE

8" SPLIT FACE CMU

100'-0"

(TYP.)

\_GRADE

WALL SECTION

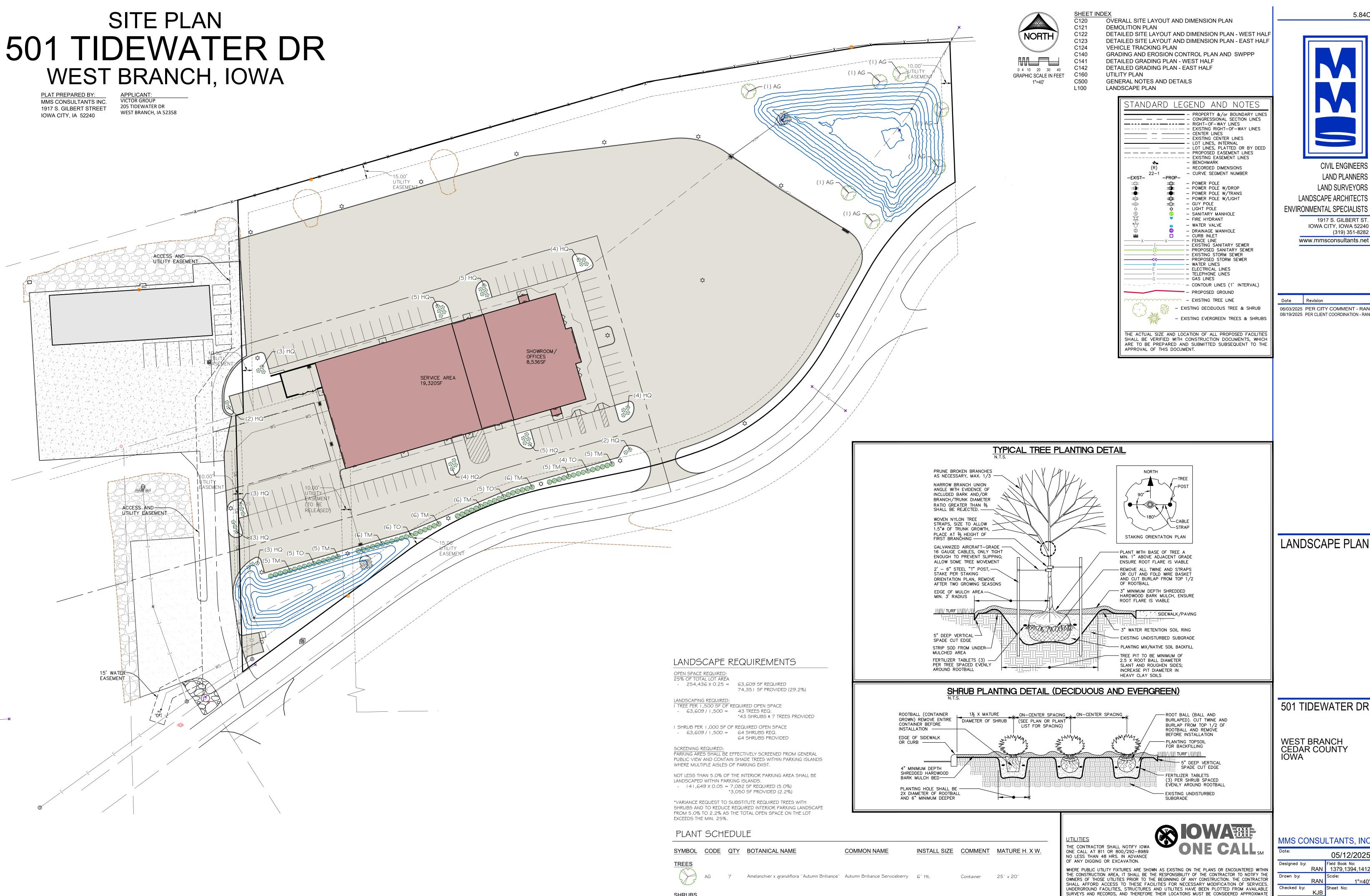
BLOCK (COLOR: GRANITE BLEND)

USED ON THE BUILDINGS AND IN ACCORDANCE WITH CITY STANDARDS

> 05/12/2025 RAN 1379.1394.1412

Project No:

11799-001



CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS **ENVIRONMENTAL SPECIALISTS** 1917 S. GILBERT ST

06/03/2025 PER CITY COMMENT - RAN 08/19/2025 PER CLIENT COORDINATION - RAN

LANDSCAPE PLAN

501 TIDEWATER DR

CEDAR COUNTY

MMS CONSULTANTS, INC. 05/12/2025 Field Book No: RAN 1379,1394,1412

Sheet No:

11799-001

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.

Sike`s Dwarf Oakleaf Hydrangea 18" Ht.

Little Giant Arborvitae

Container 4` x 4`

Container 3`x5`

Container 5`x5`

43 Hydrangea quercifolia `Sike`s Dwarf`

Thuja occidentalis `Little Giant'

44 Taxus x media `Densiformis`

#### **General Structural Notes:**

\*\*All General Structural Notes are in Reference to IBC 2021.

For Further Clarifications of Each Note, Please Refer to the IBC 2021 & ANCE Standard 7-16 Code Books.

\*\*\*Verify With Local & State Officials on Current Code Adoption Increase Loading as Necessary\*\*\*

Minimum Design Loads: (PSF = per square foot)

Roof Framing Design Loads: Snow Load = 30 PSF

(Plus Unbalanced And Snow Drift Loading Accordance With ASCE 7-16

Based On Ground Snow Load Of 30 PSF, Importance Factor of 1.00) Top Chord Live Load = 30 PSF

Top Chord Dead Load = 10 PSF (Verify w/owner on Solar Panel present or future installation)
Bottom Chord Live Load = 0 PSF (Verify w/designs for any Storage or Room In Attic Loading)
Bottom Chord Dead Load = 10 PSF

Floor Framing Design Loads: Top Chord Live Load =

Top Chord Dead Load = Bottom Chord Live Load = **Bottom Chord Dead Load =** 

Wind Design Loading: (verify with local bldg. officials for code adoption)
Per IBC 2021 requirements (108 mph 3-second gust, Exposure C, Seismic Cat.=D)

**General Framing Notes:** 2303.1 General. Structural sawn lamber; end-jointed lumber; prefabricated wood l-joist; structural glued-laminated timber; wood structural panels; fiberboard sheathing (where used structurally); hardboard siding (where used structurally); particleboard; preservative-treated wood; structural log members; structural composite lumber; round timber poles and piles; joist hangers; nails; and staples shall conform to the applicable provisions of Chapter 23 of

2308.4.3 Engineered wood products. Engineered wood products shall be installed in accordance with manufacturer's recommendations. Cuts, notches, and holes bored in trusses, structural composite lumber, structural glued-laminated members or I-Joist are not permitted except were permitted by the manufacturer's recommendations or where the effects of such alterations are specifically considered in the design of the member by a registered design professional.

IBC 2021 code book (or locally adopted codes)

\*\*TNT Properties & Design L.L.C. Produces Designs Based on Common Practices Within and Around the Area of Dubuque, IA. Therefore, TNT Properties & Design L.L.C. Cannot be Held Accountable for any Errors and/or Omissions that Could Affect the Overall Outcome or Compromise the Structure. It is the Job of the General Contractor to Verify if the Designs Work with All Codes.

#### Job Notes:

BUILDING CODE = IBC 2021 OCCUPANCY = B (BUSINESS), S-1 (MODERATE HAZARD STORAGE) CONSTRUCTION TYPE = II-B NFPA 13 SYSTEM PROVIDED - DESIGNED BY SUPPLIER PRE-ENGINEERED STRUCTURAL BUILDING - DESIGNED BY SUPPLIER

GROSS FOOTPRINT = 27856 B AREA = 12722 MAIN FLOOR SF + 3528 SECOND FLOOR SF = 16250SF S-1 AREA = 14420 SHOP & PARTS + 2270 MEZZ PARTS = 16690 SF

\*\*ALL EXTERIOR DIMENSIONS ARE O/S STRUCTURAL STEEL\*\* \*\*ALL INTERIOR DIMENSIONS ARE TO FACE OF METAL STUDS\*\*

\*\*PRE-ENGINEERED METAL BUILDING DESIGNED BY MFG\*\*

\*\*ALL EXTERIOR & INTERIOR COLORS T.B.D. BY OWNER\*\*

\*\*ALL MECHANICAL LOCATIONS

& SIZES DESIGNED BY MECHANICAL CONTRACTOR\*\*

\*\*ALL ELECTRICAL LOCATIONS & SIZES DESIGNED BY ELECTRICAL CONTRACTOR\*\*

\*\*ALL PLUMBING LOCATIONS, MFG, & SYTLE DESIGNED BY OWNER & PLUMBING CONTRACTOR\*\*



**Brown's - West Branch** 



See Design Label

PAGE #

TITLE

## GENERAL NOTES:

IBC 2021 BUILDING CODES

ALL EXTERIOR DIMENSIONS ARE O/S PRE-ENGINEERED METAL BUILDING STRUCTURAL FRAME (U.N.O)

ALL INTERIOR DIMENSIONS ARE TO FACE OF METAL STUDS (U.N.O.)

FIRE RATED WALL REQUIRENTS = II-B
STRUCTUAL FRAME = 0HR
BEARING WALLS-EXTERIOR = 0HR
BEARING WALLS-INTERIOR = 0HR
NON-BEARING WALLS-EXTERIOR = 0HR
NON-BEARING WALLS-INTERIOR = 0HR
FLOOR CONSTRUCTION = 0HR
ROOF CONSTRUCTION = 0HR

OCCUPANCY - MAX ALLOWABLE PER PERSON PER TABLE 1004.5

GROUP B: 150sf GROUP S-1: 500sf STORAGE AREAS: 300sf

OFFICE/SHOWROOM/SERVICE CENTER/SERVICE WRITER AREA = 12722/100=127

SECOND FLOOR OFFICE AREA = 2756/100=27 REPAIR GARAGE = 12731/100=127

PARTS & STORAGE= 4133/500=8 FILE STORAGE = 835/500=1 MAX OCCUPANCY = 290

PLUMBING FACILITIES PER TABLE 2902.1

W.C.

GROUP B = 1/25 For First 50 People +1/50 After That

GROUP S-1 = 1/100 People

Lavatories

GROUP B = 1/40 For First 80 People +1/80 After That

GROUP S-1 = 1/100 People

Drinking Fountain GROUP B = 1/100 People

GROUP S-1 = 1/100 People

Pre-Engineered Metal Building Design Criteria
Building Code: IBC 2021
Project location: West Branch, Iowa

Roof Loads
Ground Snow Load (Pg): 25psf
Uniform Dead Load: Per MFG
Roof Top Units Designed By Mechancial Contractor Sizes and Locations TBD Exposure Category: C

Wind Loads
Basic Wind Speed Risk Catagory II: 108mph (3-sec Gust)
Exposure Catagory: C: Open terrain with scatter obstuctions.

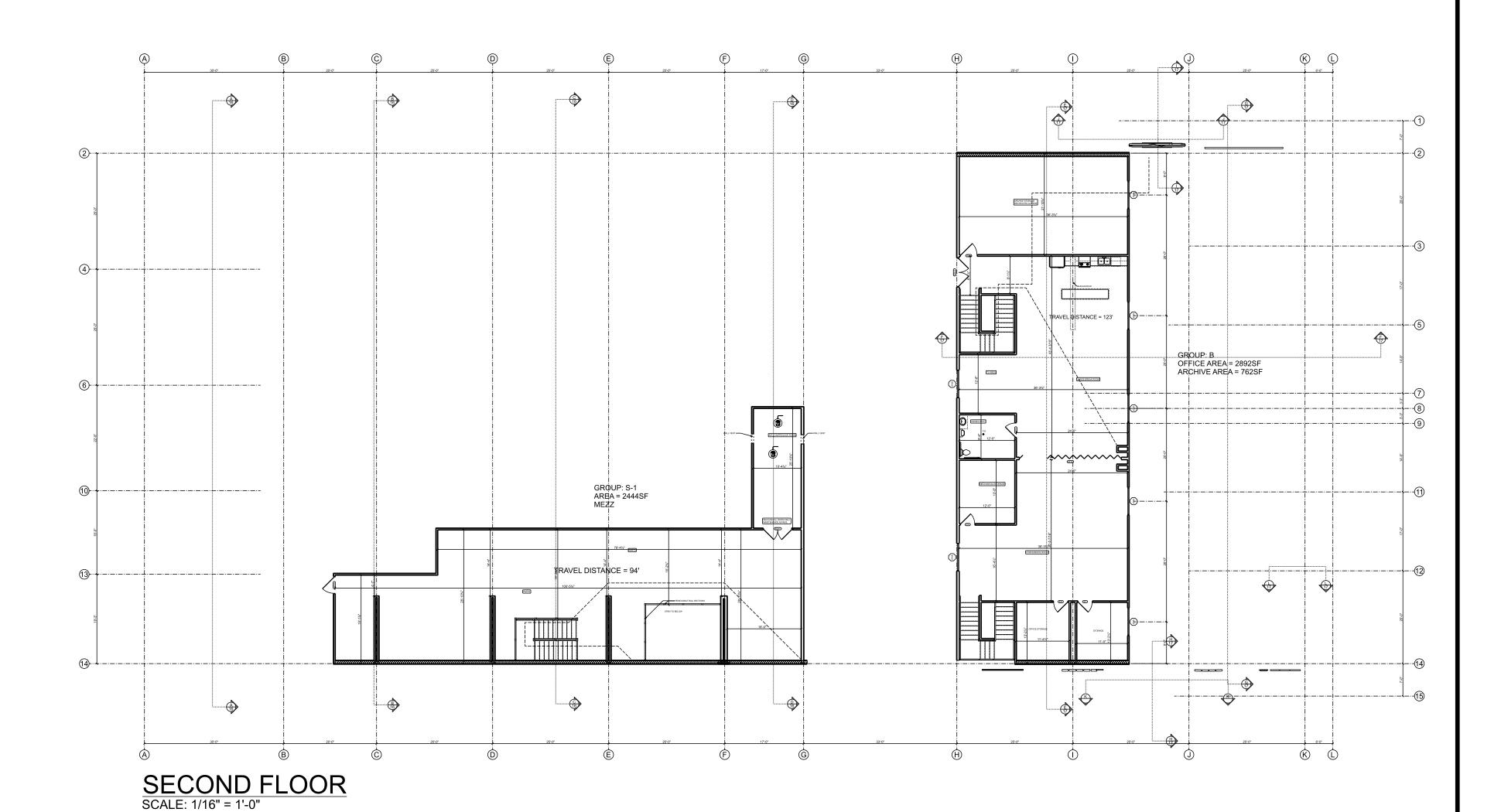
PRE - ENGINEERED METAL BUILDING (DESIGNED BY OTHERS)

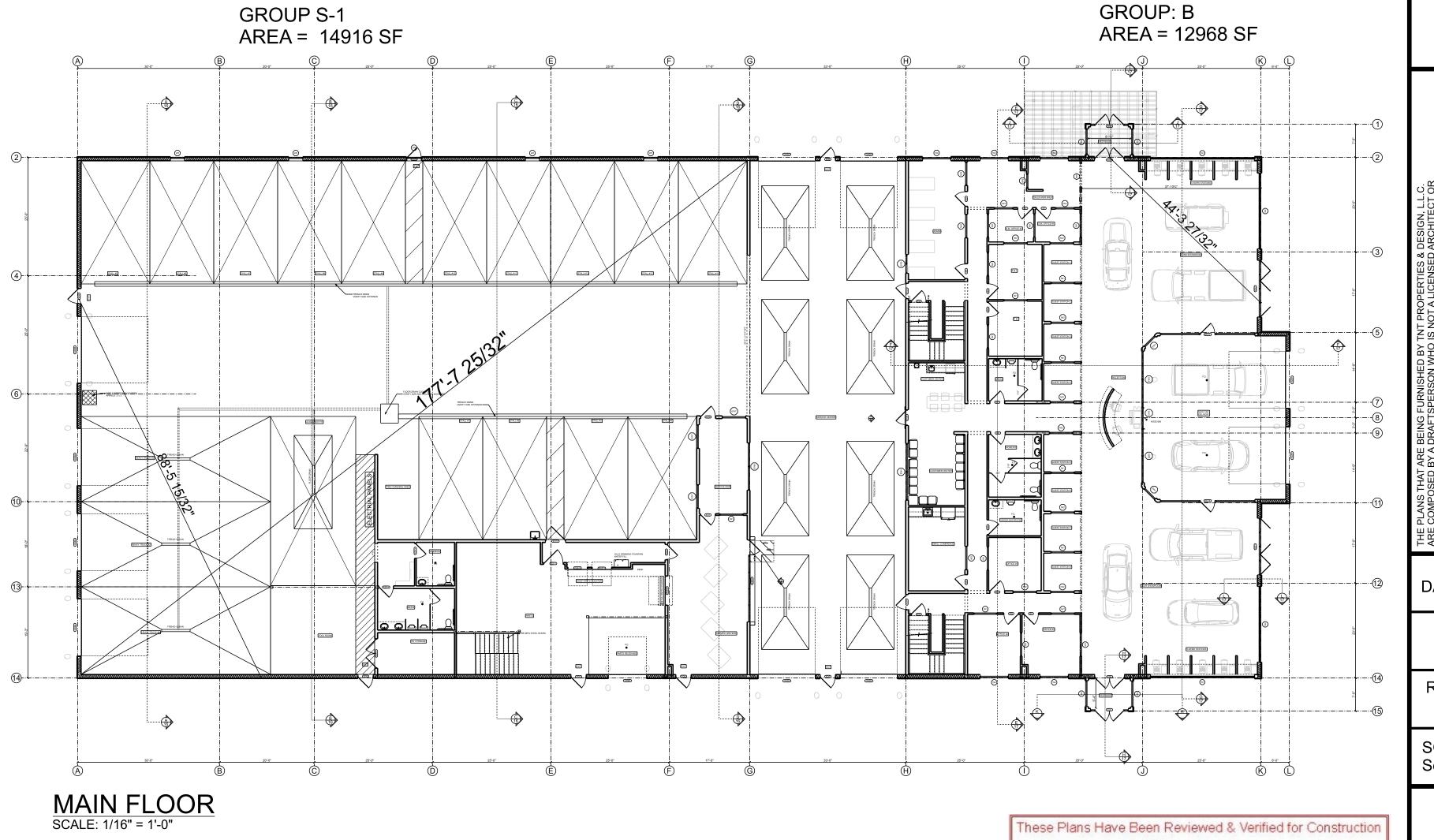


MAIN FLOOR - ROOF
SCALE: 1/16" = 1'-0"

#### EXIT ACCESS TRAVEL DISTANCE PER TABLE 1017.2 WITH SPRINKLER SYSTEM

GROUP B: 300ft GROUP S-1: 250ft





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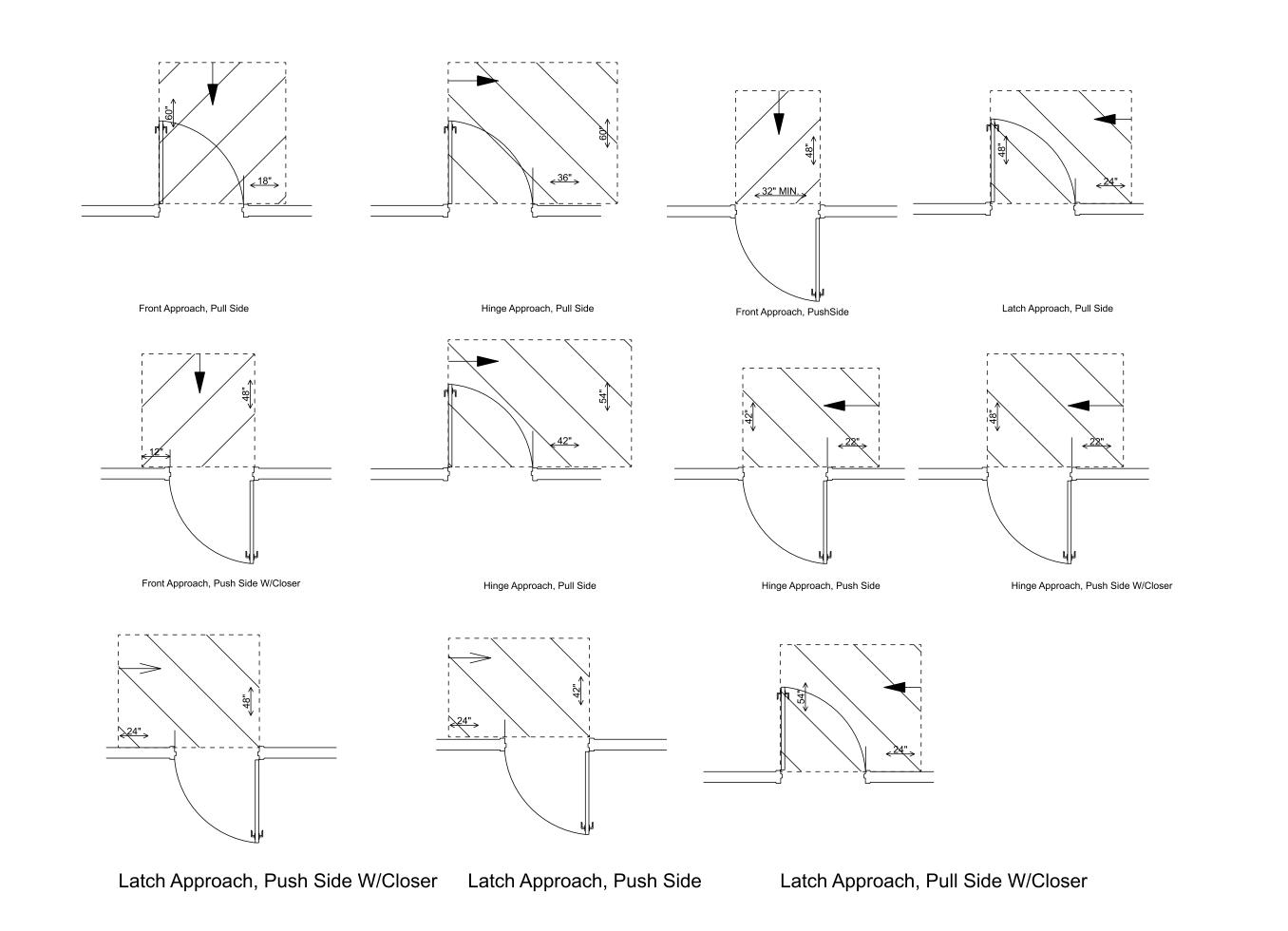
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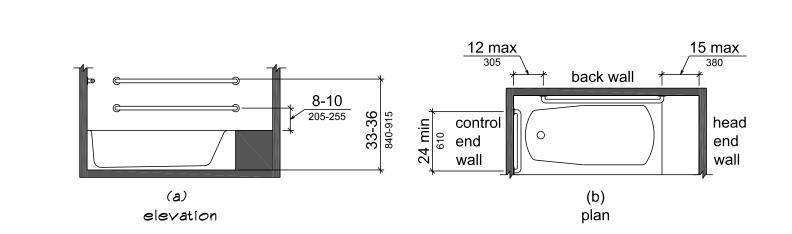
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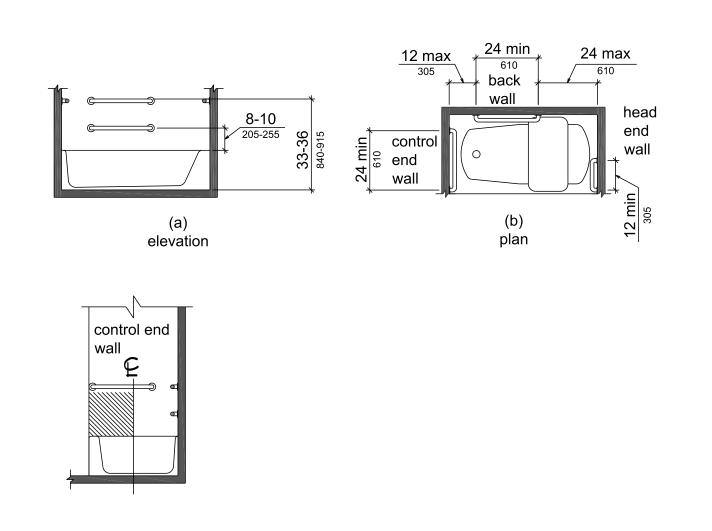
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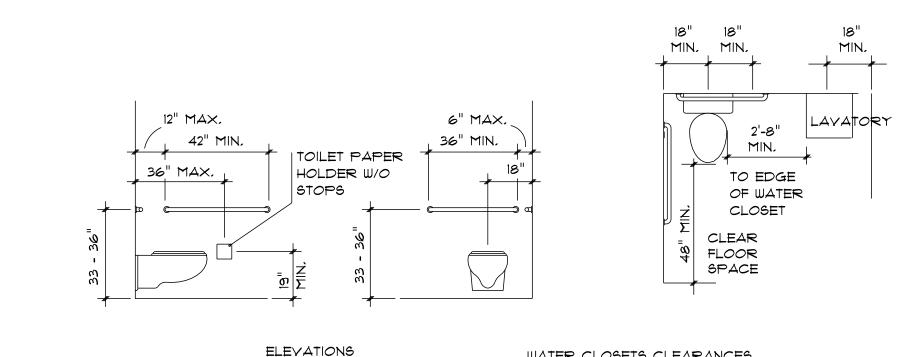
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### GENERAL ACCESSIBILITY SYMBOLS (IBC 2021);



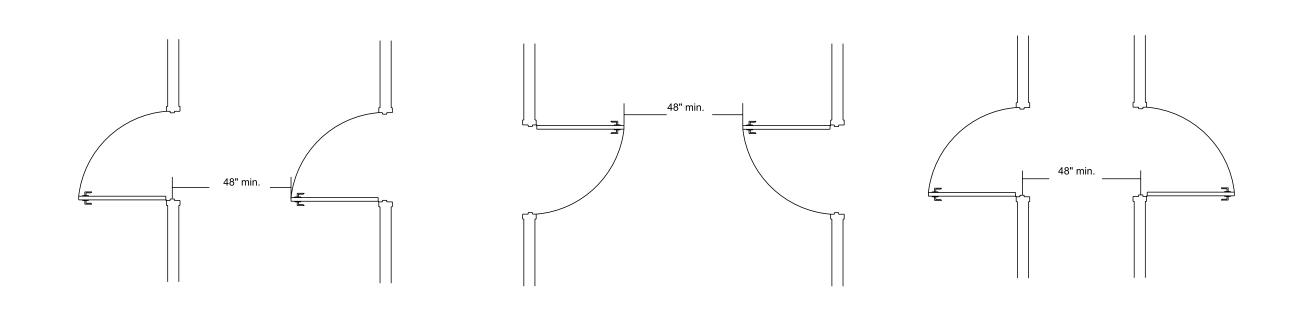


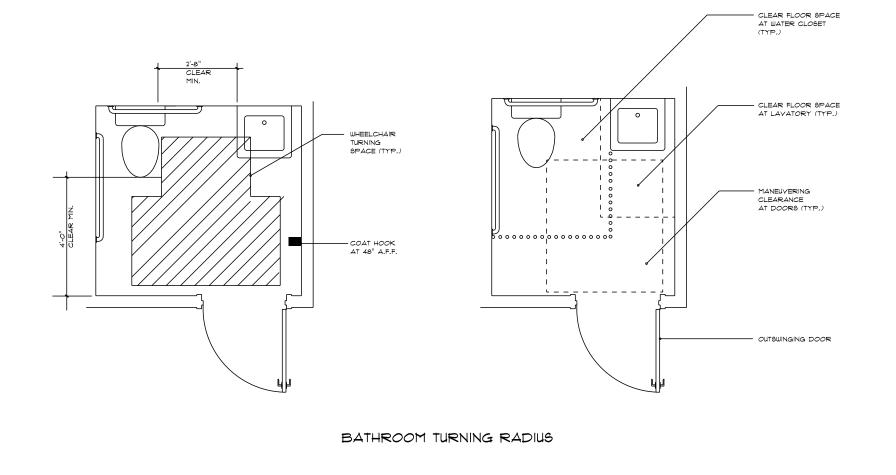


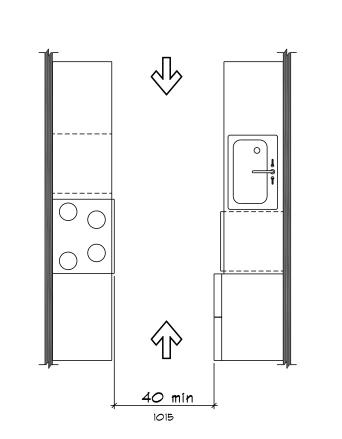


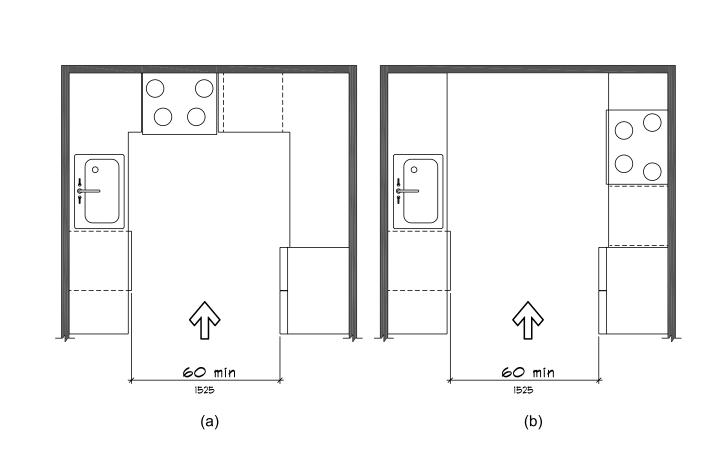
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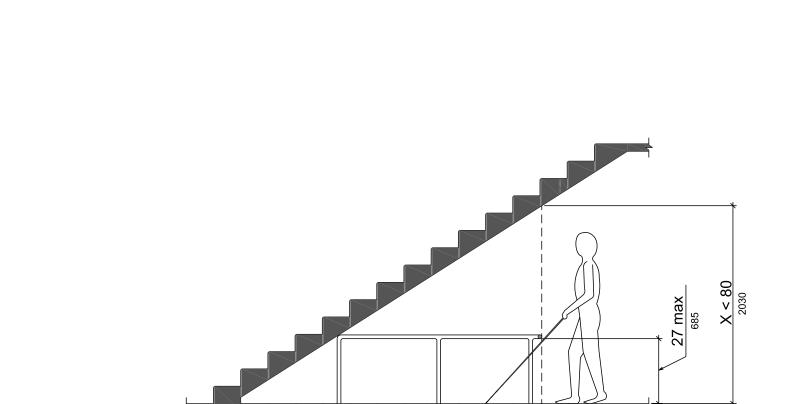
LAYATORY CLEARANCES



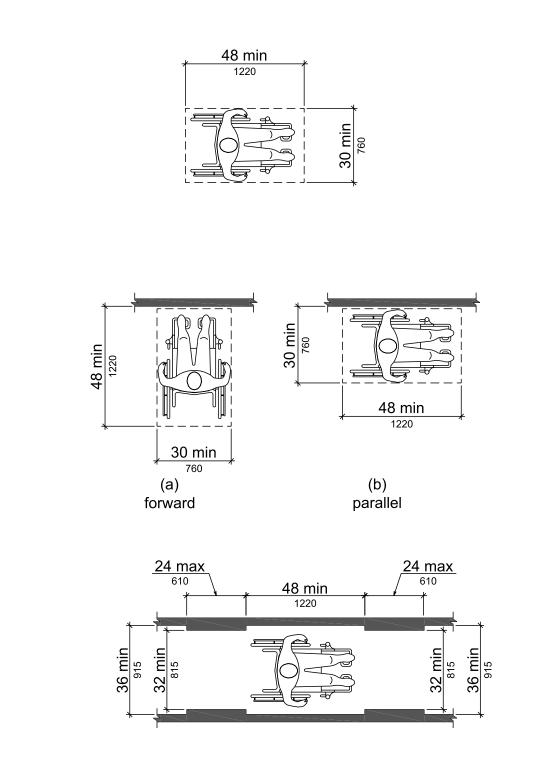


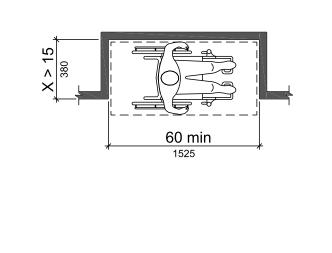


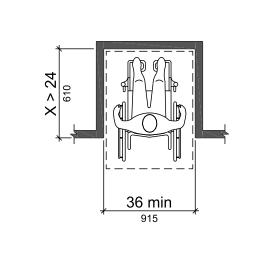


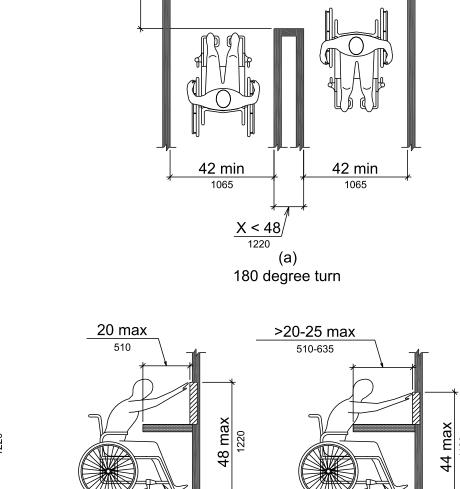


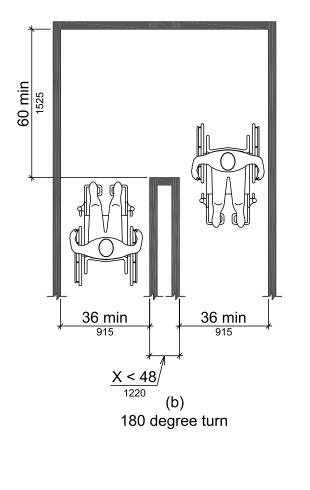
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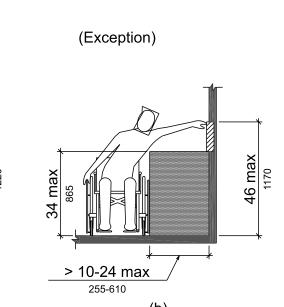


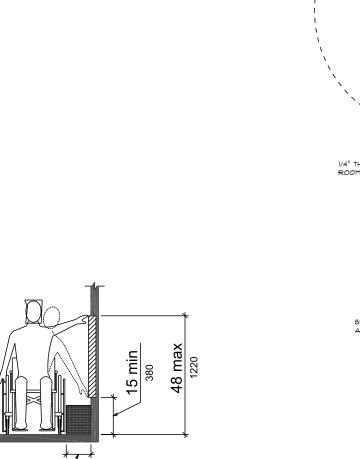


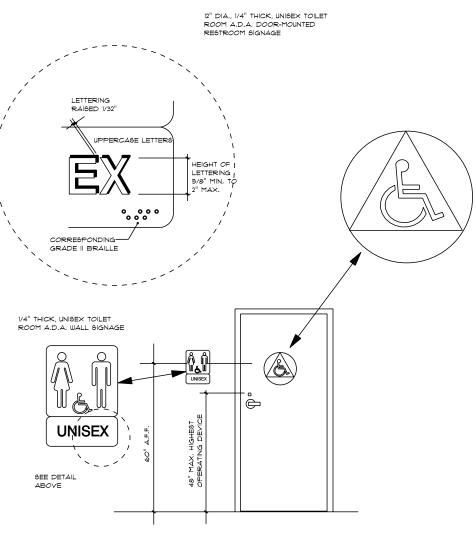












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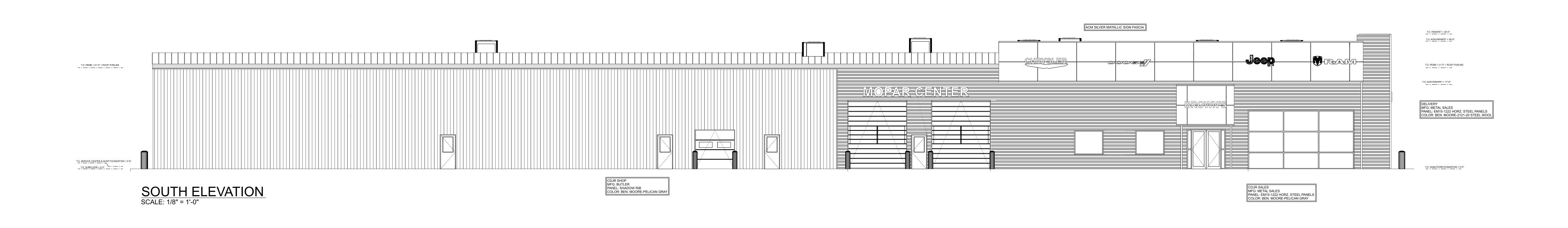
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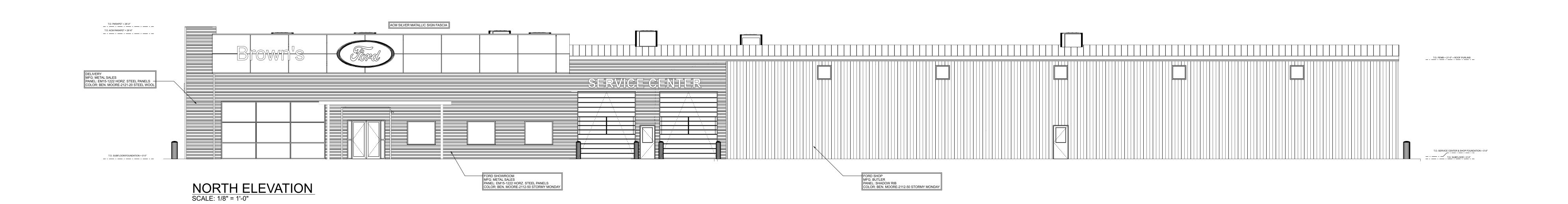
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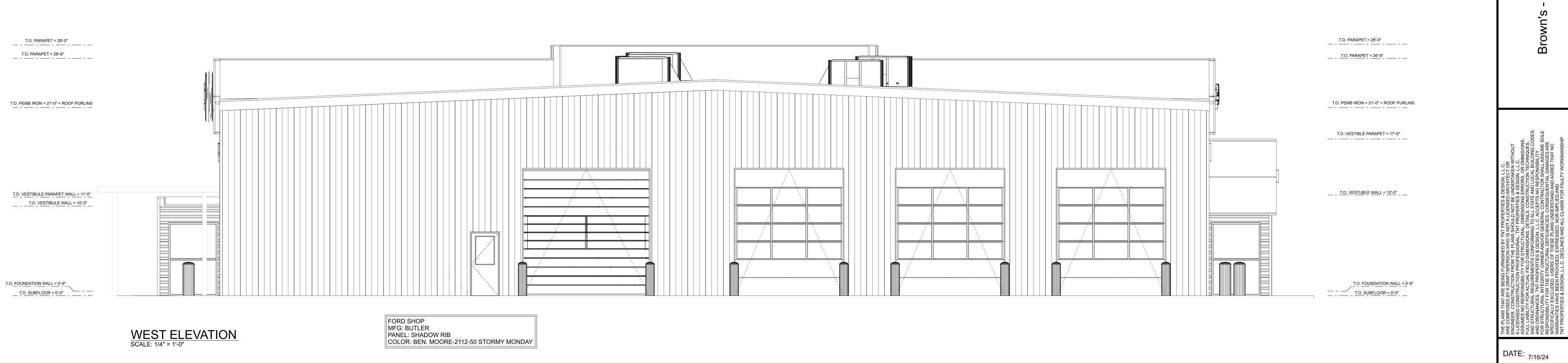
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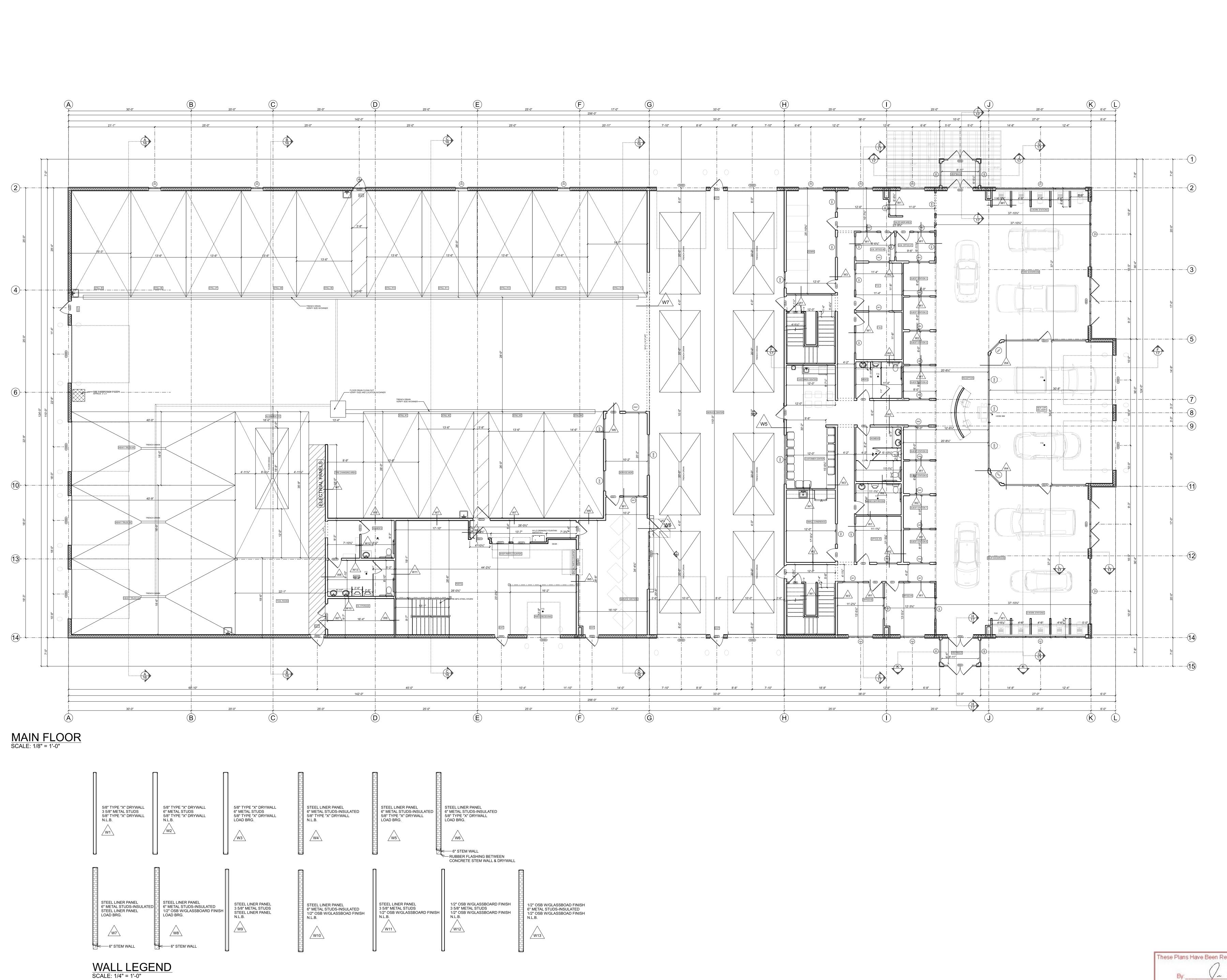
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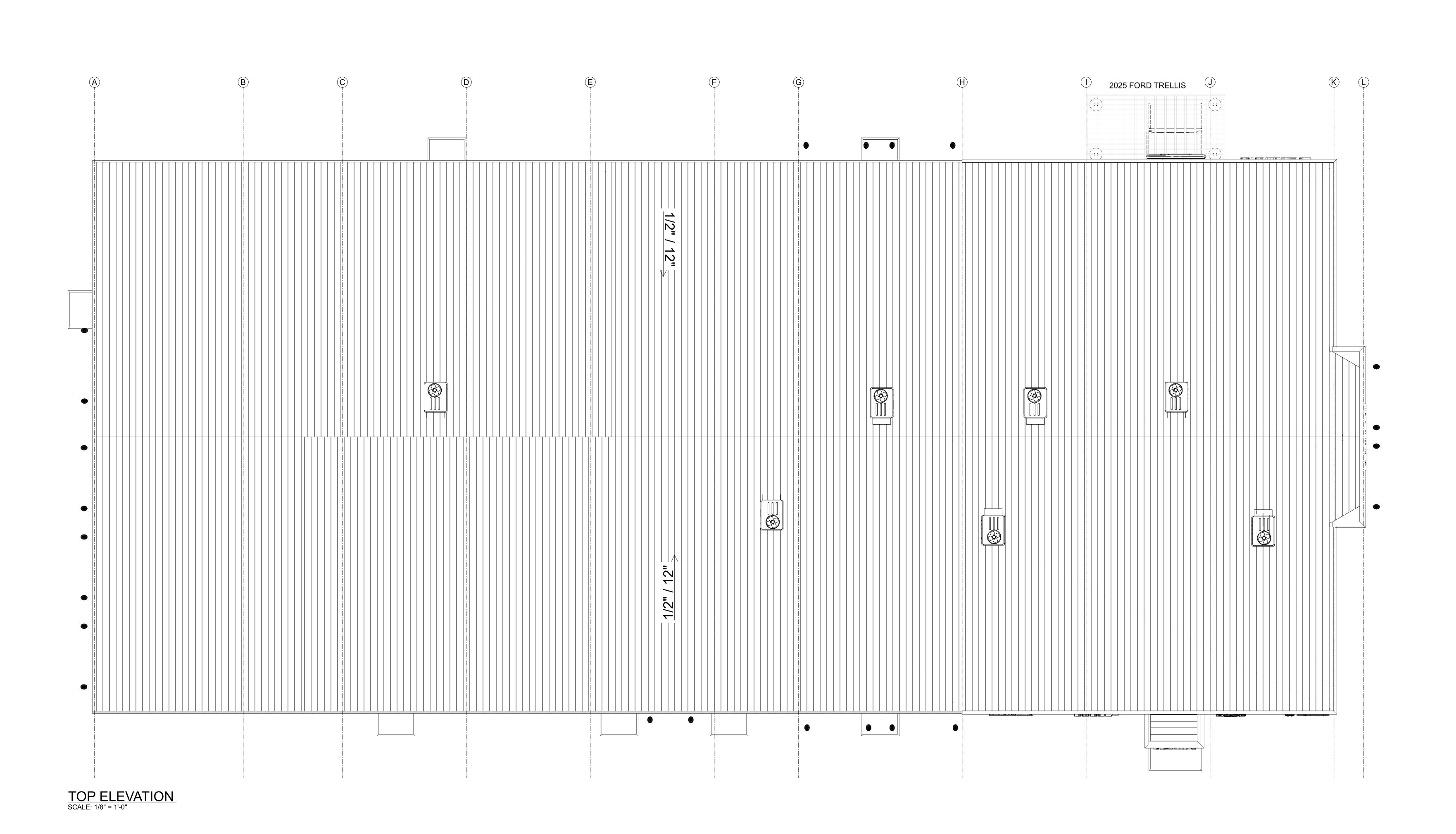
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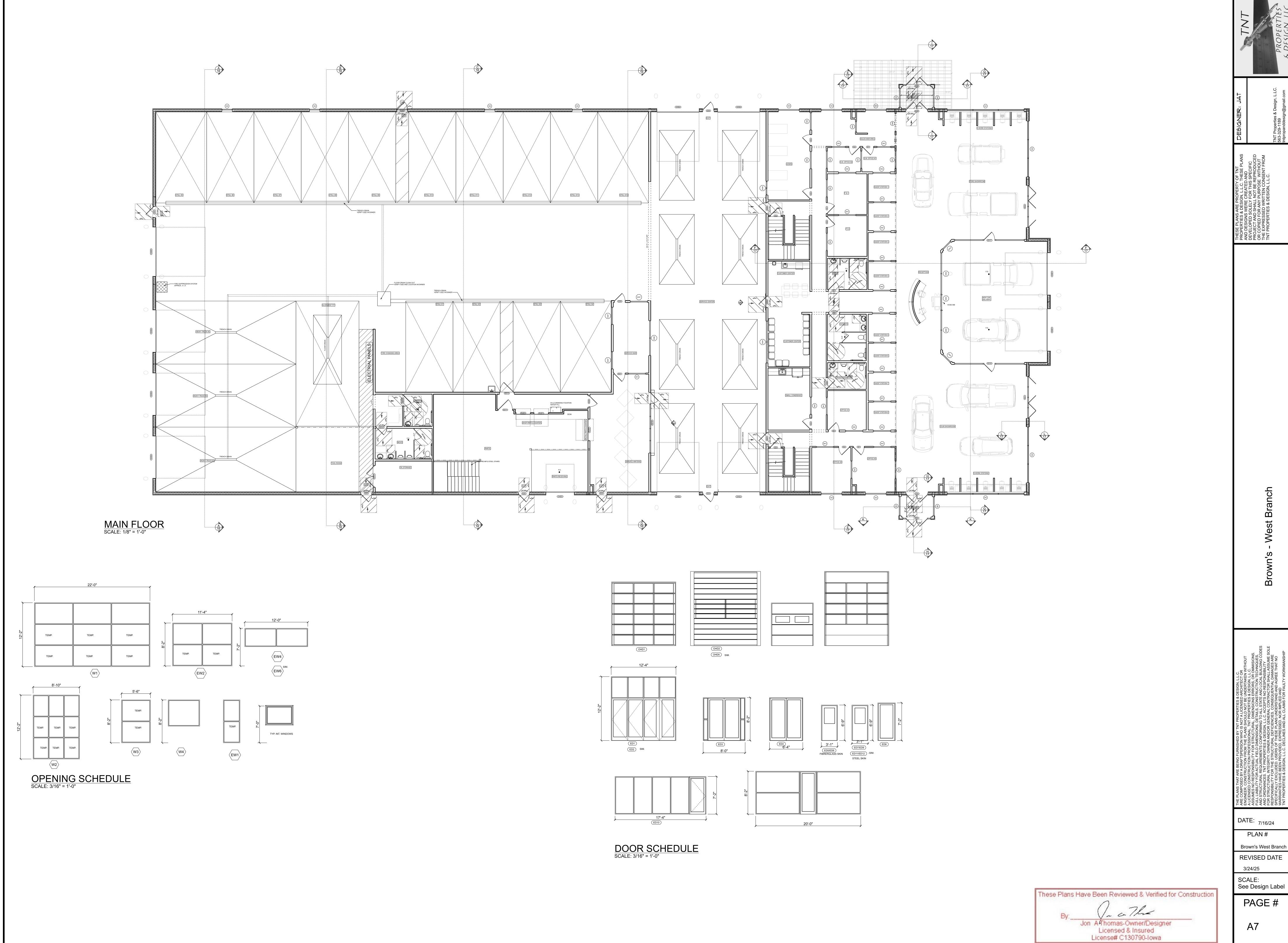
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**A**6

PAGE#

These Plans Have Been Reviewed & Verified for Construction

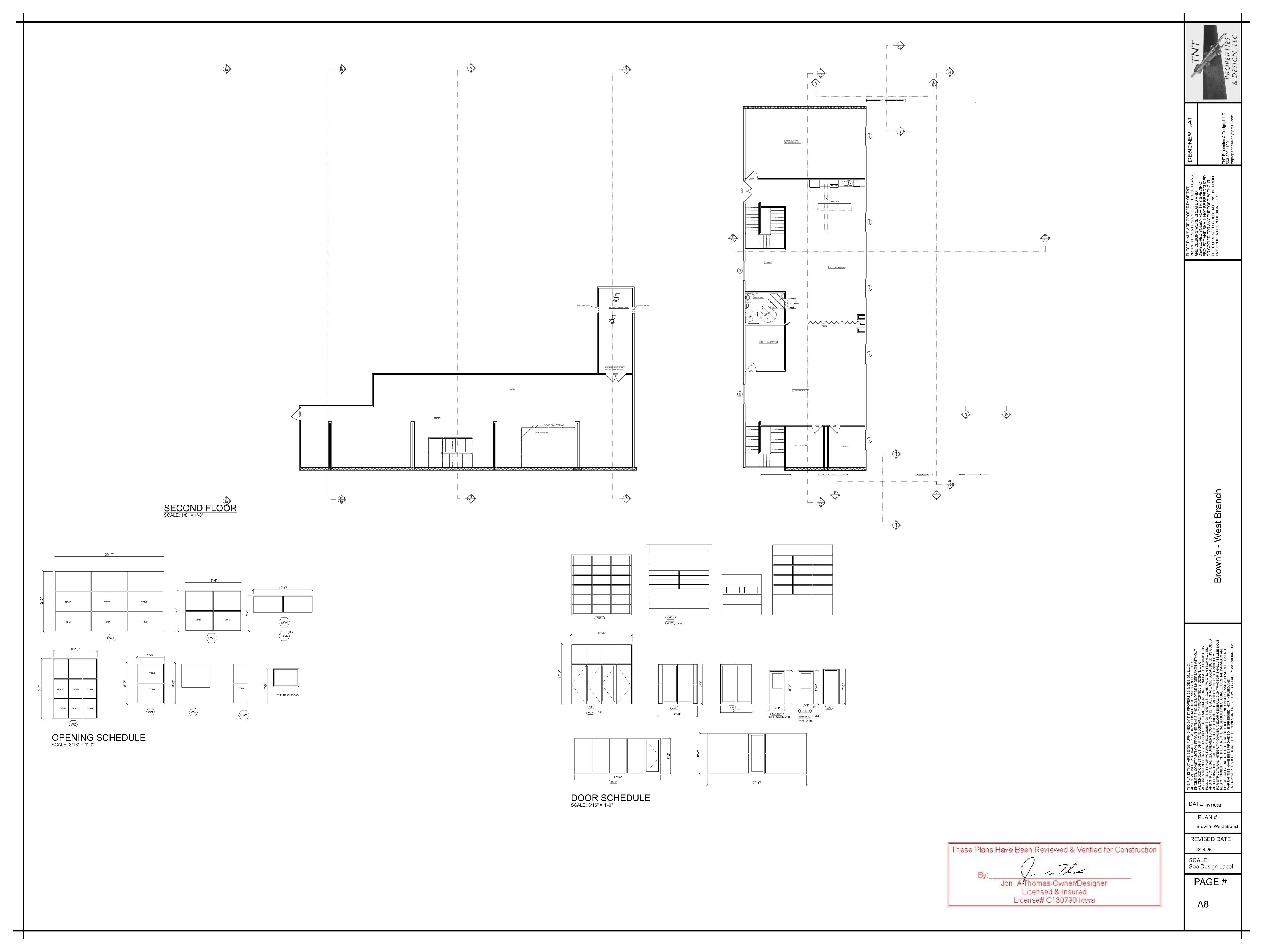
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**■** DATE: 7/16/24

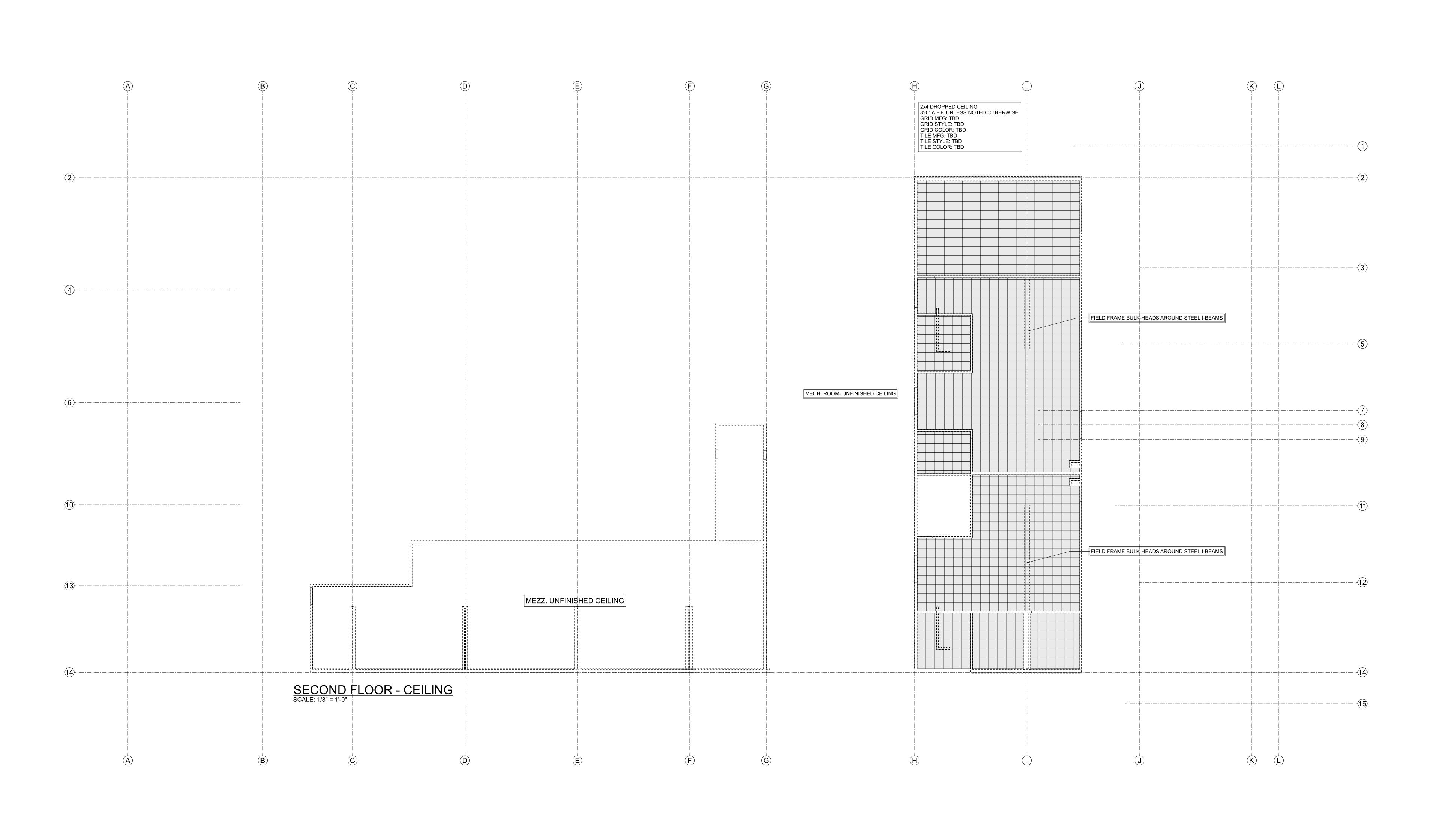
PLAN# Brown's West Branch

**REVISED DATE** 

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Licensed & Insured License# C130790-lowa



These Plans Have Been Reviewed & Verified for Construction

By:

Jon A Thomas-Owner/Designer

Licensed & Insured

License# C130790-lowa

A DESIGN, LLC

DESIGNER: JAT
TNT Properties & Design, L.LC.

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A10

LC. PROPERTIES & DESIGN, LLC

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ODUCED
THOUT
AT FROM
TNT Properties & Design, L.LC.
563-329-1189
tntpropanddesign@gmail.com

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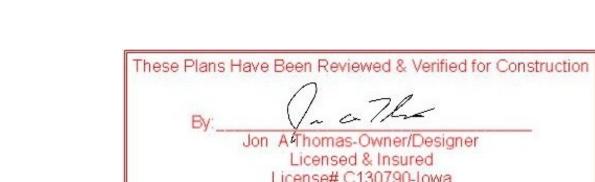
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Brown's West Branch

**REVISED DATE** 

A11

MAIN FLOOR - ELECTRICAL
SCALE: 1/8" = 1'-0"





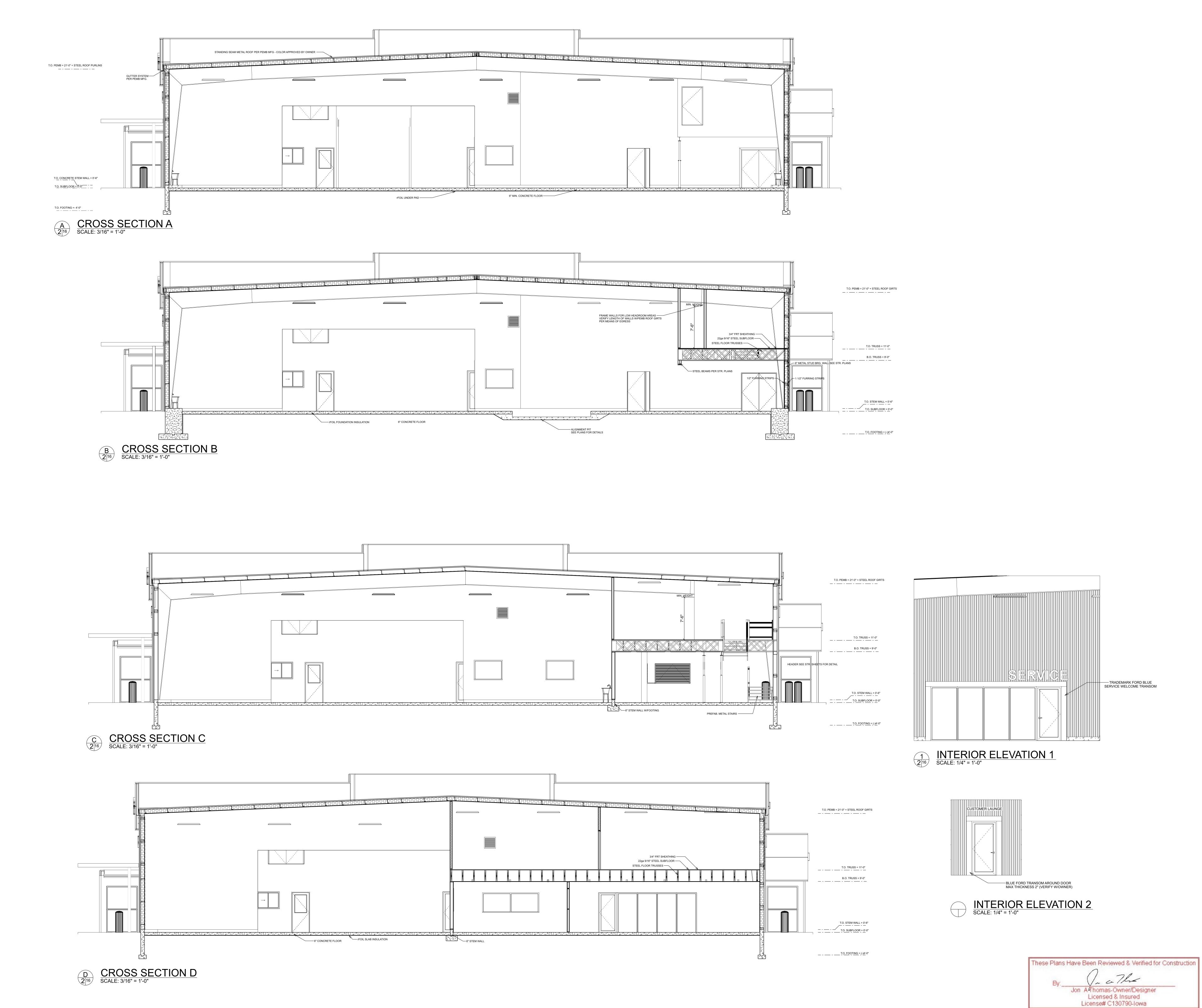
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Brown's West Branch

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A DESIGN, LIC

**●** DATE: <sub>7/16/24</sub>

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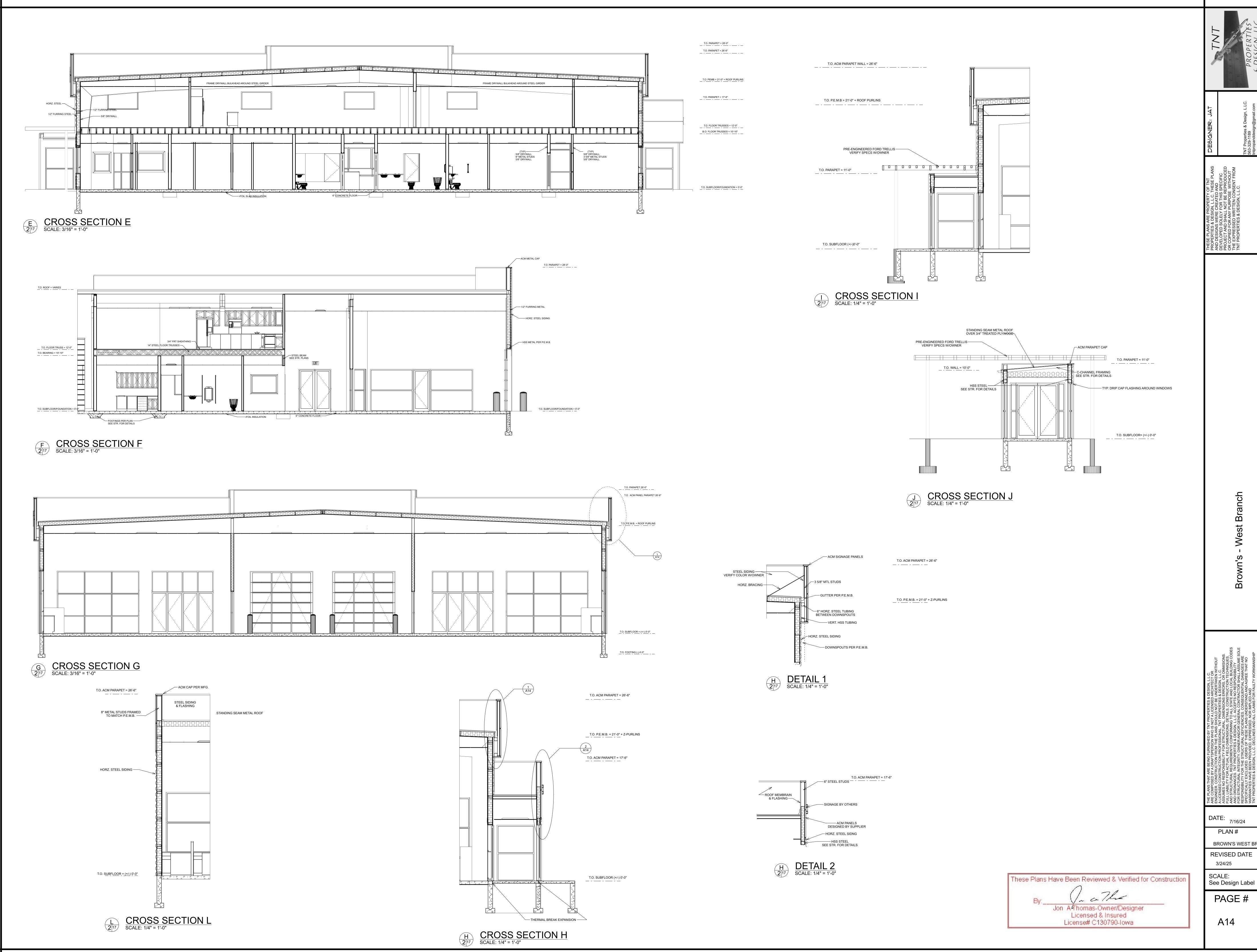
Brown's West Branch

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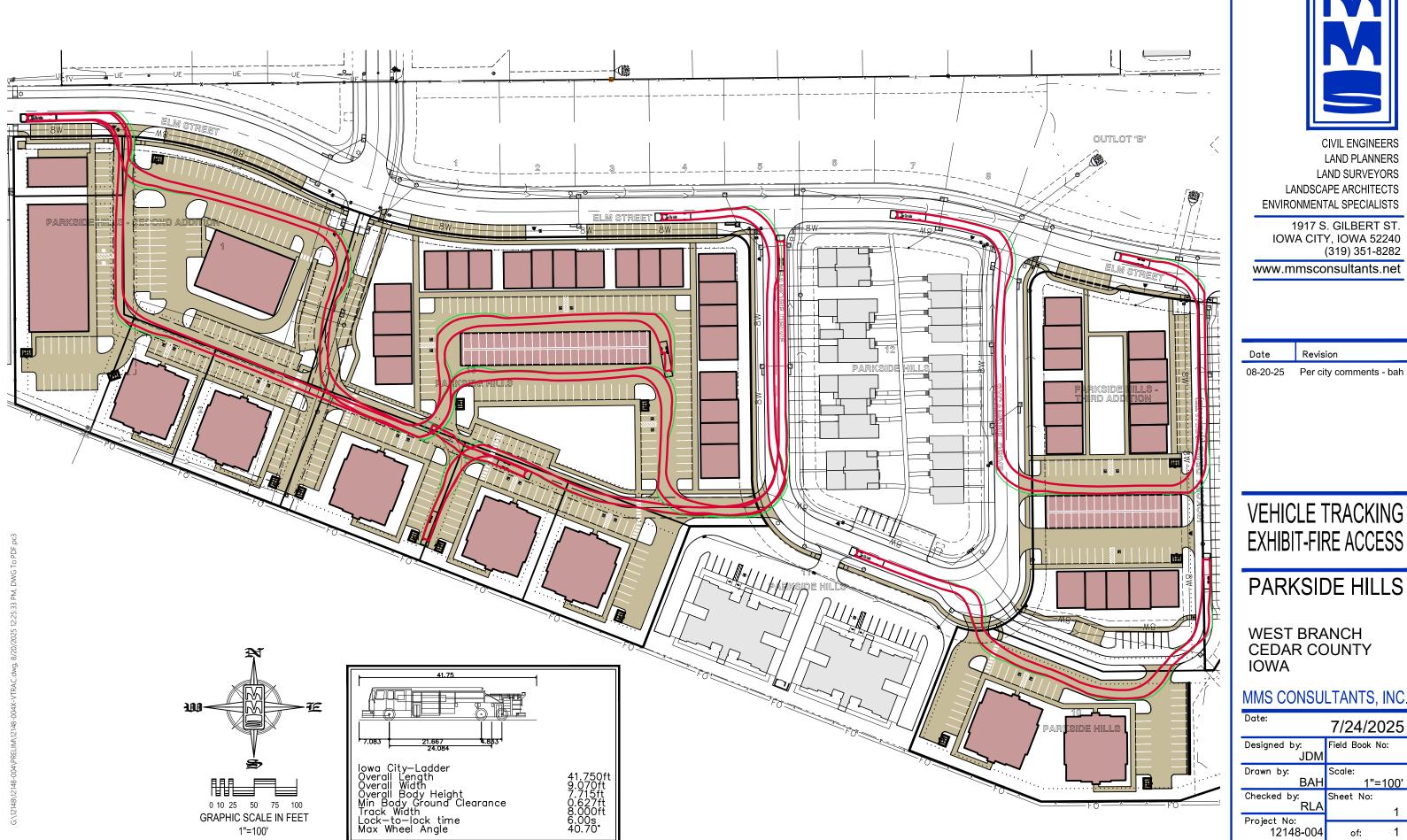
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CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS **ENVIRONMENTAL SPECIALISTS** 

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

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Date	Revision

#### VEHICLE TRACKING **EXHIBIT-FIRE ACCESS**

#### PARKSIDE HILLS

**WEST BRANCH CEDAR COUNTY** IOWA

#### MMS CONSULTANTS, INC.

	,
Date:	7/24/2025
Designed by: JDM	Field Book No:
Drawn by: BAH	Scale: 1"=100'
Checked by: RLA	Sheet No:
Project No: 12148-004	of: 1