



PLANNING AND ZONING COMMISSION MEETING

Tuesday, July 28, 2026 • 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 May 26, 2026 meeting.
4. Public Hearing/Non-Consent Agenda. /Move to action.
 - a. Review and Approve Site Plan for Parkside Hills, 5th Edition, Lot 3 – Parkside Partners Development./ 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 22, 2026.
9. Adjourn

Planning & Zoning Commission Members: Chair John Fuller, Vice Chair Ryan Bowers, Brad Bower, Matt Van Scoyoc, Madison Conley, Emilie Walsh, Ryan Foley • **Zoning Administrator:** Terry Goerdts
Mayor: Roger Laughlin • **Council Members:** Mike Horihan, Colton Miller, Chantry Noel, Jerry Sexton, Tom Dean
City Administrator: Adam Kofoed **City Clerk:** Alycia Friis • **Fire Chief:** Kevin Stoolman • **Police Chief:** Greg Hall
• **Public Works Director:** Matt Goodale

City of West Branch Planning & Zoning Commission Meeting
May 26, 2026
West Branch City Council Chambers, 110 North Poplar Street

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

Commission members present: John Fuller, Ryan Bowers, Brad Bower, Emilie Walsh, Matt Van Scoyoc, and Ryan Foley.

Council members present: None

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

Developers: Brian Shay

APPROVE AGENDA/CONSENT AGENDA/MOVE TO ACTION.

Motion by Bowers, second by Foley to approve the agenda. Motion approved 6-0

PUBLIC HEARING/NON-CONSENT AGENDA

- a. Public Hearing – Review and Approve Plans for a Change in the Site Plan for Parkside Hills, Lot 12, Brian Shay Development. / Move to Action

Kofoed introduced the topic that it combines a two and three unit building into one eight-unit building. Mainly due to affordability and state changes with TIF. Developer Brian Shay explained there have been issues in the past years like Covid and change in material prices. Commissioner Walsh asked about the developers' previous developments in which he promised to sell some units and he did not. Bowers mentioned the comprehensive plan and Fuller answered higher density housing is still needed. Bowers mentioned issues with no parking garages attached. Dave's recommendation was that it needs a formal site plan process and parking would be an issue as long as sight distance.

Motion by Bowers, second by Bower to recommend a site plan before going to council. 6-0, motion failed.

Comments from Chair and Commission Members, staff

Kofoed explained the capital improvement plan findings. Goerd says nine plex is getting close to completion.

Adjourn

Motion by Bower, second by Foley to adjourn the Planning & Zoning Commission meeting. Motion carried on a voice vote. The meeting adjourned at 8:04 p.m.

Submitted by:

Adam Kofoed

City Administrator



MMS Consultants, Inc.
Experts in Planning and Development Since 1975

1917 S. Gilbert Street
Iowa City, Iowa 52240

319.351.8282

mmsconsultants.net
mms@mmsconsultants.net

Stormwater Management Plan Parkside Hills 5th Add. – Lot 3

June 19, 2026

Revised:

07/22/2026-BJC

Prepared for:

Genesis Development Group LLC
32 Hummingbird Lane
Iowa City, Iowa, 52245

Prepared by:

MMS Consultants, Inc.
1917 South Gilbert Street
Iowa City, Iowa 52240

For Submittal to:

City of West Branch – City Clerk
913 S. Dubuque Street,
Iowa City, Iowa 52240

 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. _____, P.E. Iowa Lic. No. 28407 My license renewal date is December 31, 20____. Pages or sheets covered by this seal: _____

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Current Land Use	2
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Stormwater Management	2
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Contact Information

Attn:

Genesis Development Group LLC

32 Hummingbird Lane, Iowa City, Iowa, 52245

Project Site Description

Site Location

Lot 3 in Parkside Hills 5th Addition is a 3.21-acre residential PUD site located in West Branch. The site is bound by Elm Street to the north, Sycamore Drive to the east, and two undeveloped lots to the south and west. The site is surrounded by multi-unit residential sites to the east, duplexes to the north and undeveloped multi-unit lot to the south, with undeveloped commercial lots to the west.

The majority of the site drains to the north and east towards Elm Street eventually ending up in the wet detention basin in the NE corner. The site will consist of two 9-plex residential buildings, four 12-plex residential buildings, parking lot and covered carport.

Current Land Use

The site currently sits as an undeveloped lot with no existing structures and good grass coverage. There are some existing utilities that have already been installed.

Soils

The soil on the site consists of mostly Tama Silty Clay loam, 5 to 9 percent slopes, eroded. This soil is classified as hydrologic soil group C. Downs Silt Loam, Till Plain, 9 to 14 percent slope. This soil is classified as hydrologic soil group C. Colo-Ely complex, 0 to 5 percent slopes, this soil is classified as hydrologic soil group C/D. Soil group C soils typically have a slow infiltration rate. The site has previously been disturbed and graded with subdivision construction, the soils have been mixed throughout the development and different site construction that has taken place in recent years. The soils map can be seen in the appendix.

Stormwater Management

Stormwater Management for the site, including water quality, channel protection, overbank protection and extreme flood protection, is already being provided for in the two existing detention facilities that were constructed with overall development. This includes an existing wet-bottom basin in the NE Corner and dry-bottom basin in the SE corner of the property.

Stormwater Management Plan
Parkside Hills 5th Add. – Lot 3

Stormwater Conveyance

All storm sewer conveyance systems will be designed in accordance with SUDAS, The Iowa Storm Water Management Manual and the City of West Branch design standards. Storm pipes will be sized for the 5-year storm event. The system will be designed using the rational method. Storm sewer drainage area map and sizing calculations will be attached in the appendix.

Appendix



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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

Date Revision

OVERALL LAYOUT PLAN

PARKSIDE HILLS
5TH ADDITION
LOT 3
WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.
Date: 05/13/26
Designed by: BJC Field Book No: 1436, PG 26
Drawn by: TAV Scale: 1"=30'
Checked by: BJC Sheet No:
Project No: C120
12148-009 of:

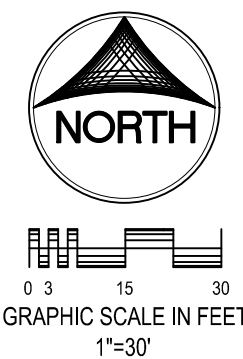
SITE PLAN PARKSIDE HILLS 5TH ADDITION - LOT 3 WEST BRANCH, IOWA

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

APPLICANT:
GENESIS DEVELOPMENT GROUP LLC
32 HUMMINGBIRD LANE
IOWA CITY, 52245

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

C120 OVERALL LAYOUT PLAN
C121 LAYOUT AND DIMENSION PLAN: WEST HALF
C121 LAYOUT AND DIMENSION PLAN: EAST HALF
C140 OVERALL GRADING, EROSION CONTROL,
AND SWPPP
C141 STREET PLAN AND PROFILE
C142 GRADING PLAN: NORTHWEST
C143 GRADING PLAN: SOUTHWEST
C144 GRADING PLAN: NORTHEAST
C145 GRADING PLAN: SOUTHEAST
C160 SANITARY SEWER PLAN AND PROFILE
C161 STORM SEWER PLAN AND PROFILE
C162 WATER MAIN PLAN
C500 GENERAL NOTES AND DETAILS
C501 GENERAL NOTES AND DETAILS
L100 LANDSCAPE PLAN



STANDARD LEGEND AND NOTES

- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- EXISTING RIGHT-OF-WAY LINES
- CENTER LINES
- EXISTING CENTER LINES
- LOT LINES, INTERNAL
- LOT LINES, PLATTED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- BENCHMARK
- RECORDED DIMENSIONS
- CURVE SEGMENT NUMBER
- EXISTING POWER POLE W/DROP
- PROPOSED POWER POLE W/DROP
- EXISTING POWER POLE W/TRANS
- PROPOSED POWER POLE W/TRANS
- EXISTING GUY POLE
- PROPOSED GUY POLE
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING DRAINAGE MANHOLE
- PROPOSED DRAINAGE MANHOLE
- EXISTING CURB INLET
- PROPOSED CURB INLET
- EXISTING FENCE LINE
- PROPOSED FENCE LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINES
- PROPOSED WATER LINES
- EXISTING ELECTRICAL LINES
- PROPOSED ELECTRICAL LINES
- EXISTING GAS LINES
- PROPOSED GAS LINES
- EXISTING CONTOUR LINES (1' INTERVAL)
- PROPOSED CONTOUR LINES
- 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.

LEGAL:

PARKSIDE HILLS - 5TH ADDITION - LOT 3, WEST BRANCH, CEDAR COUNTY, IOWA, RECORDED IN THE PLAT THEREOF, CONTAINING 3.21 ACRES AND SUBJECT TO EASEMENTS AND RESTRICTION OF RECORD.

SITE DEVELOPMENT SUMMARY:

ZONING: PUD
SQUARE FOOTAGE: 140,000 SF
PROPOSED USE: RESIDENTIAL

DEVELOPMENT CHARACTERISTICS:

PARKSIDE HILLS - LOT 3 IS TO CONSIST OF 2 (TWO) PROPOSED 9-PLEX BUILDINGS, 4 (FOUR) PROPOSED 12-PLEX BUILDINGS, AND 1 (ONE) CARPORT WITH A TOTAL OF 66 UNITS LOCATED ON A 3.21 ACRE LOT.

DEVELOPMENT SCHEDULE

APPLICANT PLANS TO BEGIN CONSTRUCTION ON WINTER 2026, WITH AN ESTIMATED COMPLETION DATE IN SUMMER 2027.

SITE COVERAGES:

TOTAL LOT AREA 140,000 S.F. (100%)(3.21 AC)
PROPOSED BUILDING AREA 23,042 S.F. (16.5%)
PROPOSED PAVING AREA 67,578 S.F. (48.3%)
TOTAL IMPERVIOUS AREA 90,620 S.F. (64.7%)
TOTAL OPEN AREA 49,380 S.F. (35.3%)

LOT REQUIREMENTS:

FRONT YARD SETBACK 15 FEET
SIDE YARD SETBACK 0 FEET
REAR YARD SETBACK 0 FEET

PARKING REQUIREMENTS:

REQUIRED PARKING:
66 TOTAL UNITS (30 ONE BEDROOM, 36 TWO BEDROOM)
30 ONE BEDROOM = 45 SPACES
36 TWO BEDROOM = 72 SPACES
TOTAL PARKING REQUIRED = 117 SPACES

PARKING PROVIDED:
ELM STREET PARKING = 32 SPACES
CARPORT PARKING = 48 SPACES
OUTDOOR PARKING = 91 SPACES
CHESTNUT DRIVE PARKING = 9 SPACES
SOUTH DRIVE PARKING = 11 SPACES
TOTAL PARKING PROVIDED = 191 SPACES (6 ADA)

SITE LIGHTING SHALL BE WALL PACK LIGHTS AND PROVIDED ON THE SIDES OF THE BUILDING AND ALSO UNDER THE CAR PORT.

EACH UNIT WILL BE METERED SEPARATELY AND A UTILITY ROOM WILL BE PROVIDED AND ACCESSIBLE TO PUBLIC WORKS.

EACH BUILDING WILL BE SECURED ACCESS AND A KNOX BOX WILL BE INSTALLED ON EACH BUILDING.

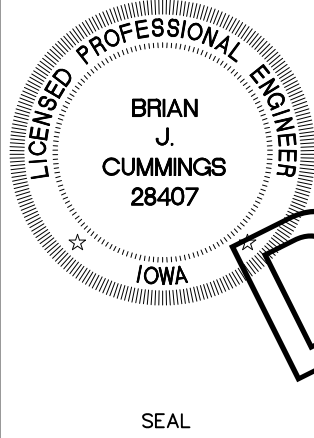
UTILITIES

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/292-6889 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.



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



BRIAN J. CUMMINS, P.E. Iowa Lic. No. 28407

Expiry Date: December 31, 2026

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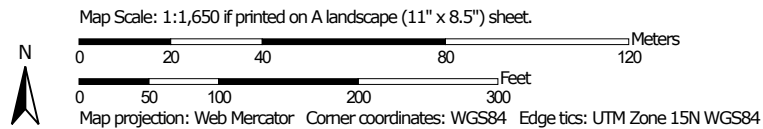
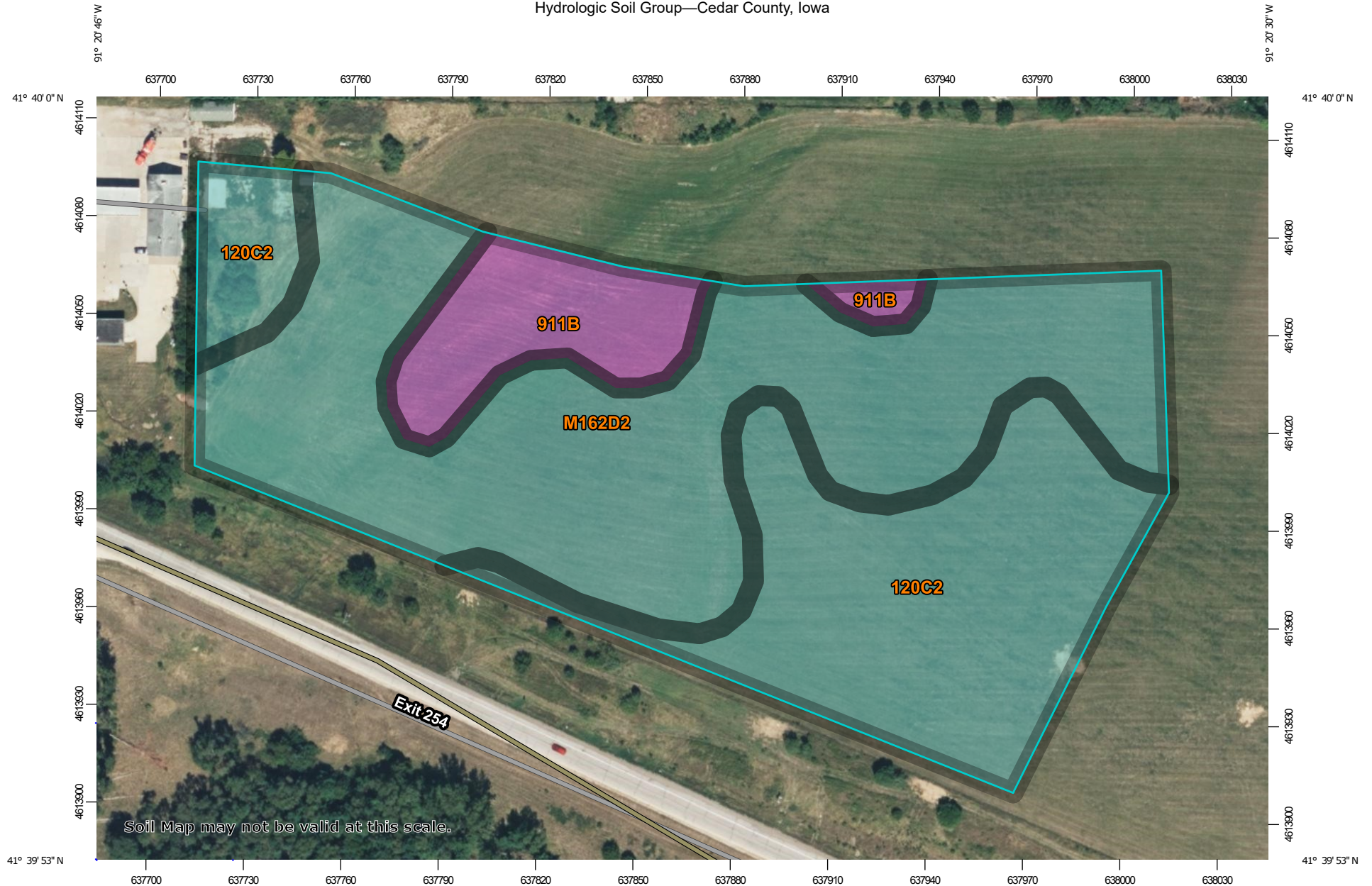
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Hydrologic Soil Group—Cedar County, Iowa



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

6/19/2026
Page 1 of 4

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cedar County, Iowa
 Survey Area Data: Version 31, Sep 9, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	C	3.1	35.4%
911B	Colo-Ely complex, 0 to 5 percent slopes	C/D	1.0	11.0%
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	C	4.7	53.6%
Totals for Area of Interest			8.8	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

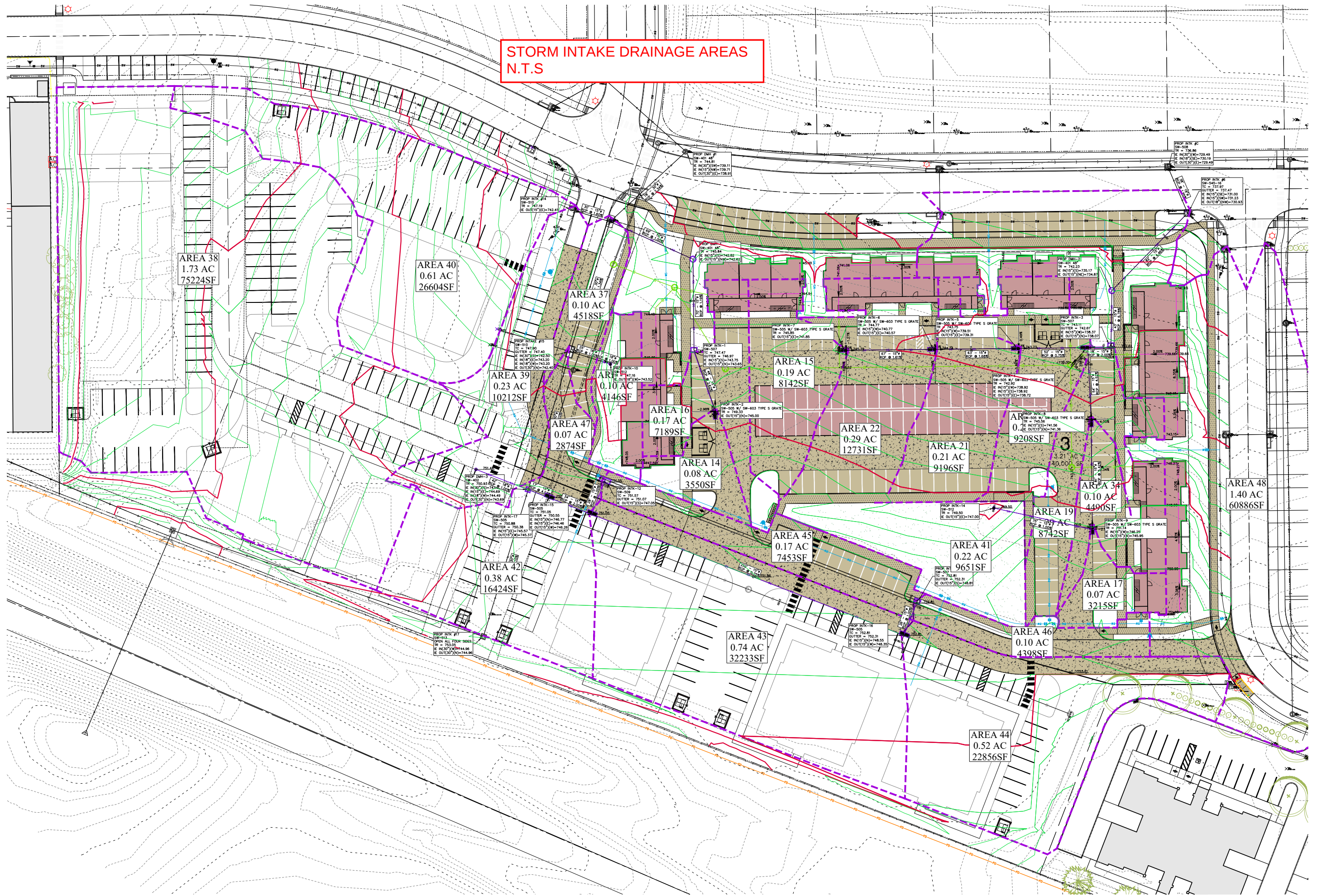
Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

STORM INTAKE DRAINAGE AREAS
N.T.S



INTAKE SIZING SPREADSHEET WITH 2% CROSS SLOPE

PROJECT NAME:

PROJ. NUMBER:

DATE:

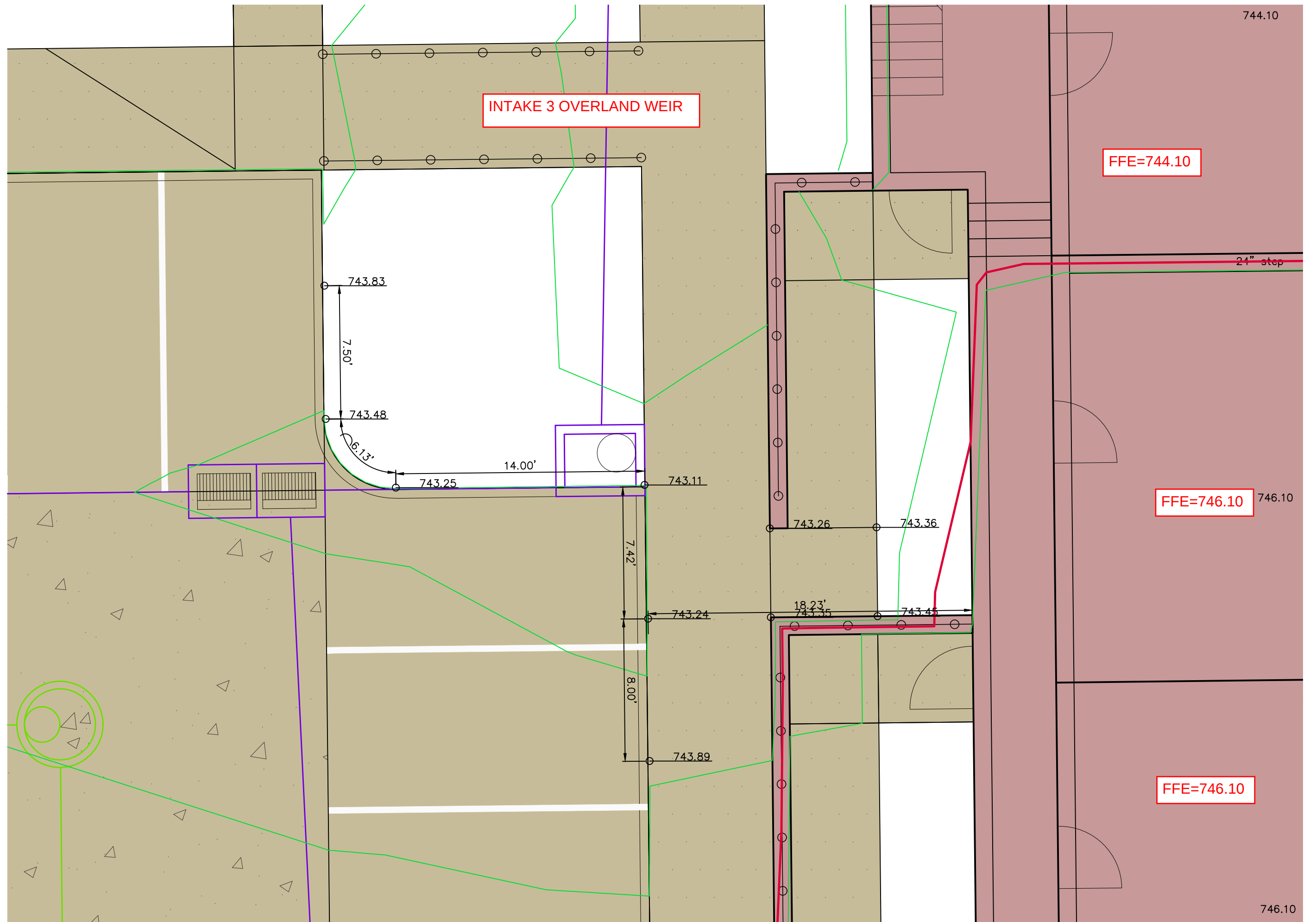
0.25

INTAKE NUMBER	SUMP ? Y=1/N=0	STREET WIDTH	CROSS SLOPE FT/FT	SLOPE FT/FT	AREA (ACRES)	C	I	Q	AR2/3	DEPTH	WIDTH	Qa/La	La	L	H	SELECT INTAKE	DRY LANE	DRY LANE WIDTH (FT)	E %	Qint (CFS)	Qby (CFS)	ByPass To Intake #
1	1	N/A	0.012	0.0080	0.17	0.95	4.80	0.78	0.0873	0.110	6.48	#N/A	#N/A	4	0.18	507			#N/A	#N/A		
w/bypass	1							0.82	0.0922	0.120	6.56			4	0.19	507						
2	0			0.0605	0.08	0.95	4.80	0.36	0.0149	0.070	4.32	0.058	6.25	6	#N/A	505						
3	1		0.081	0.0100	0.20	0.95	4.80	0.91	0.0918	0.137	7.33	#N/A	#N/A	4	0.20	507						
w/bypass	1		0.081	0.0100	0.20	0.95	4.80	1.04	0.1046	0.143	7.67	#N/A	#N/A	4	0.22	507						
4	0			0.0225	0.21	0.85	4.80	0.86	0.0575	0.170	6.41	0.138	6.19	6	#N/A	505						
w/bypass	0			0.0225	0.21	0.85	4.80	0.99	0.0663	0.170	6.41	0.138	7.14	6	#N/A	505						
5	0			0.0080	0.21	0.71	4.80	0.72	0.0806	0.130	16.34	0.106	6.72	6	#N/A	505						
w/bypass	0			0.0080	0.21	0.71	4.80	0.90	0.1016	0.130	16.34	0.106	8.48	6		505						
6	0			0.0080	0.29	0.89	4.80	1.24	0.1394	0.170	10.88	0.138	8.96	6	#N/A	505						
w/bypass	0			0.0080	0.29	0.89	4.80	1.38	0.1557	0.170	10.88	0.138	10.00	6	#N/A	505						
7	0			0.0210	0.19	0.95	4.80	0.87	0.0602	0.100	9.54	0.082	10.50	6	#N/A	505						
8	0			0.0400	0.10	0.95	4.80	0.46	0.0230	0.080	5.52	0.066	6.86	6	#N/A	505						
w/bypass	0			0.0400	0.10	0.95	4.80	0.50	0.0249	0.080	5.52	0.066	7.46	6		505						
9	0			0.0789	0.07	0.95	4.80	0.32	0.0114	0.060	5.34	0.050	6.35	6	#N/A	505						
	0							0.00	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		#N/A							
INTK-12	0	26	0.02	0.0070	0.17	0.95	4.80	0.78	0.0933	0.137	7.37	0.112	6.90	8	#N/A	509		18.63	116%	0.899	0.000	
	0	26	0.02	0.0070				0.86	0.1036	0.143	7.65	0.117	7.37	8					108%	0.934	0.000	
INTK 13	0	26	0.02	0.0070	0.10	0.95	4.80	0.46	0.0549	0.113	6.13	0.093	4.93	4	#N/A	507		19.87	81%	0.370	0.086	
	0		0.02	0.0070				0.00	0.0000	0.000	0.50	0.000	0.00	4	#N/A							
INKT 15	0	26	0.02	0.0070	0.74	0.95	4.80	3.37	0.4060	0.239	12.43	0.194	17.43	6	#N/A	505						
w/bypass	0		0.02	0.0070				3.87	0.4659	0.251	13.06	0.204	18.99	6	#N/A							
INTK 16	0	26	0.02	0.0070	0.52	0.95	4.80	2.37	0.2853	0.209	10.95	0.170	13.98	6	#N/A	505						
w/bypass	0							0.00	0.0000	0.000	0.50	0.000	0.00	6	#N/A							
INTK 17	1	26	0.02	0.0010	0.38	0.95	4.80	1.73	0.5516	0.268	13.88	#N/A	#N/A	6	0.24	505						
w/bypass	1							2.75	0.8752	0.318	16.41	#N/A	#N/A	6	0.32							

INTAKE NUMBER	GRATE INTAKE EFFECIENCY																
	A	V	SINGLE TYPE S V ₀	E ₀	R _F	R _S	E	grate Q _i	Grate Q _b	AR2/3	DEPTH	WIDTH	Qa/La	La	eopen	Q open i	Q open by
1																	
w/bypass																	
2	0.151	2.413	13	0.680	1.00	0.6273	88%	0.321	0.044	0.0018	0.031	2.06	0.026	1.64	1.0	0.044	0.000
3																	
w/bypass																	
4	0.545	1.573	13	0.509	1.00	0.7844	89%	0.766	0.091	0.0061	0.049	2.97	0.042	2.18	1.0	0.091	0.000
w/bypass	0.545	1.813	13	0.509	1.00	0.7380	87%	0.861	0.127	0.0085	0.056	3.30	0.047	2.70	1.0	0.127	0.000
5	1.062	0.674	13	0.227	1.00	0.9436	96%	0.684	0.031	0.0035	0.040	2.51	0.034	0.92	1.0	0.031	0.000
w/bypass	1.062	0.850	13	0.227	1.00	0.9168	94%	0.844	0.058								
6	0.925	1.340	13	0.327	1.00	0.8292	89%	1.096	0.142	0.0160	0.071	4.05	0.059	2.41	1.0	0.142	0.000
w/bypass	0.925	1.496	13	0.327	1.00	0.7993	86%	1.196	0.187								
7	0.477	1.816	13	0.367	1.00	0.7373	83%	0.722	0.144	0.0100	0.060	3.48	0.050	2.89	1.0	0.144	0.000
8	0.221	2.065	13	0.571	1.00	0.6901	87%	0.395	0.061	0.0031	0.038	2.41	0.032	1.88	1.0	0.061	0.000
w/bypass	0.221	2.243	13	0.571	1.00	0.6575	85%	0.422	0.073								
9	0.160	1.993	13	0.585	1.00	0.7038	88%	0.280	0.039	0.0014	0.028	1.92	0.024	1.62	1.0	0.039	0.000
	#DIV/0!	#DIV/0!	8.3	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
INTK-12																	
INTK 13																	
	0.000	#DIV/0!	8.3	#NUM!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
INKT 15	1.482	2.276	2.4	0.291	1.00	0.6515	75%	2.540	0.834	0.1004	0.141	7.56	0.115	7.23	1.0	0.800	0.034
	1.640	2.361	2.4	0.278	1.00	0.6364	74%	2.856	1.016	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
INTK 16	1.144	2.072	2.4	0.325	1.00	0.6888	79%	1.873	0.498	0.0599	0.116	6.32	0.096	5.21	1.0	0.498	0.000
	0.000	#DIV/0!	2.4	#NUM!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
INTK 17	1.857	0.933	2.4	0.263	1.00	0.9030	93%	1.609	0.124	#DIV/0!	#DIV/0!	#DIV/0!	#N/A	#N/A	#N/A	#N/A	#N/A
	2.611	1.053	2.4	0.226	1.00	0.8822	91%	2.498	0.251	0.0798	0.130	6.98	#N/A	#N/A	#N/A	#N/A	#N/A

At SAG grate	Qi Open	Qi Total	Qi Orifice
#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A
2.107	0.000	2.107	3.824438644
3.321	0.000	3.321	4.450722703

STORM RUNOFF & STORM SEWER COMPUTATIONS RATIONAL METHOD STORM FREQUENCY: 5 YEAR								MMS CONSULTANTS, INC 1917 S. GILBERT STREET, IOWA CITY, IOWA 52240				JOB NUMBER: 12148-009 DATE: 6/15/2026 COMPUTED BY: BJC		REV: 7/22/2026 BJC					
NUMBER	SEWER LOCATION			TRIBUTARY AREA				TIME OF FLOW		RAINFALL	RUNOFF	SELECTED STORM SEWER DATA							
				CHARACTERISTICS								"N" = 0.013 INVERT ELEVATIONS							
	FROM	TO	IMPERVIOUSNESS FACTOR		AREA (ACRE)		UPPER	IN	INTENSITY	LENGTH	DIA.	SLOPE	CAPACITY	VELOCITY	UPPER LOWER		COMMENTS		
	STREET	C.B.	C.B.					END	SECTION	(IN/HR)	(CFS)	(FT)	(IN)	(%)	Q	V		END	END
	NAME	OR	OR	INCR.	TOTAL	INCR.	TOTAL	(MIN)	(MIN)						(CFS)	(FPS)			
	MH	MN	Δ	Σ	Δ	Σ													
		INTK 2	INTK 1	0.95	0.95	0.08	0.08	10.00	0.09	4.80	0.36	48	15	2.62	10.48	8.54			
		INTK 1	DMH 1	0.95	0.95	0.17	0.17	10.00	0.20	4.80	0.78	70	15	1.19	7.07	5.76			
		DMH 1	E INTK 13	-	0.95	-	0.17	10.09	0.15	4.80	0.78	49	15	1.00	6.48	5.28			
		INTK 14	INTK 9	0.35	0.35	0.22	0.22	10.00	0.17	4.80	0.37	75	15	2.00	9.16	7.46			
		INTK 9	INTK 8	0.95	0.49	0.07	0.29	10.17	0.15	4.80	0.69	81	15	3.00	11.22	9.14			
		INTK 8	INTK 4	0.95	0.61	0.1	0.39	10.32	0.09	4.80	1.14	54	15	4.00	12.95	10.56			
								10.40											
		INTK 7	INTK 6	0.95	0.95	0.19	0.19	10.00	0.17	4.80	0.87	67	15	1.61	8.22	6.70			
		INTK 6	INTK 5	0.95	0.95	0.29	0.48	10.17	0.15	4.80	2.19	63	15	1.68	8.40	6.84			
		INTK 5	INTK 4	0.95	0.95	0.21	0.69	10.32	0.19	4.80	3.15	52	15	0.75	5.61	4.57			
		INTK 4	INTK 3	0.95	0.85	0.21	1.29	10.51	0.04	4.80	5.25	18	15	2.00	9.16	7.46			
		INTK 3	DMH 2	0.95	0.86	0.20	1.49	10.55	0.05	7.60	9.75	43	15	6.78	16.87	13.74			50YR STORM
		DMH 2	E INTK 6	-	0.86	-	1.49	10.60	0.12	7.60	9.75	82	15	4.46	13.68	11.15			50YR STORM
		E INTK 6	E INTK C	0.55	0.71	1.42	2.91	10.72	0.07	4.80	9.91	38	18	2.18	15.55	8.80			
		INTK 13	INTK 16	0.95	0.95	0.1	0.10	10.00	0.08	4.80	0.46	26	15	1.00	6.48	5.28			
		INTK 16	INTK 15	0.95	0.95	0.52	0.62	10.08	0.92	4.80	2.83	252	15	0.75	5.61	4.57			
		INTK 12	INTK 15	0.95	0.95	0.17	0.17	10.00	0.09	4.80	0.78	28	15	1.00	6.48	5.28			
		INTK 15	INT 17	0.95	0.95	0.74	1.53	10.09	0.08	4.80	6.98	34	15	2.00	9.16	7.46			
		INTK 17	DMH 3	0.95	0.95	0.38	1.91	11.00	0.03	4.80	8.71	17	15	4.03	13.00	10.60			
		FUTR 1	DMH 3	0.95	0.95	1.73	1.73	10.00	0.12	4.80	7.89	42	18	1.00	10.53	5.96			
		E INTK17	DMH 3	-	0.43	-	7.42	17.13	0.27	6.10	19.46	144	30	1.10	43.13	8.79			50YR STORM
		DMH 3	E INTK 15	-	0.60	-	11.06	17.40	0.15	6.10	40.56	81	30	1.10	43.13	8.79			50YR STORM
		INTK 10	E INTK 15	0.63	0.63	0.1	0.10	10.00	0.09	4.80	0.30	32	18	1.00	10.53	5.96			
		Lot 14	E INTK 15	0.95	0.95	0.61	0.61	10.00	0.13	4.80	2.78	55	18	1.50	12.90	7.30			
		EINTK 15	E INTK 13	0.95	0.63	0.45	12.22	17.56	0.18	6.10	47.08	102	30	1.34	47.61	9.70			50YR STORM
		EINTK 14	E INTK 13	0.57	0.57	0.23	0.46	10	0.07	4.80	1.26	30	15	1.85	8.81	7.18			
		E INTK 13	E DMH 1	0.83	0.64	0.1	12.95	17.73	0.10	3.70	30.43	78	30	2.3	62.37	12.71			



INTAKE 3 100-YEAR OVERLAND

FLOW OVER A BROAD CRESTED WEIR $Q=CLH^{(3/2)}$
 C= 2.7

WATER SURFACE ELEVATION 743.51
 LOW POINT ELEVATION 743.11 DEPTH = 0.4 ABOVE CURB

STATION	ELEVATION	LENGTH	AVE HEIGHT	DISCHARGE	C	100-yr I (in/hr)	A (ac)	Q (cfs)
0	743.83	7.5	0	0	0.92	8.54	1.5	11.7852
7.5	743.48	6.13	0.145	0.913853				
13.63	743.25	14	0.33	7.165767				
27.63	743.11	7.42	0.335	3.884498				
35.05	743.24	8	0	0				
43.05	743.89							

total Q **11.7852**

TOTAL DISCHARGE 11.96412 CFS

Channel Report

INTK-1 w/bypass

Gutter

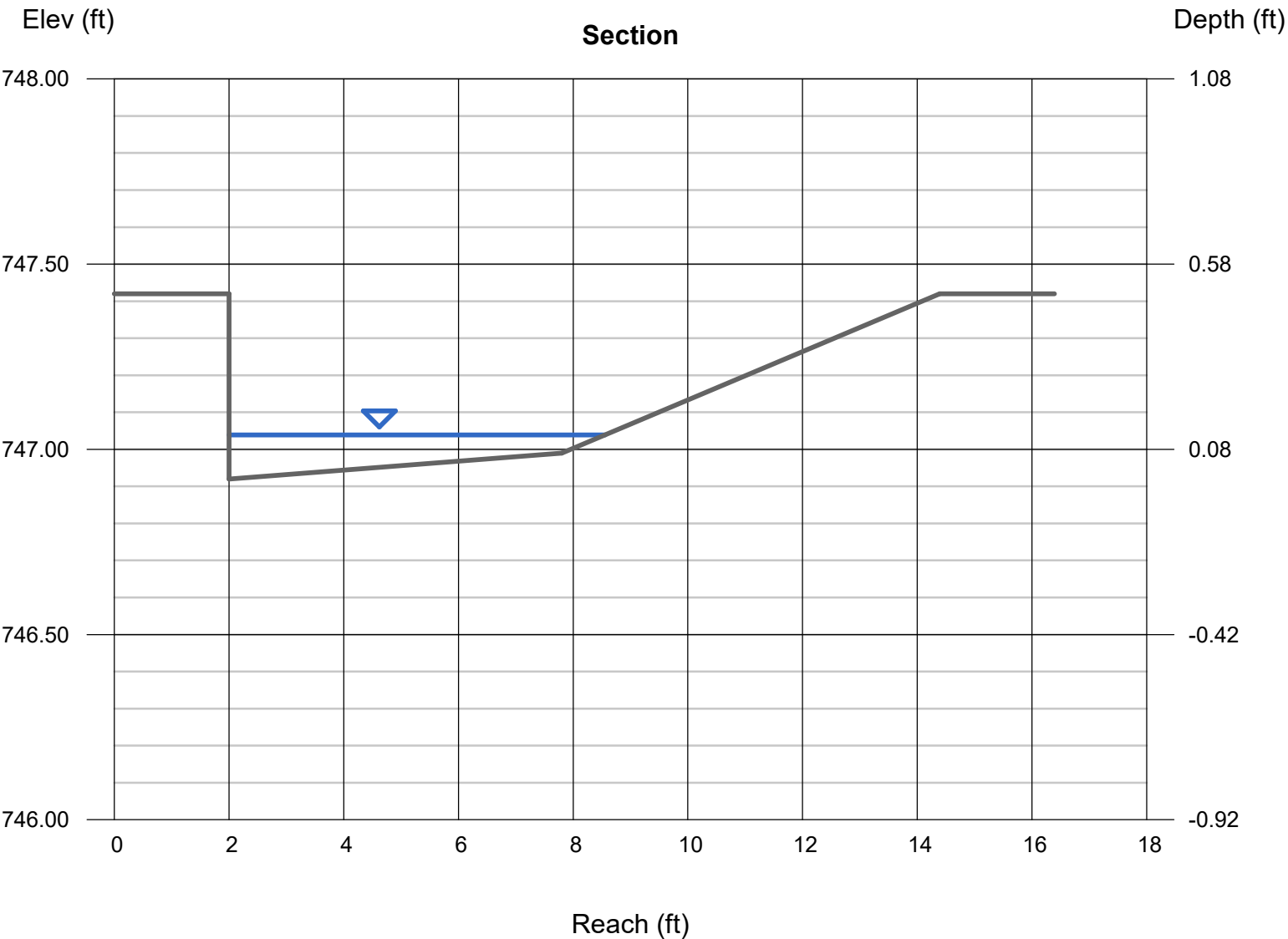
Cross SI, Sx (ft/ft)	= 0.065
Cross SI, Sw (ft/ft)	= 0.012
Gutter Width (ft)	= 5.80
Invert Elev (ft)	= 746.92
Slope (%)	= 0.80
N-Value	= 0.015

Calculations

Compute by:	Known Q
Known Q (cfs)	= 0.86

Highlighted

Depth (ft)	= 0.12
Q (cfs)	= 0.860
Area (sqft)	= 0.51
Velocity (ft/s)	= 1.70
Wetted Perim (ft)	= 6.68
Crit Depth, Yc (ft)	= 0.13
Spread Width (ft)	= 6.56
EGL (ft)	= 0.16



Channel Report

INTK-1

Gutter

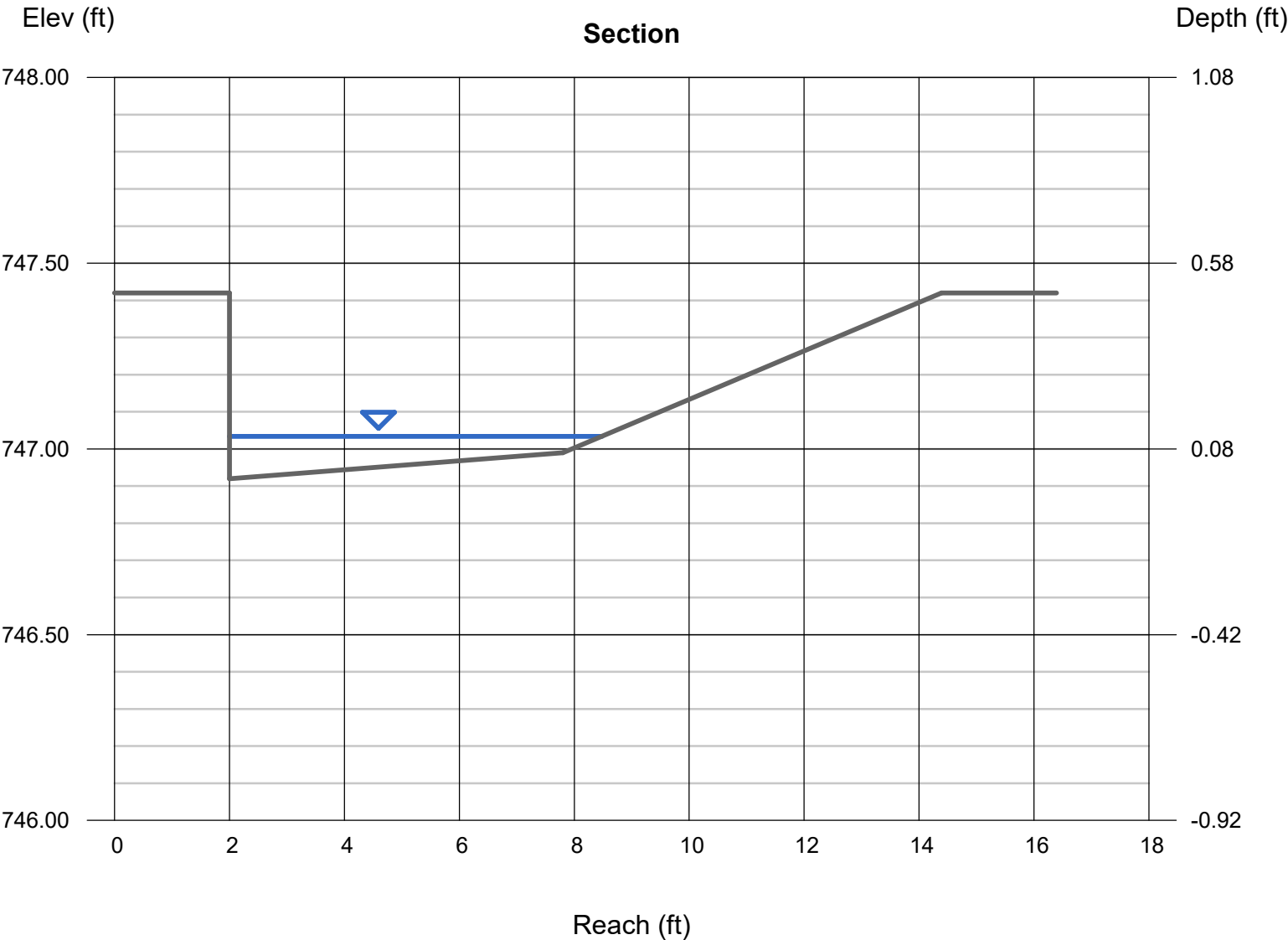
Cross Sl, Sx (ft/ft)	= 0.065
Cross Sl, Sw (ft/ft)	= 0.012
Gutter Width (ft)	= 5.80
Invert Elev (ft)	= 746.92
Slope (%)	= 0.80
N-Value	= 0.015

Highlighted

Depth (ft)	= 0.11
Q (cfs)	= 0.780
Area (sqft)	= 0.47
Velocity (ft/s)	= 1.64
Wetted Perim (ft)	= 6.60
Crit Depth, Yc (ft)	= 0.12
Spread Width (ft)	= 6.48
EGL (ft)	= 0.16

Calculations

Compute by:	Known Q
Known Q (cfs)	= 0.78



Channel Report

INTK-2

Triangular

Side Slopes (z:1) = 21.65, 40.00
Total Depth (ft) = 0.50

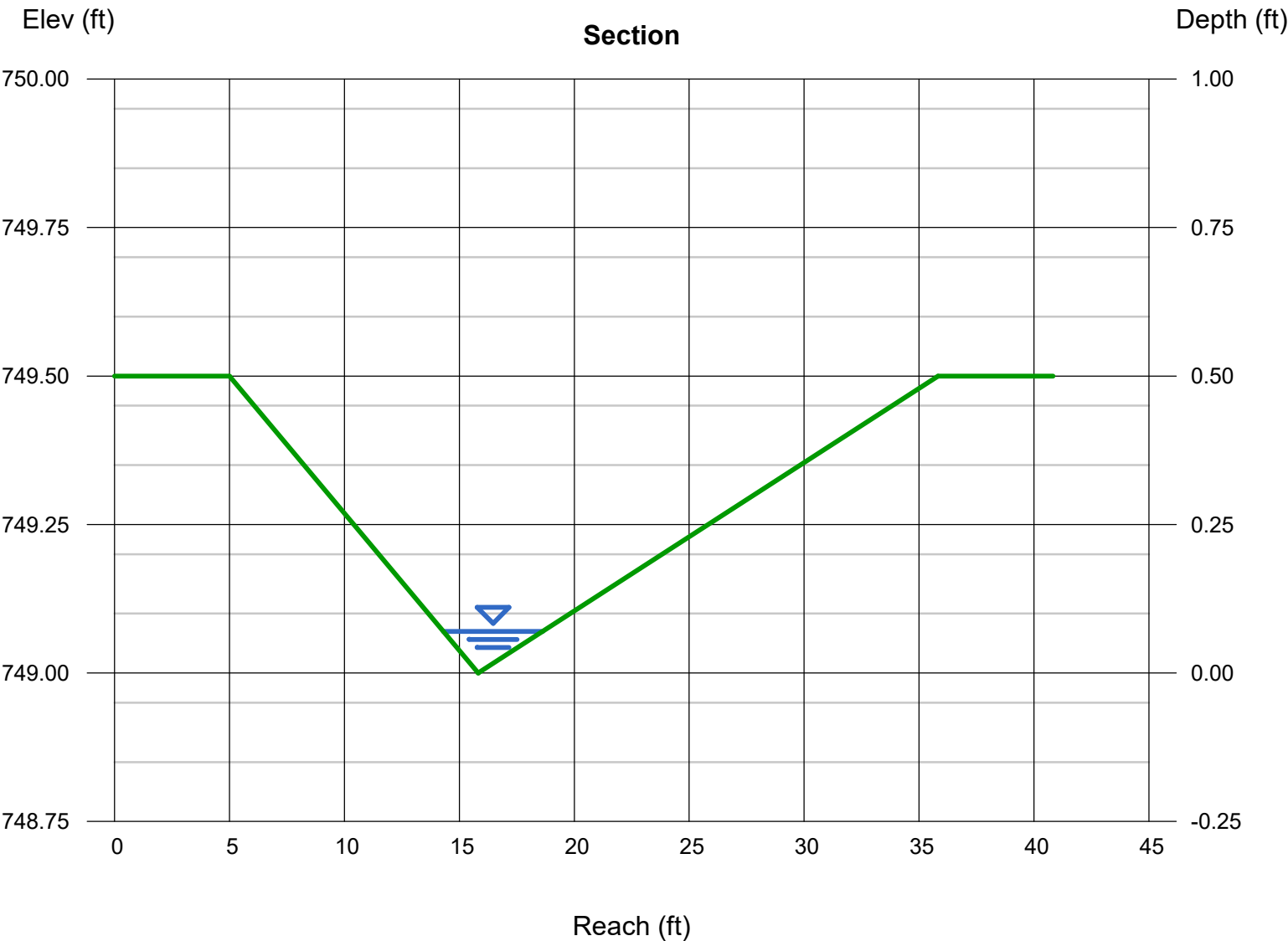
Invert Elev (ft) = 749.00
Slope (%) = 6.05
N-Value = 0.015

Calculations

Compute by: Known Q
Known Q (cfs) = 0.37

Highlighted

Depth (ft) = 0.07
Q (cfs) = 0.370
Area (sqft) = 0.15
Velocity (ft/s) = 2.45
Wetted Perim (ft) = 4.32
Crit Depth, Yc (ft) = 0.10
Top Width (ft) = 4.32
EGL (ft) = 0.16



Channel Report

INTK 4

Triangular

Side Slopes (z:1) = 21.00, 16.70
Total Depth (ft) = 0.50

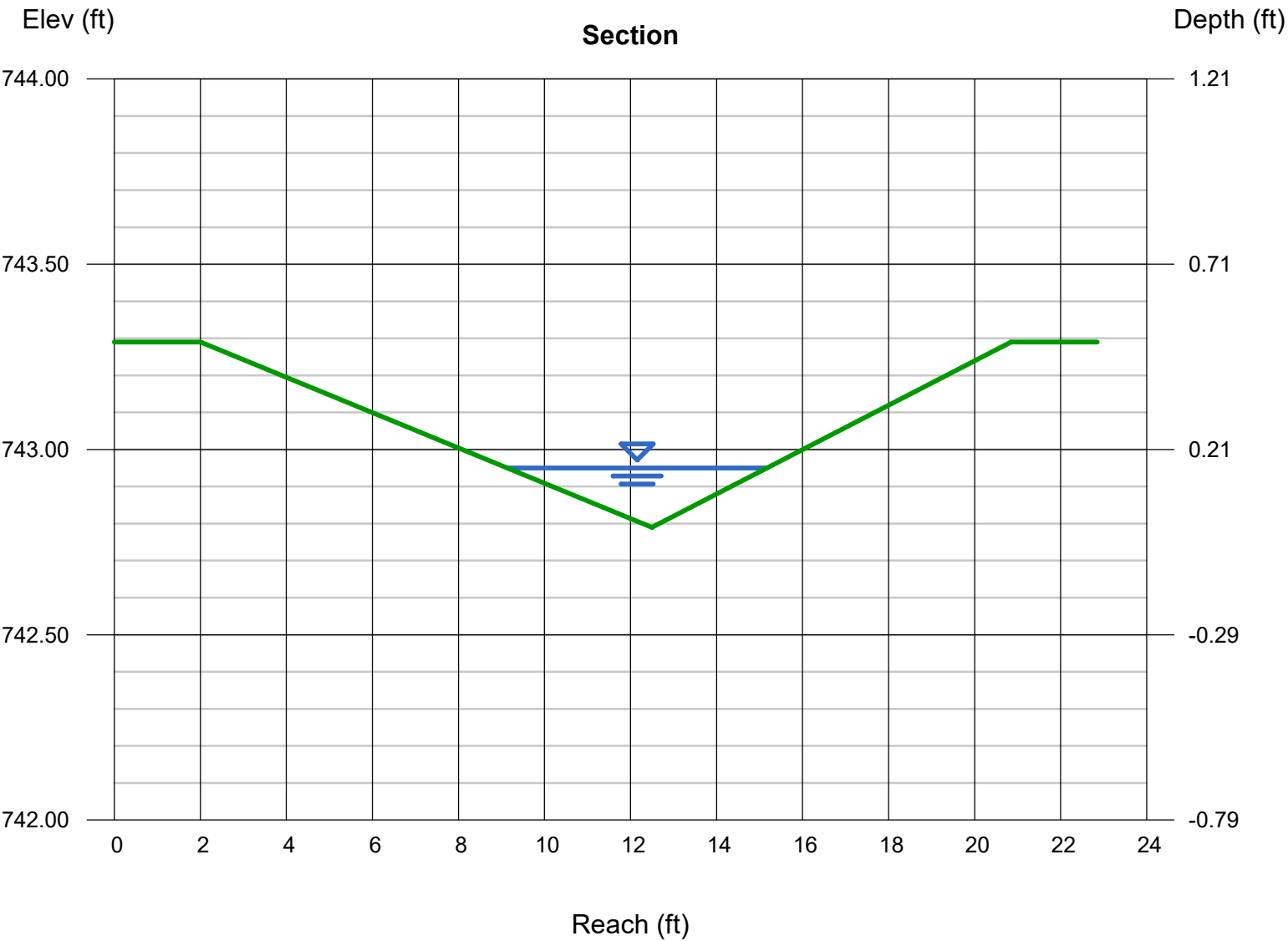
Invert Elev (ft) = 742.79
Slope (%) = 1.80
N-Value = 0.015

Calculations

Compute by: Known Q
Known Q (cfs) = 1.06

Highlighted

Depth (ft) = 0.16
Q (cfs) = 1.060
Area (sqft) = 0.48
Velocity (ft/s) = 2.20
Wetted Perim (ft) = 6.04
Crit Depth, Yc (ft) = 0.19
Top Width (ft) = 6.03
EGL (ft) = 0.24



Channel Report

INTK 4by

Triangular

Side Slopes (z:1) = 21.00, 16.70
Total Depth (ft) = 0.50

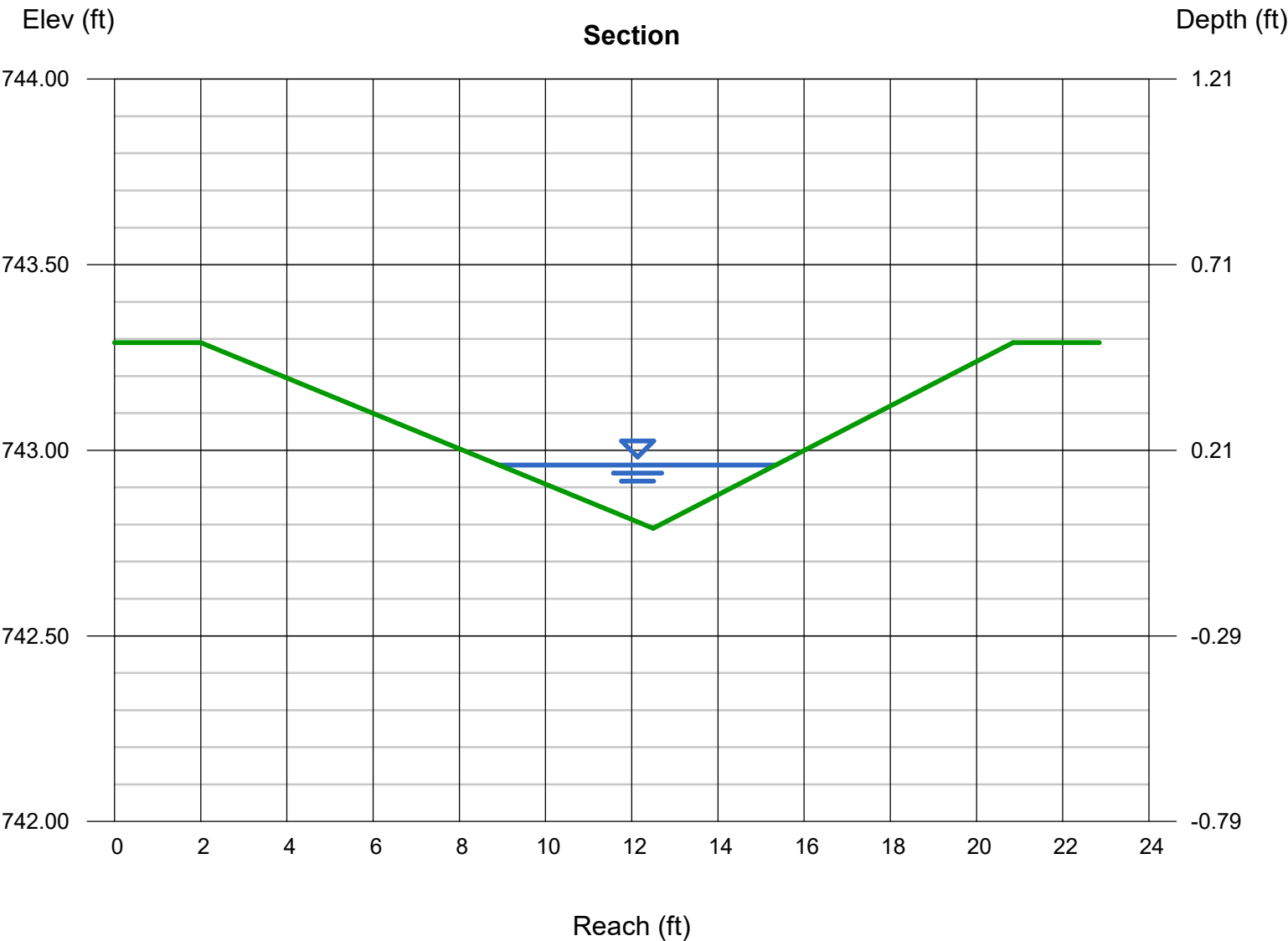
Invert Elev (ft) = 742.79
Slope (%) = 1.80
N-Value = 0.015

Calculations

Compute by: Known Q
Known Q (cfs) = 1.26

Highlighted

Depth (ft) = 0.17
Q (cfs) = 1.260
Area (sqft) = 0.54
Velocity (ft/s) = 2.31
Wetted Perim (ft) = 6.42
Crit Depth, Yc (ft) = 0.20
Top Width (ft) = 6.41
EGL (ft) = 0.25



Channel Report

INTK 5

Triangular

Side Slopes (z:1) = 14.70, 111.00
Total Depth (ft) = 0.50

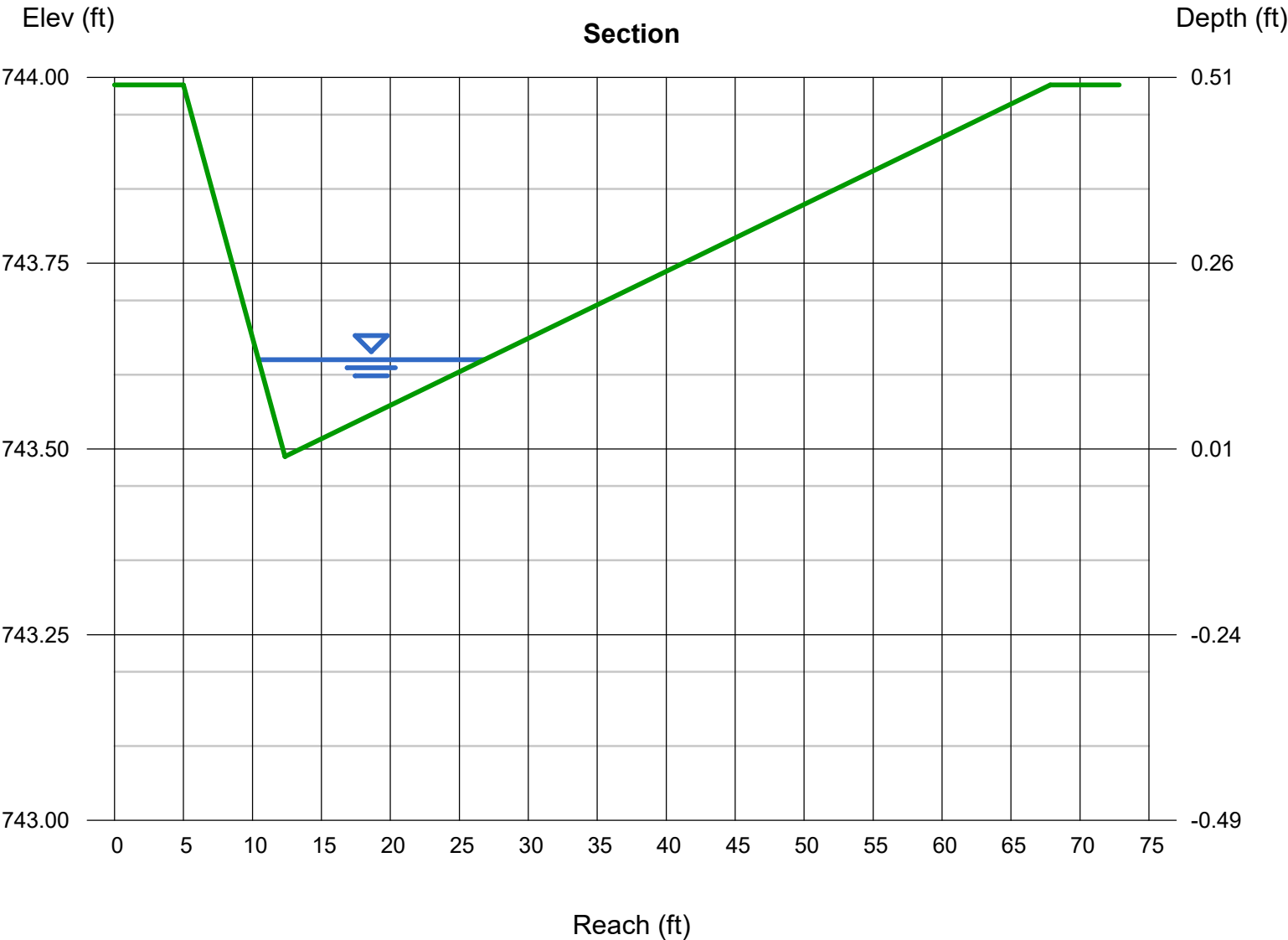
Invert Elev (ft) = 743.49
Slope (%) = 0.80
N-Value = 0.015

Calculations

Compute by: Known Q
Known Q (cfs) = 1.23

Highlighted

Depth (ft) = 0.13
Q (cfs) = 1.230
Area (sqft) = 1.06
Velocity (ft/s) = 1.16
Wetted Perim (ft) = 16.35
Crit Depth, Yc (ft) = 0.12
Top Width (ft) = 16.34
EGL (ft) = 0.15



Channel Report

INTK 5by

Triangular

Side Slopes (z:1) = 14.70, 111.00
Total Depth (ft) = 0.50

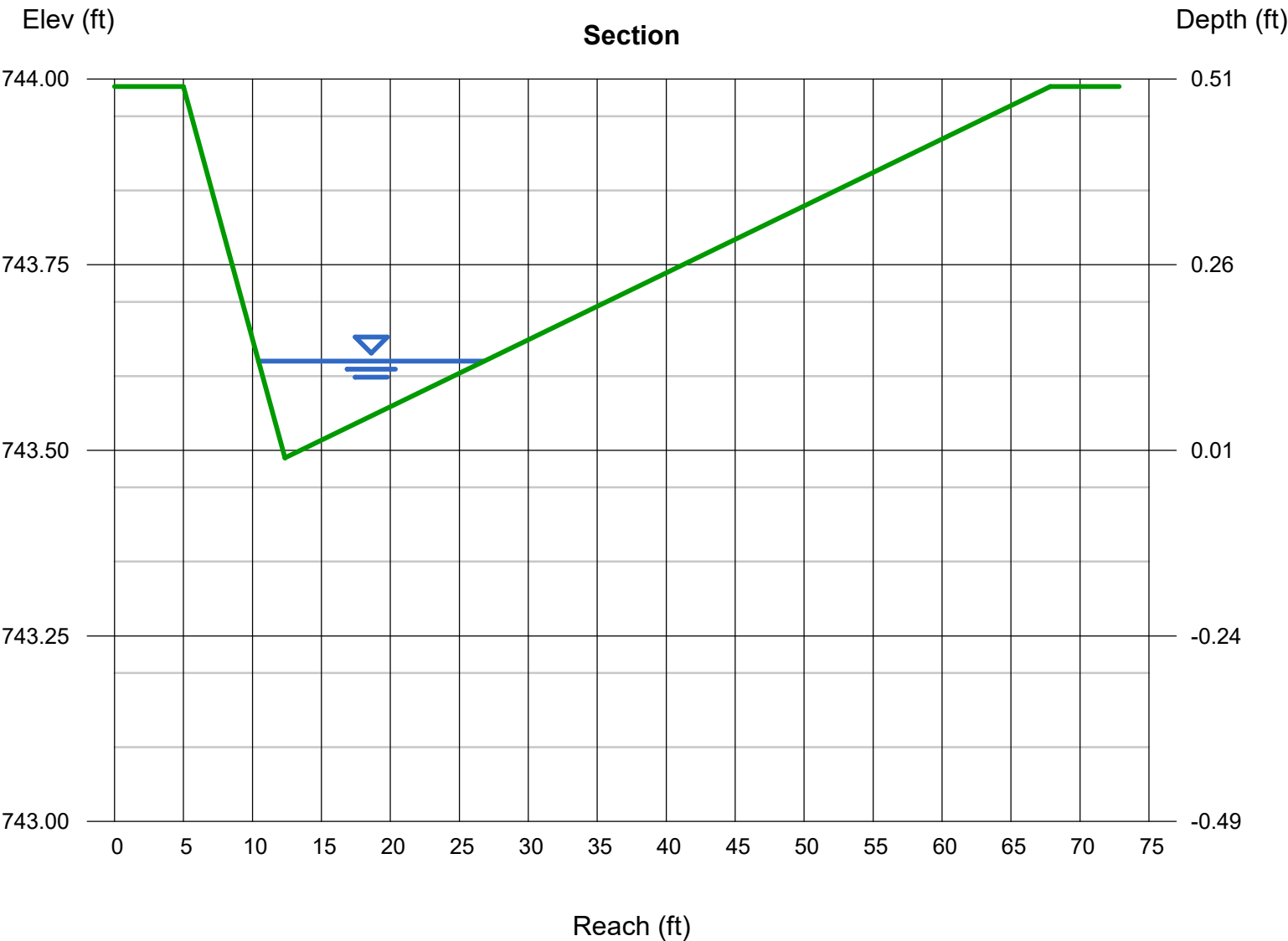
Invert Elev (ft) = 743.49
Slope (%) = 0.80
N-Value = 0.015

Calculations

Compute by: Known Q
Known Q (cfs) = 1.46

Highlighted

Depth (ft) = 0.13
Q (cfs) = 1.460
Area (sqft) = 1.06
Velocity (ft/s) = 1.37
Wetted Perim (ft) = 16.35
Crit Depth, Yc (ft) = 0.13
Top Width (ft) = 16.34
EGL (ft) = 0.16



Channel Report

INTK 6

Triangular

Side Slopes (z:1) = 18.50, 45.50
Total Depth (ft) = 0.50

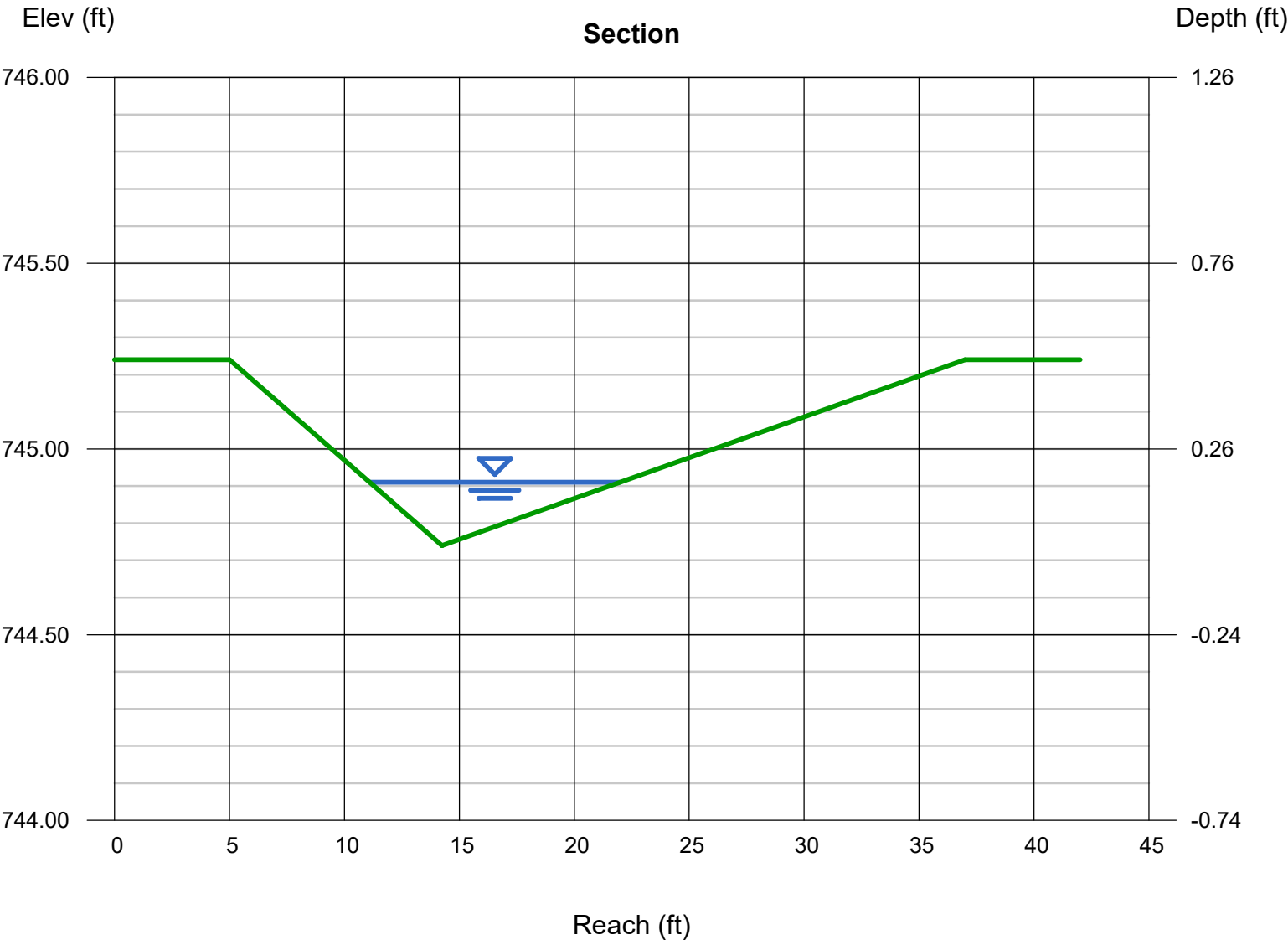
Invert Elev (ft) = 744.74
Slope (%) = 0.80
N-Value = 0.015

Calculations

Compute by: Known Q
Known Q (cfs) = 1.37

Highlighted

Depth (ft) = 0.17
Q (cfs) = 1.370
Area (sqft) = 0.92
Velocity (ft/s) = 1.48
Wetted Perim (ft) = 10.89
Crit Depth, Yc (ft) = 0.17
Top Width (ft) = 10.88
EGL (ft) = 0.20



Channel Report

INTK 6by

Triangular

Side Slopes (z:1) = 18.50, 45.50
Total Depth (ft) = 0.50

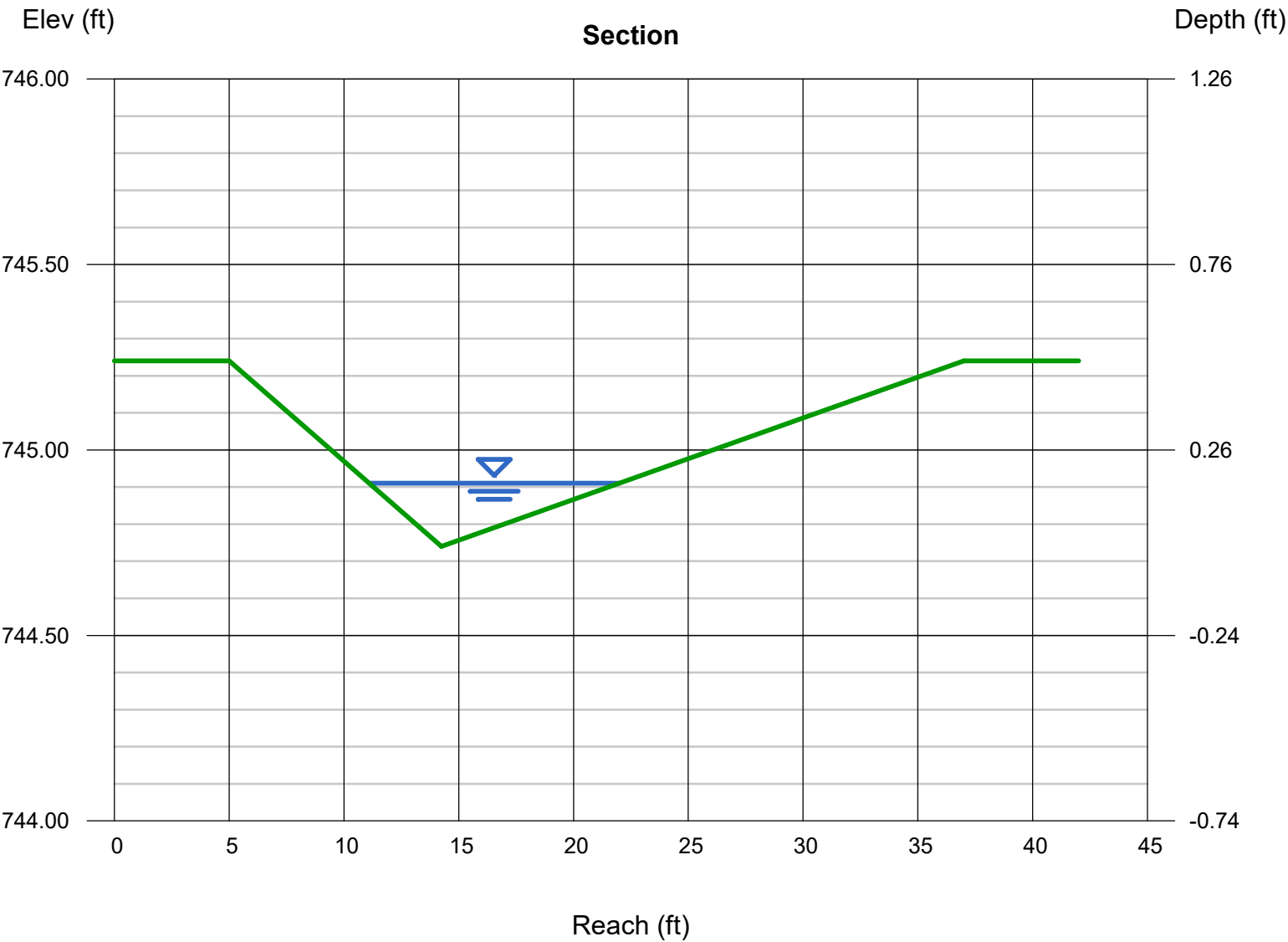
Invert Elev (ft) = 744.74
Slope (%) = 0.80
N-Value = 0.015

Calculations

Compute by: Known Q
Known Q (cfs) = 1.51

Highlighted

Depth (ft) = 0.17
Q (cfs) = 1.510
Area (sqft) = 0.92
Velocity (ft/s) = 1.63
Wetted Perim (ft) = 10.89
Crit Depth, Yc (ft) = 0.17
Top Width (ft) = 10.88
EGL (ft) = 0.21



Channel Report

INTK 7

Triangular

Side Slopes (z:1) = 78.70, 16.70
Total Depth (ft) = 0.50

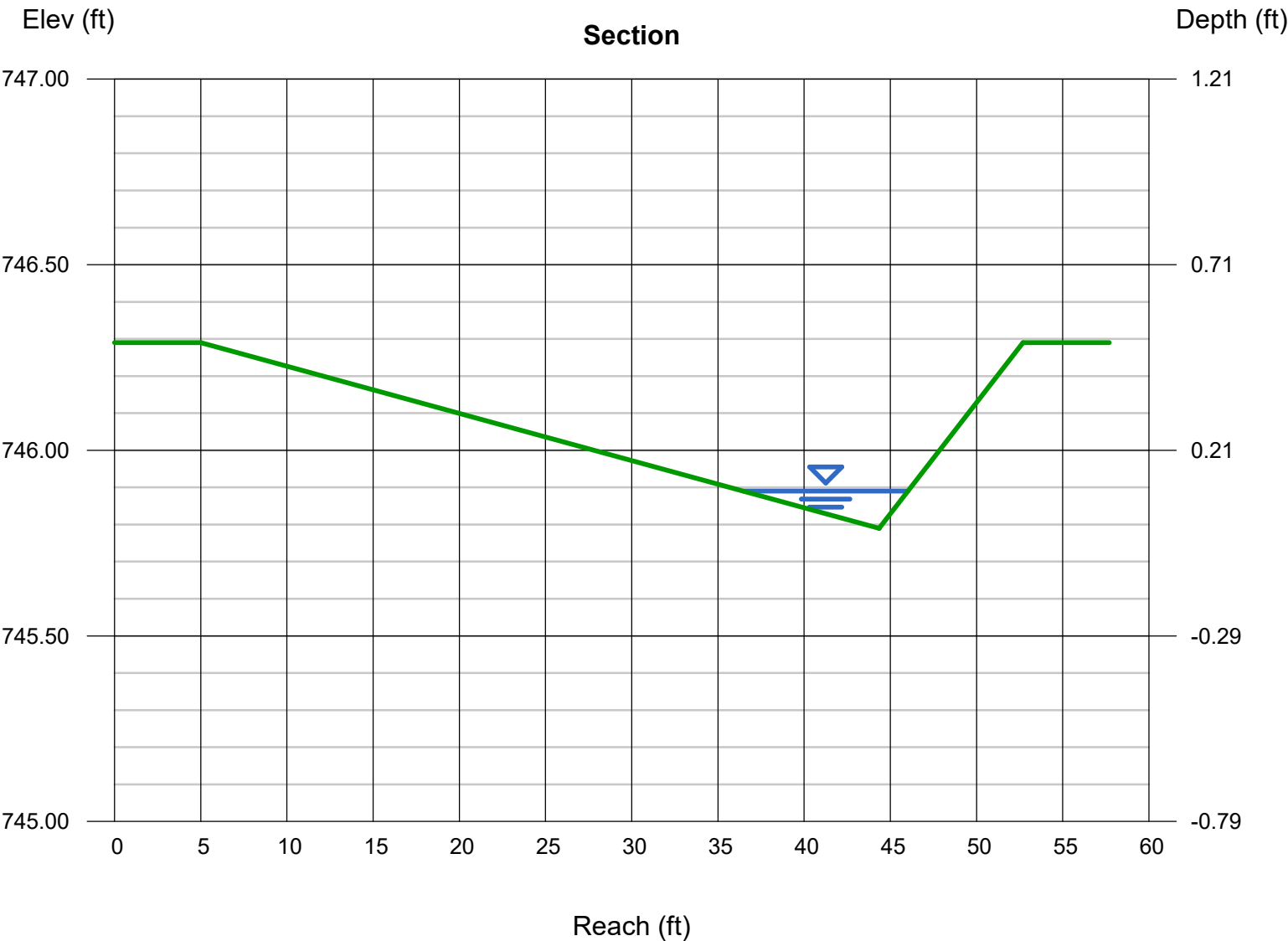
Invert Elev (ft) = 745.79
Slope (%) = 2.10
N-Value = 0.015

Calculations

Compute by: Known Q
Known Q (cfs) = 0.87

Highlighted

Depth (ft) = 0.10
Q (cfs) = 0.870
Area (sqft) = 0.48
Velocity (ft/s) = 1.82
Wetted Perim (ft) = 9.54
Crit Depth, Yc (ft) = 0.12
Top Width (ft) = 9.54
EGL (ft) = 0.15



Channel Report

INTK 9

Triangular

Side Slopes (z:1) = 50.00, 39.00
Total Depth (ft) = 0.50

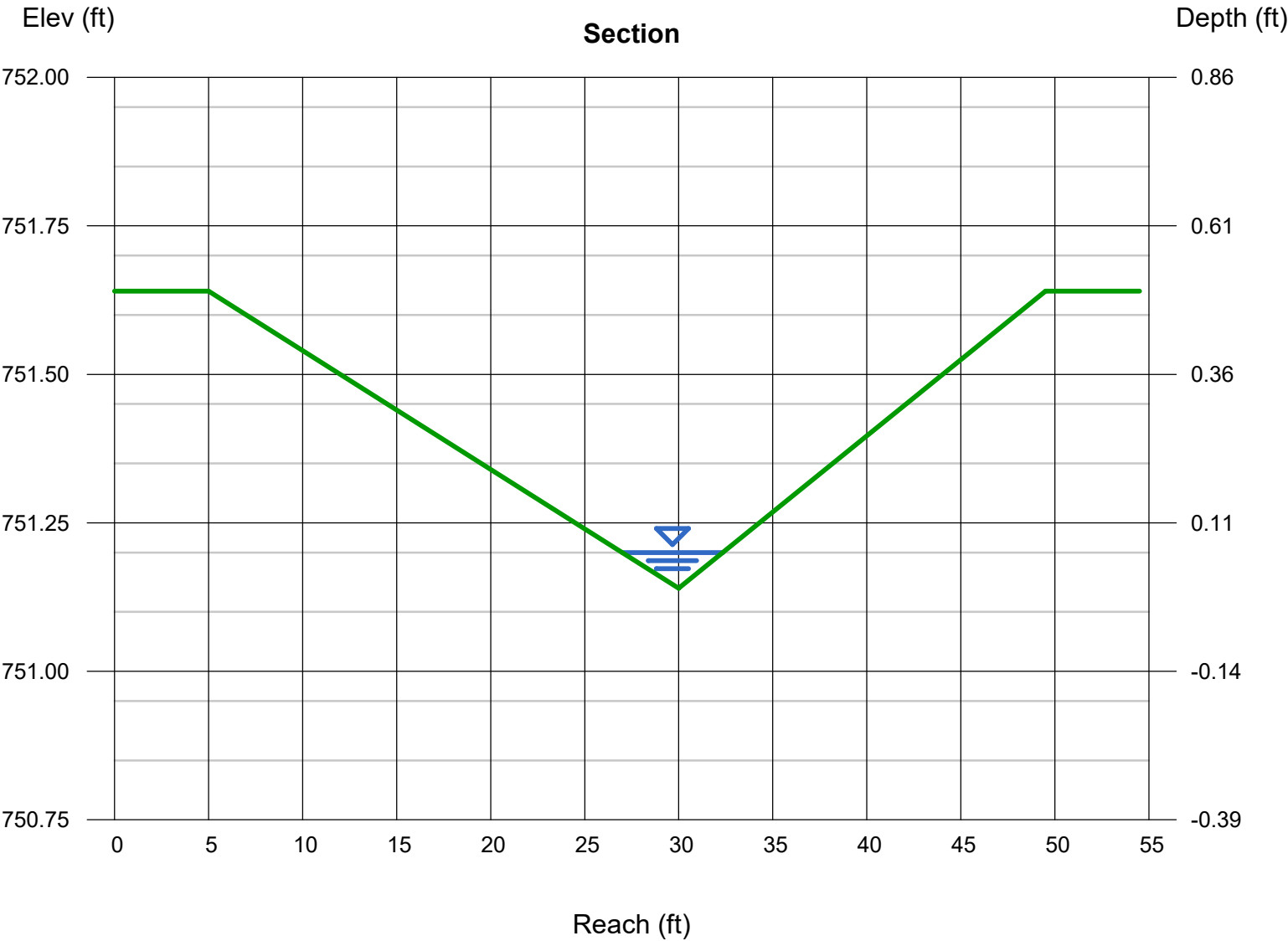
Invert Elev (ft) = 751.14
Slope (%) = 7.89
N-Value = 0.015

Calculations

Compute by: Known Q
Known Q (cfs) = 0.32

Highlighted

Depth (ft) = 0.06
Q (cfs) = 0.320
Area (sqft) = 0.16
Velocity (ft/s) = 2.00
Wetted Perim (ft) = 5.34
Crit Depth, Yc (ft) = 0.08
Top Width (ft) = 5.34
EGL (ft) = 0.12





CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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

Date	Revision
07/22/2026	PER CITY REVIEW - BJC/HEH

OVERALL LAYOUT PLAN

PARKSIDE HILLS
5TH ADDITION
LOT 3
WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.
Date: 05/13/26
Designed by: BJC Field Book No: 1436, PG 26
Drawn by: TAV Scale: 1"=30'
Checked by: BJC Sheet No:
Project No: C120
12148-009 of:

SITE PLAN PARKSIDE HILLS 5TH ADDITION - LOT 3 WEST BRANCH, IOWA

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

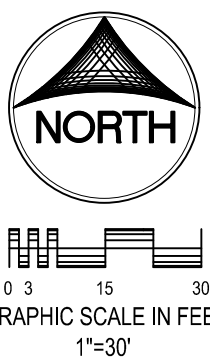
APPLICANT:
GENESIS DEVELOPMENT GROUP LLC
32 HUMMINGBIRD LANE
IOWA CITY, 52245

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

C120
C121
C121
C140

C141
C142
C143
C144
C145
C160
C161
C162
C500
C501
L100

OVERALL LAYOUT PLAN
LAYOUT AND DIMENSION PLAN: WEST HALF
LAYOUT AND DIMENSION PLAN: EAST HALF
OVERALL GRADING, EROSION CONTROL,
AND SWPPP
STREET PLAN AND PROFILE
GRADING PLAN: NORTHWEST
GRADING PLAN: SOUTHWEST
GRADING PLAN: NORTHEAST
GRADING PLAN: SOUTHEAST
SANITARY SEWER PLAN AND PROFILE
WATER MAIN PLAN
STORM SEWER PLAN AND PROFILE
GENERAL NOTES AND DETAILS
GENERAL NOTES AND DETAILS
LANDSCAPE PLAN



STANDARD LEGEND AND NOTES

- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- EXISTING RIGHT-OF-WAY LINES
- CENTER LINES
- EXISTING CENTER LINES
- LOT LINES, INTERNAL
- LOT LINES, PLATTED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- BENCHMARK
- RECORDED DIMENSIONS
- CURVE SEGMENT NUMBER
- EXISTING POWER POLE
- PROPOSED POWER POLE
- EXISTING POWER POLE W/DROP
- PROPOSED POWER POLE W/DROP
- EXISTING POWER POLE W/TRANS
- PROPOSED POWER POLE W/TRANS
- EXISTING GUY POLE
- PROPOSED GUY POLE
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING DRAINAGE MANHOLE
- PROPOSED DRAINAGE MANHOLE
- EXISTING CURB INLET
- PROPOSED CURB INLET
- EXISTING FENCE LINE
- PROPOSED FENCE LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINES
- PROPOSED WATER LINES
- EXISTING ELECTRICAL LINES
- PROPOSED ELECTRICAL LINES
- EXISTING GAS LINES
- PROPOSED 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.

LEGAL:

PARKSIDE HILLS - 5TH ADDITION - LOT 3, WEST BRANCH, CEDAR COUNTY, IOWA, RECORDED IN THE PLAT THEREOF, CONTAINING 3.21 ACRES AND SUBJECT TO EASEMENTS AND RESTRICTION OF RECORD.

SITE DEVELOPMENT SUMMARY:

ZONING: PUD
SQUARE FOOTAGE: 140,000 SF
PROPOSED USE: RESIDENTIAL

DEVELOPMENT CHARACTERISTICS:

PARKSIDE HILLS - LOT 3 IS TO CONSIST OF (2) PROPOSED 9-PLEX BUILDINGS, 4 (FOUR) PROPOSED 12-PLEX BUILDINGS, AND 1 (ONE) CARPORT WITH A TOTAL OF 66 UNITS LOCATED ON A 3.21 ACRE LOT.

DEVELOPMENT SCHEDULE

APPLICANT PLANS TO BEGIN CONSTRUCTION ON WINTER 2026, WITH AN ESTIMATED COMPLETION DATE IN SUMMER 2027.

SITE COVERAGES:

TOTAL LOT AREA 140,000 S.F. (100%)(3.21 AC)
PROPOSED BUILDING AREA 23,042 S.F. (16.5%)
PROPOSED PAVING AREA 70,166 S.F. (50.1%)
TOTAL IMPERVIOUS AREA 93,208 S.F. (66.6%)
TOTAL OPEN AREA 46,792 S.F. (33.4%)

LOT REQUIREMENTS:

FRONT YARD SETBACK 15 FEET
SIDE YARD SETBACK 0 FEET
REAR YARD SETBACK 0 FEET

PARKING REQUIREMENTS:

REQUIRED PARKING:
66 TOTAL UNITS (30 ONE BEDROOM, 36 TWO BEDROOM)
30 ONE BEDROOM = 45 SPACES
36 TWO BEDROOM = 72 SPACES
TOTAL PARKING REQUIRED = 117 SPACES

PARKING PROVIDED:
ELM STREET PARKING = 32 SPACES
CARPORT PARKING = 48 SPACES
OUTDOOR PARKING = 98 SPACES
CHESTNUT DRIVE PARKING = 9 SPACES
SOUTH DRIVE PARKING = 12 SPACES
TOTAL PARKING PROVIDED = 189 SPACES (6 ADA)

SITE LIGHTING SHALL BE WALL PACK LIGHTS AND PROVIDED ON THE SIDES OF THE BUILDING AND ALSO UNDER THE CAR PORT.

EACH UNIT WILL BE METERED SEPARATELY AND A UTILITY ROOM WILL BE PROVIDED AND ACCESSIBLE TO PUBLIC WORKS.

EACH BUILDING WILL BE SECURED ACCESS AND A KNOX BOX WILL BE INSTALLED ON EACH BUILDING.

UTILITIES

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/292-6889 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.



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

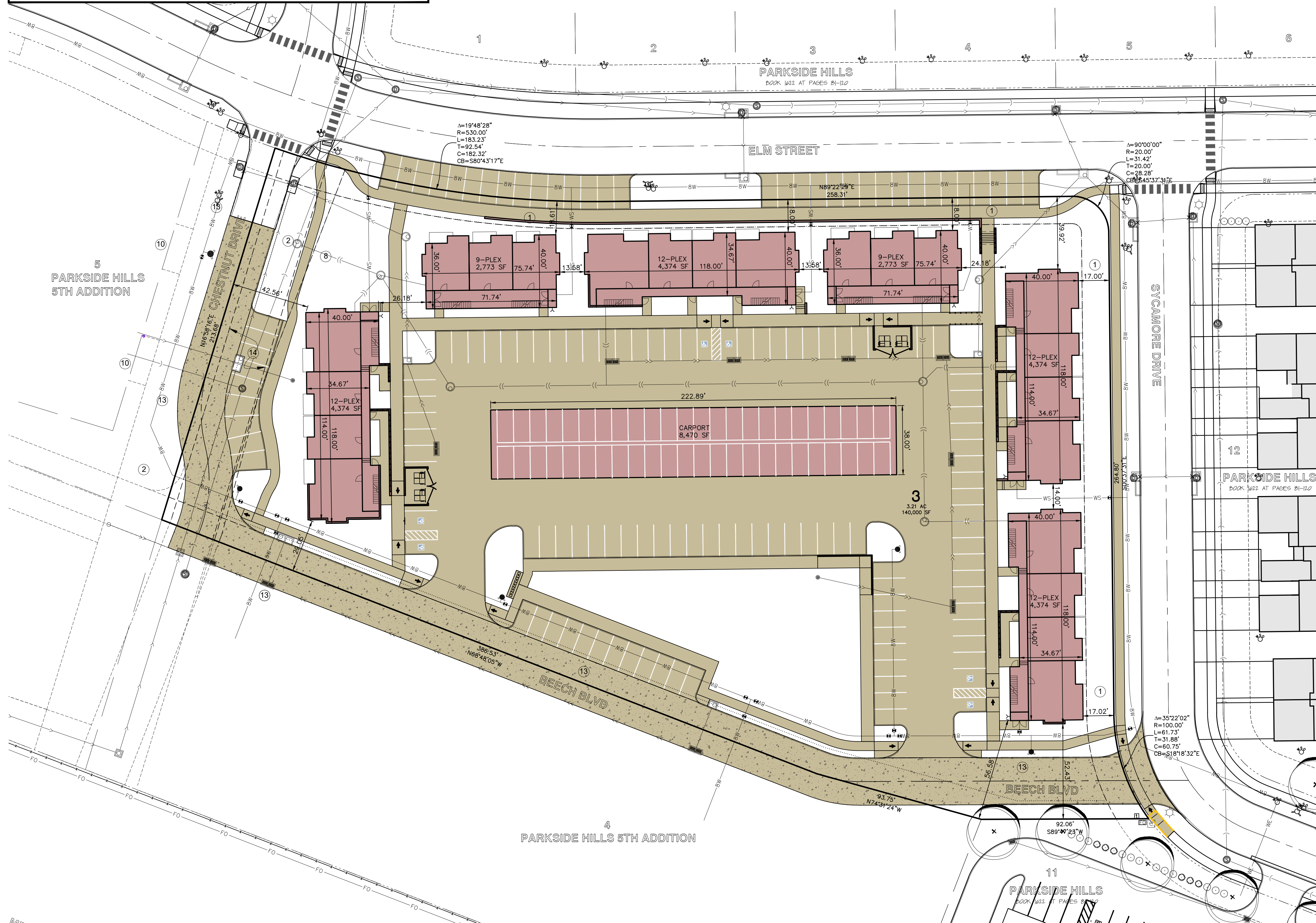
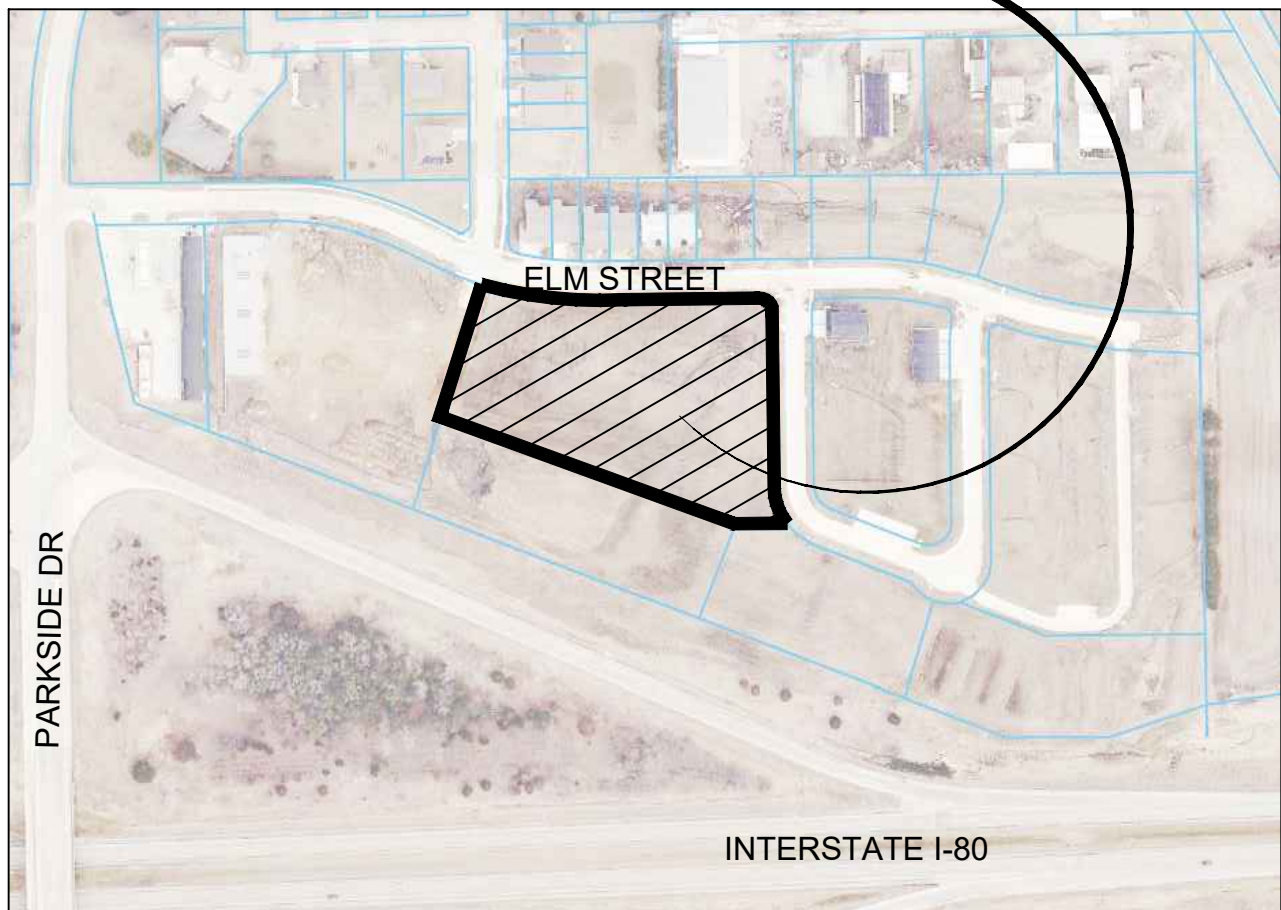
BRIAN J. CUMMINGS, P.E. Iowa Lic. No. 28407
I certify my review date is December 31, 2026.

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SEAL

LABEL	DESCRIPTION
①	EXISTING 1500 FOOT PUBLIC UTILITY EASEMENT
②	EXISTING 4000 FOOT ACCESS AND UTILITY EASEMENT (TO BE VACATED)
③	EXISTING 1000 FOOT STORM SEWER AND DRAINAGE EASEMENT
④	EXISTING STORM SEWER AND DRAINAGE EASEMENT
⑤	EXISTING 4700 FOOT WIDE ACCESS AND UTILITY EASEMENT
⑥	EXISTING ACCESS AND UTILITY EASEMENT
⑦	EXISTING STORM WATER DETENTION EASEMENT
⑧	EXISTING SANITARY SEWER EASEMENT (TO BE VACATED)
⑨	EXISTING 1000 X 1000 FOOT MAIL BOX EASEMENT
⑩	EXISTING INGRESS AND EGRESS EASEMENT (TO BE VACATED)
⑪	EXISTING 1400 FOOT WIDE INGRESS AND EGRESS EASEMENT
⑫	EXISTING 1000 X 1000 FOOT MAIL BOX EASEMENT (TO BE VACATED)
⑬	26.00 FOOT WIDE ACCESS EASEMENT
⑭	SANITARY SEWER AND STORM SEWER EASEMENT
⑮	29.00 FOOT SANITARY SEWER, STORM SEWER, AND DRAINAGE EASEMENT
⑯	STORM SEWER AND DRAINAGE EASEMENT
⑰	HATCHED EASEMENTS TO BE VACATED

PARKSIDE HILLS - 5TH ADDITION - LOT 3
WEST BRANCH, IOWA





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ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
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www.mmsconsultants.net

Date	Revision
07/22/2026	PER CITY REVIEW - BJC/HEH

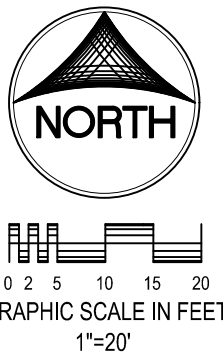
LAYOUT AND DIMENSION
PLAN: WEST HALF

PARKSIDE HILLS
5TH ADDITION
LOT 3
WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	05/13/26
Designed by:	BJC
Field Book No:	1436, PG 26
Drawn by:	TAV
Scale:	1"=20'
Checked by:	BJC
Sheet No:	C121
Project No:	12148-009
of:	

- C120 OVERALL LAYOUT PLAN
C121 LAYOUT AND DIMENSION PLAN: WEST HALF
C140 OVERALL GRADING, EROSION CONTROL, AND SWPPP
C141 STREET PLAN AND PROFILE
C142 GRADING PLAN: NORTHWEST
C143 GRADING PLAN: SOUTHWEST
C144 GRADING PLAN: NORTHEAST
C145 GRADING PLAN: SOUTHEAST
C160 SANITARY SEWER PLAN AND PROFILE
C161 WATER MAIN PLAN
C162 STORM SEWER PLAN AND PROFILE
C500 GENERAL NOTES AND DETAILS
C501 GENERAL NOTES AND DETAILS
L100 LANDSCAPE PLAN



PAVING LEGEND	
	6" PCC PAVING 23,549 SF
	7" PCC PAVING 41,146 SF
	4" PCC SIDEWALK 17,540 SF

NOTE: THESE QUANTITIES TAKE INTO ACCOUNT ALL AREAS SHOWN ON THIS PLAN SET (INCLUDING WORK WITHIN RIGHT OF WAYS AND ON ADJACENT PROPERTIES)

STANDARD LEGEND AND NOTES	
	PROPERTY &/OR BOUNDARY LINES
	CONGRESSIONAL SECTION LINES
	RIGHT-OF-WAY LINES
	EXISTING RIGHT-OF-WAY LINES
	CENTER LINES
	EXISTING CENTER LINES
	LOT LINES, INTERNAL
	LOT LINES, PLATTED OR BY DEED
	PROPOSED EASEMENT LINES
	EXISTING EASEMENT LINES
	BENCHMARK
	RECORDED DIMENSIONS
	CURVE SEGMENT NUMBER
	PROPOSED GROUND
	EXISTING TREE LINE
	EXISTING DECIDUOUS TREE & SHRUB
	EXISTING EVERGREEN TREES & SHRUBS

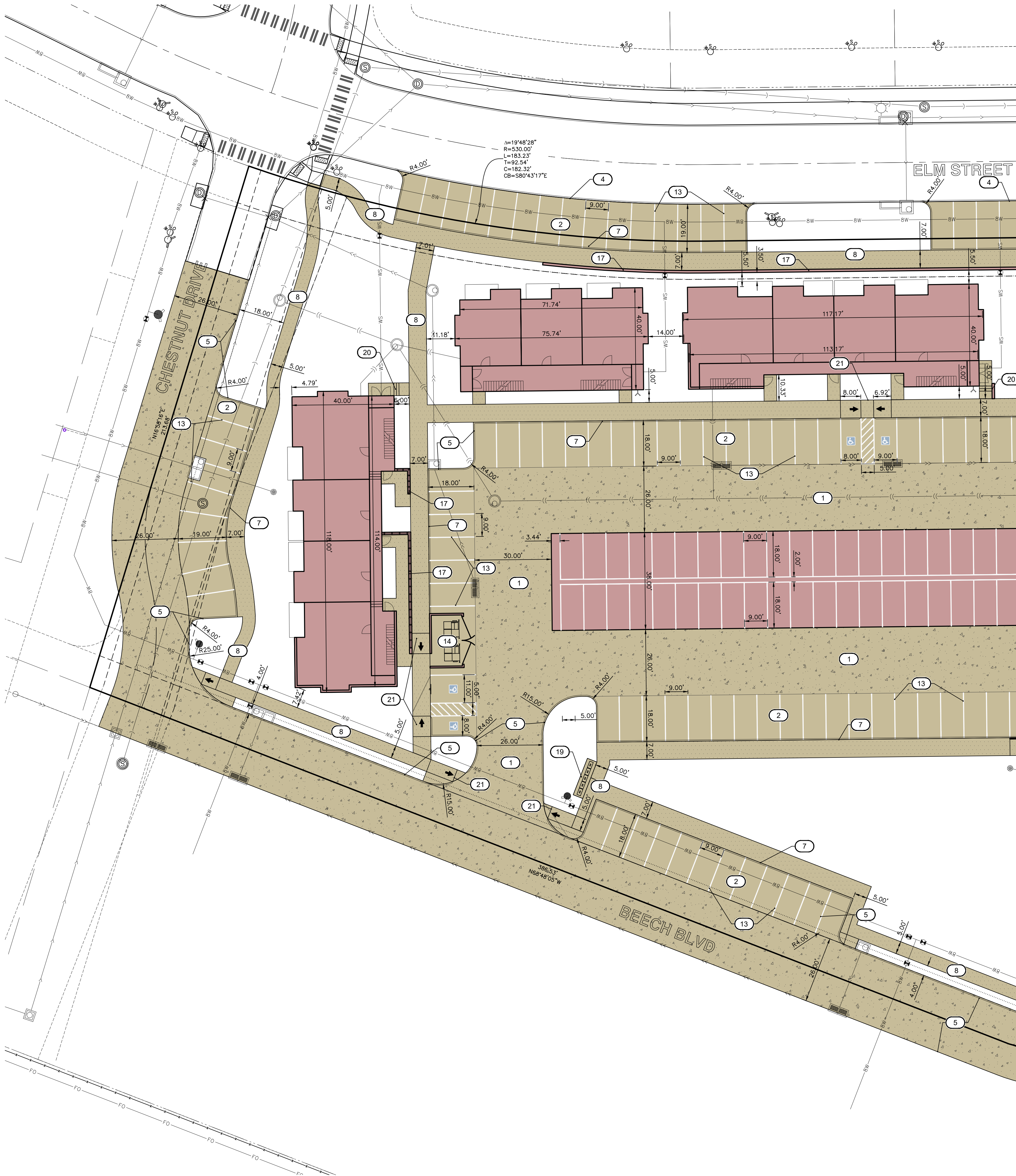
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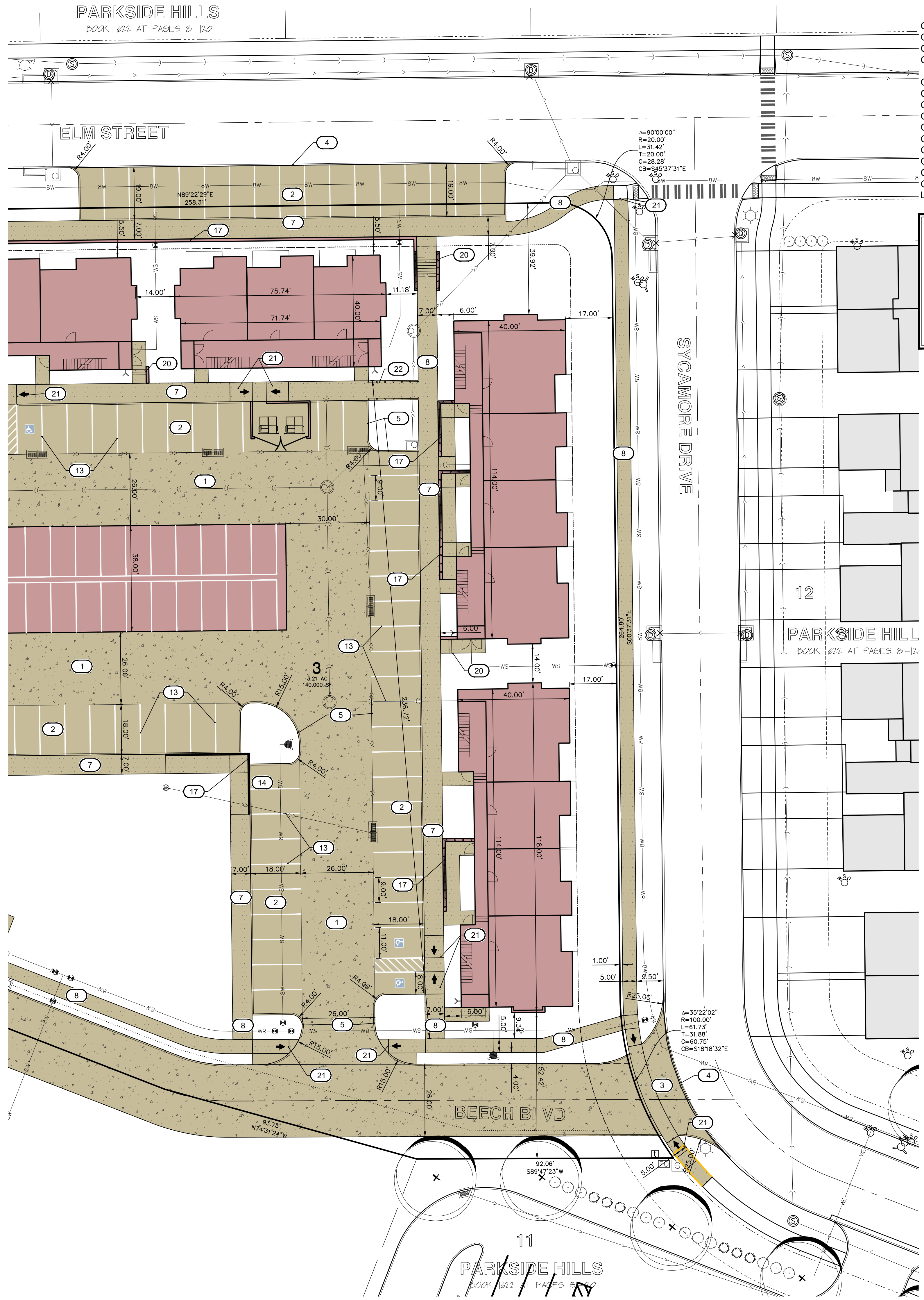
NUMBER	KEYNOTE	DETAIL
1	INSTALL DRIVEWAY (THICKNESS AND MATERIAL AS NOTED THIS SHEET)	
2	INSTALL PARKING SPACES	
3	INSTALL TYPE "A" DRIVE ENTRANCE	
4	GRIND EXISTING CURB AND GUTTER	
5	INSTALL STANDARD 6" CURB AND GUTTER	
6	TRANSITION FROM 6" CURB AND GUTTER TO 3" ROLL CURB	
7	INSTALL THICKENED EDGE SIDEWALK	
8	INSTALL PCC SIDEWALK PER CITY OF WEST BRANCH STANDARDS	
9	INSTALL PCC SIDEWALK PER CITY OF WEST BRANCH STANDARDS WITH HANDRAIL. REFER TO GRADING PLAN	
10	INSTALL ACCESSIBLE PARKING STALL AND CURB TRANSITION	
11	INSTALL ACCESSIBLE PARKING SIGN	
12	INSTALL ACCESSIBLE PARKING SYMBOL AND STRIPING	
13	INSTALL 4" WIDE PAVEMENT MARKINGS	
14	INSTALL DUMPSTER ENCLOSURE	
15	EXISTING 3" ROLL CURB	
16	INSTALL 3" ROLL CURB	
17	PROPOSED RETAINING WALL	
18	INSTALL WALL PACK LIGHTING (TYP)	
19	INSTALL MAIL BOX CLUSTER	
20	6" STEPS	
21	ADA RAMP	
22	INSTALL HAND RAIL	

UTILITIES

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- C120 OVERALL LAYOUT PLAN
- C121 LAYOUT AND DIMENSION PLAN: WEST HALF
- C121 LAYOUT AND DIMENSION PLAN: EAST HALF
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- LOT LINES, PLATTED OR BY DEED
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- BENCHMARK
- RECORDED DIMENSIONS
- CURVE SEGMENT NUMBER

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IOWA ONE CALL

3.21 AC.

MMS

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LAYOUT AND DIMENSION
PLAN: EAST HALF

PARKSIDE HILLS
5TH ADDITION
LOT 3
WEST BRANCH
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Date: 05/13/26

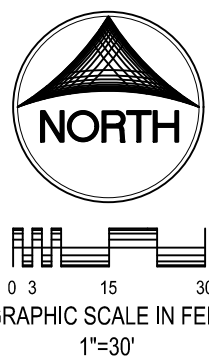
Designed by: BJC Field Book No: 1436, PG 26

Drawn by: TAV Scale: 1"=20'

Checked by: BJC Sheet No:

Project No: C122

12148-009 of:



- 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.

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EROSION CONTROL LEGEND

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

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

SILT FENCE DETAIL

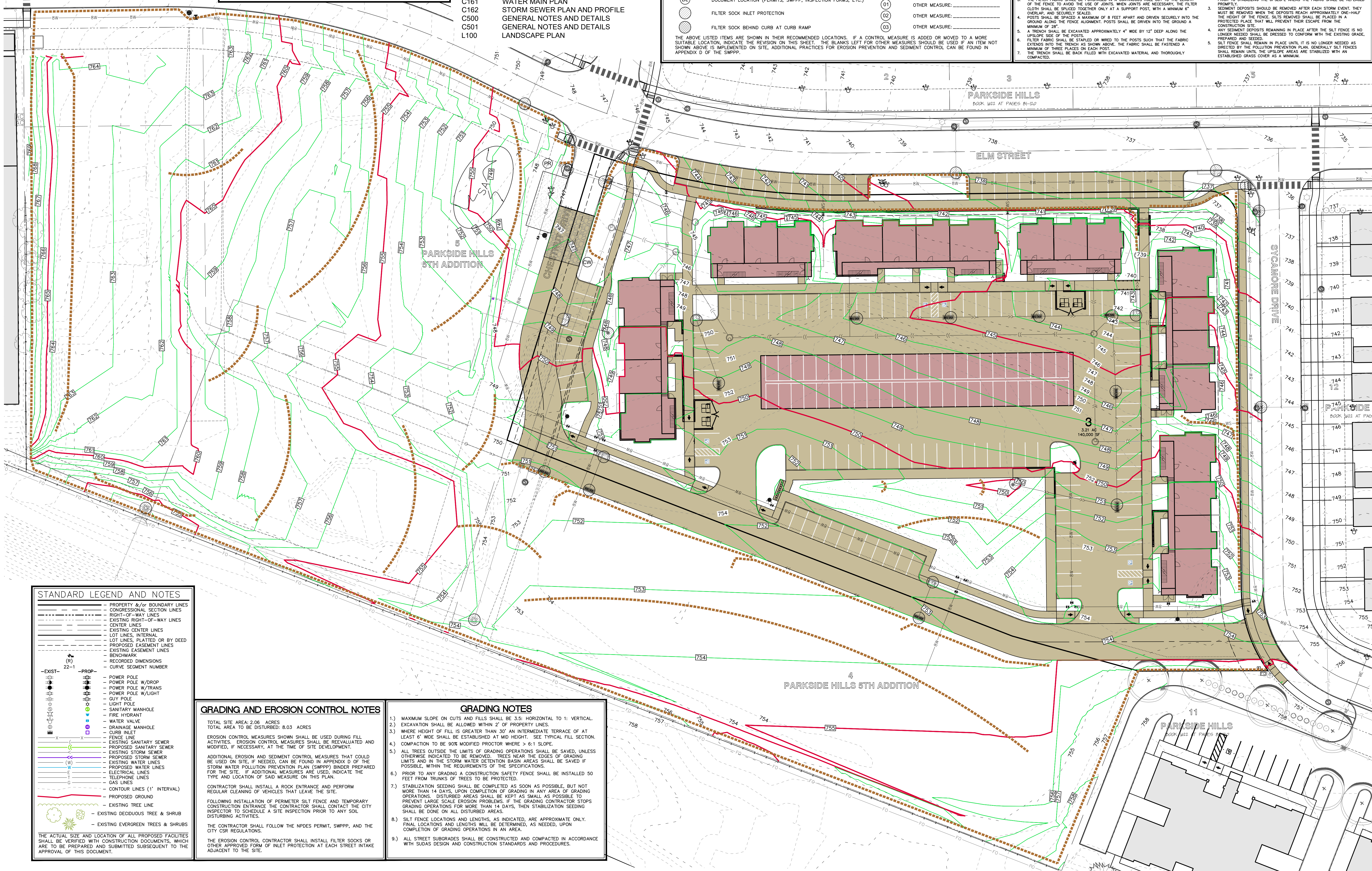
N.T.S.

INSTALLATION

1. POSTS SHALL BE 1.33 POUNDS PER LINEAL FOOT STEEL WITH A MINIMUM LENGTH OF 5 FEET. STEEL POSTS SHALL HAVE PROJECTIONS FOR FASTENING WIRE TO THEM.
2. SILT FENCE FABRIC SHALL CONFORM TO 1.0 D.1. STANDARDS. SPECIFICATION SECTION 4186.01.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 SPIZED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 4" 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 STARTED 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 EXPOSED 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 SEED.
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.



STANDARD LEGEND AND NOTES

PROPERTY &/or BOUNDARY LINES	CONGRESSIONAL SECTION LINES
RIGHT-OF-WAY LINES	EXISTING RIGHT-OF-WAY LINES
CENTER LINES	EXISTING CENTER LINES
LOT LINES, INTERNAL	LOT LINES, PLATTED OR BY DEED
PROPOSED EASEMENT LINES	EXISTING EASEMENT LINES
BENCHMARK	RECORDED DIMENSIONS
CURVE SEGMENT NUMBER	

EXIST. 22-1

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
EXISTING WATER LINES	PROPOSED 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.

GRADING AND EROSION CONTROL NOTES

TOTAL SITE AREA: 2.06 ACRES
TOTAL AREA TO BE DISTURBED: 8.03 ACRES

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

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

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

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

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

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

GRADING NOTES

1. MAXIMUM SLOPE ON CUTS AND FILLS SHALL BE 3.5: HORIZONTAL TO 1: VERTICAL.
2. EXCAVATION SHALL BE ALLOWED WITHIN 2' OF PROPERTY LINES.
3. WHERE HEIGHT OF FILL IS GREATER THAN 30" AN INTERMEDIATE TERRACE OF AT LEAST 6" WIDE SHALL BE ESTABLISHED AT MID HEIGHT. SEE TYPICAL FILL SECTION.
4. COMPACTON TO BE 90% MODIFIED PROCTOR WHERE > 6:1 SLOPE.
5. ALL TREES OUTSIDE THE LIMITS OF GRADING OPERATIONS SHALL BE SAVED, UNLESS OTHERWISE INDICATED TO BE REMOVED. TREES NEAR THE EDGES OF GRADING LIMITS AND IN THE STORM WATER DETENTION BASIN AREAS SHALL BE SAVED IF POSSIBLE, WITHIN THE REQUIREMENTS OF THE SPECIFICATIONS.
6. PRIOR TO ANY GRADING A CONSTRUCTION SAFETY FENCE SHALL BE INSTALLED 50 FEET FROM TRUNKS OF TREES TO BE PROTECTED.
7. STABILIZATION SEEDING SHALL BE COMPLETED AS SOON AS POSSIBLE, BUT NOT MORE THAN 14 DAYS, UPON COMPLETION OF GRADING IN ANY AREA OF GRADING OPERATIONS. DISTURBED AREAS SHALL BE KEPT AS SMALL AS POSSIBLE TO PREVENT LARGE SCALE EROSION PROBLEMS. IF THE GRADING CONTRACTOR STOPS GRADING OPERATIONS FOR MORE THAN 14 DAYS, THEN STABILIZATION SEEDING SHALL BE DONE ON ALL DISTURBED AREAS.
8. SILT FENCE LOCATIONS AND LENGTHS, AS INDICATED, ARE APPROXIMATE ONLY. FINAL LOCATIONS AND LENGTHS WILL BE DETERMINED, AS NEEDED, UPON COMPLETION OF GRADING OPERATIONS IN AN AREA.
9. ALL STREET SUBGRADE SHALL BE CONSTRUCTED AND COMPACTED IN ACCORDANCE WITH SDAS DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES.

3.21 AC.



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Date: _____ Revision: _____

OVERALL GRADING, EROSION
CONTROL PLAN AND SWPPP

**PARKSIDE HILLS
5TH ADDITION
LOT 3**
WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

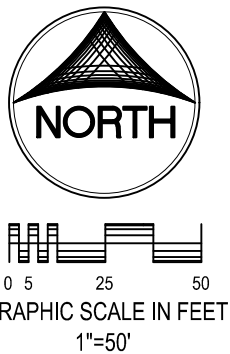
Date: 05/13/26
Designed by: BJC Field Book No: 1436, PG 26
Drawn by: TAV Scale: 1"=30'
Checked by: BJC Sheet No:
Project No: **C140**
12148-009 of:



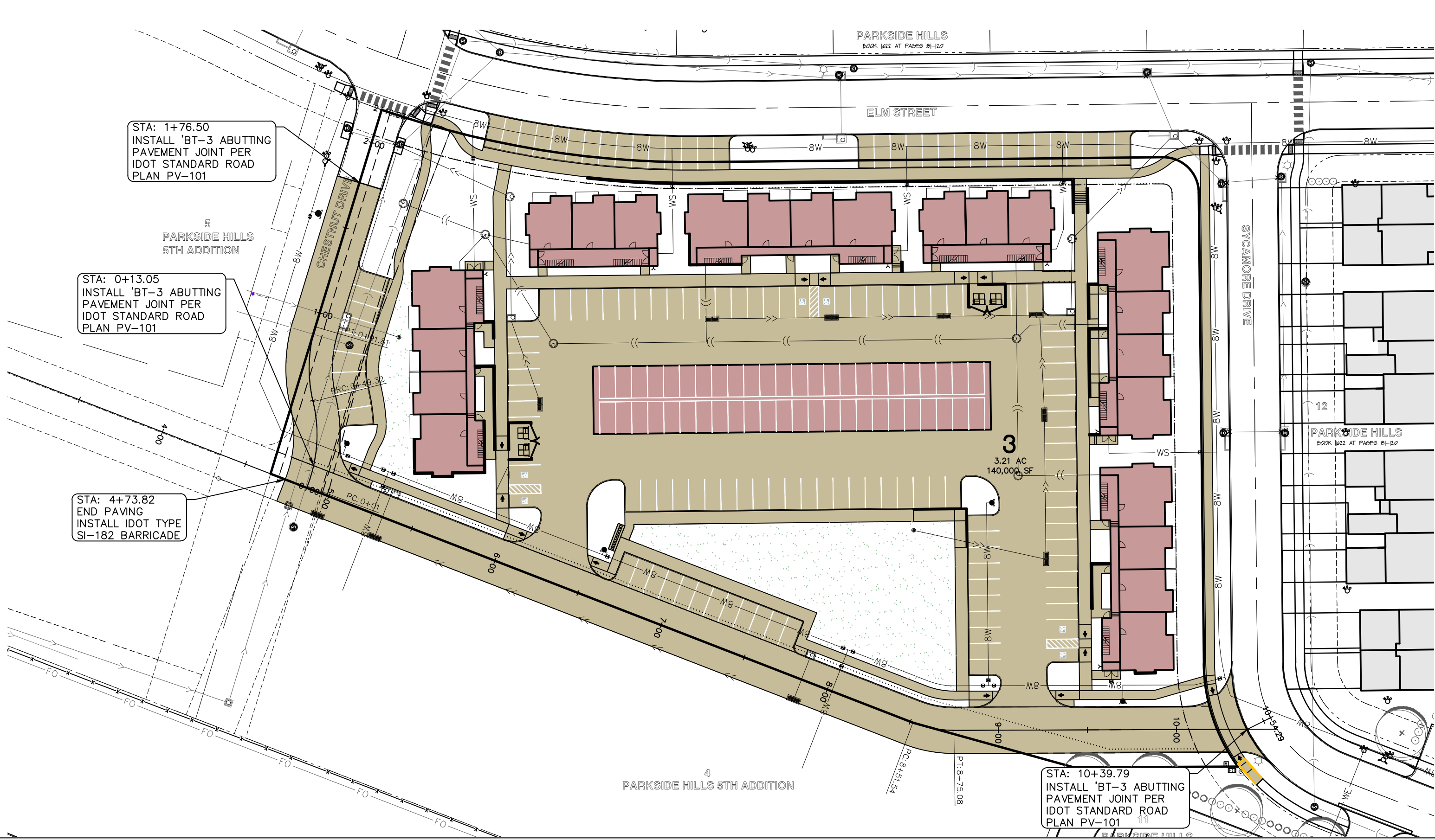
CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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



- C120 OVERALL LAYOUT PLAN
C121 LAYOUT AND DIMENSION PLAN: WEST HALF
C121 LAYOUT AND DIMENSION PLAN: EAST HALF
C140 OVERALL GRADING, EROSION CONTROL,
AND SWPPP
C141 STREET PLAN AND PROFILE
C142 GRADING PLAN: NORTHWEST
C143 GRADING PLAN: SOUTHWEST
C144 GRADING PLAN: NORTHEAST
C145 GRADING PLAN: SOUTHEAST
C160 SANITARY SEWER PLAN AND PROFILE
C161 WATER MAIN PLAN
C162 STORM SEWER PLAN AND PROFILE
C500 GENERAL NOTES AND DETAILS
C501 GENERAL NOTES AND DETAILS
L100 LANDSCAPE PLAN

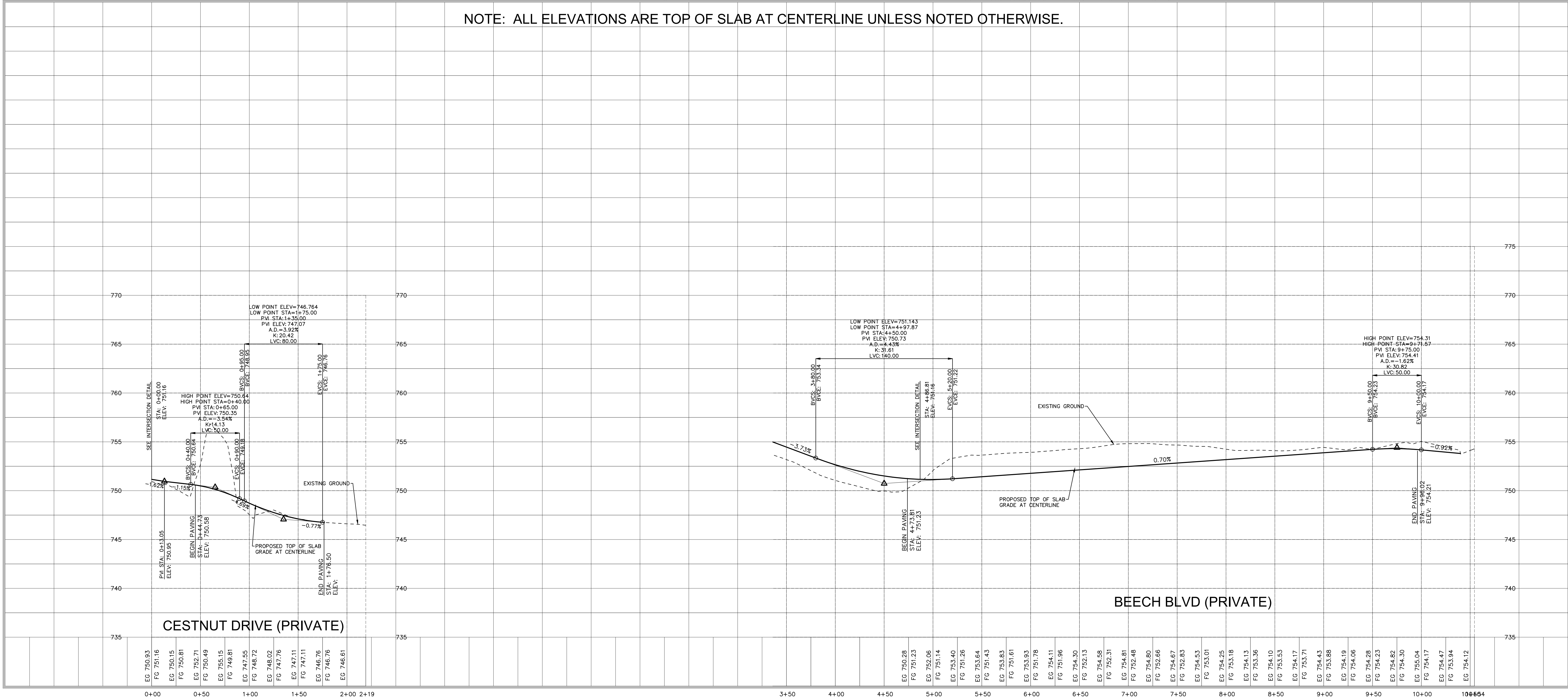


- NOTES:
1. ALL GRADES ARE TOP OF SLAB/WALK UNLESS NOTED OTHERWISE.
 2. HOUSE SIDE OF SIDEWALK SHALL BE ONE FOOT WITHIN THE STREET R.O.W.
 3. THE DEVELOPER SHALL NOT BE RESPONSIBLE TO INSTALL ANY SIDEWALKS OR ADA RAMPS UNLESS NOTE OTHERWISE. THE SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED BY THE INDIVIDUAL LOT OWNER WHEN THE LOT IS BUILT ON.

THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PER IDOT STANDARD ROAD PLAN TC-202 AND CITY OF WEST BRANCH REQUIREMENTS AT ALL TIMES DURING WORK WITHIN PUBLIC R.O.W.

THE CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDERS FOR ANY REQUIRED RELOCATION OF EXISTING UTILITIES.

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



STREET PLAN AND PROFILE

PARKSIDE HILLS
5TH ADDITION
LOT 3
WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.
Date: 05/13/26
Designed by: BJC Field Book No: 1436, PG 26
Drawn by: TAV Scale: 1"=50'(H) 1"=5'(V)
Checked by: BJC Sheet No:
Project No: 12148-009
of: C141



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Date Revision

GRADING PLAN NORTHWEST

PARKSIDE HILLS
5TH ADDITION
LOT 3
WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 05/13/26

Designed by: BJC Field Book No: 1436, PG 26

Drawn by: TAV Scale: 1"=10'

Checked by: BJC Sheet No:

Project No: C142

12148-009 of:



0 1 5 10
GRAPHIC SCALE IN FEET
1"=10'

- C120 OVERALL LAYOUT PLAN
C121 LAYOUT AND DIMENSION PLAN: WEST HALF
C121 LAYOUT AND DIMENSION PLAN: EAST HALF
C140 OVERALL GRADING, EROSION CONTROL, AND SWPPP
C141 STREET PLAN AND PROFILE
C142 GRADING PLAN: NORTHWEST
C143 GRADING PLAN: SOUTHWEST
C144 GRADING PLAN: NORTHEAST
C145 GRADING PLAN: SOUTHEAST
C160 SANITARY SEWER PLAN AND PROFILE
C161 WATER MAIN PLAN
C162 STORM SEWER PLAN AND PROFILE
C500 GENERAL NOTES AND DETAILS
C501 GENERAL NOTES AND DETAILS
L100 LANDSCAPE PLAN

STANDARD LEGEND AND NOTES

- PROPERTY &/or BOUNDARY LINES
 - CONGRESSIONAL SECTION LINES
 - RIGHT-OF-WAY LINES
 - EXISTING RIGHT-OF-WAY LINES
 - CENTER LINES
 - EXISTING CENTER LINES
 - LOT LINES, INTERNAL
 - LOT LINES, PLATTED OR BY DEED
 - PROPOSED EASEMENT LINES
 - EXISTING EASEMENT LINES
 - RECORDED DIMENSIONS
 - CURVE SEGMENT NUMBER
 - 22-1
 - PROPOSED
 - 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
 - EXISTING WATER LINES
 - PROPOSED 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.

GRADING LEGEND

- 0.00.00EX = EXISTING SURFACE
- 0.00.00FG = FINISH GRADE
- 0.00.00TS = TOP SLAB
- 0.00.00TW = TOP WALK
- 0.00.00TC = TOP CURB
- 0.00.00TR = TOP RIM
- 0.00.00WT = FG AT TOP WALL
- 0.00.00WB = FG AT BOTTOM WALL
- 0.00.00TP = TOP OF STEPS
- 0.00.00BT = BOTTOM OF STEPS



THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/292-8889 NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

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Date	Revision
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DETAILED GRADING PLAN

PARKSIDE HILLS
5TH ADDITION
LOT 3
WEST BRANCH
CEDAR COUNTY
IOWA

Date: 05/13/26

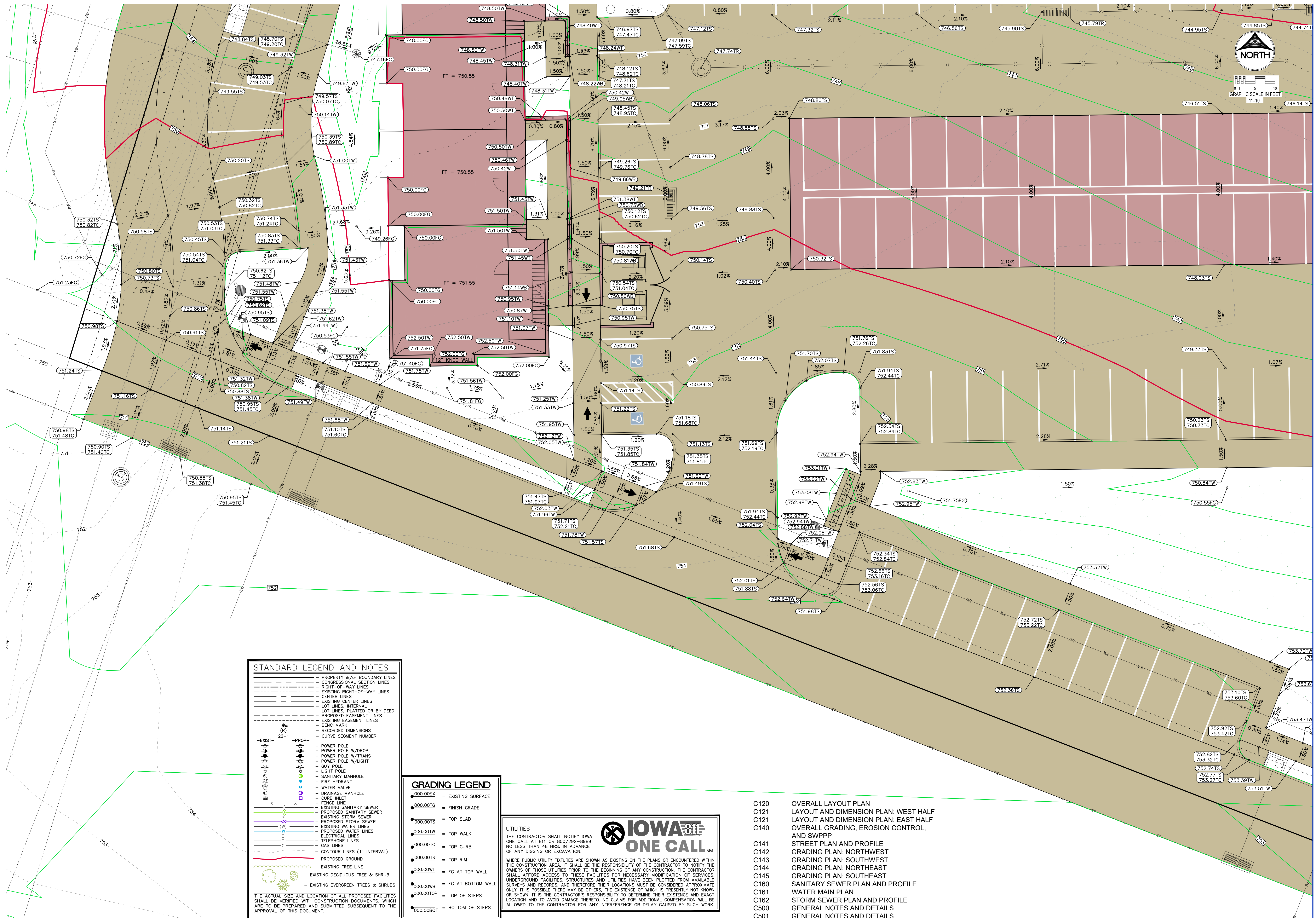
Designed by: BJC	Field Book No: 1436, PG 26
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Checked by:	BJC	Sheet No:	0110
Project No:			

C143

12148-009 of:





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Date Revision



DETAILED GRADING PLAN

PARKSIDE HILLS
5TH ADDITION
LOT 3
WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.
Date: 05/13/26
Designed by: BJC Field Book No: 1436, PG 26
Drawn by: TAV Scale: 1"=10'
Checked by: BJC Sheet No:
Project No: C144
12148-009 of:

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Date	Revision
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**PARKSIDE HILLS
5TH ADDITION
LOT 3
WEST BRANCH
CEDAR COUNTY
IOWA**

Date: 05/12/20

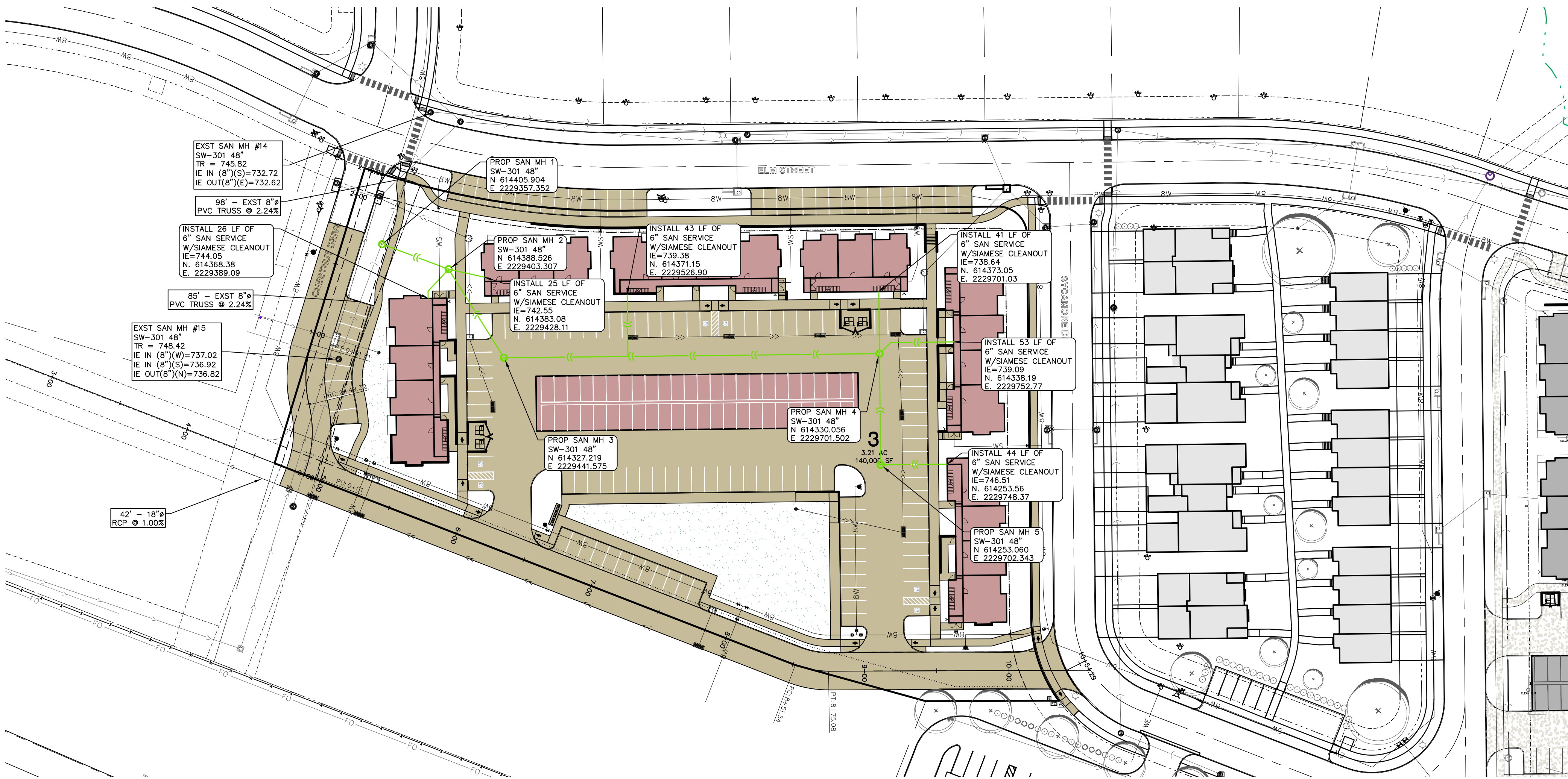
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Project No: **0115**

12148-009	of:
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UTILITIES
THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/292-6889 NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

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IOWA ONE CALL

- C120 OVERALL LAYOUT PLAN
- C121 LAYOUT AND DIMENSION PLAN: WEST HALF
- C121 LAYOUT AND DIMENSION PLAN: EAST HALF
- C140 OVERALL GRADING, EROSION CONTROL, AND SWPPP
- C141 STREET PLAN AND PROFILE
- C142 GRADING PLAN: NORTHWEST
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- C162 WATER MAIN PLAN
- C500 GENERAL NOTES AND DETAILS
- C501 GENERAL NOTES AND DETAILS
- L100 LANDSCAPE PLAN

STANDARD LEGEND AND NOTES

- PROPERTY &/or BOUNDARY LINES
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- LOT LINES, PLATTED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- BENCHMARK
- RECORDED DIMENSIONS
- CURVE SEGMENT NUMBER

EXIST -

- 22-1
- POWER POLE
- POWER POLE W/DROP
- POWER POLE W/TRANS
- POWER POLE W/LIGHT
- GUY POLE
- LIGHT POLE
- SANITARY MANHOLE
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- EXISTING WATER LINES
- PROPOSED WATER LINES
- ELECTRICAL LINES
- TELEPHONE LINES
- GAS LINES
- CONTOUR LINES (1' INTERVAL)
- PROPOSED GROUND
- EXISTING TREE LINE
- EXISTING DECIDUOUS TREE & SHRUB
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PROPOSED -

- 22-1
- POWER POLE
- POWER POLE W/DROP
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NOTES:
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DOMESTIC WATER SERVICE AND FIRE WATER SERVICE TO BE SPLIT IN METER ROOM.ACCESS KEY TO BE PROVIDED TO THE CITY.

3.21 AC.



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Date	Revision
07/22/26	PER CITY REVIEW - BJC/HEH

SANITARY SEWER PLAN AND PROFILE

PARKSIDE HILLS
5TH ADDITION
LOT 3
WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 05/13/26

Designed by: BJC Field Book No: 1436, PG 26

Drawn by: TAV Scale: 1"=50'(H) 1"=5'(V)

Checked by: BJC Sheet No:

Project No: **C160**

12148-009 of:



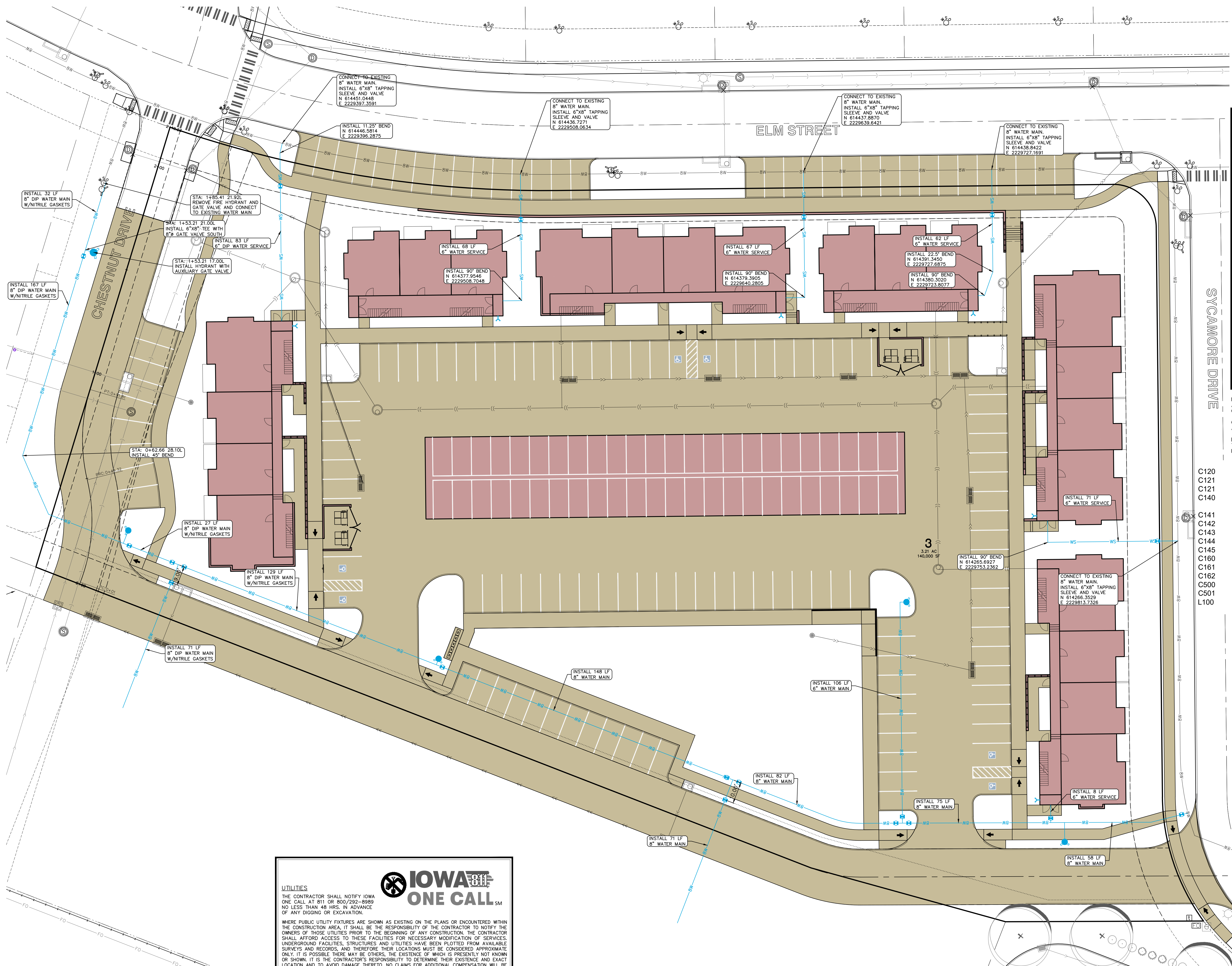
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Date	Revision
07/22/26	PER CITY REVIEW - BJC/HEH

WATER MAIN PLAN

PARKSIDE HILLS
5TH ADDITION
LOT 3
WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.	
Date:	05/13/26
Designed by:	BJC
Drawn by:	TAV
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Project No:	12148-009
Field Book No:	1436, PG 26
Scale:	1"=20'
Sheet No:	C161
of:	



STANDARD LEGEND AND NOTES

- PROPERTY &/OR BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
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DOMESTIC WATER SERVICE AND FIRE WATER SERVICE TO BE SPLIT IN METER ROOM.ACCESS KEY TO BE PROVIDED TO THE CITY.

C120 OVERALL LAYOUT PLAN
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C500 GENERAL NOTES AND DETAILS
C501 GENERAL NOTES AND DETAILS
L100 LANDSCAPE PLAN

IOWA ONE CALL
SM

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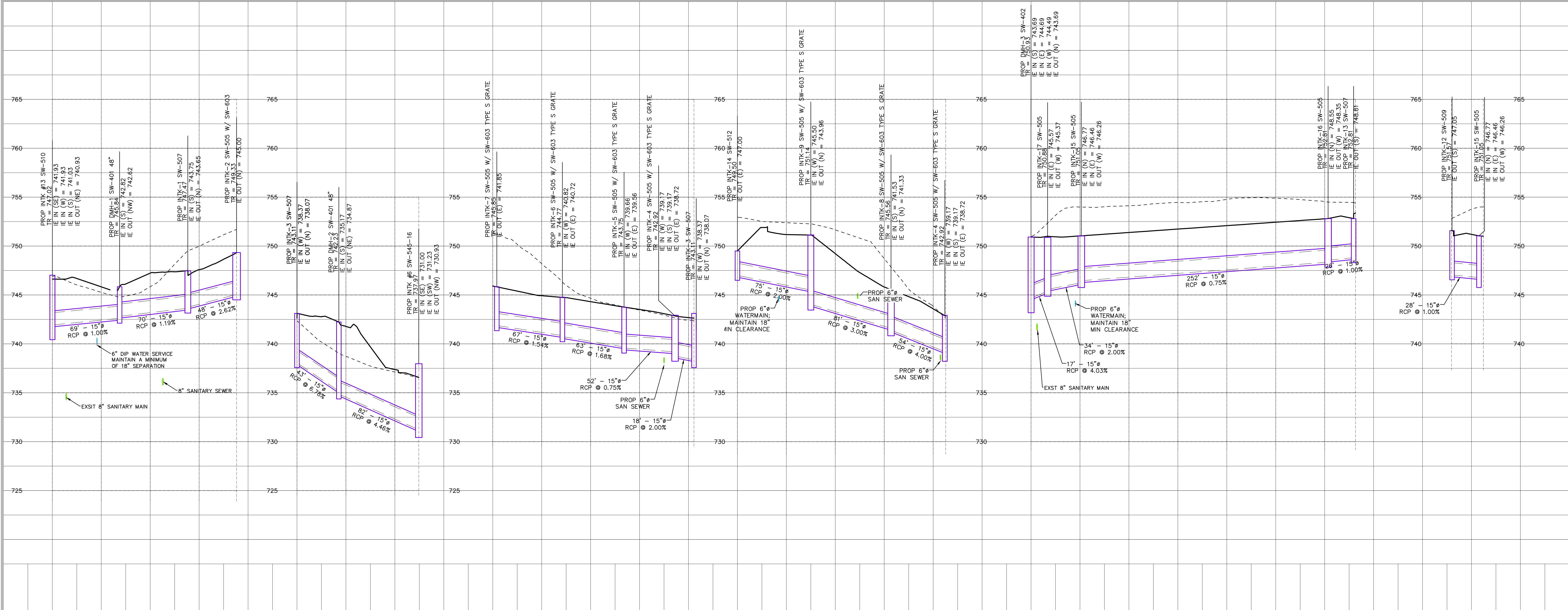
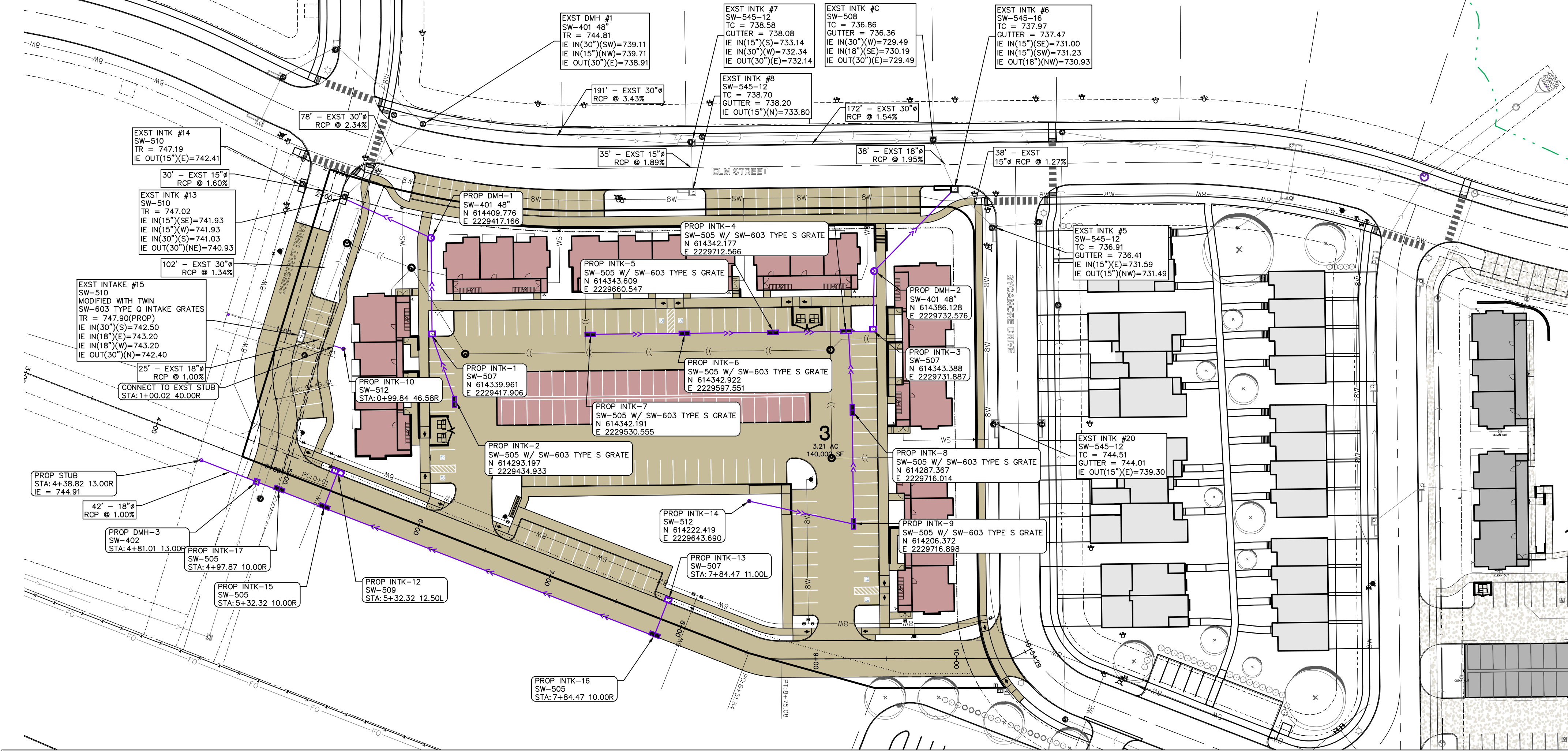
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Date	Revision
07/22/26	PER CITY REVIEW -BJC/HEH

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IOWA ONE CALL



STORM SEWER PLAN AND PROFILE

**PARKSIDE HILLS
5TH ADDITION
LOT 3**
WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.
Date: 05/13/26
Designed by: BJC Field Book No: 1436, PG 26
Drawn by: TAV Scale: 1"=50'(H) 1"=5'(V)
Checked by: BJC Sheet No:
Project No: **C162**
12148-009 of:

LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

PARKSIDE HILLS
5TH ADDITION
LOT 3
WEST BRANCH
CEDAR COUNTY
IOWA

12148-009

- 1) SANITARY SEWER & WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE IOWA STATE STANDARD UNIFORM DESIGN AND SPECIFICATIONS (SUDAS) SPECIFICATIONS (2018) AS AMENDED.
- 2) SANITARY SEWERS SHALL BE PVC TRUSS PIPE (SUDAS 4010.2(0.1.E), CONTECH A-2000, OR CITY ENGINEER APPROVED EQL. AS NOTED ON THE PLANS. SANITARY SEWER SERVICE LINES SHALL BE PVC SURF -23.5 WITH GASKETED JOINTS.
- 3) WATER MAINS SHALL BE DR-18 PVC PIPE.
- 4) CONTRACTOR TO PROVIDE FERMCO 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 412.02(4) 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. SUSTAINABLE 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 AN MANNER CONSISTENT WITH 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 "BOOT 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 INSPIREHOLD UNIBAND, CRETEX, OR APPROVED EQUAL.
 - 3) WILL HAVE MANHOLE FRAME AND LID TO BE NENNAH R-1642 SELF-SEALING WITH CITY LOGO.
 - 4) WILL HAVE REPAIRS TO ANY CRACKS IN EXISTING CAST IRON MANHOLE FRAME OR RUBBER ADJUSTMENT RING OR STANDARD PCP. IF PCP RINGS ARE USED, SHIMS TO LEVEL MANHOLE FRAME MADE OF MATERIALS OTHER THAN PCP OR THE RING MATERIAL DISCUSSED ABOVE WILL NOT BE ALLOWED, IE WOOD, BRICK, ROCKS, ETC.
 - 5) WILL USE LINK-SEALS PENETRATION SEALS FOR PIPE PENETRATIONS.

ALL SANITARY SEWER SERVICE LINES SHALL BE EXTENDED :
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.
TO THE UTILITY EASEMENT LINE FOR THOSE LOCATIONS WHERE THE LOTS BEING SERVED
ARE ADJACENT TO THE SEWER MAIN.
THE END OF ALL SANITARY SEWER SERVICES MUST BE MARKED WITH A WOOD 2 X 4 PAINTED GREEN.
ALL SANITARY SEWER MANHOLES IN PAVING AREAS OR AREAS SUBJECT TO WATER INUNDATION SHALL BE
PROTECTED WITH A 3-PCEE CONCRETE CHIMNEY SEAL OR APPROVED EQUAL. ALL SANITARY MANHOLES IN PAVIN
HAVE 3-PIECE FLOATING CASTING

- 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 SHALL BE ON THE PROFILE VIEW SHALL BE BACKFILLED WITH EITHER OF THE FOLLOWING: 1) RCP 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 412.04 OF #1 MAXIMUM AGGREGATE SIZE. COMPACT TO 90% MODIFIED PROCTOR DENSITY.
- 7) ALL STORM SEWERS SHALL HAVE CONFINED "O" RING GASKETS. STORM SEWERS 36" AND SMALLER SHALL HAVE BELL AND SPIGOT JOINTS. STORM SEWERS LARGER THAN 36" MAY HAVE TONGUE AND GROOVE JOINTS. NO MASTIC JOINTS ALLOWED.
- 8) ALL PIPE SHALL BE CERTIFIED.
- 9) ALL STORM INTAKES SHALL BE A MINIMUM OF 48 INCHES FROM TOP OF CURB/RIM TO SUBGRADE. IF INVERT ELEVATIONS ARE INSUFFICIENT TO PROVIDE THIS REQUIRED DEPTH, THE CONTRACTOR TO PROVIDE DEEPER STRUCTURE AND POUR CONCRETE FILLET IN INTAKE TO MAKE INTAKE PIPES DRAIN AT INVERT ELEVATIONS LISTED.
- 10) LIFT HOLES IN STORM SEWER WILL NOT BE ALLOWED.
- 11) PROVIDE CONCRETE FILLETS IN ALL NEW & EXISTING DRAINAGE STRUCTURES PER REFERENCED DETAILS.

WHERE PUBLIC UTILITIES 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 BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CORRELATED TO THE EXISTING RECORDS. IF IT IS DETERMINED THAT THERE ARE OTHERS 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 AVOID DAMAGE THERE TO. NO CLAIMS FOR RATIONAL COMPENSATION WILL BE ALLOWED IN THE EVENT OF SUCH DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.

The diagram illustrates the installation of a hydrant stand pipe. A vertical hydrant stand pipe is shown on the left, with a hydrant at the top. The stand pipe is labeled with a height of "18" MIN" and a diameter of "6" OR LESS". It is connected to a horizontal main line. The connection is made through a valve box and gate valve. The main line is labeled "MAIN TRENCH" and "WATER MAIN". A thrust block is shown on the right side of the main line. The stand pipe is anchored to the ground using an anchoring pipe (restraining spool) and an anchoring tee or standard tee and flange (swivel adaptor) (swivel tee preferred). The anchoring pipe is labeled "ANCHORING PIPE (RESTRAINING SPOOL)" and the anchoring tee is labeled "ANCHORING TEE OR STANDARD TEE AND FLANGE (SWIVEL ADAPTOR) (SWIVEL TEE PREFERRED)". The stand pipe is surrounded by backfill, labeled "TRENCH BACKFILL" and "DEPTH AS SPECIFIED MINIMUM 5 1/2'". The stand pipe is also surrounded by a concrete pad, labeled "12" x 12" x 4" CONCRETE PAD" and "BACKFILL W/ GRAVEL TO 18" ABOVE BOTTOM OF HYDRANT STAND PIPE". The concrete pad is labeled "AS REQUIRED". The stand pipe is also surrounded by a thrust block, labeled "THRUST BLOCK".

NOTES:
 CONTACT LOCAL AUTHORITY FOR SPACING OF HYDRANT BEHIND CURB. USE THREE FEET BEHIND CURB AND LOCAL PUMPER NOZZLE TOWARD CURB IN MOST CASES.
 RUN TRACER WIRE OUTSIDE OF HYDRANT VALVE BOX, THEN DRILL HOLE JUST BELOW VALVE BOX COVER AND TERMINATE TRACER WIRE INSIDE VALVE BOX.
 MINIMUM BARREL SIZE AND VALVE OPENING SHALL BE NO LESS THAN 5 1/2" DIAMETER.

STATE PERMIT REQUIRED

IMPROPER USE
\$200 FINE

VAN
ACCESSIBLE

2"x2" GALVANIZED
PERFORATED STEEL
SIGN POST

5"x5/8" STEEL
TUBING, POWDER COAT
BLUE, CONCRETE
FILLED, DRIVE 2"x2"
SQUARE SIGN POST
INTO CONCRETE

CONCRETE PAVING

EXPANSION JOINT

1'-6"

6"

1'-0"

3'-0"

27"

15"

A cross-sectional diagram of a parking area. From left to right, it shows a 18' parking stall, a 24' drive aisle, another 18' parking stall, and a 6' walk. The parking stalls are labeled 'CARPORT'. The drive aisle has a '7" PCC' layer. The transition between the drive aisle and the second parking stall is labeled 'SLOPE VARIES'. The second parking stall has a '6" PCC' layer. The entire surface is supported by a '6" GRANULAR SUBBASE' with a 'GRADUATING 10' (likely 10% gradation). On the far right, there is a '6" PCC SIDEWALK' and a '6" THICKENED CURB'.

N.T.S.

WIDTH PER PLAN

P.C.C. SIDEWALK, MAXIMUM 1.5% CROSS SLOPE IN SIDEWALK CROSS SECTION THICKNESS VARIES, SEE PLAN

4" OF CLASS 'A' ROADSTONE, 100T SPEC 4120.04

TOP 6" OF BASE SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY

N.T.S.

7' WALK 19' PARKING STALL 6" INTEGRAL CURB 5" PCC 2% 7" PCC MIN 2% INVERTED CROWN 19' PARKING STALL 7" WALK SIDEWALK

6" GRANULAR SUBBASE GRADATION 12

6" INTEGRAL CURB

95% STANDARD PROCTOR DENSITY

WALL SECTION

NOTE: DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH ROOFPAGE BLOCK (COLOR: GRANITE BLEND) MATERIALS CONSISTENT WITH THOSE USED ON THE BUILDINGS AND IN ACCORDANCE WITH CITY STANDARDS.

Labels for Wall Section:

- 106'-0"
- TOP OF MASONRY
- BOND BEAM - SEE STRUC.
- 8" SPLIT FACE CMU (TYP.)
- GRADE
- 100'-0"
- TOP OF FOUNDATION
- CONCRETE FOUNDATION
- CONCRETE FOOTING

FRONT VIEW

Labels for Front View:

- 6'-0" MIN.

Top View

Labels for Top View:

- 21.33'
- 5.00'
- 13.34'
- ROLLER WHEELS

- 1) I.D.O.T. CLASS C-3 CONCRETE SHALL BE USED, UNLESS NOTED OTHERWISE.
- 2) CITY OF WEST BRANCH DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES SHALL PREVAIL.
- 3) PAVEMENT JOINTS SHALL CONFORM TO I.D.O.T. STANDARD ROAD PLANS PV-101, CURRENT REVISION.
- 4) THE CONCRETE AGGREGATE SHALL BE CLASS 3; DURABILITY AS SPECIFIED IN SECTION 4115.01C OF THE I.D.O.T. STANDARD SPECIFICATIONS
- 5) ALL SAWED JOINTS SHALL BE SEALED.

SEE PLAN FOR PLACEMENT OR OMISSION OF NON-SIGN BOLLARD

6" CURB

CURB RAMP (TYP)
MAX. RUNNING SLOPE 1:12
MAX. CROSS SLOPE 1:50

TAPER CURB

CONCRETE FILLED
STEEL BOLLARD
SIGN POST, SEE DETAIL
1/2" EXPANSION
MATERIAL (TYP)

6'-0"

5'-0"

8'-0"

5'-0"

11'-0"

6"

WALL

N.T.S.

CAP UNIT

PROPOSED GROUND

KEYSTONE BLOCK RETAINING WALL

1

8

FINISHED GRADE

UNIT CORE FILL (OF CRUSHED ROCK OR STONE)

UNREINFORCED CONCRETE OR CRUSHED STONE LEVELING PAD

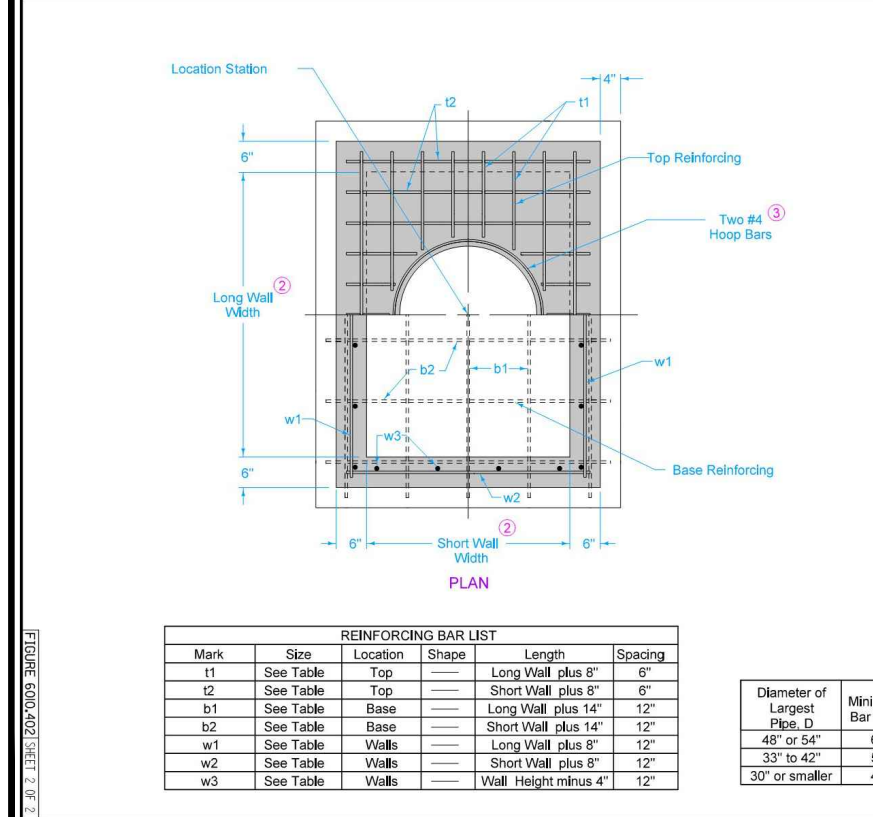
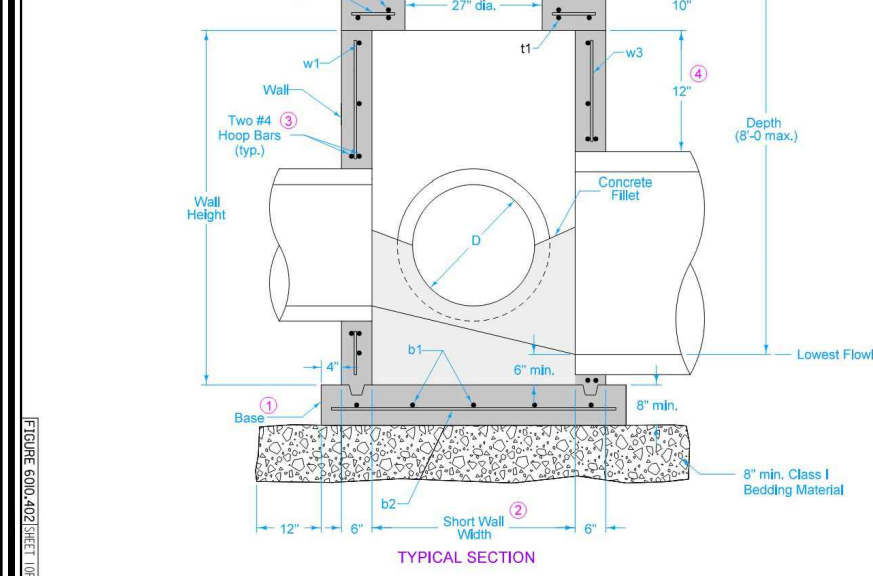
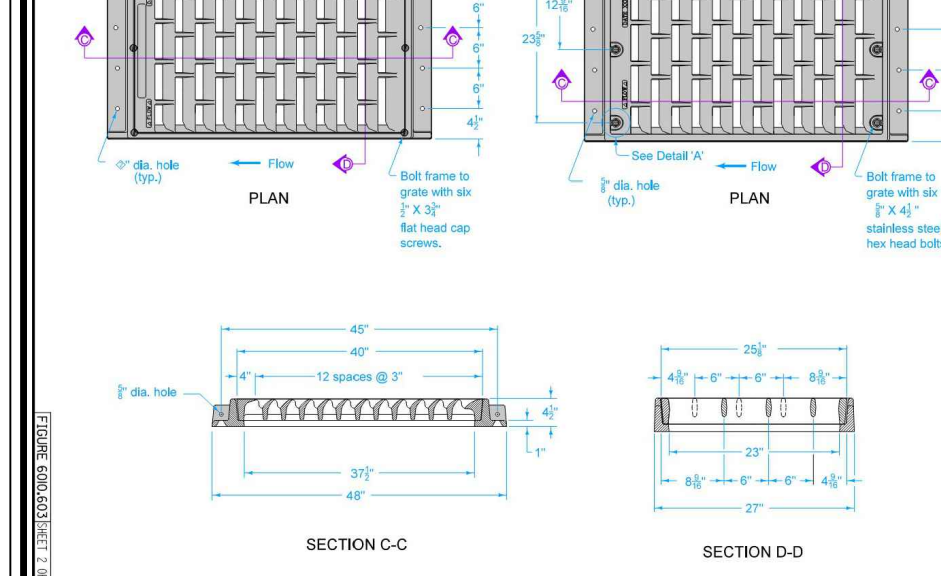
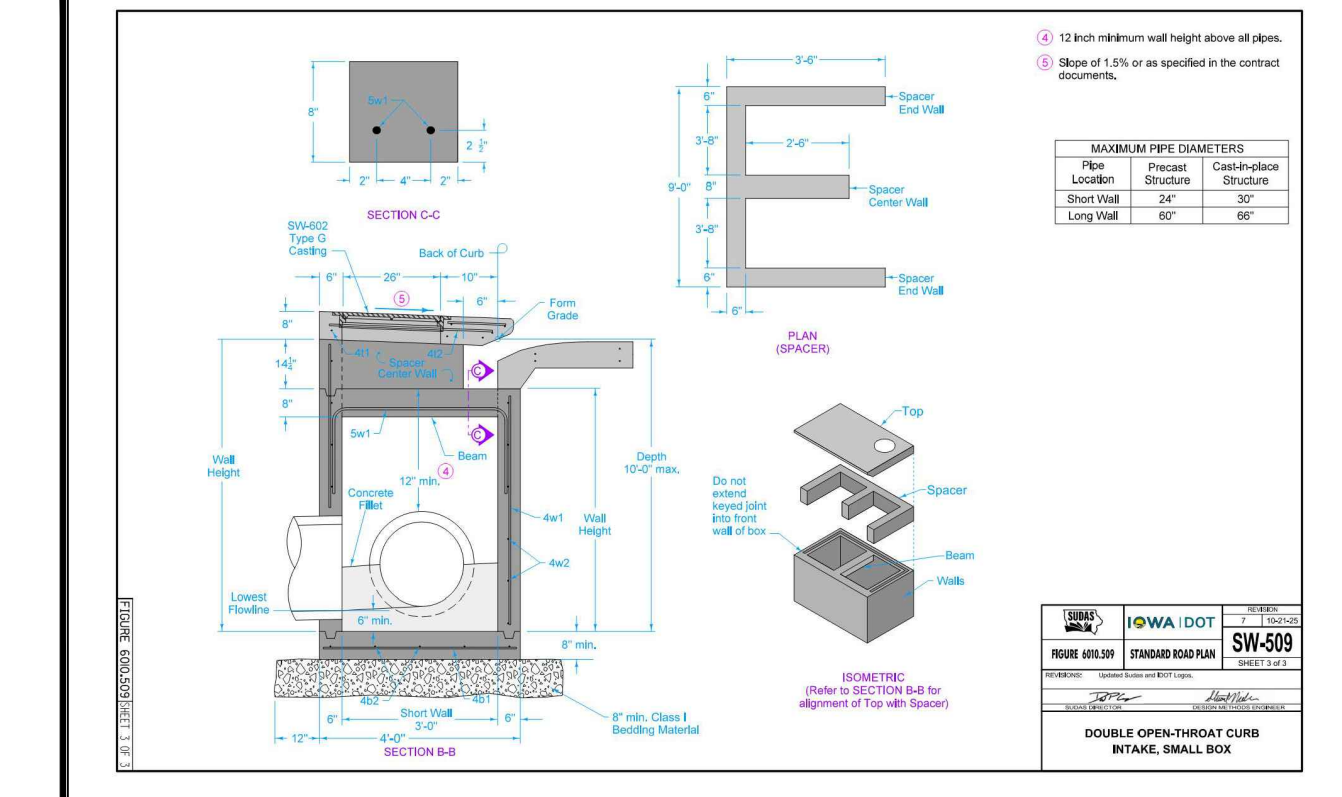
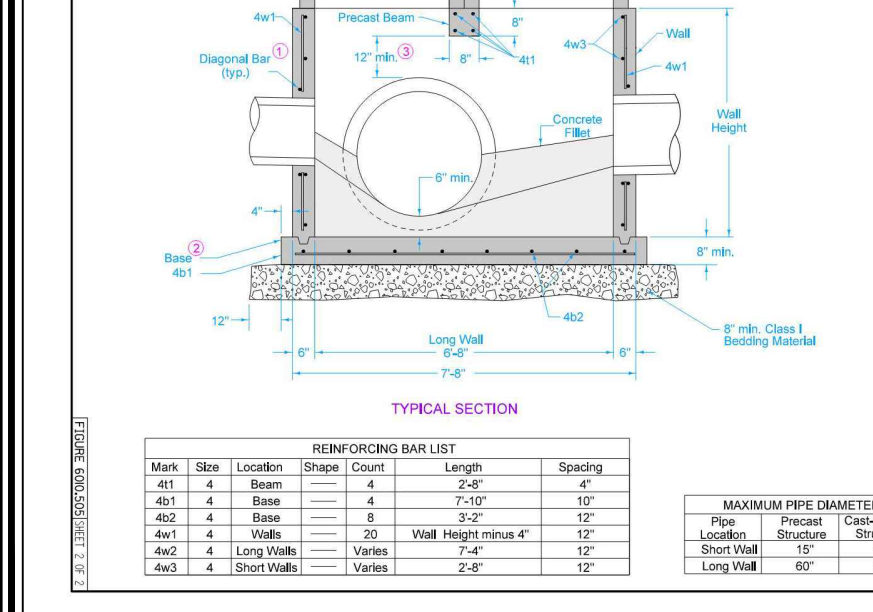
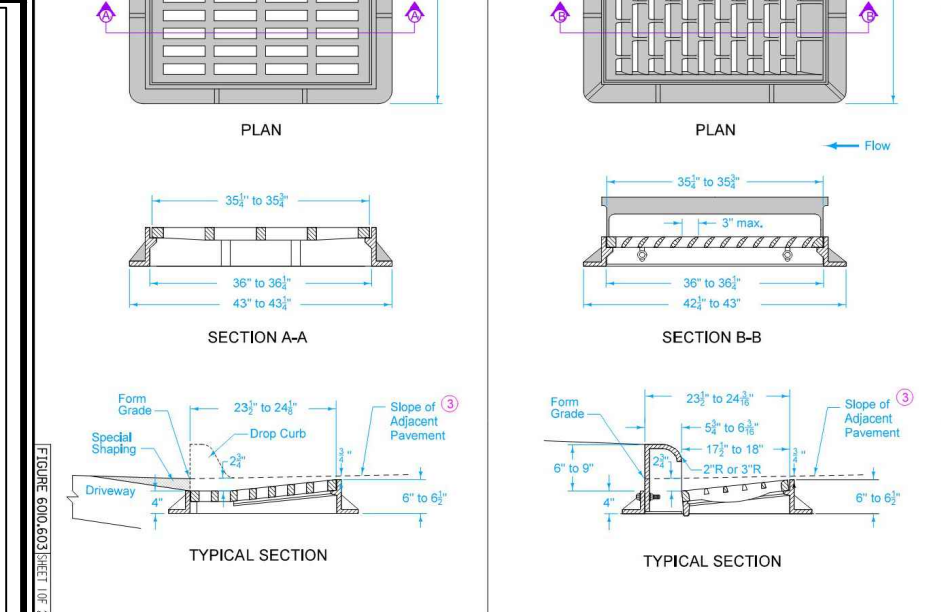
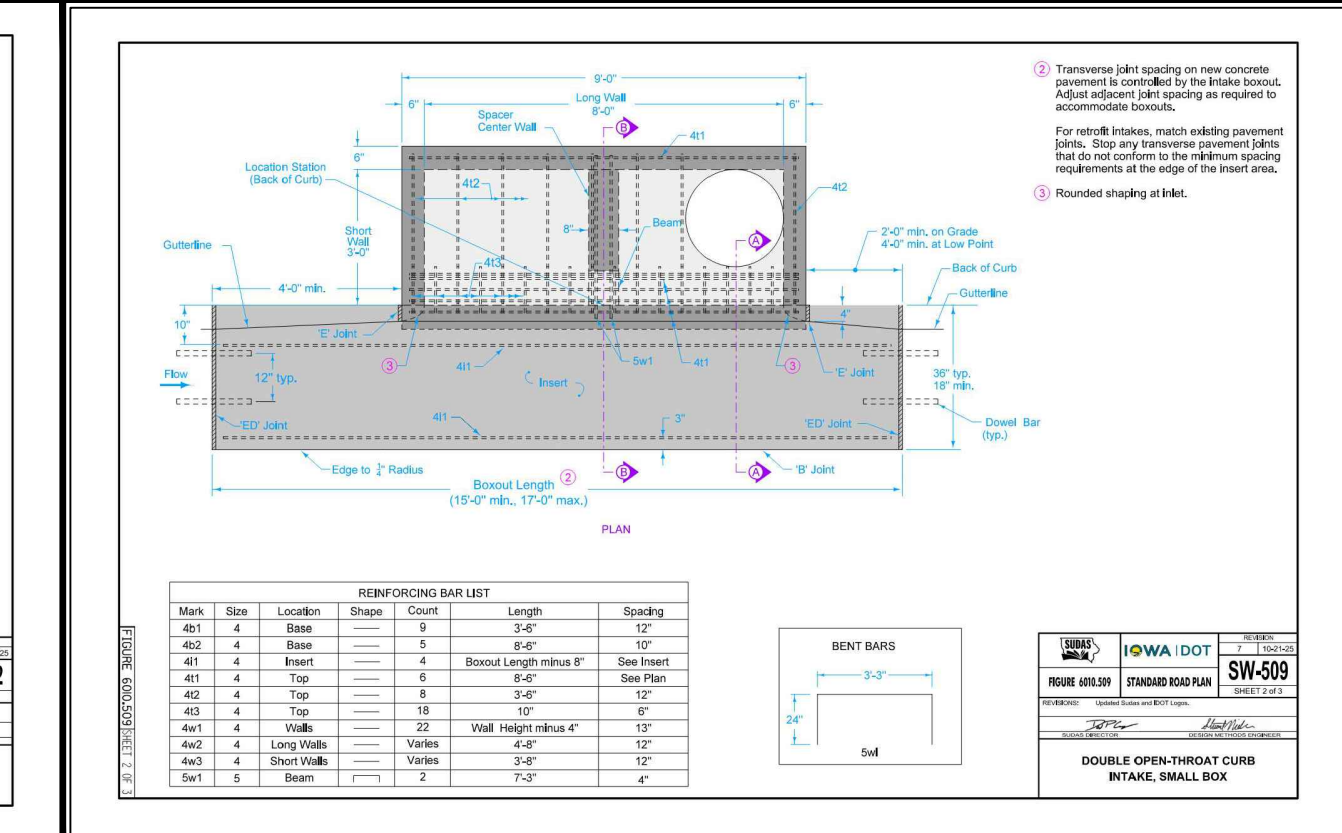
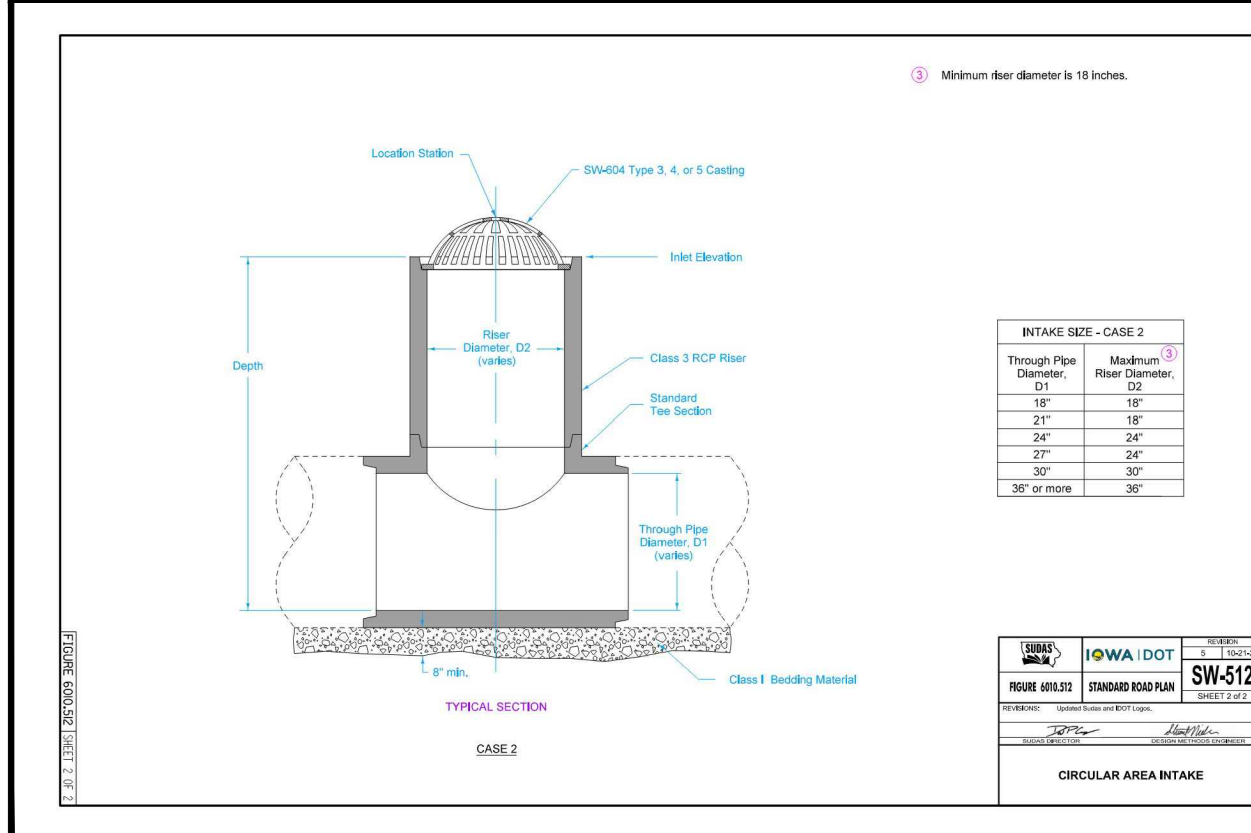
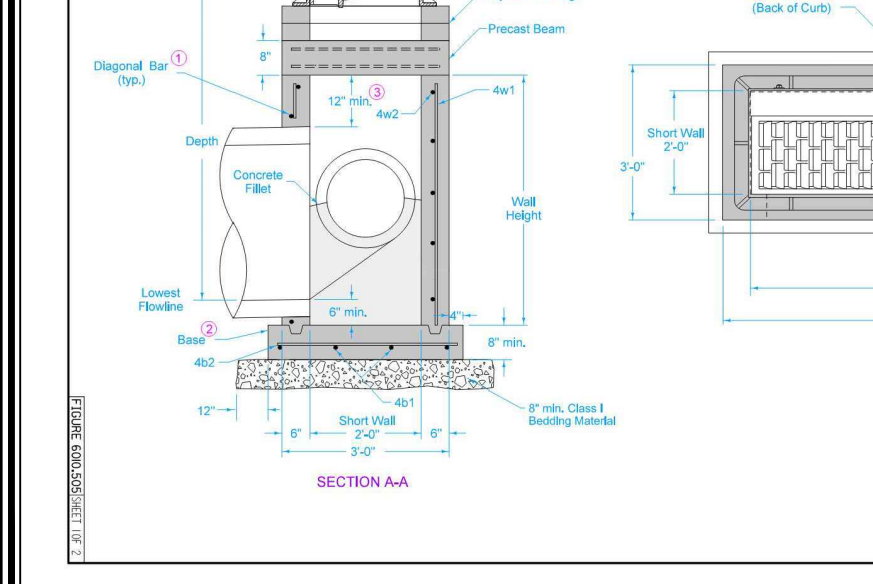
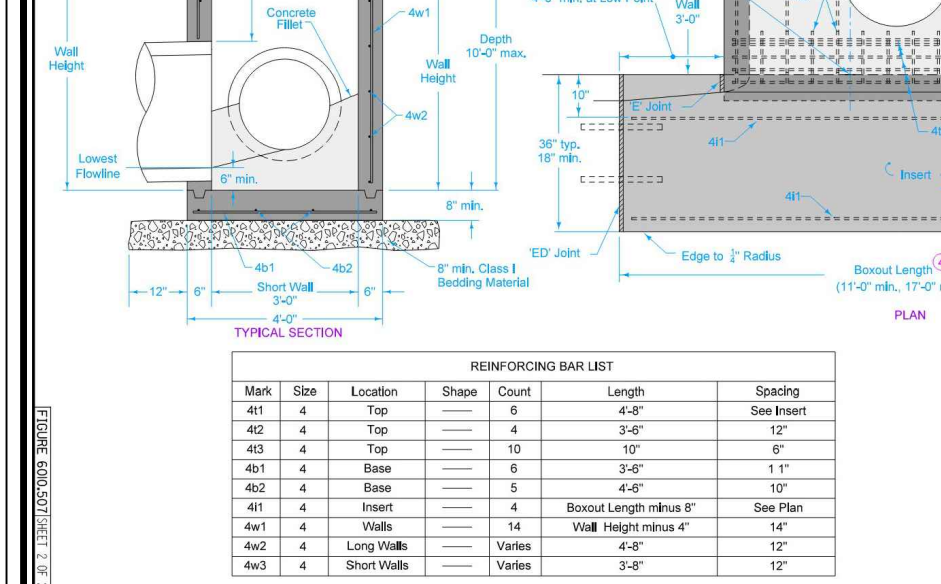
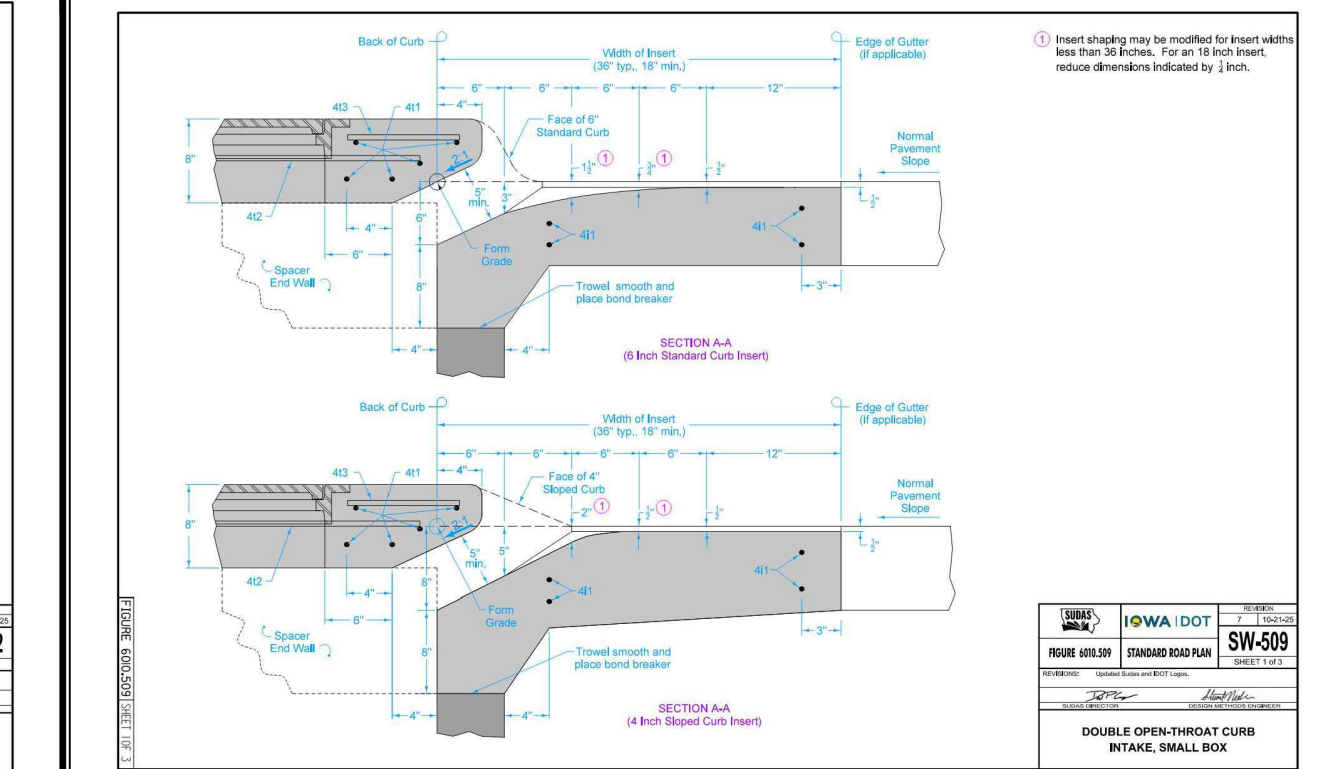
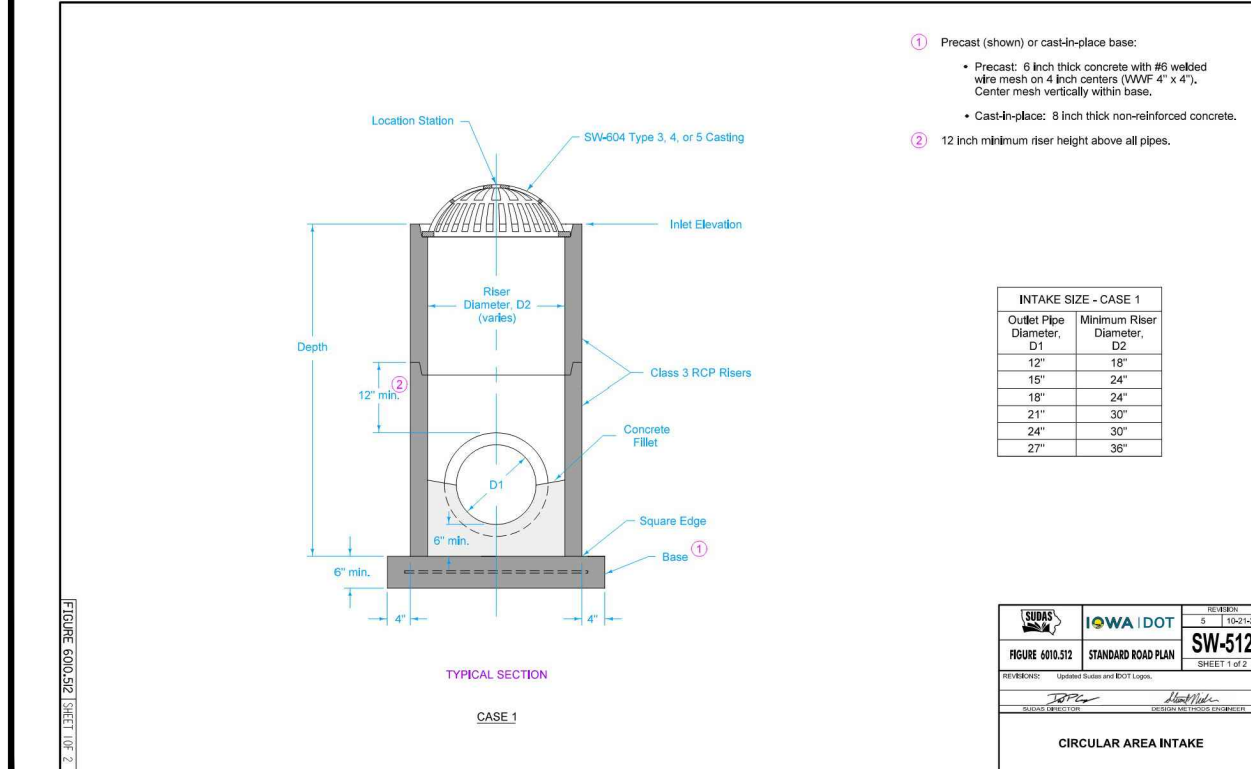
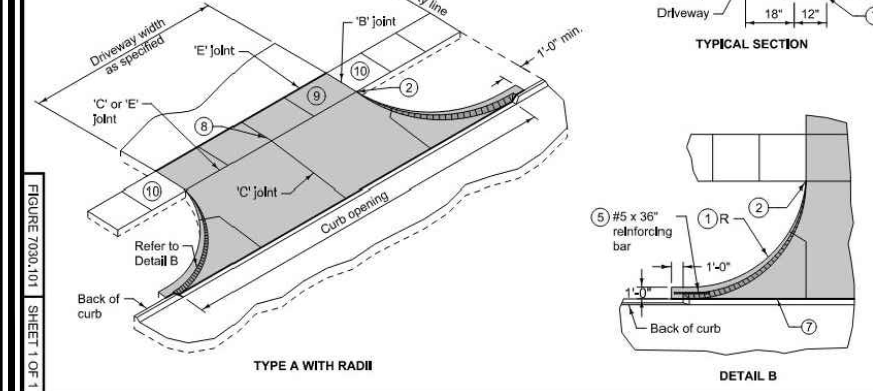
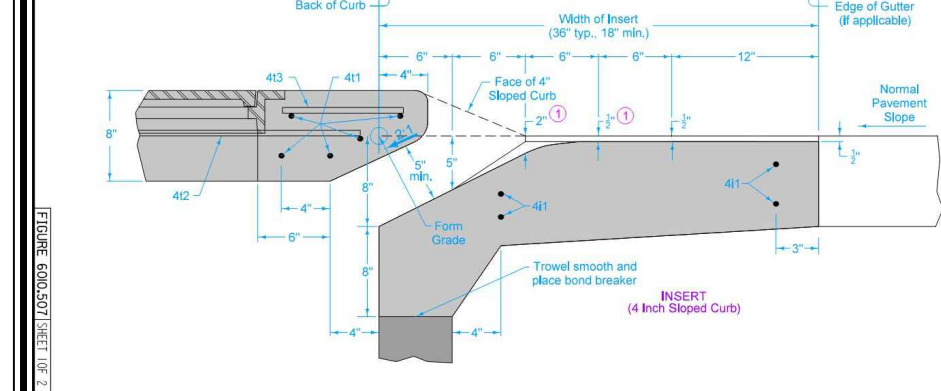
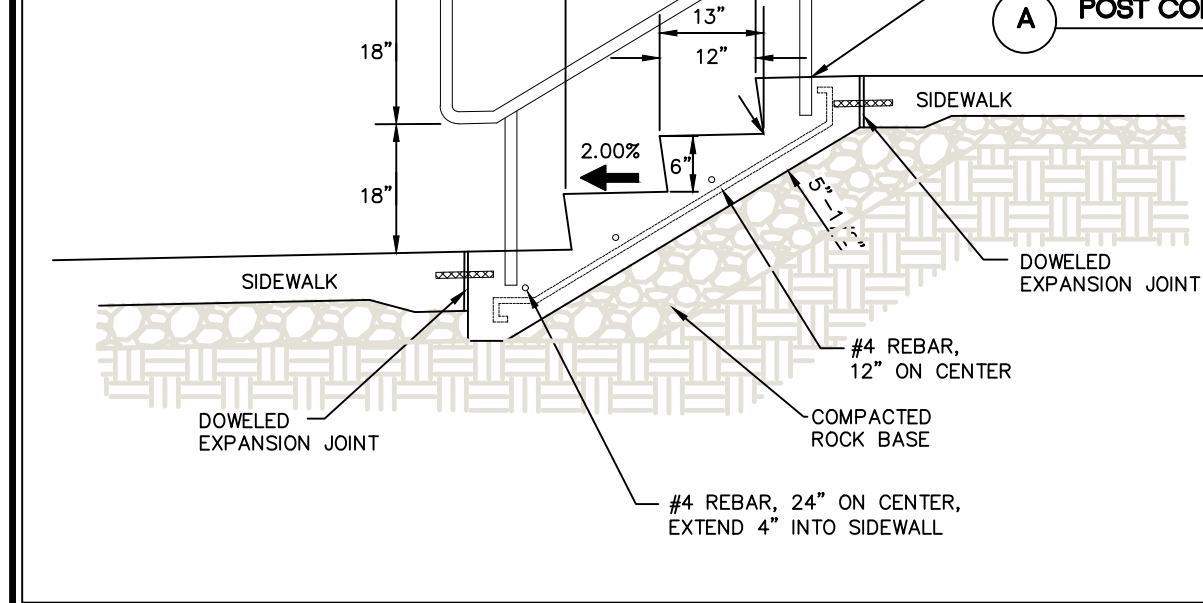
PERFORATED DRAIN PIPE (OPTIONAL)

DESIGN HEIGHT

NOTE:
1. SEE PLAN VIEW FOR WALL LOCATIONS

C141
C142
C143
C144
C145
C160
C161
C162
C500
C501
L100

STREET PLAN AND PROFILE
GRADING PLAN: NORTHWEST
GRADING PLAN: SOUTHWEST
GRADING PLAN: NORTHEAST
GRADING PLAN: SOUTHEAST
SANITARY SEWER PLAN AND
WATER MAIN PLAN
STORM SEWER PLAN AND PROFILE
GENERAL NOTES AND DETAILS
GENERAL NOTES AND DETAILS
LANDSCAPE PLAN



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

Date	Revision
07/22/2026	PER CITY REVIEW - BJC/HEH

GENERAL NOTES AND DETAILS

PARKSIDE HILLS
5TH ADDITION
LOT 3
WEST BRANCH
CEDAR COUNTY
IOWA

Date: 05/13/26

Designed by:	Field Book No:
BJC	1436, PG 26

Drawn by: TAV Scale:

Project No:	BJC	0501
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12148-009 of:

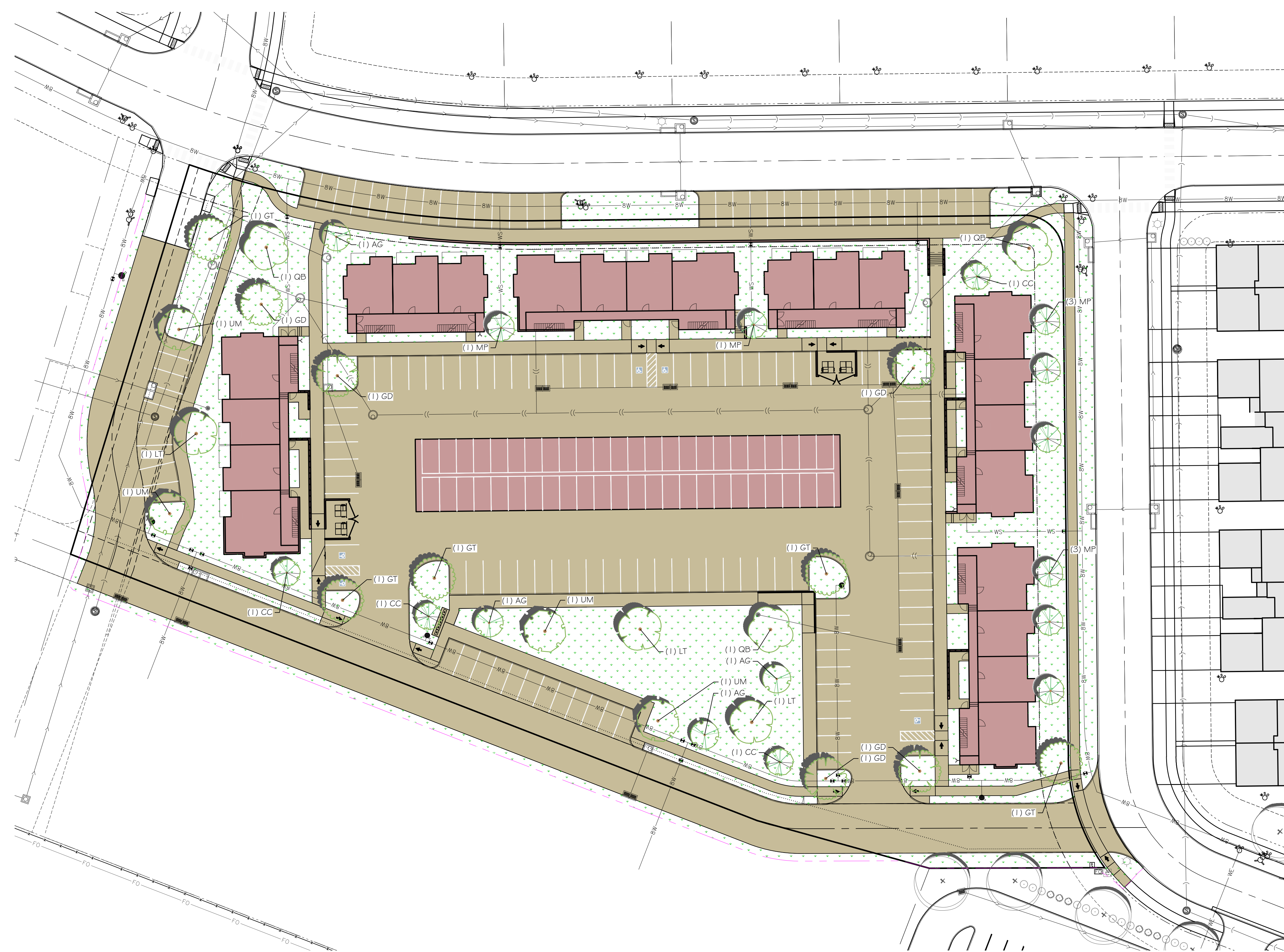
1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Date	Revision
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LANDSCAPE PLAN

PARKSIDE HILLS
5TH ADDITION
LOT 3
WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.	
Date:	07/21/26
Designed by: BJC	Field Book No: 1436, PG 26
Drawn by: TAV	Scale: 1"=30'
Checked by: BJC	Sheet No:
Project No: 12148-009	 L100 of:



C120	OVERALL LAYOUT PLAN
C121	LAYOUT AND DIMENSION PLAN: WEST HALF
C121	LAYOUT AND DIMENSION PLAN: EAST HALF
C140	OVERALL GRADING, EROSION CONTROL, AND SWPPP
C141	STREET PLAN AND PROFILE
C142	GRADING PLAN: NORTHWEST
C143	GRADING PLAN: SOUTHWEST
C144	GRADING PLAN: NORTHEAST
C145	GRADING PLAN: SOUTHEAST
C160	SANITARY SEWER PLAN AND PROFILE
C161	WATER MAIN PLAN
C162	STORM SEWER PLAN AND PROFILE
C500	GENERAL NOTES AND DETAILS
C501	GENERAL NOTES AND DETAILS
L100	LANDSCAPE PLAN

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE H. X W.
TREES							
	AG	4	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5' Cal.	B4B	25' x 20'
	CC	4	Cercis canadensis	Eastern Redbud	1.5' Cal.	B4B	30' x 25'
	GT	5	Gleditsia triacanthos inermis 'Skycole' TM	Skyline Thornless Honey Locust	2" Cal.	B4B	45' x 35'
	GD	5	Gymnocladus dioica 'Espresso-JF5'	Espresso Kentucky Coffeetree	2" Cal.	B4B	50' x 35'
	LT	3	Linodendron tulipifera	Tulip Tree	2" Cal.	B4B	80' x 50'
	MP	8	Malus x 'Prainfire'	Prainfire Crabapple	1.5' Cal.	B4B	20' x 20'
	QB	3	Quercus bicolor	Swamp White Oak	2" Cal.	B4B	60' x 60'
	UM	4	Ulmus x 'Morton Glossy' TM	Triumph Elm	2" Cal.	B4B	60' x 40'

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>COMMENT</u>
<u>GROUND COVERS</u>					
	SEED	45,575 sf		Turf Seed	SEED

STANDARD LEGEND AND NOTES

-----	-	PROPERTY &/or BOUNDARY LINES
-----	-	CONGRESSIONAL SECTION LINES
-----	-	RIGHT-OF-WAY LINES
-----	-	EXISTING RIGHT-OF-WAY LINES
-----	-	CENTER LINES
-----	-	EXISTING CENTER LINES
-----	-	LOT LINES, INTERNAL
-----	-	LOT LINES, PLATTED OR BY DEED
-----	-	PROPOSED EASEMENT LINES
-----	-	EXISTING EASEMENT LINES
-----	-	BENCHMARK
(R)	-	RECORDED DIMENSIONS
22-1	-	CURVE SEGMENT NUMBER
-----	-	EXIST--
-----	-	PROP--
	-	POWER POLE W/ROD
	-	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
(W)	-	EXISTING WATER LINES
-----	-	PROPOSED WATER LINES
-----	-	ELECTRICAL LINES
T	-	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.

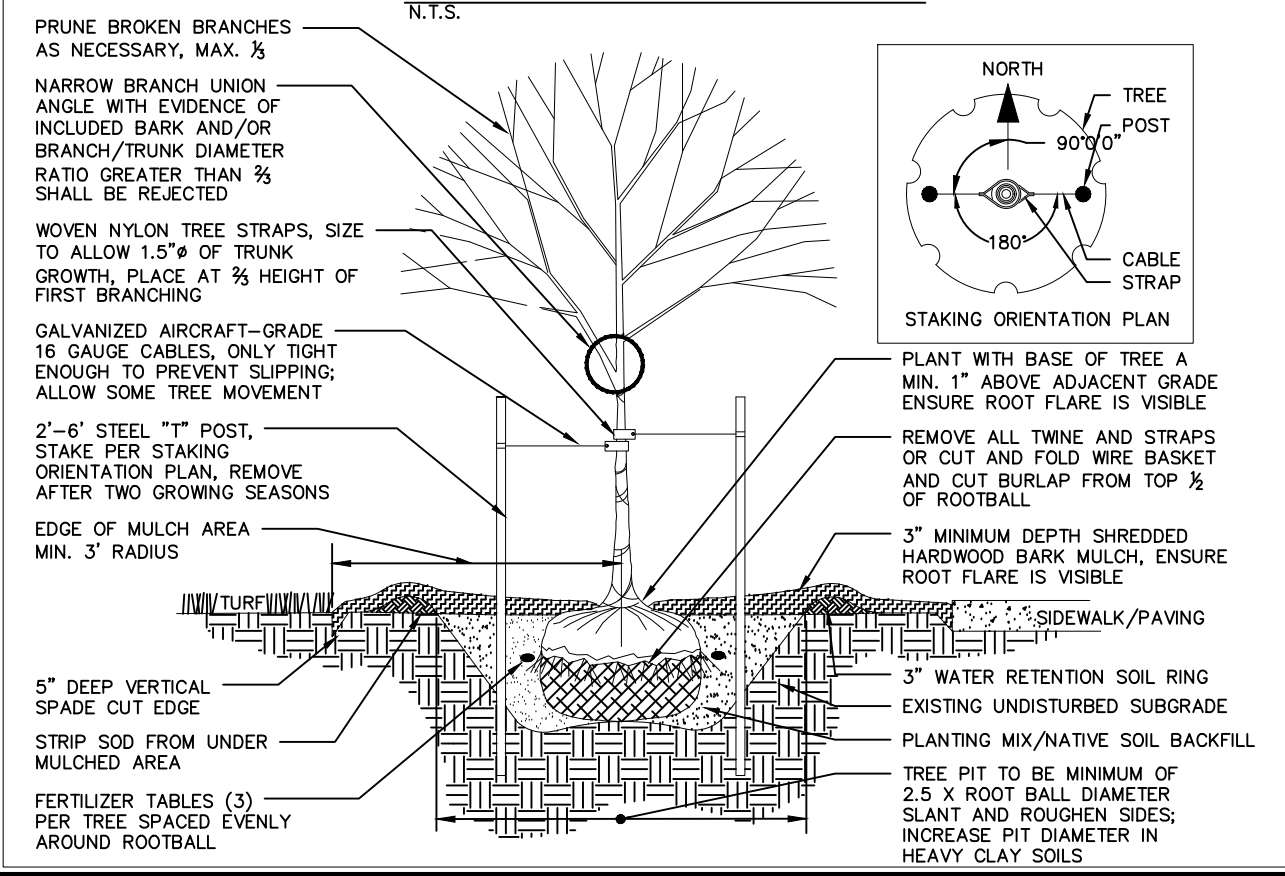
UTILITIES

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 THAT THERE MAY BE OTHERS. THE EXISTENCE OF ANY IS NECESSARILY 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.



TYPICAL TREE PLANTING DETAIL



SHRUB PLANTING DETAIL (DECIDUOUS AND EVERGREEN)

