



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

6:\6492\6492-306\6492-306T.DWG

SITE LAYOUT AND DIMENSION PLAN

401 PARKSIDE DRIVE

WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 11-26-19

Designed by: BJC Field Book No:

Drawn by: KLE Scale: 1"=20'

Checked by: RLA Sheet No:

Project No: WEST BRANCH

6992-306 of: 6

SITE PLAN 401 PARKSIDE DRIVE WEST BRANCH, IOWA

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

OWNER/SUBDIVIDER:
ADVANTAGE CUSTOM BUILDERS
760 LIBERTY WAY
NORTH LIBERTY, IA 52317

SHEET INDEX
1 SITE LAYOUT AND DIMENSION PLAN
2 DEMOLITION PLAN
3 GRADING AND EROSION CONTROL PLAN
4 UTILITY PLAN
5 LANDSCAPE PLAN
6 PUBLIC IMPROVEMENTS
7 GENERAL NOTES AND DETAILS

PAVING CONSTRUCTION NOTES

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

PAVEMENT LEGEND	MATERIAL	TOTAL*
	7" PCC	535 SY
	6" PCC	2,869 SY
	4" PCC	231 SY

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

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
	POWER POLE
	POWER POLE W/DROP
	POWER POLE W/TRANS
	POWER POLE W/LIGHT
	GUY POLE
	LIGHT POLE
	SANITARY MANHOLE
	FIRE HYDRANT
	WATER VALVE
	DRAINAGE MANHOLE
	CURB INLET
	FENCE LINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	WATER LINES
	ELECTRICAL LINES
	TELEPHONE LINES
	GAS LINES
	CONTOUR LINES (1' INTERVAL)
	PROPOSED GROUND
	EXISTING TREE LINE
	EXISTING DECIDUOUS TREE & SHRUB
	EXISTING EVERGREEN TREES & SHRUBS

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

KEYNOTES	DETAIL
1. INSTALL DRIVE AND PARKING (SEE PAVING LEGEND TABLE THIS SHEET FOR THICKNESS AND MATERIAL)	
2. INSTALL STANDARD 6" CURB AND GUTTER	
3. INSTALL THICKENED EDGE SIDEWALK	
4. INSTALL 4" PCC SIDEWALK	
5. CONNECT TO EXISTING PCC PAVING W/ 'BT-5' JOINT	
6. INSTALL 4" WIDE PAVEMENT MARKINGS (TYP)	
7. HANDICAP PARKING STRIPING AND SIGNAGE PER DETAIL SHEET 6	
8. CROSSWALK STRIPING	
9. INSTALL 3" ROLL CURB AND GUTTER	
10. TRANSITION TO 6" CURB	
11. NO PARKING ZONE	
12. END OF PAVEMENT BARRICADE	
13. END PCC PAVING WITH BT-5 JOINT	
14. INSTALL TAPERED CURB	
15. NO CURB	
16. TRANSITION TO 3" ROLL CURB	
17. MATCH EXISTING CURB AND GUTTER	
18. MATCH EXISTING CONCRETE	

LEGAL:

401 PARKSIDE DRIVE IN WEST BRANCH, CEDAR COUNTY, IOWA, IN ACCORDANCE WITH THE RECORDED PLAT THEREOF, CONTAINING 0.92 ACRES AND SUBJECT TO EASEMENTS AND RESTRICTION OF RECORD.

SITE DEVELOPMENT SUMMARY:

CLASS: B-2
SQUARE FOOTAGE: 7,318 SF COMMERCIAL
PROPOSED USE: COMMERCIAL

DEVELOPMENT CHARACTERISTICS:

401 PARKSIDE DRIVE IS TO BE A 0.92 ACRE. THE PLAN WILL CONSIST OF 1 (ONE) PROPOSED COMMERCIAL BUILDING IN ADDITION TO REMODELING OF EXISTING COMMERCIAL BUILDING.

DEVELOPMENT SCHEDULE:

APPLICANT PLANS TO BEGIN CONSTRUCTION ON SPRING 2020, WITH AN ESTIMATED COMPLETION DATE IN SUMMER 2020.

SITE COVERAGES:

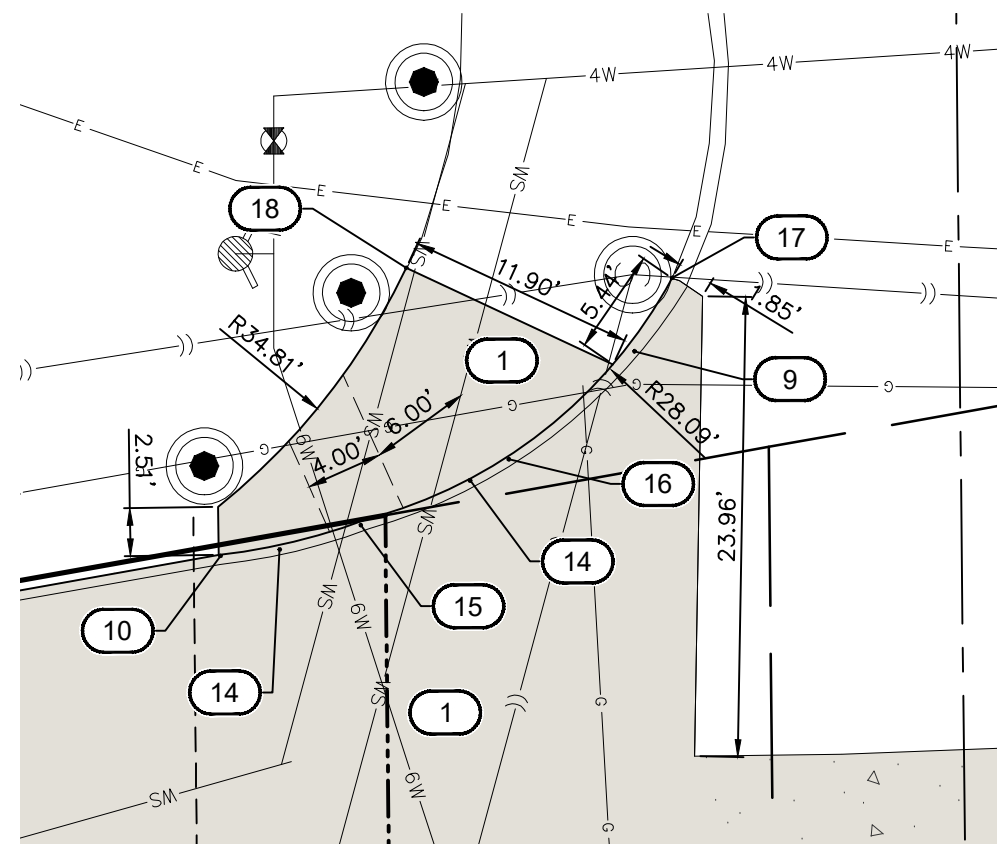
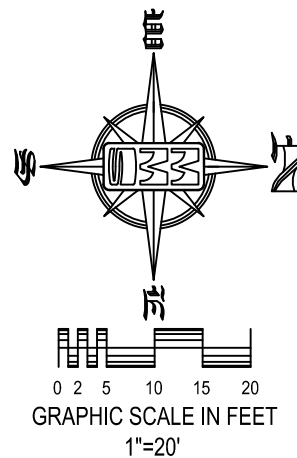
TOTAL LOT AREA	40,075 S.F. (100%)
PROPOSED BUILDING AREA	5,013 S.F. (12.5%)
PROPOSED PAVING AREA	27,053 S.F. (67.5%)
EXISTING BUILDING AREA	2,305 S.F. (5.8%)
TOTAL IMPERVIOUS AREA	34,371 S.F. (85.8%)
TOTAL OPEN AREA	5,704 S.F. (14.2%)

LOT REQUIREMENTS:

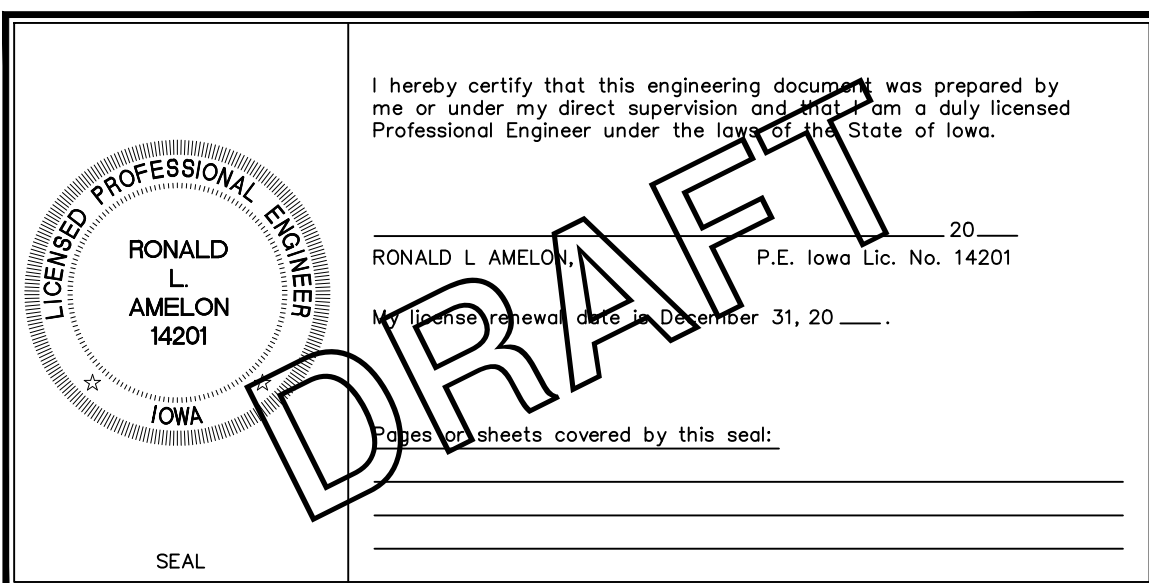
FRONT YARD SETBACK	25 FEET
SIDE YARD SETBACK	8 FEET
REAR YARD SETBACK	25 FEET

PARKING REQUIREMENTS:

1 SPACE PER 200 SF	7,318SF/200 = 37 SPACES
TOTAL PARKING REQUIRED	= 37 SPACES
TOTAL PARKING PROVIDED	= 38 SPACES (2 ADA)

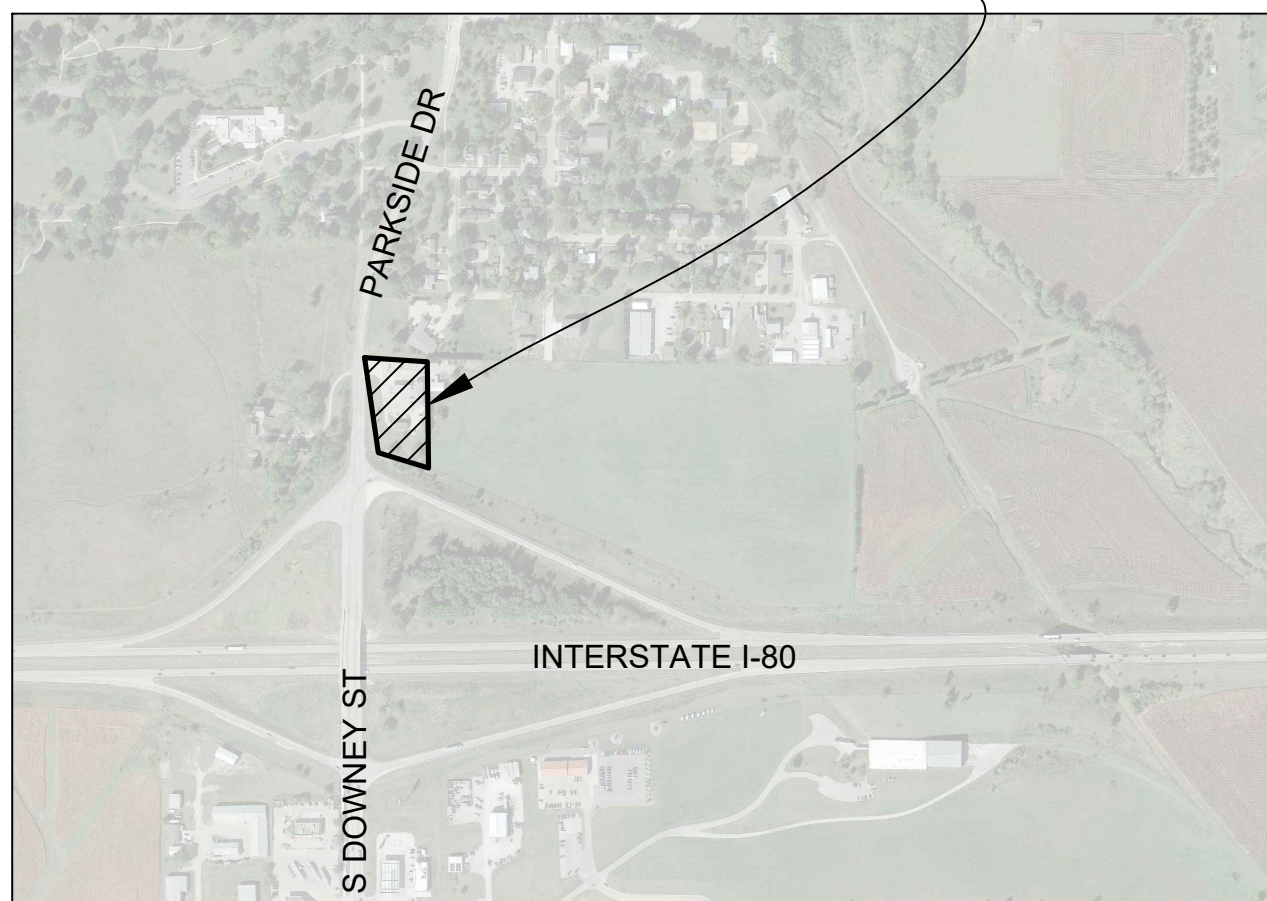


ENLARGED PLAN
SCALE: 1"=10'



DRAFT

401 PARKSIDE DRIVE
WEST BRANCH, IOWA



LOCATION MAP
NOT TO SCALE

BENCHMARK INFORMATION			
POINT	ELEVATION	DATUM	DESCRIPTION
NO. 1	768.968	NAVD88	BOLT ARROW HEAD FOUND AT NORTHING 614540.67, EASTING 2228751.20, MMS POINT 14466
NO. 2	751.157	NAVD88	BOLT ARROW HEAD FOUND AT NORTHING 614627.10, EASTING 2229386.31, MMS POINT 15486
HORIZONTAL CONTROL			
POINT	NORTHING	EASTING	DESCRIPTION
H1	614604.59	2228636.17	IDOT ALUM PIN ON EAST SIDE OF PARKSIDE DRIVE, APPROX. 82 FEET EAST OF 401 PARKSIDE DRIVE ENTRANCE.. MMS POINT 140000.

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.

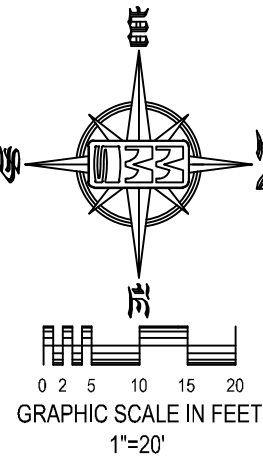
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SITE PLAN
401 PARKSIDE DRIVE
WEST BRANCH, IOWA

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STANDARD LEGEND AND NOTES

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---	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

22-1

EXIST	PROP
---	POWER POLE
---	POWER POLE W/DROP
---	POWER POLE W/TRANS
---	POWER POLE W/LIGHT
---	GUY POLE
---	LIGHT POLE
---	SANITARY MANHOLE
---	FIRE HYDRANT
---	WATER VALVE
---	DRAINAGE MANHOLE
---	CURB INLET
---	FENCE LINE
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	EXISTING STORM SEWER
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KEYNOTES		
NUMBER	KEYNOTE	DETAIL
1	REMOVE EXISTING CONCRETE	
2	REMOVE EXISTING CARWASH	
3	REMOVE EXISTING ELECTRICAL	
4	REMOVE EXISTING TREES	
5	REMOVE EXISTING GAS STATION PUMPS	
6	SAW CUT AND REMOVE EXISTING CURB AND GUTTER	
7	REMOVE EXISTING SIDEWALK	
8	REMOVE EXISTING FENCE	
9	REMOVE EXISTING ASPHALT	
10	REMOVE EXISTING SIGN	
11	PROTECT EXISTING ELECTRICAL	
12	PROTECT EXISTING TREES	
13	PROTECT EXISTING SIGN	
14	PROTECT EXISTING GAS MANHOLES	
15	PROTECT EXISTING BOLLARDS	
16	PROTECT EXISTING SANITARY MANHOLE	
17	REMOVE EXISTING FIRE HYDRANT	

IOWA 811 ONE CALL

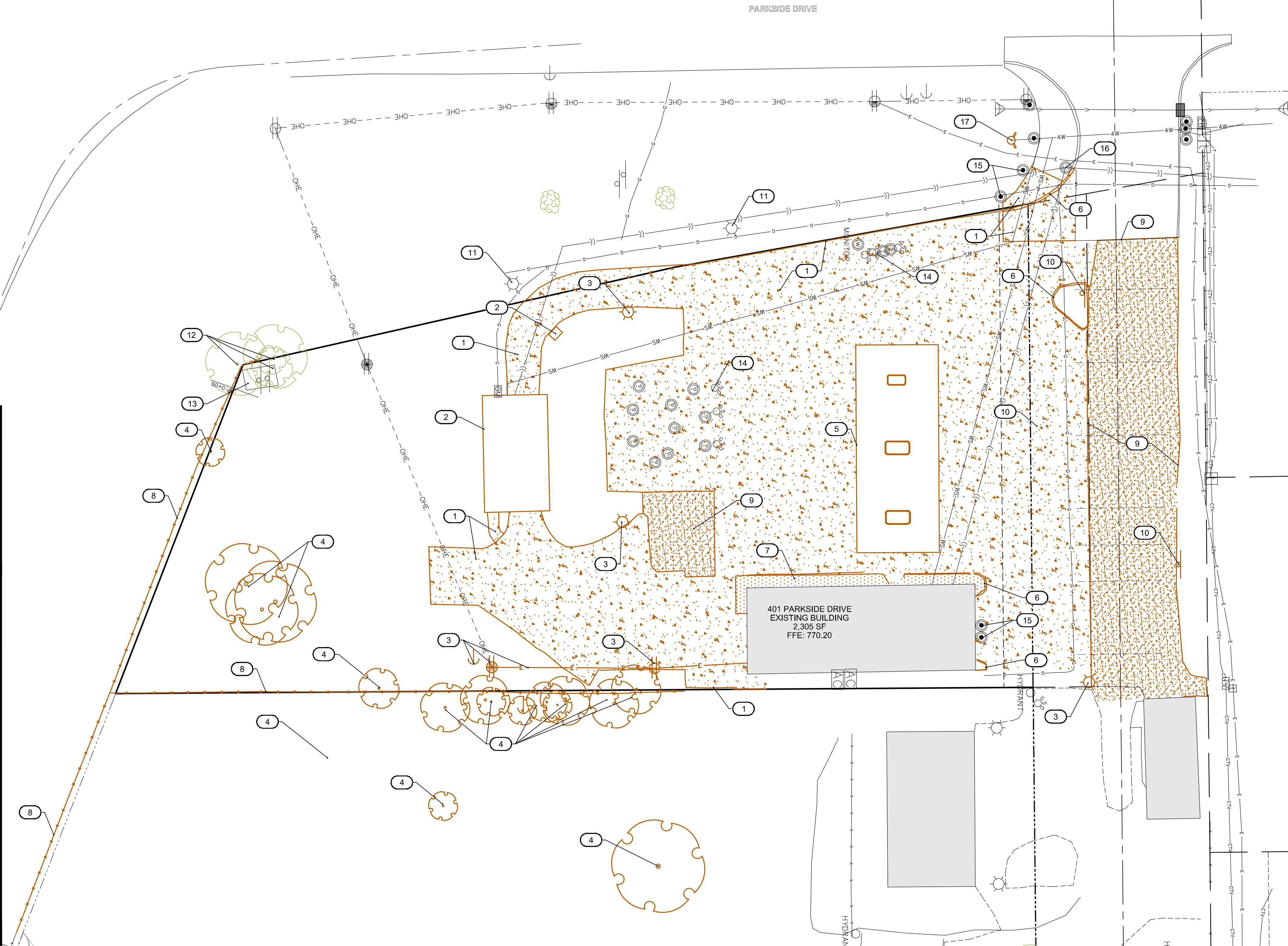
UTILITIES

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401 PARKSIDE DRIVE
WEST BRANCH, IOWA

LOCATION MAP
NOT TO SCALE



Date	Revision
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DEMOLITION PLAN

401 PARKSIDE DRIVE

WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 11-26-19

Designed by: BJC Field Book No:

Drawn by: KLE Scale: 1"=20'

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Project No: WEST BRANCH 6992-306

2 of 6

SITE PLAN
401 PARKSIDE DRIVE
WEST BRANCH, IOWA

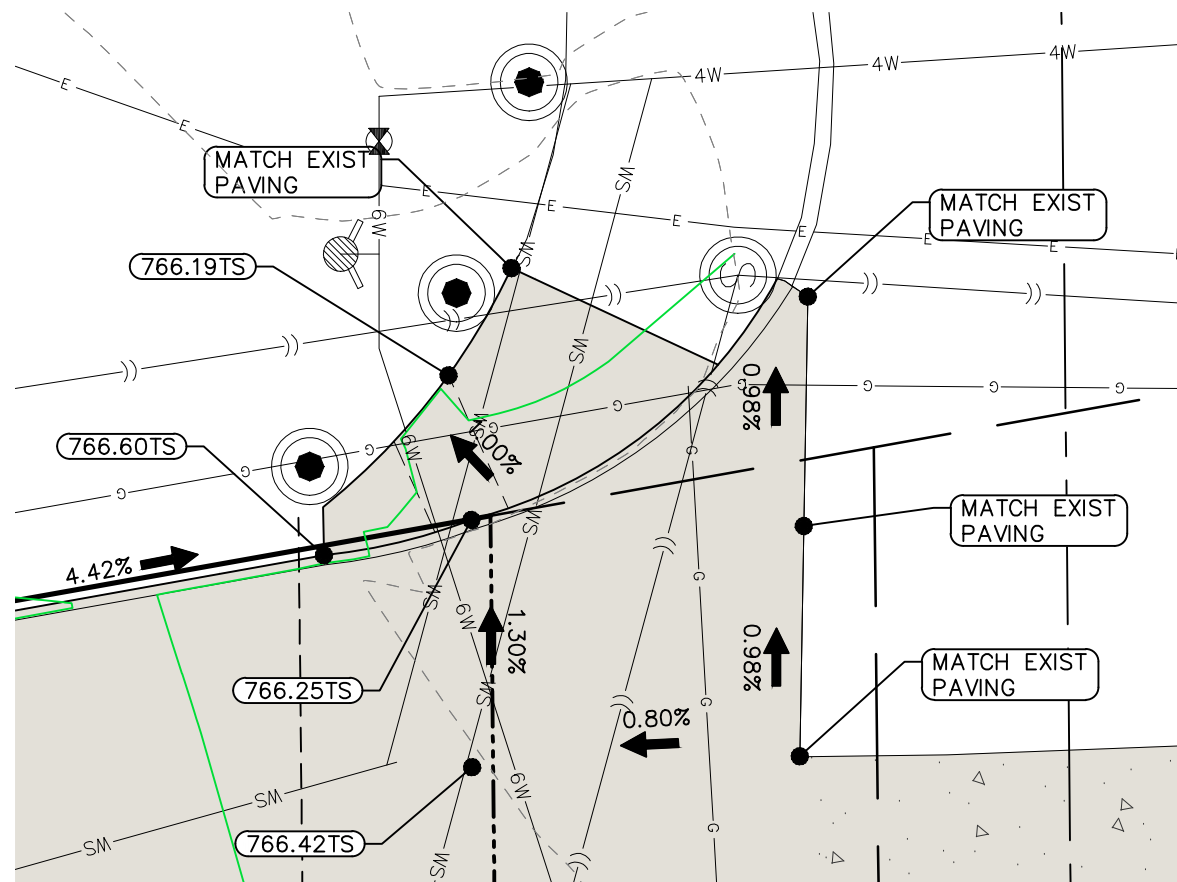
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GRADING LEGEND	
	0000.00EG - EXISTING GRADE
	0000.00FG - FINISHED GRADE
	0000.00TC - TOP CURB
	0000.00TS - TOP SLAB
	0000.00TW - TOP WALK
	0000.00TR - TOP RIM
	0000.00WB - BOTTOM WALL*
	0000.00WT - TOP WALL*
*REPRESENT GROUND ELEVATION AT WALL	

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	CURVE SEGMENT NUMBER
	EXISTING TREE LINE
	EXISTING DECIDUOUS TREE & SHRUB
	EXISTING EVERGREEN TREES & SHRUBS
	POWER POLE W/DROP
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	PROPOSED GROUND

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ENLARGED GRADING PLAN
SCALE: 1"=10'

EROSION CONTROL LEGEND	
	FINAL FILTER SOCK
	SILT FENCE
	FILTER SOCK
	TEMPORARY ROCK CONSTRUCTION ENTRANCE/EXIT
	TEMPORARY PARKING AND STORAGE
	CONCRETE TRUCK/EQUIPMENT WASHOUT
	PORTABLE RESTROOM
	DOCUMENT LOCATION (PERMITS, SWPPP, INSPECTION FORMS, ETC.)
	FILTER SOCK INLET PROTECTION
	FILTER SOCK BEHIND CURB AT CURB RAMP
	PERIMETER SILT FENCE
	EROSION CONTROL MATTING
	TEMPORARY SOIL STOCKPILE AREA
	DIRECTION OF OVERLAND FLOW
	DUMPSTER FOR CONSTRUCTION WASTE
	RIP RAP OUTLET PROTECTION
	OTHER MEASURE: 01
	OTHER MEASURE: 02
	OTHER MEASURE: 03

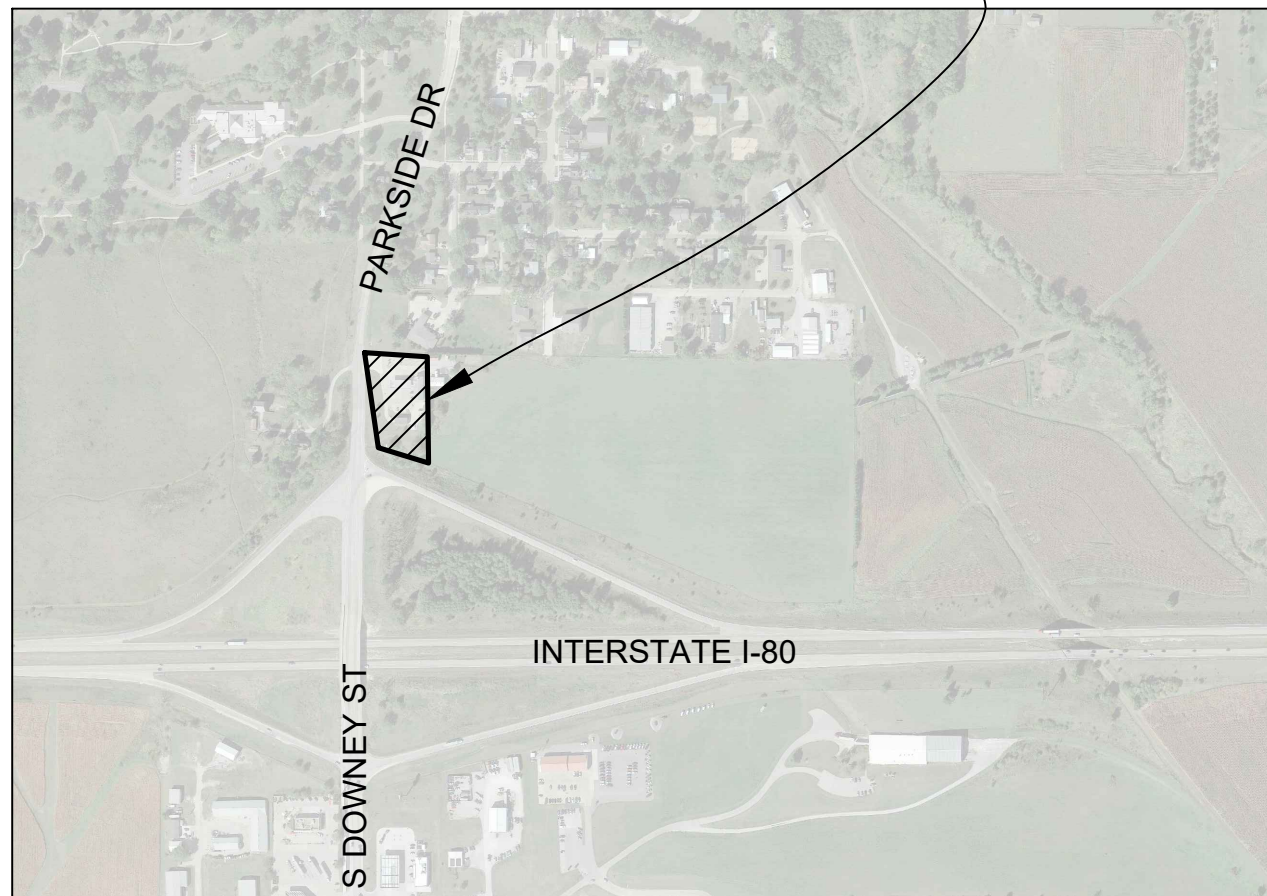
THE ABOVE LISTED ITEMS ARE SHOWN IN THEIR RECOMMENDED LOCATIONS. IF A CONTROL MEASURE IS ADDED OR MOVED TO A MORE SUITABLE LOCATION, INDICATE THE REVISION ON THIS SHEET. THE BLANKS LEFT FOR OTHER MEASURES SHOULD BE USED IF AN ITEM NOT SHOWN ABOVE IS IMPLEMENTED ON SITE. ADDITIONAL PRACTICES FOR EROSION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

IOWA ONE CALL
SM

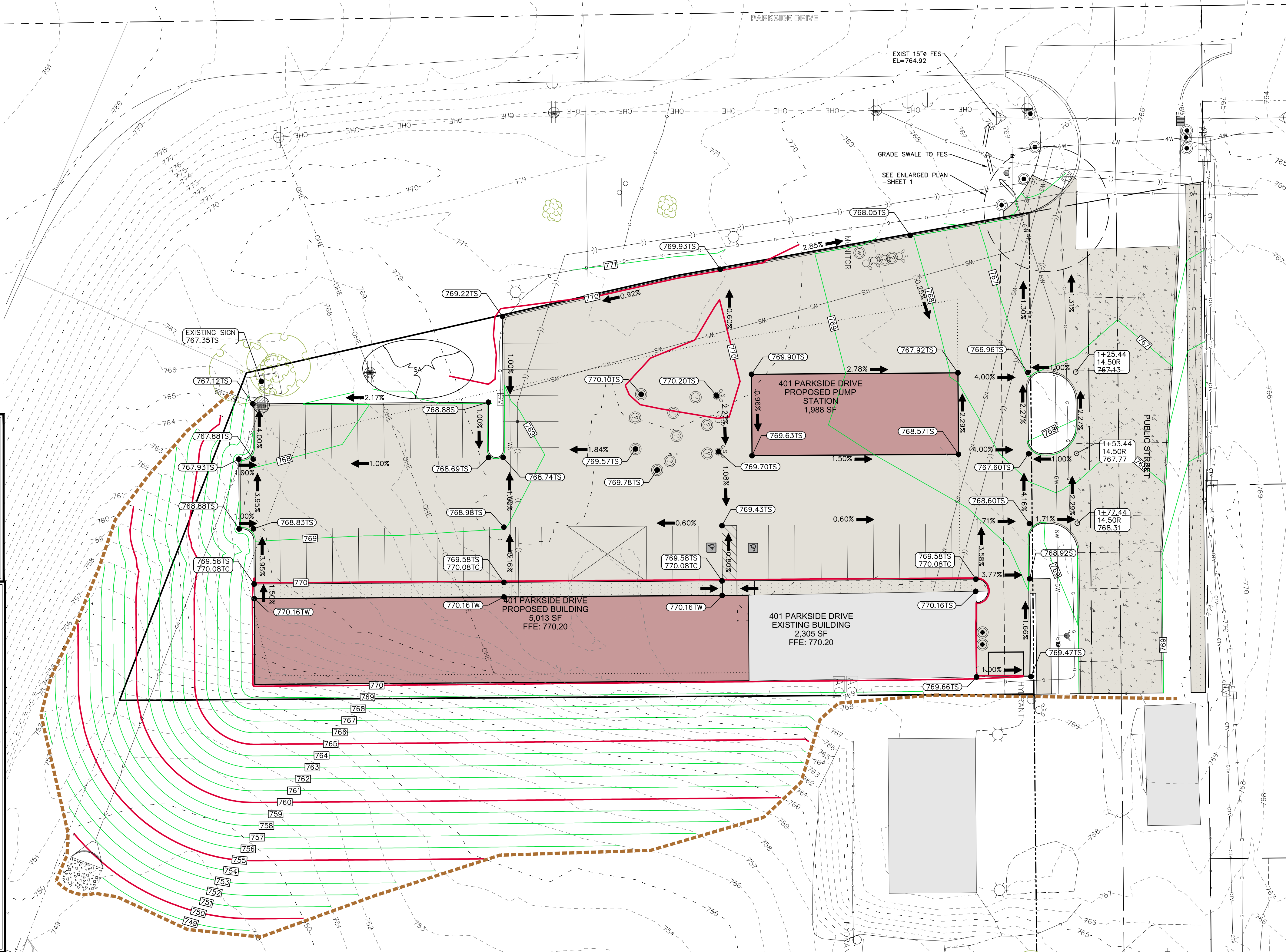
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401 PARKSIDE DRIVE
WEST BRANCH, IOWA



LOCATION MAP
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GRADING AND
EROSION CONTROL
PLAN

401 PARKSIDE
DRIVE

WEST BRANCH
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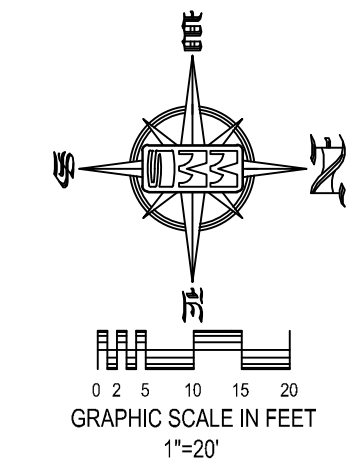
SITE PLAN

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EXIST-
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PROP-
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0:\6492\6492-306\6492-306T.DWG
UTILITY PLAN

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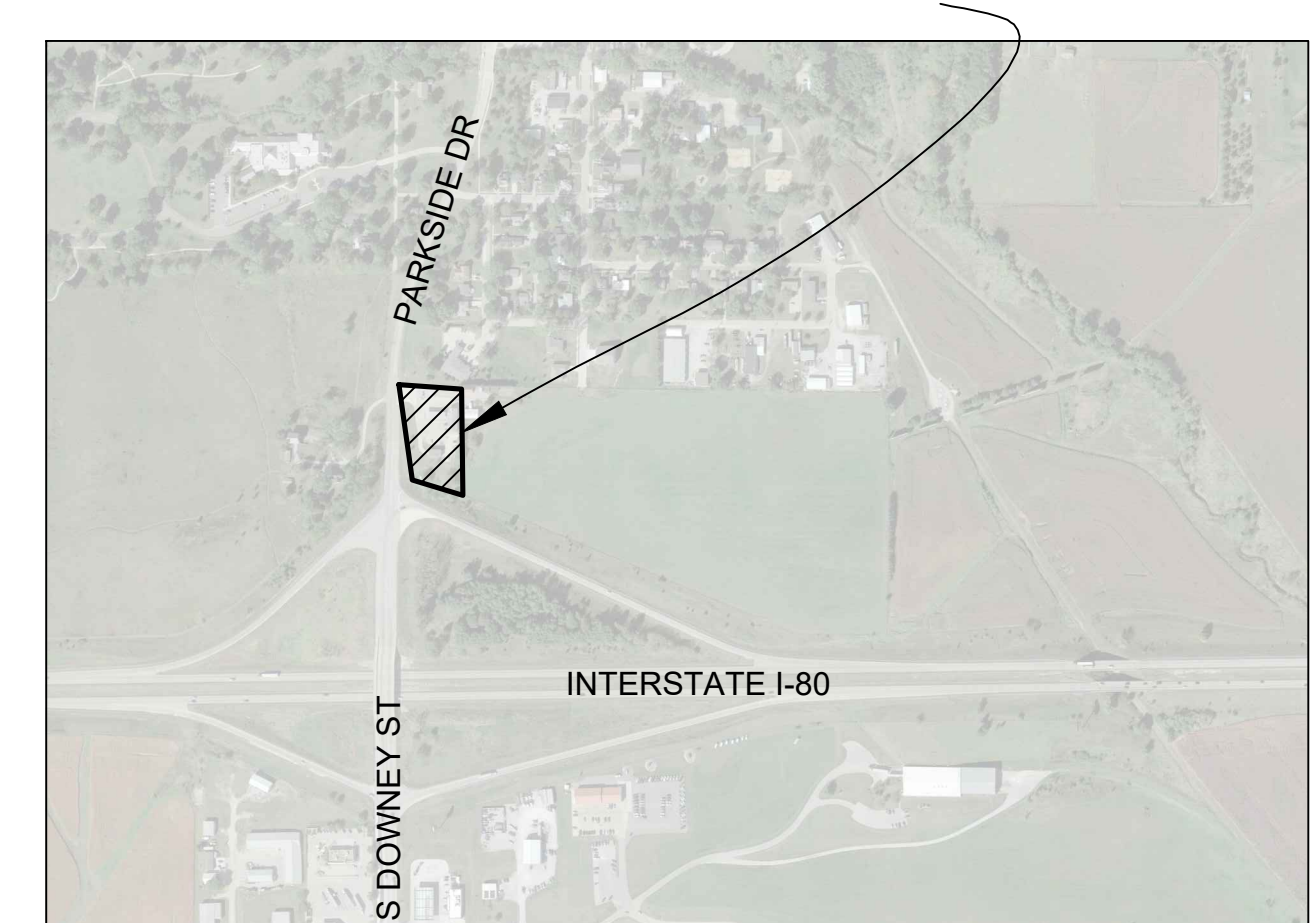
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IOWA ONE CALL
SM

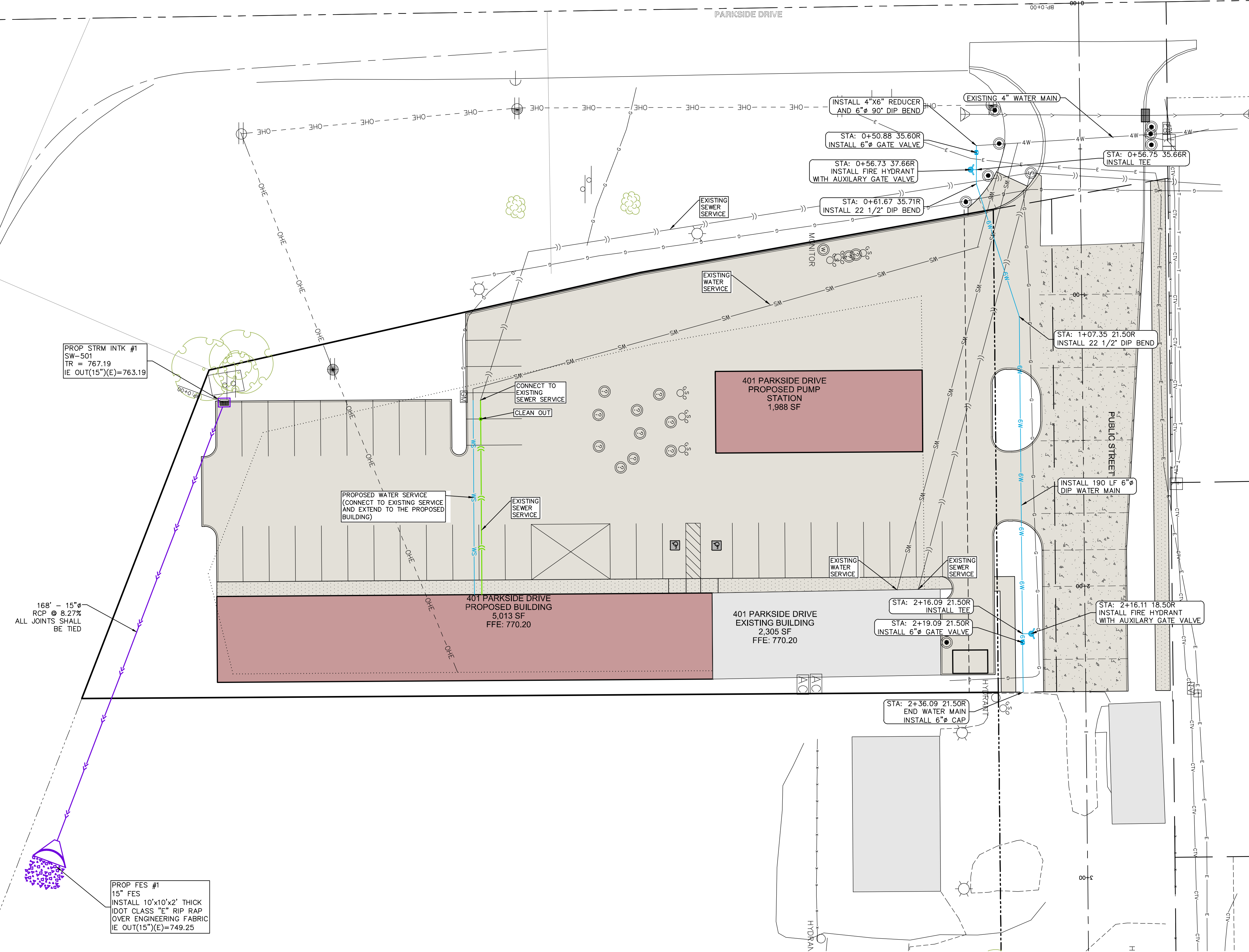
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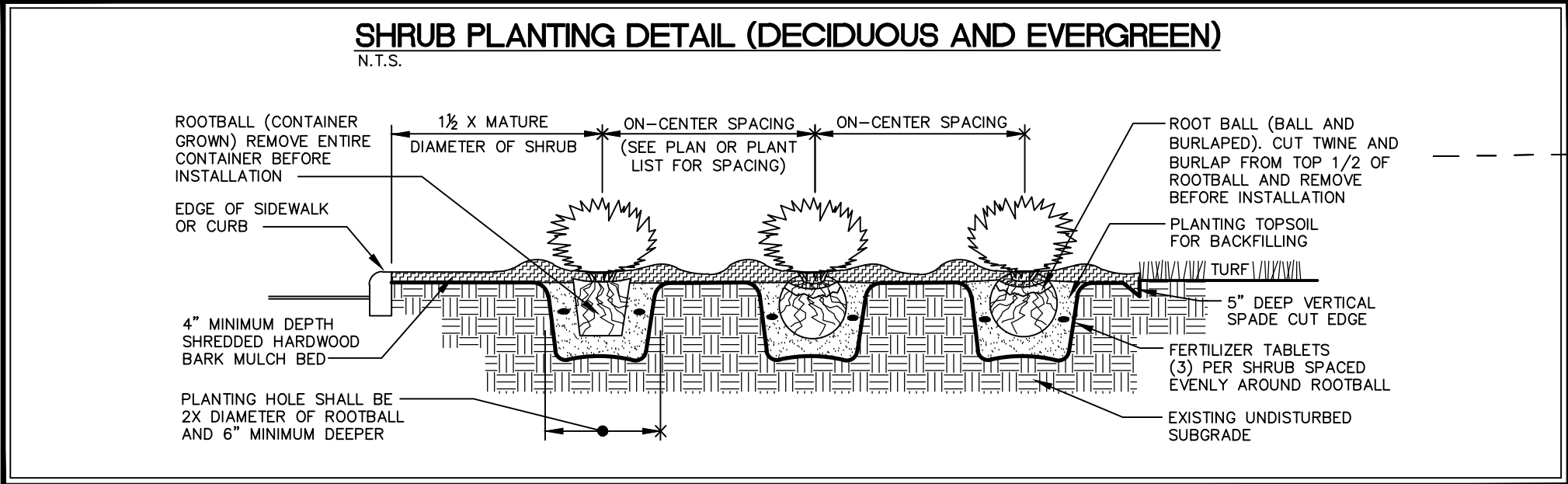
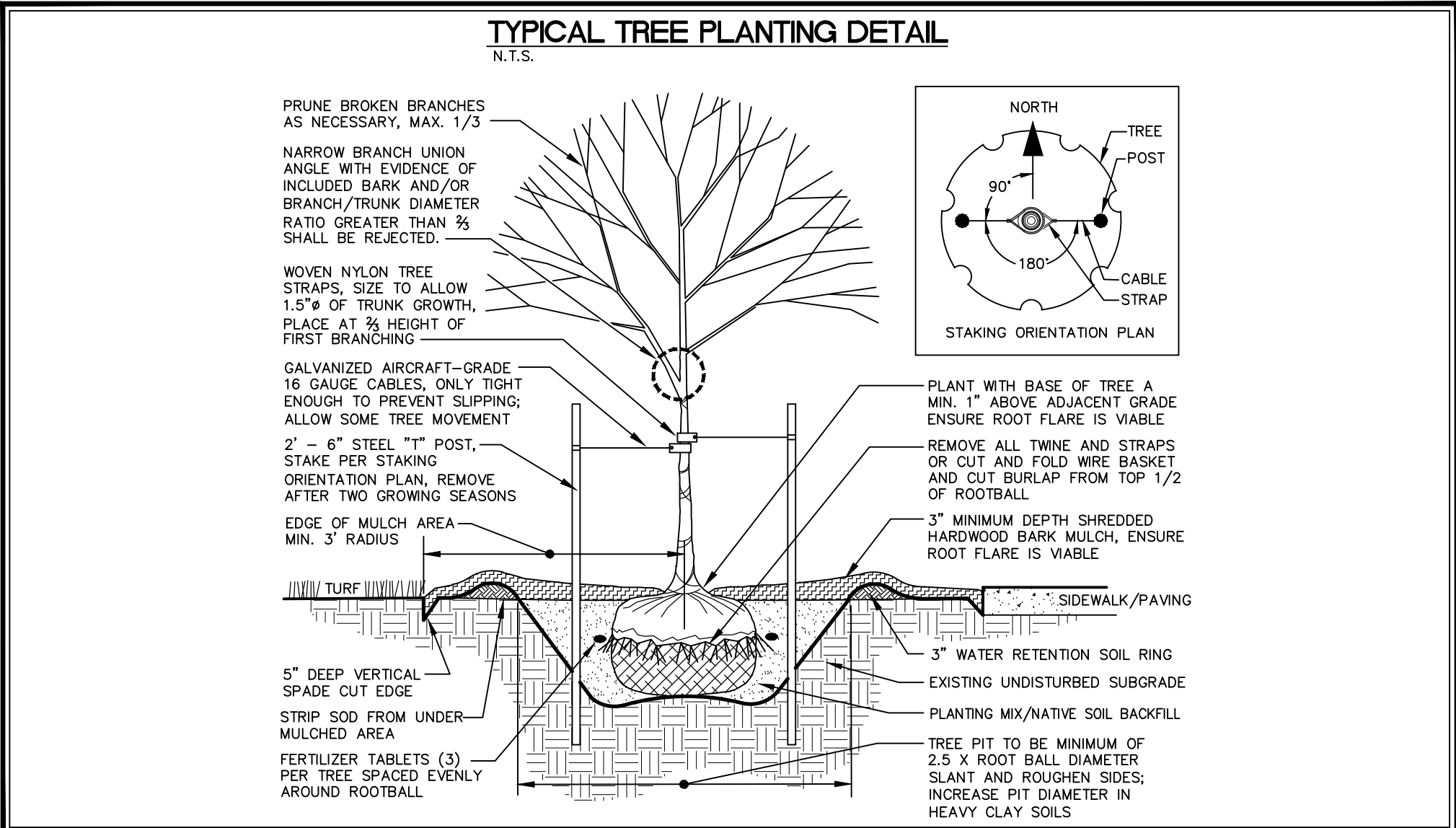


LOCATION MAP
NOT TO SCALE



168' - 15" RCP @ 8.27% ALL JOINTS SHALL BE TIED

PROP FES #1
15" FES
INSTALL 10'x10'x2' THICK
DOT CLASS "E" RIP RAP
OVER ENGINEERING FABRIC
IE OUT(15")(E)=749.25



PLANT LIST - TREES					
QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	MATURE SIZE
1	PA	PLAUA ARES	NORWAY SPRUCE	9'-4" HT.	D & D
3	GR	QUERCUS RUBRA	RED OAK	5" CAL.	D & D
1	SR	SYRINGA RETICULATA 'NORY SILK'	NORY SILK JAPANESE TREE LILAC	1 1/2" CAL.	D & D
PLANT LIST - SHRUBS, PERENNIALS, ORNAMENTAL GRASSES & GROUNDCOVER					
QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	MATURE SIZE
4	EA	ELONANUS ALATUS 'COMPACTUS'	COMPACT WINDED ELONANUS	34" HT.	CON.
12	MS	MISCANTHUS SINENSIS 'SILVERFEATHER'	SILVER FEATHER MISCANTHUS	34" HT.	CON.
10	TO	THUJA OCCIDENTALIS 'WOODWARDII'	GLOBE ARBORVITAE	18" HT.	CON.

LANDSCAPE REQUIREMENTS:

OPEN SPACE REQUIRED. 25% OF TOTAL L¹

TOTAL LOT AREA = 40,416 SF

REQUIRED = 10,104 SF

PROVIDED = 6,105 SF

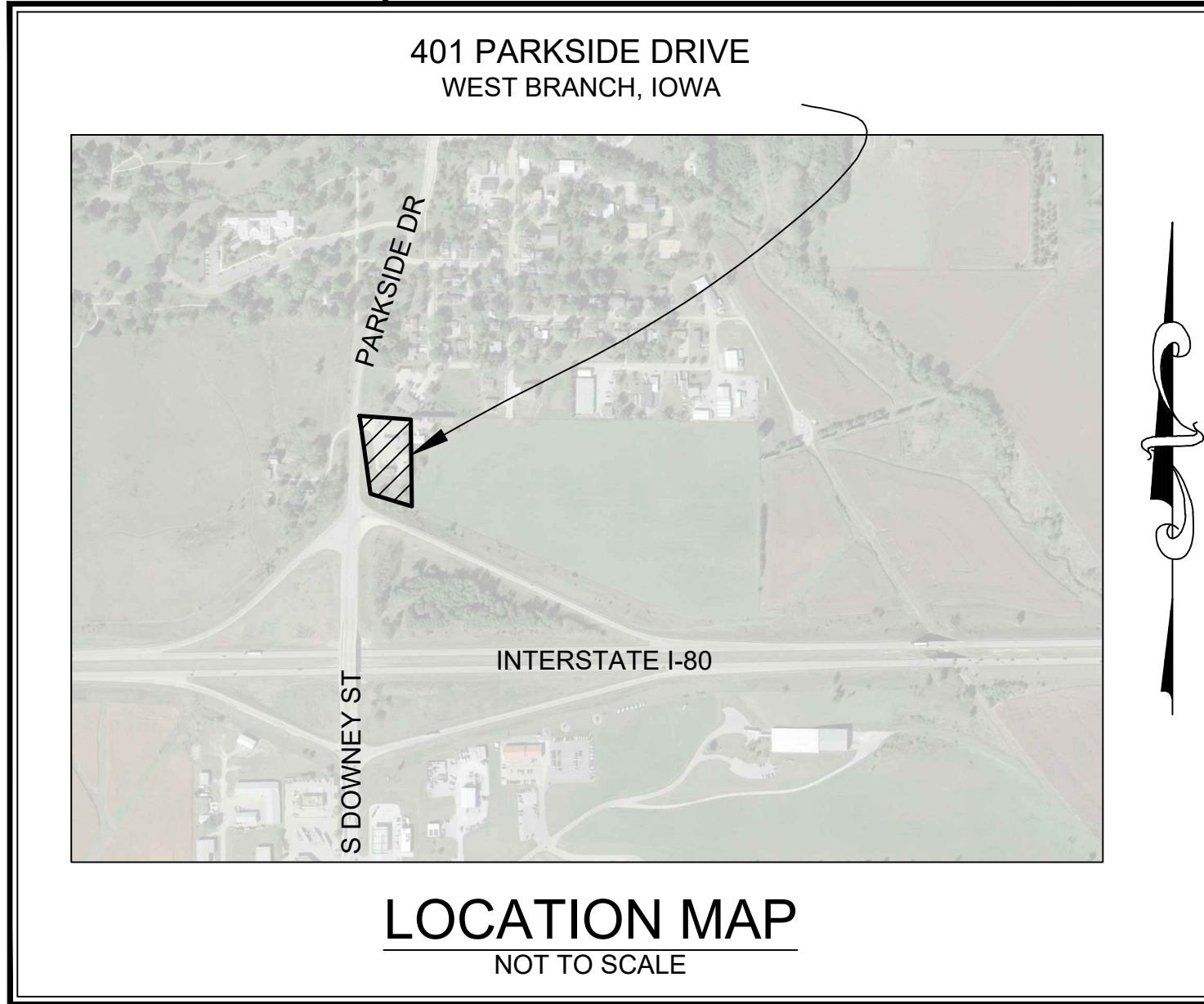
LANDSCAPE REQUIRED.

IOWA ONE CALL

UTILITIES

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/292-8999 NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

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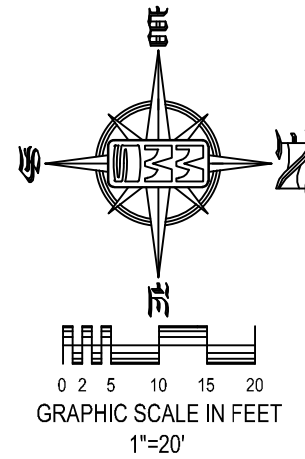
SITE PLAN

401 PARKSIDE DRIVE

WEST BRANCH, IOWA

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

OWNER/SUBDIVIDER:
ADVANTAGE CUSTOM BUILDERS
760 LIBERTY WAY
NORTH LIBERTY, IA 52317



- SHEET INDEX**
- 1 SITE LAYOUT AND DIMENSION PLAN
 - 2 DEMOLITION PLAN
 - 3 GRADING AND EROSION CONTROL PLAN
 - 4 UTILITY PLAN
 - 5 LANDSCAPE PLAN
 - 6 PUBLIC IMPROVEMENTS
 - 7 GENERAL NOTES AND DETAILS

STANDARD LEGEND AND NOTES

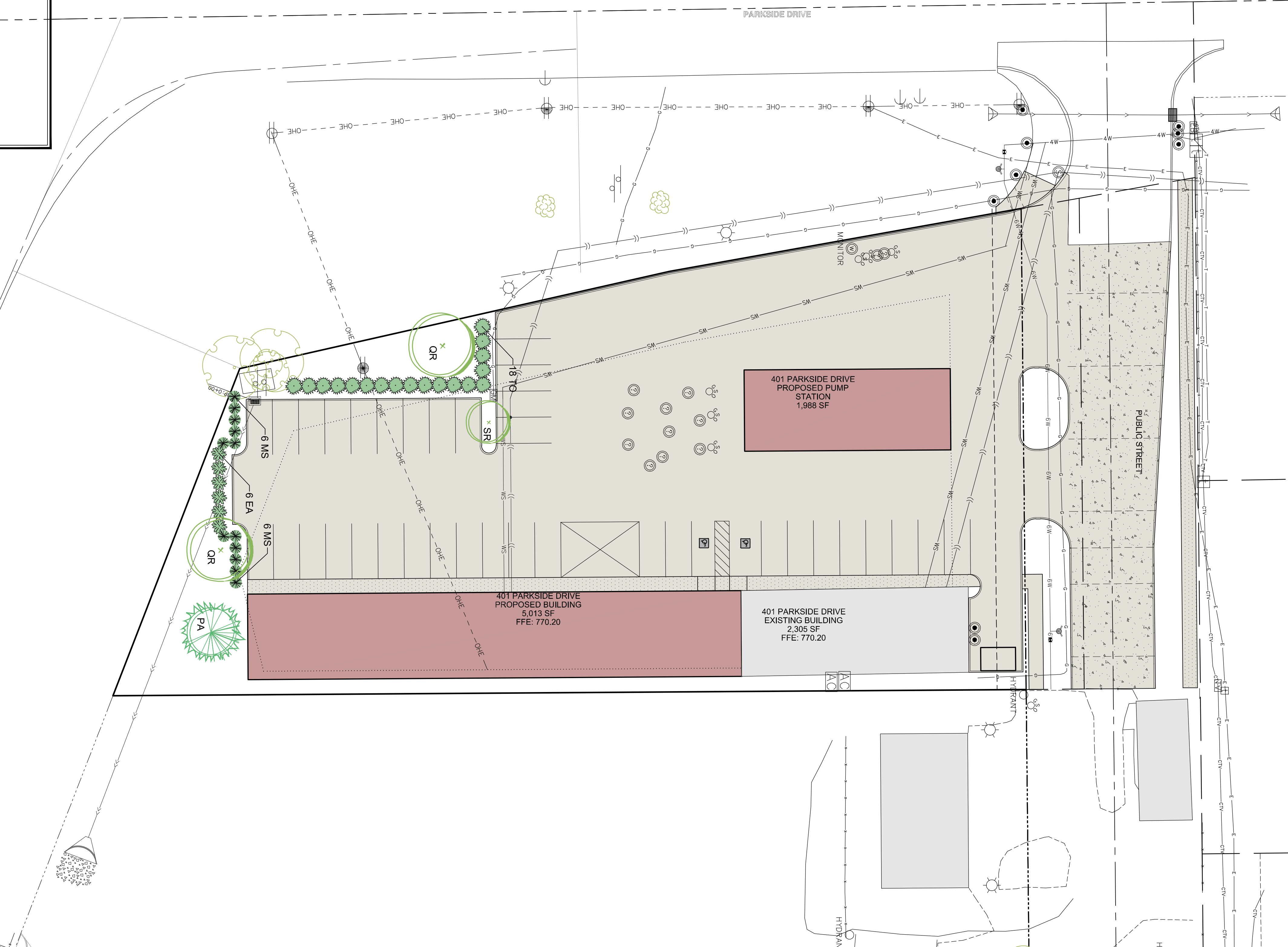
- PROPERTY &/or BOUNDARY LINES
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- CENTER LINES
- EXISTING CENTER LINES
- LOT LINES, INTERNAL
- LOT LINES, PLATTED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- BENCHMARK
- RECORDED DIMENSIONS
- CURVE SEGMENT NUMBER
- EXIST- 22-1
- PROP- 22-1
- 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
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- EXISTING TREE LINE
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- 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.

0.92 ACRES

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
------	----------

6:16412/6412-306/6412-306Y.DWG
LANDSCAPE PLAN

401 PARKSIDE DRIVE

WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 11-26-19

Designed by: BJC Field Book No:

Drawn by: KLE Scale: 1"=20'

Checked by: RLA Sheet No:

Project No: WEST BRANCH 6992-306

5 of 6



CIVIL ENGINEERS
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Date Revision

6:\6492\6492-306\6492-306T.DWG

PUBLIC IMPROVEMENTS

401 PARKSIDE DRIVE

WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 11-26-19

Designed by: BJC Field Book No:

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

Checked by: RLA Sheet No:

Project No: WEST BRANCH

6992-306

of: 6

SITE PLAN 401 PARKSIDE DRIVE WEST BRANCH, IOWA

PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
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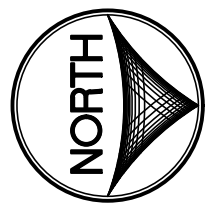
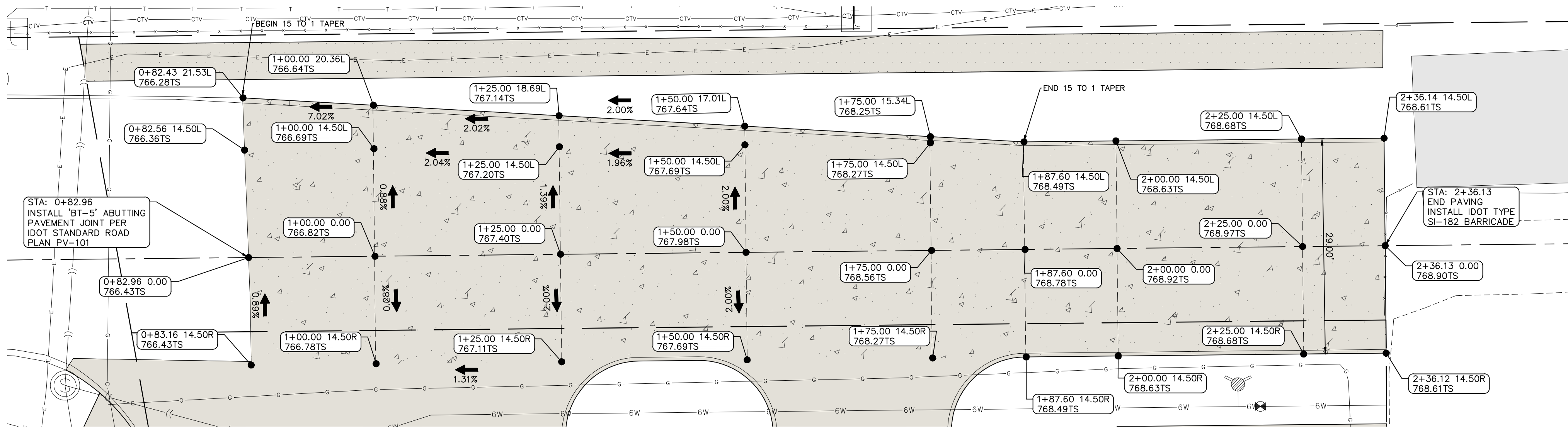
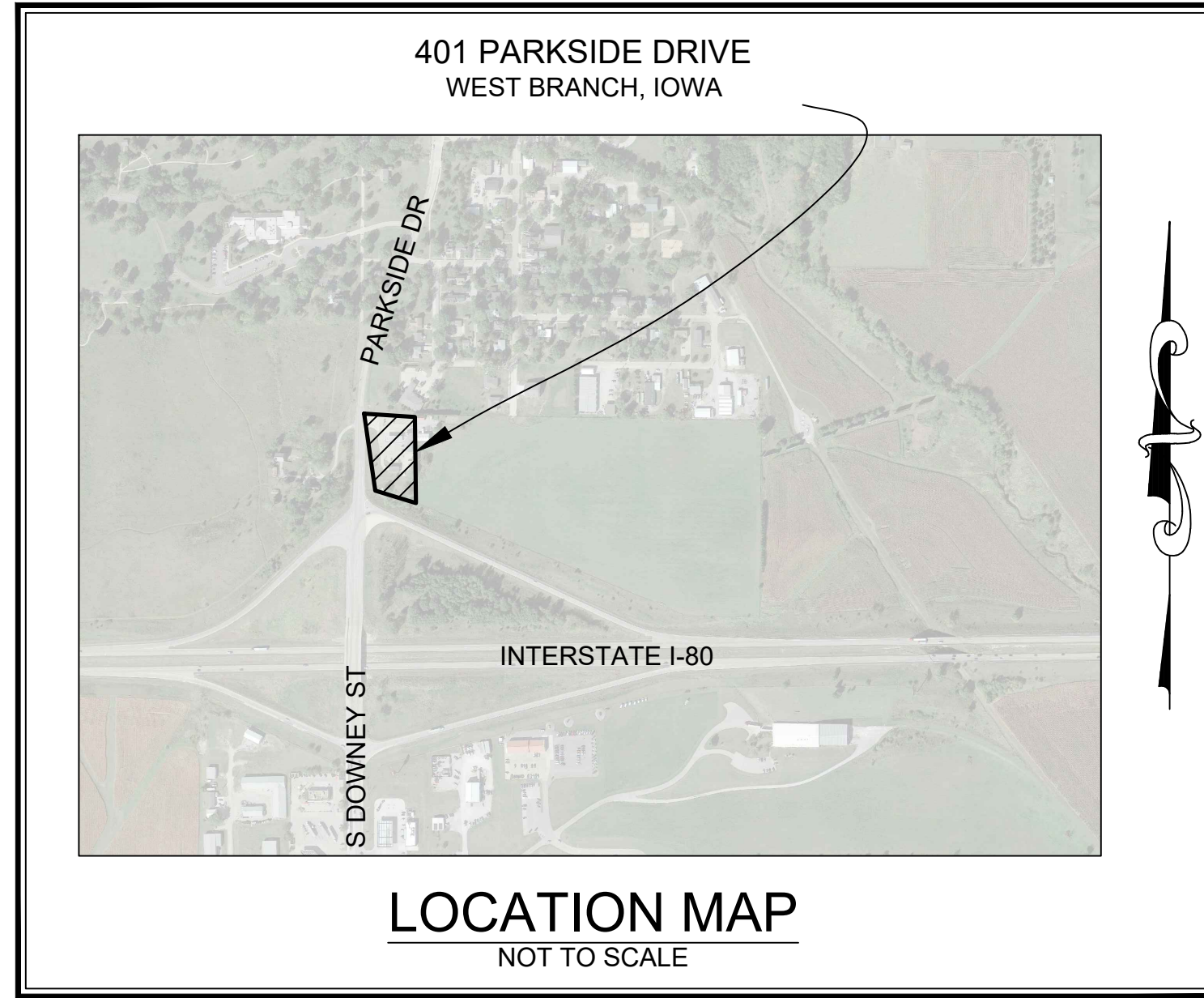
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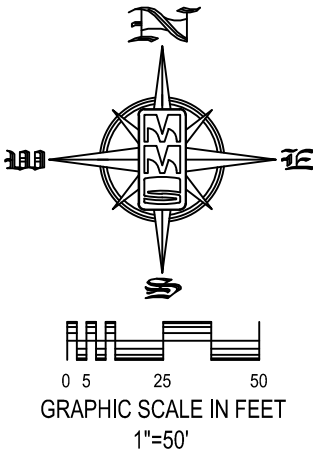
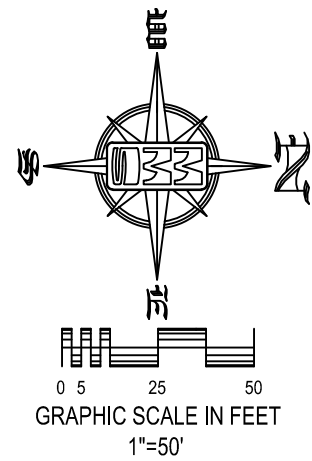
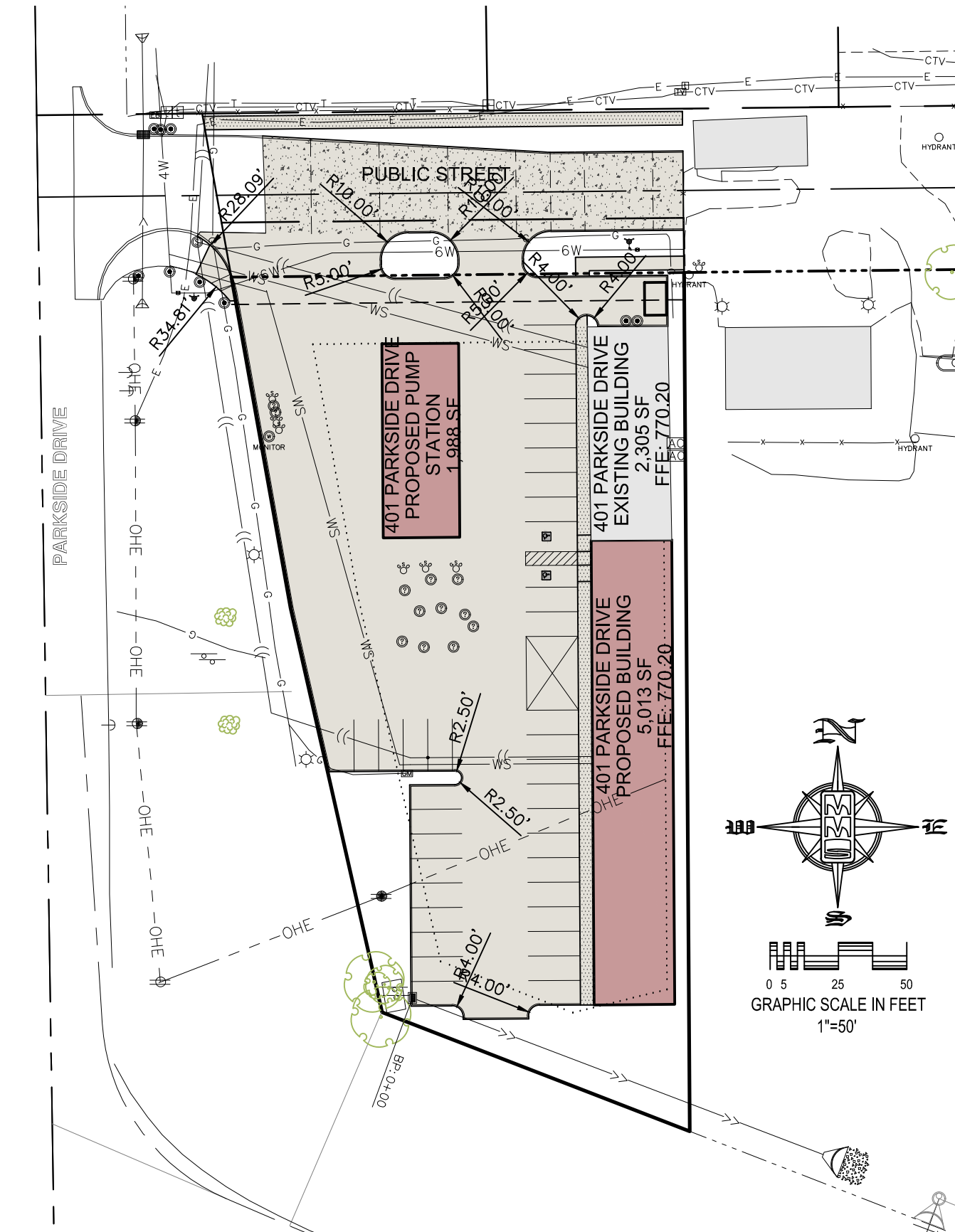
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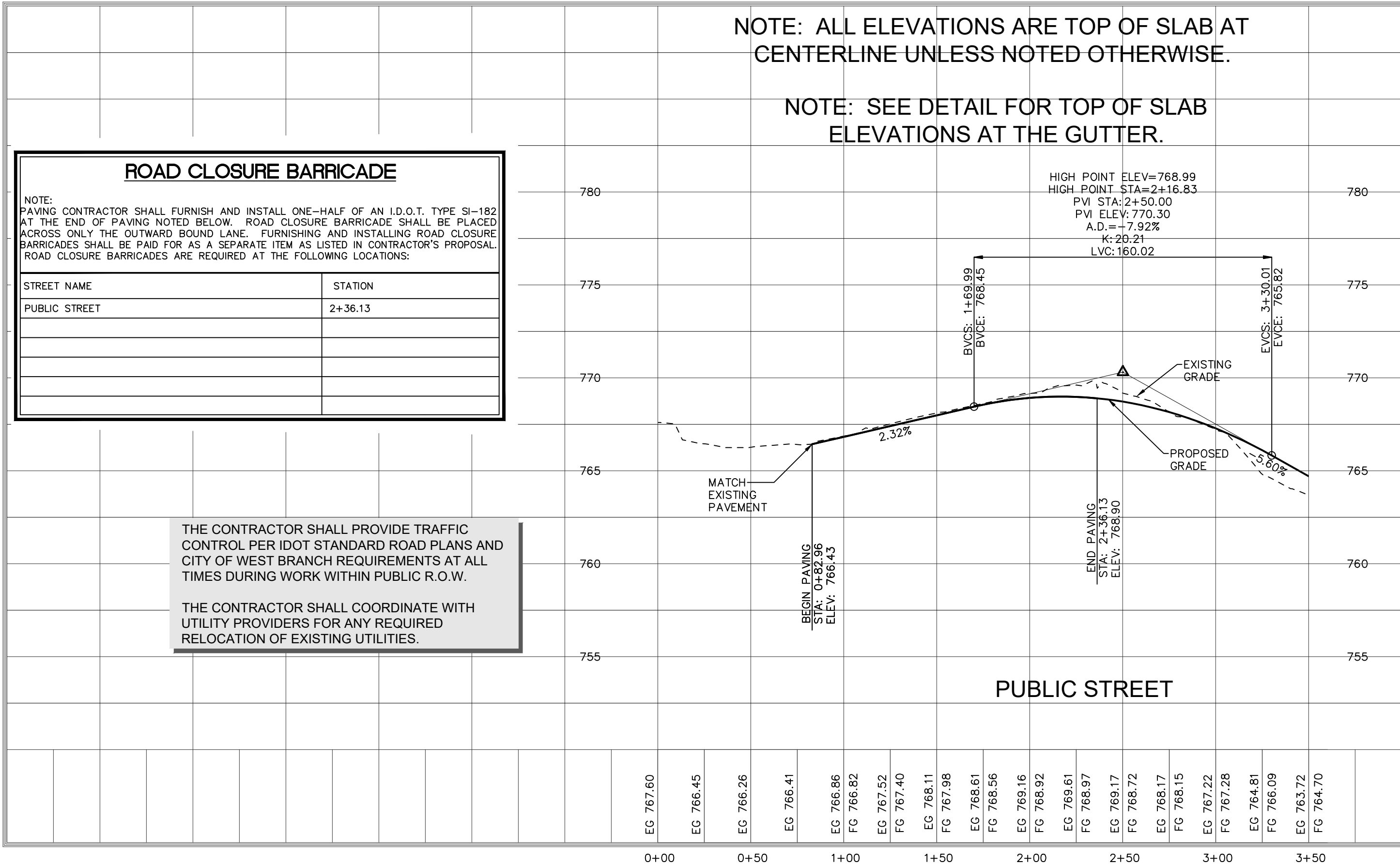
ENLARGED PAVING PLAN
SCALE: 1"=10'



IOWA ONE CALL

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SANITARY SEWER AND WATERMAIN NOTES

- 1) SANITARY SEWER & WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) SPECIFICATIONS (2018) AS AMENDED.
- 2) SANITARY SEWERS SHALL BE PVC TRUSS PIPE (SUDAS 4010.2.01.E), CONTECH A-2000, OR CITY ENGINEER APPROVED EQUAL, AS NOTED ON THE PLANS. SANITARY SEWER SERVICE LINES SHALL BE PVC SDR-23.5 WITH GASKETED JOINTS.
- 3) WATER MAINS SHALL BE DIP CLASS 52 WITH NITRILE GASKETS.
- 4) CONTRACTOR TO PROVIDE FERNCO STRONG BACK RC 1000 SERIES COUPLINGS FOR DISSIMILAR PIPE CONNECTIONS.
- 5) GRANULAR TRENCH BACKFILL SHALL BE CRUSHED STONE CONFORMING TO I.D.O.T. STANDARD SPECIFICATION 4120.04 WITH 1" MAXIMUM AGGREGATE SIZE. COMPACT TO 90% MODIFIED PROCTOR DENSITY.
- 6) ALL SANITARY SEWERS SHADED ON THE PROFILE VIEW AND ALL SANITARY SEWERS AND WATER MAINS UNDER PAVING OR WITHIN 5 FEET OF PAVEMENT SHALL BE BACKFILLED WITH EITHER OF THE FOLLOWING COMPACTED TO 90% MODIFIED PROCTOR DENSITY:
- A. SUITABLE EXCAVATED MATERIAL. IF EXCAVATED MATERIAL IS NOT SUITABLE, THEN
- B. CRUSHED STONE AS SPECIFIED FOR GRANULAR TRENCH BACKFILL.
- 7) ALL SANITARY SEWER SERVICE LINES CROSSING STREET RIGHT-OF-WAY SHALL BE BACKFILLED IN ACCORDANCE WITH THE PRECEDING NOTE.
- 8) CONTRACTOR SHALL PROVIDE SUDAS CLASS F-3 BEDDING FOR ALL PVC TRUSS SANITARY SEWERS UNLESS OTHERWISE NOTED.
- 9) ENTRY INTO EXISTING CITY MANHOLE TO BE BY CORE DRILL AND SEAL BY "LINK-SEAL" PENETRATION SEAL OR CITY ENGINEER APPROVED EQUAL.
- 10) ALL MANHOLES TO BE TURNED OVER TO CITY SHALL:
- 1) WILL NOT SHOW STEPS.
- 2) WILL HAVE EXTERNAL CHIMNEY SEAL BY INFISHIELD UNIBAND, CRETEX, OR APPROVED EQUAL.
- 3) WILL HAVE MANHOLE FRAME AND LID TO BE NEENAH R-1642 SELF-SEALING WITH CITY LOGO.
- 4) WILL HAVE RISERS RINGS OF CRETEX PRO-RING, AMERICAN HIGHWAY PRODUCTS RUBBER ADJUSTMENT RING OR STANDARD PCC. IF PCC RINGS ARE USED, SHIMS TO LEVEL MANHOLE FRAME MADE OF MATERIALS OTHER THAN PCC OR THE RING MATERIAL DISCUSSED ABOVE WILL NOT BE ALLOWED, IE: WOOD, BRICK, ROCKS, ETC.
- 5) WILL USE LINK-SEALS PENETRATION SEALS FOR PIPE PENETRATIONS.

ALL SANITARY SEWER SERVICE LINES SHALL BE EXTENDED :

- 9) TO THE UTILITY EASEMENT LINE FOR THOSE LOCATIONS WHERE THE LOTS BEING SERVED ARE ON THE OPPOSITE SIDE OF THE STREET FROM THE SEWER MAIN.
- 10) TO THE UTILITY EASEMENT LINE FOR THOSE LOCATIONS WHERE THE LOTS BEING SERVED ARE ADJACENT TO THE SEWER MAIN.
- 11) THE END OF ALL SANITARY SEWER SERVICES MUST BE MARKED WITH A WOOD 2 x 4. PAINTED GREEN.
- 12) ALL SANITARY SEWER MANHOLES IN PAVING AREAS OR AREAS SUBJECT TO WATER INUNDATION SHALL BE PROVIDED WITH CRETEX EXTERIOR CHIMNEY SEAL OR APPROVED EQUAL. ALL SANITARY MANHOLES IN PAVING SHALL HAVE 3-PIECE FLOATING CASTING

AIR TESTING

- 13) ALL SANITARY SEWER AND SERVICE LINES SHALL BE AIR TESTED TO PASS THE FOLLOWING TEST:
- NOTE: CITY REPRESENTATIVE MUST BE PRESENT DURING TESTING.
- A. PERFORM FROM MANHOLE--TO-MANHOLE AFTER BACKFILL.
- B. PLACE PNEUMATIC PLUGS: (1) SEALING LENGTH: EQUAL TO OR GREATER THAN PIPE DIAMETER, (2) CAPABLE OF RESISTING INTERNAL TEST PRESSURE WITHOUT EXTERNAL BRACING OR BLOCKING.
- C. INTRODUCE LOW-PRESSURE AIR INTO SEALED LINE AND ACHIEVE INTERNAL AIR PRESSURE OF 5 psig & MAINTAIN FOR A MINIMUM OF 5 MINUTES.
- D. LIMIT INTERNAL PRESSURE IN SEALED LINE BELOW 8 PSIG.
- E. ALLOW 2 MINUTES MINIMUM FOR AIR PRESSURE TO STABILIZE. DISCONNECT LOW-PRESSURE AIR HOSE FROM CONTROL PANEL.
- F. MINIMUM TIME FOR PRESSURE TO DROP FROM 3.5 TO 2.5 PSIG GREATER THAN MAXIMUM PRESSURE EXERTED BY GROUNDWATER ABOVE PIPE INVERT:

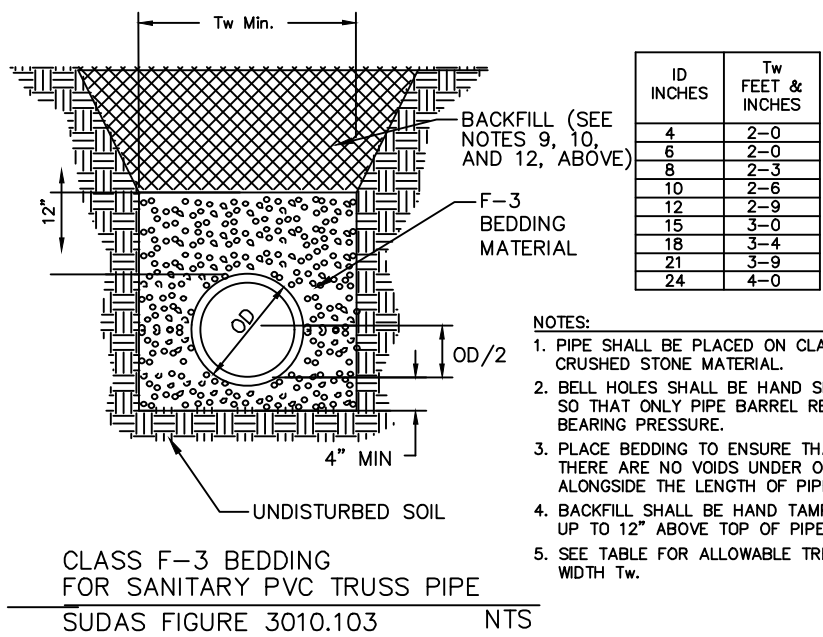
PIPE DIAMETER IN INCHES	TIME IN MINUTES
4	2.0
6	3.0
8	4.0
10	5.0
12	5.5
15	7.5

G. IN AREAS WHERE GROUND WATER IS KNOWN TO EXIST, THE HEIGHT OF WATER ABOVE THE TOP OF THE PIPE BEING TESTED, IN FEET, SHALL BE DETERMINED AND THAT HEIGHT DIVIDED BY 2.3 TO ESTABLISH THE PRESSURE THAT WILL BE ADDED TO ALL READINGS ABOVE. ALTERNATIVELY, THE ENGINEER MAY ALLOW THE CONTRACTOR TO MEASURE INFILTRATION INTO THE SEWER BY USING A V-NOTCH WEIR OR OTHER SUITABLE DEVICE.

H. LOCATE, REPAIR AND RETEST LEAKS.

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

- ALL PVC TRUSS SEWERS SHALL HAVE A DEFLECTION TEST PERFORMED AS FOLLOWS:
- A) DEFLECTION TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS.
- B) DEFLECTION TEST TO BE CONDUCTED USING A RIGID BALL OR MANDREL WITH A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE. NO MECHANICAL PULLING DEVICES ALLOWED.
- C) NO PIPE SHALL EXCEED A DEFLECTION OF 5%.



THE FOLLOWING MINIMUM CLEARANCES MUST BE MAINTAINED :

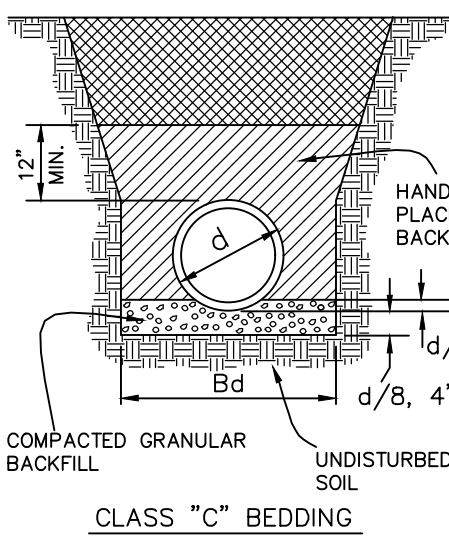
- 14) WATER MAIN SHALL BE LOCATED 10 FEET HORIZONTALLY DISTANT FROM ALL SANITARY SEWER AND STORM SEWER.
- 15) WATER MAIN SHALL NOT PASS THROUGH NOR CONTACT A SEWER OR A SEWER MANHOLE. A MINIMUM HORIZONTAL SEPARATION OF 3 FEET SHALL BE MAINTAINED.
- 16) VERTICAL SEPARATION OF WATER MAINS CROSSING OVER ANY SANITARY SEWER SHOULD BE A MINIMUM OF 18-INCHES, MEASURED OUTSIDE TO OUTSIDE FROM THE CLOSEST EDGE OF EACH PIPE. IF PHYSICAL CONDITIONS PROHIBIT THIS SEPARATION, THE WATER MAIN SHALL NOT BE PLACED CLOSER THAN 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 psig FOR 2 HOURS WITH A MAXIMUM LOSS OF 5 psig.
- 21) WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH SPECIFICATIONS.
- 22) FIRE HYDRANTS SHALL BE MUELLER SUPER CENTURIAN 250 OR APPROVED CITY EQUAL THAT OPEN RIGHT.
- 23) BED WATER MAIN ON NATIVE MATERIAL, DIG IN BELLS, AND BACKFILL WITH SUITABLE MATERIAL.
- 24) ALL CONCRETE SANITARY MANHOLES SHALL HAVE CONSHIELD ANTI-MICROBIALADDITIVE INCORPORATED IN THE CONCRETE MIX.

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STORM SEWER NOTES

- 1) STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD DETAILED SPECIFICATIONS AND DETAILED SPECIFICATION REQUIREMENTS PREPARED FOR THIS PROJECT. CITY OF WEST BRANCH DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES SHALL PREVAIL.
- 2) ALL STORM SEWERS SHALL BE CLASS 3 RCP UNLESS NOTED OTHERWISE IN THE PLANS.
- 3) AT PLACES WHERE A FLARED END SECTION IS REQUIRED, PIPE LENGTH INCLUDES THE FLARED END. THE LAST TWO JOINTS ARE TO BE TIED WHERE FLARED END SECTIONS ARE REQUIRED.
- 4) ALL RCP STORM SEWERS SHALL BE PROVIDED WITH CLASS "C" BEDDING, UNLESS NOTED OTHERWISE. PVC SEWERS SHALL BE PROVIDED WITH CRUSHED STONE ENCASEMENT.
- 5) STORM SEWERS SHADED ON THE PROFILE VIEW SHALL BE BACKFILLED WITH EITHER OF THE FOLLOWING COMPACTED TO 90% MODIFIED PROCTOR DENSITY:
- A. SUITABLE EXCAVATED MATERIAL. IF EXCAVATED MATERIAL IS NOT SUITABLE, THEN
- B. CRUSHED STONE AS SPECIFIED FOR GRANULAR TRENCH BACKFILL SHALL BE USED.
- 6) GRANULAR TRENCH BACKFILL SHALL BE CRUSHED STONE CONFORMING TO I.D.O.T. STANDARD SPECIFICATION 4120.04 WITH 1" MAXIMUM AGGREGATE SIZE. COMPACT TO 90% MODIFIED PROCTOR DENSITY.
- 7) ALL STORM SEWERS SHALL HAVE FINED "10" RING GASKETS. STORM SEWERS 36" AND SMALLER SHALL HAVE BELL AND SPIGOT JOINTS. STORM SEWERS LARGER THAN 36" MAY HAVE TONGUE AND GROOVE JOINTS. NO MASTIC JOINTS ALLOWED.
- 8) ALL PIPE SHALL BE CERTIFIED.
- 9) ALL STORM INTAKES SHALL BE A MINIMUM OF 48 INCHES FROM TOP OF CURB/RIM TO SUBGRADE. IF INVERT ELEVATIONS ARE INSUFFICIENT TO PROVIDE THIS REQUIRED DEPTH, THE CONTRACTOR TO PROVIDE DEEPER STRUCTURE AND POUR CONCRETE FILLET IN INTAKE TO MAKE INTAKE PIPES DRAIN AT INVERT ELEVATIONS LISTED.
- 10) LIFT HOLES IN STORM SEWER WILL NOT BE ALLOWED.
- 11) PROVIDE CONCRETE FILLETS IN ALL NEW & EXISTING DRAINAGE STRUCTURES PER REFERENCED DETAILS.

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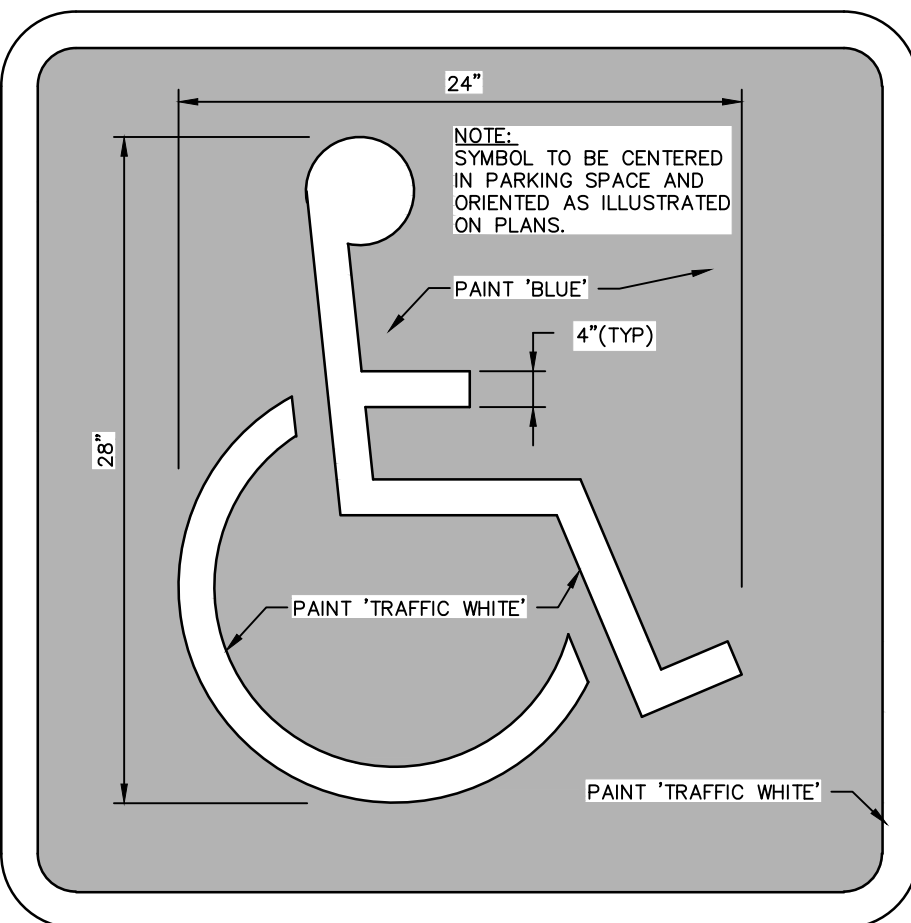


- NOTES:
1. PIPE SHALL BE PLACED ON CRUSHED STONE MATERIAL.
2. BELL HOLES SHALL BE HAND SHAPED SO THAT ONLY PIPE BARREL RECEIVES BEARING PRESSURE.
3. PLACE BEDDING TO ENSURE THAT THERE ARE NO VOIDS UNDER OR ALONGSIDE THE LENGTH OF PIPE.
4. BACKFILL SHALL BE HAND TAMPED UP TO 12" ABOVE TOP OF PIPE.
5.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

ID INCHES	Bd FEET & INCHES
12	2-3
15	2-9
18	3-0
21	3-3
24	3-6
27	4-0
30	4-3
36	4-9
42	5-6
48	6-3

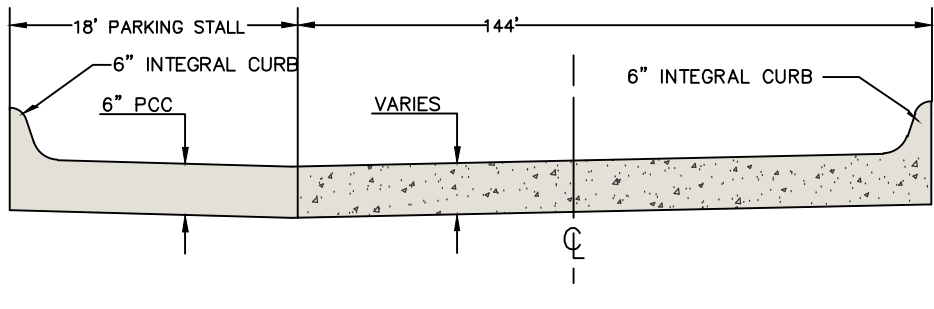
ACCESSIBLE PARKING SYMBOL

N.T.S. IOWA STANDARD ROAD PLAN DETAIL: PM-111 "WPSB"



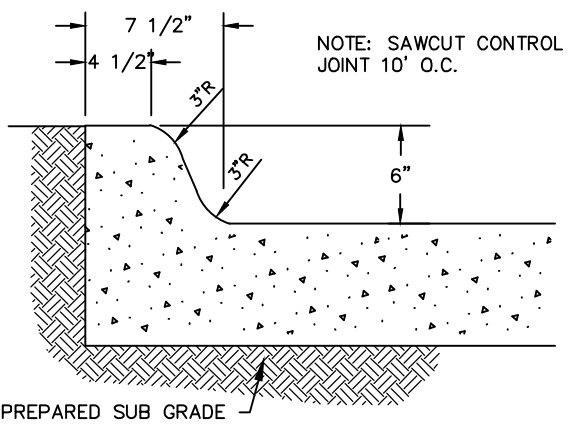
TYPICAL DRIVE/PARKING SECTION

N.T.S.



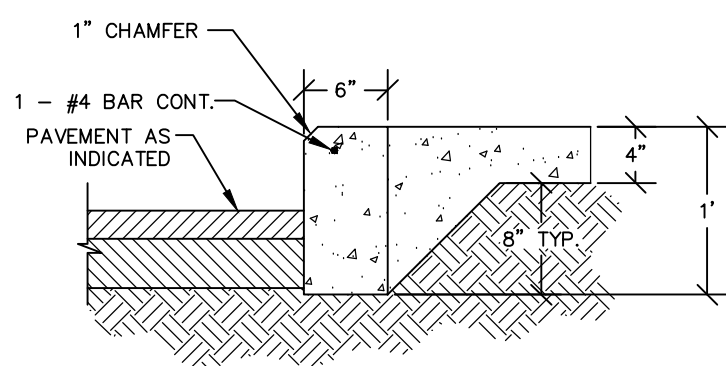
6" STANDARD CURB DETAIL

N.T.S.



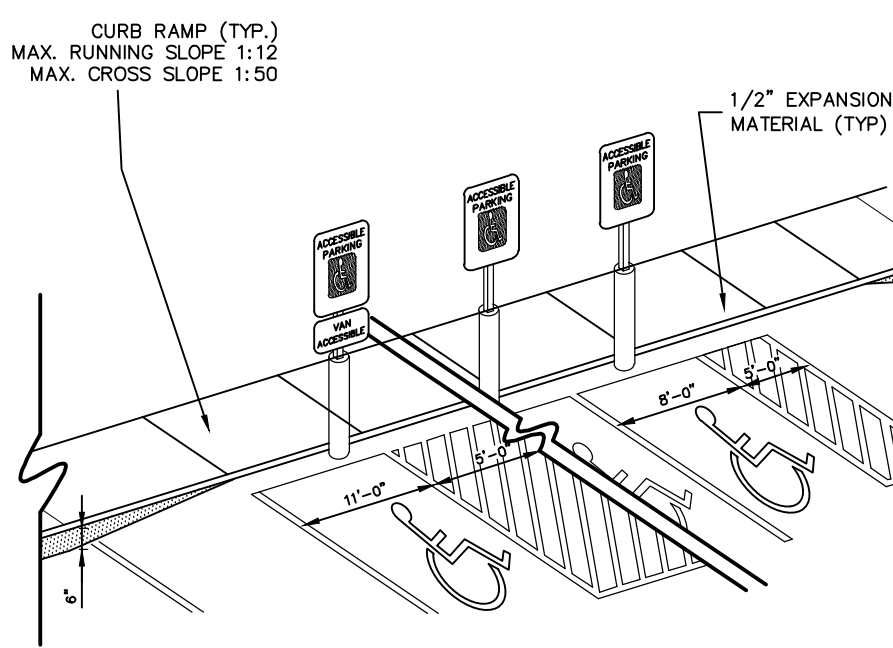
SIDEWALK THICKENED EDGE

N.T.S.



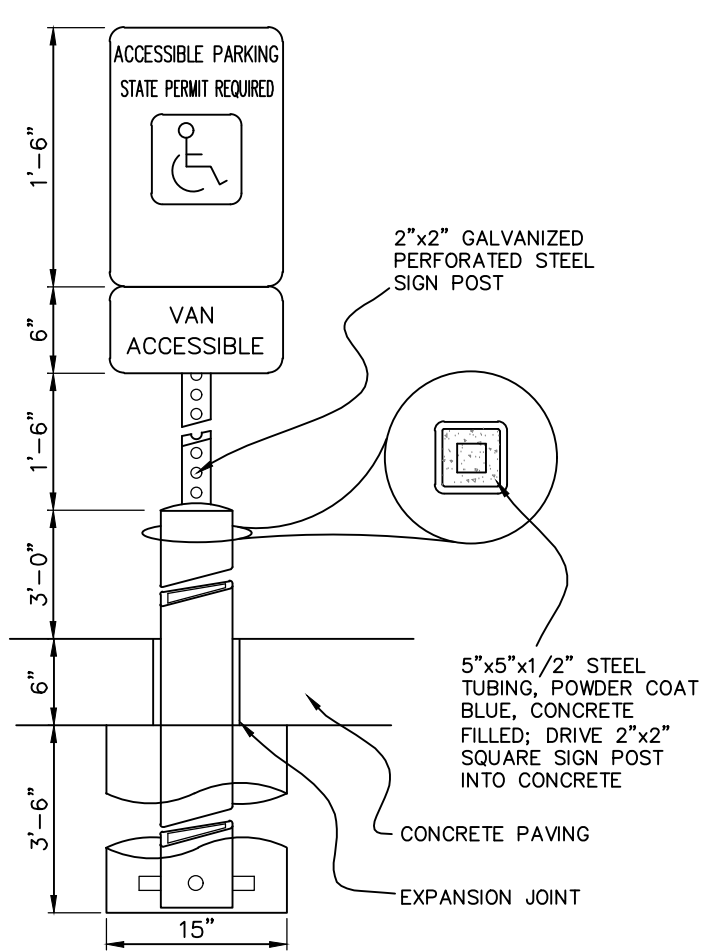
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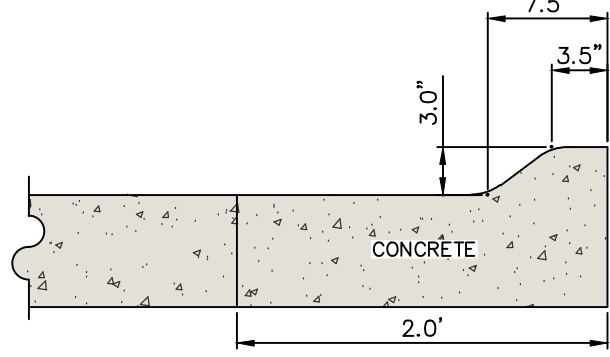
ACCESSIBLE SIGN DETAIL

N.T.S.



3' ROLL CURB DETAIL

N.T.S.



0.92 ACRES



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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Date Revision

0:V6912V6912-306V6912-306Y.DWG

GENERAL NOTES AND DETAILS

401 PARKSIDE DRIVE

WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 11-26-19

Designed by: BJC Field Book No:

Drawn by: KLE Scale: NTS

Checked by: RLA Sheet No:

Project No: WEST BRANCH

6992-306 of: 6

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