



City Hall, 215 Sycamore
Muscatine, IA 52761-3840
(563) 262-4141
Fax (563) 262-4142

**COMMUNITY DEVELOPMENT
MEMORANDUM**

**Planning,
Zoning,
Building Safety,
Construction Inspection
Services,
Public Health**

To: Planning and Zoning Commission
From: Andrew Fangman, City Planner
Date: December 2, 2015
Re: Development Plan for 3004 Lucas Street

INTRODUCTION: A development plan, to allow for a change of use for the property at 3004 Lucas Street, as is required by Section 10-17A-4 of City Code for any change of use in the S-3 Zoning District.

BACKGROUND: Dave Stark has submitted a development plan to change the land use on an approximately 11 acre parcel located at 3004 Lucas Street, the southwest corner of the Lucas Street and Houser Street intersection.

This property is located in the S-3 district, the S-3 district allows for any use permitted in any residential zoning district or in the M-1 Light Industrial Zoning District, subject to the approval by the Planning and Zoning Commission of a development plan that details the specific layout and uses of the subject property. The original development plan for this parcel was for the continuation of its use as a farmstead.

Dave Stark is proposing a mixed use development that would include a dog boarding and grooming facility, indoor rental storage, outdoor rental storage, and residential uses, see attached diagram. All these uses are permitted within the S-3 district.

All these uses are being proposed for existing buildings. This development plan does contain any new building or divisions of the parcel. A screen fence around the outdoor storage area, which is being proposed on an existing concrete pad, is part of the development plan.

The location of the proposed dog kennel/grooming facility is located more than 100 feet from the nearest parcel with a residential zoning, as is required by City Code.

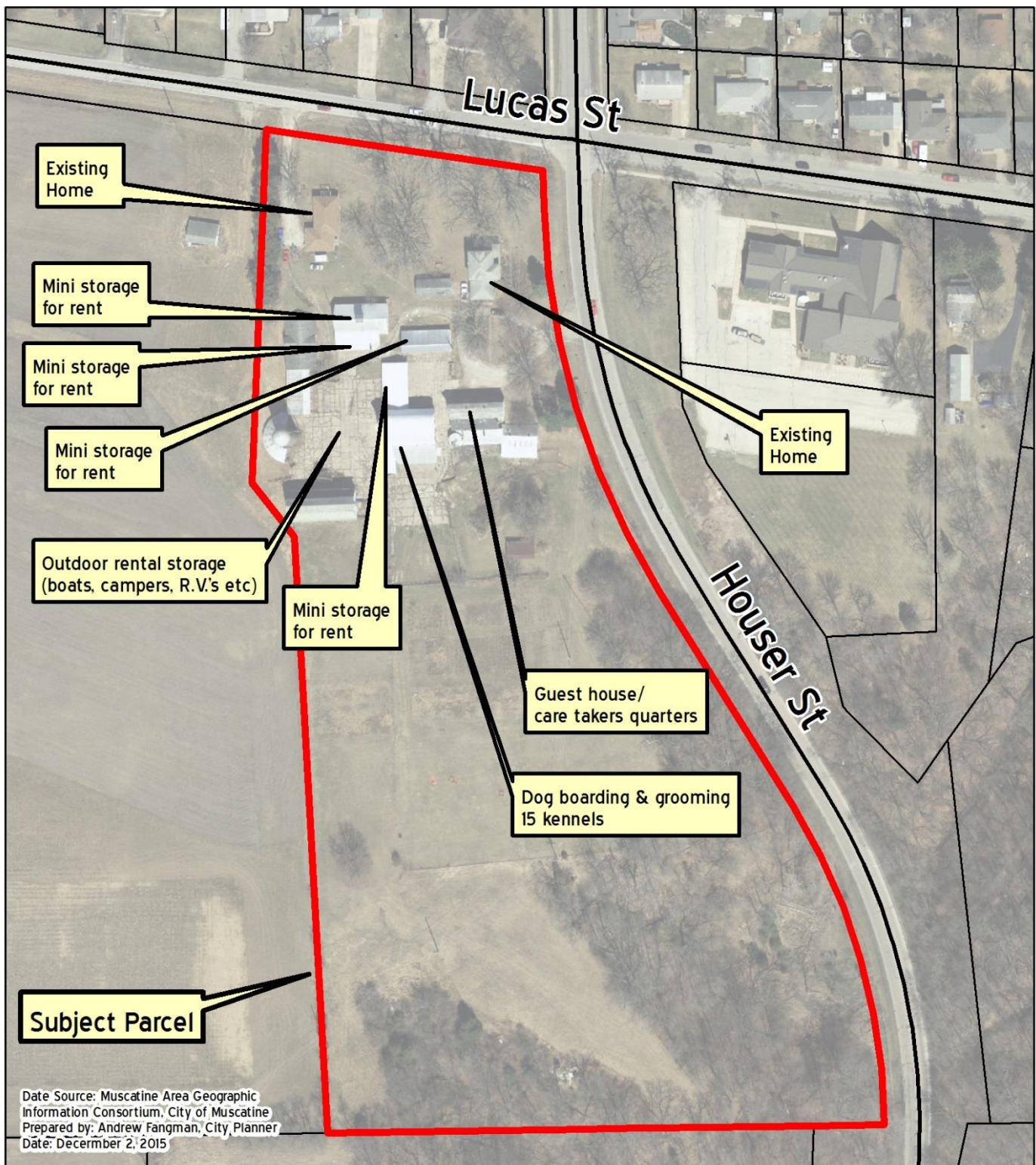
RECOMMENDATION/RATIONALE:

Staff recommends approval of the proposed Muscatine Pointe Subdivision. The proposed development plan is supported by the City of Muscatine Comprehensive Plan, and is compatible with surrounding land uses.

BACKUP INFORMATION:

1. Site Map
2. Application

**"I remember Muscatine for its sunsets. I have never seen any
on either side of the ocean that equaled them" — Mark Twain**



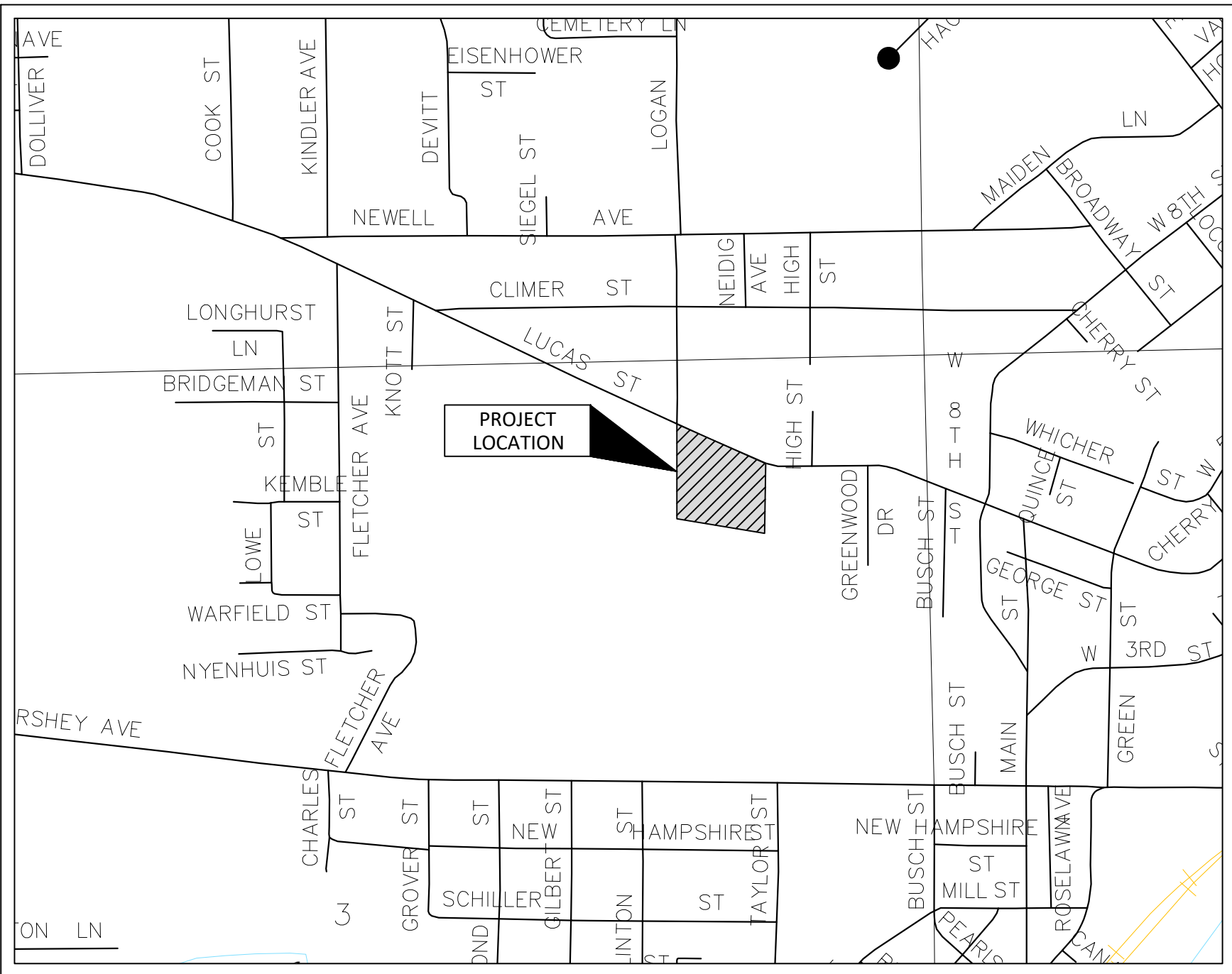
A development plan for the property at 3004 Lucas Street, as is required by Section 10-17A-4 of City Code for any change of use in the S-3 Zoning District.

Development Plan 3004 Lucas St

0 100 200 400 Feet



DRAWINGS FOR PROPOSED KITCHEN
CENTRAL PRODUCTION KITCHEN
IN THE CITY OF MUSCATINE, MUSCATINE COUNTY, IOWA



SHEET INDEX		
C0.00	COVER SHEET	
C0.01	LEGEND AND GENERAL NOTES	
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C2.00	OVERALL SITE & UTILITY PLAN	
C3.00	GRADING & EROSION CONTROL PLAN	
C4.00	PAVEMENT PLAN	
E1.00	PHOTOMETRIC PLAN	

LEGATARCHITECTS
DESIGN | PERFORMANCE | SUSTAINABILITY

MUSCATINE
COMMUNITY
SCHOOL
DISTRICT

CENTRAL
PRODUCTION
KITCHEN

2900 Mulberry Ave
Muscatine, IA 52761

ARCHITECT
Legat Architects
1515 5 th Ave, Suite 108
Moline, IL 61265
P: 309.517.5536
www.legat.com

CIVIL / STRUCTURAL / MEP ENGINEER
Axiom Consultants
60 East Court Street, Unit 03
Iowa City, IA 52240
P: 319.519.6220
www.axiom-con.com

STRUCTURAL ENGINEER
IMEG
623 26th Avenue
Rock Island, IL 61201
P: 309.788.0673
www.imegcorp.com

MEP / FP ENGINEER
RTM Engineering
Consultants
5137 Utica Ridge Rd
Davenport, IA 52807
P: 563.726.6310
www.rtmec.com

EXISTING ZONING		AREA CALCULATIONS	
S-3 MIXED USE		EXISTING:	
PARKING REQUIREMENTS		BUILDING AREA:	796 SF (0.02 AC) 0.7%
		PAVEMENT AREA:	0 SF (0.00 AC) 0.0%
		OPEN SPACE:	108,809 SF (2.50 AC) 99.3%
		PRE-DEVELOPMENT IMPERVIOUS AREA:	0.7% (0.02 AC)
EATING & DRINKING ESTABLISHMENT		DEVELOPED:	
		BUILDING AREA:	7,234 SF (0.17 AC) 6.6%
		PAVEMENT AREA:	23,659 SF (0.54 AC) 21.6%
		OPEN SPACE:	78,712 SF (1.81 AC) 71.8%
		POST DEVELOPMENT IMPERVIOUS AREA:	28.2% (0.71 AC)
TOTAL PARKING REQUIRED			
TOTAL PARKING PROVIDED			

APPLICANT INFORMATION

OWNER:

MUSCATINE COMMUNITY SCHOOL DISTRICT

PROJECT INFORMATION

CONTACT PERSON:

NICK BETTIS
AXIOM CONSULTANTS, LLC
60 E COURT STREET, UNIT 3
IOWA CITY, IOWA 52240-3833
PHONE: 319-519-6220
nbettis@axiom-con.com

DESIGN STANDARDS AND REFERENCE DRAWINGS

THE PROPOSED IMPROVEMENTS INCLUDED IN THESE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH CITY OF RIVERSIDE REQUIREMENTS AND THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), LATEST ADDITION, UNLESS NOTED OTHERWISE ON THE PLANS.

NO DESIGN EXCEPTIONS REQUIRED

THE FOLLOWING SUDAS FIGURES ARE INCLUDED BY REFERENCE:

FIGURE	TITLE
3010.101	TRENCH BEDDING AND BACKFILL ZONES
3010.102	RIGID GRAVITY PIPE TRENCH BEDDING
3010.103	FLEXIBLE GRAVITY PIPE TRENCH BEDDING
4020.211	PIPE CONNECTIONS FOR STORM SEWER
4030.221	RCP APRON SECTION FOOTING
4030.222	CIRCULAR CONCRETE APRONS
4030.223	ARCH AND ELLIPTICAL CONCRETE PIPE APRONS
4030.224	CONCRETE PIPE APRON GUARD
4030.225	METAL PIPE APRONS AND APRON GUARDS
4040.231	SUBDRAINS
4040.232	SUBDRAIN CLEANOUTS
4040.233	SUBDRAIN OUTLETS
6010.501	SINGLE OPEN-THROAT CURB INTAKE, SMALL BOX
6010.505	DOUBLE GRATE INTAKE
6010.512	CIRCULAR AREA INTAKE
6010.603	CASTINGS FOR GRATE INTAKES
6010.604	CASTINGS FOR AREA INTAKES
7010.101	JOINTS
7010.102	PCC CURB DETAILS
7010.901	PCC PAVEMENT JOINTING
7010.904	TYPICAL JOINTING LAYOUT
7030.202	CURB DETAILS FOR CLASS A SIDEWALK
7030.204	GENERAL FEATURES OF AN ACCESSIBLE SIDEWALK
7030.205	GENERAL SIDEWALK AND CURB RAMP DETAILS
7030.206	CURB RAMPS OUTSIDE OF INTERSECTION RADIUS
7030.207	CURB RAMP FOR CLASS B OR C SIDEWALK
7030.210	DETECTABLE WARNING PLACEMENT
9040.102	FILTER BERM AND FILTER SOCK
9040.103	ROLLED EROSION CONTROL PRODUCT (RECAP) INSTALLATION ON SLOPES
9040.110	RIP RAP FOR PIPE OUTLET ONTO FLAT GROUND
9040.111	RIP RAP APRON FOR PIPE OUTLET INTO CHANNEL
9040.119	SILT FENCE

UTILITY CONTACTS

ALLIANT ENERGY
ALLIANT ENERGY FIELD ENGINEER
800-255-4268
LOCATE_IPL@ALLIANTENERGY.COM

CITY OF MUSCATINE
OFFICE
563-263-8933
SEWERLOCATES@MUSCATINEIOWA.GOV

CENTURY LINK
SADIE HULL
918-547-0147
SADIE.HULL@LUMEN.COM

MIDAMERICAN-GAS
MATT KOVACIC
309-793-3704
QCLOCATES@MIDAMERICAN.COM

MUSCATINE POWER AND WATER
GABRIEL JONES / MARK NELSON
563-262-3298
DESIGNINFO@MPW.ORG

IOWA ONE CALL

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

NICHOLAS J. BETTIS, P.E.
LICENSE NUMBER 17780

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022.

PAGES OR SHEETS COVERED BY THIS SEAL: ALL

SIGNATURE _____
DATE _____

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NUMBER 21-0193
DATE OF ISSUE 06.28.2022
DRAWN BY AEW
CHECKED BY NJB

COVER SHEET

C0.00

CITY SITE PLAN SUBMITTAL / 50% CD'S REVIEW 2022.07.01

LEGEND:

UTILITIES

EXISTING

PROPOSED

COMMUNICATIONS

— (CO) —

— CO —

OVERHEAD LINE

— (OH) —

— OH —

ELECTRIC

— (E) —

— E —

FIBER OPTIC

— (FO) —

— FO —

GAS

— (G) —

— G —

SANITARY SEWER

— (S) —

— SS —

STORM

— (ST) —

— ST —

SUBDRAIN

— (SD) —



— SD —

WATER: DOMESTIC



— (W) —

— W —



COMM. HANDHOLE



COMM. PEDESTAL



GUY WIRE ANCHOR



UTILITY POLE



UTILITY POLE WITH LIGHT



LIGHT POLE



ELECTRIC TRANSFORMER



FIBER OPTIC HANDHOLE



GAS VALVE



SANITARY MANHOLE


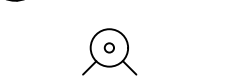
SANITARY CLEANOUT



STORM MANHOLE



STORM INTAKE



HYDRANT



WATER VALVE

CURB STOP

WELL

SITE

EXISTING

PROPOSED

CONTOUR - INDEX

— 100 —

— 100 —

CONTOUR - INTERMEDIATE

— 101 —

— 100 —

FENCE: BARB WIRE

— X — X — X —

— X — X — X —

FENCE: CHAIN LINK

— O — O — O —

— O — O — O —

FENCE: CONSTRUCTION

— + — + — + —

— + — + — + —

FENCE: VINYL

— # — # — # —

— # — # — # —

FENCE: WIRE

— // — // — // —

— // — // — // —

FENCE: WOOD

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
— □ — □ — □ —

STREAM CENTERLINE



— - - - -

— - - - -

SIGN



 

SHRUBBERY



SEE LANDSCAPE PLAN

TREE: DECIDUOUS

SEE LANDSCAPE PLAN

TREE: CONIFEROUS

SEE LANDSCAPE PLAN

GENERAL NOTES

1.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), UNLESS OTHERWISE NOTED ON THE DRAWINGS.

2.

THE LOCATIONS OF UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS PLOTTED ON THIS DRAWING ARE APPROXIMATE ONLY AND WERE OBTAINED FROM PLANS OF RECORD. THERE MAY BE OTHER EXISTING UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS NOT KNOWN AND MAY NOT SHOWN ON THIS DRAWING.

3.

THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES WHOSE FACILITIES ARE SHOWN ON THE PLANS OR KNOWN TO BE WITHIN CONSTRUCTION LIMITS OF THE SCHEDULE PRIOR TO EACH STAGE OF CONSTRUCTION.

4.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION.

5.

IOWA CODE 480, UNDERGROUND FACILITIES INFORMATION, REQUIRES VERBAL NOTICE TO IOWA ONE-CALL 1-800-292-8989, NOT LESS THAN 48 HOURS BEFORE EXCAVATING, EXCLUDING WEEKENDS AND HOLIDAYS.

6.

NOTIFY THE APPROPRIATE GOVERNING AUTHORITY 48 - 72 HOURS PRIOR TO BEGINNING CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY. THE CITY OF RIVERSIDE SHALL BE THE PUBLIC AGENCY RESPONSIBLE FOR INSPECTION DURING CONSTRUCTION OF THE PUBLIC PORTIONS OF THE PROJECT.

7.

NO WORK SHALL BE PERFORMED BEYOND THE PROJECT LIMITS WITHOUT PRIOR AUTHORIZATION FROM THE OWNER OR OWNER'S REPRESENTATIVE.

8.

PROVIDE TRAFFIC AND PEDESTRIAN CONTROL MEASURES (SIGNS, BARRICADES, FLAGGERS, ETC.) IN COMPLIANCE WITH PART VI OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION.

9.

ADJUST ALL VALVES, MANHOLES, CASTINGS, GAS VENTS, ETC., TO MATCH THE NEW SURFACE. ADJUSTMENT SHALL BE COORDINATED WITH THE UTILITY COMPANIES AND THE COST FOR ALL ADJUSTMENTS SHALL BE INCIDENTAL TO THE CONSTRUCTION. AT NO ADDITIONAL COST TO THE OWNER, REPAIR ANY DAMAGE TO SAID STRUCTURES AND APPURTENANCES THAT OCCUR DURING CONSTRUCTION.

10.

REPLACE ANY PROPERTY MONUMENTS REMOVED OR DESTROYED BY CONSTRUCTION. MONUMENTS SHALL BE SET BY A LAND SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF IOWA.

11.

WHERE UTILITIES ARE BACKFILLED, CONTRACTOR IS TO PROVIDE TRENCH BACKFILL TESTING RESULTS TO CITY OF RIVERSIDE. BACKFILL UTILITIES UNDER PAVEMENT WITH SUITABLE NATIVE MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY. TRENCH COMPACTION TESTING SHALL BE IN ACCORDANCE WITH SUDAS SECTION 3010 - 3.06.

GRADING NOTES

1.

STRIP EXISTING VEGETATION WITHIN THE GRADING LIMITS AND AREAS TO RECEIVE FILL. STOCKPILE ON-SITE FOR REUSE IF SUITABLE.

2.

PROOF ROLL ALL FILL AREAS TO IDENTIFY SOFT OR DISTURBED AREAS IN THE SUBGRADE. ALL UNSUITABLE MATERIAL IDENTIFIED SHALL BE REMOVED AND RECOMPACTED. PROOFROLL WITH 25 TON MINIMUM GROSS VEHICLE WEIGHT.

3.

REMOVE AND RECOMPACT AREAS OF SUBGRADE WHICH ARE SOFT OR UNSTABLE TO MEET SPECIFIED LIMITS FOR DENSITY AND MOISTURE CONTENT.

4.

SCARIFY EXISTING SUBGRADE TO A DEPTH OF 12 INCHES AND RECOMPACT TO 98% OF STANDARD PROCTOR DENSITY (ASTM D698) PRIOR TO PLACEMENT OF FILL.

5.

DO NOT PLACE, SPREAD, OR COMPACT ANY FILL MATERIAL DURING UNFAVORABLE WEATHER CONDITIONS AND DO NOT RESUME COMPACTION OPERATIONS UNTIL MOISTURE CONTENT AND DENSITY OF IN-PLACE FILL MATERIAL ARE WITHIN SPECIFIED LIMITS.

6.

PLACE FILL MATERIAL IN 9" MAXIMUM LIFTS.

7.

FILLS PLACED BELOW LAWN AREAS SHALL BE COMPACTED TO 90% OF MATERIALS MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D698).

8.

SCARIFY SUBGRADE TO DEPTH OF 3 INCHES WHERE TOPSOIL IS SCHEDULED. SCARIFY AREAS WHERE EQUIPMENT USED FOR HAULING AND SPREADING TOPSOIL HAS CAUSED COMPACTED SUBSOIL.

9.

FILL MATERIAL OBTAINED FROM OFF-SITE SOURCES SHALL BE SOIL OR SOIL AND ROCK MIXTURE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES. IT SHALL CONTAIN NO ROCKS OR LUMPS OF 6 INCHES IN GREATEST DIMENSION AND NOT MORE THAN 15% OF THE ROCKS OR LUMPS SHALL BE LARGER THAN 2-1/2 INCHES IN GREATEST DIMENSION.

10.

SCARIFY AND RECOMPACT THE TOP 9" OF SUBGRADE IN ALL CUT AREAS AFTER ROUGH GRADING IS COMPLETED. COMPACT THE ENTIRE PAVING SUBGRADE TO 95% STANDARD PROCTOR DRY DENSITY TO WITHIN 1.0' OF FINAL SUBGRADE. THE FINAL 1.0' OF FILL TO BE COMPACTED TO 98% STANDARD PROCTOR DRY DENSITY (ASTM D698).

11.

IN AREAS TO RECEIVE ADDITIONAL FILL OVER EXISTING FILL MATERIALS. REMOVE TOP 12" OF MATERIAL AND SCARIFY AND RECOMPACT THE NEXT 9" OF RESULTING SUBGRADE. COMPACT RESULTING SUBGRADE TO 95% STANDARD PROCTOR DRY DENSITY. SUBSEQUENT FILL TO BE COMPACTED TO 95% STANDARD PROCTOR DRY DENSITY TO WITHIN 1.0' OF FINAL SUBGRADE. THE FINAL 1.0' OF FILL TO BE COMPACTED TO 98% STANDARD PROCTOR DRY DENSITY (ASTM D698).

12.

FINISH CONTOURS SHOWN ARE TO TOP OF FINISHED GRADE OR TO TOP OF TOPSOIL.

SITE PREPARATION NOTES

1.

PROTECT ADJACENT PROPERTY DURING DEMOLITION, IF APPLICABLE.

2.

DEMOLITION LIMIT LINE IS THE EXISTING PROPERTY LINE UNLESS NOTED OTHERWISE.

3.

MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.

4.

PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIAL (EXCAVATED MATERIAL OR BROKEN CONCRETE) WHICH IS NOT DESIRABLE TO BE INCORPORATED INTO THE WORK INVOLVED ON THIS PROJECT. NO PAYMENT FOR OVERHAUL WILL BE ALLOWED FOR MATERIAL HAULED TO THESE SITES. NO MATERIAL SHALL BE PLACED WITHIN THE EASEMENTS, UNLESS SPECIFICALLY STATED IN THE PLANS OR APPROVED BY THE ENGINEER. DISPOSAL SITES MUST BE APPROVED BY THE ENGINEER. CONTRACTOR SHALL APPLY NECESSARY MOISTURE TO THE CONSTRUCTION AREA AND TEMPORARY HAUL ROADS TO PREVENT THE SPREAD OF DUST. OFF-SITE DISPOSAL SHALL BE IN ACCORDANCE WITH THE APPLICABLE GOVERNMENTAL REGULATIONS.

5.

KEEP ADJACENT PUBLIC STREETS FREE FROM SOIL AND DEBRIS GENERATED BY THE PROJECT. CLEAN SOIL AND DEBRIS FROM THE ADJACENT STREETS ON A DAILY BASIS.

6.

DURING CONSTRUCTION, CONTROL DUST SPREADING FROM ALL WORK AND STAGING AREAS.

7.

REMOVAL OR ABANDONMENT OF PUBLIC UTILITIES SHALL BE FULLY COORDINATED WITH APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.

8.

ANY EXISTING FACILITIES (CURBS, PAVEMENT, UTILITIES, ETC.) THAT THE CONTRACTOR'S OPERATIONS DAMAGE SHALL BE REPAIRED BY THAT CONTRACTOR AT HIS/HER COST.

9.

REMOVE ALL DESIGNATED STREETS, DRIVEWAYS, ETC. IN THEIR ENTIRETY. BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED IN ACCORDANCE WITH GRADING NOTES.

10.

WHERE A SECTION OF PAVEMENT, CURB AND GUTTER OR SIDEWALK IS CUT OR OTHERWISE DAMAGED BY THE CONTRACTOR, THE ENTIRE SECTION SHALL BE REMOVED AND REPLACED. PAVEMENT, CURBS, GUTTERS AND SIDEWALKS SHALL BE REMOVED A MINIMUM OF TWO FEET BEYOND THE EDGE OF THE TRENCH CUT AND TO THE NEAREST JOINT.

11.

SAWCUT EDGES OF PAVEMENT FULL DEPTH PRIOR TO REMOVAL TO PREVENT DAMAGE TO ADJACENT SLABS AND FIXTURES.

12.

IF APPLICABLE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING CONCRETE STRUCTURES ON THE SITE AS SHOWN ON THE PLANS. THE REMOVAL INCLUDES DRIVEWAYS, CURB AND GUTTER, SIDEWALK, AND BASEMENT FOUNDATION FOOTINGS, FLOOR AND WALLS. THE REMOVAL ALSO INCLUDES STORM SEWER INTAKES AND PIPE AS SHOWN ON THE PLANS.

13.

IF APPLICABLE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT TREES AND SHRUBS NOTED ON THE PLANS TO REMAIN IN PROJECT AREA FROM DAMAGE DUE TO CONSTRUCTION ACTIVITY. PROTECTION INCLUDES, BUT IS NOT LIMITED TO, CONSTRUCTION FENCING AROUND THE DRIP LINE OF TREES AND PROHIBITING VEHICLE TRAFFIC WITHIN THE DRIP LINE OF TREES.

14.

REMOVAL AND DISPOSAL OF EXISTING TREES AND SHRUBS WITHIN CONSTRUCTION LIMITS SHALL BE INCIDENTAL TO THE GRADING PORTION OF THE PROJECT. STUMPS ARE TO BE GROUND TO TWO FEET BELOW FINISHED GRADE.

15.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF A TILE IS ENCOUNTERED AND SHALL INDICATE THE METHOD OF RESOLVING THE CONFLICT. THE ENGINEER SHALL APPROVE THE PROPOSED METHOD. THE LOCATION OF THE FIELD TILE SHALL BE RECORDED ON THE CONSTRUCTION RECORD DOCUMENTS.

EXISTING FIELD TILE LINES ENCOUNTERED IN THIS PROJECT SHALL BE REPAIRED BY THE CONTRACTOR IN ONE OF THE FOLLOWING WAYS:

A.

CONNECT TILE TO THE NEAREST STORM SEWER.

B.

DAYLIGHT TO FINISHED GROUND.

C.

REPAIR TILE AND MAINTAIN SERVICE.

SURFACE RESTORATION NOTES

1.

ONLY DISTURBED AREAS NOT PAVED OR HARD SURFACED, ADJACENT TO THE PROPOSED BUILDING AND PAVING, SHALL RECEIVE MINIMUM 4" TOPSOIL. SCARIFY AREAS TO RECEIVE TOPSOIL TO A MIN. DEPTH OF 4". REMOVE ALL STONES, WOOD AND DEBRIS LARGER THAN 2" FROM AREAS TO RECEIVE TOPSOIL. DO NOT COMPACT TOPSOIL.

2.

ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED AND MULCHED IN ACCORDANCE WITH SUDAS SECTION 9010.

3.

SEED ALL DISTURBED AREAS NOT TO BE HARD SURFACED, AND NOT TO HAVE TOPSOIL SPREAD, WITH TYPE 1 EROSION CONTROL MIXTURE PER SUDAS SECTION 9010.

4.

APPLY SEED AT THE RATES INDICATED IN THE PROJECT SPECIFICATIONS.

5.

MAINTAIN SEEDED AREAS UNTIL AN ADEQUATE STAND OF GRASS HAS BEEN ESTABLISHED. RESEED ANY AREAS AS NECESSARY TO STABILIZE SOIL PER PROJECT SPECIFICATIONS.

6.

EXISTING FACILITIES (CURBS, PAVEMENT, UTILITIES, ETC.) THAT ARE TO REMAIN AND DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

EROSION CONTROL NOTES

1.

THE CONTRACTOR SHALL PROVIDE TEMPORARY EROSION CONTROL, SEDIMENT, AND DUST CONTROL IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROJECT'S STORM WATER POLLUTION PREVENTION PLAN AND THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), UNLESS OTHERWISE NOTED.

2.

THE CONTRACTOR SHALL INCORPORATE ALL NECESSARY EROSION CONTROL FEATURES INTO THE PROJECT PRIOR TO DISTURBING THE SOIL.

3.

THE CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES A MINIMUM OF ONCE PER WEEK. IF A CONTROL MEASURE HAS BEEN REDUCED IN CAPACITY BY 50% OR MORE, THE CONTRACTOR SHALL RESTORE SUCH FEATURES TO THEIR ORIGINAL CONDITION IMMEDIATELY, WEATHER PERMITTING.

4.

ERECT SILT FENCE AS SHOWN ON THE PLANS TO LIMIT LOSS OF MATERIAL FROM THE SITE. DEVICES TO REMAIN IN PLACE AND TO BE MAINTAINED UNTIL A PERMANENT GROUND COVER IS ESTABLISHED.

5.

MINIMIZE SOIL EROSION BY MAINTAINING ALL EXISTING VEGETATIVE GROWTH WITHIN THE GRADING LIMITS FOR AS LONG AS PRACTICAL.

6.

INSTALL A SILT FENCE AROUND ALL STOCKPILED TOPSOIL.

7.

THE CONTRACTOR SHALL PROVIDE TEMPORARY SEEDING FOR ALL AREAS THAT ARE DISTURBED AND OPERATIONS WILL NOT COMMENCE OR PERMANENT SEEDING WILL NOT BE COMPLETED IN LESS THAN 14 DAYS.

8.

SEQUENCE OF EROSION AND SEDIMENT CONTROL EVENTS:

A.

INSTALL INLET PROTECTION AROUND EXISTING INTAKES AS INDICATED ON THE SITE CONSTRUCTION PLAN. USE THESE LOW AREAS AS SEDIMENT BASINS DURING CONSTRUCTION.

B.

INSTALL PERIMETER SILT FENCE AS INDICATED ON THE SITE CONSTRUCTION PLAN.

C.

INSTALL SILT FENCE AROUND ANY TOPSOIL OR EXCESS SOIL STOCKPILES. APPLY TEMPORARY SEEDING TO ALL TOPSOIL OR EXCESS SOIL STOCKPILES.

D.

INSTALL STONE SUBBASE ON STREET AREAS FOLLOWING COMPLETION OF GRADING.

E.

APPLY TEMPORARY SEEDING TO ALL DENUDED AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR 14 DAYS OR MORE. FERTILIZE AND LIME IF NEEDED. APPLY MULCH ON SLOPES GREATER THAN 4:1 (HORIZONTAL:VERTICAL).

F.

DESTROY TEMPORARY SEEDING AND APPLY PERMANENT SEEDING TO ALL DISTURBED AREAS NOT TO BE HARD SURFACED. FERTILIZE AND MULCH PERMANENT SEEDING AS REQUIRED. APPLY MULCH AT 1.5 TO 2.0 TONS PER ACRE ON SLOPES GREATER THAN 4:1.

G.

WHEN CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED WITH PERMANENT SEEDING, REMOVE ACCUMULATED SEDIMENT FROM ANY SEDIMENT BASINS, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVALS.

STORMWATER POLLUTION PREVENTION:

THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE KEPT ON THE CONSTRUCTION SITE AT ALL TIMES FROM THE DATE CONSTRUCTION ACTIVITIES BEGIN TO THE DATE OF FINAL STABILIZATION. THE CONTRACTOR SHALL MAINTAIN THE SWPPP PER THE REQUIREMENTS OF GENERAL PERMIT NO. 2. ALL OPERATORS/CONTRACTORS WORKING ONSITE MUST SIGN THE CERTIFICATION STATEMENT PROVIDED AND WILL BECOME CO-PERMITTEES ON THE NPDES GENERAL PERMIT NO. 2 FOR THIS SITE. ALL OPERATORS/SUBCONTRACTORS WORKING ONSITE SHALL BE SUPPLIED A COPY OF THE SWPPP BY THE CONTRACTOR AND MUST BE FAMILIAR WITH ITS CONTENTS. THE SWPPP MUST BE PERIODICALLY UPDATED TO SHOW CURRENT EROSION CONTROL PRACTICES PER THE REQUIREMENTS OF THE GENERAL PERMIT #2. UPDATED VERSIONS OF THE SWPPP WILL BE PROVIDED TO ALL OF THE OPERATORS/SUBCONTRACTORS WHOM ARE AFFECTED BY THE CHANGES MADE TO THE SWPPP. IT WILL BE THE DUTY OF THE CONTRACTOR TO SEE THAT THESE REQUIREMENTS ARE MET.

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www.legat.com

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www.axiom-con.com

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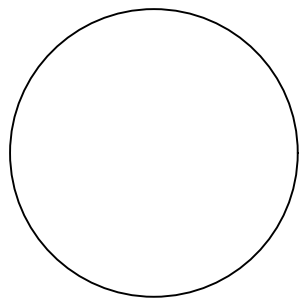
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www.imegcorp.com

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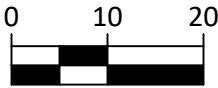
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GENERAL NOTES

C0.01

CITY SITE PLAN SUBMITTAL / 50% CD'S REVIEW 2022.07.01



- DEMOLITION NOTES:**
- A** REMOVE EXISTING BUILDINGS AND FOUNDATIONS. CONTRACTOR RESPONSIBLE FOR OBTAINING ALL PERMITS.
 - B** PAVING REMOVAL AREA. FULL DEPTH SAWCUTS ALONG ALL AREAS WHERE ADJACENT PAVEMENT REMAINS.
 - C** REMOVE PORTION OF UTILITY LINE SHOWN AND ASSOCIATED APPURTANCES. COORDINATE WITH PRIVATE UTILITY COMPANIES AS REQUIRED.
 - D** EXISTING UTILITY/LIGHT POLE TO REMAIN.
 - E** REMOVE TREE.

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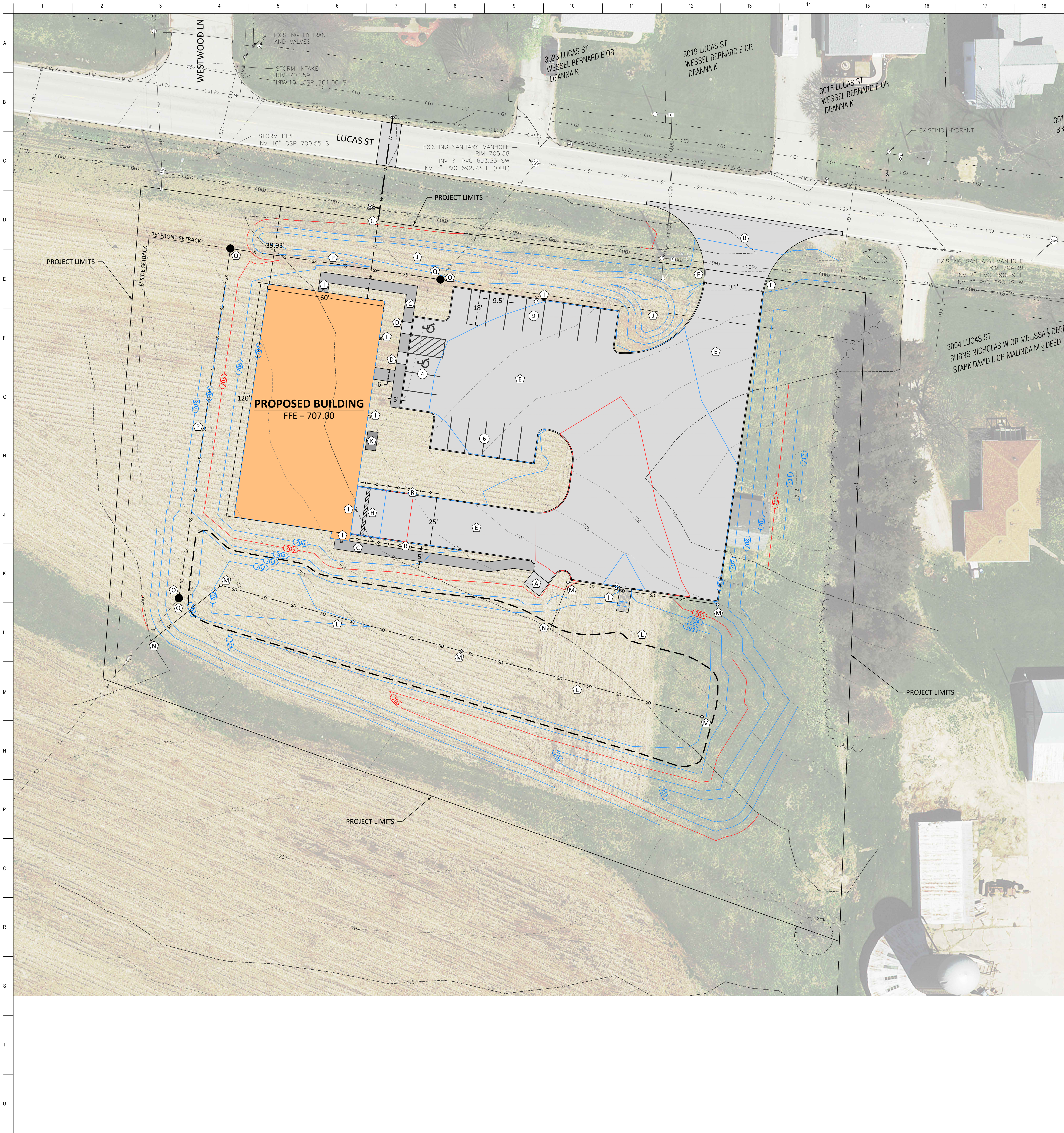
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TOPOGRAPHIC SURVEY AND DEMOLITION PLAN

C1.00

CITY SITE PLAN SUBMITTAL / 50% CD'S REVIEW 2022.07.01



- SITE & UTILITY KEYNOTES:**
- (A) PROPOSED DUMPSTER ENCLOSURE.
 - (B) PROPOSED SUDAS CONCRETE DRIVEWAY, TYPE A. SUDAS 7030.101
 - (C) PROPOSED SUDAS CLASS A SIDEWALK. SUDAS 7030.201 & 7030.202, DETAIL 1. SEE DETAIL 3 C4.00
 - (D) PROPOSED ADA PARKING SIGN
 - (E) PROPOSED HEAVY DUTY PAVEMENT. SEE DETAIL 1, C4.00
 - (F) END STANDARD CURB SECTION.
 - (G) PROPOSED 93 LF WATER SERVICE AND CURB STOP.
 - (H) PROPOSED 20" R-4990-FX NEENAH TRENCH DRAIN WITH TYPE A GRATE. INSTALL PER MANUFACTURER INSTRUCTIONS.
 - (I) PROPOSED LIGHTING FIXTURE. SEE LIGHTING SITE PLAN E1.00.
 - (J) PROPOSED LANDSCAPING BERM. SEE SECTION A-A AND DETAIL A ON SHEET C3.00.
 - (K) PROPOSED PCC PAD FOR EXTERIOR REFRIGERATION RACK. SEE PAVING PLAN SHEET C4.00.
 - (L) PROPOSED 6" PERFORATED HDPE SUBDRAIN WITH ENGINEERING FABRIC. INSTALL PER SUDAS 4040.231, CASE B, TYPE 1.
 - (M) PROPOSED STORM CLEANOUT
 - (N) PROPOSED OUTLET WITH RODENT GUARD
 - (O) CONTRACTOR TO VERIFY SIZE, LOCATION, AND DEPTH OF SANITARY SERVICE LINE. PROVIDE INFORMATION TO ENGINEER OF RECORD.
 - (P) SANITARY SEWER SERVICE LINE SIZE AND TYPE DO BE DETERMINED WITH EXPLORATION COMPLETED WITH NOTE 'O'.
 - (Q) SANITARY MANHOLE OR CLEANOUT PENDING INFORMATION DETERMINED FROM EXPLORATION COMPLETED WITH NOTE 'O'.
 - (R) SAFETY RAILING ABOVE LOADING DOCK WALL, USE SLEEVE-IT SYSTEM FOR POST INSTALLATION.

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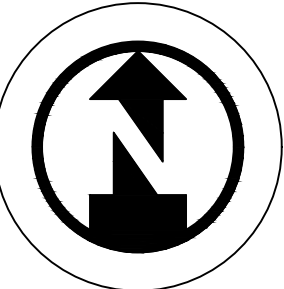
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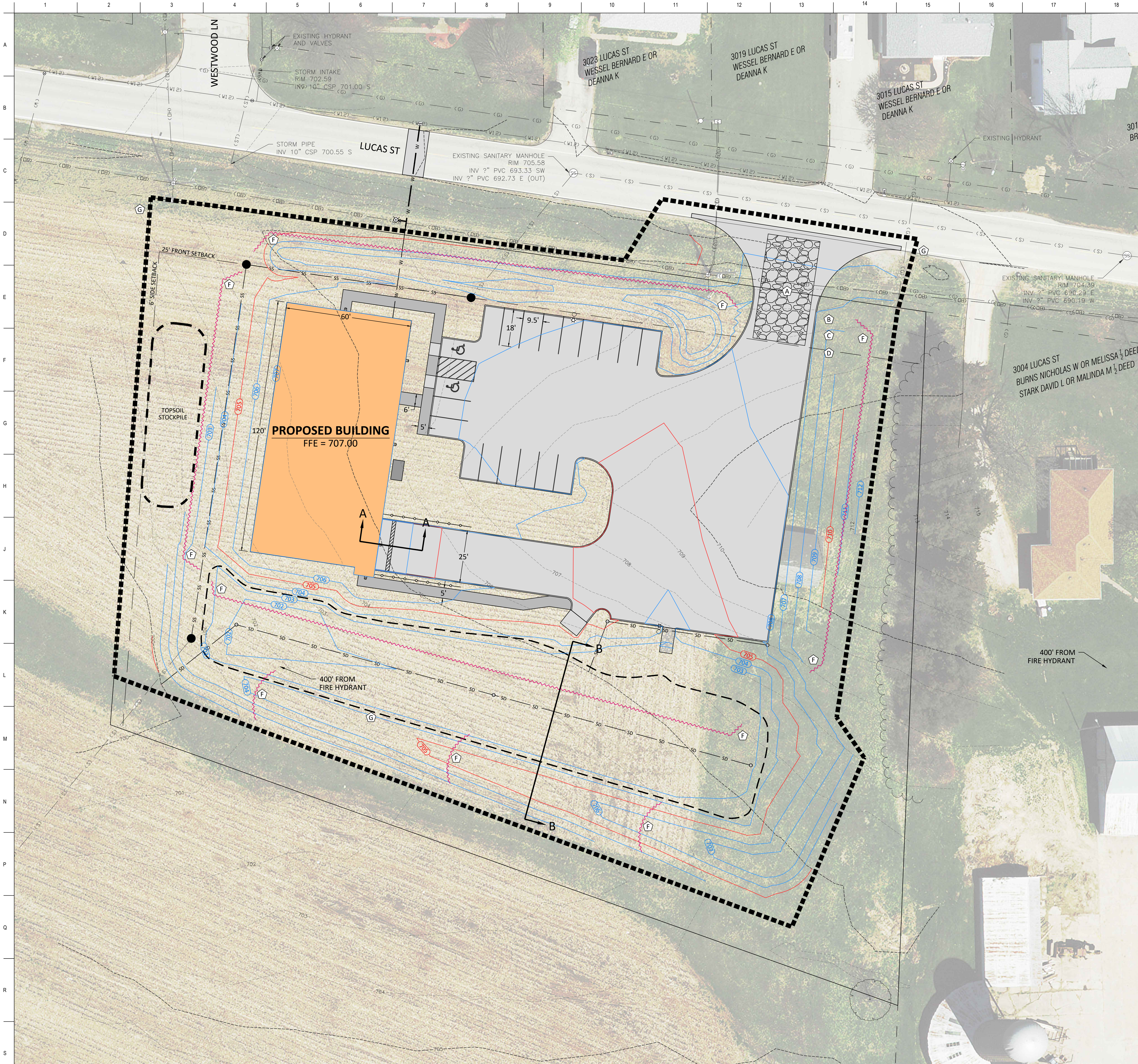
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OVERALL SITE AND
UTILITY PLAN

C2.00

CITY SITE PLAN SUBMITTAL / 50% CD'S REVIEW 2022.07.01



SWPPP PLAN KEYNOTES:

- (A) INSTALL STABILIZED CONSTRUCTION ENTRANCE. 50'X25'
- (B) PROVIDE SANITATION FACILITY (PORTABLE RESTROOM.)
- (C) PROVIDE CONCRETE WASHOUT.
- (D) PROVIDE ENCLOSURE FOR STORAGE OF DOCUMENTS (PERMITS, SWPPP, INSPECTION FORMS, ETC.)
- (E) PROVIDE INLET PROTECTION PRIOR TO GRADING ACTIVITIES. MAINTAIN THROUGHOUT CONSTRUCTION. REMOVE UPON FINAL STABILIZATION.
- (F) INSTALL PERIMETER MEASURES PRIOR TO STARTING CONSTRUCTION.
- (G) CONSTRUCTION LIMITS. ■■■■■■
- (H) ROOF PITCH DIRECTION

NOTES

- CONTRACTOR TO PROVIDE STOCKPILE TEMPORARY EXCAVATION SPOILS ON SITE AND PROVIDE PERIMETER MEASURES ON DOWN-SLOPE SIDE OF PILE TO CONTAIN RUNOFF AND PREVENT SEDIMENT TRANSPORTATION.
- FINAL RESTORATION OF ALL NON-PAVED DISTURBED AREAS TO BE SEEDED AND MULCHED WITH TYPE 1 LAWN MIXTURE UNLESS SHOWN OTHERWISE.
- CONTRACTOR TO PROVIDE APPROPRIATE TRAFFIC CONTROL WHEN NECESSARY. TRAFFIC CONTROL MEASURES SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL SEEDED AREAS ARE TO BE MULCHED AND SLOPES OF GREATER THAN 4:1 ARE TO BE SEEDED AND MATTED.

LEGEND:

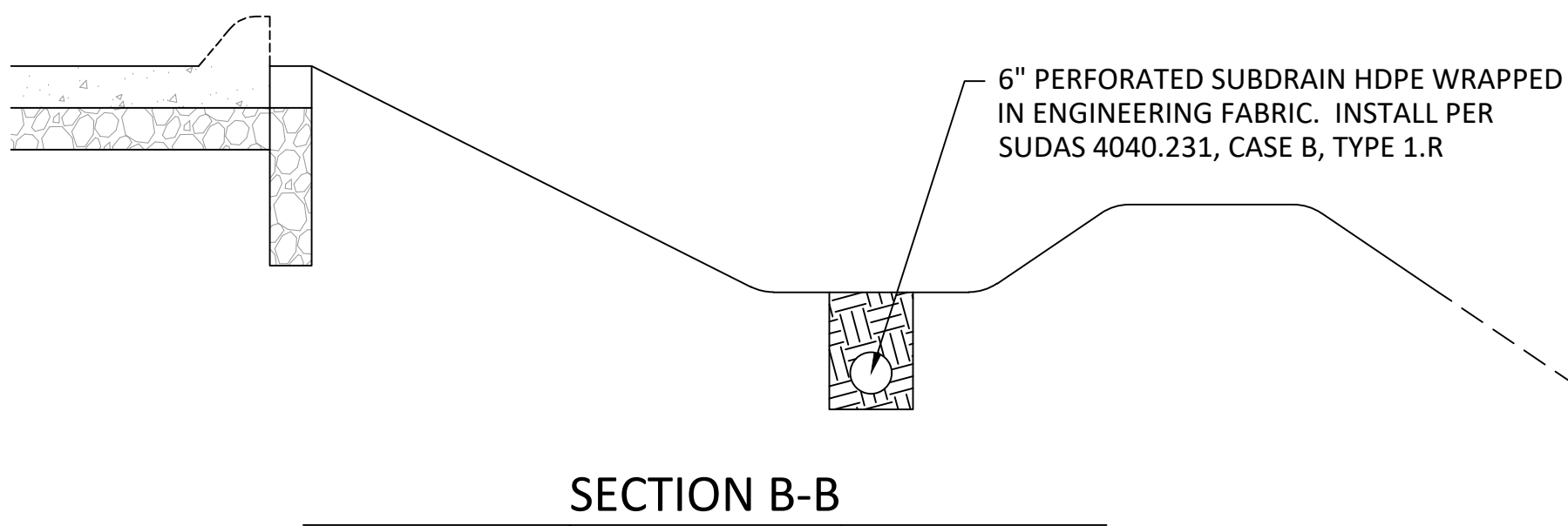
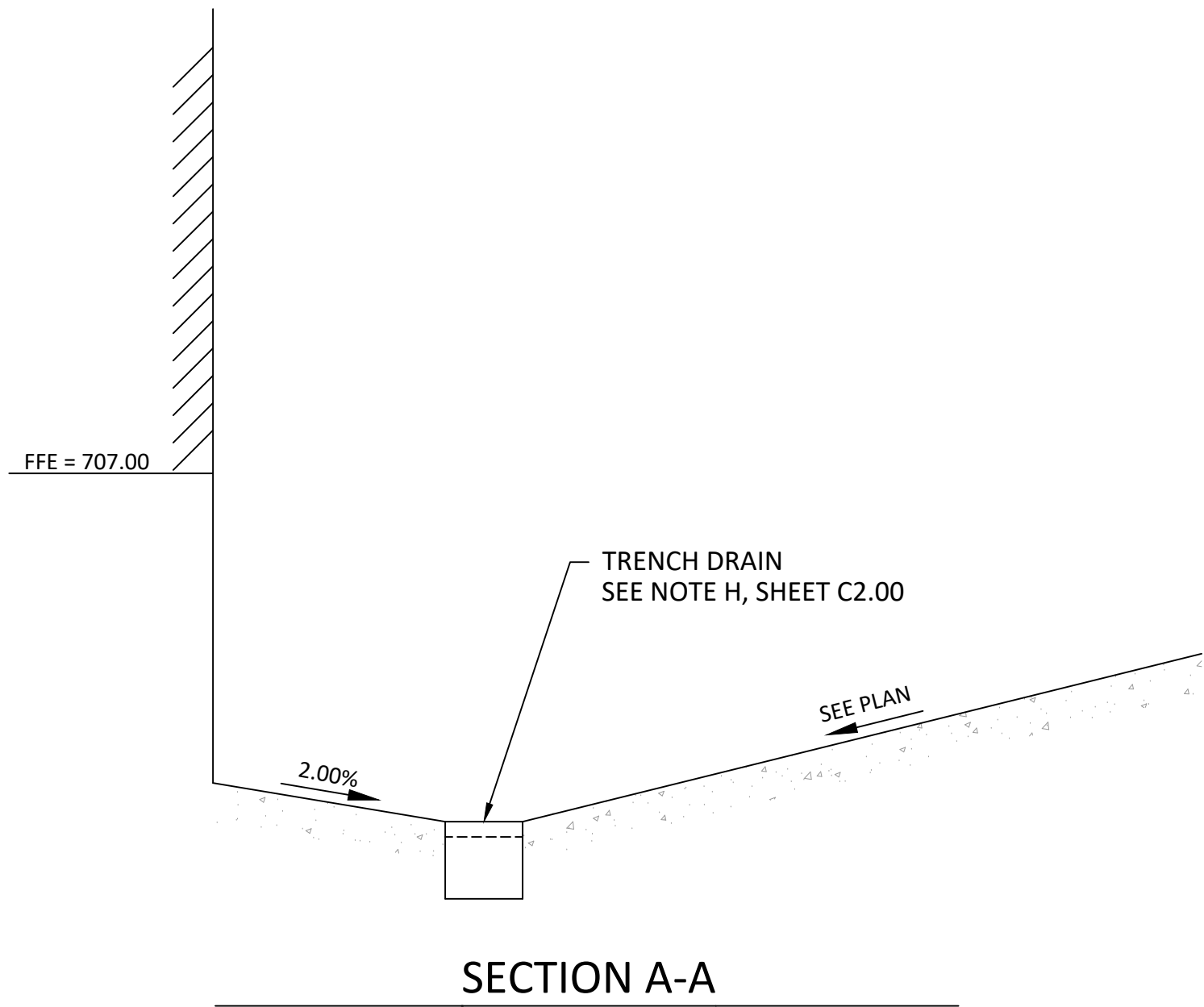
~~~~~ SILT FENCE OR FILTER SOCK

STORMWATER POLLUTION PREVENTION:

SITE AREA: THE SITE IS APPROXIMATELY 1.50 ACRES OF WHICH 1.29 ACRES WILL BE DISTURBED BY CONSTRUCTION ACTIVITIES.

DISTURBED AREA GREATER THAN 1.00 ACRE, GENERAL PERMIT 2 (GP2) IS REQUIRED.

RECEIVING WATERS: THE DEVELOPMENT SITE WILL ULTIMATELY DRAIN TO THE MISSISSIPPI RIVER.



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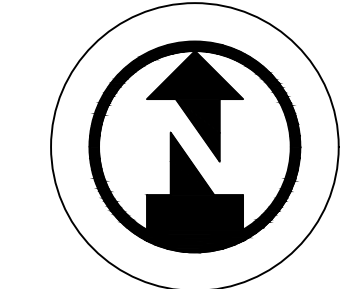
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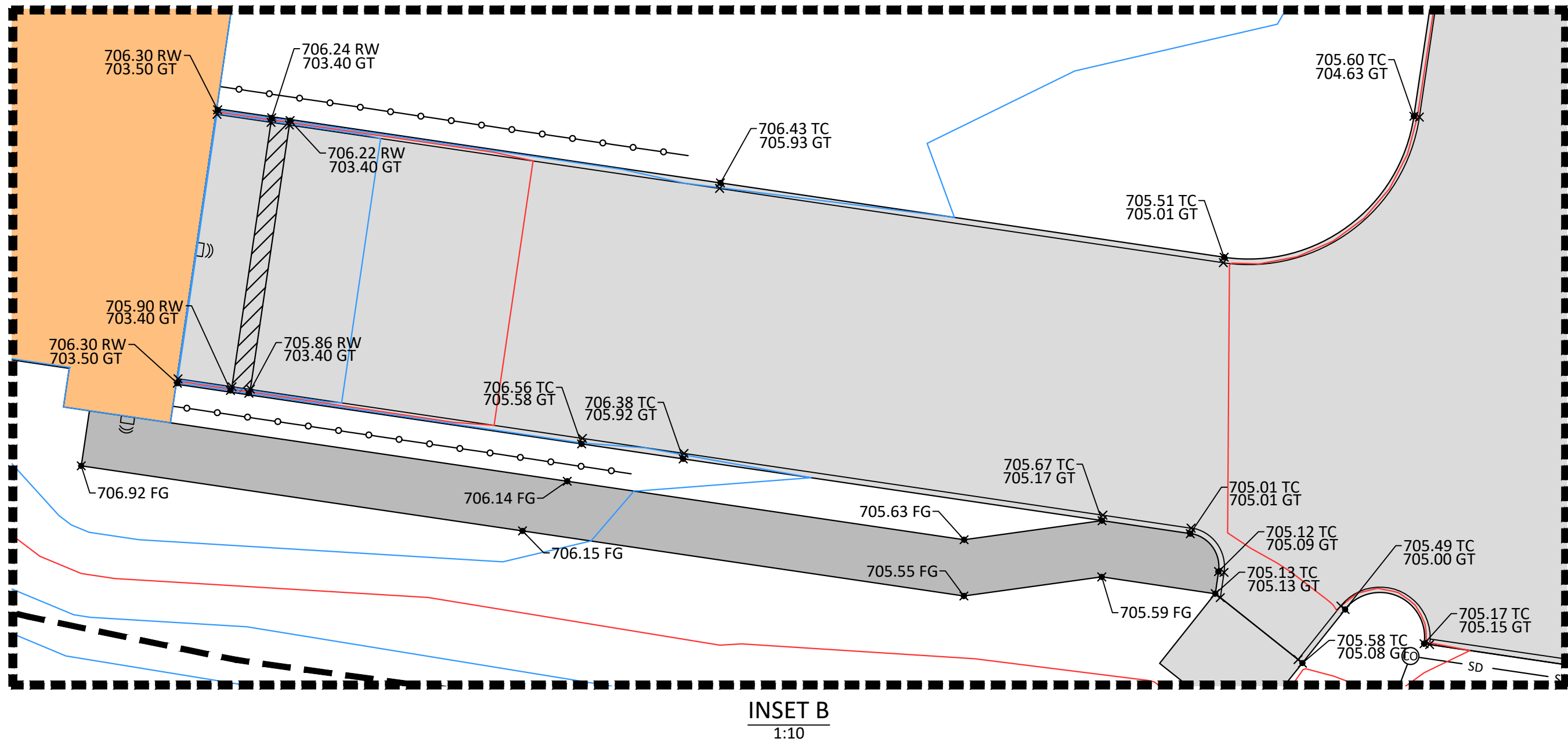
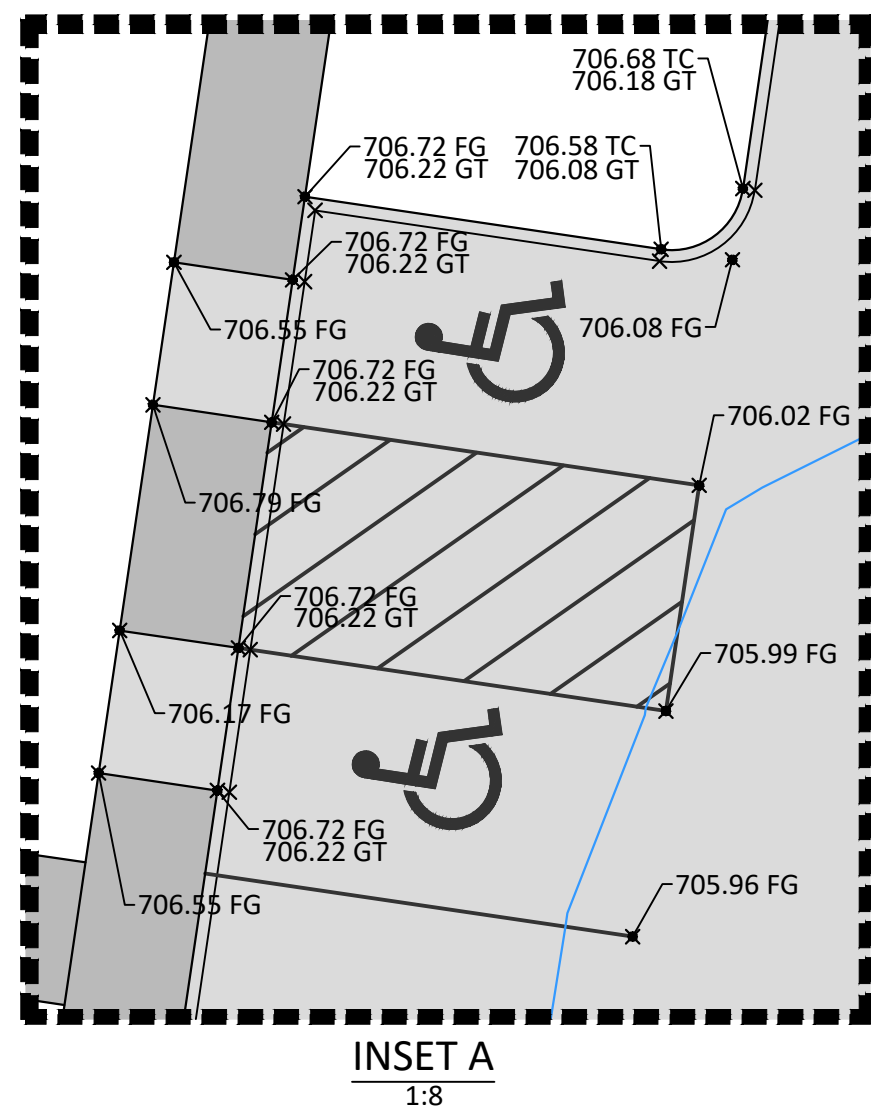
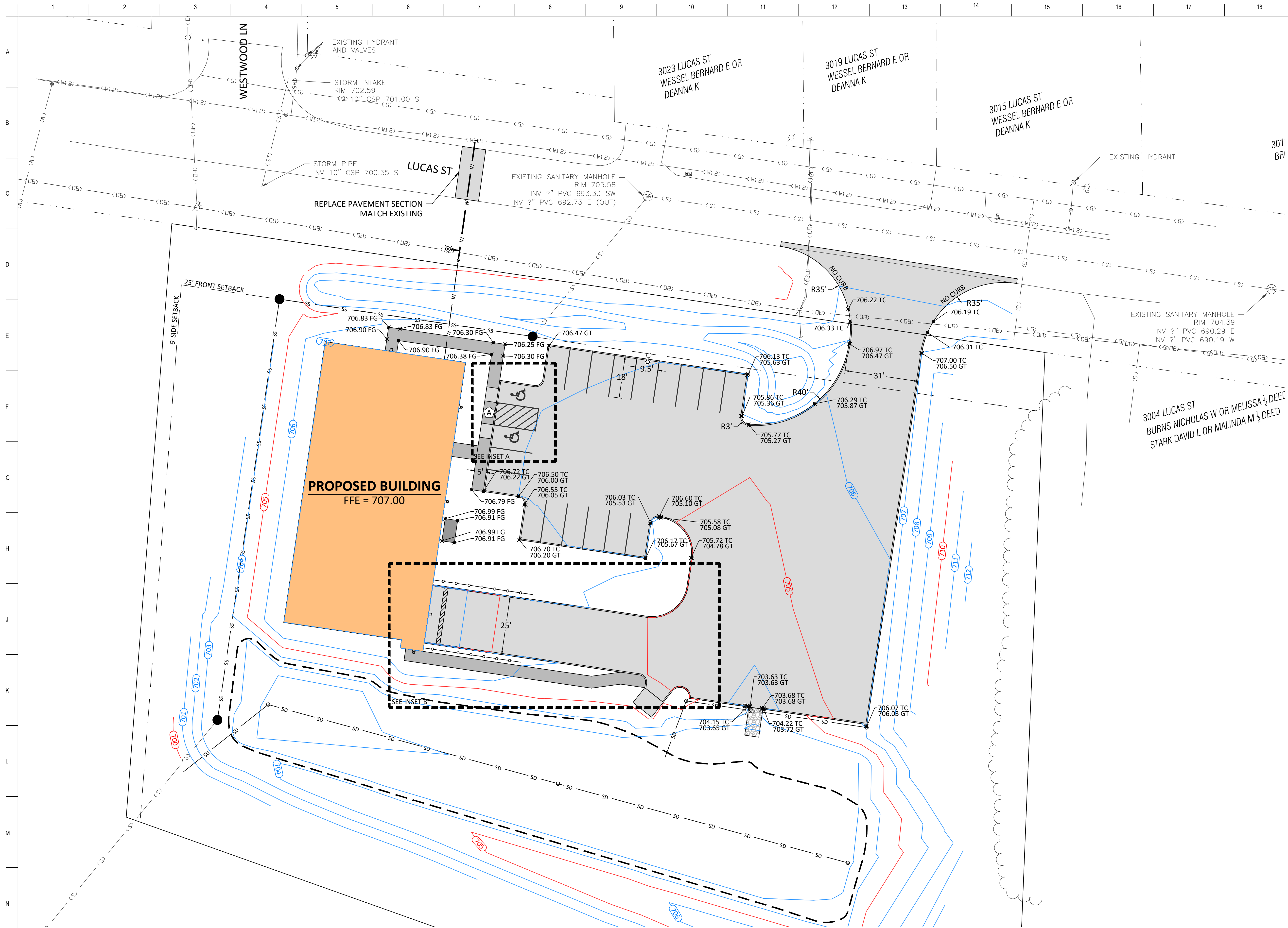
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GRADING AND  
EROSION CONTROL  
PLAN

C3.00

CITY SITE PLAN SUBMITTAL / 50% CD'S REVIEW 2022.07.01



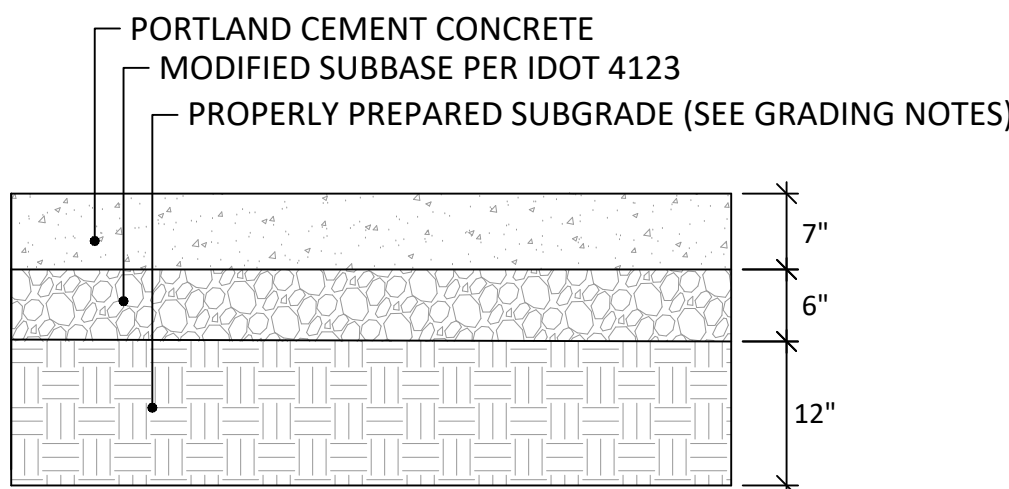


PAVING PLAN KEY NOTES:

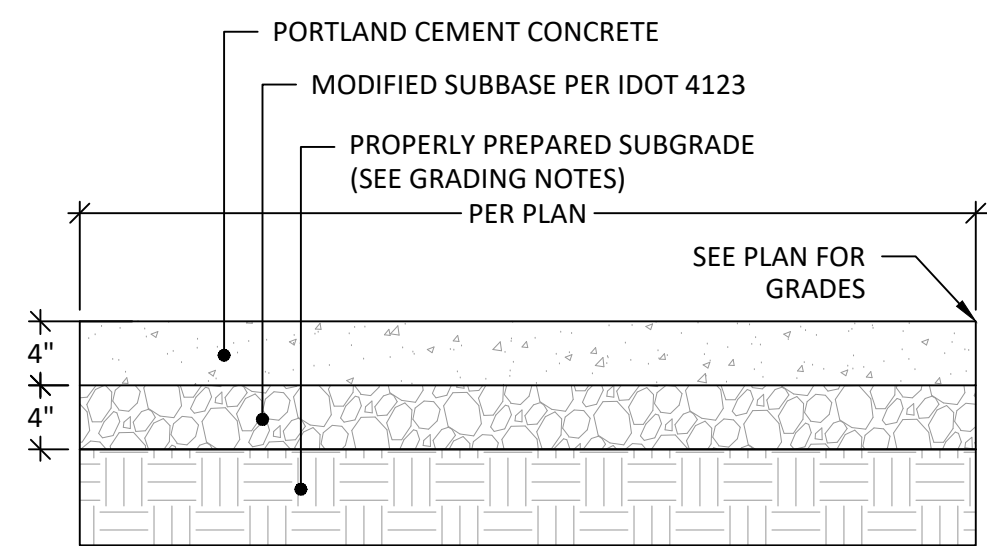
- △ SIDEWALK AT ADA STALLS TO SLOPE DOWN TO GUTTER ELEVATION AT 12:1 SLOPE (MAX)
- △ BEGIN TRANSITION FROM NO CURB TO STANDARD CURB. SEE PCC CURB DETAILS SUDAS PV-102

GENERAL NOTES:

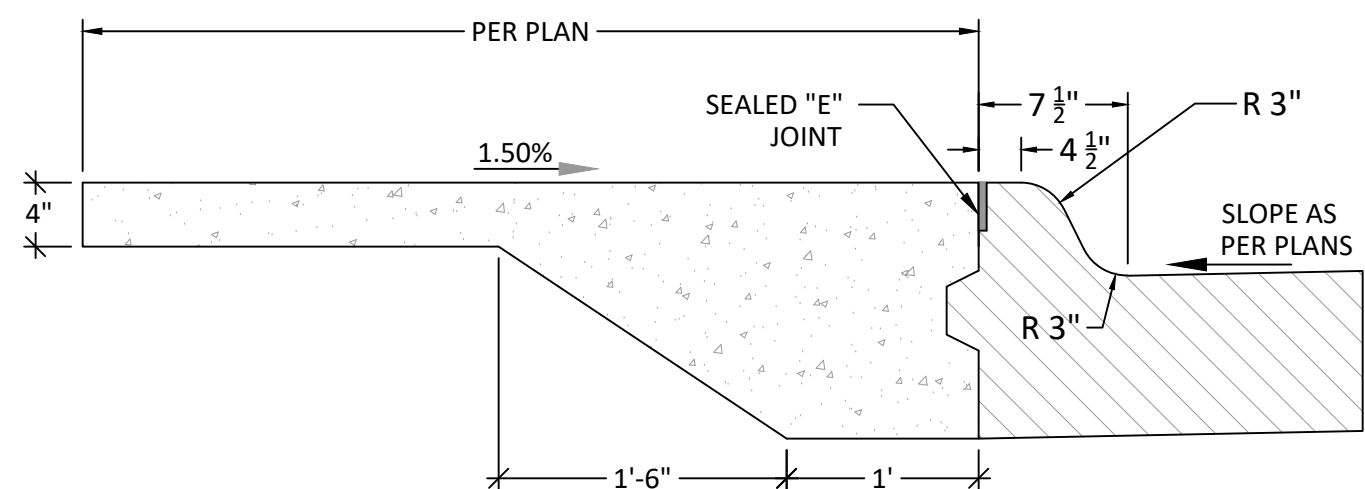
- JOINTING PLAN TO BE SUBMITTED BY PAVING CONTRACTOR FOR ENGINEER REVIEW PRIOR TO PLACEMENT.
  - SEE SUDAS SECTION 7010 FOR ADDITIONAL CONCRETE PAVING REQUIREMENTS
- TW = TOP OF WALK  
TC = TOP OF CURB  
TP = TOP OF PAVEMENT  
GT = GUTTER
3. ASSUME STANDARD 6" CURB UNLESS NOTED OTHERWISE.



HEAVY DUTY PAVEMENT SECTION 1



STANDARD PAVEMENT SIDEWALK SECTION 2



CLASS A SIDEWALK - DETAIL 1

LEGEND

- SIDEWALK PCC PAVEMENT
- HEAVY DUTY PCC PAVEMENT

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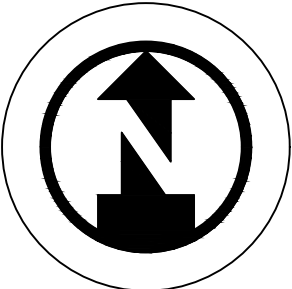
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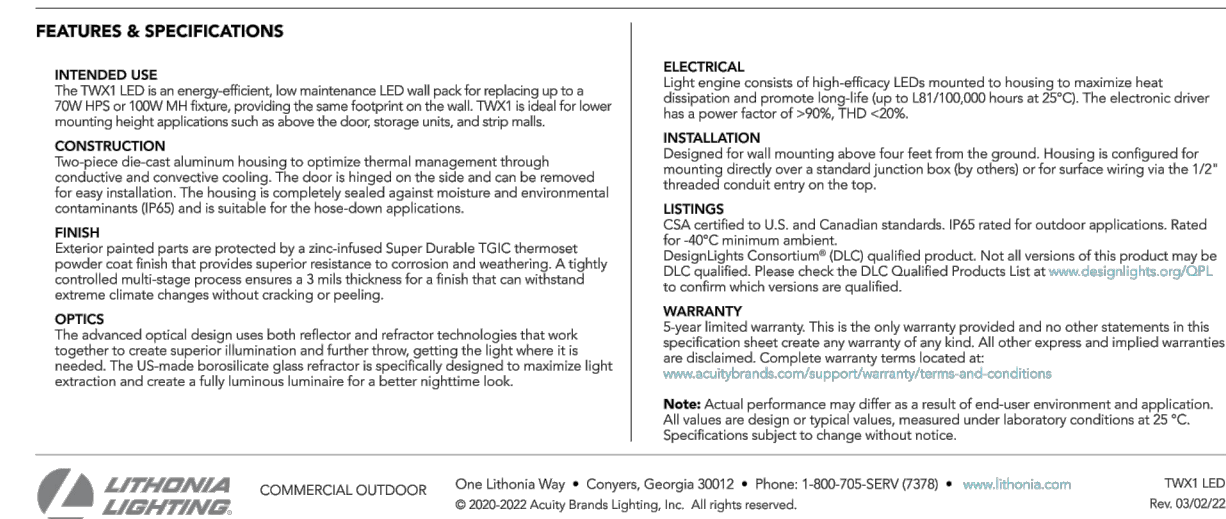
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PAVEMENT PLAN

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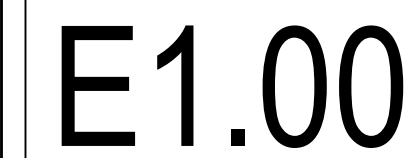
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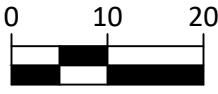
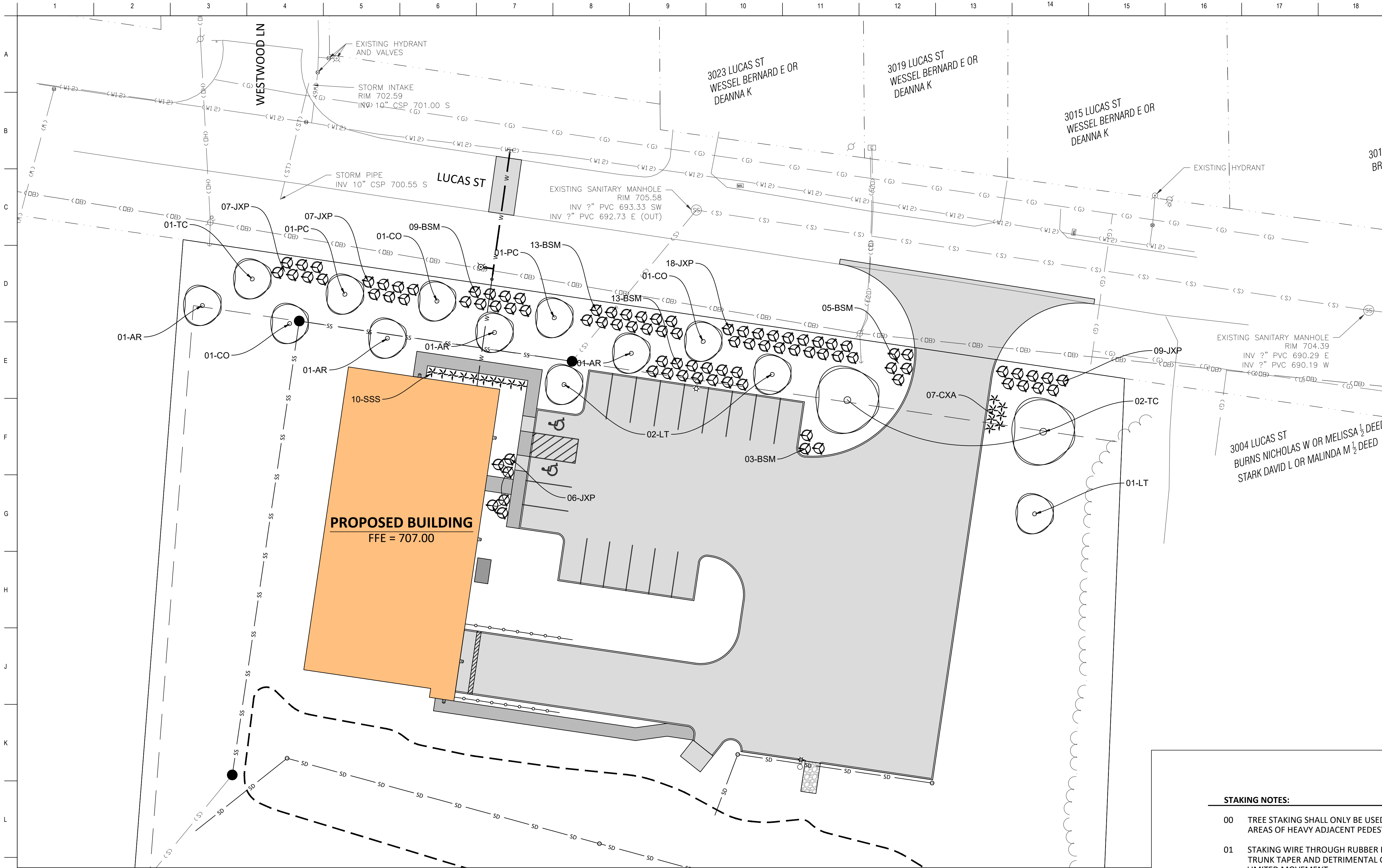


| TOTAL OUTDOOR LIGHT OUTPUT |          |        |              |
|----------------------------|----------|--------|--------------|
| TAG                        | QUANTITY | LUMENS | TOTAL LUMENS |
| 1                          | 2        | 9,843  | 19,686       |
| 2                          | 4        | 1,289  | 5,156        |
| 3                          | 1        | 1,600  | 1,600        |
|                            |          | TOTAL  | 26,442       |
| LUMENS PER NET ACRE (2.5)  |          |        | 10,493       |

www.rtmec.com







SOD/SEED APPLICATION NOTES:

- 01 IF TURF GRASS LAWN SEED ALTERNATE IS USED IN LIEU OF SOD, ALL SEEDING APPLICATIONS SHALL BE PROVIDED BY UNITED SEEDS INC, OR APPROVED EQUAL.
- 02 ALL TURF GRASS LAWN AREAS, WHETHER SODDED OR SEEDED, UNLESS NOTED OTHERWISE, ARE TO BE PLANTED AND INSTALLED AS PER THE 'TECHNICAL BULLETIN' FOR 'SOD GROWER II KENTUCKY BLUEGRASS BLEND' PROVIDED BY UNITED SEEDS, OR APPROVED EQUAL. TECHNICAL BULLETIN FOR 'SOD GROWER II KENTUCKY BLUEGRASS BLEND' CAN BE FOUND ON THE UNITED SEEDS WEBSITE: www.unitedseeds.com
- 03 ALL TURF GRASS SOD TO BE OF THE SAME PERFORMANCE QUALITY AND SPECIES TYPE OF THE 'SOD GROWER II KENTUCKY BLUEGRASS BLEND' PROVIDED BY UNITED SEEDS, OR APPROVED EQUAL. BLUEGRASS VARIETIES SHALL INCLUDE: 'CONCERTO', 'NU BLUE', 'BEYOND', AND 'EVEREST'.

CONTACT INFO:

United Seeds Inc.  
1800 Dixon Ave, Suite A  
Des Moines, IA 50316  
Ph: 1-800-365-6674  
Web: www.unitedseeds.com

SHORT-GRASS NATIVE SEED APPLICATION NOTES:

- 01 NATIVE SEED GRASS SHALL BE "LITTLE BUCKAROO NATIVE MIXTURE" FROM UNITED SEEDS, INC. OR APPROVED EQUAL AND MIX WITH COVER CROP.
- 02 INSTALL PER SEED SOURCE SPECIFICATIONS.

CONTACT INFORMATION:

UNITED SEEDS, INC.  
1800 DIXON AVE. SUITE A  
DES MOINES, IOWA  
515-282-1750  
WWW.UNITEDSEEDS.COM

STAKING NOTES:

- 00 TREE STAKING SHALL ONLY BE USED IF NOTED, IN HIGH WIND AREAS, OR AREAS OF HEAVY ADJACENT PEDESTRIAN TRAFFIC.
- 01 STAKING WIRE THROUGH RUBBER HOSE SET LOOSE TO ALLOW FOR TRUNK TAPER AND DETRIMENTAL GROWTH. TREE SHOULD ALLOW LIMITED MOVEMENT.
- 02 STEEL FENCE POST STAKE DRIVEN INSIDE MULCH RING DIAMETER. DRIVE STAKES 1'-0" INTO UNDISTURBED SOIL BELOW ROOTBALL.

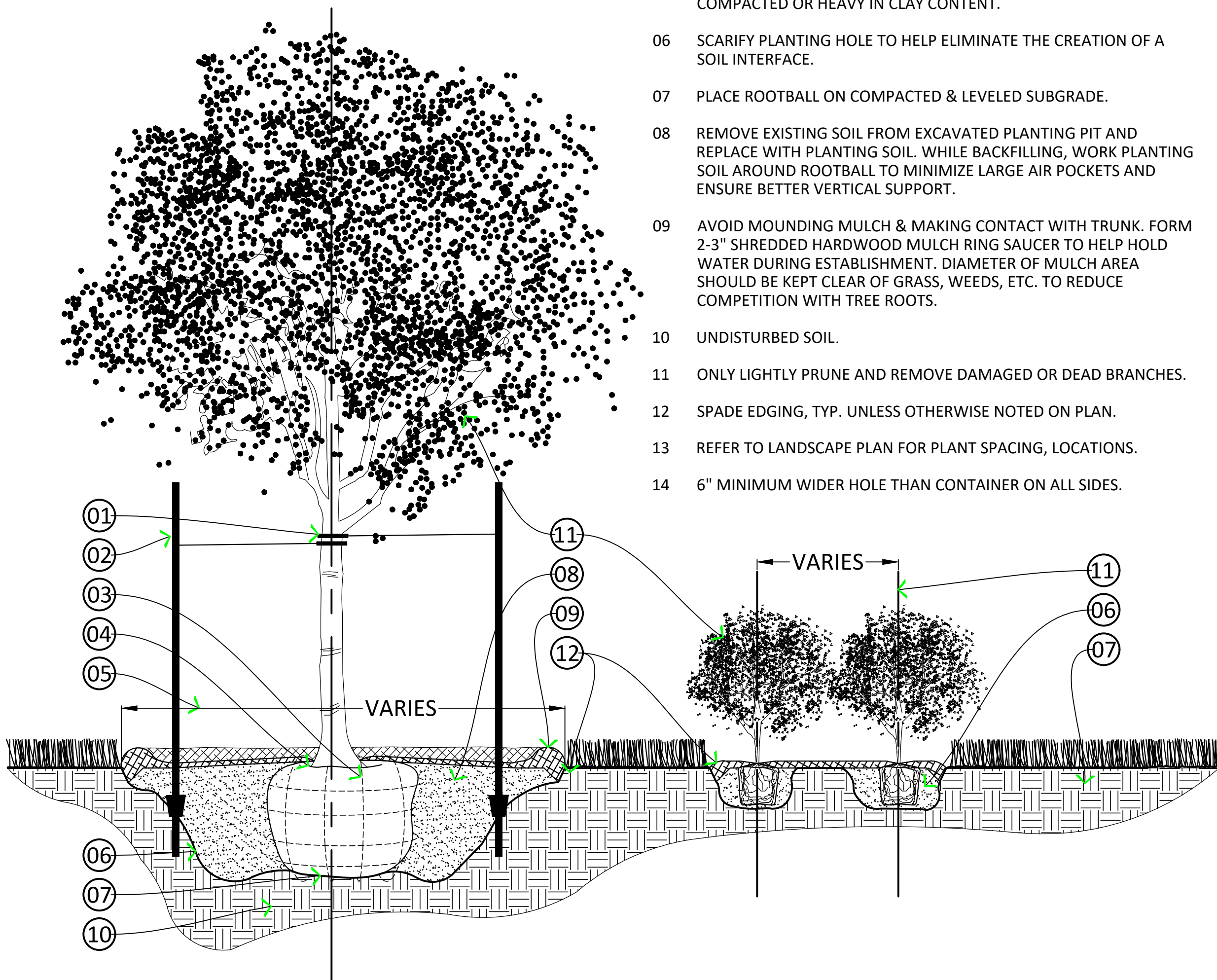
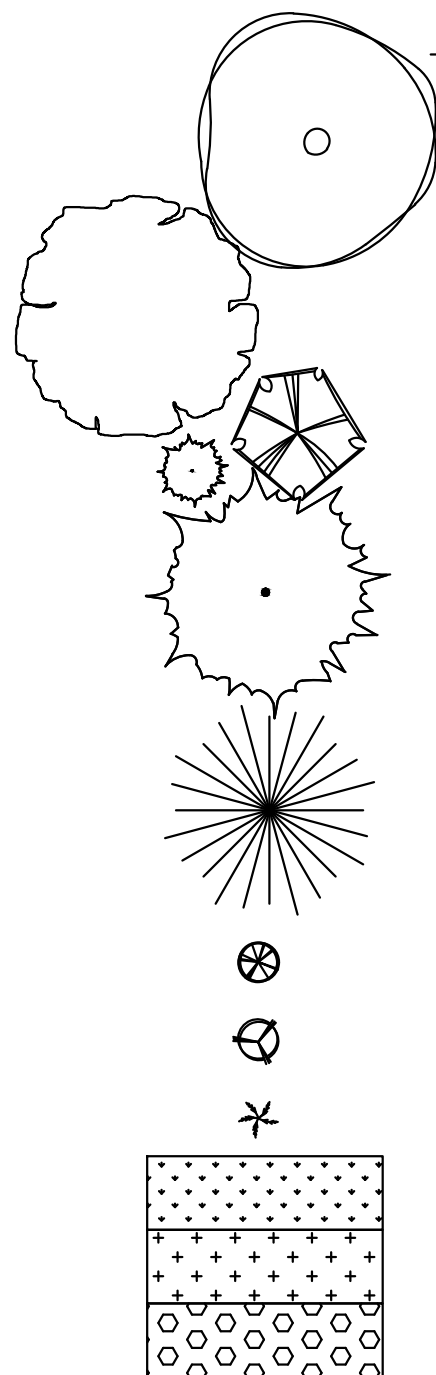
TREE & SHRUB PLANTING NOTES:

- 03 REMOVE WIRE BASKET AND BURLAP ONCE PLACED INTO PLANTING HOLE. REMOVE ALL SISAL AND SYNTHETIC TWINE.
- 04 TRUNK FLARE SHOULD BE EXPOSED BEFORE DETERMINING PLANTING HOLE DEPTH. PLANT TREE WITH TRUNK FLARE 1-2" MAXIMUM ABOVE ORIGINAL GRADE, AVOID PLANTING TREE TOO DEEPLY.
- 05 PLANTING HOLE TO BE AT MINIMUM 3 TIMES THE WIDTH OF ROOTBALL AT SOIL SURFACE, SLOPING TO THE WIDTH OF ROOT BALL AT BASE. PLANTING HOLE WIDTH NEAR SURFACE IS INCREASED TO 5 TIMES THE WIDTH OF ROOTBALL WHEN SOILS ARE HIGHLY COMPACTED OR HEAVY IN CLAY CONTENT.
- 06 SCARIFY PLANTING HOLE TO HELP ELIMINATE THE CREATION OF A SOIL INTERFACE.
- 07 PLACE ROOTBALL ON COMPACTED & LEVELED SUBGRADE.
- 08 REMOVE EXISTING SOIL FROM EXCAVATED PLANTING PIT AND REPLACE WITH PLANTING SOIL. WHILE BACKFILLING, WORK PLANTING SOIL AROUND ROOTBALL TO MINIMIZE LARGE AIR POCKETS AND ENSURE BETTER VERTICAL SUPPORT.
- 09 AVOID MOUNDING MULCH & MAKING CONTACT WITH TRUNK. FORM 2-3" SHREDDED HARDWOOD MULCH RING SAUCER TO HELP HOLD WATER DURING ESTABLISHMENT. DIAMETER OF MULCH AREA SHOULD BE KEPT CLEAR OF GRASS, WEEDS, ETC. TO REDUCE COMPETITION WITH TREE ROOTS.
- 10 UNDISTURBED SOIL.
- 11 ONLY LIGHTLY PRUNE AND REMOVE DAMAGED OR DEAD BRANCHES.
- 12 SPADE EDGING, TYP. UNLESS OTHERWISE NOTED ON PLAN.
- 13 REFER TO LANDSCAPE PLAN FOR PLANT SPACING, LOCATIONS.
- 14 6" MINIMUM WIDER HOLE THAN CONTAINER ON ALL SIDES.

LANDSCAPE LEGEND

PLANTS:

- PROPOSED DECIDUOUS TREE
- EXISTING DECIDUOUS TREE
- PROPOSED DECIDUOUS UNDERSTORY/ORNAMENTAL
- PROPOSED EVERGREEN TREE
- EXISTING EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORN. PLANTS/GRASSES
- SOD/SEED TURF GRASS
- SHORT-GRASS NATIVE SEED
- 4-6" CLEAN ROCK MULCH; STEEL EDGE, TYP.



| ID                                                                                                           | QTY. | BOTANICAL/COMMON NAME                                                                   | ROOT   | NOTES                                                                  |
|--------------------------------------------------------------------------------------------------------------|------|-----------------------------------------------------------------------------------------|--------|------------------------------------------------------------------------|
| DECIDUOUS TREES                                                                                              |      |                                                                                         |        |                                                                        |
| AR                                                                                                           | 4    | Acer rebrum 'Northwood'<br>RED MAPLE                                                    | BB     | 40-60' H X 25-40' W,<br>MIN. OF 1.5" TRUNK DIAMETER AT 12" ABOVE GRADE |
| CO                                                                                                           | 3    | Celtis occidentalis<br>HACKBERRY                                                        | BB     | 40-60' H X 40-60' W,<br>MIN. OF 1.5" TRUNK DIAMETER AT 12" ABOVE GRADE |
| LT                                                                                                           | 3    | Liriodendron tulipifera<br>TULIP TREE                                                   | BB     | 60-90' H X 30-50' W,<br>MIN. OF 1.5" TRUNK DIAMETER AT 12" ABOVE GRADE |
| PC                                                                                                           | 2    | Pyrus calleryana<br>'REDSPIRE' ORNAMENTAL PEAR                                          | BB     | 30-40' H X 25-35' W,<br>MIN. OF 1.5" TRUNK DIAMETER AT 12" ABOVE GRADE |
| TC                                                                                                           | 3    | Tilia cordata 'Greenspire'<br>GREENSPIRE LINDEN                                         | BB     | 30-40' H X 25-35' W,<br>MIN. OF 1.5" TRUNK DIAMETER AT 12" ABOVE GRADE |
| EVERGREEN SHRUBS                                                                                             |      |                                                                                         |        |                                                                        |
| JXP                                                                                                          | 47   | Juniperus x pfitzeriana 'Mint Julep'<br>MINT JULEP CHINESE JUNIPER                      | 2 GAL. | 4-6' H X 4-6' W,<br>MIN. OF 24" HEIGHT WHEN PLANTED                    |
| BSM                                                                                                          | 43   | Buxus sempervirens 'Monroe' PP15243<br>GREEN TOWER BOXWOOD                              | 2 GAL. | 4-6' H X 4-6' W,<br>MIN. OF 24" HEIGHT WHEN PLANTED                    |
| ORNAMENTAL PLANTS AND GRASSES                                                                                |      |                                                                                         |        |                                                                        |
| SSS                                                                                                          | 10   | Schizachyrum scoparium 'Standing Ovation' PP#25,202<br>STANDING OVATION LITTLE BLUESTEM | 2 GAL. | 2-3' H X 1-2' W                                                        |
| CXA                                                                                                          | 7    | Calamagrostis x acutiflora 'Karl Foerster'<br>'KARL FOERSTER' FEATHER REED GRASS        | 2 GAL. | 2-6' H X 2-3' W                                                        |
| ALL PLANTS SHALL BE NURSERY MATCHED, QUALITY SPECIMEN:<br>American National Standards Institute (ANSI) Z60.1 |      |                                                                                         |        |                                                                        |

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CIVIL / STRUCTURAL / MEP ENGINEER

Axiom Consultants

60 East Court Street, Unit 03  
Iowa City, IA 52240  
P: 319.519.6220  
www.axiom-con.com

STRUCTURAL ENGINEER

IMEG

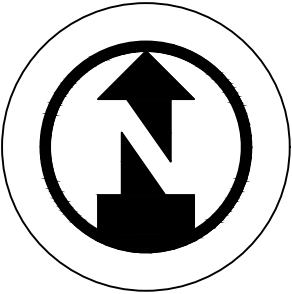
623 26th Avenue  
Rock Island, IL 61201  
P: 309.788.0673  
www.imegcorp.com

MEP / FP ENGINEER

RTM Engineering

Consultants

5137 Utica Ridge Rd  
Davenport, IA 52807  
P: 563.726.6310  
www.rtmec.com



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DATE

REVISIONS

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LANDSCAPING PLAN

L1.00

CITY SITE PLAN SUBMITTAL / 50% CD'S REVIEW 2022.07.01