CITY OF RIVERSIDE

PLANNING AND ZONING COMMISSION MEETING

RIVERBOAT ROOM-CITY HALL

60 N GREENE ST

TUESDAY, MAY 23, 2023 at 6:00 pm

1. Call meeting to order.
2. Roll Call
3. Approval of the agenda
4. Approval of 3-28-23 Minutes
5. Mike Lombard – Site Plan, RV Park, Lot 3B Eastside Commercial Site
6. Adjourn

Planning & Zoning Meeting March 28, 2023

The Riverside Planning and Zoning Commission met on Tuesday, March 28th , 2023 at 6:00 p.m. in the Riverboat Room of City Hall with the following members present: Kris Westfall, Denise Reschly, Phil Richman, Bob Schneider, Rob Weber, and Doug Havel, and Bob Yoder. City Clerk Becky LaRoche, Mayor Allen Schneider, Council Member Tom Sexton, Axiom Consultants Brian Boelk, Ron Miller, Cody Huber, Jason Sickels, Don Prybil, and Jeff Edberg were also present.

Chair Kris Westfall called the meeting to order at 6:00 p.m., followed by roll call of those present.

Motion made by Schneider, second by Richman to approve agenda. Passed 7-0.

Motion made by Richman, second by Reschly to approve minutes of 2-1-23. Passed 7-0.

Boelk presented Future New Development Concept Drawings for:

Ron Miller; 8-unit housing at Hwy 22 and Boise Street
Cody Huber & Jason Sickels; diesel repair/truck wash on Prybil/Stumpf property west of Casey's
Steve Mann; Townhomes and Condos north of Kum & Go

Richman moved, second by Yoder to approve recommendation to City Council of rezoning lot west of Casey's from C-3 Avenue of Saints Commercial to C-1 Central Business Commercial. Passed 7-0.

Boelk presented Annexation options and procedures for future reference.

Yoder moved, second by Richman to adjourn at 7:15 pm. Passed 7-0.

Next P&Z meeting will be April 25, 2023.

Kris Westfall, Planning + Zoning Commission Chair

Kris Westfall, Planning & Zoning Commission Chair

Becky LaRoche

Becky LaRoche, City Clerk

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.

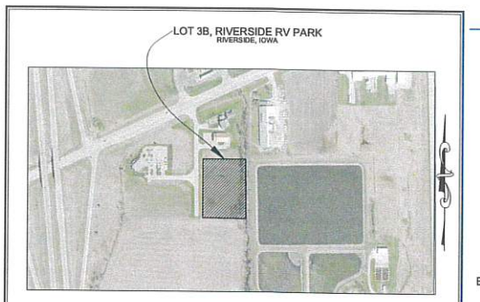
WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONTRACTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAKING ARRANGEMENTS FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE IN ALL CASES. 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 THEREIN. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

SITE PLAN
LOT 3B, EASTSIDE COMMERCIAL SITE
RIVERSIDE, WASHINGTON COUNTY, IOWA

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

OWNER/APPLICANT:
LOMBARD, MIKE
3127 130TH STREET
RIVERSIDE, IA 52327

GRAPHIC SCALE IN FEET 1"=30'



LOCATION MAP
NOT TO SCALE

2.83 AC

MMS
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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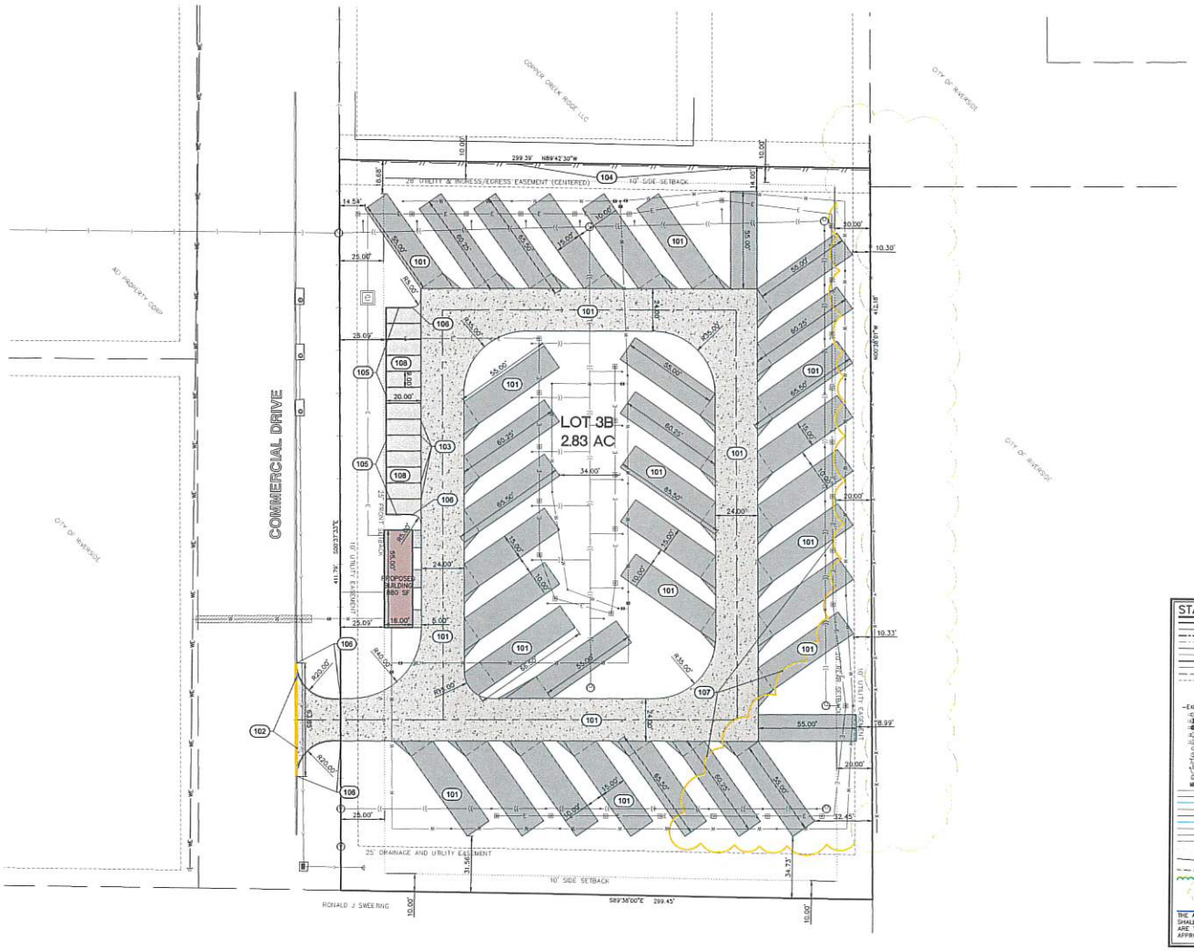
Date	Revision



C120	OVERALL SITE LAYOUT AND DIMENSION PLAN
C140	OVERALL SITE GRADING, EROSION CONTROL AND SWPPP
C141	DETAILED SITE GRADING PLAN-NORTH HALF
C142	DETAILED SITE GRADING PLAN-SOUTH HALF
C160	SITE SANITARY SEWER PLAN
C161	SITE WATER PLAN
C162	SITE ELECTRICAL PLAN
C500	GENERAL NOTES AND DETAILS
L100	SITE LANDSCAPE PLAN

LEGAL DESCRIPTION
LOT 3B, EASTSIDE COMMERCIAL SITE, RIVERSIDE, IOWA, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 23, PAGE 0241, PLAT RECORDS OF WASHINGTON COUNTY, IOWA.

UNDERLYING ZONING: C-3 AVENUE OF THE SAINTS COMMERCIAL DISTRICT (2.83 AC)

DEVELOPMENT CONSISTS OF A 35 SPACE RV CAMP GROUND
SETBACK REQUIREMENTS FOR C-3:
MINIMUM LOT AREA: 5,000 SF
MINIMUM WIDTH: 50 FT
MINIMUM LOT DEPTH: 100 FT
FRONT YARD SETBACK: 25 FT
INTERIOR SIDE YARD SETBACK: 10 FT
REAR YARD SETBACK: 20 FT
FLOOR AREA RATIO: ----
MAXIMUM HEIGHT OF PRINCIPAL BUILDING: 75 FT

PARKING REQUIRED: 1 SPACE PER 300 SF OF FLOOR AREA.
900 SF FLOOR AREA = 3 SPACES REQUIRED

PROVIDED PARKING:
OUTDOOR SPACES = 13 SPACES
TOTAL SPACES = 13 SPACES
RV SPACES PROVIDED = 35 SPACES

SITE AREA	123,327 SF (100%)	(2.83 AC)
BUILDINGS AREA	880 SF	(0.7%)
PAVING AREA	55,879 SF	(45.3%)
GREEN SPACE	66,528 SF	(53.9%)

THE DEVELOPED LOT IS LOCATED WITHIN FEMA ZONE X, AN AREA OF MINIMAL FLOOD HAZARD, AND IS LOCATED ABOVE THE 500 YEAR FLOOD EVENT ELEVATION

PAVING LEGEND

- PROPOSED 4" PCC SIDEWALK (150 SF)
- PROPOSED 6" PCC PARKING (2,351 SF)
- PROPOSED 7" PCC RV PARKING (32,217 SF)
- PROPOSED 7" PCC DRIVE (22,069 SF)

*SIZE OF PATTERN MAY VARY BASED ON SCALE OF SHEET.
*TOTALS LISTED ARE CALCULATED FOR THE ENTIRE SITE AREA

OVERALL SITE LAYOUT AND DIMENSION 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
- POWER POLE
- POWER POLE W/DROP
- POWER POLE W/TRANS
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- LIGHT POLE
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- EXISTING STORM SEWER
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- ELECTRICAL LINES
- TELEPHONE LINES
- GAS LINES
- CONTOUR LINES (1' INTERVAL)
- PROPOSED GROUND
- EXISTING 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

NUMBER	KEYNOTE
101	INSTALL DRIVE/RV STALLS WITH NO CURB PER DETAIL ON SHEET C500 (THICKNESS AND MATERIAL AS NOTED)
102	GRIND EXISTING CURB AND GUTTER AT PROPOSED DRIVE LOCATION
103	INSTALL 4" WIDE PAVEMENT MARKINGS (TYP.)
104	INSTALL 6' TALL PRIVACY FENCE
105	INSTALL 6" CURB
106	TRANSITION FROM 6" CURB TO NO CURB
107	REMOVE EXISTING TREELINE
108	INSTALL PARKING STALLS WITH CURB PER DETAIL ON SHEET C500 (THICKNESS AND MATERIAL AS NOTED)

LICENSED PROFESSIONAL ENGINEER
RONALD L. AMELON
14201
IOWA
SEAL

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

RONALD L. AMELON P.E. Iowa Lic. No. 14201

My license renewal date is December 31, 20____

Pages or sheets covered by this seal:

DRAFT

LOT 3B
EASTSIDE COMMERCIAL SITE
RIVERSIDE
WASHINGTON COUNTY
IOWA

MMS CONSULTANTS, INC

Date:	05-10-2023
Designed by: BJC	Field Book No:
Drawn by: ADP	Scale: 1"= 30'
Checked by: RLA	Sheet No: C120
Project No: 11138-003	

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N, NE, E, SE, S, SW, W, NW

GRAPHIC SCALE IN FEET
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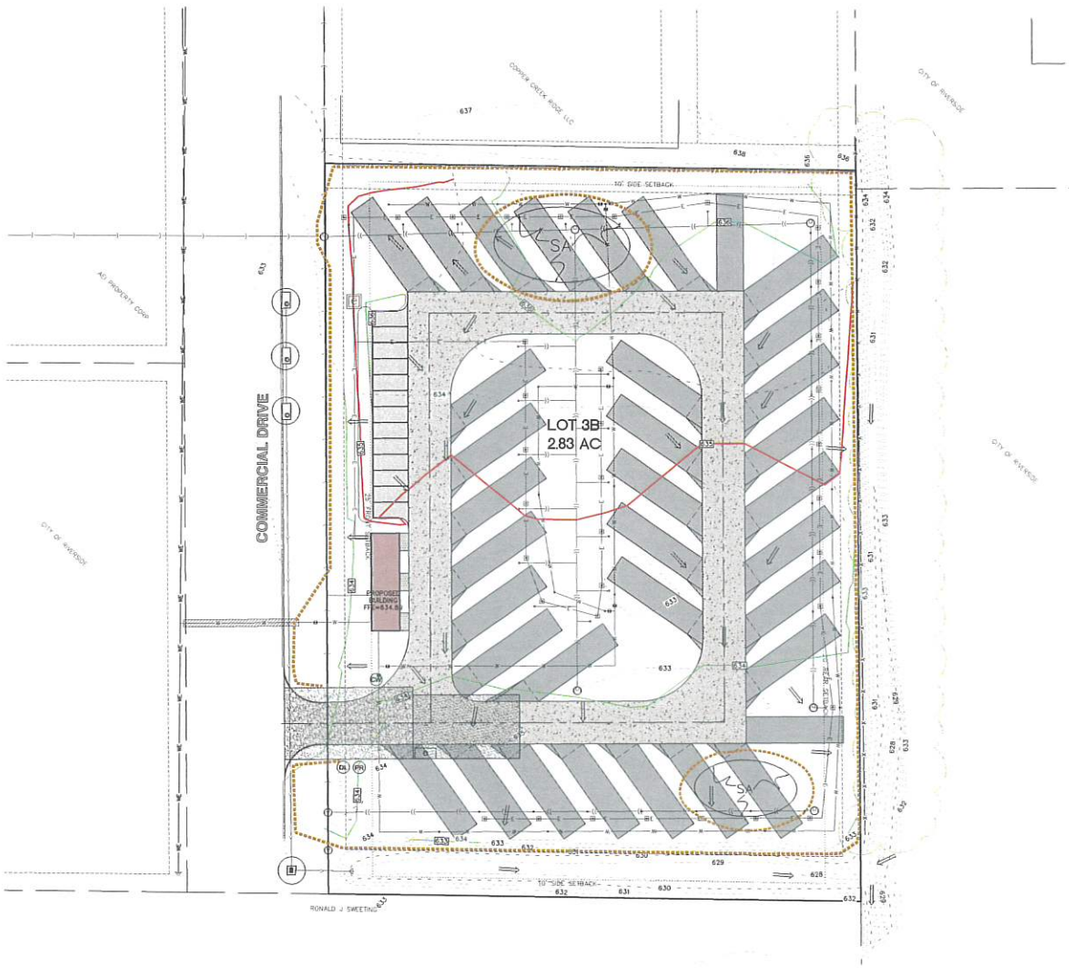

STABILIZATION SEEDING

STABILIZATION SEEDING SHALL BE IN ACCORDANCE WITH SUDAS SECTION 9010.2.02 SEED MIXTURES AND SEEDING DATES.

TABLE 9010.06: TYPE 4 SEED MIXTURE

COMMON NAME	APPLICATION RATE lb/acre
SPRING – MARCH 1 – MAY 20	
ANNUAL RYEGRASS	40
OATS*	65
SUMMER – MAY 21 – AUGUST 14	
ANNUAL RYEGRASS	50
OATS*	95
FALL – AUGUST 15 – SEPTEMBER 30	
ANNUAL RYEGRASS	40
GRAIN RYE	65

* ENGINEER MAY DELETE FOR PREVIOUSLY ESTABLISHED URBAN AREAS.

FERTILIZER SHALL BE APPLIED AT A RATE OF 300 LBS PER ACRE USING CHEMICALLY COMBINED COMMERCIAL 13-13-13 FERTILIZER (SUDAS SECTION 9010.2.03 A.2)

EROSION CONTROL LEGEND

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

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

UTILITIES

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL (1-800-292-8989) AT LEAST NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

IOWA ONE CALL

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 SUCH UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES WITHOUT UNDUE DELAY TO THE UTILITY OWNERS. THE LOCATIONS OF UTILITIES ARE BASED ON 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.

PERMANENT SEEDING OF URBAN AREAS

THE FOLLOWING SEED MIXTURE SHALL BE USED FOR PERMANENT SEEDING OF URBAN AREAS, INCLUDING ANY AREAS PREVIOUSLY MAINTAINED AS A LAWN. THE APPLICATION RATE SHALL BE 4 POUNDS PER 1,000 SQUARE FEET (2 kg per 100 m^2.)

BLUEGRASS, KENTUCKY	70%
RYEGRASS, PERENNIAL (SHEDLEAF VARIETY)	10%
FESCUE, CREEPING RED	20%

STANDARD LEGEND AND NOTES

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GRADING AND EROSION CONTROL NOTES

TOTAL SITE AREA: 2.83 ACRES
TOTAL AREA TO BE DISTURBED: 2.83 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.

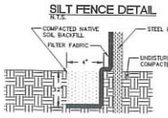
THE CONTRACTOR SHALL FOLLOW THE NPDES PERMIT, SWPPP, AND THE CITY CSR REGULATIONS.

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

EROSION CONTROL MEASURES, INCLUDING, BUT NOT LIMITED TO, TEMPORARY ROCK CONSTRUCTION ENTRANCE, CONCRETE WASHOUT AND TEMPORARY PARKING ARE STORAGE AREAS, SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9040 SUDAS STANDARD SPECIFICATIONS.

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 I.D.O.T. STANDARD SPECIFICATION SECTION 4196.01.A. SILT FENCING SHALL BE A MINIMUM OF 24" AND A MAXIMUM OF 36" HIGH WHEN COMPLETE.
3. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE FENCE TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, THE FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6" OVERLAP, AND SECURELY SEALED.
4. POSTS SHALL BE SPACED A MAXIMUM OF 8 FEET APART AND DRIVEN SECURELY INTO THE GROUND ALONG THE FENCE ALIGNMENT. POSTS SHALL BE DRIVEN INTO THE GROUND A MINIMUM OF 28".
5. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4" WIDE BY 12" DEEP ALONG THE UPSLOPE SIDE OF THE POSTS.
6. FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE POSTS SUCH THAT THE FABRIC EXTENDS INTO THE TRENCH AS SHOWN ABOVE. THE FABRIC SHALL BE FASTENED A MINIMUM OF THREE PLACES ON EACH POST.
7. THE TRENCH SHALL BE BACK FILLED WITH EXCAVATED MATERIAL AND THOROUGHLY COMPACTED.

MAINTENANCE

1. SILT FENCES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAIN-FALL EVENT PRODUCING RUN-OFF. DURING PERIODS OF PROLONGED RAIN INSPECTIONS SHALL BE AT LEAST DAILY. ANY REPAIRS NEEDED TO MAINTAIN THE SILT FENCE'S EFFECTIVENESS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO STABILIZING THE UPSLOPE AREAS THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAIN EVENT. THEY MUST BE REMOVED WHEN THE DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE FENCE. THE DEBRIS SHALL BE PLACED IN A PROTECTED PLACE THAT WILL PREVENT THEIR ESCAPE FROM THE CONSTRUCTION SITE.
4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER NEEDED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.
5. SILT FENCE SHALL REMAIN IN PLACE UNTIL IT IS NO LONGER NEEDED AS DIRECTED BY THE POLLUTION PREVENTION PLAN. GENERALLY SILT FENCES SHALL REMAIN UNTIL THE UPSLOPE AREAS ARE STABILIZED WITH AN ESTABLISHED GRASS COVER AS A MINIMUM.

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L100	SITE LANDSCAPE PLAN

2.83 AC

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Date	Revision

OVERALL SITE GRADING, EROSION CONTROL AND SWPPP

LOT 3B
EASTSIDE COMMERCIAL SITE
RIVERSIDE
WASHINGTON COUNTY
IOWA

MMS CONSULTANTS, INC

Date:	05-10-2023
Designed by: BJC	Field Book No:
Drawn by: ADP	Scale: 1"=30'
Checked by: RLA	Sheet No: C140
Project No: 11138-003	

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2.83 AC

GRADING LEGEND

000.00EX	= EXISTING SURFACE
000.00FG	= FINISH GRADE
000.00TS	= TOP SLAB
000.00TW	= TOP WALK
000.00TC	= TOP CURB
000.00TR	= TOP RIM
000.00WT	= FG AT TOP WALL
000.00WB	= FG AT BOTTOM WALL

GRAPHIC SCALE IN FEET 1"=10'

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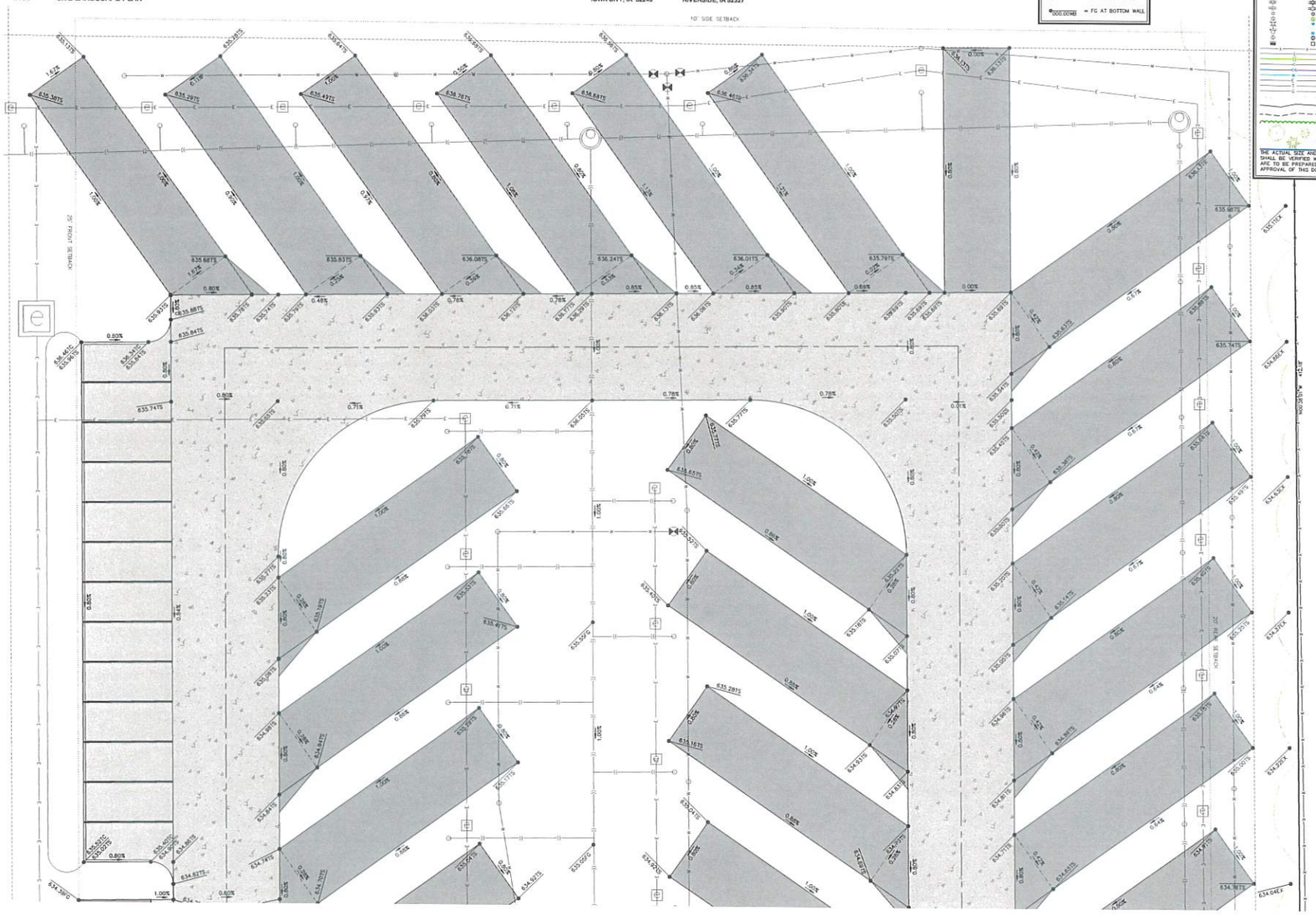

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Date	Revision

DETAILED SITE GRADING PLAN-NORTH HALF

LOT 3B
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MMS CONSULTANTS, INC

Date:	05-10-2023
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- BENCHMARK
- (R) RECORDED DIMENSIONS
- 22-1 CURVE SEGMENT NUMBER
- -EXIST- -PROP-
- POWER POLE
- POWER POLE W/DROP
- POWER POLE W/GUYS
- POWER POLE W/LIGHT
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- LIGHT POLE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE MANHOLE
- CURB INLET
- FLARED END
- 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 GROUND
- EXISTING TREE LINE
- EXISTING DECIDUOUS TREE & SHRUB
- EXISTING EVERGREEN TREES & SHRUBS

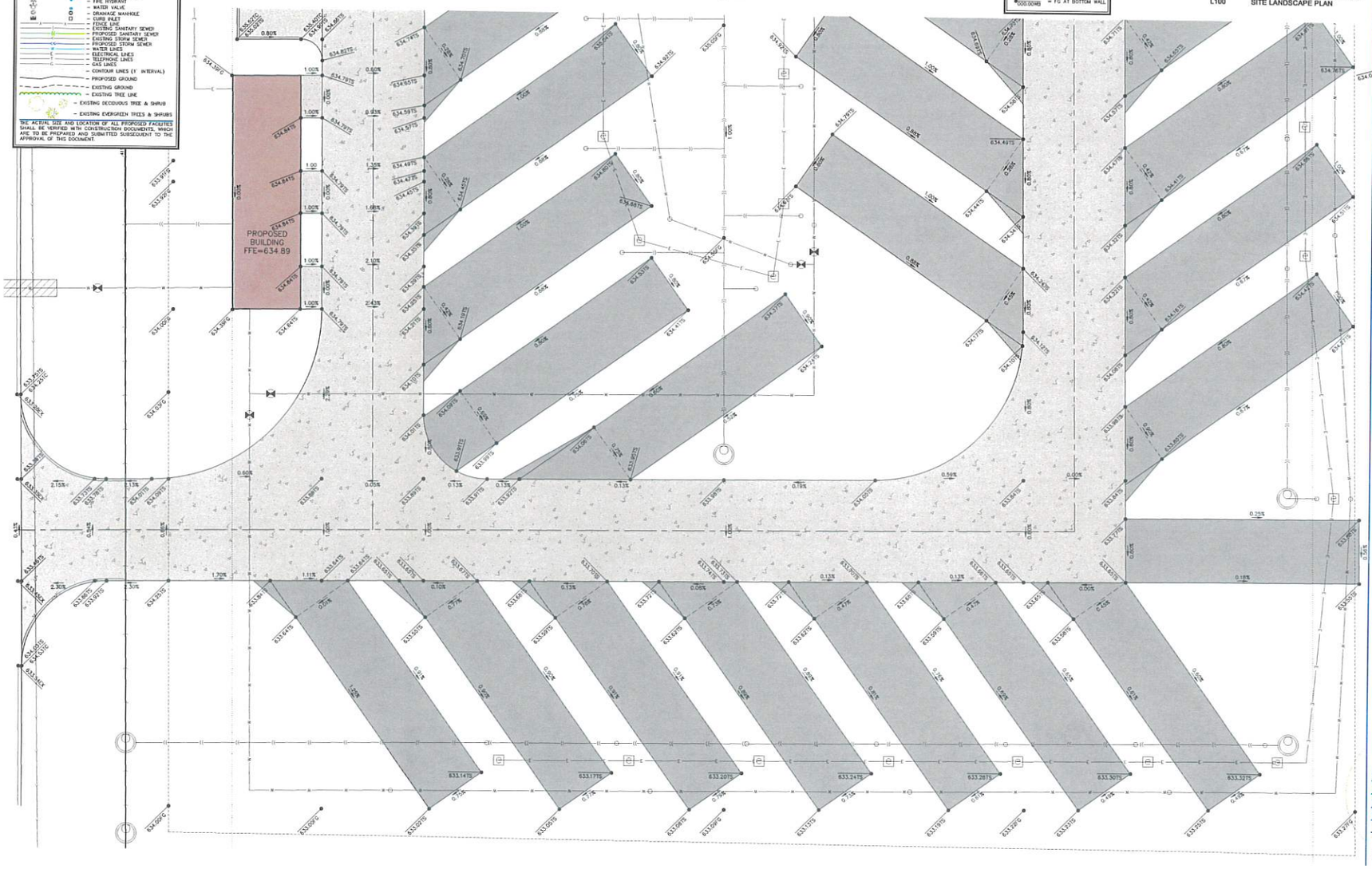
THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.

GRADING LEGEND

- 000.00EX = EXISTING SURFACE
- 000.00FG = FINISH GRADE
- 000.00TS = TOP SLAB
- 000.00TW = TOP WALK
- 000.00TC = TOP CURB
- 000.00TR = TOP RIM
- 000.00WT = FG AT TOP WALL
- 000.00WB = FG AT BOTTOM WALL

GRAPHIC SCALE IN FEET 1"=10'

C120	OVERALL SITE LAYOUT AND DIMENSION PLAN
C140	OVERALL SITE GRADING, EROSION CONTROL AND SWPPP
C141	DETAILED SITE GRADING PLAN-NORTH HALF
C142	DETAILED SITE GRADING PLAN-SOUTH HALF
C160	SITE SANITARY SEWER PLAN
C161	SITE WATER PLAN
C162	SITE ELECTRICAL PLAN
C500	GENERAL NOTES AND DETAILS
L100	SITE LANDSCAPE PLAN



2.83 AC

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LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
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1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
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Date	Revision

DETAILED SITE GRADING PLAN-SOUTH HALF

LOT 3B
EASTSIDE COMMERCIAL SITE
RIVERSIDE
WASHINGTON COUNTY
IOWA

MMS CONSULTANTS, INC

Date:	05-10-2023
Designed by: BJC	Field Book No:
Drawn by: ADP	Scale: 1"=10'
Checked by: RLA	Sheet No: C142
Project No: 11138-003	

SITE PLAN
LOT 3B, EASTSIDE COMMERCIAL SITE
RIVERSIDE, WASHINGTON COUNTY, IOWA

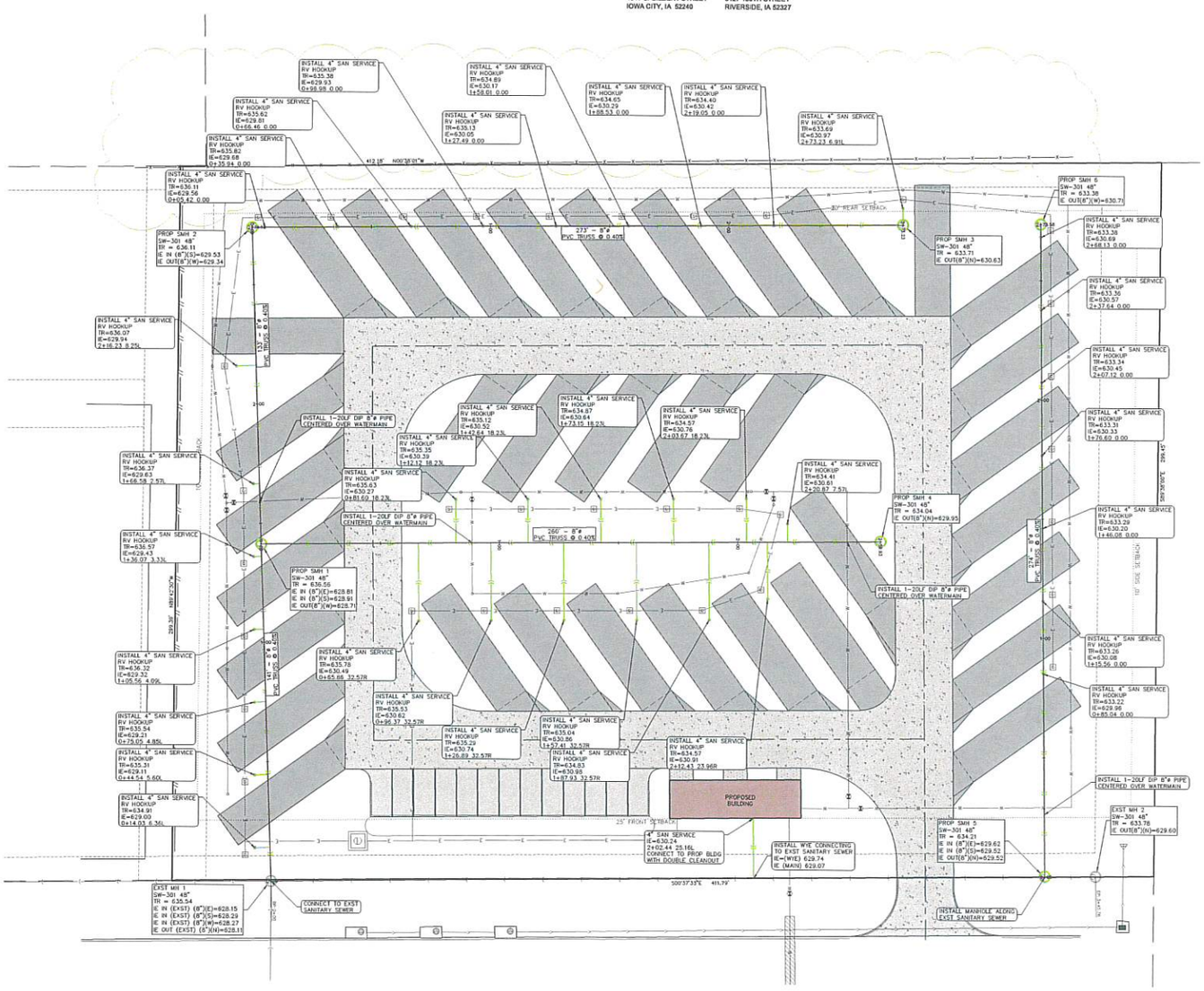
PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

OWNER/APPLICANT:
LOMBARD, MIKE
3127 130TH STREET
RIVERSIDE, IA 52327

NORTH

GRAPHIC SCALE IN FEET
1"=20'

2.83 AC



STANDARD LEGEND AND NOTES

- PROPERTY B/w BOUNDARY LINES
- CONSTRUCTION SECTION LINES
- FOUND/SET MONUMENTS
- 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
- CULVERT PIPE
- 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 GROUND
- EXISTING TREE LINE
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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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IOWA ONE CALL

NOTE: ALL PROPOSED SANITARY SEWER IS PRIVATE UNLESS OTHERWISE NOTED.

ALL PROPOSED WATERMAIN IS PRIVATE.

WYE CONNECTION NOTES:
SEWER SERVICES TAPPED INTO EXISTING PVC SANITARY SEWER SHALL USE CB STYLE SEWER SADDLE WITH STAINLESS STEEL CLAMPS.

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CIVIL ENGINEERS
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ENVIRONMENTAL SPECIALISTS

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Date	Revision

SITE SANITARY SEWER PLAN

LOT 3B
EASTSIDE COMMERCIAL SITE
RIVERSIDE
WASHINGTON COUNTY
IOWA

MMS CONSULTANTS, INC

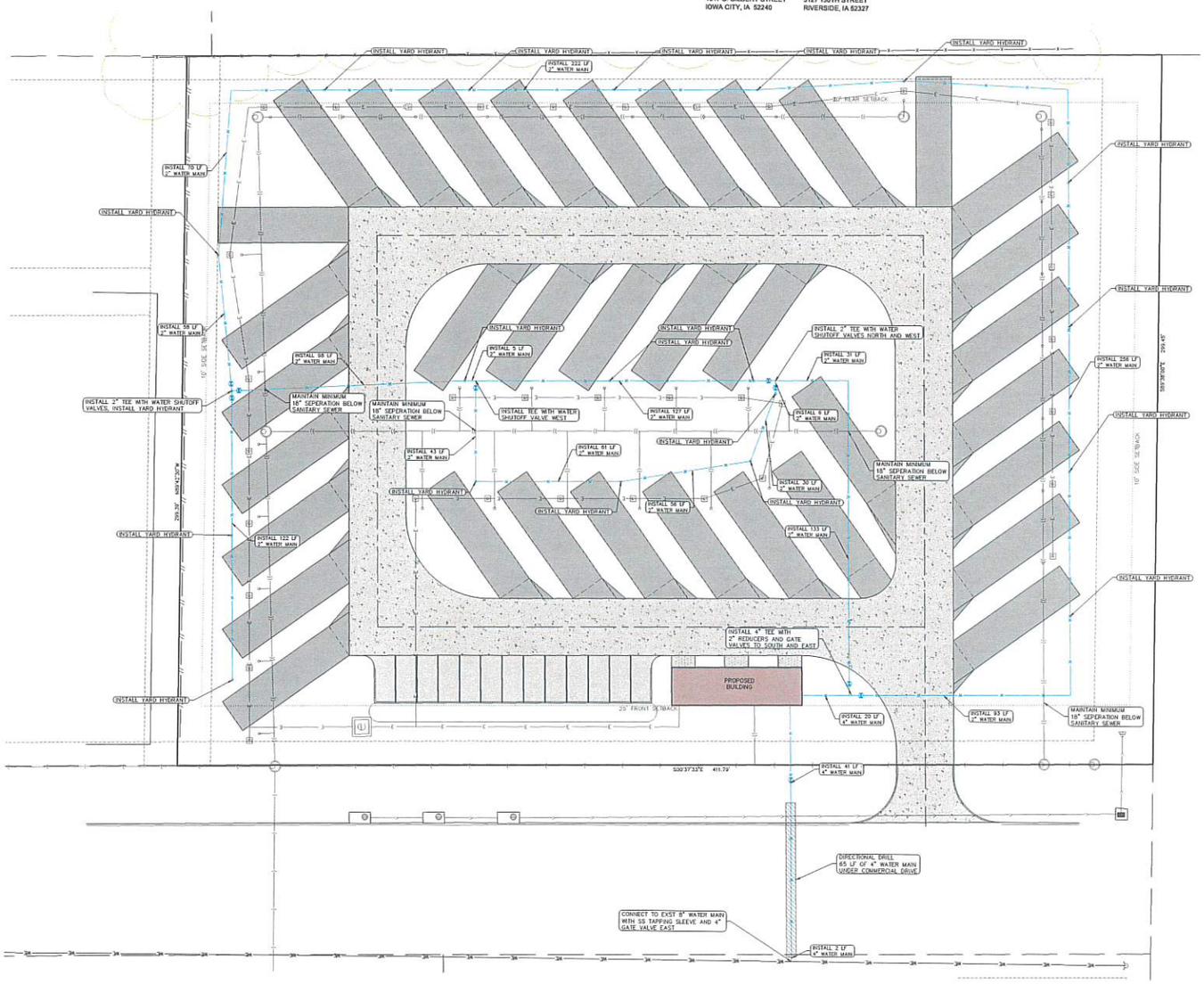
Date:	05-10-2023
Designed by:	BJC
Field Book No:	
Drawn by:	ADP
Scale:	1"=20'
Checked by:	RLA
Sheet No:	C160
Project No:	11138-003

SITE PLAN
LOT 3B, EASTSIDE COMMERCIAL SITE
RIVERSIDE, WASHINGTON COUNTY, IOWA

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

OWNER/APPLICANT:
LOMBARD, MIKE
3127 130TH STREET
RIVERSIDE, IA 52327

2.83 AC



STANDARD LEGEND AND NOTES

- PROPERTY B/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- EXISTING RIGHT-OF-WAY LINES
- CENTER LINES
- EXISTING CENTER LINES
- BLOCK LINES PLATTED
- LOT LINES, PLATTED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- BENCHMARK
- RECORDED DIMENSIONS
- CURVE SEGMENT NUMBER
- POWER POLE
- POWER POLE W/DROP
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Date	Revision

SITE WATER PLAN

LOT 3B
EASTSIDE COMMERCIAL SITE
RIVERSIDE
WASHINGTON COUNTY
IOWA

MMS CONSULTANTS, INC

Date:	05-10-2023
Designed by: BJC	Field Book No:
Drawn by: ADP	Scale: 1"=20'
Checked by: RLA	Sheet No: C161
Project No: 11138-003	

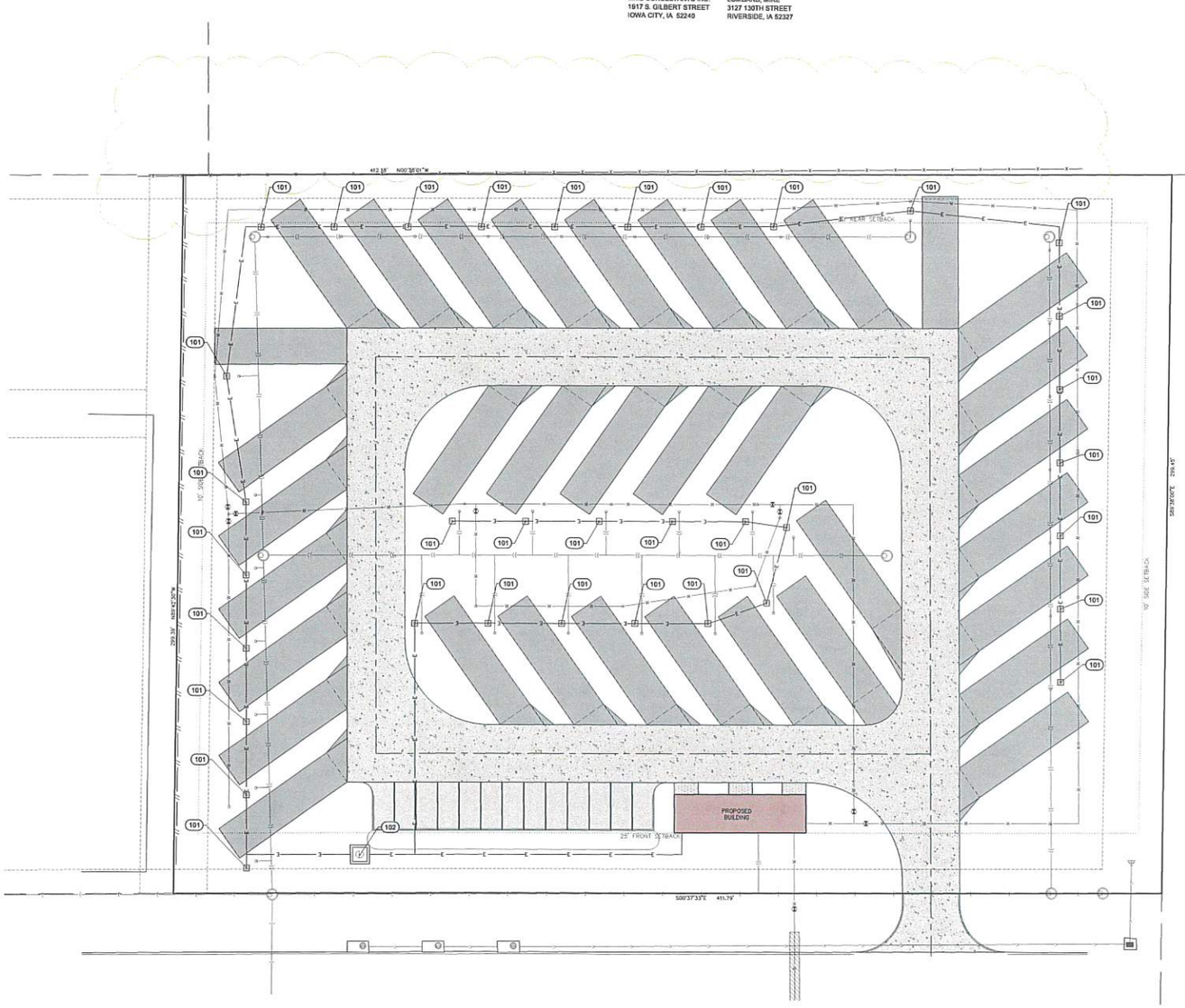
SITE PLAN
LOT 3B, EASTSIDE COMMERCIAL SITE
RIVERSIDE, WASHINGTON COUNTY, IOWA

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

OWNER/APPLICANT:
LOMBARD, MIKE
3127 130TH STREET
RIVERSIDE, IA 52327

NORTH

GRAPHIC SCALE IN FEET
1"=20'



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C161	SITE WATER PLAN
C162	SITE ELECTRICAL PLAN
C500	GENERAL NOTES AND DETAILS
L100	SITE LANDSCAPE PLAN

KEYNOTES

NUMBER	KEYNOTE
101	INSTALL ELECTRIC BOX FOR RV HOOKUP
102	APPROXIMATE LOCATION FOR INSTALLATION OF TRANSFORMER PAD

2.83 AC

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LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS
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(319) 351-8282
www.mmsconsultants.net

Date	Revision

SITE ELECTRICAL PLAN

LOT 3B
EASTSIDE COMMERCIAL SITE
RIVERSIDE
WASHINGTON COUNTY
IOWA

MMS CONSULTANTS, INC

Date:	05-10-2023
Designed by: BJC	Field Book No:
Drawn by: ADP	Scale: 1"=20'
Checked by: RLA	Sheet No: C162
Project No: 11138-003	

SANITARY SEWER AND WATER MAIN CONSTRUCTION NOTES

1) SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SUDAS STANDARD SPECIFICATIONS, CITY OF RIVERSIDE DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES SHALL PREVAIL.

2) CONTRACTOR SHALL PROVIDE CRUSHED STONE ENCASEMENT BEDDING FOR ALL SANITARY SEWER UNLESS NOTED OTHERWISE ON THE PLANS.

3) SANITARY SEWERS TO BE PVC TRUSS PIPE UNLESS NOTED OTHERWISE. SANITARY SEWER SERVICE LINES SHALL BE PVC, SDR 23.5 WITH GASKETED JOINTS. SANITARY SEWER SERVICE LINES SHALL BE 4" DIAMETER UNLESS NOTED OTHERWISE.

4) CONTRACTOR TO PROVIDE GLOW "BAND-SEAL" COUPLINGS FOR DISSIMILAR PIPE CONNECTIONS.

5) 2" DIAMETER WATER MAIN SHALL BE SDR-21 PVC PIPE. 4" DIAMETER WATER MAIN SHALL BE DR-18 PVC PIPE. ALL WATER MAIN FITTINGS SHALL BE DUCTILE IRON WITH RETAINING GLANDS AND MEGALUGS. ALL FITTINGS FOR WATER MAIN SHALL BE RESTRAINED WITH THRUST BLOCKS. ALL WATER MAINS AND SERVICE LINES SHALL HAVE CLASS I-1 BEDDING PER IOWA DOT STANDARD ROAD PLAN SW-104 FOR ALL WATER LINE VALVES. THE VALVE BOX AND GATE VALVE UNDER AWWA SHOULD BE INCLUDED ALONG WITH A VALVE BOX CENTERING ADAPTOR.

6) SANITARY SEWER TRENCHES SHADED ON THE PROFILE VIEW SHALL BE BACKFILLED WITH EITHER OF THE FOLLOWING COMPACTED TO 95% STANDARD 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.

7) GRANULAR TRENCH BACKFILL SHALL BE CLASS A CRUSHED STONE CONFORMING TO I.D.O.T. STANDARD SPECIFICATION 4120.04 WITH 1" MAXIMUM AGGREGATE SIZE. COMPACT TO 95% STANDARD PROCTOR DENSITY.

8) ALL SANITARY SEWER SERVICE LINES CROSSING STREET RIGHT-OF-WAY SHALL BE BACKFILLED IN ACCORDANCE WITH THE PRECEDING NOTE.

9) WATER MAINS AND SERVICE LINES WITHIN STREET RIGHT OF WAYS OR WITHIN EASEMENTS ADJACENT TO THE STREET RIGHT OF WAYS SHALL BE BACKFILLED WITH EITHER OF THE FOLLOWING COMPACTED TO 95% STANDARD 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.

10) ALL SANITARY SEWER SERVICE LINES SHALL BE EXTENDED :
   A. 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.
   B. TO THE UTILITY EASEMENT LINE FOR THOSE LOCATIONS WHERE THE LOTS BEING SERVED ARE ADJACENT TO THE SEWER MAIN.

THE FOLLOWING MINIMUM CLEARANCES MUST BE MAINTAINED :

11) WATER MAIN SHALL BE LOCATED 10 FEET HORIZONTALLY DISTANT FROM ALL SANITARY SEWER AND STORM SEWER.

12) WATER MAIN SHALL NOT PASS THROUGH NOR CONTACT A SEWER OR A SEWER MANHOLE. A MINIMUM HORIZONTAL SEPARATION OF 3 FEET SHALL BE MAINTAINED.

13) VERTICAL SEPARATION OF WATER MAINS CROSSING OVER ANY SANITARY SEWER SHOULD BE A MINIMUM OF 18-INCHES. WATER MAIN SHALL BE 18-INCHES 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 PEASIBLE IN ALL CASES. WHERE THE SEWER CROSSES OVER OR LESS THAN 18 INCHES BELOW A WATER MAIN ONE FULL LENGTH OF SEWER PIPE OF WATER MAIN MATERIAL SHALL BE LOCATED SO BOTH JOINTS ARE AS FAR AS POSSIBLE FROM THE WATER MAIN. THE SEWER AND WATER PIPES MUST BE ADEQUATELY SUPPORTED AND HAVE WATERTIGHT JOINTS. A LOW PERMEABILITY SOIL SHALL BE USED FOR BACKFILL MATERIAL WITHIN 10 FEET OF THE POINT OF CROSSING.

14) 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.

15) NOMINAL DEPTH OF WATER MAIN = 5.5 FEET TO TOP OF PIPE.

16) WATER MAIN SHADED ON PLAN VIEW SHALL BE INSTALLED PRIOR TO PAVING.

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

AIR 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 4 PSIG GREATER THAN MAXIMUM PRESSURE EXERTED BY GROUNDWATER ABOVE PIPE INVERT.

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, INCHES	MINIMUM TIME, min:s	LENGTH FOR MINIMUM TIME, feet	TIME FOR LONGER LENGTH, s
4	3:46	597	0.380 L
6	5:40	398	0.854 L
8	7:34	298	1.520 L
10	9:26	239	2.374 L
12	11:20	199	3.418 L
15	14:10	159	5.342 L
18	17:00	133	7.692 L
21	19:50	114	10.470 L
24	22:40	99	13.674 L
27	25:30	88	17.306 L
30	28:20	80	21.366 L
33	31:10	72	25.852 L
36	34:00	66	30.768 L

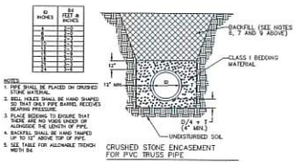
G. IN AREAS WHERE GROUND WATER IS KNOWN TO EXIST, THE HEIGHT OF WATER ABOVE THE TOP OF THE PIPE BEING TESTED, IN FEET, SHALL BE DETERMINED AND THAT HEIGHT DIVIDED BY 2.3 TO ESTABLISH THE PRESSURE THAT WILL BE ADDED TO ALL READINGS ABOVE. ALTERNATIVELY, THE ENGINEER MAY ALLOW THE CONTRACTOR TO MEASURE 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.

18) 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%.

19) MANHOLE FRAME AND LID TO BE NEENAH R-1642 SELF SEALING OR APPROVED EQUAL. ALL SANITARY MANHOLES SHALL HAVE INTERIOR CHIMNEY SEALS.



D INCHES	D/2 FEET B
4	1.0
6	1.0
8	1.0
10	1.0
12	1.0
15	1.0
18	1.0
21	1.0
24	1.0
27	1.0
30	1.0
33	1.0
36	1.0

NOTES:
1. PIPE SHALL BE PLACED ON CRUSHED STONE BEDDING.
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 OF ALONGSIDE THE LENGTH OF PIPE.
4. BACKFILL SHALL BE COMPACTED TO 95% OF THE STANDARD PROCTOR.
5. SEE TABLE FOR ALLOWABLE TRENCH WIDTH B4.

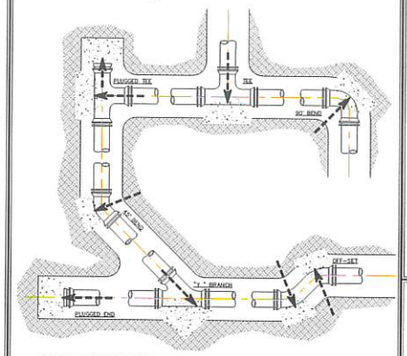
CRUSHED STONE ENCASEMENT FOR PVC TRUSS PIPE

NTS

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

THRUST BLOCK DETAIL

N.T.S.



THRUST BLOCKS ARE REQUIRED AT PIPING DIRECTION CHANGES, AT DEAD ENDS, AND AT FIRE HYDRANTS. THRUST BLOCKS MAY BE PRECAST MASONRY UNITS, CAST IN PLACE CONCRETE OR TREATED HARDWOOD. CAST-IN-PLACE CONCRETE SHALL NOT BE USED AT FIRE HYDRANTS.

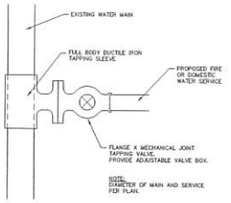
POURED-IN-PLACE CONCRETE SHALL BE 2000 P.S.I. MINIMUM STRENGTH. A MINIMUM OF 18 INCHES THICK, AND SHALL BE CAST AGAINST A SOLID, UNDISTURBED EDGE OF TRENCH FOR BEARING. NO BOLTS, JOINTS OR DRAIN HOLES SHALL COME INTO CONTACT WITH THE CONCRETE THRUST BLOCK AND THE PIPE SHALL BE WRAPPED WITH A PLASTIC SHEET AT THE CONCRETE BEARING SURFACES.

THRUST BLOCK MINIMUM BEARING AREA (IN SQUARE FEET)

PIPE SIZE	DEAD END OR TEE	90° BEND	45° BEND	11-1/4 BEND	22-1/2 BEND
4"	1.4	1.9	1.0	1.0	1.0
6"	2.8	4.0	2.1	1.1	1.0
8"	4.8	6.8	3.7	1.9	1.0
10"	7.3	10.3	5.6	2.8	1.4
12"	10.3	14.5	7.9	4.0	2.0
16"	17.8	25.2	13.6	7.0	3.5
20"	27.5	38.9	21.0	10.7	5.4
24"	39.2	55.5	30.0	15.3	7.7

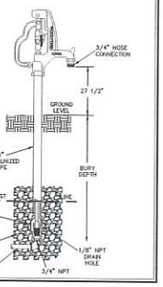
LIVE TAP DETAIL

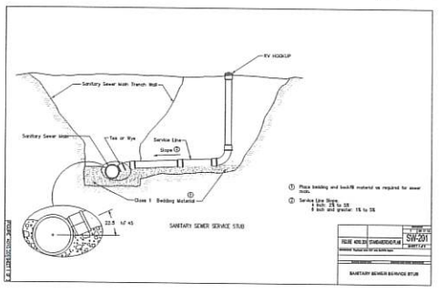
N.T.S.



YARD HYDRANT DETAIL

N.T.S.





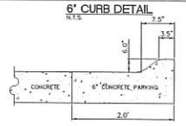
① Place bedding and backfill material as required for sewer main.
② Service Line Slope:
4 inch: 25 to 100
6 inch and larger: 15 to 100

PAVING CONSTRUCTION NOTES

1) I.D.O.T. CLASS C-3 CONCRETE SHALL BE USED, UNLESS NOTED OTHERWISE.
2) CITY OF RIVERSIDE DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES SHALL PREVAIL.
3) PAVEMENT JOINTS SHALL CONFORM TO I.D.O.T. STANDARD ROAD PLANS PV-1 CURRENT REVISION.
4) ALL SAWED PAVEMENT JOINTS SHALL BE SEALED.
5) INSTALL "CS" TRANSVERSE CONTRACTION JOINTS FOR 8" PCC PAVEMENT. "C" TRANSVERSE CONTRACTION JOINTS SHALL BE USED FOR 7" PCC PAVEMENT.

6" CURB DETAIL

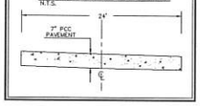
N.T.S.



PARKING STALLS ONLY

TYPICAL DRIVE SECTION

N.T.S.



2.83 AC

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

GENERAL NOTES AND DETAILS

LOT 3B
EASTSIDE COMMERCIAL SITE
RIVERSIDE
WASHINGTON COUNTY
IOWA

C120 OVERALL SITE LAYOUT AND DIMENSION PLAN
C140 OVERALL SITE GRADING, EROSION CONTROL AND SWPPP
C141 DETAILED SITE GRADING PLAN-NORTH HALF
C142 DETAILED SITE GRADING PLAN-SOUTH HALF
C160 SITE SANITARY SEWER PLAN
C161 SITE WATER PLAN
C162 SITE ELECTRICAL PLAN
C500 GENERAL NOTES AND DETAILS
L100 SITE LANDSCAPE PLAN

MMS CONSULTANTS, INC

Date:	05-10-2023
Designed by: BJC	Field Book No.
Drawn by: ADP	Scale:
Checked by: RLA	Sheet No. C500
Project No. 11138-003	

SITE PLAN
LOT 3B, EASTSIDE COMMERCIAL SITE
RIVERSIDE, WASHINGTON COUNTY, IOWA

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 ALSO POSSIBLE THAT THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

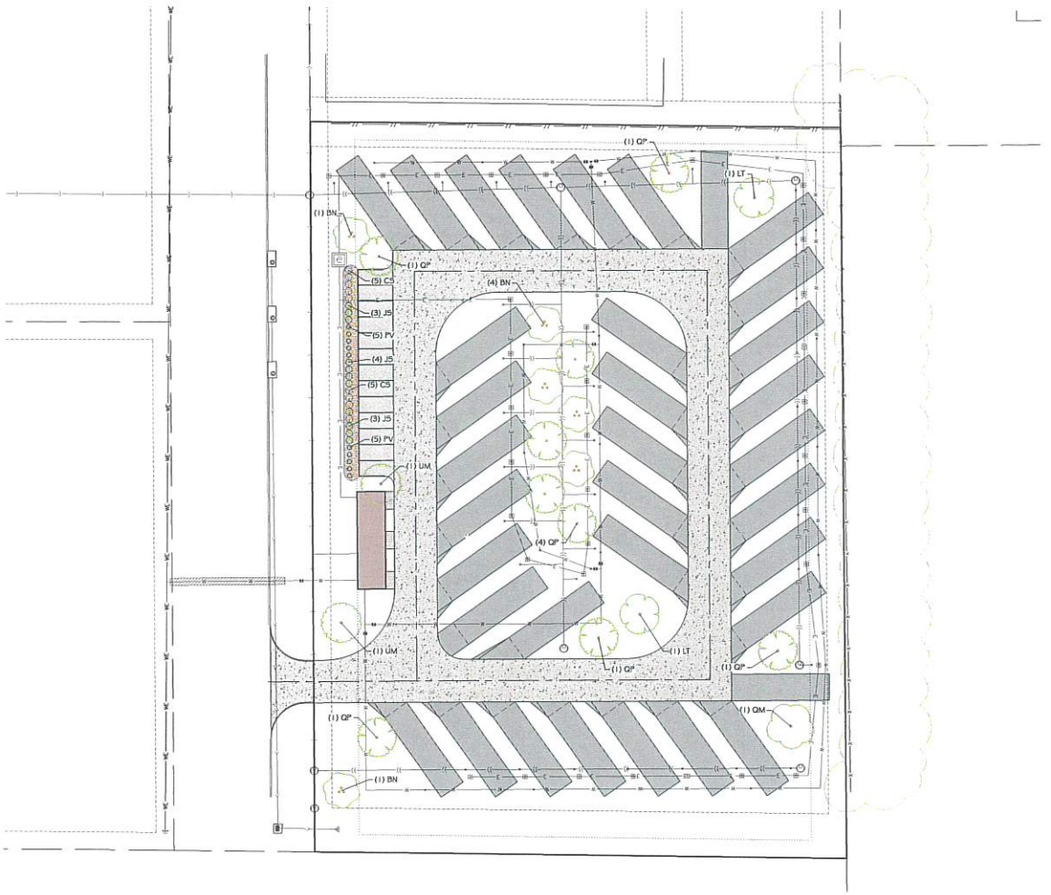
IOWA ONE CALL

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

OWNER/APPLICANT:
LOMBARD, MIKE
3127 130TH STREET
RIVERSIDE, IA 52327

GRAPHIC SCALE IN FEET 1"=30'

2.83 AC



LANDSCAPE REQUIREMENTS

25% OPEN SPACE REQUIRED
- 123,339 X 0.25 = 30,835 SF

1 TREE PER 1,500 SF OF REQUIRED OPEN SPACE
- 30,835 / 1,500 = 20 TREES

1 SHRUB PER 1,000 SF OF REQUIRED OPEN SPACE
- 30,835 / 1,000 = 30 SHRUBS

PLANT SCHEDULE

SHADE TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE H. X W.
	BN	6	Betula nigra	River Birch	2" Cal.	B&B	60' x 45'
	LT	2	Liriodendron tulipifera	Tulip Tree	2" Cal.	B&B	80' x 50'
	QM	1	Quercus macrocarpa	Bur Oak	2" Cal.	B&B	80' x 80'
	QP	9	Quercus palustris	Pin Oak	2" Cal.	B&B	60' x 40'
	UM	2	Ulmus x 'Morton Glossy' TM	Triumph Elm	2" Cal.	B&B	60' x 40'
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**INSTALL SIZE**	**COMMENT**	**MATURE H. X W.**
	CS	10	Cornus sericea 'Farrow' TM	Arctic Fire Red Twig Dogwood	24" Ht.	Container	4' x 4'
EVERGREEN SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**INSTALL SIZE**	**COMMENT**	**MATURE H. X W.**
	JS	10	Juniperus squamata 'Blue Star'	Blue Star Juniper	12" Ht.	Container	3' x 4'
ORNAMENTAL GRASSES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**INSTALL SIZE**	**COMMENT**	**MATURE H. X W.**
	PV	10	Panicum virgatum 'Prairie Fire'	Prairie Fire Switch Grass	24" Ht.	Container	4' x 3'

STANDARD LEGEND AND NOTES

- PROPERTY B/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- EXISTING RIGHT-OF-WAY LINES
- CENTER LINES
- EXISTING CENTER LINES
- LOT LINE INTERIOR
- 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
- 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 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.

C120	OVERALL SITE LAYOUT AND DIMENSION PLAN
C140	OVERALL SITE GRADING, EROSION CONTROL AND SWPPP
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SITE LANDSCAPE PLAN

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