

City of Mt. Vernon Planning and Zoning Commission November 13, 2024 6:30 PM City Hall, 213 1st Street NW

MEETING PACKET

Remote / Zoom Access:

For those who are unable to attend please log onto Zoom 5-10 minutes prior to the meeting. Contact staff member Leigh Bradbury at (319) 929-6541 for a link to be emailed to you, or log on utilizing the meeting ID#: 687 626 2505 City of Mount Vernon Planning and Zoning Commission City Hall 213 First St NW November 13, 2024 6:30 PM



AGENDA

- 1. Call to Order / Roll Call
- 2. Approval of Agenda
- 3. Approval of Minutes September 18, 2024
- 4. Public Discussion Items not on the agenda. Each citizen is limited to 5 minutes
- 5. Site Plan Review: 520 1st Street SW
- 6. Staff Updates:
 - Comprehensive Plan Update
- 7. Adjournment

PLANNING & ZONING COMMISSION Meeting Minutes September 18, 2024

The Mount Vernon Planning & Zoning Commission met at 6:30 p.m. on September 18, 2024 at City Hall, 213 First St NW, Mount Vernon, IA; with the option of attendance via Zoom.

Call to Order: At 6:03 p.m., Commission Chair Truman Jordan called the meeting to order.

Roll Call: Four members attended in person, including Truman Jordan, Jay Willems, and Cathy George. Commission members Jake Buster and Jacob Lindauer were absent. Joan Burge agreed to continue her term until the ADU ordinance update is complete, due to the resignation of commission member Matt Nelson.

Agenda Approval: Commission member Willems noted corrections on Roll Call, motion to approve with this change, George; seconded by Willems. All in favor.

Approval of Minutes from August 28, 2024: Motion to approve, George; seconded by Willems. All in favor.

Public discussion - items not on the agenda: None

Agenda Item #5: Zoning Ordinance Amendment – Ch165 Zoning Regulations

Staff noted that City Administrator Chris Nosbisch recommends that Accessory Dwelling Units be a Conditional Use, not permitted by right to provide a more efficient means of addressing any concerns that may arise. Conditional Use Permits provide the Board of Adjustment with the ability to place additional restrictions on the ADU use, based on potential negative impact on adjacent properties. If those restrictions are not met, the permit may be revoked, providing a means of enforcement.

Commission member Willems moved to approve the zoning ordinance amendment defining Accessory dwelling units as present, with this amendment: Conditional Use in all districts. Motion seconded by George. Willems, Burge and George in favor, Jordan voting against.

Agenda Item #6: Ordinance Amendments

Chapter 165: Smoke Shop as a Permitted Use in Limited Industrial

Planning & Zoning Commission Mtg Minutes – September 18, 2024

CH46 Minors: 46.03 Smoke Shops: Under 21 / proprietor responsibilities

Staff from the Wellness Coalition were present and spoke in favor of the ordinance in consideration of recent national statistics and research on use by minors of smoke shop-related substances.

Commission member Burge inquired as to enforcement of the under 21 provision. Business owners face fines and potential loss of license as defined by state code. Willems inquired as to whether notice would be given to existing business owners. Notice of public hearing is required by state code for both Planning and Zoning and City Council action on the ordinance.

Motion to approve both amendments by Willems was seconded by George, with all voting in favor.

Move to adjourn at 7:23 p.m. by Willems, seconded by George, all in favor.

Staff present: City Planner Leigh Bradbury

PLANNING & ZONING COMMISSION November 13, 2024 Staff Report

Prepared by: Leigh Bradbury, City Planner

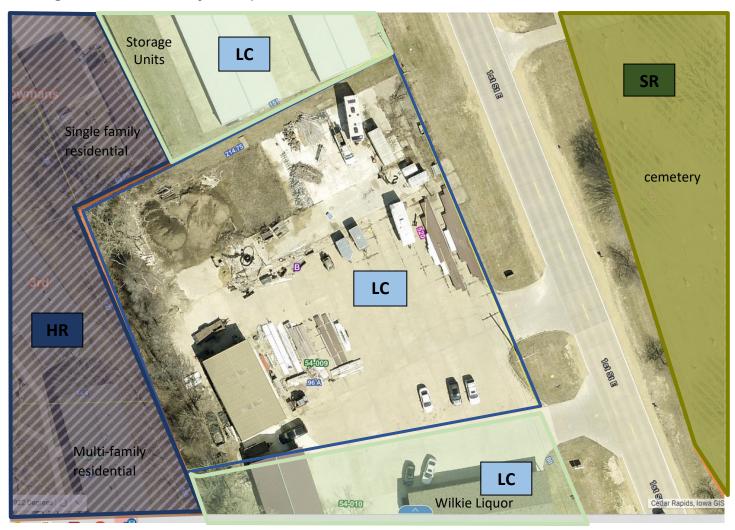
AGENDA ITEM:	Site Plan Review - 520 1 st Street SW			
Requested Action:	Recommendation to City Council			
Address:	520 1 st Street SW			
Zoning:	Limited Commercial			
Applicant / Owner:	Douglas S. & Sarah M. Berner			
Size:	44,300 ft ² / 1.01 acres			
Location:	7 th Avenue & 1 st Street, west of the cemetery			

Background Information: In August, 2015, fire destroyed the bowling alley located on this parcel, leaving a concrete foundation, parking lot and driveway access; along with one accessory building, all of which are in usable condition at this time. The owner seeks to redevelop the property to provide office space and contractor equipment storage, best described as Trade Services. The Board of Adjustment approved a Conditional Use Permit for this use on October 24, 2024. The owner now seeks review by the commission of the attached site plan and recommendation to City Council in order to move forward.

Staff Analysis: City Engineer Dave Schechinger and City Planner Leigh Bradbury have reviewed the plan with the following notes.

- Parcel dimensions and monuments must be noted.
- The sanitary sewer service line must be televised and a connection approved by the City engineer prior to construction.
- A 6' opaque screening barrier is required along the rear lot line and northwest corner to protect the existing residential uses adjacent to this parcel. The applicant intends to utilize an evergreen (conifer) hedge-like barrier for this purpose. This must be noted as part of the landscaping plan.
- All parking dimensions need to be noted.
- Signage and a photometric plan must be submitted to City staff for review and approval in compliance with City Code.

The Board of Adjustment's approval of the owner's Conditional Use Permit is subject to streetside landscaping sufficient to provide visual and auditory screening from the Cemetery. Staff will continue to work with the applicant to ensure that this requirement is met.

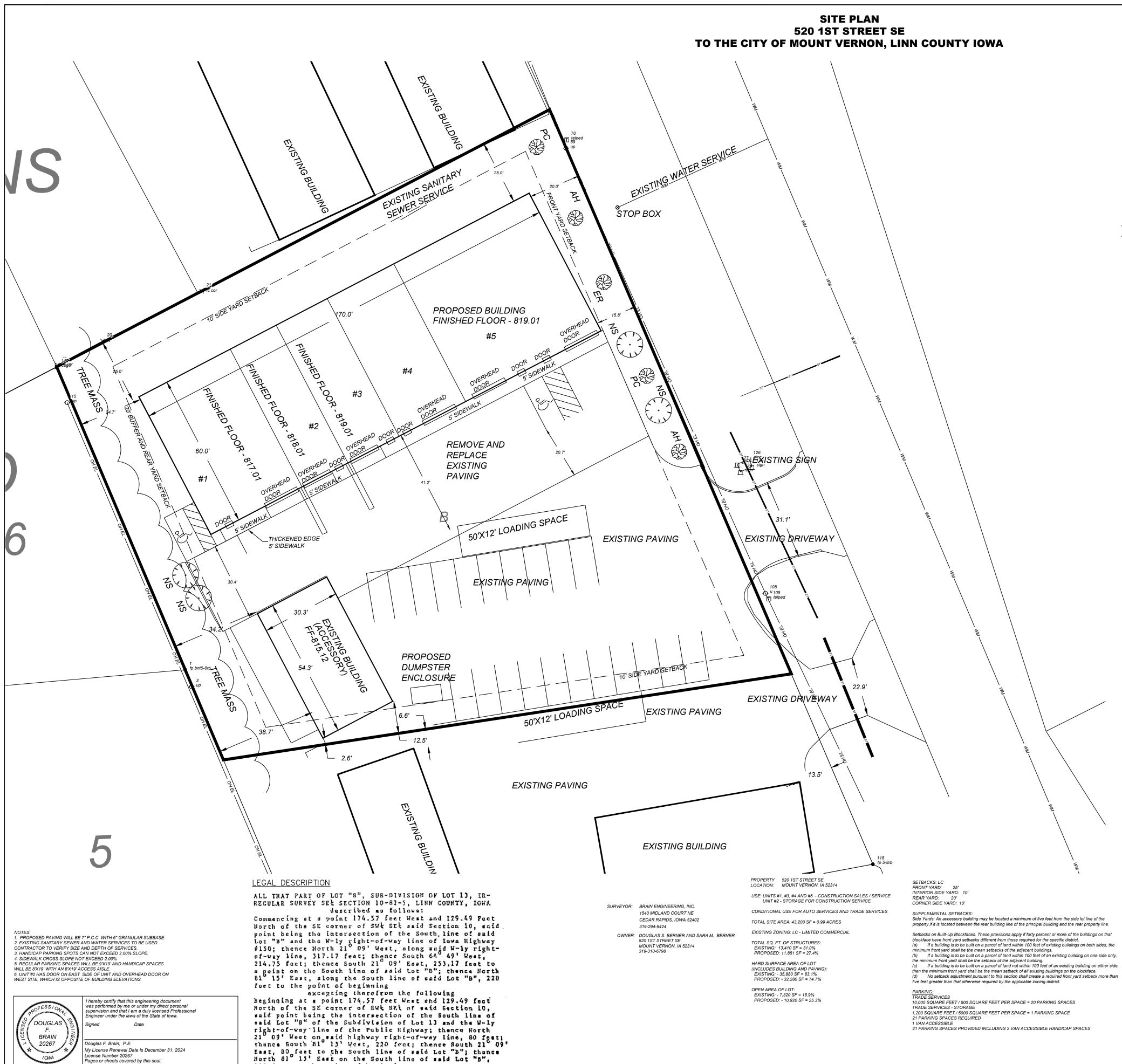


Zoning and use of the adjacent parcels are as noted below:

Staff Recommendation: Staff recommends approval of site plan, subject to the following conditions:

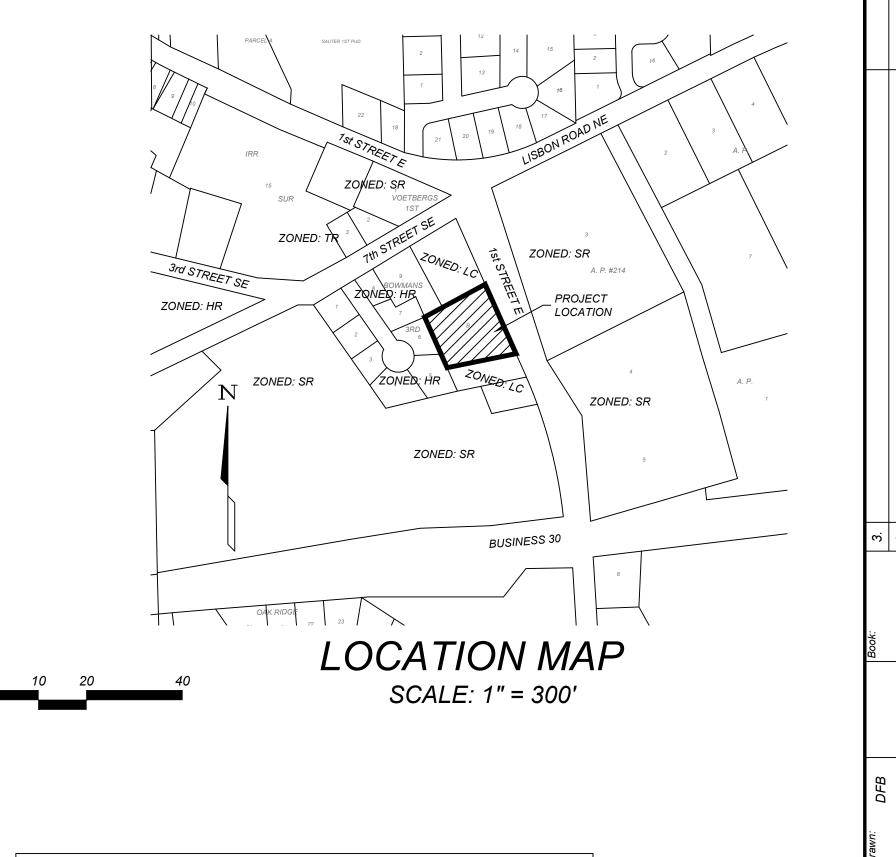
- 1) Review and approval by City Engineer Dave Schechinger of sanitary sewer connection.
- 2) Review and approval of signage and photometric plans by the City Planner / Zoning Administrator.
- 3) Notations on parcel dimensions, monuments and screening as noted.

Action Required: Recommendation to City Council to 1) approve, 2) approve with modifications / conditions, or 3) disapprove the site plan.



K:\Proj\611924-10 Berner Site Plan\611924-10 SITE PLAN - update HC.dwg, 10/22/2024 9:58:50 AM, DWG To PDF.pc3

220 feet to the point of beginning,



LANDSCAPE SCHEDULE								
QTY	ID	DESCRIPTION	MIN. SIZE	ROOT	SPACING	NOTES		
4	NS	NORWAY SPRUCE	6' TALL	BB	SEE PLAN	NURSERY MATCHEL QUALITY SPECIMEN		
2	PC	PRAIRIE CRABAPPLE	6' TALL	BB	SEE PLAN	NURSERY MATCHEL QUALITY SPECIMEN		
2	AH	AMERICAN HORNBEAM	6' TALL	BB	SEE PLAN	NURSERY MATCHEL QUALITY SPECIMEN		
1	ER	EASTERN REDBUD	6' TALL	BB	SEE PLAN	NURSERY MATCHEL QUALITY SPECIMEN		

LANDSCAPING: LANDSCAPE REQURED (20%) STREET PROPERTY LINE 150 FEET * 15 FEET / 500 SQUARE FEET PER TREE = 5 TREES 5 ORNAMENTAL TREES* 4- EVERGREEN TO BLOCK PARKING LOT

Side Yards: An accessory building may be located a minimum of five feet from the side lot line of the property if it is located between the rear building line of the principal building and the rear property line.

Setbacks on Built-Up Blockfaces. These provisions apply if forty percent or more of the buildings on that blockface have front yard setbacks different from those required for the specific district. (a) If a building is to be built on a parcel of land within 100 feed of existing buildings on both sides, the minimum front yard shall be the mean setbacks of the adjacent buildings. (b) If a building is to be built on a parcel of land within 100 feet of an existing building on one side only, the minimum front yard shall be the setback of the adjacent building.
(c) If a building is to be built on a parcel of land not within 100 feet of an existing building on either side,

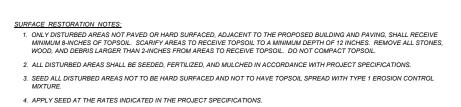
: |~| i^| i SЕ ш Б Ш \odot \bot \mathcal{O} 5 \bigcirc \bigcirc \sim Ь. C1 C2 Project No. 611924-10

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

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON THE ABOVE GROUND STRUCTURES, UTILITY COMPANY LOCATIONS OR PUBLIC RECORDS AND MAY VARY FROM THE ACTUAL LOCATION. ADDITIONAL BURIED UTILITIES AND STRUCTURES MAY BE ENCOUNTERED AND SHOULD BE CONSIDERED AND VERIFICATION MADE FROM VARIOUS UTILITIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION.

AND FIXTURES. 11. TREES AND SHRUBS ON ADJACENT PROPERTIES SHALL BE PROTECTED AT ALL TIMES DURING CONSTRUCTION ACTIVITIES. 12. EXISTING FIELD TILE LINES ENCOUNTERED IN THIS PROJECT SHALL BE REPAIRED BY THE CONTRACTOR IN A) DAYLIGHT TILE TO FINISHED GROUND. B) REPAIR THE TILE AND CONTINUE SERVICE. C) CONNECT TILE TO NEAREST STORM SEWER. 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 METHOD. 13. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF A UTILITY IS ENCOUNTERED AND SHALL INDICATE THE METHOD OF RESOLVING THE CONFLICT. THE ENGINEER SHALL APPROVE THE PROPOSED METHOD. THE LOCATION OF THE UTILITY SHALL BE RECORDED ON THE CONSTRUCTION RECORD DOCUMENTS

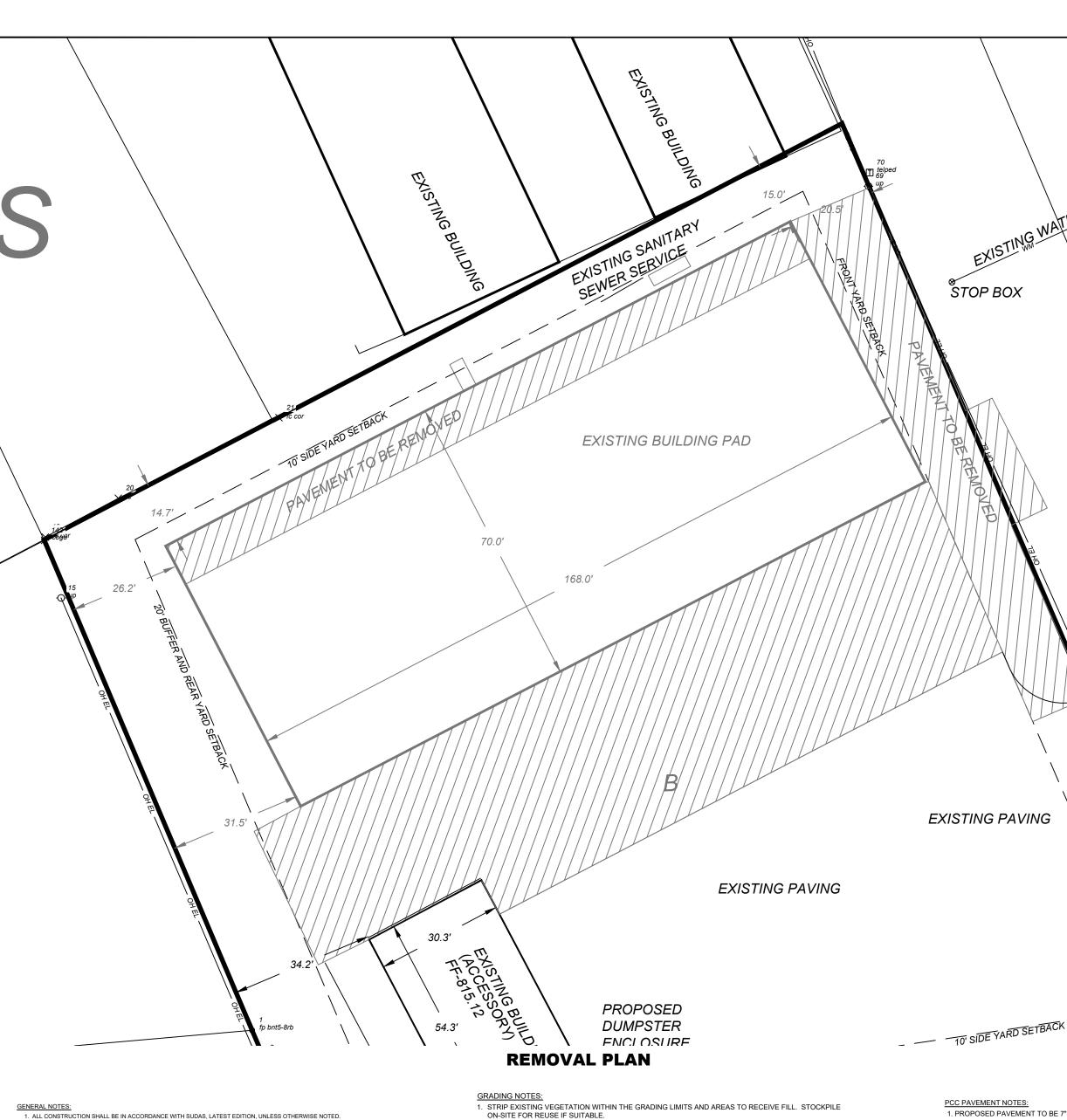
- NEAREST JOINT. 10. SAWCUT EDGES OF PAVEMENT FULL DEPTH PRIOR TO REMOVAL TO PREVENT DAMAGE TO ADJACENT SLABS
- DAMAGE SHALL BE REPAIRED BY THAT CONTRACTOR AT HIS/HER COST 9. WHERE A SECTION OF PAVEMENT, CURB AND GUTTER OR SIDEWALK IS CUT OR OTHERWISE DAMAGED BY THE CONTRACTOR, THE ENTIRE SECTION SHALL 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
- SUPPLIER AND REGULATORY AGENCIES. 8. ANY EXISTING FACILITIES (CURBS. PAVEMENT, UTILITIES, ETC.) THAT THE CONTRACTOR'S OPERATIONS
- 6. ALL FENCES WHICH ARE IMPACTED BY THIS PROJECT ARE TO BE REMOVED AND REPLACED TO AN EQUAL OR BETTER CONDITION. SALVAGED MATERIALS MAY BE USED UPON APPROVAL OF THE OWNER'S REPRESENTATIVE. FENCES SHALL NOT BE REMOVED UNTIL PROPERTY OWNER HAS BEEN NOTIFIED. 7. REMOVAL OR ABANDONMENT OF PUBLIC UTILITIES SHALL BE FULLY COORDINATED WITH APPROPRIATE UTILITY
- 5. DURING CONSTRUCTION CONTROL DUST SPREADING FROM ALL WORK AND STAGING AREAS.
- AND DEBRIS FROM THE ADJACENT STREETS ON A DAILY BASIS.
- 3. MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION. 4. KEEP ADJACENT PUBLIC STREETS FREE FROM SOIL AND DEBRIS GENERATED BY THE PROJECT. CLEAN SOIL
- 2. PROTECT ADJACENT PROPERTY DURING DEMOLITION AND SITE GRADING
- 1. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIAL (EXCAVATED MATERIAL OR BROKEN CONCRETE) WHICH IS NOT DESIRABLE TO BE INCORPORATED INTO THE WORK, DISPOSAL SITES MUST BE APPROVED BY THE ENGINEER. OFF-SITE DISPOSAL SHALL BE IN ACCORDANCE WITH THE APPLICABLE GOVERNMENTAL REGULATIONS.
- 14. 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. SITE PREPARATION NOTES:
- 12. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION. 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.
- COMPLIANCE WITH PART VI OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION AND SUDAS STANDARDS.
- 9. CONTROL DUST SPREADING FROM ALL WORK AND STAGING AREAS. 10. 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 BE SHOWN ON THIS DRAWING. 11 PROVIDE TRAFFIC AND PEDESTRIAN CONTROL MEASURES (SIGNS, BARRICADES, FLAGGERS, ETC.) IN
- 7. MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION. 8. OPEN EXCAVATIONS ON SITE MUST BE FENCED OFF AND MOVED ACCORDINGLY
- NO WORK SHALL BE PERFORMED BEYOND THE PROJECT LIMITS WITHOUT PRIOR AUTHORIZATION FROM THE OWNER'S REPRESENTATIVE.
- RESPONSIBILITY OF THE CONTRACTOR. 5. SITE CLEAN-UP AND SWEEPING SHALL BE PERFORMED ON A DAILY BASIS, SIDEWALKS, PARKING LOTS, ROADWAYS, ETC. SHALL BE KEPT CLEAN AT ALL TIMES.
- 4. THE MEANS OF THE WORK AND THE SAFETY OF THE CONTRACTOR'S EMPLOYEES ARE SOLELY THE
- 3. NOTIFY THE GOVERNING AUTHORITY 48-72 HOURS PRIOR TO BEGINNING CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY. ALL WORK IN RIGHT-OF-WAY PERMITS SHALL BE OBTAINED PRIOR TO WORK WITHIN THE RIGHT-OF-WAY. OBTAIN APPLICABLE LOCAL PERMITS.
- 2. SITE SAFETY AND PEDESTRIAN SAFETY IS OF EXTREME IMPORTANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXECUTING THE WORK IN A SAFE MANNER. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLIANCE WITH ALL OSHA REGULATIONS. COMPLIANCE IS MANDATORY.
- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH SUDAS, LATEST EDITION, UNLESS OTHERWISE NOTED.



MAINTAIN SEEDED AREAS UNTIL AN ADEQUATE STAND OF GRASS HAS BEEN ESTABLISHED. RESEED ANY AREAS AS NECESSARY DURING MAINTENANCE PERIOD 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.

- TRAFFIC CONTROL NOTES 1. ALL TRAFFIC CONTROL SHALL BE PER THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- 12. FINISH CONTOURS SHOWN ARE TOP OF PAVEMENT OR TO TOP OF TOPSOIL. 13. NO ROCK EXCAVATION IS ANTICIPATED ON THIS PROJECT. SHOULD ROCK BE ENCOUNTERED DURING CONSTRUCTION, NOTIFY THE OWNER'S REPRESENTATIVE.
- 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). FILL PLACED WITHIN THE BUILDING AREA AND IN AREAS TO BE PAVED SHOULD CONSIST OF APPROVED MATERIALS WHICH ARE FREE OF ORGANIC MATTER AND DEBRIS. THE FILL SHOULD BE PLACED AND COMPACTED IN LIFTS OF 9 INCHES OR LESS IN LOOSE THICKNESS.
- TO WITHIN 1.0' OF FINAL SUBGRADE. THE FINAL 1.0' OF FILL TO BE COMPACTED TO 98% STANDARD PROCTOR 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
- SHALL BE LARGER THAN 1-1/2 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
- 8. SCARIFY SUBGRADE TO DEPTH OF 3 INCHES WHERE TOPSOIL IS SCHEDULED. SCARIFY AREAS WHERE EQUIPMENT USED FOR HAULING AND SPREADING TOPSOIL HAS 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
- 7. FILLS PLACED BELOW LAWN AREAS SHALL BE COMPACTED TO 90% OF MATERIALS MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D698).
- DENSITY OF IN-PALCE MATERIAL ARE WITHIN SPECIFIED LIMITS. 6 PLACE FILL MATERIAL IN MAXIMUM 9" LIFTS
- 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
- 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 DEPTH OF 12 INCHES AND RECOMPACT TO 95% STANDARD PROCTOR
- 2. PROOF ROLL ALL FILL AREAS TO IDENTIFY SOFT OR DISTURBED AREAS IN THE SUBGRADE, ALL UNSUITABLE MATERIAL IDENTIFIED SHALL BE REMOVED AND RECOMPACTED. PROOF ROLL WITH 25 TON MINIMUM GROSS VEHICLE WEIGHT
- ON-SITE FOR REUSE IF SUITABLE.



IOWA

CAPACITY

10. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL TEMPORARY EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEANING OF SILT CONTROL DEVICES SHALL BEGIN WHEN THE FEATURES HAVE LOST 50% OF THEIR

9. IF CONSTRUCTION ACTIVITIES ARE NOT PLANNED TO OCCUR IN A DISTURBED AREA FOR AT LEAST 14 DAYS THE AREA SHALL BE STABILIZED BY TEMPORARY EROSION CONTROLS.

OF GRADING AS SOON AS PRACTICAL. FINAL STABILIZATION MEANS ALL SOIL DISTURBING ACTIVITIES ARE COMPLETE AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% FOR THE AREA HAS BEEN ESTABLISHED OR AN EQUIVALENT STABILIZATION MEASURE.

TAKE REMEDIAL ACTIONS FOR PREVENTION. 8. THE CONTRACTOR SHALL PROVIDE TEMPORARY AND/OR PERMANENT SEEDING OF AREAS UPON COMPLETION

STORM DRAINAGE SYSTEMS, AND STREETS FROM ANY DAMAGE RESULTING FROM EARTH MOVING ACTIVITIES OR OTHER DEBRIS FROM PROJECT SITE. REPAIR DAMAGE IMMEDIATELY AT NO ADDITIONAL COST. 7. THE CONTRACTOR SHALL PREVENT ACCUMULATION OF EARTH, SILTATION, OR DEBRIS ON ADJOINING PUBLIC OR PRIVATE PROPERTY FROM THE PROJECT SITE. REMOVE ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND

COMPLY WITH THE DISCHARGE REQUIREMENTS IS IN VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF 6. THE CONTRACTOR SHALL PROTECT ADJOINING PROPERTY INCLUDING PUBLIC UTILITIES, SANITARY SEWER,

GENERAL PERMIT NO. 2 INCLUDING THE STORM WATER POLLUTION PREVENTION PLAN. 5. ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO THE IOWA DNR UPON REQUEST WHICH INCLUDE THE NOTICE OF INTENT, PROOF OF PUBLICATION, POLLUTION PREVENTION PLAN, PROJECT INSPECTION REPORT, AND OTHER ITEMS. FAILURE TO

TAKE ALL NECESSARY MEASURES TO PROTECT AGAINST EROSION AND DUST POLLUTION ON THIS SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING CONSTRUCTION OR AS A RESULT OF CONSTRUCTION. 4. THIS PROJECT REQUIRES THE OBTAINING OF AN NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY FOR CONSTRUCTION ACTIVITIES FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR). THE OWNER SHALL OBTAIN THE PERMIT. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE AND FULFILLING ALL REQUIREMENTS OF THE NPDES

3. THE CONTRACTOR SHALL COMPLY WITH THE SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES NPDES PERMIT, AND LOCAL ORDINANCES. THE CONTRACTOR SHALL

ACCORDANCE WITH THE REQUIREMENTS OF SUDAS. 2. THE CONTRACTOR SHALL INCORPORATE ALL EROSION CONTROL FEATURES INTO THE PROJECT PRIOR TO DISTURBING THE SOIL.

EROSION CONTROL NOTES: 1. THE CONTRACTOR SHALL PROVIDE TEMPORARY EROSION CONTROL, SEDIMENT AND DUST CONTROL, IN

3. ALL PAVEMENT SHALL BE PLACED ON 6" GRANULAR SUBBASE FIN ACCORDANCE WITH IOWA DOT STANDARD SPECIFICATION FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4121. 4. PROOF-ROLL SUBGRADE WITH A MINIMUM 25 TON G.V.W. TRUCK TO IDENTIFY AREAS OF SOFT OR UNSTABLE SUBGRADE. REMOVE AND REPLACE UNSTABLE AREAS WITH SUITABLE COMPACTED MATERIAL.

2. COMPACT SUBGRADE BENEATH PAVEMENTS IN ACCORDANCE WITH GRADING NOTES.

PAVING GENERAL NOTES: 1. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING

7. ALL PCC SHALL BE JOINTED AT 12 FEET O.C. MAXIMUM DISTANCE. JOINTING SHALL BE IN ACCORDANCE WITH SUDAS STANDARD DETAILS.

5. PAVEMENT TIE BARS AND DOWEL BARS SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4151. EPOXY COATING, WHEN SPECIFIED, SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4151.03B. 6. SIDEWALKS SHALL HAVE A CROSS SLOPE OF NO LESS THAN 1.0% AND NO GREATER THAN 2.00%.

3 ALL JOINTS SHALL BE SEALED JOINT SEALER SHALL CONFORM TO JOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4136 FOR HOT POURED JOINT SEALER. 4. CURING COMPOUND (WHITE, DARK, OR CLEAR) SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4105. APPLICATION METHOD SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 2301.19.

1. PROPOSED PAVEMENT TO BE 7" P.C.C. WITH 6" GRANULAR SUBBASE. 2. MATERIALS AND CONSTRUCTION FOR PORTLAND CEMENT CONCRETE PAVEMENTS SHALL MEET THE REQUIREMENT OF IOWA DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION LATEST REVISION, SECTION 2301. THE PARAGRAPHS FOR MEASUREMENT AND PAYMENT SHALL NOT APPLY.

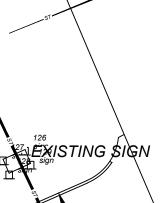
PCC PAVEMENT NOTES

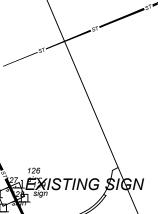
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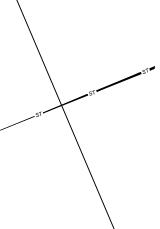


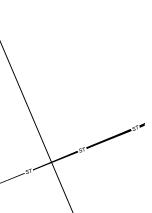
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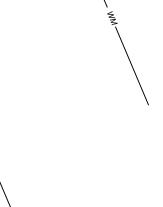












EXISTING WATER SERVICE

ŠTOP BOX

#3

_THICKENED EDGE 5' SIDEWALK

30.3'

54.3'

815. CESS

170.0

G

#4

REPLACE EXISTING PAVING 41.2'

PROPOSED DUMPSTER

3 BUILD ENCLOSURE

12.5'

2.6' **GRADING AND EROSION CONTROL PLAN**

> OR STOOPS 4" CONCRETE WALK COMPACTE

