

SITE PLAN

LOT 1, PARK PLACE CITY CENTER - PART 3

TIFFIN, JOHNSON COUNTY, IOWA

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

OWNER/APPLICANT:
JOHNSON COUNTY
913 S DUBUQUE ST
IOWA CITY, IA 52240

APPLICANT'S ATTORNEY

- C120 OVERALL SITE LAYOUT AND
DIMENSION PLAN
C140 OVERALL SITE GRADING AND
EROSION CONTROL AND SWPPP
C141 DETAILED SITE GRADING PLAN
C160 SITE UTILITY PLAN
C500 GENERAL NOTES AND DETAILS
L100 SITE LANDSCAPE PLAN

PAVING LEGEND

- PROPOSED 6" PCC
PAVING OVER 6" GRANULAR
BASE (17,255 SF) (PHASE 1)
- PROPOSED 4" PCC
SIDEWALK (786 SF)
(PHASE 1)
- PROPOSED 6" PCC
PAVING OVER 6" GRANULAR
BASE (16,055 SF) (PHASE 2)
- PROPOSED 4" PCC
SIDEWALK (314 SF)
(PHASE 2)

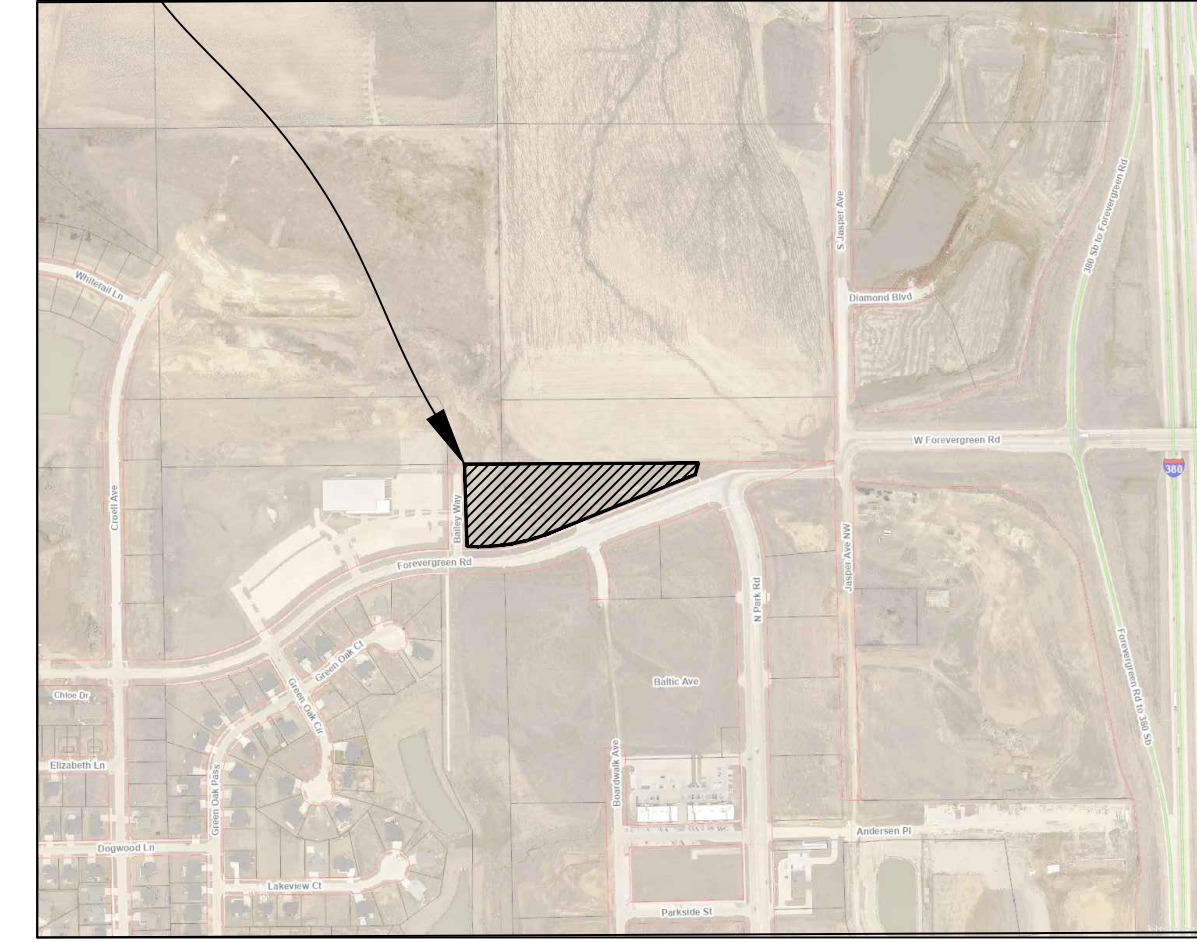
*SIZE OF PATTERN MAY VARY
BASED ON SCALE OF SHEET.
*TOTALS LISTED ARE CALCULATED
FOR THE ENTIRE SITE AREA

KEYNOTES

NUMBER	KEYNOTE
101	INSTALL DRIVE/PARKING PER DETAIL ON SHEET C500 (THICKNESS AND MATERIAL AS NOTED)
102	INSTALL 6" CURB PER DETAIL ON SHEET C500
103	INSTALL P.C.C. SIDEWALK PER TIFFIN STANDARDS
104	GRIND EXISTING CURB AND GUTTER AT PROPOSED DRIVE LOCATION
105	INSTALL DUMPSTER ENCLOSURE, PROVIDE WEEP HOLE AT BASE OF SOUTH WALL (PHASE 2)
106	PUBLIC STREET AND UTILITY EXTENSION, BY OTHERS
107	5'x5' CONCRETE STOOP
108	7'x5' CONCRETE TRANSFORMER PAD
109	NO CURB.

LOT 1, PARK PLACE CITY CENTER - PART 3

TIFFIN, IOWA



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION

LOT 1, PARK PLACE CITY CENTER - PART THREE, TIFFIN, IOWA,
ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 65, PAGE
337, PLAT RECORDS OF JOHNSON COUNTY, IOWA.

LOT CHARACTERISTICS:

UNDERLYING ZONING: C-1B (4.59 AC)

DEVELOPMENT CONSISTS OF 1 BUILDING TO BE USED AS
SERVICE BAYS.(PUBLIC, EDUCATION & UTILITY USES)

SETBACK REQUIREMENTS FOR C-1B:

MINIMUM LOT AREA: N/A

MINIMUM LOT WIDTH: N/A

FRONT YARD SETBACK: 30 FT

INTERIOR SIDE YARD SETBACK: 15 FT

CORNER YARD SETBACK: 30 FT

REAR YARD SETBACK: 30 FT

FLOOR AREA RATIO: 0.4

MAXIMUM HEIGHT OF PRINCIPAL BUILDING: 35 FT

PARKING REQUIREMENTS:

PROVIDED PARKING:

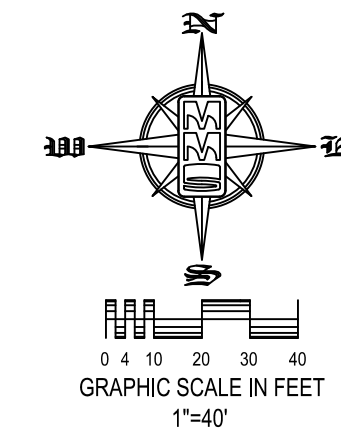
SITE AREA 199,875 SF (100%)

BUILDING AREA 14,976 SF (7.5%)

PAVING AREA 25,923 SF (13.0%)

GREEN SPACE 158,876 SF (79.5%)

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



STANDARD LEGEND AND NOTES

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



UTILITIES

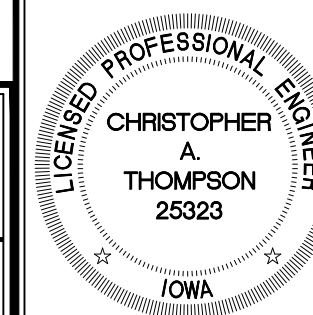
THE CONTRACTOR SHALL NOTIFY IOWA
ONE CALL AT 811 OR 800/292-8989
NO LESS THAN 48 HRS. IN ADVANCE
OF ANY DIGGING OR EXCAVATION.

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN
THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE
OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR
SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES.
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE
SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE
ONLY. IT IS POSSIBLE 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 THEREOF. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE
ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

PLAT/PLAN APPROVED
by the
City of Tiffin

Mayor

Date:



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.

CHRISTOPHER A. THOMPSON,

01-20-2026

P.E. Iowa Lic. No. 25323

My license renewal date is December 31, 2026.

Pages or sheets covered by this seal:

All sheets

DETAILED SITE LAYOUT AND DIMENSION PLAN

LOT 1,
PARK PLACE CITY
CENTER - PART 3
TIFFIN
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 01-22-2025

Designed by: CAT Field Book No:

Drawn by: ADP Scale: 1"=40'

Checked by: CAT Sheet No:

Project No: C120

0147-017 of: 6



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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

OVERALL SITE GRADING
EROSION CONTROL
AND SWPPP

LOT 1,
PARK PLACE CITY
CENTER - PART 3
TIFFIN
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.
Date: 01-22-2025
Designed by: CAT Field Book No:
Drawn by: ADP Scale: 1"=20'
Checked by: CAT Sheet No:
Project No: C140
0147-017 of: 6

SITE PLAN

LOT 1, PARK PLACE CITY CENTER - PART 3

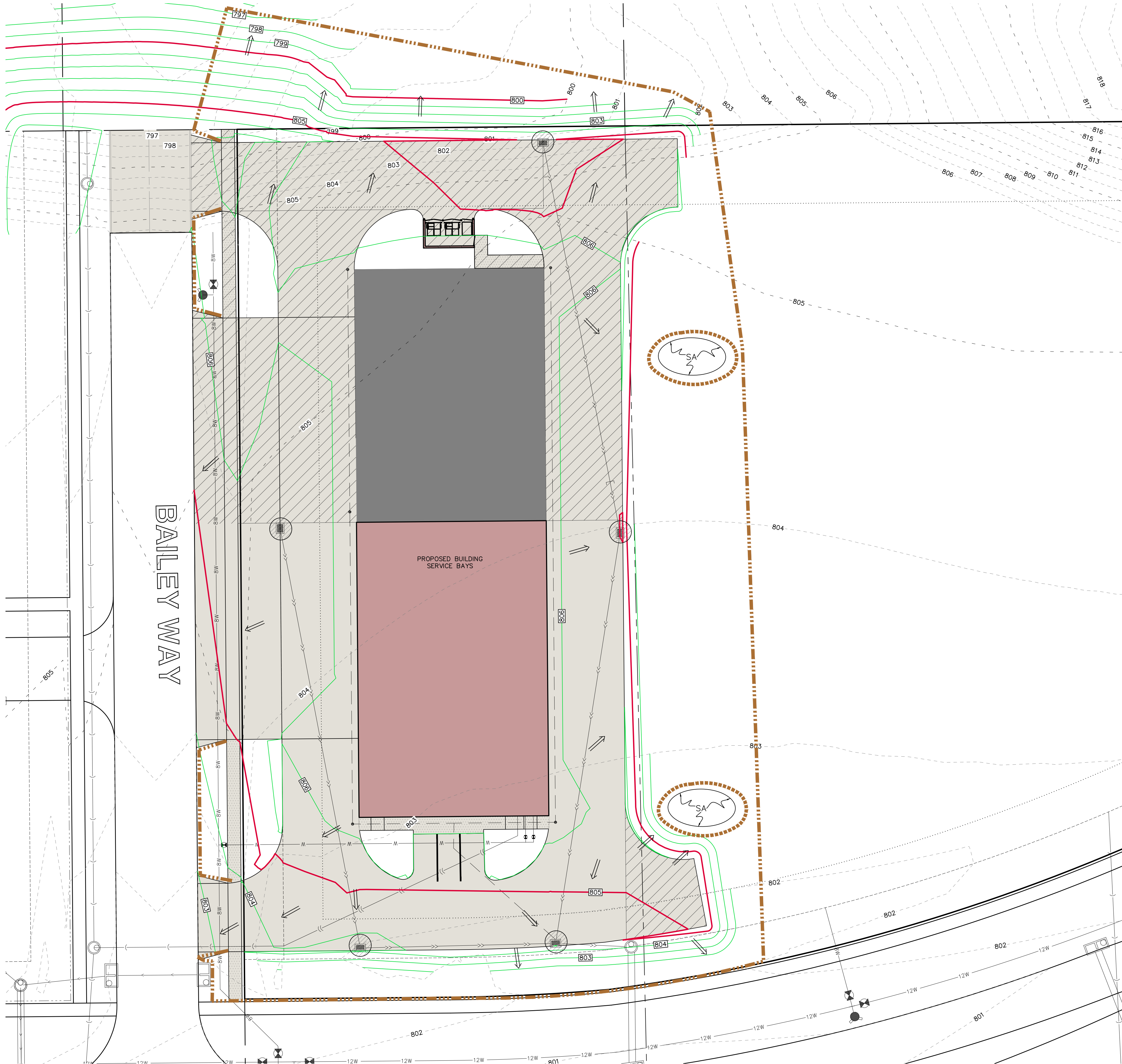
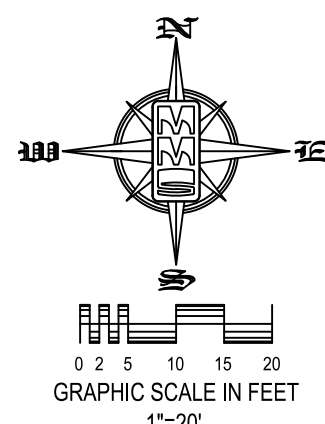
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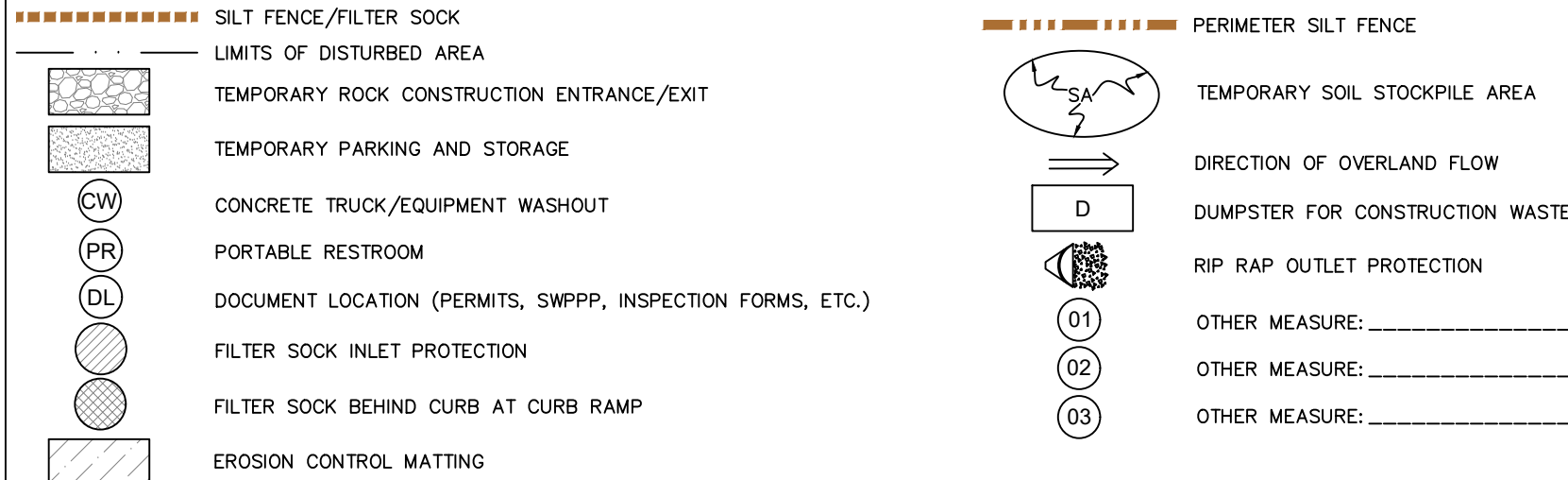
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EROSION CONTROL LEGEND



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)

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 m².)

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

GRADING AND EROSION CONTROL NOTES

TOTAL SITE AREA: 4.59 ACRES
TOTAL AREA TO BE DISTURBED: 4.59 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.

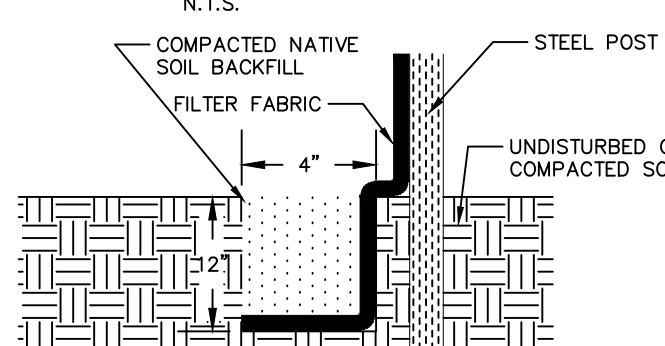
FOLLOWING INSTALLATION OF PERIMETER SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR TO SCHEDULE A SITE INSPECTION PRIOR TO ANY SOIL DISTURBING ACTIVITIES.

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



- INSTALLATION
- 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.
 - SILT FENCE FABRIC SHALL CONFORM TO I.D.O.T. STANDARD SPECIFICATION SECTION 4186.01A. SILT FENCING SHALL BE A MINIMUM OF 24" AND A MAXIMUM OF 36" HIGH WHEN COMPLETE.
 - 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 SPUN TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6" OVERLAP, AND SECURELY SEALED.
 - 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".
 - A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4" WIDE BY 12" DEEP ALONG THE UPSLOPE SIDE OF THE POSTS.
 - 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.
 - THE TRENCH SHALL BE BACK FILLED WITH EXCAVATED MATERIAL AND THOROUGHLY COMPACTED.

MAINTENANCE

- 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.
- SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO STABILIZING THE UPSLOPE AREAS THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN THE DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE FENCE. SILTS REMOVED SHALL BE PLACED IN A PROTECTED PLACE THAT WILL PREVENT THEIR ESCAPE FROM THE CONSTRUCTION SITE.
- 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.
- 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.

PERMANENT SEEDING OF URBAN AREAS

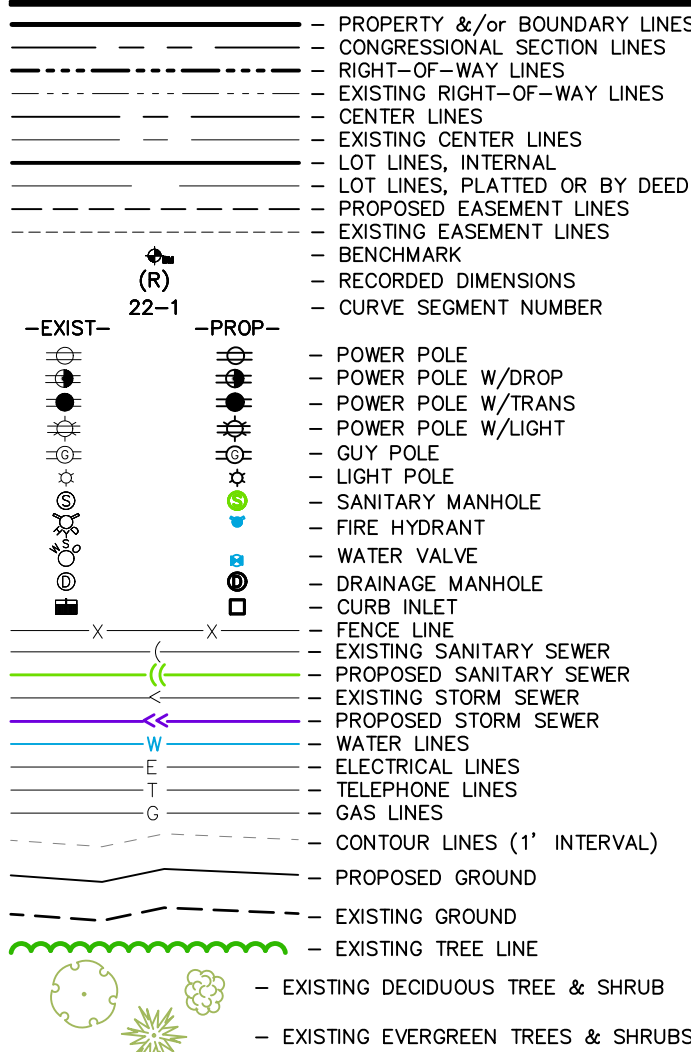
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BLUEGRASS, KENTUCKY	70%
RYEGRASS, PERENNIAL (FINELEAF VARIETY)	10%
FESCUE, CREEPING RED	20%

GRADING NOTE

MASS GRADING HAS BEEN COMPLETED AND THE SITE IS NOW 12-INCH BELOW FINISH GRADE. BIDDING AS OF 12/4/2025 SHOULD INCLUDE FINISH GRADING AND TOPSOIL RE-SPREAD. THERE IS A STOCKPILE FOR TOPSOIL DIRECTLY ADJACENT TO THE SITE.

STANDARD LEGEND AND NOTES



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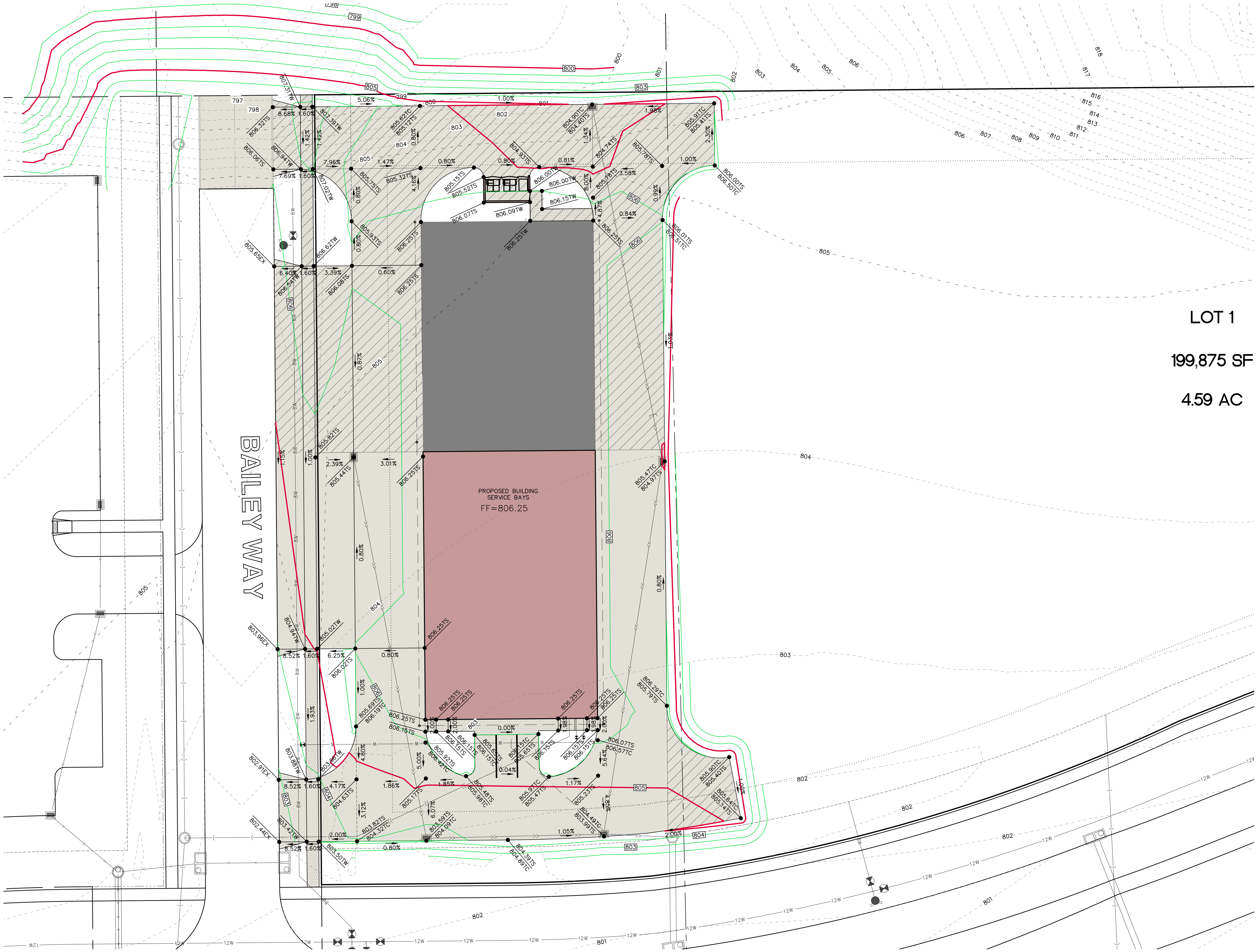
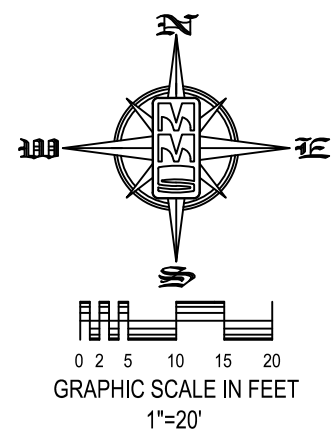
UTILITIES
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Date	Revision
02-10-2025	PER CITY COMMENTS
02-19-2025	PER CITY COMMENTS
03-01-2025	PER BID COMMENTS - CAT
04-04-2025	SANITARY SERVICE - CAT
06-11-2025	MOVED R/W LINE TO H-HOOD CORRECT - CAT
07-03-2025	ADDED PHASING - CAT
12-04-2025	MASS GRADE NOTE FOR BID - CAT
01-09-2026	PHASING CHANGES - CAT
01-20-2026	PHASING CHANGES - CAT

DETAILED SITE
GRADING PLAN

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

STANDARD LEGEND AND NOTES	
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—	CENTER LINES
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—	EXISTING EASEMENT LINES
—	BENCHMARK
—	RECORDED DIMENSIONS
—	CURVE SEGMENT NUMBER
—	22-1
—	POWER POLE
—	POWER POLE W/DROP
—	POWER POLE W/TRANS
—	POWER POLE W/LIGHT
—	GUY POLE
—	LIGHT POLE
—	SANITARY MANHOLE
—	FIRE HYDRANT
—	WATER VALVE
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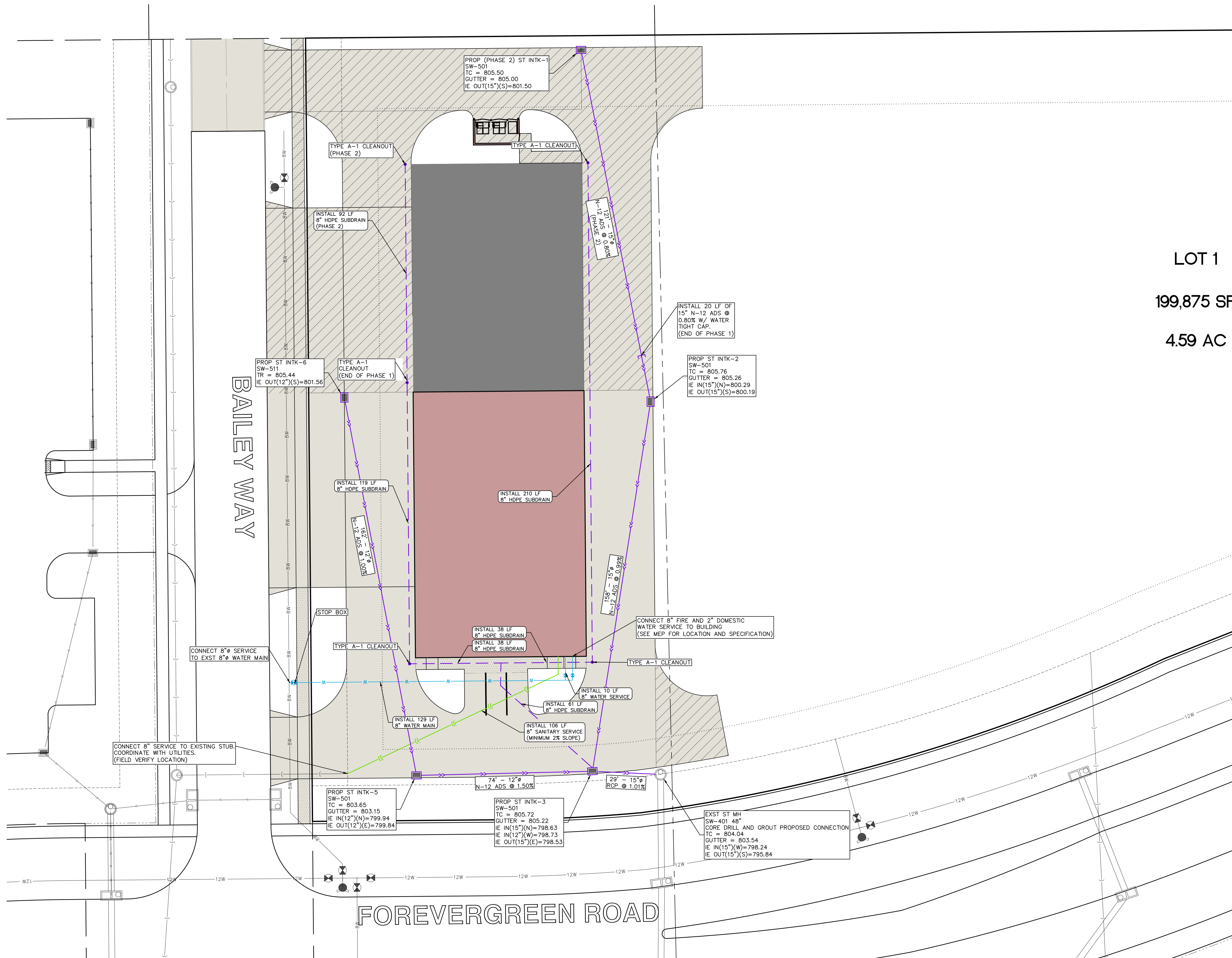
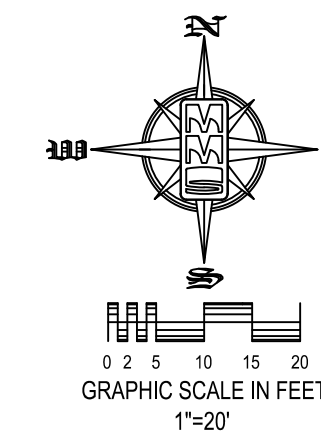
Drawn by: ADP Scale: 1"=20'

Checked by: CAT Sheet No:

Project No: C141

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- | | |
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NOTE: ALL PROPOSED STORM SEWER IS PRIVATE
UNLESS OTHERWISE NOTED.

ALL PROPOSED WATERMAIN IS PRIVATE.
SEWER SERVICES TAPPED INTO EXISTING
PVC SANITARY SEWER SHALL USE CB
STYLE SEWER SADDLE WITH STAINLESS
STEEL CLAMPS.

Date	Revision
02-10-2025	PER CITY COMMENTS
02-19-2025	PER CITY COMMENTS
03-01-2025	PER BID COMMENTS - CAT
04-04-2025	SANITARY SERVICE - CAT
06-11-2025	MOVED INTAKE TO AVOID CONFLICT- CAT
07-03-2025	ADDED PHASING - CAT
12-04-2025	MASS GRADE NOTE FOR BID - CAT
01-09-2026	PHASING CHANGES - CAT
01-20-2026	PHASING CHANGES - CAT

SITE UTILITY PLAN

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—	- PROPOSED EASEMENT LINES
—	- EXISTING EASEMENT LINES
—	- BENCHMARK
—	- CURVED DIMENSIONS
—	- RECORD SEGMENT NUMBER
(R) 22	
-EXIST-	-PROP-

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ALLOWED FOR DAMAGE TO OR LOSS OF ANY PUBLIC UTILITY.

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 TIFFIN 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 CLOW "BAND-SEAL" COUPLINGS FOR DISSIMILAR PIPE CONNECTIONS.
- 5) 8" AND 12" DIAMETER WATER MAINS 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 P-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 WATER 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. MEASURED OUTSIDE TO CLOSEST EDGE OF EACH PIPE. IF PHYSICAL CONDITIONS PROHIBIT THIS SEPARATION, THE WATER MAIN SHALL NOT BE PLACED CLOSER THAN 6-INCHES ABOVE A SEWER OR 18-INCHES BELOW A SEWER. THE SEPARATION DISTANCE SHALL BE THE MAXIMUM FEASIBLE IN ALL CASES. 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 WATER MAIN. THE SEWER AND WATER 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 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 TEST, FT | TIME FOR PRESSURE TO DROP, 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 | 17.506 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 ABOVE TO ALL READINGS ABOVE. ALTERNATIVELY, THE ENGINEER MAY ALLOW THE CONTRACTOR TO MEASURE INFILTRATION INTO THE SEWER BY USING A Y-NOTCH WEIR OR OTHER SUITABLE DEVICE.

- H. LOCATE, REPAIR AND RETEST LEAKS.

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

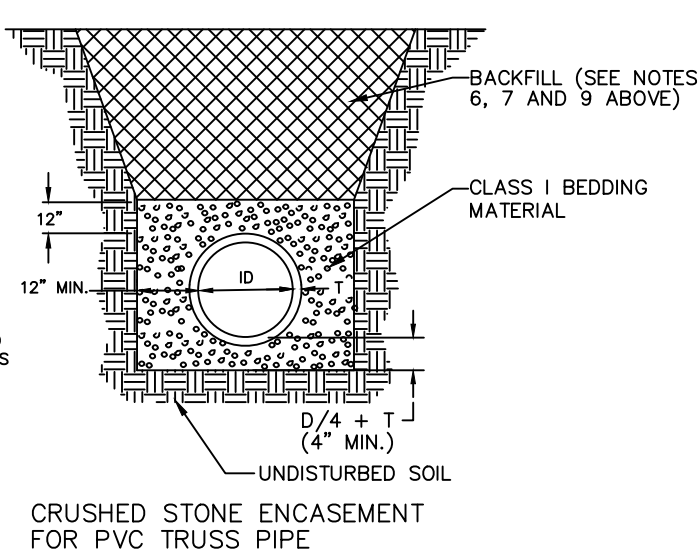
- 18) ALL PVC TRUSS SEWERS SHALL HAVE A DEFLECTION TEST PERFORMED AS FOLLOWS:

- A. DEFLECTION TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL BEING 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.

ID INCHES	Bd INCHES
4	2-3
6	2-3
8	2-3
10	2-3
12	2-3
15	2-3
18	2-3
24	3-6

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



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

STORM SEWER CONSTRUCTION NOTES

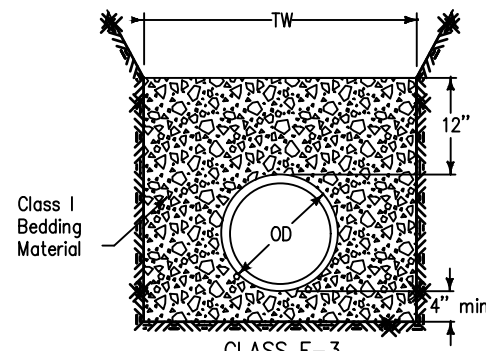
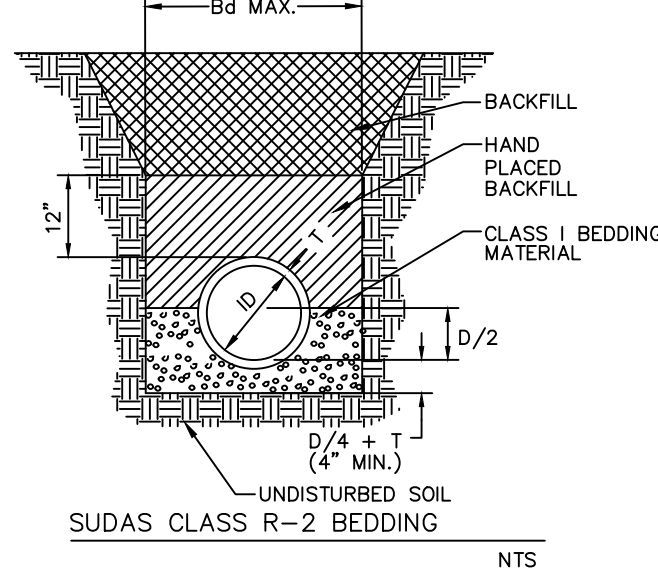
- 1) STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SUDAS STANDARD SPECIFICATIONS. CITY OF TIFFIN DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES SHALL PREVAIL.
- 2) ALL STORM SEWERS SHALL BE CLASS 3 RCP WITH CLASS R-2 BEDDING OR ADS N-12 WITH CLASS F-3 BEDDING PER SUDAS.
- 3) RCP STORM SEWERS SHALL BE TONGUE & GROOVE WITH ALL JOINTS WRAPPED WITH FILTER FABRIC A MINIMUM OF 24" WIDE UNLESS NOTED OTHERWISE ON THE PLANS.
- 4) GRANULAR TRENCH BACKFILL SHALL BE CRUSHED STONE CONFORMING TO I.D.O.T. STANDARD SPECIFICATION 4120.04 WITH 1" MAXIMUM AGGREGATE SIZE. COMPACT TO 95% STANDARD PROCTOR DENSITY.
- 5) ALL PIPE SHALL BE CERTIFIED.
- 6) ALL STORM INTAKES SHALL BE A MINIMUM OF 48 INCHES FROM THE TOP OF CURB/RIM TO SUBGRADE. IF INVERT ELEVATIONS ARE INSUFFICIENT TO PROVIDE THE REQUIRED DEPTH, THE CONTRACTOR IS TO PROVIDE A DEEPER STRUCTURE AND FOUR CONCRETE FILLET IN INTAKE TO MAKE INTAKE PIPES DRAIN AT ELEVATIONS LISTED.
- 7) LIFT HOLES IN STORM SEWER WILL NOT BE ALLOWED.
- 8) PROVIDE CONCRETE FILLETS IN ALL NEW & EXISTING DRAINAGE STRUCTURES PER REFERENCED DETAILS.
- 9) ALL STORM MANHOLES SHALL HAVE INTERIOR CHIMNEY SEALS.

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

NOTES:

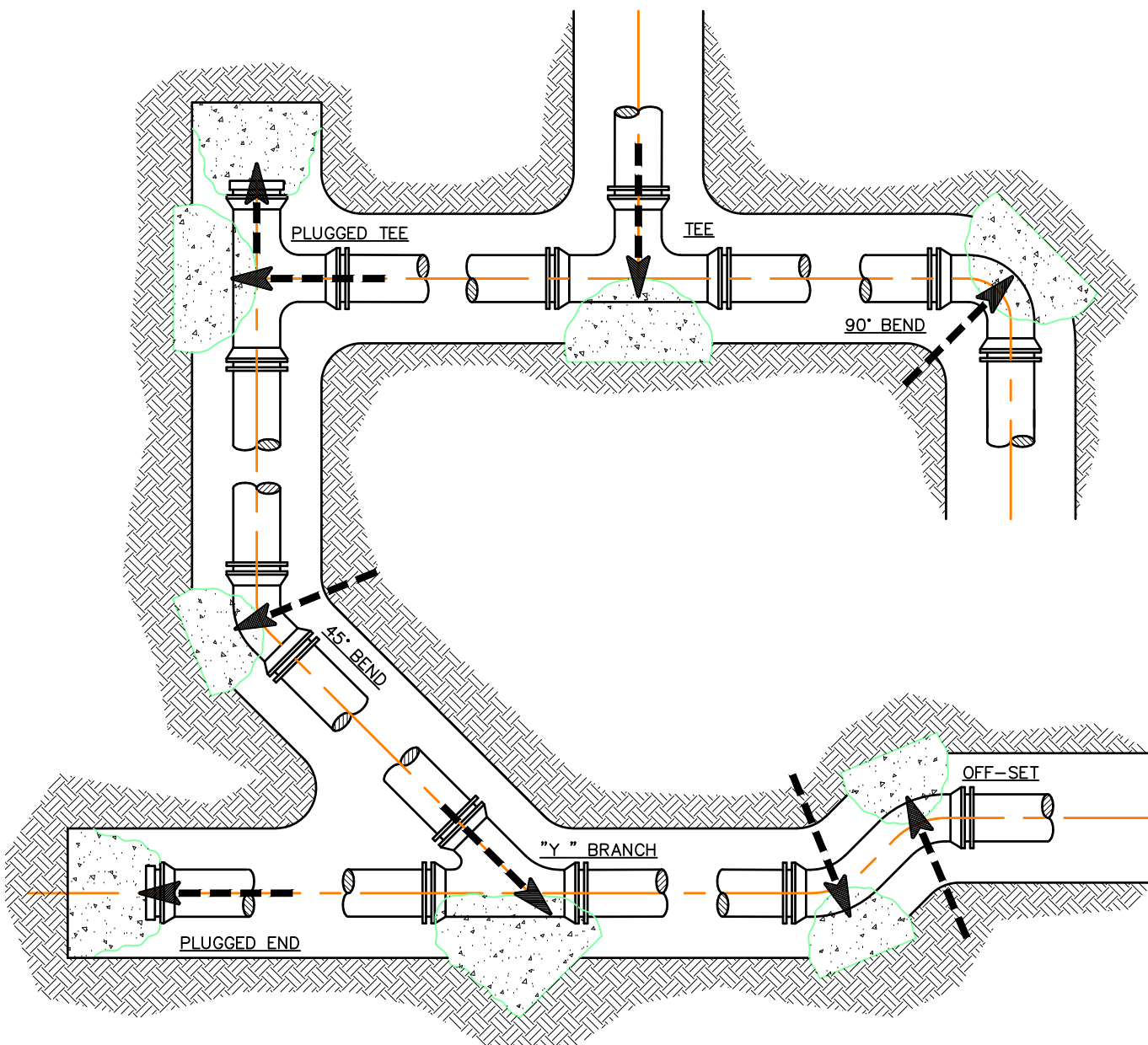
1. PIPE SHALL BE PLACED ON CRUSHED STONE MATERIAL.
2. BELL HOLES SHALL BE HAND SHAPED SO THAT ONLY PIPE BARREL RECEIVES BEARING PRESSURE.
3. PLACE BEDDING TO ENSURE THAT THERE ARE NO VOIDS UNDER OR ALONGSIDE THE LENGTH OF PIPE.
4. BACK FILL SHALL BE HAND TAMPED UP TO 12" ABOVE TOP OF PIPE.
5. SEE TABLE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

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



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.

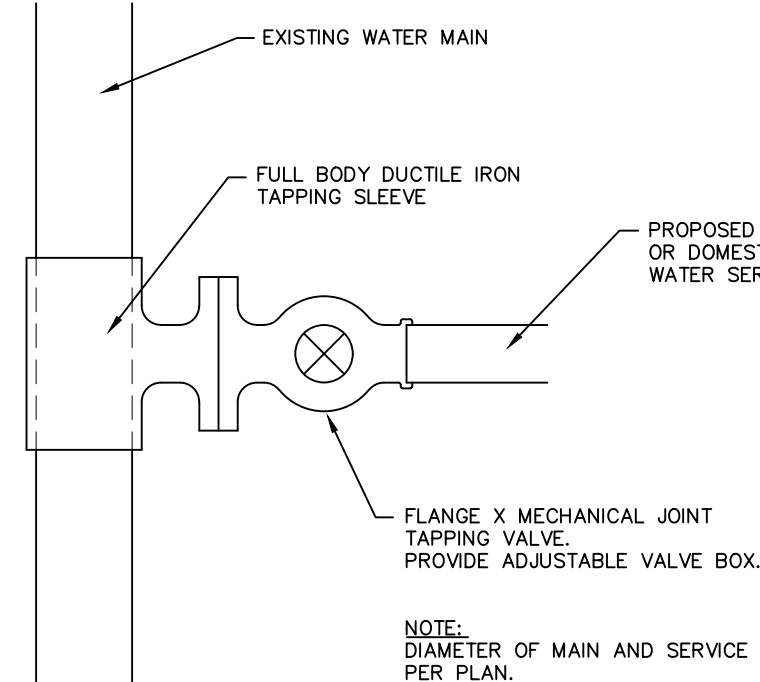
POURED-IN-PLACE CONCRETE SHALL BE 2000 P.S.I. MINIMUM STRENGTH, A MINIMUM OF 18 INCHES THICK, AND SHALL BE CAST AGAINST A SOLID, UNDISTURBED EDGE OF TRENCH FOR BEARING. NO BOLTS, JOINTS OR DRAIN HOLES SHALL COME INTO CONTACT WITH THE CONCRETE THRUST BLOCK AND THE PIPE SHALL BE WRAPPED WITH A PLASTIC 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	5.8	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.

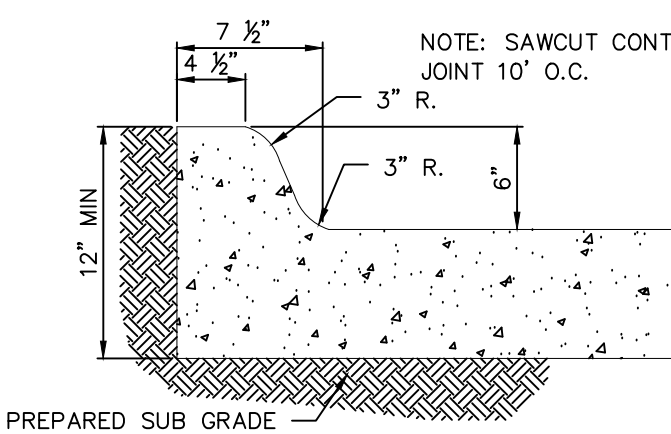


PAVING CONSTRUCTION NOTES

- 1) I.D.O.T. CLASS C-3 CONCRETE SHALL BE USED, UNLESS NOTED OTHERWISE.
- 2) CITY OF TIFFIN 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 "CD" TRANSVERSE CONTRACTION JOINTS FOR 8" PCC PAVEMENT. "C" TRANSVERSE CONTRACTION JOINTS SHALL BE USED FOR 7" PCC PAVEMENT.

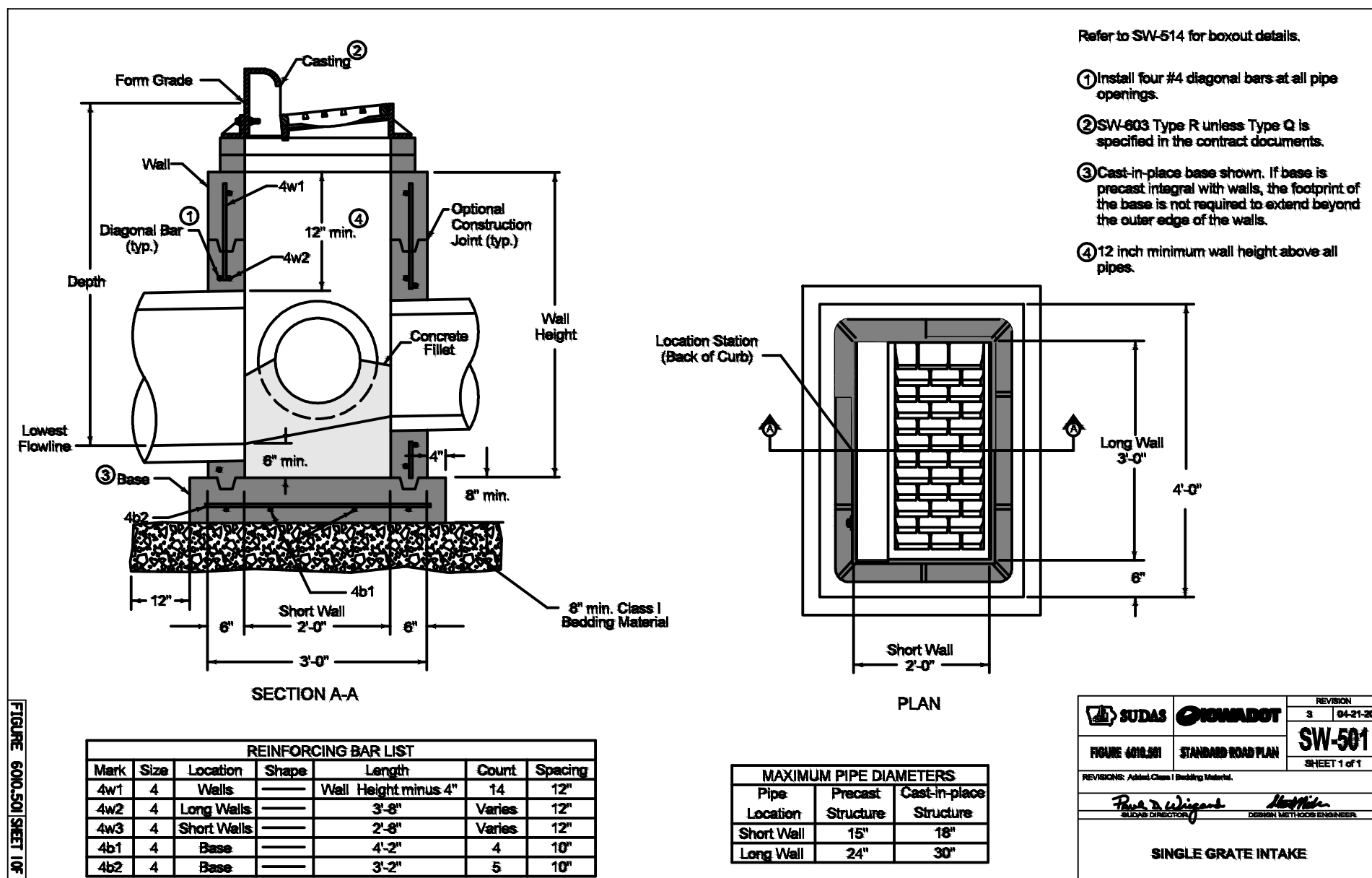
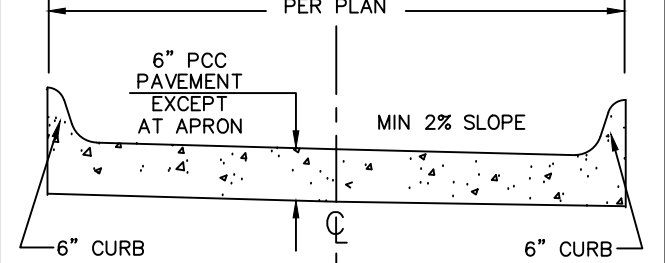
STANDARD CURB DETAIL

N.T.S.



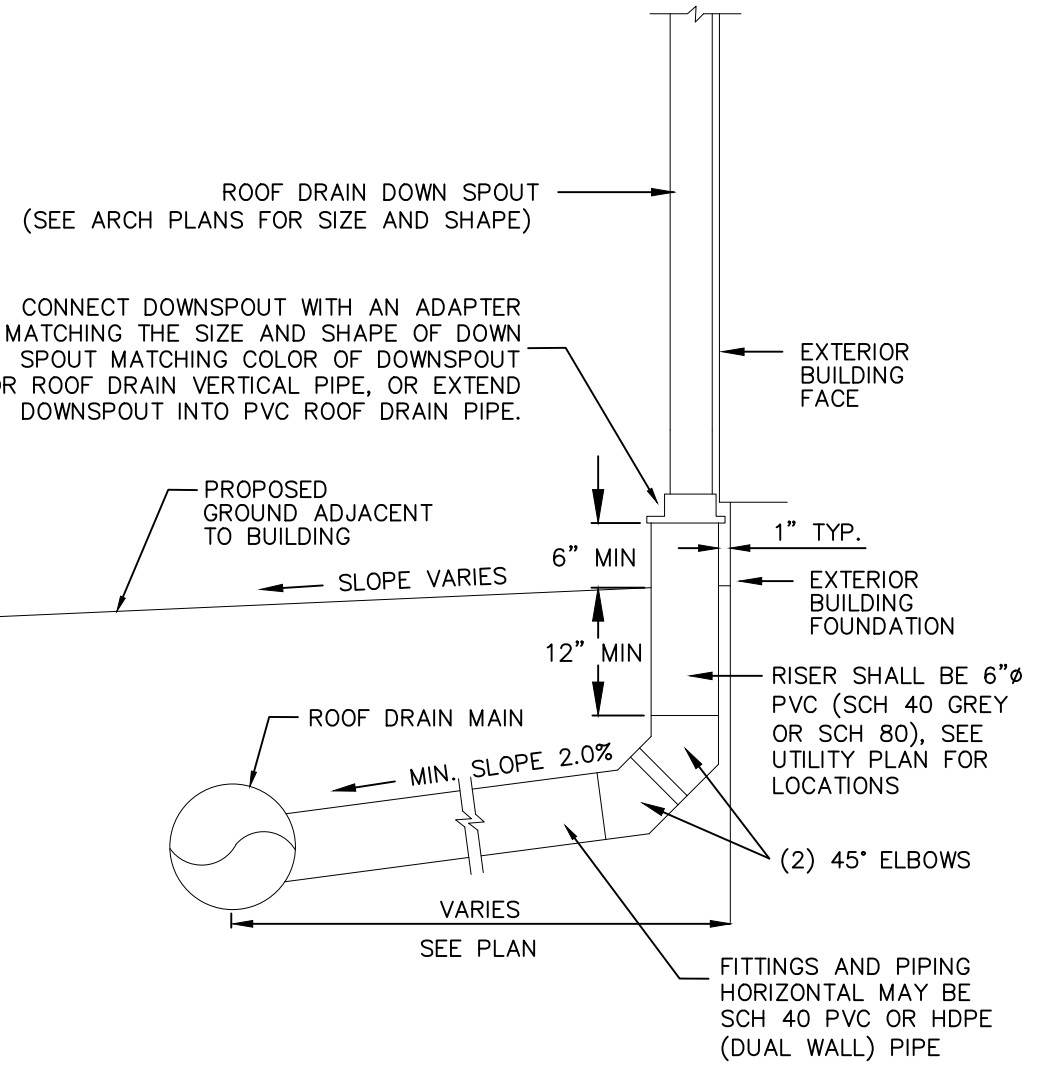
TYPICAL DRIVE SECTION

N.T.S.



DOWNSPOUT TO ROOF

N.T.S.



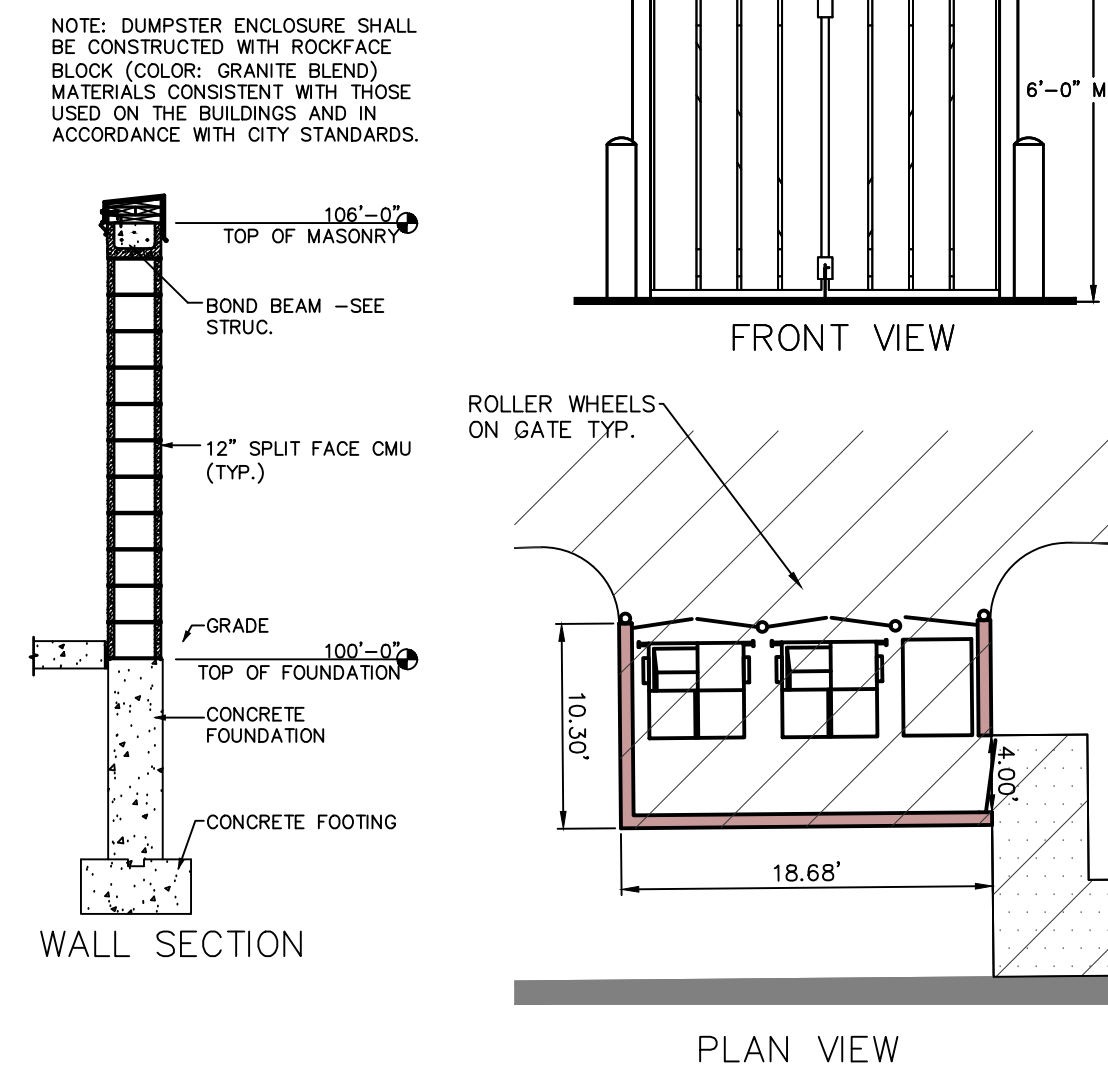
**SIZES PER MECHANICAL CONTRACTOR
**METER FOR THE DOMESTIC LINE IS INTERNAL TO THE BUILDING - FIRE LINE IS NOT METERED.
** 4-INCH SERVICE TO BE TYPE K COPPER.
** 8-INCH FIRE TO BE C900 PVC.
WATER SERVICE DETAIL
NO SCALE

FIRE INSPECTION NOTES

- 1) FIRE LINE THRUST BLOCKS SHALL BE INSPECTED BY THE FIRE MARSHAL PRIOR TO BURIAL.
- 2) NEPA 24 UNDERGROUND HIGH VELOCITY FLUSH SHALL BE CONDUCTED PRIOR TO THE SPRINKLER CONTRACTOR CONNECTING TO THE FIRE LINE.
- 3) FIRE SPRINKLER SYSTEM SHALL BE FLOW TESTED WITHIN 90-DAY SUBMITTAL OF FIRE SPRINKLER PLANS.

TRASH ENCLOSURE DETAIL

N.T.S.



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
02-10-2025	PER CITY COMMENTS
02-19-2025	PER CITY COMMENTS
03-01-2025	PER BID COMMENTS - CAT
04-04-2025	SANITARY SERVICE - CAT
06-11-2025	MOVED R/W TO HARD CORNER - CAT
07-03-2025	ADDED PHASING - CAT
12-04-2025	MASS GRADE NOTE FOR BID - CAT
01-09-2026	PHASING CHANGES - CAT
01-20-2026	PHASING CHANGES - CAT

GENERAL NOTES AND DETAILS

LOT 1,
PARK PLACE CITY
CENTER - PART 3
TIFFIN
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 01-22-2025

Designed by: CAT Field Book No:

Drawn by: ADP Scale:

Checked by: CAT Sheet No:

Project No: C500

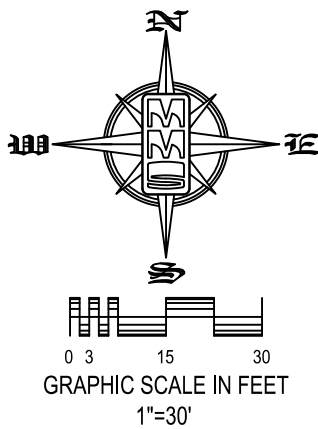
0147-017 of: 6

SITE PLAN
LOT 1, PARK PLACE CITY CENTER - PART 3
TIFFIN, JOHNSON COUNTY, IOWA

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

OWNER/APPLICANT:
JOHNSON COUNTY
913 S DUBUQUE ST
IOWA CITY, IA 52240

APPLICANT'S ATTORNEY



LANDSCAPE REQUIREMENTS

1 STREET TREE FOR EVERY 60 LF OF FRONTAGE ON LOTS WITH MORE THAN ONE FRONTAGE.
1,343.24 / 60 = 22 TREES REQ.
25 TREES PROPOSED (14 FUTURE TREES)

LANDSCAPE LEGEND

TURF GRASS (40,931 SF)
(INCLUDES UNIMPROVED AREAS FROM PHASE 2)

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE H. X W.
TREES							
	CC	2	Cercis canadensis	Eastern Redbud	1.5' Cal.	B4B	30' x 25'
	GT	1	Gleditsia tricanthos inermis "Skycole" TM	Skyline Thornless Honey Locust	2" Cal.	B4B	45' x 35'
	MS	4	Malus x "Sargentii"	Sargent Crabapple	1.5' Cal.	B4B	15' x 15'
	UF	1	Ulmus x "Frontier"	Frontier Hybrid Elm	2" Cal.	B4B	40' x 30'

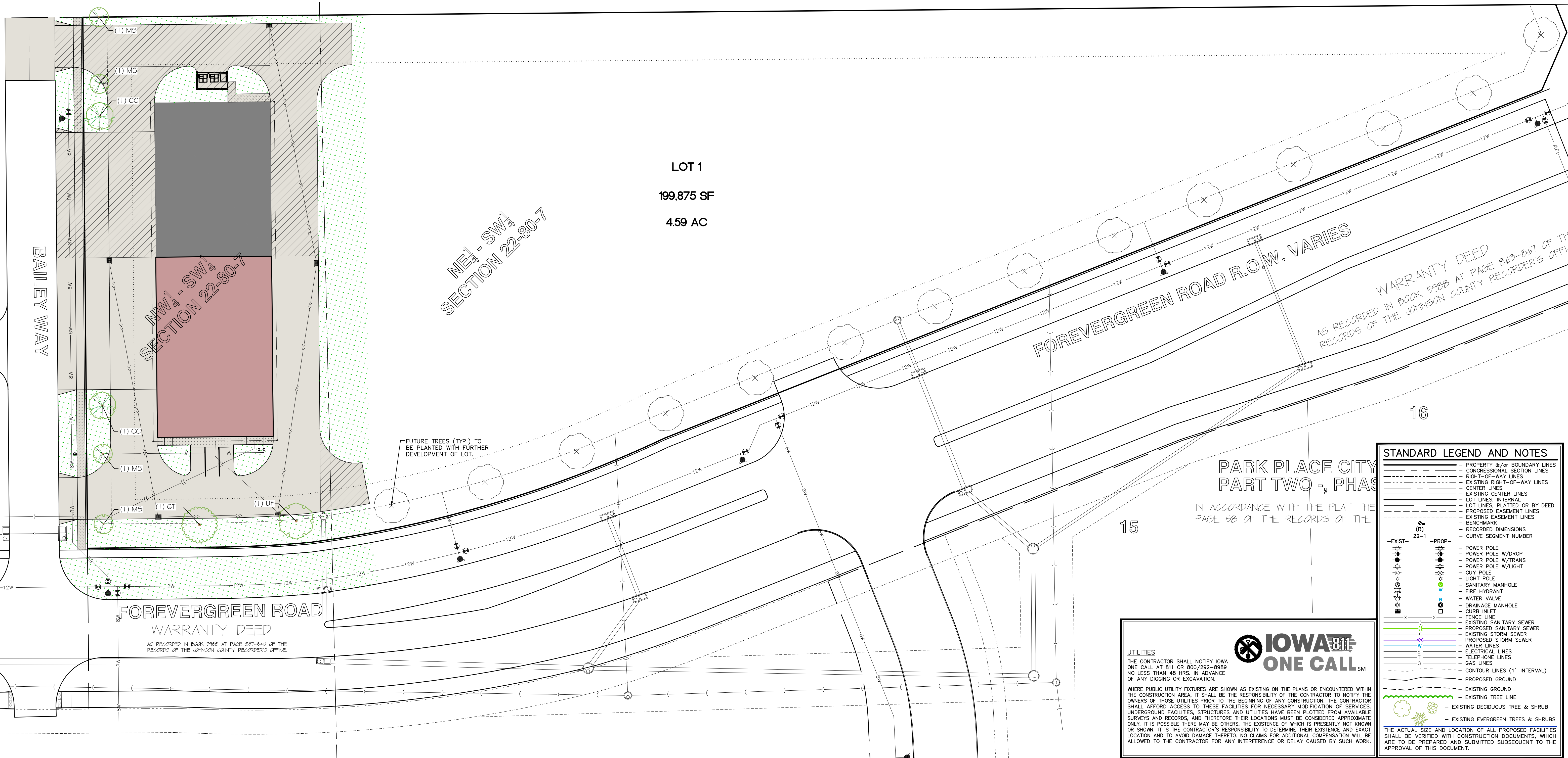
4.59 AC



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07-03-2025	ADDED PHASING - CAT
12-04-2025	MASS GRADE NOTE FOR BID - CAT
01-09-2026	PHASING CHANGES - CAT
01-20-2026	PHASING CHANGES - CAT



SITE LANDSCAPE PLAN

LOT 1,
PARK PLACE CITY
CENTER - PART 3
TIFFIN
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.
Date: 01-22-2025
Designed by: CAT
Drawn by: ADP
Checked by: CAT
Project No: 0147-017
Field Book No:
Scale: 1"=30'
Sheet No: L100
of: 6