

Community Planning & Economic Development Department City of Davenport

FINAL STAFF REPORT

PLAN AND ZONING COMMISSION

Meeting Date: December 6, 2016
Request: Final Development Plan for a three-story, 83 unit hotel and 2,000 square foot restaurant on 3 acres.
Location: North side of Market Square Circle 280 feet west of Utica Ridge Road
Case No.: FDP16-07
Applicant: Lange Inc.

Recommendation:

Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. FDP16-07 to the City Council with a recommendation for approval without any special conditions.

Introduction:

The petitioner is requesting a Final Development Plan to allow the construction of a three-story, 83 unit hotel and a 2,000 square foot restaurant on 3 acres.

AREA CHARACTERISTICS:

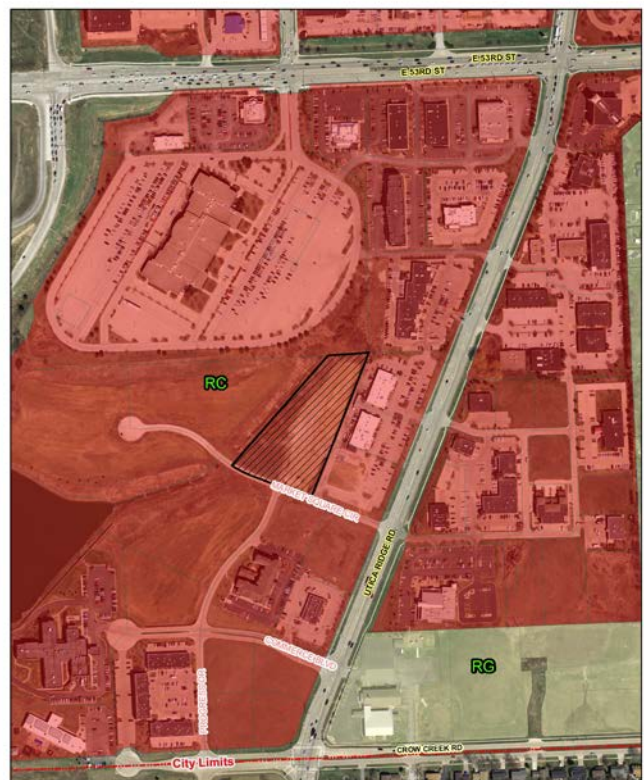
Zoning Map



 Subject Property



Land Use Map



 Subject Property



Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Proposed Land Use Designation: Regional Commercial are the most intense commercial areas that have service boundaries that extend beyond the City limits of Davenport. Areas designated RC should be located at the intersections of major streets and have good access to interstate and other highways. Typical uses include big box retail and large office complexes; although some residential, service and institutional uses may also be located within RC. Most people will drive or take transit to areas designated RC. However, good pedestrian systems should serve these areas and focus on connectivity from the street, through parking lots and between individual uses. Connectivity to nearby neighborhoods is desirable but less important.

Relevant Goals to be considered in this Case: Identify and Reserve Land for Future Development.

The proposed use would comply with the Davenport 2035 proposed land use section.

Zoning:

The subject property and are zoned PDD Planned Development District. The PDD Land Use Plan designates the subject property "Commercial/Office/Hotel".

Technical Review:

Streets. The subject property is located north of Market Square Circle, a private roadway.

Storm Water. Detention is provided by the regional basin southwest of the development.

Development would require a National Pollutant Discharge Elimination System (NPDES) and a Storm Water Pollution Prevention Plan (SWPPP) from the State of Iowa. These would need to be submitted to the Natural Resources Division in order to receive the required Construction Site Erosion and Sediment Control (COSESCO) permit.

Sanitary Sewer. There are 8 inch sewer lines on the south of Market Square Circle and the north side of Commerce Boulevard. The sanitary sewer lateral must connect to the sewer main using a wye connection (laterals cannot connect directly into manholes). An excavation permit will be needed when making the connection. The lateral and all plumbing shall conform to the plumbing code used by the City Code Division, not SUDAS.

Other Utilities. There is existing electrical service in close proximity to the subject property. There is an 8 inch water line on the north side of Market Square Drive. Any work involving water main shall meet the requirements of the IA-American Water Company.

Emergency Services. The subject property is located approximately 1.4 miles from the nearest fire station (Fire Station No. 8).

Parks/Open Space. The proposed Final Development Plan does not impact any existing parks or public open spaces.

Public Input:

There is no public input for a final development plan.

Discussion:

The petitioner is requesting a Final Development Plan to allow the construction of a three-story, 83 unit hotel and a 2,000 square foot restaurant on 3 acres.

Staff Recommendation:

Findings:

- The Final Development Plan would be compatible with the Comprehensive Plan RC designation; and
- The proposal would supports infill development.

Staff recommends that the Plan and Zoning Commission forward Case FDP16-07 to the City Council with a recommendation for approval without any special conditions.

Prepared by:

A handwritten signature in blue ink, appearing to read "Ryan Rusnak", with a stylized flourish at the end.

Ryan Rusnak, AICP
Planner III

Attachments:

Aerial Map

Final Development Plan



Community Planning & Economic Development Department
City of Davenport

PREVIEW STAFF REPORT

PLAN AND ZONING COMMISSION

Meeting Date: November 15, 2016
Request: Final Development Plan for a three-story, 83 unit hotel and 2,000 square foot restaurant on 3 acres.
Location: North side of Market Square Circle 280 feet west of Utica Ridge Road
Case No.: FDP16-07
Applicant: Lange Inc.

Recommendation:

There is no recommendation at this time.

Introduction:

The petitioner is requesting a Final Development Plan to allow the construction of a three-story, 83 unit hotel and a 2,000 square foot restaurant on 3 acres.

AREA CHARACTERISTICS:

Zoning Map



Subject Property



Land Use Map



Subject Property





Subject Property



CANDLEWOOD SUITES DEVELOPMENT
DAVENPORT, IOWA
CAP IOWA, LLC

CONTACTS

CITY OF DAVENPORT
PUBLIC WORKS

ADDRESS: 1200 EAST 46TH ST.
PHONE: 563.326.7923

PROJECT INFORMATION

SCOPE OF WORK:

CONSTRUCTION OF A NEW 3 STORY HOTEL AND ASSOCIATED GRADING, UTILITIES, PAVEMENT, RETAINING WALLS, SITE LANDSCAPING AND RESTORATION, AND ROUGH GRADING AND UTILITY STUBS FOR A FUTURE 2,000 SF RESTAURANT.

INDEX OF SHEETS



INDEX OF SHEETS

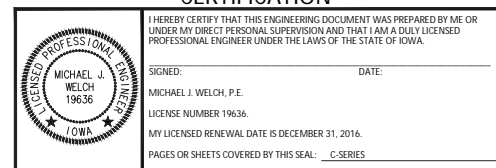
INDEX OF SHEETS	
SHEET	TITLE
C000	COVER SHEET
CIVIL	
C100	EXISTING CONDITIONS PLAN
C200	SITE PLAN
C210	UTILITY PLAN
C220	GRADING AND DRAINAGE PLAN
C900	GENERAL NOTES
C910	CONSTRUCTION DETAILS



* DRAWING PRODUCED ON 34"x22" SHEET. FOR PLOTTING ON 11x17 USE 2:1 SCALE AND SCALE BY 50%

Nov 07, 2016 - 11:35am I:\Project\161012\dwg\Sheets\161012 C000s.dwg

CERTIFICATION

[illegible]

PARKING CALCULATIONS:

USE	REQUIREMENT
HOTEL	1 / ROOM
RESTAURANT	1 / 100 SF
RETAIL / OFFICE	1 / 200 SF

PROPOSED USE	
HOTEL (83 ROOMS)	83 STALLS
OUT BUILDING (2,000 SF RESTAURANT)	20 STALLS
TOTAL	103 STALLS

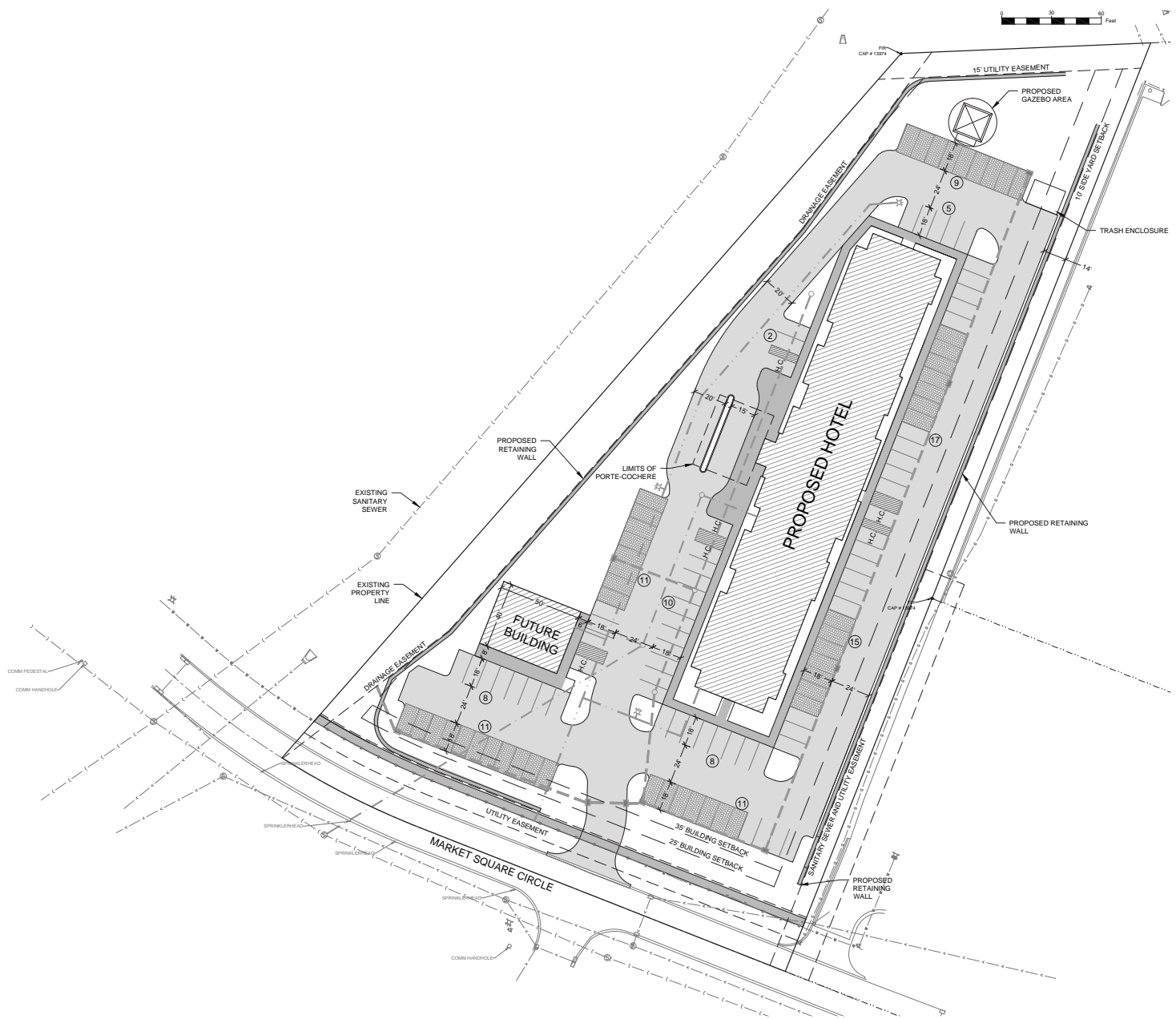
PROVIDED	
STANDARD STALLS	107 STALLS
HANDICAP ACCESSIBLE	6 STALLS
TOTAL	113 STALLS

IMPERVIOUS AREA CALCULATION

PROPERTY AREA	131,025 SF
DEVELOPABLE AREA *	110,439 SF

IMPERVIOUS AREAS	
BUILDINGS:	
HOTEL	15,693 SF
GAZEBO	660 SF
OUT BUILDING	2,000 SF
PAVEMENT	66,003 SF
PERVIOUS PAVERS	7,938 SF
TOTAL	92,294 SF
PERCENT IMPERVIOUS	83.5 %

* EXCLUDES AREAS WITHIN THE DRAINAGE EASEMENT ALONG WESTERN PROPERTY LINE AND UTILITY EASEMENT ALONG NORTHERN PROPERTY LINE AND PUBLIC ACCESS EASEMENT ALONG MARKET SQUARE CIRCLE



LEGEND:

PROPOSED STORM SEWER	---
PROPOSED SANITARY SEWER	---
PROPOSED WATER MAIN	---
PROPOSED CONCRETE PAVEMENT	---
PROPOSED CONCRETE WALK	---
PROPOSED PERVIOUS PAVERS	---



PROJECT NUMBER:
16-1012

PROJECT NAME:
**CANDLEWOOD SUITES
DAVENPORT**

SHEET TITLE:
SITE PLAN

ENGINEER:
**hbk
ENGINEERING**
HBK ENGINEERING, LLC
509 S. GILBERT ST.
IOWA CITY, IA 52240
PHONE: (319) 338-7557
FAX: (319) 358-2937
IOWA DEPARTMENT
OF LABOR
REGISTRATION
NO. 00527328
WWW.HBKENGINEERING.COM

OWNER:
**CAP IOWA, LLC
16TH STREET
FARGO, ND 58106**

DEVELOPER:
CAP IOWA, LLC

ATTORNEY:
TO BE DETERMINED

FOLDER NAME:

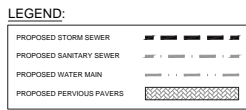
DATE CREATED:
NOVEMBER 3, 2016

DRAWING LOG

DATE	ISSUED FOR	DR	CR
11-03-16	DESIGN	NJW	MT
11-07-16	CITY REVIEW	NJW	MT

PROJECT MANAGER:
M. THOMAS

SHEET:
C200



1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SDAS), UNLESS OTHERWISE NOTED ON THE DRAWINGS.
2. THE LOCATIONS OF UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS PLOTTED ON THIS DRAWING ARE APPROXIMATE LOCATIONS BASED ON RECORD PLANS OR RECORD. THERE MAY BE OTHER EXISTING UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS NOT KNOWN AND MAY NOT SHOWN ON THIS DRAWING.
NOTIFY UTILITY COMPANIES WHOSE FACILITIES ARE SHOWN ON THE PLANS OR KNOWN TO BE WITHIN CONSTRUCTION LIMITS OF THE PROJECT TO EACH OF THE DATES OF CONSTRUCTION.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXISTE HORIZONTAL AND VERTICAL LOCATION.
4. IOWA CODE 480. UNDERGROUND FACILITIES EXCAVATION, REQUIRES VERBAL NOTICE TO IOWA ONE-CALL 1-800-292-8889, NOT LESS THAN 48 HOURS BEFORE EXCAVATING, EXCLUDING WEEKENDS AND HOLIDAYS.
5. NOTIFY THE APPROPRIATE GOVERNING AUTHORITY AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OF THE CITY OF IOWA. BE THE PUBLIC AGENCY RESPONSIBLE FOR INSPECTION DURING CONSTRUCTION OF THE PUBLIC PORTIONS OF THE PROJECT.
6. NO WORK SHALL BE PERFORMED BEFORE THE PROJECT LIMITS WITHOUT PRIOR AUTHORIZATION FROM THE OWNER OR OWNER'S REPRESENTATIVE.
7. PROVIDE TRAFFIC AND PEDESTRIAN CONTROL MEASURES (SIGNS, BARRICADES, FLAGGERS, ETC.) IN COMPLIANCE WITH PART VI OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION.
8. ADJUST ALL VALVES, MANHOLES, CASTINGS, GAS VENTS, ETC. TO MATCH THE NEW SURFACE. ADJUSTMENT SHALL BE MADE WITH THE UTILITY COMPANIES AND ADJUSTMENTS SHALL BE MADE TO THE NEAREST INCHES TO THE CONSTRUCTION. AT NO ADDITIONAL COST TO THE OWNER, REPAIR ANY DAMAGE TO ASID STRUCTURES AND APPEARANCES THAT OCCUR DURING CONSTRUCTION.
9. LEAVE ANY PROPERTY MONUMENTS REMOVED OR DESTROYED BY CONSTRUCTION. MONUMENTS SHALL BE SET BY A LAND SURVEYOR AND BE SUBJECT TO INSPECTION BY THE CITY.

2. STRIP EXISTING VEGETATION WITHIN THE GRADING LIMITS AND AREA TO RECEIVE FILL. STOCKPILE ON-SITE FOR REUSE IF SUITABLE.
3. PROOF ROLL SURGRADE TO DENSITY 90% OR OBTAINED AREA OF THE STOCKPILE. ALL UNDESIRABLE MATERIAL IDENTIFIED SHOULD BE REMOVED AND RECOMPACTED. PROOFROLL WIDER THAN 20 FEET FOR ANY GRADES VEHICLE WEIGHT.
4. REMOVE AND RECOMPACT AREAS OF SURGRADE WHICH ARE SOFT OR UNSTABLE TO MEET SPECIFIED LIMITS FOR DENSITY AND MOISTURE CONTENT.
5. SCARIFY EXISTING SURGRADE TO A DEPTH OF 2 TO 4 INCHES AND RECOMPACT TO 98% OF STANDARD PROCTOR DENSITY (ASTM D698).
6. RECOMPACT TO 98% OF STANDARD PROCTOR DENSITY (ASTM D698) TO 12 INCHES OF MAXIMUM DEPTH.
7. DO NOT PLACE, SPREAD, OR COMPACT ANY FILL MATERIAL DURING UNFAVORABLE WEATHER CONDITIONS AND DO NOT RESUME COMPACTING OPERATIONS UNTIL MOISTURE CONTENT AND DENSITY OF IN-PLACE FILL MATERIAL ARE WITHIN SPECIFIED LIMITS.
8. PLACE FILL MATERIAL IN 6" MAXIMUM LIFTS.
9. FILLS PLACED BELOW LAWN AREAS SHALL BE RECOMPACTED TO 90% OF MATERIALS MAXIMUM PROCTOR DENSITY (ASTM D698).
10. SCARIFY SURGRADE TO DEPTH OF 3 INCHES WHERE TOPSOIL IS SCHEDULED. SCARIFY AREAS WHERE EQUIPMENT USED FOR HAULING AND SPREADING TOPSOIL HAS CAUSED COMPACTED SURGRADE.
11. FILL MATERIAL OBTAINED FROM OFF-SITE SOURCES SHALL BE SOIL OR SOIL AND ROCK MIXTURE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES. IT SHOULD CONTAIN NO ROCKS OR LUMPS OF 8 INCHES IN GREATEST DIMENSION AND NOT MORE THAN 10% OF THE ROCKS SHALL BE MORE THAN 2 INCHES IN GREATEST DIMENSION.
12. SCARIFY AND RECOMPACT THE TOP 6" OF SURGRADE IN ALL CUT AREAS AFTER ROUGH GRADING IS COMPLETED. COMPACT THE ENTIRE PAVING SURGRADE TO 98% STANDARD PROCTOR DENSITY OF SURGRADE TO WITHIN 1" OF FINAL SURGRADE. THE FINAL 1" OF FILL TO BE 98% OF STANDARD PROCTOR DENSITY (ASTM D698).
13. IN AREAS TO RECEIVE ADDITIONAL FILL OVER EXISTING FILL MATERIALS, REMOVE TOP 12" OF STANDARD MATERIAL AND SCARIFY AND RECOMPACT THE NEXT 6" OF RESULTING SURGRADE. COMPACT RESULTING SURGRADE TO 95% STANDARD PROCTOR DENSITY. RECOMPACT TO 98% OF STANDARD PROCTOR DENSITY (ASTM D698) TO 12 INCHES OF MAXIMUM DEPTH. THE FINAL 12" OF FILL TO BE RECOMPACTED TO 98% STANDARD PROCTOR DENSITY (ASTM D698).
14. FINISH CONTOURS SHOWN ARE TO TOP OF FINISHED GRADE OR TO TOP OF TOPSOIL.

1. THE CONTRACTOR SHALL PROVIDE TEMPORARY EROSION CONTROL, SEDIMENT, AND DUST CONTROL IN ACCORDANCE WITH THE SPECIFICATIONS OF THE DISTRICTS EROSION CONTROL AND SEDIMENT PREVENTION PLAN AND THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SDS), UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL INCORPORATE ALL EROSION CONTROL FEATURES INTO THE PROJECT PRIOR TO DISTURBING THE EXISTING GRASS COVER.
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES A MINIMUM OF ONCE PER WEEK AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 1/8" OR MORE. IF A CONTROL MEASURE IS DAMAGED OR DISAPPEARS, THE CONTRACTOR SHALL RESTORE SUCH FEATURES TO THEIR ORIGINAL CONDITION IMMEDIATELY, WEATHER PERMITTED.
4. SET SILT FENCE AS SHOWN ON THE PLANS TO LIMIT LOSS OF MATERIAL FROM THE SITE. DEVICES TO REMAIN IN PLACE UNTIL ALL DISTURBED AREAS ARE RESTORED TO ORIGINAL GRASS COVER. A PERMANENT GROUND COVER IS ESTABLISHED.
5. MINIMIZE SOIL EROSION BY MAINTAINING ALL EXISTING VEGETATIVE GROWTH WITHIN THE GRADING LIMITS AS LONG AS PRACTICAL.
6. INSTALL A SILT FENCE AROUND ALL STOCKPILED TOPSOIL.
7. THE CONTRACTOR SHALL PROVIDE TEMPORARY SEEDING FOR ALL AREAS THAT ARE DISTURBED AND OPERATIONS WILL NOT COMMENCE OR PERMANENT SEEDING WILL BE COMPLETED IN LESS THAN 14 DAYS.
8. SEQUENCE OF EROSION AND SEDIMENT CONTROL FEATURES:

- B. INSTALL PERIMETER SILT FENCE AS INDICATED ON THE SITE CONSTRUCTION PLAN.
- C. INSTALL SILT FENCE AROUND ANY TOPSOIL OR EXCESS SOIL STOCKPILES. APPLY TEMPORARY SEEDING TO ALL TOPSOIL OR EXCESS SOIL STOCKPILES.
- D. INSTALL STONE SUBBASE ON STREET AREAS FOLLOWING COMPLETION OF GRADING.
- E. APPLY TEMPORARY SEEDING TO ALL DENIED AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR 14 DAYS OR MORE. FERTILIZE AND LIMB IF NEEDED. APPLY MULCH ON SLOPES GREATER THAN 4:1 (HORIZONTAL:VERTICAL).
- F. DESTROY TEMPORARY SEEDING AND APPLY PERMANENT SEEDING TO ALL DISTURBED AREAS NOT TO BE HARD SURFACED. FERTILIZE AND MULCH PERMANENT SEEDING AS REQUIRED. APPLY MULCH AT 1.5 TO 2.0 TONS PER ACRE ON SLOPES GREATER THAN 4:1.

STORMWATER POLLUTION PREVENTION:

THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE KEPT ON THE CONSTRUCTION SITE AT ALL TIMES. THE DATE OF CONSTRUCTION ACTIVITIES BEGIN TO THE DATE OF FINAL STABILIZATION, THE CONTRACTOR SHALL MAINTAIN THE SWPPP FOR THE DURATION OF THE PROJECT. NO. 1. OPERATORS/CONTRACTOR WORKING ONSITE MUST SIGN THE CERTIFICATION STATEMENT PROVIDED AND WILL OBLIGATE CO-PERMITTEES ON THE NPDES GENERAL PERMIT NO. 2 FOR THIS SITE. ALL OPERATORS/CONTRACTORS WORKING ONSITE SHALL BE SUPPLIED A COPY OF THE SWPPP BY THE CONTRACTOR AND MUST BE FAMILIAR WITH ITS CONTENTS. THE SWPPP MUST BE PERIODICALLY UPDATED TO SHOW CURRENT EROSION CONTROL PRACTICES PER THE REQUIREMENTS OF THE GENERAL PERMIT #2. UPDATED VERSIONS OF THE SWPPP WILL BE PROVIDED TO ALL OF THE OPERATORS/CONTRACTORS WHOM ARE AFFECTED BY THE CHANGES MADE TO THE SWPPP. IT WILL BE THE DUTY OF THE CONTRACTOR TO SEE THAT THESE REQUIREMENTS ARE MET.

2. PROTECT ADJACENT PROPERTY DURING DEMOLITION.
3. DEMOLITION LIMIT LINE IS THE EXISTING PROJECT LINE UNLESS NOTED OTHERWISE.
4. MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.
5. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIAL, EXCAVATED MATERIAL, OR BROKEN CONCRETE WHICH IS NOT DESIRABLE TO BE INCORPORATED INTO THE WORK INVOLVED ON THIS PROJECT. NO EXCESS MATERIAL, EXCESS WASTE, OR EXCESS MATERIAL SHALL BE ALLOWED TO REMAIN ON THE PROJECT. NO MATERIAL SHALL BE PLACED WITHIN THE EASEMENTS, UNLESS SPECIFICALLY STATED IN THE PLAN OR APPROVED BY THE ENGINEER. EXCESS MATERIALS SHALL BE APPROVED BY THE ENGINEER. CONTRACTOR SHALL APPLY NECESSARY MOISTURE TO THE CONSTRUCTION AREA AND TEMPORARY HILLSIDE DROPS TO PREVENT THE SPREAD OF DUST. EXCESS MATERIAL SHALL BE REMOVED FROM THE PROJECT SITE IN ACCORDANCE WITH REGULATIONS.
6. KEEP ADJACENT PUBLIC STRIPS FREE FROM SOIL AND DEBRIS GENERATED BY THE PROJECT. CLEAN SOIL AND DEBRIS FROM THE ADJACENT STRIPS ON A DAILY BASIS.
7. DURING CONSTRUCTION, CONTROL DUST SPREADING FROM ALL WORK AND STAGING AREAS.
8. REMOVAL OR ABANDONMENT OF PUBLIC UTILITIES SHALL BE FULLY COORDINATED WITH APPROPRIATE UTILITY AGENCIES AND REGULATORY AGENCIES.
9. ANY EXISTING FACILITIES (CURBS, PAVEMENT, UTILITIES, ETC.) THAT THE CONTRACTOR'S OPERATIONS DAMAGE SHALL BE REPAIRED BY THAT CONTRACTOR AT HERSEST COST.
10. REMOVE ALL DESIGNATED STRIPS, DRIVEWAYS, ETC. IN THEIR ENTIRETY. BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY (ASTM D998).
11. WHERE A SECTION OF PAVEMENT, CURB OR GUTTER OR SIDEWALK IS TO BE REMOVED BY THE CONTRACTOR, THE CONTRACTOR SHALL REPAIR THE REMAINING PAVEMENT, CURBS, GUTTERS AND SIDEWALKS SHALL BE REPAIRED A MINIMUM OF TWO FEET BEYOND THE EDGE OF THE TRENCH CUT AND TO THE NEAREST ADJACENT SIDEWALK.
12. SAWCUT DEEPS ARE PAVEMENT FULL DEPTH RIMPS TO REMOVAL, TO PREVENT DAMAGE TO ADJACENT SLABS AND FIXTURES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING CONCRETE STRUCTURES ON THE SITE AS SHOWN ON THE PLAN. THIS INCLUDES DRIVEWAYS, CURBS AND GUTTER, SIDEWALKS, AND BASEMENT FOUNDATION FOOTINGS, FLOOR AND WALLS. THE REMOVAL ALSO INCLUDES STORM SEWER INTAKES AND SEWERS AS SHOWN ON THE PLAN.
14. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT TREES AND SHRUBS NOTED ON THE PLAN TO REMAIN IN PROJECT AREA FROM DAMAGE DUE TO CONSTRUCTION ACTIVITIES. PROTECTION INCLUDES, BUT IS NOT LIMITED TO, THE INSTALLATION OF PROTECTIVE BARRIERS AROUND THE DRIP LINE OF TREES AND PROHIBITING VEHICLE TRAFFIC WITHIN THE DRIP LINE OF TREES.
15. REMOVAL AND DISPOSAL OF EXISTING TREES AND SHRUBS WITHIN CONSTRUCTION LIMITS SHALL BE INCIDENTAL TO THE GRADING PORTION OF THE PROJECT. STUMPS ARE TO BE CUT TO TWO FEET BELOW FINISHED GRADE.
16. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF A TREE IS ENCOUNTERED AND SHALL INDICATE THE METHOD OF REMOVAL TO BE USED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPOSED METHOD. THE LOCATION OF THE FIELD TREE SHALL BE RECORDED ON THE PROJECT RECORD DOCUMENTS.

1. RCP STORM SEWER SHALL BE CASTED IN REINFORCED CONCRETE PIPE (RCP) TO DEPTH OF COVER UP TO 12" CONFORMING TO ASTM C900 AS CLASS II.
2. RCP STORM SEWER SHALL BE CONSTRUCTED WITH CLASS R-1 BEDDING PER SLOPE FORM 304.102 (DO NOT EXCEED 12" DEPTH OF COVER). ALL JOINTS SHALL BE REINFORCED CEMENT JOINTS W/REINFORCED IN ENGINEERING FABRIC. STORM SEWERS UNDER NO MORE THAN 5' OF PAVING SHALL BE BACKFILLED WITH POROUS BACKFILL TO PROVIDE SUBGRADE ELEVATION. ALL OTHER STORM SEWERS SHALL BE BACKFILLED WITH SMOOTH RIBBED MATERIAL.
3. HIGH DENSITY POLYETHYLENE PIPE (HDPE) SHALL BE CORRUGATED WITH INTEGRALLY FORMED SMOOTH RIBS TO MEET THE REQUIREMENTS OF THE STATEWIDE UNIFORM DESIGN AND SPECIFICATIONS (SUDAS) SECTION 4020.
4. HDPE STORM SEWER SHALL BE CONSTRUCTED WITH CLASS 2B BEDDING.
5. STORM SEWERS SHALL BE A MINIMUM OF 18" FROM WATER LINES RUNNING PARALLEL. AT CROSSINGS, A MINIMUM 1' SEPARATION MUST BE PROVIDED.
6. ALL LINE AND GRADE CONTROL WILL BE DONE WITH A LASER BEAM WITH GRADE CHECKS AT 25', 50' AND THEN EVERY 100' BETWEEN MANHOLES.
7. THE CONTRACTOR WILL BE REQUIRED TO MAINTAIN A RECORD DRAWING SET SHOWING LOCATIONS OF ALL STORM SEWER CONSTRUCTION. THE RECORD DRAWING SET WILL BE PROVIDED TO THE OWNER.
8. CONNECT RCP DRAINSDOWNSPOUTS TO ADJACENT STORM SEWER.

[illegible]

1. ALL TRAFFIC CONTROL SHALL BE PER THE CURRENT ADDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. TRAFFIC CONTROL PER IOWA DOT DETAIL TC-211 FOR WORK CONNECTING STREET TO MARKET SQUARE CIRCLE

ALL PERMITS SHALL BE SECURED AND FEES SHALL BE PAID PRIOR TO START OF CONSTRUCTION.

1. WATER MAIN PIPE SHALL BE P.C. 2000. BEDDING FOR WATER MAIN AND SERVICES SHALL BE CLASS 1 P-180 SAND. SEE SECTION 05050 FOR DETAILS. SEE PLAN 804-104 FOR LOCATIONS.
2. BACKFILL WATER SERVICE SHALL BE COMPACTED BEDDING WITH SUITABLE WATER COMPACTED TO 90% STANDARD PROCTOR DENSITY. TRENCH COMPACTOR TESTING SHALL BE IN ACCORDANCE WITH SUDAS SECTION 05050. SEE SECTION 05050 FOR DETAILS. SEE PLAN 804-104 FOR LOCATIONS.
3. WATER SERVICE LINES SHALL BE "TYPE C" KOPPER OR P.S. 8020-7.8 PIPE. SEE WATER SERVICE DETAIL SHEET C00. CURBS OF STOPS SHALL BE LOCATED BETWEEN THE SIDEWALK AND THE CURBS. CURBS CURBS SHALL NOT BE LOCATED WITHIN A DRIVEWAY OR DRIVE ALLEYS. SEE PLAN 804-104 FOR LOCATIONS. ALL CURBS SHALL BE 18" HIGH. THE ENDS OF WATER SERVICE LINES SHALL BE MARKED WITH 4/4" POSTS PUNCHED INTO THE CONCRETE.
4. VERIFY THE ELEVATION OF POSITIVE CONFIRMING UTILITIES PRIOR TO CONSTRUCTING PROPOSED WATER MAINS. VERIFY ALL EXISTING UTILITIES. DO NOT ANY CONFLICTS MUST IMMEDIATELY BE BROUGHT TO THE ENGINEER'S ATTENTION.
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY THE HORIZONTAL LOCATION OF EXISTING UTILITIES AND THE COST FOR ALL ADJUSTMENTS SHALL BE INCIDENTAL TO THE MANHOLE. TO NO ADDITIONAL COST TO THE OWNER. REPAIR ANY DAMAGE TO SAID EXISTING UTILITIES AT THE CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN AS-BUILT RECORDING ASPECTS OF THE PROJECT WHICH DIFFER FROM THE CONTRACT DOCUMENTS. THIS INCLUDES BOTH EXISTING FACILITIES ENCOUNTERED AND NEW FACILITIES INSTALLED. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE FOLLOWING INFORMATION TO THE DATA: THE LOCATION OF UNDERGROUND FACILITIES SHALL BE NOTED IF THEY DIFFER FROM THE PLANS BY MORE THAN 1 FOOT. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE FOLLOWING INFORMATION TO THE DATA: THE LOCATION OF UNDERGROUND FACILITIES SHALL BE NOTED IF THEY DIFFER BY MORE THAN 1 FOOT. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE FOLLOWING INFORMATION TO THE DATA: THE LOCATION OF UNDERGROUND FACILITIES SHALL BE NOTED IF THEY DIFFER BY MORE THAN 1 FOOT.
7. ALL FIRE HYDRANT STATIONING IS TO CENTER OF THE WATER MAIN. CONTRACTOR SHALL INSTALL HYDRANT OFFSET 3 FT. FROM THE BACK OF CURBS UNLESS NOTED OTHERWISE. ALL FIRE HYDRANTS SHALL INCLUDE TIE AND EXTENSION TO WATER MAIN (MEASUREMENTS APPLICABLE). ASSEMBLIES SHALL ALSO INCLUDE 4" GATE VALVE FOR ALL FIRE HYDRANTS. SEE FIGURE 5020-201.
8. PIPE LENGTHS FOR ALL UTILITIES ARE GIVEN FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. PIPE LENGTHS FOR WATER MAIN MEASUREMENTS APPLICABLE. ASSEMBLIES SHALL ALSO INCLUDE 4" GATE VALVE FOR ALL FIRE HYDRANTS. SEE FIGURE 5020-201.
9. CONTRACTOR SHALL INSTALL A MINIMUM OF 2" BLUE BOARD INSULATION OR EQUIVALENT ALONG THE BACK OF INTAKES TO PROTECT WATERMANS FROM FREEZING.
10. HORIZONTAL DEFLECTIONS SHALL BE LIMITED TO 1/4" PER FOOT. CONTRACTOR SHALL USE DUCTILE IRON FITTINGS WITH AMGA-LUG TYPE RESTRAINTS AS NECESSARY. ALL BENDS, TEES, ETC. SHALL HAVE ADEQUATE STRENGTH TO RESIST DEFLECTIONS.

1. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDS.
2. ALL DIMENSIONS TO BACK-OF-CURBS UNLESS NOTED OTHERWISE.
3. REMOVE AND REPLACE OR RESTORE ALL STREET SIGNS, PAVEMENT MARKINGS, SIDEWALK LAMPS, SIDEWALKS, CURBS, GUTTERS, STREETSIDE TREES, TRUNK GUARDS, SIGNPOSTS, BENCHES AND ALL OTHER SURFACE STRUCTURES REMOVED OR OTHERWISE DAMAGED DURING THE COURSE OF THE WORK. SIDEWALKS SHALL BE REMOVED AND REPLACED TO NEAREST JOINT BEYOND CONSTRUCTION AREA.
4. COMPACT SUBGRADE BENEATH PAVEMENTS IN ACCORDANCE WITH GRADING NOTES.
5. EXCAVATE SUBGRADE FOR PAVEMENTS SHALL MEET THE AMTS OF GRADEWORK IN 8' MAXIMUM DEPTH PER IOWA DOT STANDARD SPECIFICATION FOR HIGHWAY AND RECONSTRUCTION SECTION #123. UNLESS STATE OTHERWISE.
6. PROOF ROLL SUBGRADE PER SECTION 2115. REMOVE AND REPLACE UNSATISFIED AREAS WITH SATISFACTORY COMPACTED MATERIAL.
7. ALL CURB AND GUTTER 8" STANDARD CUBES UNLESS STATE OTHERWISE.

[illegible]

1. PERMEABLE INTERLOCKING PAVERS SHALL BE INSTALLED IN ACCORDANCE WITH SUDAS SECTION 7080 AND INFORMATION CONTAINED WITHIN THE PLAN. REFER TO C100 FOR TYPICAL SECTION AND MATERIALS.
2. CONTRACTOR SHALL PROTECT PAVEMENT INSTALLATION FROM DEBRIS, SOILS, AND OTHER MATERIALS THAT MAY CLOG SURFACE AND REDUCE INFILTRATION CAPABILITIES.
3. CONTRACTOR SHALL CLEAN PERMEABLE PAVERS AT COMPLETION OF PROJECT.

1. ONLY DISTURBED AREAS NOT PAVED OR HARD SURFACED, ADJACENT TO THE PROPOSED BUILDING AND PAVING, SHALL RECEIVE MINIMUM 6" TOPSOIL. SCARIFY AREAS TO RECEIVE TOPSOIL TO A MAX. DEPTH OF 4". REMOVE BRUSH, LIMBS, WOOD AND DEBRIS LEAVING LESS THAN 2" FROM AREAS TO RECEIVE TOPSOIL. DO NOT COMPACT TOPSOIL.
2. ALL DISTURBED AREAS SHALL BE SEEDS, FERTILIZED AND MULCHED IN ACCORDANCE WITH SUDAS SECTION 9010.
3. SEED ON ALL DISTURBED AREAS NOT TO BE HARD SURFACED, AND NOT TO HAVE TOPSOIL SPREAD, WITH TYPE 1 EROSION CONTROL, MIXTURE PER SUDAS SECTION 9010.
4. MAINTAIN EXISTING SLOPES UNTO AN ADEQUATE STATE OF GRASS HAS BEEN ESTABLISHED. RESEED ANY AREAS AS NECESSARY TO STABILIZE SLOPES.
5. EXISTING FACILITIES (CURBS, PAVEMENT, UTILITIES, ETC.) THAT ARE REMAINED AND DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
6. SOIL QUALITY RESTORATION SHALL BE UTILIZED AS INDICATED ON PLAN SHEETS.

1. SOIL QUALITY RESTORATION SHALL BE UTILIZED WHERE INDICATED ON PLAN SHEETS.
2. USE METHOD 7 PER CHAPTER 5, SECTION 6 OF THE IOWA STORM WATER MANAGEMENT MANUAL FOR SOIL

[illegible]

