



# City of Muscatine

ITEM NUMBER 2022-0379

## AGENDA ITEM SUMMARY

DATE: 9/15/2022

### STAFF

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Andrew Fangman, Assistant Community Development Director

### SUBJECT

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Resolution Approving the Combined Preliminary/Final Plat of Muscatine Community School District Central Kitchen Subdivision

### EXECUTIVE SUMMARY

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A resolution approving a combined preliminary/final plat for a 2.5 acre one-lot subdivision in unincorporated Muscatine at 3200 Lucas Street.

### STAFF RECOMMENDATION

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Staff recommends approval of the proposed Muscatine Community School District Central Kitchen Subdivision. The proposed subdivision would not interfere with the orderly development of the City of Muscatine and is consistent with the adopted Comprehensive Plan, which designates this location as Community Facilities, in the Future Land Use Plan.

### BACKGROUND/DISCUSSION

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The Muscatine Community School District has filed a combined preliminary/final plat that would allow for the school district to purchase 2.5 acres of the property that is currently part of the Muscatine Agricultural Learning Center.

The school district is proposing the construction of a central production kitchen, in which meals would be prepared for all district facilities at this location. On August 9<sup>th</sup> the Planning and Zoning Commission approved a development plan, attached to this memo, for the District's proposed development. The approval is required by the S-3 zoning of this parcel.

For the District to purchase these 2.5 acres of land from the Ag Learning center, and to proceed with construction of a central production kitchen, these 2.5 acres must be split by a subdivision from the Ag Learning Center property. The attached plat will, if approved, accomplish such a split.

## **CITY FINANCIAL IMPACT**

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None

## **ATTACHMENTS**

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1. Resolution & Supporting Docs
2. Location Map
3. Plat
4. Development Plan, Approved by the Planning and Zoning Commission on August 9th

Prepared by Andrew Fangman, 215 Sycamore St., Muscatine, IA 52761 – (563) 262-4141

**MUSCATINE COMMUNITY SCHOOL DISTRICT CENTRAL KITCHEN SUBDIVISION  
CERTIFICATE OF ACCEPTANCE OF FINAL PLAT**

STATE OF IOWA, MUSCATINE COUNTY, ss:

We, the undersigned, Brad Bark and Carol Webb, of the City of Muscatine, Iowa, do hereby certify that the attached plat named and designated **Muscatine Community School District Central Kitchen Subdivision**, in the City of Muscatine, Muscatine County, Iowa, was on **September 15, 2022**, filed in the office of the City Clerk and presented to the City Council of the City of Muscatine, Iowa, by resolution, a true copy of which is hereto attached, marked Exhibit A, and by this reference made a part hereof; and we, the undersigned, as Mayor and City Clerk, respectively, of the City of Muscatine, Iowa, were by said Resolution duly directed to certify such examination, consent, and approval in order to entitle said plat to be recorded in the office of the County Recorder of Muscatine County, Iowa, among the real estate records of Muscatine County, Iowa.

Dated at Muscatine, Iowa, this **15<sup>th</sup> Day of September, 2022**



Dr. Brad Bark (Sep 20, 2022 15:40 CDT)

Brad Bark, Mayor

Attest:



Carol Webb (Sep 20, 2022 21:24 CDT)

Carol Webb, City Clerk



STATE OF IOWA, MUSCATINE COUNTY, ss:

Be it Remembered that on this **15<sup>th</sup> Day of September, 2022**, before me, a Notary Public in and for the State of Iowa, personally appeared Brad Bark and Carol Webb, to me personally known, who being by me each duly sworn, did say that they are Mayor and City Clerk of the City of Muscatine, Iowa, respectively, and that the seal affixed to the foregoing instrument is the seal of the City of Muscatine, Iowa; that said instrument was signed and sealed on behalf of the City of Muscatine, Iowa, in accordance with a Resolution passed by the City Council held on the **15<sup>th</sup> Day of September, 2022**, that Brad Bark and Carol Webb, as Mayor and City Clerk of the City of Muscatine, Iowa, respectively, severally acknowledged the execution of said instrument to be the voluntary act and deed of the City of Muscatine, Iowa, by its and them voluntarily executed.

Witness my hand and Notarial Seal the day and year last above written.



Cinda Hilger (Sep 21, 2022 14:04 CDT)

Notary Public in and for the State of Iowa



**EXHIBIT A**

Prepared by Andrew Fangman , 215 Sycamore Street, Muscatine, IA 52761 (563) 262-4141

**RESOLUTION NO. 2022-0379**

**A RESOLUTION APPROVING THE FINAL PLAT  
OF MUSCATINE COMMUNITY SCHOOL DISTRICT CENTRAL KITCHEN SUBDIVISION,**

**WHEREAS**, there has been filed with the Planning and Zoning Commission of the City of Muscatine, Iowa, and there is now submitted to the City Council of said City, a final plat of the real estate situated within the Corporate Limits of the City of Muscatine, State of Iowa, which plat lays out **one** lot; to wit:

**A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 5TH PRINCIPAL MERIDIAN IN MUSCATINE COUNTY, IOWA:**

**COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE NORTH 00°13'42" EAST 1072.83 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 33; THENCE NORTH 80°07'58" WEST 360.65 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 03°47'52" WEST 330.40 FEET; THENCE NORTH 68°54'31" WEST 398.00 FEET; THENCE NORTH 05°52'11" EAST 251.69 FEET TO THE EXISTING SOUTH RIGHT OF WAY OF LUCAS STREET; THENCE SOUTH 80°07'58" EAST 373.00 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING, CONTAINING 2.52 ACRES AND SUBJECT TO EASEMENTS OF RECORD.**

**WHEREAS**, said plat has been approved, on September 15, 2022, by the Planning and Zoning Commission of the City of Muscatine, Iowa, and has been examined by the City Council of the City of Muscatine, Iowa; and

**WHEREAS**, the Final Plat fully conforms with ordinances of the City applicable thereto; and

**WHEREAS**, the City Council of the City of Muscatine, Iowa, finds the final plat of **Muscatine Community School District Central Kitchen Subdivision**, should be approved.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA**, that said final plat named **Muscatine Community School District Central Kitchen Subdivision**, is hereby approved and accepted by the City Council of the City of Muscatine, Iowa, and that the Mayor and City Clerk of the City of Muscatine are hereby authorized and directed to certify upon said plat the examination, consent, approval, and acceptance of the same by the City Council of the City of Muscatine, Iowa, in order that said plat may be recorded in the office of the County Recorder among the real estate records of Muscatine County, Iowa.

**PASSED, APPROVED, AND ADOPTED this 15<sup>th</sup> Day of September, 2022.**



**BY THE CITY COUNCIL OF THE  
CITY OF MUSCATINE, IOWA**

*BrB*

Dr. Brad Bark (Sep 20, 2022 15:40 CDT)

Brad Bark, Mayor

*Carol Webb*

Carol Webb (Sep 20, 2022 21:24 CDT)

Carol Webb, City Clerk

**CERTIFICATE OF THE PLANNING AND ZONING COMMISSION  
OF THE CITY OF MUSCATINE, IOWA**

I, the undersigned, Andrew Fangman, do hereby certify that I am the Secretary of the Planning and Zoning Commission of the City of Muscatine, Muscatine County, Iowa, and that the attached Final Plat of **Muscatine Community School District Central Kitchen Subdivision**, a subdivision in the City of Muscatine, Iowa, was approved and recommended by said Commission on the **13th Day of September, 2022**, according to the minutes and records of said Commission in my possession.

Dated at Muscatine, Iowa, this **15<sup>th</sup> Day of May, 2022**.

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Andrew Fangman, Secretary  
Planning and Zoning Commission  
City of Muscatine, Iowa

## **CERTIFICATE OF TRUE COPY**

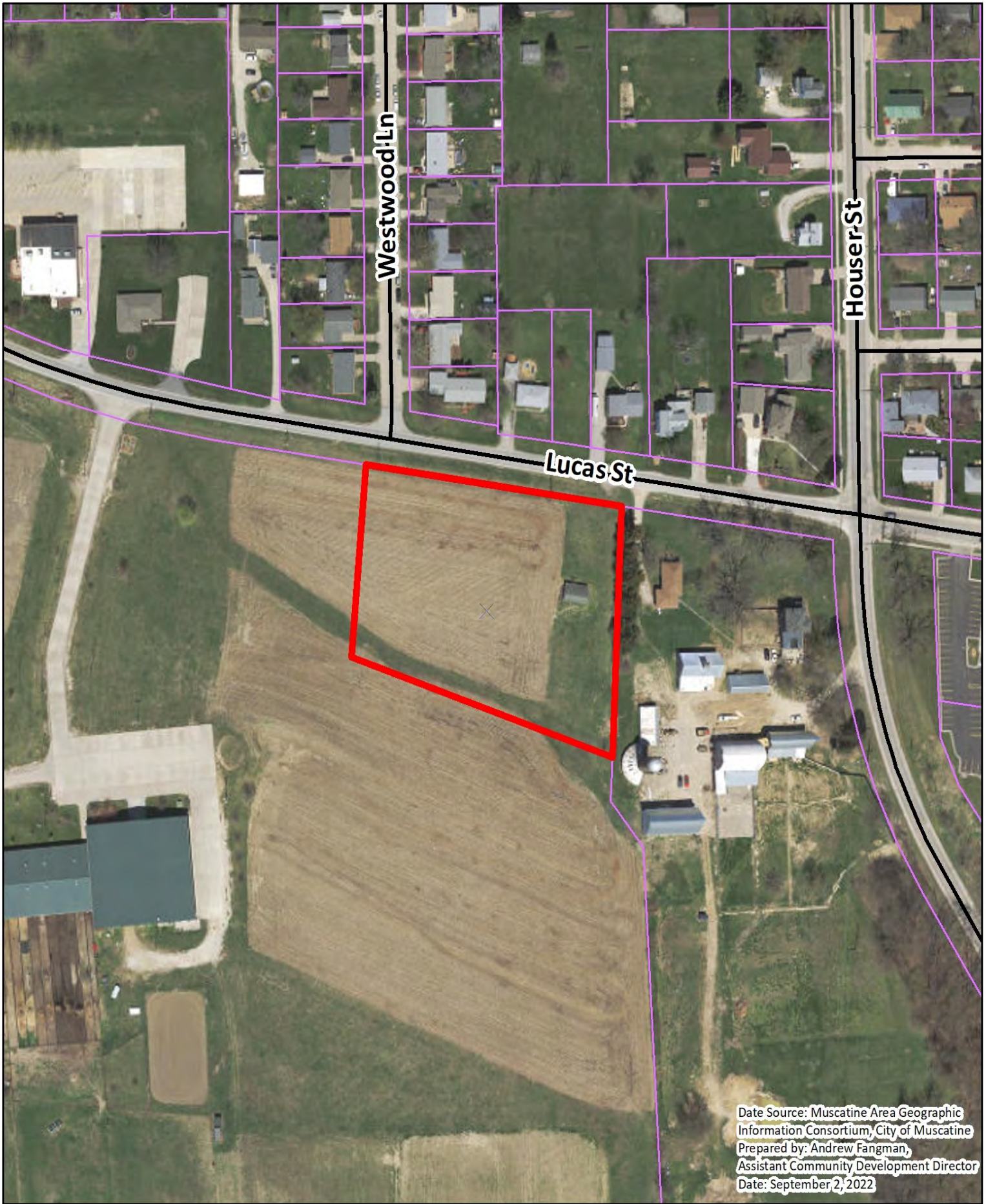
I, Nancy Lueck, Director of Finance of the City of Muscatine, Iowa, certify that attached hereto are true copies of the following:

1. Certificate of Acceptance of Final Plat (original).
2. Resolution No. 2022 - 0379 approving the Final Plat of Muscatine Community School District Central Kitchen Subdivision, a subdivision in the City of Muscatine, Iowa.
3. Certificate of the Planning & Zoning Commission.

All documents related to the subdivision of real estate described in those documents, and that all were duly adopted and approved by the City Council and Mayor of the City of Muscatine, Iowa, and the originals are on file in the official records at City Hall for the City of Muscatine, Iowa.

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Nancy Lueck, Director of Finance



Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine  
Prepared by: Andrew Fangman,  
Assistant Community Development Director  
Date: September 2, 2022

# MCSO Central Kitchen Subdivision

PZS-2-2022



Proposed Lot



Parcel Lines

0 100 200 400 Feet

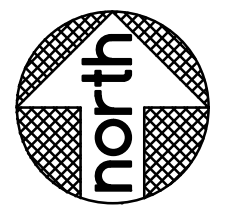
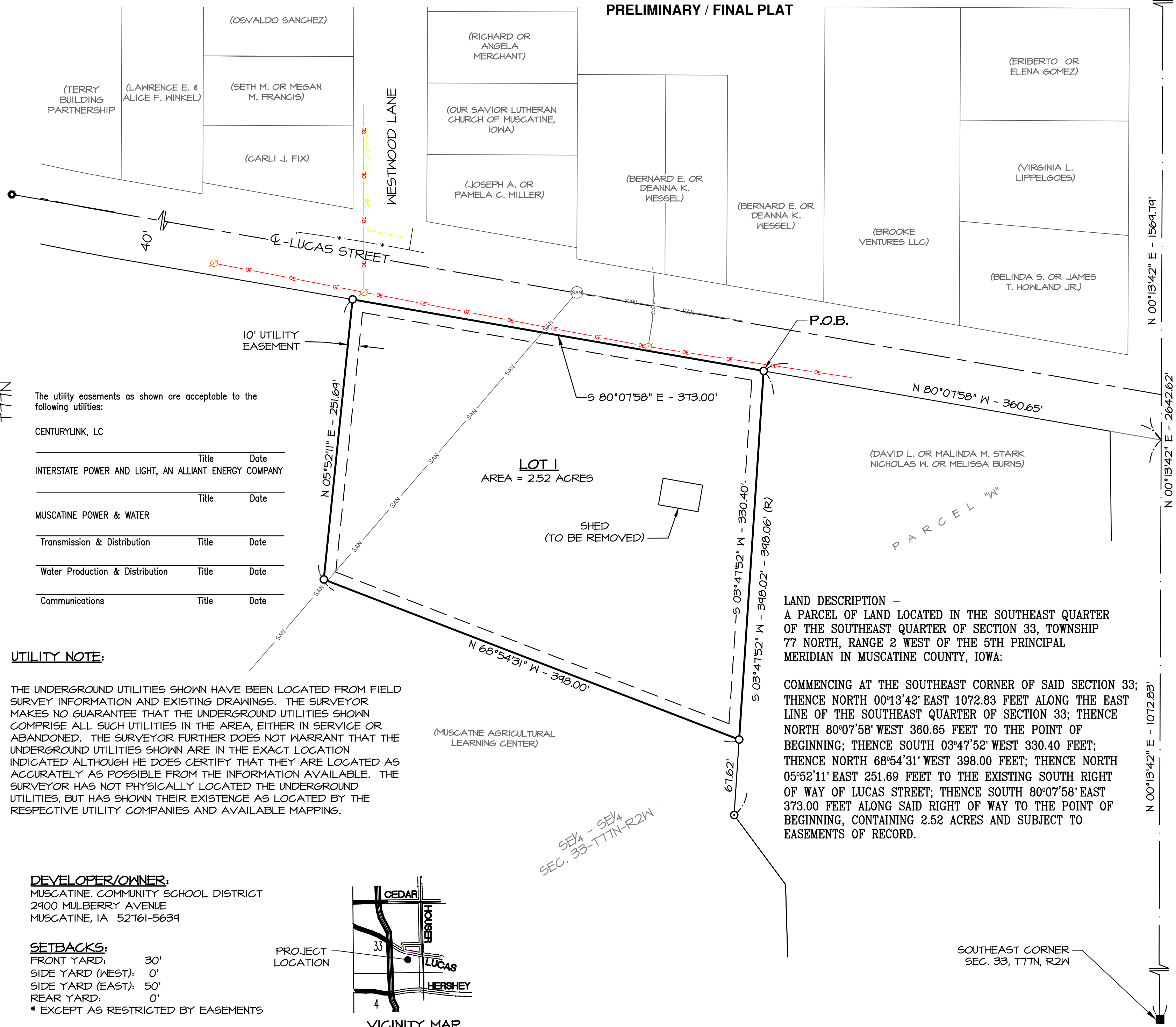


R2W

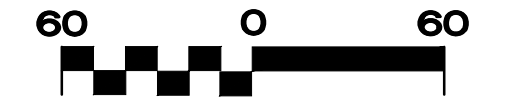
# MUSCATINE COMMUNITY SCHOOL DISTRICT CENTRAL KITCHEN SUBDIVISION

EAST 1/4 CORNER  
SEC. 33, T77N, R2W  
DOCUMENT #2016-03134

PRELIMINARY / FINAL PLAT



BASIS OF BEARINGS  
IOWA REGIONAL COORDINATE SYSTEM  
ZONE 14



T77N

The utility easements as shown are acceptable to the following utilities:

Utility	Title	Date
CENTURYLINK, LC		
INTERSTATE POWER AND LIGHT, AN ALLIANT ENERGY COMPANY		
MUSCATINE POWER & WATER		
Transmission & Distribution	Title	Date
Water Production & Distribution	Title	Date
Communications	Title	Date

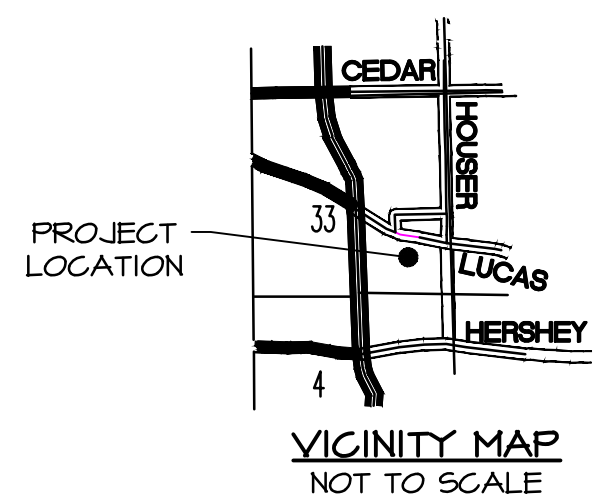
### UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, BUT HAS SHOWN THEIR EXISTENCE AS LOCATED BY THE RESPECTIVE UTILITY COMPANIES AND AVAILABLE MAPPING.

**DEVELOPER/OWNER:**  
MUSCATINE COMMUNITY SCHOOL DISTRICT  
2900 MULBERRY AVENUE  
MUSCATINE, IA 52761-5634

**SETBACKS:**  
FRONT YARD: 30'  
SIDE YARD (WEST): 0'  
SIDE YARD (EAST): 50'  
REAR YARD: 0'  
\* EXCEPT AS RESTRICTED BY EASEMENTS

**ZONING:**  
S-3 MIXED USE



**LAND DESCRIPTION -**  
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 5TH PRINCIPAL MERIDIAN IN MUSCATINE COUNTY, IOWA:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE NORTH 00°13'42" EAST 1072.83 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 33; THENCE NORTH 80°07'58" WEST 360.65 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 03°47'52" WEST 330.40 FEET; THENCE NORTH 68°54'31" WEST 398.00 FEET; THENCE NORTH 05°52'11" EAST 251.69 FEET TO THE EXISTING SOUTH RIGHT OF WAY OF LUCAS STREET; THENCE SOUTH 80°07'58" EAST 373.00 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING, CONTAINING 2.52 ACRES AND SUBJECT TO EASEMENTS OF RECORD.

### LEGEND

- SET 1/2" X 36" REBAR W/B BLUE CAP #10374
- FOUND 1/2" REBAR
- FOUND 1" IRON PIPE
- ⊗ FOUND "X" IN CONCRETE
- FOUND CONCRETE MONUMENT W/B BRASS CAP
- (SAN) SANITARY MANHOLE
- SAN — UNDERGROUND SANITARY
- E — UNDERGROUND ELECTRIC
- GAS — UNDERGROUND GAS
- TEL — UNDERGROUND TELEPHONE
- W — UNDERGROUND WATER
- OE — OVERHEAD ELECTRIC
- CATV — UNDERGROUND CABLETV
- ⊗ POWER POLE
- (R) R DENOTES RECORD DATA IF OTHER THAN ACTUAL FIELD MEASUREMENT

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Seth A. Whitacre  
Date \_\_\_\_\_ Reg. No. 18379  
My license renewal date is December 31, 2022



Pages or sheets covered by this seal: 1

SURVEY COMPANY / RETURN TO: <b>Martin &amp; Whitacre</b> Surveyors & Engineers, Inc. 1508 BIDWELL ROAD, MUSCATINE, IOWA 52761 INFO@MARTIN-WHITACRE.COM (563)263-7691						
SURVEYOR: SETH A. WHITACRE						
PROPRIETOR(S): MUSCATINE AGRICULTURAL LEARNING CENTER						
REQUESTOR: MUSCATINE COMMUNITY SCHOOL DISTRICT						
LOCATION: SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 77 NORTH RANGE 2 WEST OF THE 5TH P.M. IN THE CITY OF MUSCATINE IN MUSCATINE COUNTY, IA						
SURVEY TYPE: PRELIMINARY/FINAL PLAT						
FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
SCANNED	T77N-2W #15	1"=60'	SAN	GWN	9/2/22	0811.22
REV.	0	0811SURVEY.DWG			SHEET	1 OF 1

SOUTHEAST CORNER  
SEC. 33, T77N, R2W



### LEGEND:

UTILITIES	EXISTING	PROPOSED
COMMUNICATIONS	— (CO) —	— CO —
OVERHEAD LINE	— (OH) —	— OH —
ELECTRIC	— (E) —	— E —
FIBER OPTIC	— (FO) —	— FO —
GAS	— (G) —	— G —
SANITARY SEWER	— (S) —	— SS —
STORM	— (ST) —	— ST —
SUBDRAIN	— (SD) —	— SD —
WATER: DOMESTIC	— (W) —	— W —
COMM. HANDHOLE		
COMM. PEDESTAL		
GUY WIRE ANCHOR		
UTILITY POLE		
UTILITY POLE WITH LIGHT		
LIGHT POLE		
ELECTRIC TRANSFORMER		
FIBER OPTIC HANDHOLE		
GAS VALVE		
SANITARY MANHOLE		
SANITARY CLEANOUT		
STORM MANHOLE		
STORM INTAKE		
HYDRANT		
WATER VALVE		
CURB STOP		
WELL		
SITE	EXISTING	PROPOSED
CONTOUR - INDEX	— 100 —	— 100 —
CONTOUR - INTERMEDIATE	— 101 —	— 100 —
FENCE: BARB WIRE	— X — X — X —	— X — X — X —
FENCE: CHAIN LINK	— O — O — O —	— O — O — O —
FENCE: CONSTRUCTION	— + — + — + —	— + — + — + —
FENCE: VINYL	— # — # — # —	— # — # — # —
FENCE: WIRE	— // — // — // —	— // — // — // —
FENCE: WOOD	— □ — □ — □ —	— □ — □ — □ —
STREAM CENTERLINE	— — — — —	— — — — —
SIGN		
SHRUBBERY		SEE LANDSCAPE PLAN
TREE: DECIDUOUS		SEE LANDSCAPE PLAN
TREE: CONIFEROUS		SEE LANDSCAPE PLAN

### GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- THE LOCATIONS OF UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS PLOTTED ON THIS DRAWING ARE APPROXIMATE ONLY AND WERE OBTAINED FROM PLANS OF RECORD. THERE MAY BE OTHER EXISTING UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS NOT KNOWN AND MAY NOT SHOWN ON THIS DRAWING.
- THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES WHOSE FACILITIES ARE SHOWN ON THE PLANS OR KNOWN TO BE WITHIN CONSTRUCTION LIMITS OF THE SCHEDULE PRIOR TO EACH STAGE OF CONSTRUCTION.
- 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.
- NOTIFY THE APPROPRIATE GOVERNING AUTHORITY 48 - 72 HOURS PRIOR TO BEGINNING CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY. THE CITY OF RIVERSIDE SHALL BE THE PUBLIC AGENCY RESPONSIBLE FOR INSPECTION DURING CONSTRUCTION OF THE PUBLIC PORTIONS OF THE PROJECT.
- NO WORK SHALL BE PERFORMED BEYOND THE PROJECT LIMITS WITHOUT PRIOR AUTHORIZATION FROM THE OWNER OR OWNER'S REPRESENTATIVE.
- 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.
- ADJUST ALL VALVES, MANHOLES, CASTINGS, GAS VENTS, ETC., TO MATCH THE NEW SURFACE. ADJUSTMENT SHALL BE COORDINATED WITH THE UTILITY COMPANIES AND THE COST FOR ALL ADJUSTMENTS SHALL BE INCIDENTAL TO THE CONSTRUCTION. AT NO ADDITIONAL COST TO THE OWNER, REPAIR ANY DAMAGE TO SAID STRUCTURES AND APPURTENANCES THAT OCCUR DURING CONSTRUCTION.
- 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.
- WHERE UTILITIES ARE BACKFILLED, CONTRACTOR IS TO PROVIDE TRENCH BACKFILL TESTING RESULTS TO CITY OF RIVERSIDE. BACKFILL UTILITIES UNDER PAVEMENT WITH SUITABLE NATIVE MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY. TRENCH COMPACTION TESTING SHALL BE IN ACCORDANCE WITH SUDAS SECTION 3010 - 3.06.

### GRADING NOTES

- STRIP EXISTING VEGETATION WITHIN THE GRADING LIMITS AND AREAS TO RECEIVE FILL. STOCKPILE ON-SITE FOR REUSE IF SUITABLE.
- PROOF ROLL ALL FILL AREAS TO IDENTIFY SOFT OR DISTURBED AREAS IN THE SUBGRADE. ALL UNSUITABLE MATERIAL IDENTIFIED SHALL BE REMOVED AND RECOMPACTED. PROOFROLL WITH 25 TON MINIMUM GROSS VEHICLE WEIGHT.
- REMOVE AND RECOMPACT AREAS OF SUBGRADE WHICH ARE SOFT OR UNSTABLE TO MEET SPECIFIED LIMITS FOR DENSITY AND MOISTURE CONTENT.
- SCARIFY EXISTING SUBGRADE TO A DEPTH OF 12 INCHES AND RECOMPACT TO 98% OF STANDARD PROCTOR DENSITY (ASTM D698) PRIOR TO PLACEMENT OF FILL.
- DO NOT PLACE, SPREAD, OR COMPACT ANY FILL MATERIAL DURING UNFAVORABLE WEATHER CONDITIONS AND DO NOT RESUME COMPACTION OPERATIONS UNTIL MOISTURE CONTENT AND DENSITY OF IN-PLACE FILL MATERIAL ARE WITHIN SPECIFIED LIMITS.
- PLACE FILL MATERIAL IN 9" MAXIMUM LIFTS.
- FILLS PLACED BELOW LAWN AREAS SHALL BE COMPACTED TO 90% OF MATERIALS MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D698).
- SCARIFY SUBGRADE TO DEPTH OF 3 INCHES WHERE TOPSOIL IS SCHEDULED. SCARIFY AREAS WHERE EQUIPMENT USED FOR HAULING AND SPREADING TOPSOIL HAS CAUSED COMPACTED SUBSOIL.
- FILL MATERIAL OBTAINED FROM OFF-SITE SOURCES SHALL BE SOIL OR SOIL AND ROCK MIXTURE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES. IT SHALL CONTAIN NO ROCKS OR LUMPS OF 6 INCHES IN GREATEST DIMENSION AND NOT MORE THAN 15% OF THE ROCKS OR LUMPS SHALL BE LARGER THAN 2-1/2 INCHES IN GREATEST DIMENSION.
- SCARIFY AND RECOMPACT THE TOP 9" OF SUBGRADE IN ALL CUT AREAS AFTER ROUGH GRADING IS COMPLETED. COMPACT THE ENTIRE PAVING SUBGRADE TO 95% STANDARD PROCTOR DRY DENSITY TO WITHIN 1.0' OF FINAL SUBGRADE. THE FINAL 1.0' OF FILL TO BE COMPACTED TO 98% STANDARD PROCTOR DRY DENSITY (ASTM D698).
- IN AREAS TO RECEIVE ADDITIONAL FILL OVER EXISTING FILL MATERIALS, REMOVE TOP 12" OF MATERIAL AND SCARIFY AND RECOMPACT THE NEXT 9" OF RESULTING SUBGRADE. COMPACT RESULTING SUBGRADE TO 95% STANDARD PROCTOR DRY DENSITY. SUBSEQUENT FILL TO BE COMPACTED TO 95% STANDARD PROCTOR DRY DENSITY TO WITHIN 1.0' OF FINAL SUBGRADE. THE FINAL 1.0' OF FILL TO BE COMPACTED TO 98% STANDARD PROCTOR DRY DENSITY (ASTM D698).
- FINISH CONTOURS SHOWN ARE TO TOP OF FINISHED GRADE OR TO TOP OF TOPSOIL.

### SITE PREPARATION NOTES

- PROTECT ADJACENT PROPERTY DURING DEMOLITION, IF APPLICABLE.
- DEMOLITION LIMIT LINE IS THE EXISTING PROPERTY LINE UNLESS NOTED OTHERWISE.
- MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.
- PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIAL (EXCAVATED MATERIAL OR BROKEN CONCRETE) WHICH IS NOT DESIRABLE TO BE INCORPORATED INTO THE WORK INVOLVED ON THIS PROJECT. NO PAYMENT FOR OVERHAUL WILL BE ALLOWED FOR MATERIAL HAULED TO THESE SITES. NO MATERIAL SHALL BE PLACED WITHIN THE EASEMENTS, UNLESS SPECIFICALLY STATED IN THE PLANS OR APPROVED BY THE ENGINEER. DISPOSAL SITES MUST BE APPROVED BY THE ENGINEER. CONTRACTOR SHALL APPLY NECESSARY MOISTURE TO THE CONSTRUCTION AREA AND TEMPORARY HAUL ROADS TO PREVENT THE SPREAD OF DUST. OFF-SITE DISPOSAL SHALL BE IN ACCORDANCE WITH THE APPLICABLE GOVERNMENTAL REGULATIONS.
- KEEP ADJACENT PUBLIC STREETS FREE FROM SOIL AND DEBRIS GENERATED BY THE PROJECT. CLEAN SOIL AND DEBRIS FROM THE ADJACENT STREETS ON A DAILY BASIS.
- DURING CONSTRUCTION, CONTROL DUST SPREADING FROM ALL WORK AND STAGING AREAS.
- REMOVAL OR ABANDONMENT OF PUBLIC UTILITIES SHALL BE FULLY COORDINATED WITH APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
- ANY EXISTING FACILITIES (CURBS, PAVEMENT, UTILITIES, ETC.) THAT THE CONTRACTOR'S OPERATIONS DAMAGE SHALL BE REPAIRED BY THAT CONTRACTOR AT HIS/HER COST.
- REMOVE ALL DESIGNATED STREETS, DRIVEWAYS, ETC. IN THEIR ENTIRETY. BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED IN ACCORDANCE WITH GRADING NOTES.
- WHERE A SECTION OF PAVEMENT, CURB AND GUTTER OR SIDEWALK IS CUT OR OTHERWISE DAMAGED BY THE CONTRACTOR, THE ENTIRE SECTION SHALL BE REMOVED AND REPLACED. PAVEMENT, CURBS, GUTTERS AND SIDEWALKS SHALL BE REMOVED A MINIMUM OF TWO FEET BEYOND THE EDGE OF THE TRENCH CUT AND TO THE NEAREST JOINT.
- SAWCUT EDGES OF PAVEMENT FULL DEPTH PRIOR TO REMOVAL TO PREVENT DAMAGE TO ADJACENT SLABS AND FIXTURES.
- IF APPLICABLE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING CONCRETE STRUCTURES ON THE SITE AS SHOWN ON THE PLANS. THE REMOVAL INCLUDES DRIVEWAYS, CURB AND GUTTER, SIDEWALK, AND BASEMENT FOUNDATION FOOTINGS, FLOOR AND WALLS. THE REMOVAL ALSO INCLUDES STORM SEWER INTAKES AND PIPE AS SHOWN ON THE PLANS.
- IF APPLICABLE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT TREES AND SHRUBS NOTED ON THE PLANS TO REMAIN IN PROJECT AREA FROM DAMAGE DUE TO CONSTRUCTION ACTIVITY. PROTECTION INCLUDES, BUT IS NOT LIMITED TO, CONSTRUCTION FENCING AROUND THE DRIP LINE OF TREES AND PROHIBITING VEHICLE TRAFFIC WITHIN THE DRIP LINE OF TREES.
- REMOVAL AND DISPOSAL OF EXISTING TREES AND SHRUBS WITHIN CONSTRUCTION LIMITS SHALL BE INCIDENTAL TO THE GRADING PORTION OF THE PROJECT. STUMPS ARE TO BE GROUND TO TWO FEET BELOW FINISHED GRADE.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF A TILE IS ENCOUNTERED AND SHALL INDICATE THE METHOD OF RESOLVING THE CONFLICT. THE ENGINEER SHALL APPROVE THE PROPOSED METHOD. THE LOCATION OF THE FIELD TILE SHALL BE RECORDED ON THE CONSTRUCTION RECORD DOCUMENTS.

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

- CONNECT TILE TO THE NEAREST STORM SEWER.
- DAYLIGHT TO FINISHED GROUND.
- REPAIR TILE AND MAINTAIN SERVICE.

### SURFACE RESTORATION NOTES

- ONLY DISTURBED AREAS NOT PAVED OR HARD SURFACED, ADJACENT TO THE PROPOSED BUILDING AND PAVING, SHALL RECEIVE MINIMUM 4" TOPSOIL. SCARIFY AREAS TO RECEIVE TOPSOIL TO A MIN. DEPTH OF 4". REMOVE ALL STONES, WOOD AND DEBRIS LARGER THAN 2" FROM AREAS TO RECEIVE TOPSOIL. DO NOT COMPACT TOPSOIL.
- ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED AND MULCHED IN ACCORDANCE WITH SUDAS SECTION 9010.
- SEED ALL DISTURBED AREAS NOT TO BE HARD SURFACED, AND NOT TO HAVE TOPSOIL SPREAD, WITH TYPE 1 EROSION CONTROL MIXTURE PER SUDAS SECTION 9010.
- APPLY SEED AT THE RATES INDICATED IN THE PROJECT SPECIFICATIONS.
- MAINTAIN SEEDED AREAS UNTIL AN ADEQUATE STAND OF GRASS HAS BEEN ESTABLISHED. RESEED ANY AREAS AS NECESSARY TO STABILIZE SOIL PER PROJECT SPECIFICATIONS.
- EXISTING FACILITIES (CURBS, PAVEMENT, UTILITIES, ETC.) THAT ARE TO REMAIN AND DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

### EROSION CONTROL NOTES

- THE CONTRACTOR SHALL PROVIDE TEMPORARY EROSION CONTROL, SEDIMENT, AND DUST CONTROL IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROJECT'S STORM WATER POLLUTION PREVENTION PLAN AND THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL INCORPORATE ALL NECESSARY EROSION CONTROL FEATURES INTO THE PROJECT PRIOR TO DISTURBING THE SOIL.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES A MINIMUM OF ONCE PER WEEK. IF A CONTROL MEASURE HAS BEEN REDUCED IN CAPACITY BY 50% OR MORE, THE CONTRACTOR SHALL RESTORE SUCH FEATURES TO THEIR ORIGINAL CONDITION IMMEDIATELY, WEATHER PERMITTING.
- ERECT SILT FENCE AS SHOWN ON THE PLANS TO LIMIT LOSS OF MATERIAL FROM THE SITE. DEVICES TO REMAIN IN PLACE AND TO BE MAINTAINED UNTIL A PERMANENT GROUND COVER IS ESTABLISHED.
- MINIMIZE SOIL EROSION BY MAINTAINING ALL EXISTING VEGETATIVE GROWTH WITHIN THE GRADING LIMITS FOR AS LONG AS PRACTICAL.
- INSTALL A SILT FENCE AROUND ALL STOCKPILED TOPSOIL.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY SEEDING FOR ALL AREAS THAT ARE DISTURBED AND OPERATIONS WILL NOT COMMENCE OR PERMANENT SEEDING WILL NOT BE COMPLETED IN LESS THAN 14 DAYS.
- SEQUENCE OF EROSION AND SEDIMENT CONTROL EVENTS:
  - INSTALL INLET PROTECTION AROUND EXISTING INTAKES AS INDICATED ON THE SITE CONSTRUCTION PLAN. USE THESE LOW AREAS AS SEDIMENT BASINS DURING CONSTRUCTION.
  - INSTALL PERIMETER SILT FENCE AS INDICATED ON THE SITE CONSTRUCTION PLAN.
  - INSTALL SILT FENCE AROUND ANY TOPSOIL OR EXCESS SOIL STOCKPILES. APPLY TEMPORARY SEEDING TO ALL TOPSOIL OR EXCESS SOIL STOCKPILES.
  - INSTALL STONE SUBBASE ON STREET AREAS FOLLOWING COMPLETION OF GRADING.
  - APPLY TEMPORARY SEEDING TO ALL DENUDED AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR 14 DAYS OR MORE. FERTILIZE AND LIME IF NEEDED. APPLY MULCH ON SLOPES GREATER THAN 4:1 (HORIZONTAL:VERTICAL).
  - 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.
  - WHEN CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED WITH PERMANENT SEEDING, REMOVE ACCUMULATED SEDIMENT FROM ANY SEDIMENT BASINS, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVALS.

#### STORMWATER POLLUTION PREVENTION:

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

## MUSCATINE COMMUNITY SCHOOL DISTRICT

## CENTRAL PRODUCTION KITCHEN

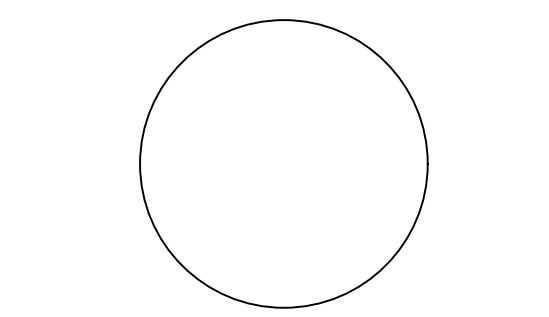
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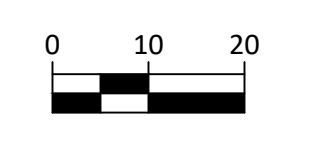
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PROJECT NUMBER 21-0193  
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### GENERAL NOTES

# C0.01



**DEMOLITION NOTES:**

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

**LEGAT ARCHITECTS**  
DESIGN | PERFORMANCE | SUSTAINABILITY

**MUSCATINE COMMUNITY SCHOOL DISTRICT**

**CENTRAL PRODUCTION KITCHEN**

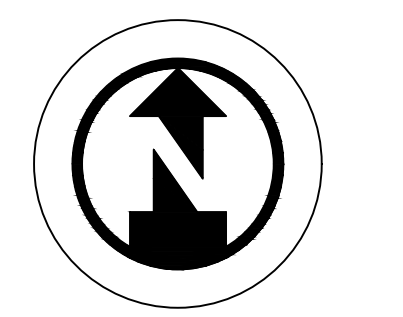
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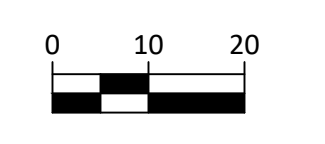
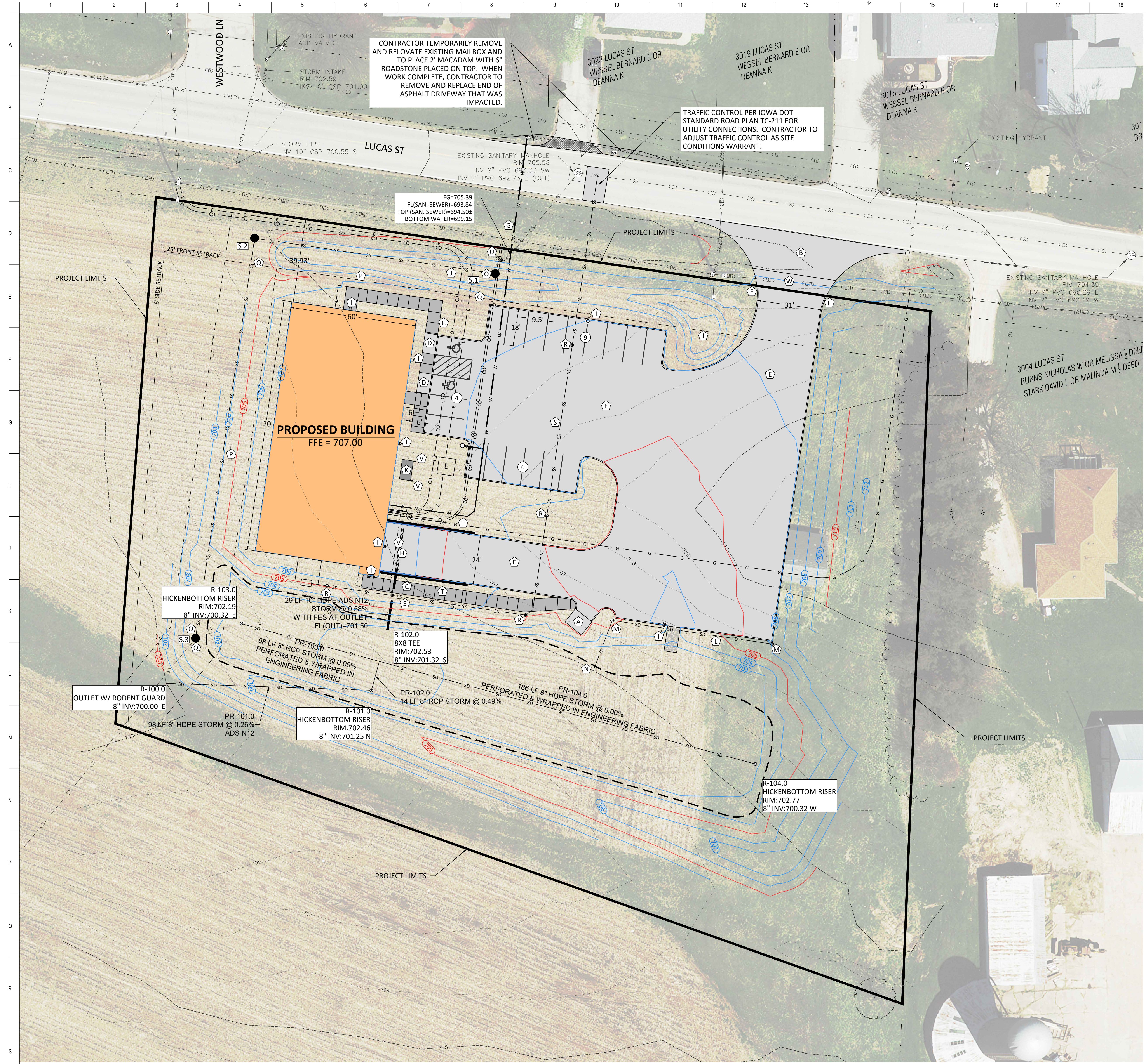
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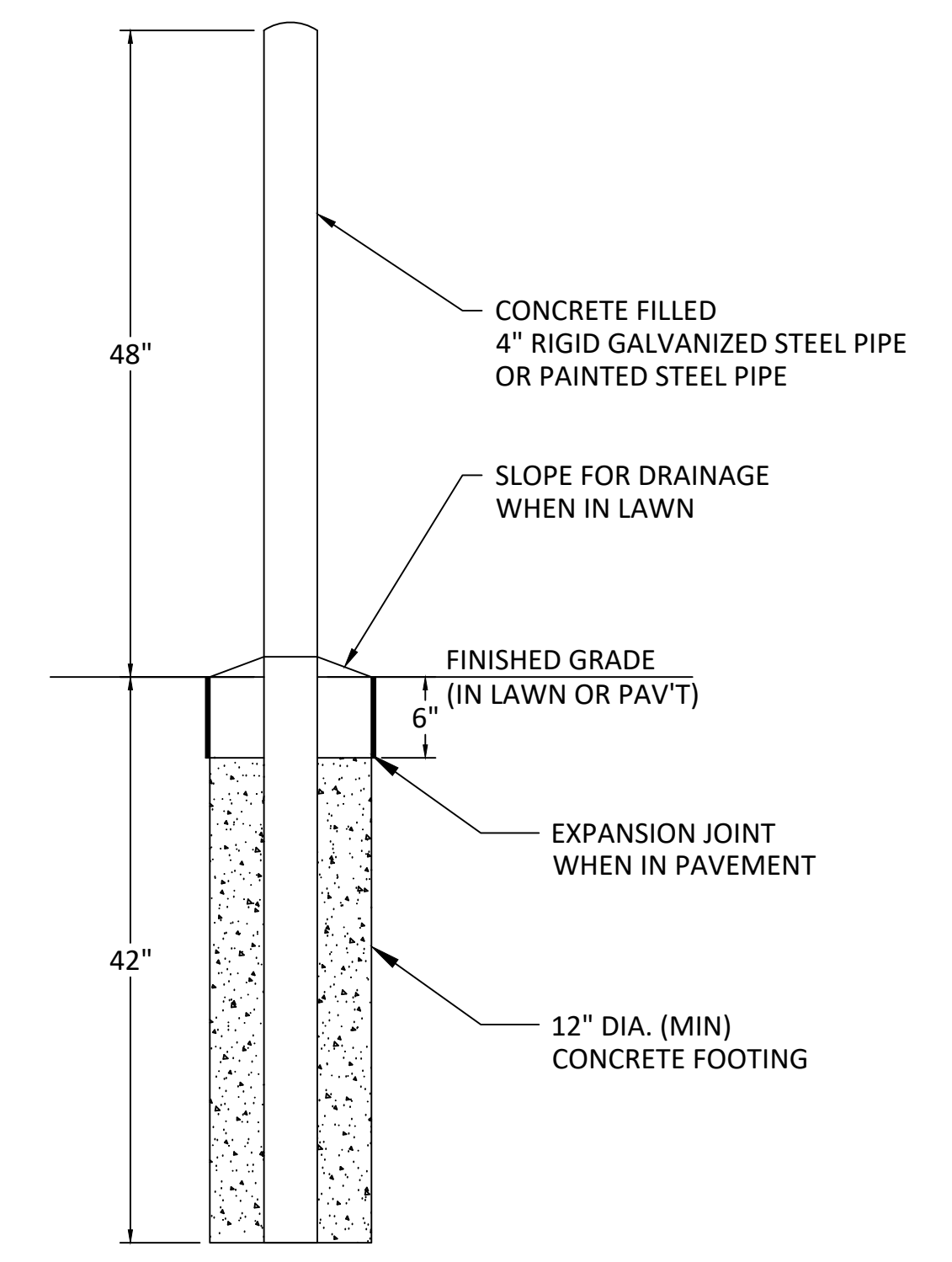
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**TOPOGRAPHIC SURVEY AND DEMOLITION PLAN**

**C1.00**



- SITE & UTILITY KEYNOTES:**
- (A) PROPOSED DUMPSTER ENCLOSURE.
  - (B) PROPOSED SUDAS CONCRETE DRIVEWAY, TYPE A. SUDAS 7030.101
  - (C) PROPOSED SUDAS CLASS A SIDEWALK. SUDAS 7030.201 & 7030.202, DETAIL 1. SEE DETAIL 3 C4.00
  - (D) PROPOSED ADA PARKING SIGN
  - (E) PROPOSED HEAVY DUTY PAVEMENT. SEE DETAIL 1, C4.00
  - (F) END STANDARD CURB SECTION.
  - (G) PROPOSED 222 LF WATER SERVICE AND CURB STOP. CONTRACTOR TO BORE UNDER LUCAS ST, AND CONNECT TO EXISTING 12" MAIN WITH TAPPING SLEEVE AND CORPORATION STOP.
  - (H) PROPOSED 20' OF 12" ADS DURASLOT INTAKE WITH 7" RISER. INSTALL PER MANUFACTURER INSTRUCTIONS. INSTALL AT 0.50%. FL(N)=701.77. FL(S)=791.67.
  - (I) PROPOSED LIGHTING FIXTURE. SEE LIGHTING SITE PLAN E1.00.
  - (J) PROPOSED LANDSCAPING BERM. SEE SECTION A-A AND DETAIL A ON SHEET C3.00.
  - (K) PROPOSED PCC PAD FOR EXTERIOR REFRIGERATION RACK. SEE PAVING PLAN SHEET C4.00.
  - (L) PROPOSED 8" PERFORATED HDPE SUBDRAIN WITH ENGINEERING FABRIC. INSTALL PER SUDAS 4040.231, CASE B, TYPE 1.
  - (M) PROPOSED STORM CLEANOUT
  - (N) PROPOSED OUTLET WITH RODENT GUARD
  - (O) CONTRACTOR TO VERIFY SIZE, LOCATION, AND DEPTH OF SANITARY SERVICE LINE. PROVIDE INFORMATION TO ENGINEER OF RECORD.
  - (P) SANITARY SEWER LINE SIZE AND TYPE DO BE DETERMINED WITH EXPLORATION COMPLETED WITH NOTE 'O'.
  - (Q) SANITARY MANHOLE OR CLEANOUT PENDING INFORMATION DETERMINED FROM EXPLORATION COMPLETED WITH NOTE 'O'.
  - (R) SANITARY CLEANOUT ON SERVICE LINE.
  - (S) 313 LF OF 4" PVC SANITARY SERVICE. FL(OUT OF BUILDING)=700.00. FL(AT STREET CONNECTION)=695.00 (NOMINAL SLOPE IS 1.59%).
  - (T) SAFETY RAILING ABOVE LOADING DOCK WALL, USE SLEEVE-IT SYSTEM FOR POST INSTALLATION.
  - (U) TWO (2) LOW VOLTAGE 4" CONDUIT LINES. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY.
  - (V) INSTALL BOLLARD (3 TOTAL). SEE DETAIL 1.
  - (W) PROVIDE SIDEWALK IN DRIVEWAY FOR FUTURE CONNECTIONS (MAX. 1.5% CROSS-SLOPE)



**SANITARY SEWER STRUCTURES**

STRUCTURE ID	TYPE	RIM	INFLOW PIPE IE	OUTFLOW PIPE IE	DEPTH
S.1	SW-401	707.78	8" IE: 693.71 W	8" IE: 693.61 NE	14.17
S.2	SW-401	704.59	8" IE: 694.97 S	8" IE: 694.87 E	9.72
S.3	SW-401	703.64	8" IE: 696.20 SW	8" IE: 696.10 N	7.54

**SANITARY SEWER PIPE TABLE**

PIPE ID	STRUCTURE US	STRUCTURE DS	INVERT US	INVERT DS	LENGTH (FEET)	SLOPE	SIZE (IN)	NOTES
S.2	S.2	S.1	694.87	693.71	112	1.04%	8	PVC Pipe
S.3	S.3	S.2	696.10	694.97	185	0.61%	8	PVC Pipe

**LEGAT ARCHITECTS**  
DESIGN | PERFORMANCE | SUSTAINABILITY

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**REVISIONS**

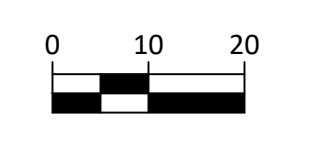
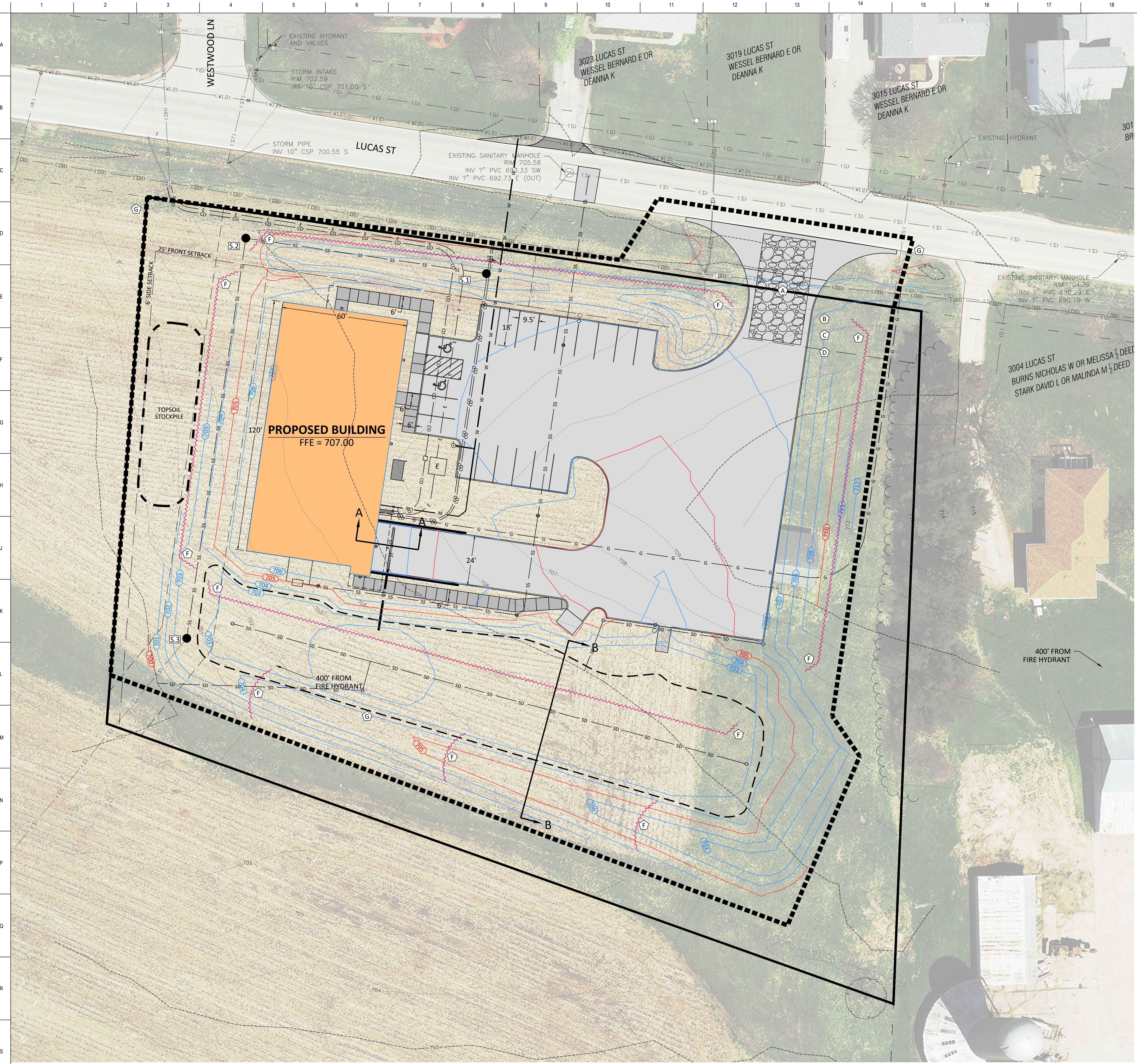
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**OVERALL SITE AND UTILITY PLAN**

**C2.00**

NOT FOR CONSTRUCTION



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

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

**LEGEND:**

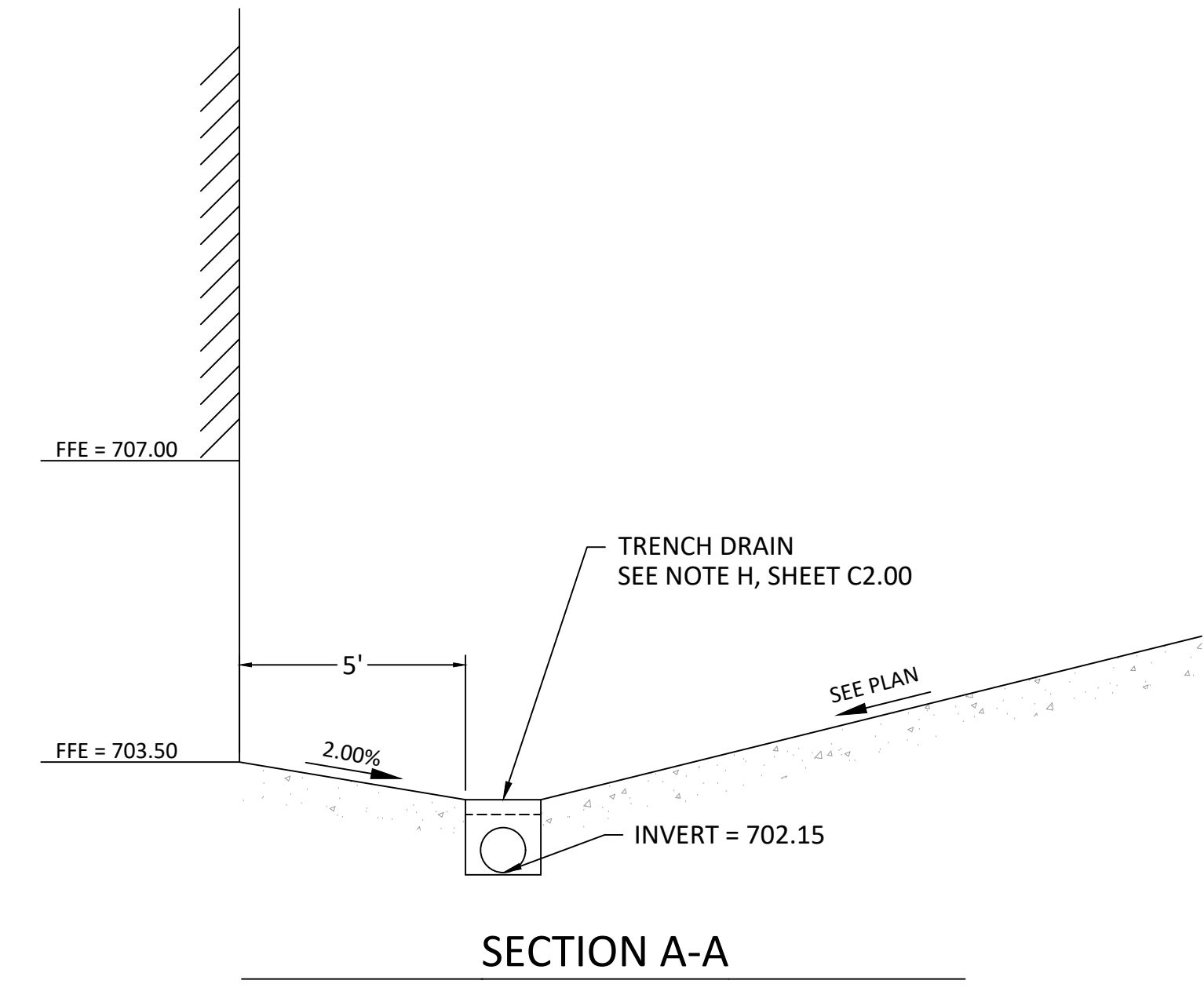
~~~~~ SILT FENCE OR FILTER SOCK

**STORMWATER POLLUTION PREVENTION:**

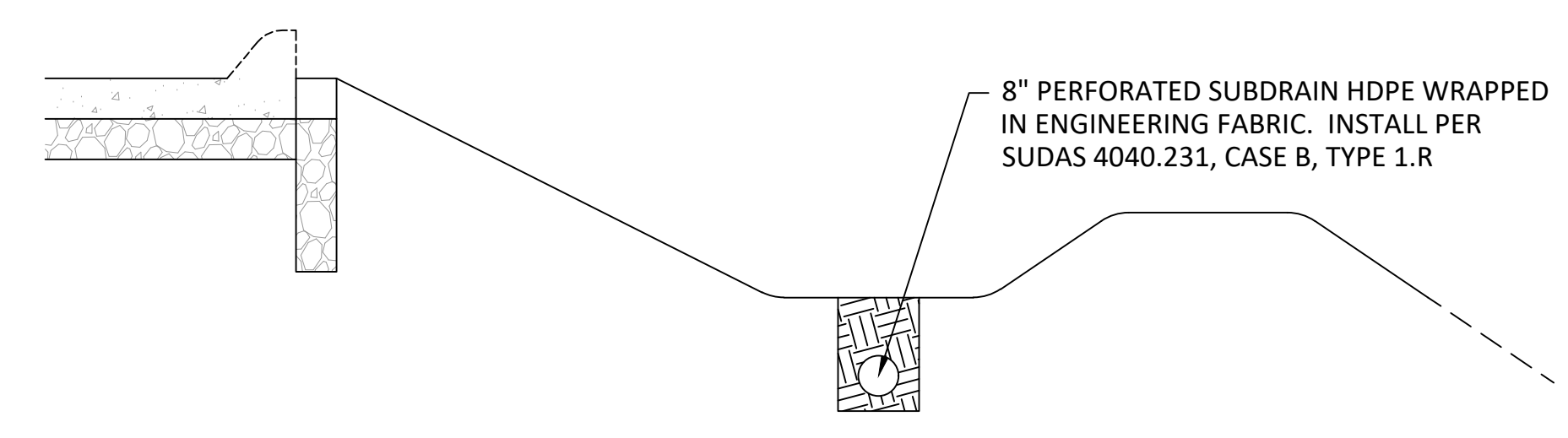
SITE AREA: THE SITE IS APPROXIMATELY 1.50 ACRES OF WHICH 1.29 ACRES WILL BE DISTURBED BY CONSTRUCTION ACTIVITIES.

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

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



SECTION A-A



SECTION B-B

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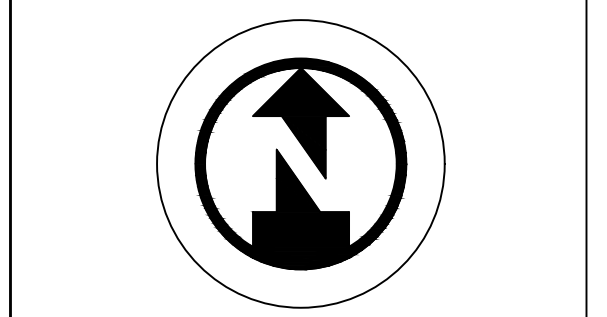
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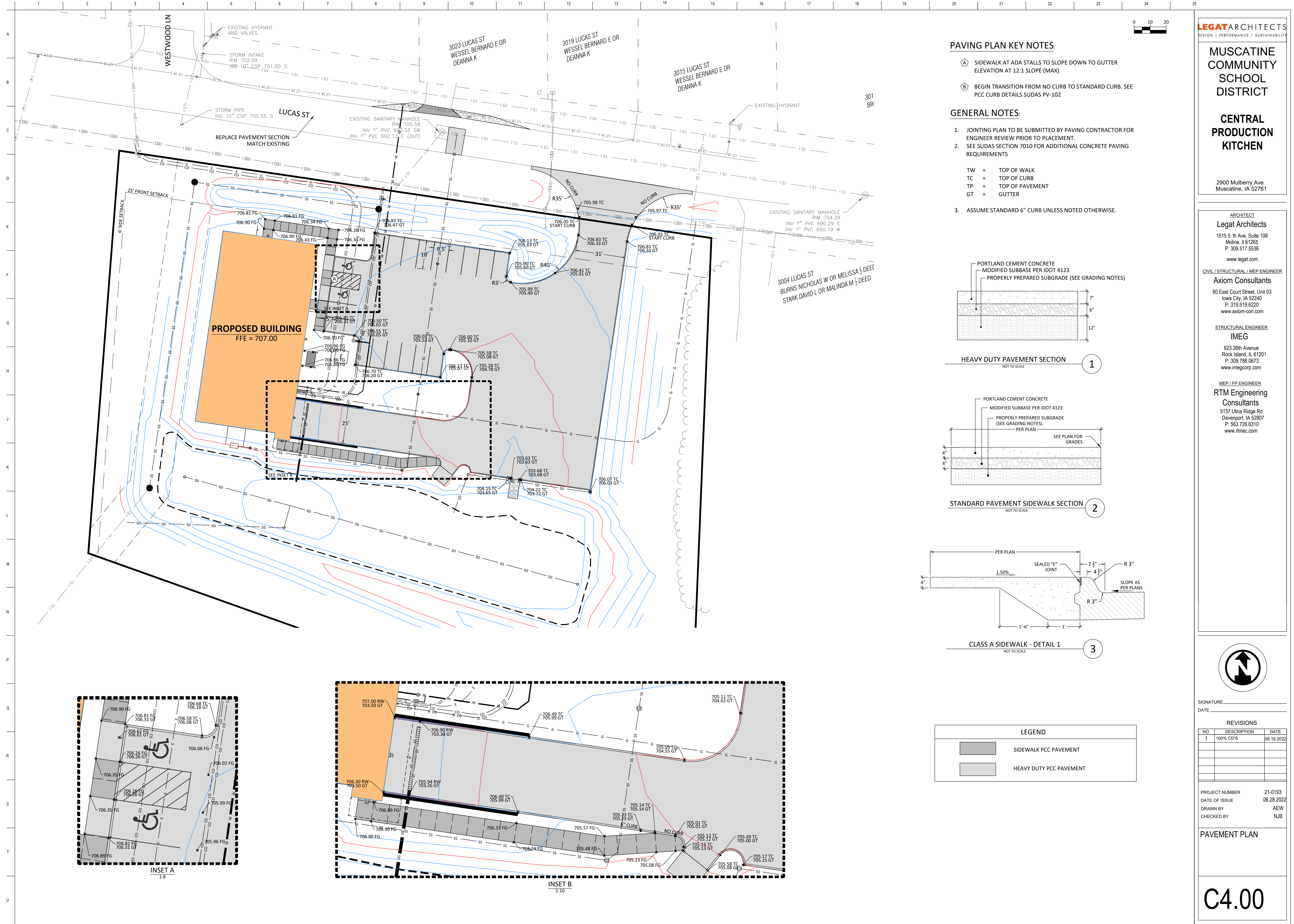
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**GRADING AND EROSION CONTROL PLAN**

**C3.00**

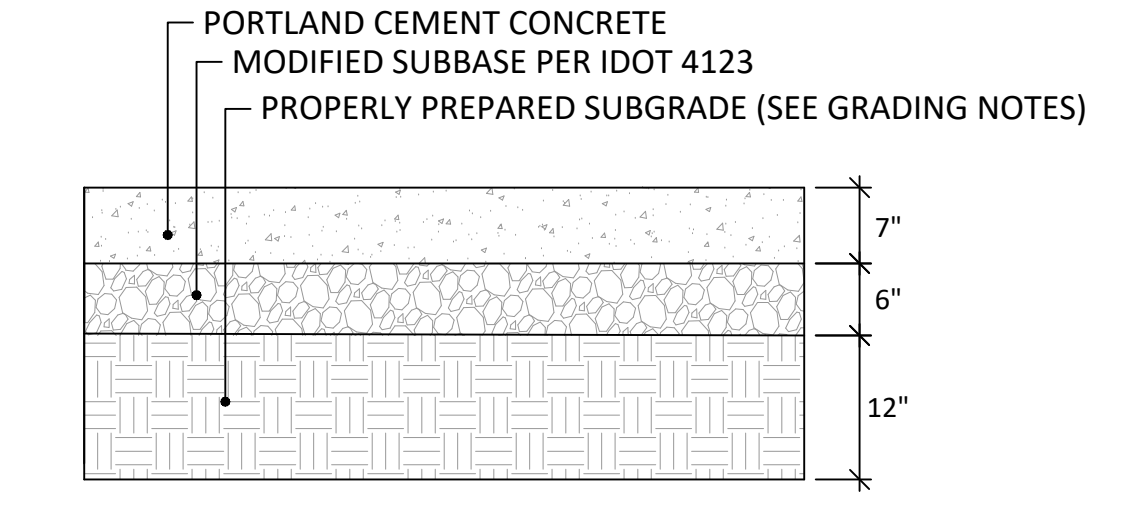


**PAVING PLAN KEY NOTES:**

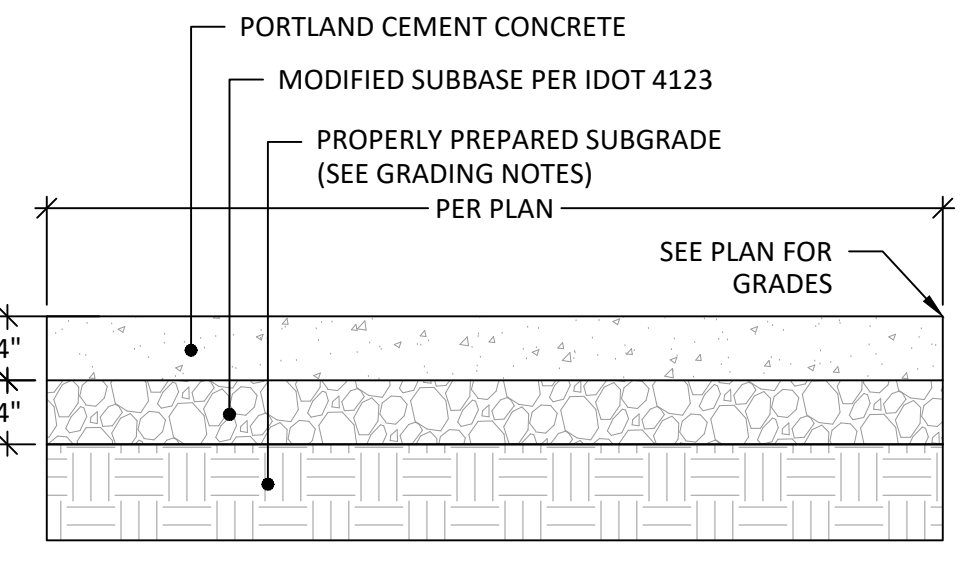
- (A) SIDEWALK AT ADA STALLS TO SLOPE DOWN TO GUTTER ELEVATION AT 12:1 SLOPE (MAX)
- (B) BEGIN TRANSITION FROM NO CURB TO STANDARD CURB. SEE PCC CURB DETAILS SUDAS PV-102

**GENERAL NOTES:**

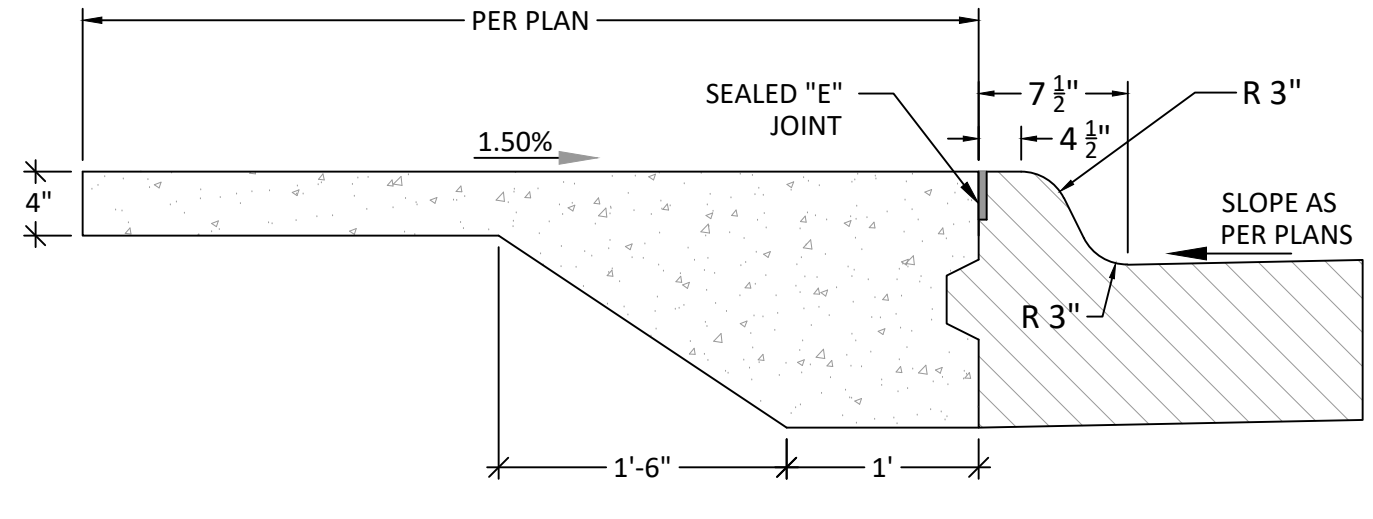
1. JOINTING PLAN TO BE SUBMITTED BY PAVING CONTRACTOR FOR ENGINEER REVIEW PRIOR TO PLACEMENT.
  2. SEE SUDAS SECTION 7010 FOR ADDITIONAL CONCRETE PAVING REQUIREMENTS
- TW = TOP OF WALK  
 TC = TOP OF CURB  
 TP = TOP OF PAVEMENT  
 GT = GUTTER
3. ASSUME STANDARD 6" CURB UNLESS NOTED OTHERWISE.



**HEAVY DUTY PAVEMENT SECTION 1**  
NOT TO SCALE

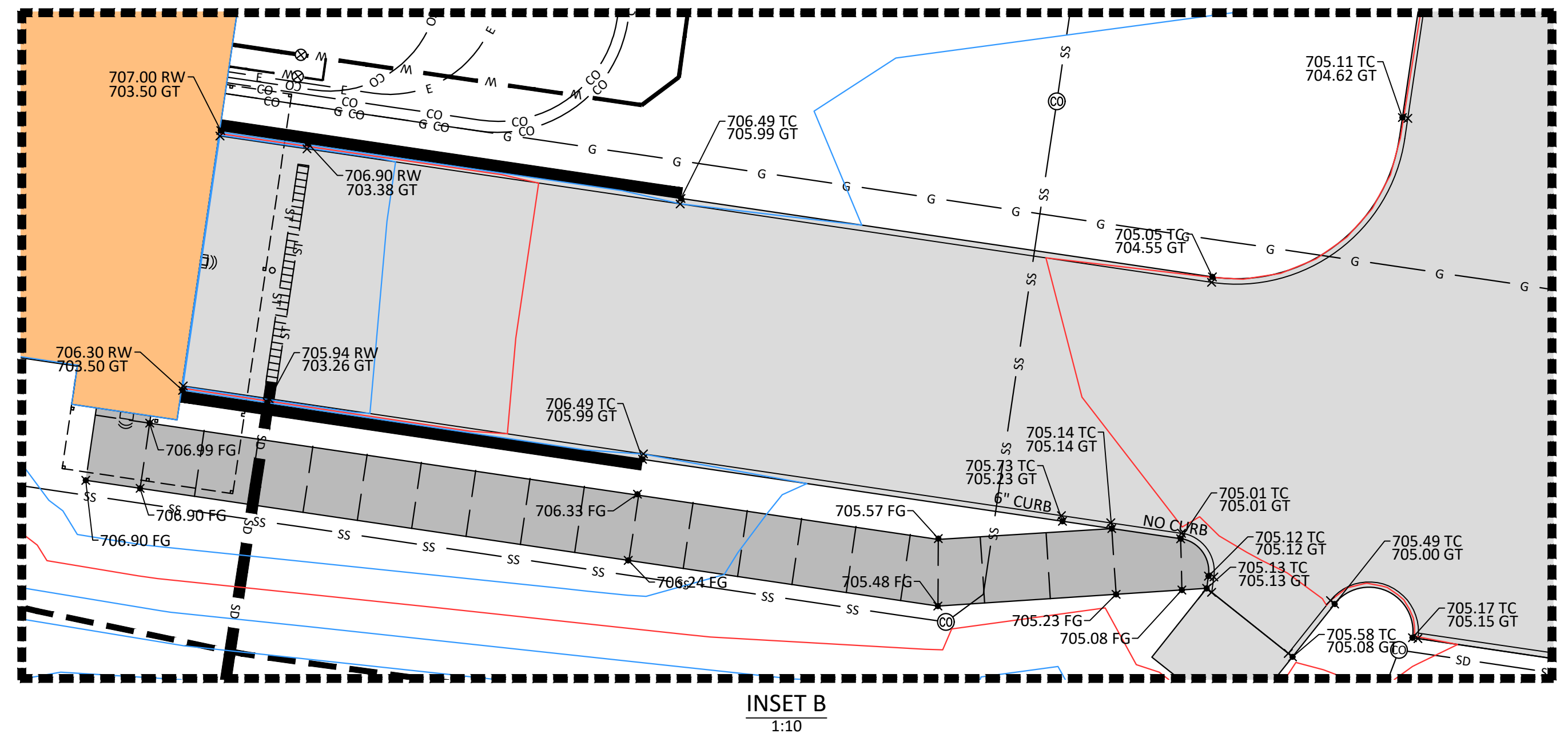
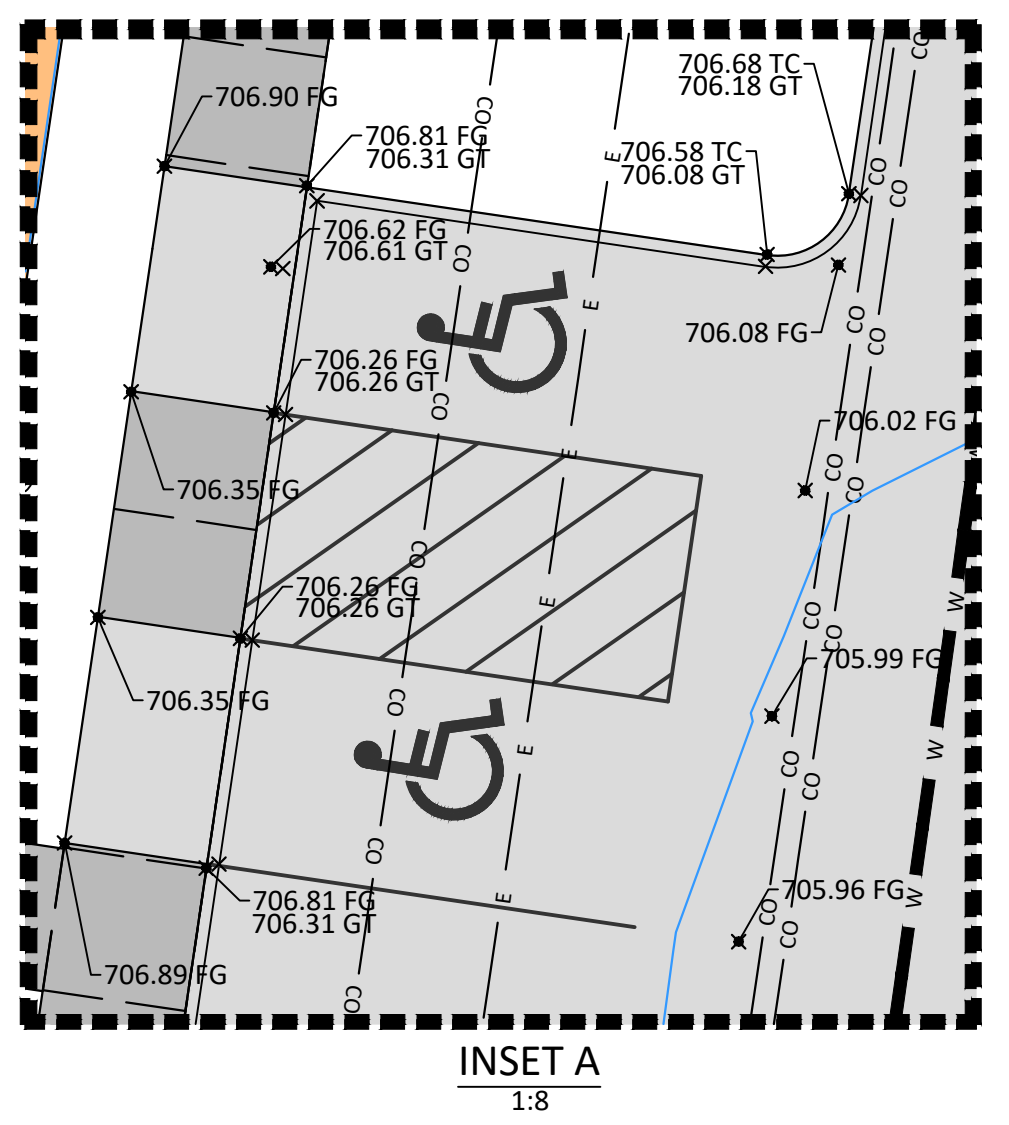


**STANDARD PAVEMENT SIDEWALK SECTION 2**  
NOT TO SCALE



**CLASS A SIDEWALK - DETAIL 1 3**  
NOT TO SCALE

| LEGEND |                         |
|--------|-------------------------|
|        | SIDEWALK PCC PAVEMENT   |
|        | HEAVY DUTY PCC PAVEMENT |

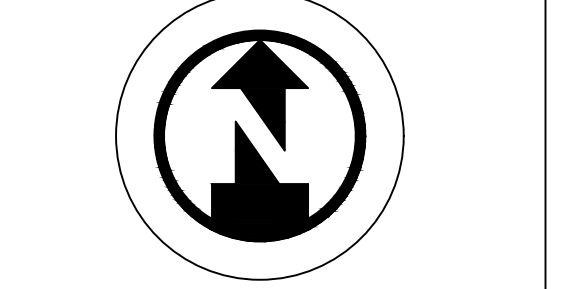


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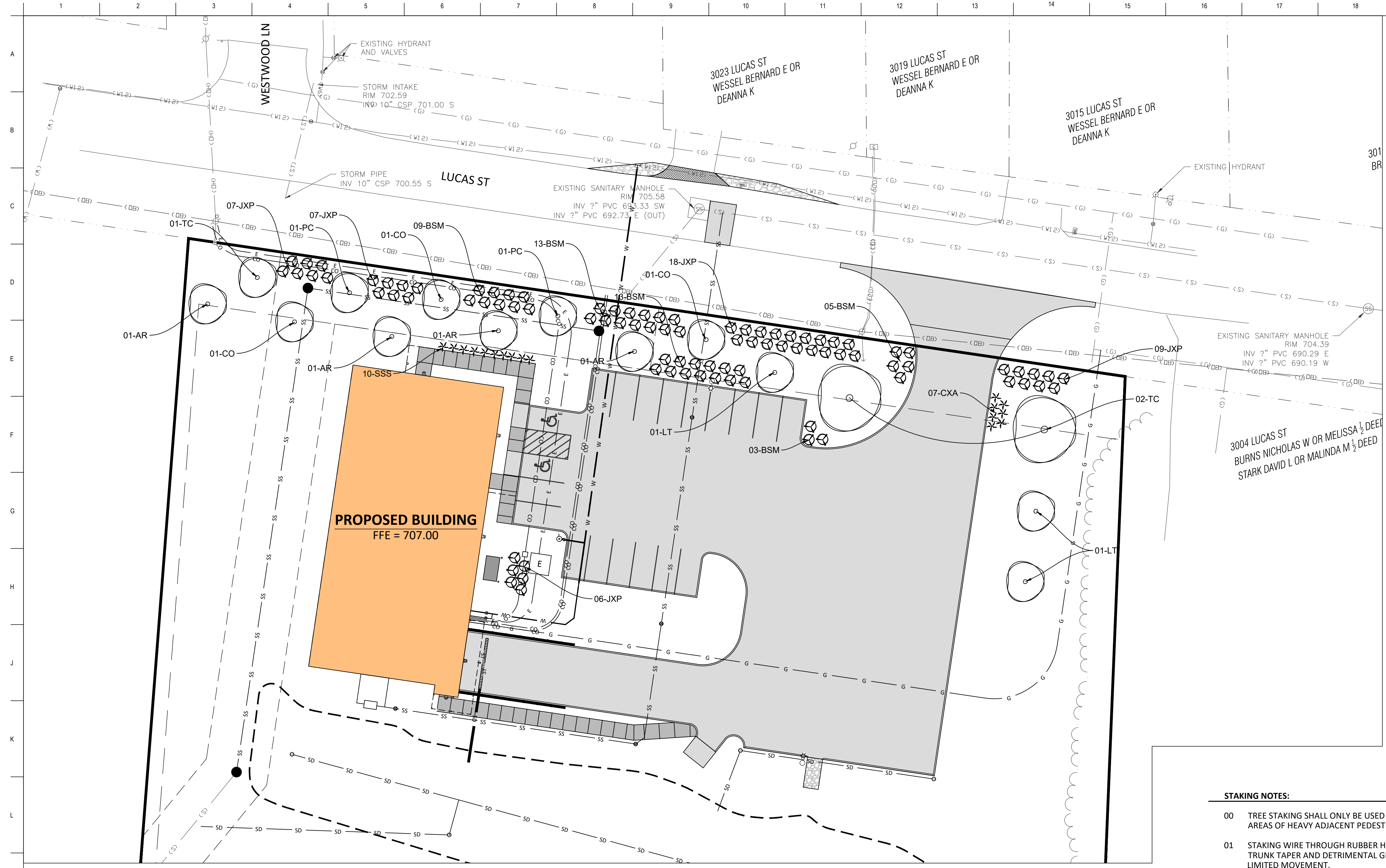
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**PAVEMENT PLAN**

**C4.00**





**SOD/SEED APPLICATION NOTES:**

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

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

**SHORT-GRASS NATIVE SEED APPLICATION NOTES:**

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

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

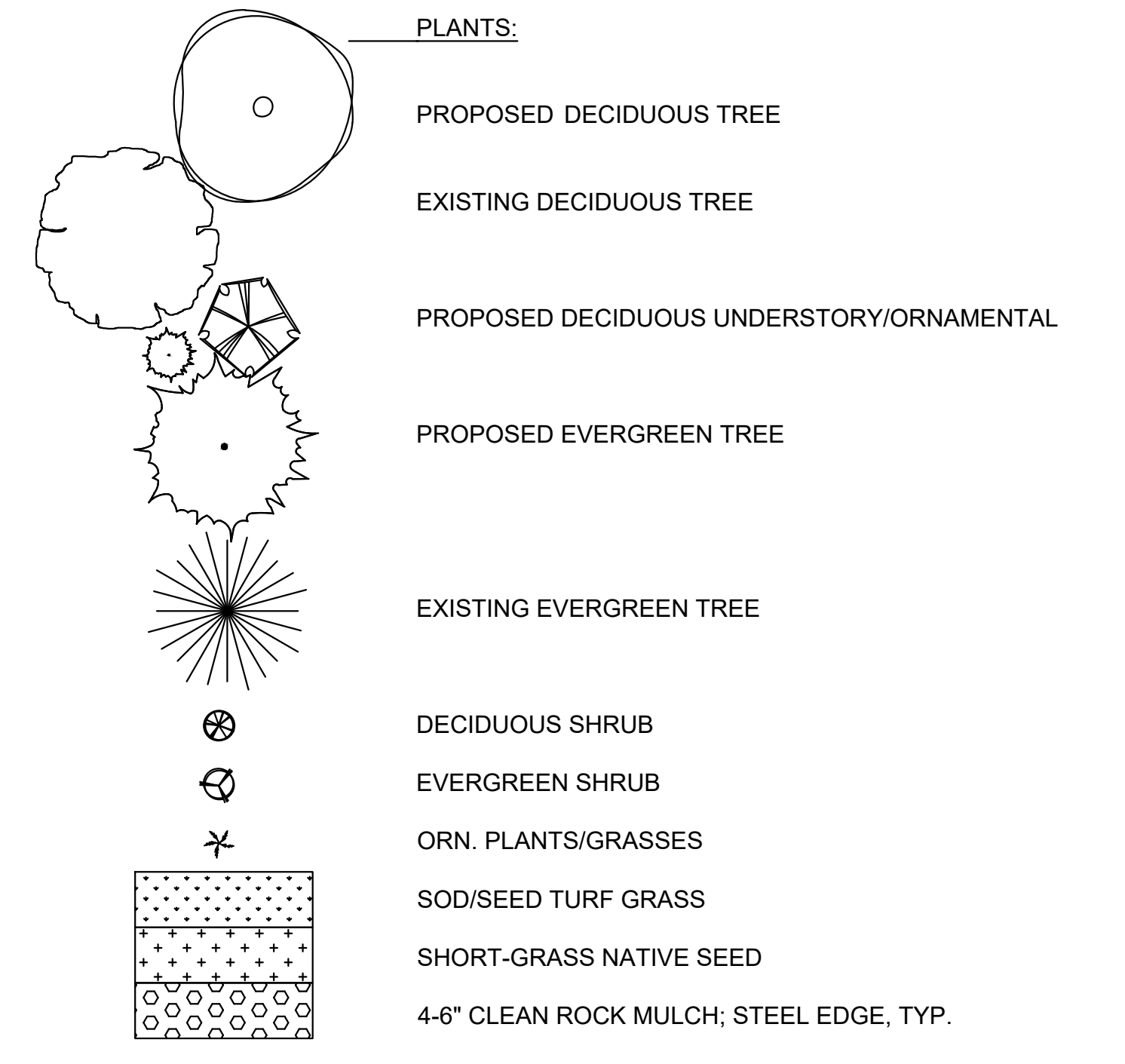
**STAKING NOTES:**

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

**TREE & SHRUB PLANTING NOTES:**

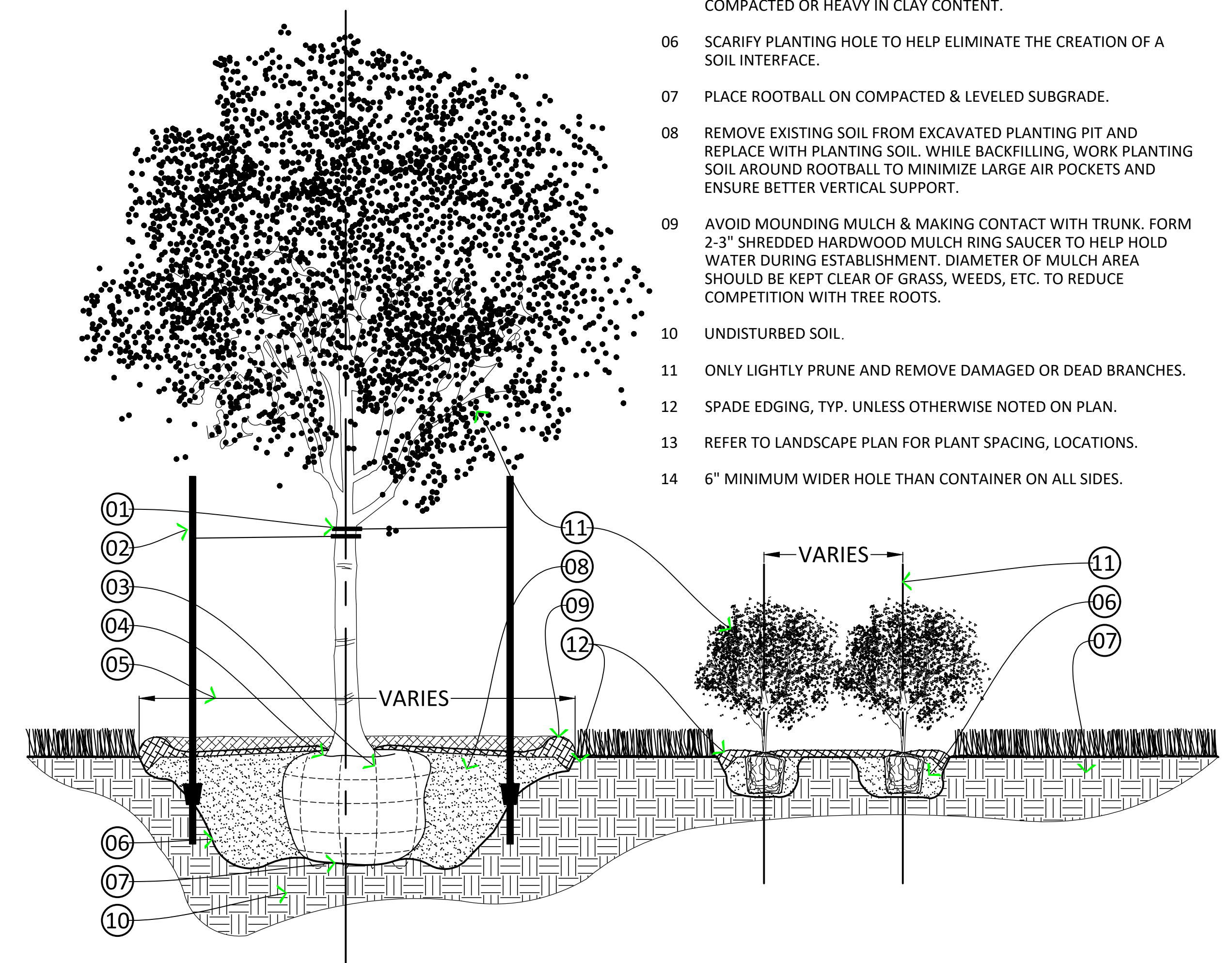
- REMOVE WIRE BASKET AND BURLAP ONCE PLACED INTO PLANTING HOLE. REMOVE ALL SISAL AND SYNTHETIC TWINE.
- TRUNK FLARE SHOULD BE EXPOSED BEFORE DETERMINING PLANTING HOLE DEPTH. PLANT TREE WITH TRUNK FLARE 1-2" MAXIMUM ABOVE ORIGINAL GRADE, AVOID PLANTING TREE TOO DEEPLY.
- PLANTING HOLE TO BE AT MINIMUM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

**LANDSCAPE LEGEND**



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

ALL PLANTS SHALL BE NURSERY MATCHED, QUALITY SPECIMEN:  
 American National Standards Institute (ANSI) Z60.1



**MUSCATINE COMMUNITY SCHOOL DISTRICT**

**CENTRAL PRODUCTION KITCHEN**

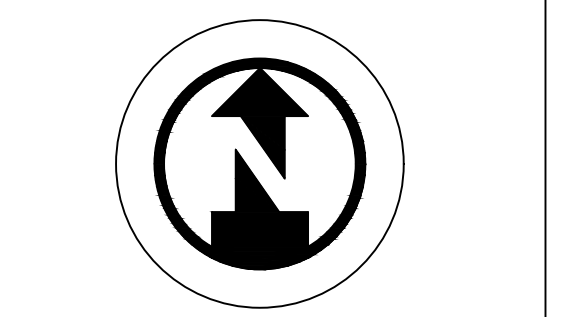
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**REVISIONS**

| NO. | DESCRIPTION | DATE       |
|-----|-------------|------------|
| 1   | 100% CDS    | 08.19.2022 |

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

**LANDSCAPING PLAN**

**L1.00**