PLANNING & DEVELOPMENT
600 West Fourth Street
Davenport, Iowa 52801-1106
Email: planning@scottcountyiowa.gov
Office: (563) 326-8643

SCOTT COUNTY
PLANNING AND ZONING COMMISSION
AGENDA
Tuesday, April 2, 2024
5:30 P.M.

1. **Call to Order**

2. **Approval of Minutes:** Approval of the March 5, 2024 meeting minutes.

3. **Public Hearing, Preliminary Plat – Major Subdivision:** Review of a major subdivision known as "The Reserve," submitted by **Windmiller Development, LLC**. The submitted Preliminary Plat would create twelve (12) development lots and two (2) outlots from an approximately 22.75-acre tract in Part of the NW ¼ of Section 8 and Part of the NE ¼ of Section 7 of Pleasant Valley Township.

4. **Public Hearing, Ordinance Amendment:** Submission by County staff to amend certain sections of the Zoning Ordinance regarding the regulation of floodplain areas, as required by FEMA in order for Scott County to remain a participating community in the National Flood Insurance Program (NFIP).

5. **Public Meeting, Site Plan Review:** Application from **Taylor Ridge Paving** for approval of a site plan to establish a contractor office at the property legally described as Part of the NW ¼ of the NW ¼ of Section 1 of Buffalo Township.

6. **Old Business**

7. **Zoning Administrator's Report**

8. **Public Comment**

9. **Adjournment**

Public Hearing/Meeting Procedure

a. Chairman reads public notice of hearing.
b. Director reviews background of request.
c. Applicant /Representative provide any additional comments on request.
d. Public may make comments or ask questions.
e. Director makes staff recommendation.
f. Applicant may respond or comment.
g. Commission members may ask questions.
h. Chairman closes the public portion of the hearing (No more public comments).
i. Discussion period for the Commission members.
j. Commission members make motion to approve, deny, or modify request.
k. Final vote. Recommendation goes to Board of Supervisors.

Planning & Development
Scott County, Iowa

Email: planning@scottcountyiowa.gov
Office: (563) 326-8643
Fax: (563) 326-8257

Administrative Center
600 West Fourth Street
Davenport, Iowa 52801-1106

SCOTT COUNTY
PLANNING AND ZONING COMMISSION
Tuesday, March 5, 2024
5:30 P.M.

MEETING MINUTES

1st Floor Boardroom
600 West 4th Street
Davenport, IA 52801

DRAFT

MEMBERS PRESENT: Easton Armstrong, Joan Maxwell, Steve Piatak, Lori Rochau, Kurt Steward

MEMBERS ABSENT: Sean Eckhardt

STAFF PRESENT: Greg Schaapveld, Planning & Development Director
Alan Silas, Planning & Development Specialist

OTHERS PRESENT: Brian Boelk, applicant representative
Reed Windmiller, applicant representative
5 members of the public

1. **Call to Order: Vice Chair Piatak** called the meeting to order at 5:30 P.M.

2. **Election of 2024 Officer:** Commissioners wanted to recognize and thank Commissioner Carolyn Scheibe, who submitted her resignation to the Board of Supervisors prior to the meeting, for her dedicated service to the Commission and Scott County since her appointment in 2001.

   According to the Commission's bylaws, Vice Chair Piatak assumed the role of Chair after Chair Scheibe's resignation, and a new Vice Chair was to be nominated and chosen.

   Rochau nominated Maxwell for 2024 Vice Chair. Nomination seconded by Armstrong. Vote: 5-0, All Ayes

3. **Approval of Minutes:** Consideration of February 20, 2024 meeting minutes**. Maxwell made a motion to approve. Seconded by Steward. Vote: 5-0, All Ayes**

4. **Public Meeting, Sketch Plan – Major Subdivision:** **Chair Piatak** welcomed staff to review the sketch plan proposal. **Schaapveld** displayed location maps and the sketch plan, reminding the Commission that a sketch plan review is meant for the Commission to be more prepared for a major residential development proposal, and provide any feedback to the applicants and staff that it may deem necessary before a Preliminary Plat is submitted.

   Boelk and **Windmiller** said their goals for the development included having as large of lots as practical and preserving as many trees as possible. **Boelk** also noted the development would be served by Iowa-American water and each lot would have an individual septic system. **Chair Piatak** requested staff to ask the County Health Department which type(s) of septic systems are on adjacent developed properties.

   While not a public hearing, **Chair Piatak** invited the public to speak.

   Melissa Skahill (18865 Wells Ferry Road) expressed her concerns about tree loss and said proposed Lot 1 regularly "washes out."

   Schaapveld noted that while Bettendorf has no annexation plans for the property, the city still has extraterritorial review authority for subdivisions.

5. **Old Business:** *none*

6. **Zoning Administrator's Report:** **Chair Piatak** asked whether a joint meeting between the Commission, Zoning Board of Adjustment, and Board of Supervisors was scheduled for 2024. **Schaapveld** said staff would coordinate a joint meeting date.

7. **Public Comment:** *none*

8. **Adjournment:** With no further business to discuss, **Chair Piatak** adjourned the meeting at 5:44 P.M.

PLANNING & ZONING COMMISSION

STAFF REPORT

April 2, 2024

Applicant: Windmiller Development, LLC.

Request: Preliminary Plat of The Reserve

Legal Description: Part of the NW ¼ of Section 8

General Location: Along Wells Ferry Road, less than 1000' north of the Spencer Creek crossing, across Spencer Creek from the Davenport Country Club

Zoning: Residential Single-Family (R-1)

Surrounding Zoning:

North: Residential Single-Family (R-1)
South: Residential Single-Family (R-1)
East: Residential Single-Family (R-1)
West: Agricultural-General (A-G)

GENERAL COMMENTS: This request is for approval of a Preliminary Plat of a 12-lot major subdivision known as The Reserve. The approximately 22.75-acre tract has frontage along Wells Ferry Road and, while it is zoned Single-Family Residential (R-1), it is currently being used for agricultural crop production. The tract is adjacent to the Stoney Creek residential subdivisions to the north, the Davenport County Club golf course to the east, and productive agricultural land and low-density residential to the west and south. Spencer Creek, a major tributary of the Mississippi River, runs from north to south along the subject property's eastern boundary.

The applicant submitted a revised plat after the initial meeting materials were created and distributed, and the updated plat (dated 3/26/24) is enclosed in this report. The lot and roadway layout remains unchanged, but the diameters of the road surface of the cul-de-sac turnaround bulbs have been increased slightly.

STAFF REVIEW: Staff has reviewed this request for compliance with the requirements of the Subdivision Regulations and Zoning Ordinances. The Subdivision Regulations define a major plat as any subdivision not classified as a minor plat, including but not limited to subdivisions of five (5) or more lots, or any size plat requiring any new street or extension of public facilities, or the creation of any public improvements. For major plats, approval of a Preliminary Plat is required prior to any Final Plat submittal. Following a recommendation by the Planning and Zoning Commission, the Preliminary Plat must be approved by the Board of Supervisors prior to the preparation of a Final Plat.

Zoning, Land Use, and Lot Layout

The proposed configuration of the 22.75-acre tract creates twelve (12) development lots, each with the development right for one (1) single-family dwelling. The lots

range in size from 95,286 square feet (2.19 acres) to 55,380 (1.27 acres), all of which exceed the minimum lot size of 30,000 square feet. Six (6) of the 12 lots are double-frontage lots with two (2) observed 50-foot front-yard setbacks (Lots 5, 8, 9, 10, 11, 12). The building envelopes for the double-frontage lots consequently limit the flexibility for house and accessory building placement.

Common Open Space

A major subdivision of the proposed density (under 15 lots) does not require platted open space. Outlot A (11,406 square feet/0.26 acres) at the development entrance from Wells Ferry Road is intended for mailbox facilities. Outlots B and C (38,371 square feet/0.88 acres total) would provide an area for the storm water detention basin. The plat also includes a pedestrian walkway between Lots 3 and 4 to connect with an existing pedestrian walkway off site, leading to the Davenport County Club golf course.

Access and Roadway Improvements

The current proposed Preliminary Plat features an east-west cul-de-sac off of Wells Ferry Road to provide access to Lots 1, 2, 3, 4, 5, 11, and 12, another north-south cul-de-sac for Lots 6 through 12. No lots will have driveway access to Wells Ferry Road.

For local residential streets that include curb and gutter as proposed in the Preliminary Plat, the required minimum right-of-way width is fifty feet (50'). A typical roadway section in this development will include fifty-three feet (53') of right-of way with a street width of thirty-one feet (31') and sidewalks (5' width) on both sides. Cul-de-sacs are required to terminate with a circular bulb with a minimum of a one hundred foot (100') diameter area of designated right-of-way. Both cul-de-sac bulbs have around one hundred and fifty foot (150') right-of-way diameters.

The applicant has submitted a package of construction drawings, which is enclosed in this report.

Protection of Natural Vegetation Cover

Whenever a wooded site is to be developed, no more than fifteen percent (15%) of the naturally-occurring canopy-tree cover shall be removed due to surface earth grading, roadway construction, building site clearance, or any other construction activity associated with subdivision site improvement. Whenever removal of more than fifteen percent (15%) of the naturally occurring vegetation cover is deemed necessary and unavoidable a mitigation replanting measure shall be implemented. Such mitigation shall require re-establishment of one (1) native tree of a similar specie to those removed for every three trees of three (3) inch caliper or greater removed or fatally damaged.

Since much of the site has historically been used for productive agriculture, the surface grading for roadway construction is unlikely to impact the naturally-occurring tree cover. There is naturally-occurring tree cover along Spencer Creek on the east side of the development as well as along Wells Ferry Road in the western portions of Lots 8 through 10. The applicant stated at the Sketch Plan Review meeting that they intended to disturb as few trees as possible with subdivision site improvements and building site clearance and grading. Staff would not recommend requiring a mitigation plan to address loss of tree cover.

Storm Water Management

The Subdivision Regulations require that storm water detention facilities be sufficient to capture the runoff of a "one-hundred (100) year storm", calculated at post-developed rates and then to release the water at a rate so as not to exceed the volume produced by a "five (5) year storm" when measured at the pre-developed flow rates.

The County Engineer has received, reviewed, and approved the required storm water calculations for the proposed on-site detention facility.

Erosion and Sediment Control Plan

Staff allowed the preparation and submittal of these plans to be deferred until the road construction plans were prepared and submitted. Road construction plans are not prepared until after Preliminary Plat approval and normally Erosion Control Plans are prepared in conjunction with such construction plans.

Wastewater Disposal and Water Provision

According to the Subdivision Regulations, "subdivisions containing fifteen (15) or more lots that are located within ½ mile of a public water utility shall extend water service from such utility when determined to be feasible." As noted on the plat, a water main is to be extended to serve the development.

Regarding wastewater disposal, Jack Hoskins with the Scott County Health Department noted that if the subdivision does ultimately require sand filters as the applicant indicated during the Sketch Plan Review, the Health Department would require the homeowners create a sanitation board to perform the necessary testing of those systems, and potentially incorporate a piping system that connects some or all of the septic systems to minimize erosion or other negative downstream effects of the discharge.

City of Bettendorf Review

This property is within two miles of Bettendorf city limits. Therefore, review and approval of the Final Plat by the City of Bettendorf is required. At this time, the applicants notified the City of the Preliminary Plat submittal and Bettendorf's Planning and Zoning Commission considered and recommended approval of both

the Preliminary Plat and Final Plat (Cases 24-021, 24-022, respectively) at its March 20, 2024 meeting. Final Bettendorf approval will be required before the Board of Supervisors approves the Final Plat.

Public Notice

The legal notice for the public hearing was published in the *North Scott Press* in its March 27, 2024 edition. Staff also notified adjacent property owners within five hundred feet (500') of the subject property. Staff has not, as of yet, received any comments.

RECOMMENDATION: Staff recommends that the Preliminary Plat of The Reserve be approved.

Submitted by:
Alan Silas, Planning & Development Specialist
March 29, 2024

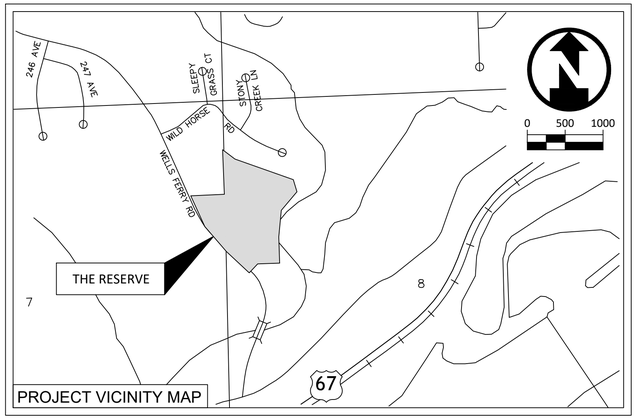
PRELIMINARY PLAT
THE RESERVE
IN SCOTT COUNTY, IOWA

LEGAL DESCRIPTION:

BEING A PART OF THE NORTHEAST 1/4 OF SECTION 7 AND THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 78 NORTH, RANGE 5 EAST OF THE 5TH P.M., LYING SOUTH AND EAST OF MAUREEN'S FIRST ADDITION AND SOUTH OF STONY CREEK SUBDIVISION, SCOTT COUNTY, IOWA, AND RECORDED IN TRACT D OF DEED 2016-32206,

BEGINNING AT THE EAST CORNER OF MAUREENS 1ST ADDITION, THENCE S02°12'47"E, 559.89 FEET (560.59' (R)); THENCE S87°21'35"W, 421.03 FEET (385.38' (R) 424.88' (D)); THENCE S24°38'25"E, 422.40 FEET; THENCE S40°45'17"E, 414.45 FEET (430.98' (R)); THENCE S46°52'03"E, 392.70 FEET; THENCE N43°07'57"E, 155.10 FEET; THENCE N88°07'57"E, 275.88 FEET; THENCE N01°59'48"W, 330.66 FEET; THENCE N05°33'06"E, 333.53 FEET (337.92' (R)); THENCE N40°07'57"E, 305.58 FEET; THENCE N16°51'19"W, 158.40 FEET; THENCE S70°34'51"E, 777.41 FEET (772.20' (R)); THENCE N52°54'18"W, 193.88 FEET TO THE POINT OF BEGINNING.;

DESCRIBED AREA CONTAINS 25.10 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.



PROJECT VICINITY MAP

GENERAL NOTES:

1. ALL IMPROVEMENTS ARE TO BE INSTALLED IN ACCORDANCE WITH THE LATEST CITY OF BETTENDORF STANDARD SPECIFICATIONS AND DETAIL DRAWINGS.
2. THE EXISTING ZONING FOR THE LOTS SHOWN ON THE SITE IS R-1.

   REQUIRED SETBACKS ARE:

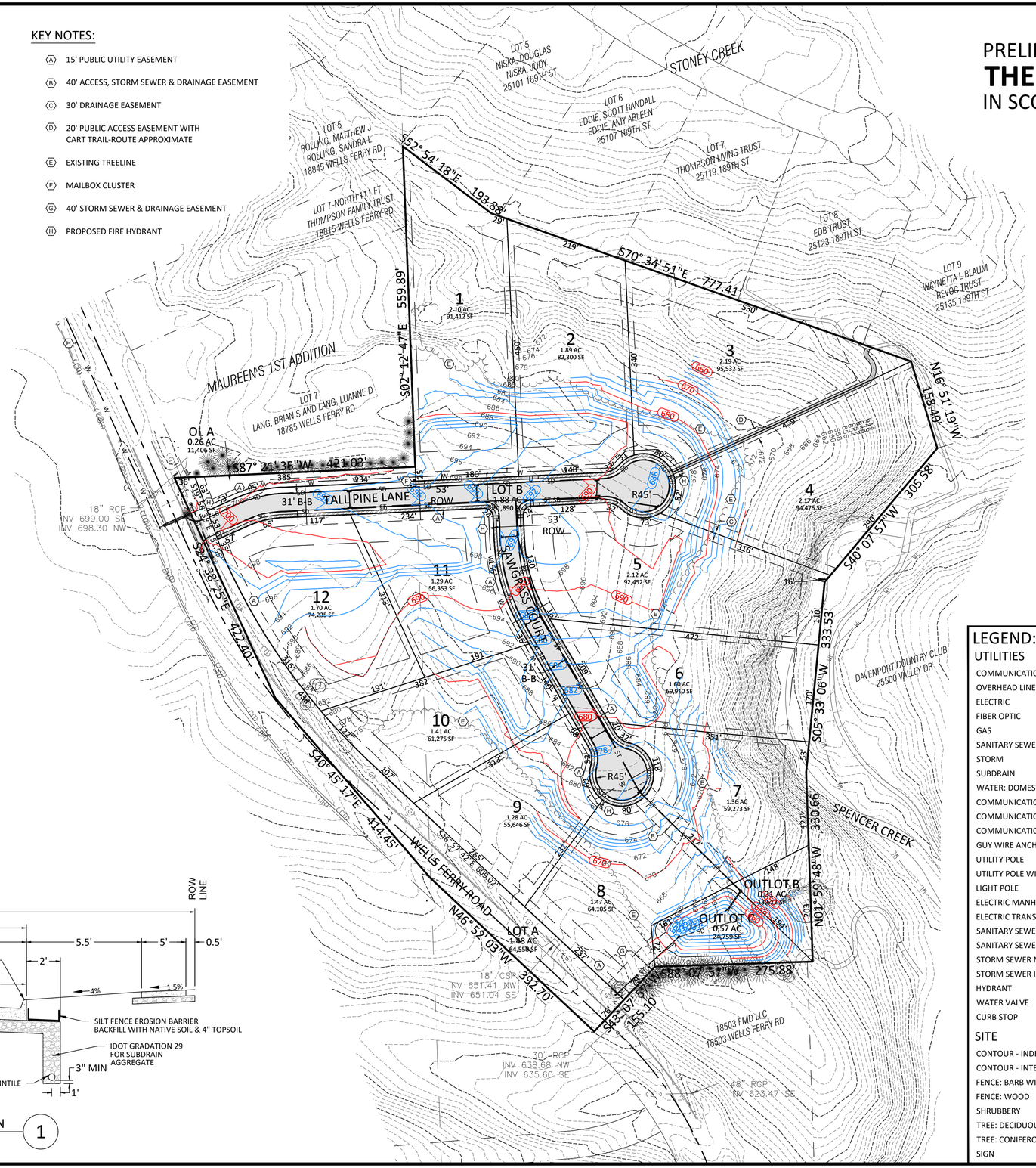
FRONT	SIDE	REAR
50'	10'	40'

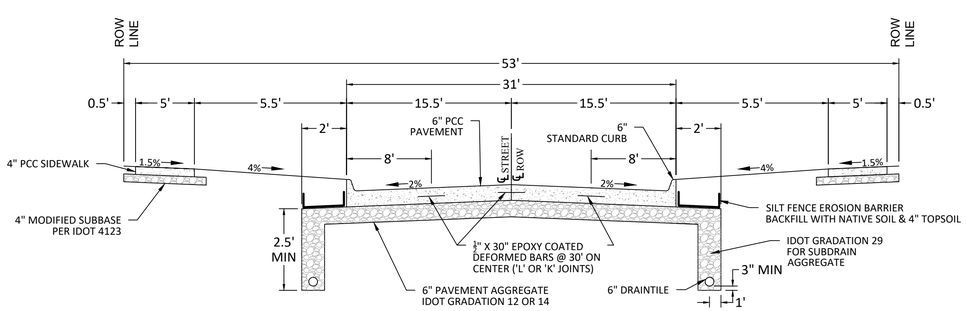
2. MINIMUM LOT AREA 30,000 SF.
3. MAX BUILDING HEIGHT 35', 2.5 STORIES MAX.
4. EASEMENTS FOR PLANNING PURPOSES. SUBJECT TO CHANGE WITH SITE DESIGN. TO BE INCORPORATED INTO FINAL PLAT OR EASEMENT EXHIBITS.
6. NO ACCESS TO WELLS FERRY ROAD FROM ADJACENT LOTS.
7. INDIVIDUAL SEPTIC SYSTEMS SHALL BE INSTALLED BY EACH LOT WHEN DEVELOPED.
8. 12" WATER MAIN TO BE EXTENDED TO SITE ALONG WELLS FERRY RD FROM NORTH AT 248TH AVE. ALL WATERMAIN IN SUBDIVISION TO BE 8".
9. THE INTENDED USE OF THE OUTLOT AND LETTERED LOTS WITHIN THE PLAT ARE AS FOLLOWS:

OUTLOT	INTENDED USE	RESPONSIBLE PARTY
OUTLOT A	MAILBOX FACILITIES	HOMEOWNER'S ASSOCIATION
OUTLOT B	DETENTION BASIN	HOMEOWNER'S ASSOCIATION
OUTLOT C	DETENTION BASIN	HOMEOWNER'S ASSOCIATION
LOT A	STREET RIGHT OF WAY	SCOTT COUNTY
LOT B	STREET EASEMENT	HOMEOWNER'S ASSOCIATION

KEY NOTES:

- (A) 15' PUBLIC UTILITY EASEMENT
- (B) 40' ACCESS, STORM SEWER & DRAINAGE EASEMENT
- (C) 30' DRAINAGE EASEMENT
- (D) 20' PUBLIC ACCESS EASEMENT WITH CART TRAIL-ROUTE APPROXIMATE
- (E) EXISTING TREELINE
- (F) MAILBOX CLUSTER
- (G) 40' STORM SEWER & DRAINAGE EASEMENT
- (H) PROPOSED FIRE HYDRANT





TYPICAL 53' ROW ROADWAY SECTION — NOT TO SCALE — 1

OWNER:
WINDMILLER DEVELOPMENT, LLC
P.O. BOX 790
BETTENDORF, IA 52722

PREPARED BY:
AXIOM CONSULTANTS, LLC
300 S CLINTON STREET, #200
IOWA CITY, IOWA 52240

APPLICANT:
WINDMILLER DEVELOPMENT, LLC
P.O. BOX 790
BETTENDORF, IA 52722

LEGEND:

UTILITIES	EXISTING	PROPOSED
COMMUNICATIONS	CO	CO
OVERHEAD LINE	OH	OH
ELECTRIC	E	E
FIBER OPTIC	FO	FO
GAS	G	G
SANITARY SEWER	SS	SS
STORM	ST	ST
SUBDRAIN	SD	SD
WATER: DOMESTIC	W	W
COMMUNICATIONS HANDHOLE	C	C
COMMUNICATIONS PEDESTAL	C	C
COMMUNICATIONS MANHOLE	C	C
GUY WIRE ANCHOR		
UTILITY POLE		
UTILITY POLE WITH LIGHT		
LIGHT POLE		
ELECTRIC MANHOLE	E	E
ELECTRIC TRANSFORMER	E	E
SANITARY SEWER MANHOLE	SS	
SANITARY SEWER CLEANOUT		
STORM SEWER MANHOLE	ST	
STORM SEWER INTAKE		
HYDRANT		
WATER VALVE		
CURB STOP		

SITE	EXISTING	PROPOSED
CONTOUR - INDEX	100	100
CONTOUR - INTERMEDIATE	101	101
FENCE: BARB WIRE	x x x	x x x
FENCE: WOOD		
SHRUBBERY		
TREE: DECIDUOUS		
TREE: CONIFEROUS		
SIGN		

NOT FOR CONSTRUCTION

AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220

0 50 100
1" = 100'

THE RESERVE
SCOTT COUNTY, IOWA
WINDMILLER DEVELOPMENT, LLC

ISSUED FOR
COUNTY REVIEW

DATE	03-26-2024

DESCRIPTION	DATE

DESIGNED BY	JP
DETAILED BY	JP
CHECKED BY	BB
PROJECT NO.	22-0197

SHEET NAME
PRELIMINARY PLAT

1 OF 1

Mar 26, 2024 - 11:37am S:\PROJECTS\2022\220197 - Windmiller-The Reserve\05 Design\Civil-Survey\Plats\220197-PP.dwg

DRAWINGS FOR PROPOSED DEVELOPMENT
THE RESERVE
SCOTT COUNTY, IOWA

LEGAL DESCRIPTION

BEING A PART OF THE NORTHEAST 1/4 OF SECTION 7 AND THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 78 NORTH, RANGE 5 EAST OF THE 5TH P.M., LYING SOUTH AND EAST OF MAUREEN'S FIRST ADDITION AND SOUTH OF STONY CREEK SUBDIVISION, SCOTT COUNTY, IOWA, AND RECORDED IN TRACT D OF DEED 2016-32206,

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DESCRIBED AREA CONTAINS 25.10 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

DESIGN STANDARDS AND REFERENCE DRAWINGS

THE PROPOSED IMPROVEMENTS INCLUDED IN THESE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH CURRENT CITY OF BETTENDORF SPECIFICATIONS AND THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), LATEST ADDITION, UNLESS NOTED OTHERWISE ON THE PLANS.

WATERMAIN CONSTRUCTION HAS BEEN DESIGNED IN ACCORDANCE WITH IOWA AMERICAN WATER STANDARDS SPECIFICATIONS AND AMENDMENTS JUNE 2019 EDITION.

THE FOLLOWING DESIGN EXCEPTIONS ARE REQUIRED: NONE

THE FOLLOWING SUDAS FIGURES ARE INCLUDED BY REFERENCE:

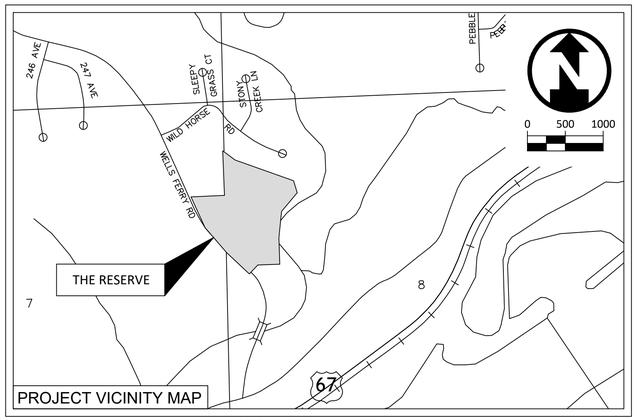
FIGURE	TITLE
3010.101	TRENCH BEDDING AND BACKFILL ZONES
3010.102	RIGID GRAVITY PIPE TRENCH BEDDING
3010.103	FLEXIBLE GRAVITY PIPE TRENCH BEDDING
3010.104	PRESSURE PIPE TRENCH BEDDING
4020.211	PIPE CONNECTIONS FOR STORM SEWER
4030.221	RCP APRON SECTION FOOTING
4030.222	CIRCULAR CONCRETE APRONS
4030.224	CONCRETE PIPE APRON GUARD
4040.231	SUBDRAINS
4040.232	SUBDRAIN CLEANOUTS
4040.233	SUBDRAIN OUTLETS
5010.101	THRUST BLOCKS
5010.102	TRACER SYSTEM
5010.901	MINIMUM CLEARANCE BETWEEN WATER SERVICE AND STRUCTURE
5020.201	FIRE HYDRANT ASSEMBLY
6010.401	CIRCULAR STORM SEWER MANHOLE
6010.501	SINGLE GRATE INTAKE
6010.502	CIRCULAR SINGLE GRATE INTAKE
6010.505	DOUBLE GRATE INTAKE
6010.506	DOUBLE GRATE INTAKE WITH MANHOLE
6010.513	OPEN-SIDED AREA INTAKE
6010.602	CASTINGS FOR STORM SEWER MANHOLES
6010.603	CASTINGS FOR GRATE INTAKES
6010.604	CASTINGS FOR AREA INTAKES
7010.101	JOINTS
7010.102	PCC CURB DETAILS
7010.103	MANHOLE BOXOUTS IN PCC PAVEMENT
7010.901	PCC PAVEMENT JOINTING
7010.904	TYPICAL JOINTING LAYOUT
7010.905	PCC CUL-DE-SAC JOINT LOCATIONS
8030.101	TEMPORARY TRAFFIC CONTROL GENERAL INFORMATION
8020.102	WORK OFF OF PAVEMENT WITH MINOR ENCROACHMENT ONTO TRAVELED WAY
9040.102	FILTER BERM AND FILTER SOCK
9040.103	ROLLED EROSION CONTROL PRODUCT (RECP) INSTALLATION ON SLOPES
9040.119	SILT FENCE
9040.110	RIP RAP FOR PIPE OUTLET ONTO FLAT GROUND
9040.120	STABILIZED CONSTRUCTION ENTRANCE

APPLICANT INFORMATION

OWNER / APPLICANT :
WINDMILLER DEVELOPMENT, LLC
P.O. BOX 790
BETTENDORF, IA 52722

PROJECT INFORMATION

CONTACT PERSON:
BRIAN BOELK
AXIOM CONSULTANTS, LLC
300 S. CLINTON ST, UNIT 200
IOWA CITY, IOWA 52240-3833
PHONE: 319-519-6220
EMAIL: BBOELK@AXIOM-CON.COM



SCOTT COUNTY, IOWA

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UTILITY CONTACTS

MIDAMER-GAS
CONTACT NAME : MATT KOVACIC
CONTACT PHONE: 3097933704
CONTACT EMAIL: QCLOCATES@MIDAMERICAN.COM

CENTURYLINK
CONTACT NAME : SADIE HULL
CONTACT PHONE: 9185470147
CONTACT EMAIL: SADIE.HULL@LUMEN.COM

IOWA AMERICAN WATER COMPANY
CONTACT NAME : JULIE ALLENDER
CONTACT PHONE: 5634689222
CONTACT EMAIL: JULIE.ALLENDER@AMWATER.COM

MIDAMER-ELECTRIC
CONTACT NAME : ERIK RASMUSSEN
CONTACT PHONE: 5633338705
CONTACT EMAIL: QCLOCATES@MIDAMERICAN.COM

MEDIACOM COMMUNICATIONS CORPORATION
CONTACT NAME : CHRIS MINARD
CONTACT PHONE: 8155975103
CONTACT EMAIL: CMINARD@MEDIACOMCC.COM

IOWA 811 ONE CALL SM

LICENSED PROFESSIONAL ENGINEER
BRIAN A. BOELK 16503
IOWA

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

BRIAN A. BOELK, P.E. DATE
LICENSE NUMBER 16503.

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024.

PAGES OR SHEETS COVERED BY THIS SEAL:

CITY APPROVAL

BY: _____ DATE: _____

NOT FOR CONSTRUCTION

ENGINEER:
AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
	CITY SUBMITTAL	03-26-2024

PROJECT NAME:
THE RESERVE
SCOTT COUNTY, IOWA

CLIENT NAME:
WINDMILLER DEVELOPMENT, LLC

SHEET NAME:
COVER SHEET

PROJECT NO.:
220197

DESIGNED, DETAILED, AND CHECKED BY:
BOELK

SHEET NUMBER:
A.01

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) (SD)	SD
WATER: DOMESTIC	(W)	W
WATER: WELL	(WELL)	WELL
CHILLED WATER: SUPPLY	(CHWS)	CHWS
CHILLED WATER: RETURN	(CHWR)	CHWR
CONDENSATE	(CND)	CND
STEAM: HIGH PRESSURE	(HPS)	HPS
STEAM: LOW PRESSURE	(LPS)	LPS
COMMUNICATIONS HANDHOLE	C	C
COMMUNICATIONS PEDESTAL	C	C
COMMUNICATIONS MANHOLE	C	C
GUY WIRE ANCHOR	←	←
UTILITY POLE		
UTILITY POLE WITH LIGHT		
LIGHT POLE		
ELECTRIC MANHOLE	E	E
ELECTRIC TRANSFORMER	E	E
TRAFFIC HANDHOLE	TRFC	TRFC
TRAFFIC MANHOLE	TRFC	TRFC
FIBER OPTIC HANDHOLE	FO	FO
FIBER OPTIC MANHOLE	FO	FO
GAS MANHOLE	G	G
GAS VALVE		
SANITARY SEWER MANHOLE	SS	
SANITARY SEWER CLEANOUT		
STORM SEWER MANHOLE	ST	
STORM SEWER INTAKE		
HYDRANT		
WATER VALVE		
CURB STOP		
WATER MANHOLE	W	W
POST INDICATOR VALVE		

SITE

	EXISTING	PROPOSED
CONTOUR - INDEX	100	100
CONTOUR - INTERMEDIATE	101	101
FENCE: BARB WIRE		
FENCE: CHAIN LINK		
FENCE: CONSTRUCTION		
FENCE: VINYL		
FENCE: WIRE		
FENCE: WOOD		
TREE LINE		
DELINEATED WETLAND	WL WL WL	
100-YEAR FLOODPLAIN	100Y 100Y 100Y	
500-YEAR FLOODPLAIN	500Y 500Y 500Y	
STREAM CENTERLINE		
BOLLARD		
FLAG POLE		
LANDSCAPE LIGHT		
SHRUBBERY		SEE LANDSCAPE PLAN
TREE: DECIDUOUS		SEE LANDSCAPE PLAN
TREE: CONIFEROUS		SEE LANDSCAPE PLAN
MAIL BOX	MAIL	MAIL
POST		
SIGN		
PARKING METER		
FIRE DEPARTMENT CONNECTION		
WATER METER	WM	WM
HOSE BIB		
YARD HYDRANT		
DRINKING FOUNTAIN	WF	WF
MONITORING WELL	MW	MW
WELL	W	W

GENERAL NOTES

1. THE PROPOSED IMPROVEMENTS INCLUDED IN THESE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH SCOTT COUNTY SPECIFICATIONS AND THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), LATEST ADDITION, UNLESS NOTED OTHERWISE ON THE PLANS.
2. WATERMAIN CONSTRUCTION SHALL COMPLY WITH IOWA AMERICAN WATER STANDARDS SPECIFICATIONS AND AMENDMENTS JUNE 2019 EDITION.
3. 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 NOT SHOWN ON THIS DRAWING.
4. 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.
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION.
6. 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.
7. NOTIFY THE APPROPRIATE GOVERNING AUTHORITY 7 DAYS PRIOR TO BEGINNING CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY. THE CITY OF BETTENDORF SHALL BE THE PUBLIC AGENCY RESPONSIBLE FOR INSPECTION DURING CONSTRUCTION OF THE PUBLIC PORTIONS OF THE PROJECT.
8. NO WORK SHALL BE PERFORMED BEYOND THE PROJECT LIMITS WITHOUT PRIOR AUTHORIZATION FROM THE OWNER OR OWNER'S REPRESENTATIVE.
9. 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.
10. 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.
11. 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.

GRADING NOTES

1. STRIP EXISTING VEGETATION WITHIN THE GRADING LIMITS AND AREAS TO RECEIVE FILL. STOCKPILE ON-SITE FOR REUSE IF SUITABLE.
2. 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.
3. REMOVE AND RECOMPACT AREAS OF SUBGRADE WHICH ARE SOFT OR UNSTABLE TO MEET SPECIFIED LIMITS FOR DENSITY AND MOISTURE CONTENT.
4. SCARIFY EXISTING SUBGRADE TO A DEPTH OF 12 INCHES AND RECOMPACT TO 98% OF STANDARD PROCTOR DENSITY (ASTM D698) PRIOR TO PLACEMENT OF FILL.
5. DO NOT PLACE, SPREAD, OR COMPACT ANY FILL MATERIAL DURING UNFAVORABLE WEATHER CONDITIONS AND DO NOT RESUME COMPACTION OPERATIONS UNTIL MOISTURE CONTENT AND DENSITY OF IN-PLACE FILL MATERIAL ARE WITHIN SPECIFIED LIMITS.
6. PLACE FILL MATERIAL IN 9" MAXIMUM LIFTS.
7. FILLS PLACED BELOW LAWN AREAS SHALL BE COMPACTED TO 90% OF MATERIALS MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D698).
8. 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.
9. FILL MATERIAL OBTAINED FROM OFF-SITE SOURCES SHALL BE SOIL OR SOIL AND ROCK MIXTURE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES. IT SHALL CONTAIN NO ROCKS OR LUMPS OF 6 INCHES IN GREATEST DIMENSION AND NOT MORE THAN 15% OF THE ROCKS OR LUMPS SHALL BE LARGER THAN 2-1/2 INCHES IN GREATEST DIMENSION.
10. SCARIFY AND RECOMPACT THE TOP 9” OF SUBGRADE IN ALL CUT AREAS AFTER ROUGH GRADING IS COMPLETED. COMPACT THE ENTIRE PAVING SUBGRADE TO 95% MODIFIED PROCTOR DRY DENSITY (ASTM D698)
11. IN AREAS TO RECEIVE ADDITIONAL FILL OVER EXISTING FILL MATERIALS. REMOVE TOP 12" OF MATERIAL AND SCARIFY AND RECOMPACT THE NEXT 9" OF RESULTING SUBGRADE. COMPACT 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).
12. FINISH CONTOURS SHOWN ARE TO TOP OF FINISHED GRADE OR TO TOP OF TOPSOIL.

SITE PREPARATION NOTES

1. PROTECT ADJACENT PROPERTY DURING DEMOLITION, IF APPLICABLE.
2. DEMOLITION LIMIT LINE IS THE EXISTING PROPERTY LINE UNLESS NOTED OTHERWISE.
3. MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.
4. 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.
5. 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.
6. DURING CONSTRUCTION, CONTROL DUST SPREADING FROM ALL WORK AND STAGING AREAS.
7. REMOVAL OR ABANDONMENT OF PUBLIC UTILITIES SHALL BE FULLY COORDINATED WITH APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
8. ANY EXISTING FACILITIES (CURBS, PAVEMENT, UTILITIES, ETC.) THAT THE CONTRACTOR'S OPERATIONS DAMAGE SHALL BE REPAIRED BY THAT CONTRACTOR AT HIS/HER COST.
9. REMOVE ALL DESIGNATED STREETS, DRIVEWAYS, ETC. IN THEIR ENTIRETY. BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 95% STANDARD PROCTOR DRY DENSITY (ASTM D698).
10. 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.
11. SAWCUT EDGES OF PAVEMENT FULL DEPTH PRIOR TO REMOVAL TO PREVENT DAMAGE TO ADJACENT SLABS AND FIXTURES.
12. 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.
13. 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.
14. 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.
15. 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:

    A. CONNECT TILE TO THE NEAREST STORM SEWER.
    B. DAYLIGHT TO FINISHED GROUND.
    C. REPAIR TILE AND MAINTAIN SERVICE.

SURFACE RESTORATION NOTES

1. ONLY DISTURBED AREAS NOT PAVED OR HARD SURFACED, ADJACENT TO THE PROPOSED BUILDING AND PAVING, SHALL RECEIVE MINIMUM 8" 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.
2. ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED AND MULCHED IN ACCORDANCE WITH SUDAS SECTION 9010.
3. 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.
4. APPLY SEED AT THE RATES INDICATED IN THE PROJECT SPECIFICATIONS.
5. MAINTAIN SEEDED AREAS UNTIL AN ADEQUATE STAND OF GRASS HAS BEEN ESTABLISHED. RESEED ANY AREAS AS NECESSARY TO STABILIZE SOIL PER PROJECT SPECIFICATIONS.
6. EXISTING FACILITIES (CURBS, PAVEMENT, UTILITIES, ETC.) THAT ARE TO REMAIN AND DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

EROSION CONTROL NOTES

1. 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.
2. THE CONTRACTOR SHALL INCORPORATE ALL EROSION CONTROL FEATURES INTO THE PROJECT PRIOR TO DISTURBING THE SOIL.
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 ½" OR MORE. 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.
4. 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.
5. MINIMIZE SOIL EROSION BY MAINTAINING ALL EXISTING VEGETATIVE GROWTH WITHIN THE GRADING LIMITS FOR 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 NOT BE COMPLETED IN LESS THAN 14 DAYS.
8. SEQUENCE OF EROSION AND SEDIMENT CONTROL EVENTS:

    A. INSTALL INLET PROTECTION AROUND EXISTING INTAKES AS INDICATED ON THE SITE CONSTRUCTION PLAN.
    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 AND UTILITIES.
    E. 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).
    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.
    G. 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.

NOT FOR CONSTRUCTION

ENGINEER:
AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
	CITY SUBMITTAL	03-26-2024

PROJECT NAME:
THE RESERVE
SCOTT COUNTY, IOWA

CLIENT NAME:
WINDMILLER DEVELOPMENT, LLC

SHEET NAME:
LEGEND & GENERAL NOTES

DESIGNED, DETAILED, AND CHECKED BY:
BOELK

PROJECT NO.:
220197

SHEET NUMBER:
A.02

WATER NOTES

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

1. WATER MAIN PIPE SHALL BE DI CI 52 WATERMAIN. BEDDING FOR WATER MAIN AND SERVICES SHALL BE CLASS P-1 PER IOWA AMERICAN WATER. ALL WATER MAIN TO BE INSTALLED WITH TRACER WIRE.
2. BACKFILL WATER MAIN AND SERVICES 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.
3. WATER SERVICE LINES SHALL BE TYPE K COPPER OR 200 PSI SDIR-7 PE PIPE. REFER TO PLANS FOR SIZE AND LOCATION. CURB STOPS SHALL BE LOCATED AS INDICATED ON THE PLANS. MAINTAIN 36" HORIZONTAL SEPARATION BETWEEN WATER AND SEWER SERVICES. THE ENDS OF WATER SERVICE LINES SHALL BE MARKED WITH 2X4 POSTS PAINTED BLUE.
4. VERIFY THE ELEVATION OF POSSIBLE CONFLICTING UTILITIES PRIOR TO CONSTRUCTING PROPOSED WATER MAINS, SANITARY SEWERS, STORM SEWERS, ETC. 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 EXACT HORIZONTAL AND VERTICAL LOCATION.
6. PROTECT EXISTING UTILITIES DURING CONSTRUCTION.
7. 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.
8. THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN AS-BUILTS REGARDING ASPECTS OF THE PROJECT WHICH DIFFER FROM THE CONTRACT DOCUMENTS. THIS INCLUDES BOTH EXISTING FACILITIES ENCOUNTERED AND PROPOSED FACILITIES CONSTRUCTED. THE INFORMATION SHALL INCLUDE LOCATION, DIMENSION AND MATERIAL DATA. THE LOCATION OF UNDERGROUND FACILITIES SHALL BE NOTED IF THEY DIFFER FROM THE PLANS BY MORE THAN 2 FEET HORIZONTALLY AND 0.5 FEET VERTICALLY OR ARE NOT SHOWN. FACILITIES CONSTRUCTED OR ENCOUNTERED ABOVE GROUND SHALL BE NOTED IF THEY DIFFER FROM THE PLANS BY MORE THAN 1 FOOT HORIZONTALLY AND 0.25 FEET VERTICALLY.
9. ALL FIRE HYDRANT STATIONING IS TO CENTER OF THE WATER MAIN. ALL FIRE HYDRANT'S SHALL INCLUDE TEE AND EXTENSION PIPE (OR REDUCER WHEN APPLICABLE). ASSEMBLIES SHALL ALSO INCLUDE 6" GATE VALVE FOR ALL FIRE HYDRANTS. SEE FIGURE 5020.201. HYDRANTS SHALL INCLUDE "STORZ" CONNECTION AS REQUIRED BY BETTENDORF FIRE DEPARTMENT.
10. PIPE LENGTHS FOR ALL UTILITIES ARE GIVEN FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. PIPE LENGTHS FOR WATER MAIN ARE MEASURED BETWEEN ELBOWS, CROSSES, OR TEES (INCLUDING FH TEES).
11. CONTRACTOR SHALL INSTALL A MINIMUM OF 2" BLUE BOARD INSULATION OR EQUIVALENT ALONG THE BACK OF INTAKES TO PROTECT WATERMAINS FROM FREEZING.
12. CONTRACTOR MAY DEFLECT WATER MAIN PER MANUFACTURER'S SPECIFICATIONS FOR HORIZONTAL DEFLECTION. PIPE DEFLECTION IS NOT ALLOWED FOR VERTICAL DEFLECTIONS. CONTRACTOR SHALL USE DUCTILE IRON FITTINGS WITH MEGALUG TYPE RESTRAINTS AS NECESSARY. ALL BENDS, TEES, ETC. SHALL HAVE ADEQUATE AND APPROPRIATE JOINT RESTRAINTS AND THRUST BLOCKS.
13. CONSTRUCTION OF PUBLIC AND PRIVATE WATER SYSTEM IMPROVEMENTS REQUIRES AN APPROVED PLAN SET ON FILE WITH THE CITY OF BETTENDORF.
14. CONTRACTOR RESPONSIBLE FOR COORDINATING ON SITE INSPECTION OF WATER MAIN INSTALLATION WITH IOWA AMERICAN WATER CO.
15. THE CONTRACTOR IS RESPONSIBLE TO CONTACT IOWA ONE-CALL 1-800-292-8989 PRIOR TO EXCAVATION.
16. CONTRACTOR SHALL OBTAIN APPROVAL FROM IOWA AMERICAN WATER CO FOR ANY VARIANCE FROM THE APPROVED PLAN.
17. TRACER WIRE IS REQUIRED ON ALL PRIVATE AND PUBLIC WATER MAIN 3 INCHES IN DIAMETER OR LARGER. HOLES IN VALVE BOXES FOR TRACER WIRE MUST BE DRILLED.
18. WHERE WATER MAIN AND SANITARY SEWERS CROSS, ONE FULL (20 FOOT) LENGTH OF WATER MAIN SHOULD BE CENTERED OVER THE SANITARY SEWER, AND THE VERTICAL DISTANCE SHOULD BE MAINTAINED 18 INCHES OR GREATER. WHERE WATER LINES AND SEWERS CROSS AND THE MINIMUM CLEARANCE CANNOT BE MAINTAINED, THE SEWER MUST BE CONSTRUCTED OF WATER MAIN GRADE AWWA C-900 SDR-18 PVC OR DUCTILE IRON PIPE WITH COMPRESSION FITTINGS OR MECHANICAL JOINTS IF WITHIN 10 FEET OF THE WATER MAIN.
19. UNLESS SPECIFICALLY APPROVED OTHERWISE, ALL TAPS 4-INCH OR LARGER ARE TO BE 'LIVE' TAPS USING AN APPROVED TAPPING SLEEVE OR SADDLE AND VALVE.
20. WATER MAINS AND LARGE SERVICES (3" OR LARGER) OVER 20 FEET IN LENGTH ARE REQUIRED TO BE DISINFECTED, FLUSHED, FILLED AND PRESSURE TESTED. PRESSURE / LEAKAGE TESTS ARE CONDUCTED AT 150 PSI UNDER THE DIRECTION OF THE BETTENDORF WATER DEPARTMENT.
21. ALL WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C 651. NO WATER MAIN SHALL BE PLACED INTO SERVICE UNTIL ALL SAMPLES HAVE PASSED BACTERIOLOGICAL TESTS.
22. IF INSTALLATION OF A CASING PIPE IS REQUIRED, IT SHALL INCLUDE CASING SPACERS AND WATERTIGHT MECHANICAL RUBBER END SEALS.
23. MINIMUM BURY OF WATER MAIN AND WATER SERVICES SHALL BE 5' - 6".
24. THRUST BLOCKS SHALL BE INSTALLED AT ALL HYDRANTS, BENDS, VALVES, CROSSES, AND TEES. ALL BENDS SHALL ALSO HAVE MEGALUG FITTINGS.

STORM SEWER NOTES

1. RCP STORM SEWER SHALL BE CLASS III REINFORCED CONCRETE PIPE (RCP) TO DEPTH OF COVER UP TO 12' CONFORMING TO ASTM C76 OR AASHTO M170.
2. RCP STORM SEWER SHALL BE CONSTRUCTED WITH CLASS B AND C BEDDING PER BETTENDORF STANDARD DRAWING 36. RCP STORM SEWERS SHALL HAVE GASKETED JOINTS. STORM SEWERS UNDER AND WITHIN 5-FT OF PAVING SHALL BE BACKFILLED WITH POROUS BACKFILL TO BOTTOM OF SUBGRADE ELEVATION. ALL OTHER STORM SEWERS SHALL BE BACKFILLED WITH SUITABLE NATIVE MATERIAL.
3. HIGH DENSITY POLYETHYLENE PIPE (HDPE) SHALL BE CORRUGATED WITH INTEGRALLY FORMED SMOOTH INTERIOR MEETING THE REQUIREMENTS OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) SECTION 4020.
4. HDPE STORM SEWER SHALL BE CONSTRUCTED WITH CLASS F-3 BEDDING. HDPE STORM SEWER SHALL BE BACKFILLED WITH GRANULAR BACKFILL AGGREGATE TO A MINIMUM OF 12" ABOVE THE TOP OF THE PIPE.
5. STORM SEWER LINES SHALL BE A MINIMUM OF 10' FROM WATER LINES RUNNING PARALLEL. AT CROSSINGS, A MINIMUM 18" 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.

PAVEMENT GENERAL NOTES

1. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
2. ALL DIMENSIONS TO BACK-OF-CURB UNLESS NOTED OTHERWISE.
3. REMOVE AND REPLACE OR RESTORE ALL STREET SIGNS, PAVEMENT MARKINGS, SIDEWALK LAMPS, SIDEWALKS, STEPS, LANDSCAPE STRUCTURES, CURB AND GUTTER, STREETS, DRIVES 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. GRANULAR SUBBASE FOR PAVEMENTS SHALL MEET THE LIMITS OF GRADATION NO. 12 or 14 (MODIFIED SUBBASE) PER IOWA DOT STANDARD SPECIFICATION FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4123.
6. PROOF-ROLL SUBGRADE PER SECTION 2115. REMOVE AND REPLACE UNSTABLE AREAS WITH SUITABLE COMPACTED MATERIAL. UNLESS DIRECTED OTHERWISE, THE CONTRACTOR SHALL USE A DISC HARROW WITH 6" DISCS OR TINES, AND OTHER EQUIPMENT, MEASURES, AND TIME NECESSARY TO CONDITION THE EXPOSED SURFACE SOILS TO NEAR THE OPTIMUM MOISTURE CONTENT TO 4% ABOVE OPTIMUM MOISTURE CONTENT FOR COMPACTION, IN ORDER TO ACHIEVE 95% OF THE SOIL'S MODIFIED PROCTOR DENSITY BEFORE CONTINUING CONSTRUCTION OF THE OTHER PAVEMENT SYSTEM LAYERS.

PCC PAVEMENT NOTES

1. PCC PAVING THICKNESS SHALL BE 6-INCH ON 6-INCH GRANULAR SUBBASE, UNLESS STATED OTHERWISE.
2. MATERIALS AND CONSTRUCTION FOR PORTLAND CEMENT CONCRETE PAVEMENTS SHALL MEET THE REQUIREMENT OF IOWA DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, LATEST REVISION, SECTION 2301. THE PARAGRAPHS FOR MEASUREMENT AND PAYMENT SHALL NOT APPLY.
3. MINIMUM 28-DAY COMPRESSIVE STRENGTH FOR CONCRETE USED FOR PAVEMENTS SHALL BE 4000 PSI. CONCRETE SHALL BE C-3 OR C-4 WITH TYPE 1 CEMENT. AIR CONTENT SHALL BE 6-1/2% ± 1.5% COARSE AGGREGATE. AIR ENTRAINMENT ADMIXTURES AND WATER REDUCING ADMIXTURES SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4103. DURABILITY FOR PORTLAND CEMENT CONCRETE SHALL BE CLASS 2. JOINT SEALER SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4136 FOR HOT POURED JOINT SEALER.
4. JOINT SEALER SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4136 FOR HOT POURED JOINT SEALER.
5. CURING COMPOUND (WHITE, DARK OR CLEAR) SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR SECTION 4105. APPLICATION METHOD AND CURING SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 2301.19.
6. FLYASH PER IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4108 MAY BE SUBSTITUTED FOR CEMENT AT THE RATES SPECIFIED IN SECTION 2301.04E AFTER NOTIFICATION AND AUTHORIZATION BY THE OWNER'S REPRESENTATIVE.
7. PAVEMENT TIE BARS AND DOWEL BARS SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4151. EPOXY COATING, WHEN SPECIFIED, SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4151.03B.
8. CURBS SHALL BE CAST INTEGRAL WITH CONCRETE PAVEMENT UNLESS NOTED OTHERWISE.
9. PCC SIDEWALKS 5 FEET OR LESS IN WIDTH SHALL BE 4 INCHES THICK. PCC SIDEWALKS GREATER THAN 5 FEET WIDE BUT LESS THAN 12 FEET WIDE SHALL BE 6 INCHES THICK. SIDEWALK THICKNESS AT ALL DRIVEWAYS SHALL MATCH THAT OF THE ADJACENT DRIVEWAY. TRANSVERSE CONSTRUCTION JOINT SPACING FOR PCC SIDEWALKS 5 FEET OR LESS IN WIDTH SHALL BE PLACED A MAXIMUM OF 5 FEET ON CENTER. TRANSVERSE CONSTRUCTION JOINT SPACING FOR PCC SIDEWALKS GREATER THAN 5 FEET WIDE BUT LESS THAN 12 FEET WIDE SHALL BE PLACED A MAXIMUM OF 8 FEET ON CENTER. PLACE EXPANSION JOINTS WHERE WALK MEETS OTHER WALKS, BACK OF CURBS, FIXTURES, OR OTHER STRUCTURES, AND AT INTERVALS NOT EXCEEDING 50 FEET. SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% DRAINING TOWARDS BACK OF CURB, UNLESS OTHERWISE NOTED.
10. ONE INCH PREFORMED FOAM EXPANSION JOINT MATERIAL SONOFLEX "F" BY SONOBORN OR APPROVED EQUAL SHALL BE PLACED BETWEEN NEW PAVEMENT CONSTRUCTION AND THE FACES OF BUILDINGS, STOOPS, EXISTING SLABS, AND OTHER FIXTURES, UNLESS NOTED ON THE DRAWINGS. JOINTS AT THESE LOCATIONS SHALL BE SEALED WITH A SELF-LEVELING POLYURETHANE SUCH AS SONOLASTIC SL-1 OR APPROVED EQUAL.
11. CONSTRUCT 1" EXPANSION JOINTS ON PCC CURB AT ALL ENDS OF RETURN RADII.

ENGINEER:
AXIOM CONSULTANTS
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DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
	CITY SUBMITTAL	03-26-2024

PROJECT NAME:
THE RESERVE
SCOTT COUNTY, IOWA

CLIENT NAME:
WINDMILLER DEVELOPMENT, LLC

NOT FOR CONSTRUCTION

SHEET NAME:
GENERAL NOTES

DESIGNED, DETAILED, AND CHECKED BY:
BOELK

PROJECT NO.:
220197

SHEET NUMBER:
A.03

CONTROL POINTS				
Point #	Northing	Easting	Description	Elevation
40100	590399.6240	2483686.2570	CP NAIL	701.14
40101	590441.0270	2483587.2800	CP N5RB PPC	700.19
40102	590449.0300	2484100.0550	CP PIPE 1"	699.37
40103	589802.8230	2484013.7010	CP N5RB PPC	679.27
40104	589691.4280	2484120.4420	CP N5RB PPC	669.60
40105	589324.4390	2484588.6100	CP N5RB PPC	628.24

ENGINEER:
AXIOM CONSULTANTS
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0 40 80

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
	CITY SUBMITTAL	03-26-2024

NOT FOR CONSTRUCTION

PROJECT NAME:
THE RESERVE
SCOTT COUNTY, IOWA

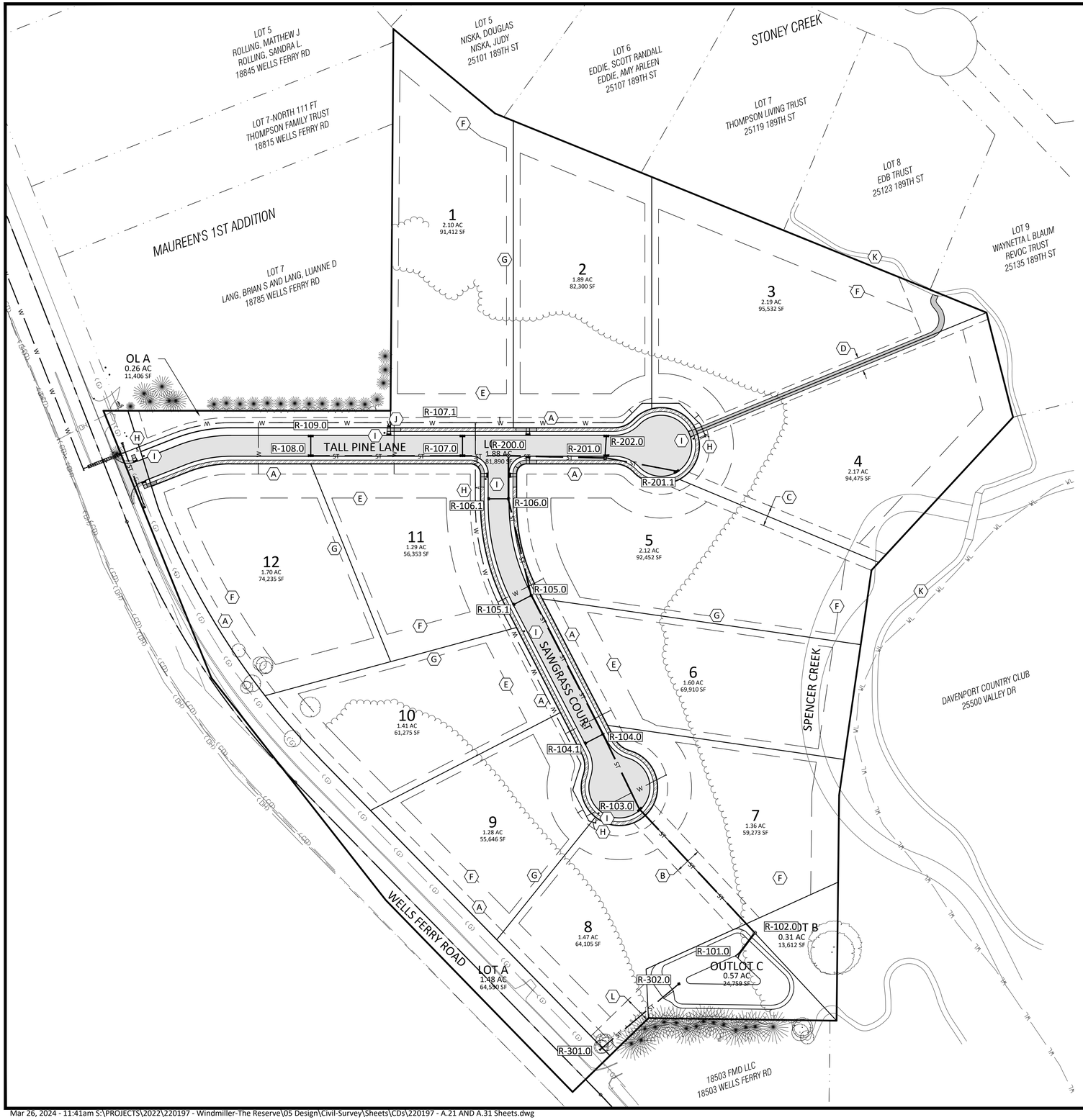
CLIENT NAME:
WINDMILLER DEVELOPMENT, LLC

SHEET NAME:
TOPOGRAPHIC SURVEY AND CONTROL POINTS

PROJECT NO.:
220197

DESIGNED, DETAILED, AND CHECKED BY:
BOELK

SHEET NUMBER:
A.11



KEY NOTES:

- (A) 15' PUBLIC UTILITY EASEMENT
- (B) 40' ACCESS, STORM SEWER AND DRAINAGE EASEMENT
- (C) 30' DRAINAGE EASEMENT
- (D) 20' PUBLIC ACCESS EASEMENT WITH FUTURE GOLF CART TRAIL
- (E) 50' BUILDING FRONT SETBACK (TYP)
- (F) 40' BUILDING REAR SETBACK (TYP)
- (G) 10' BUILDING SIDE SETBACK (TYP)
- (H) FIRE HYDRANT LOCATION
- (I) LIGHT POLE LOCATION
- (J) MAILBOX CLUSTER LOCATION-(1) 16 UNITS
- (K) EXISTING GOLF CART TRAIL
- (L) 40' STORM SEWER & DRAINAGE EASEMENT

NOT FOR CONSTRUCTION

ENGINEER:
AXIOM CONSULTANTS
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0 40 80

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
	CITY SUBMITTAL	03-26-2024

PROJECT NAME:
THE RESERVE
SCOTT COUNTY, IOWA

CLIENT NAME:
WINDMILLER DEVELOPMENT, LLC

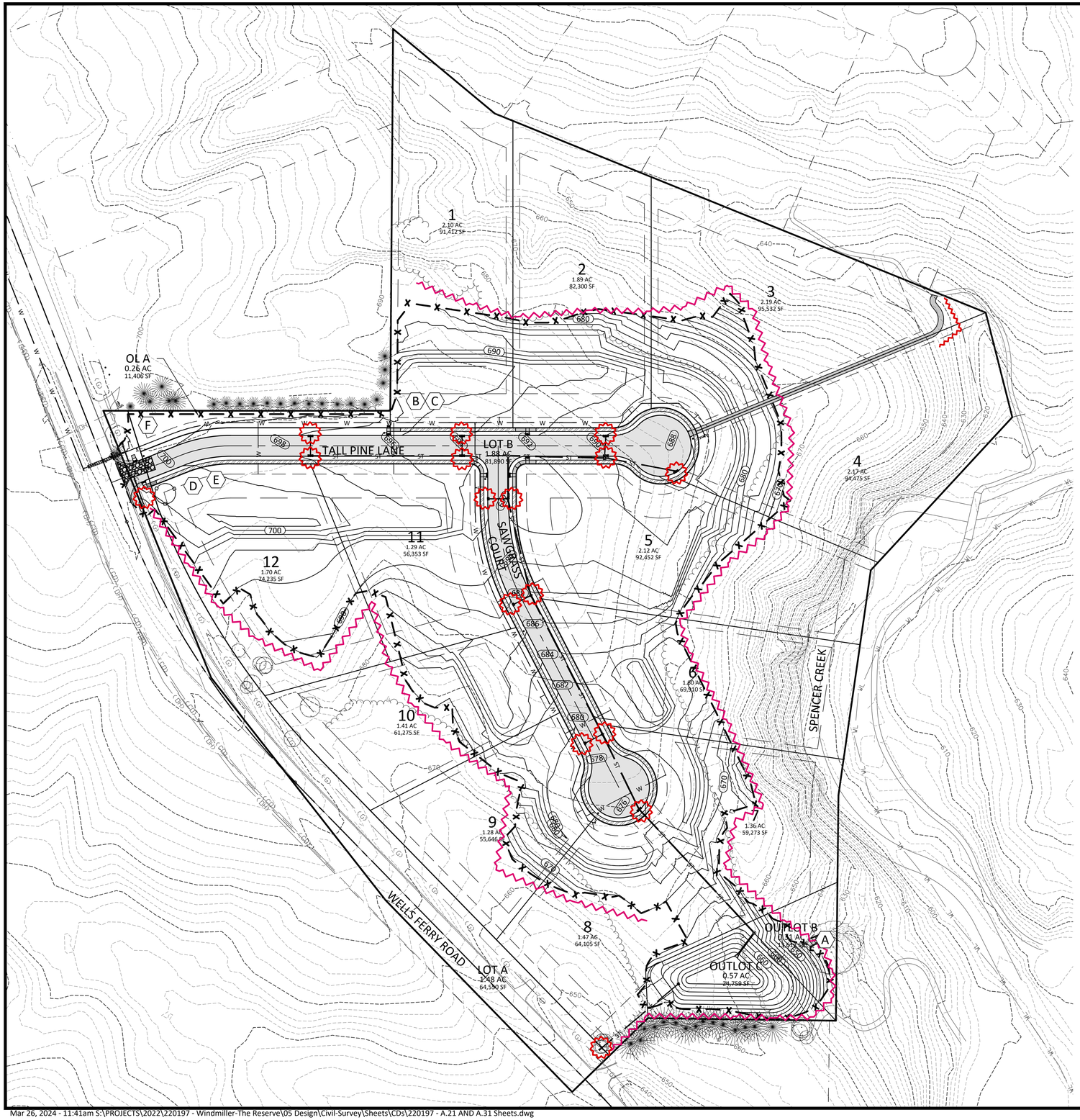
SHEET NAME:
OVERALL PROJECT AREA & UTILITY PLAN

DESIGNED, DETAILED, AND CHECKED BY:
BOELK

PROJECT NO.:
220197

SHEET NUMBER:
A.21

Mar 26, 2024 - 11:41am S:\PROJECTS\2022\220197 - Windmiller-The Reserve\05 Design\Civil-Survey\Sheets\CDs\220197 - A.21 AND A.31 Sheets.dwg



LEGEND

- SILT FENCE OR 16"-18" FILTER SOCK INSTALL PRIOR TO CONSTRUCTION
- CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT
- INTERMEDIATE SILT FENCE OR FILTER SOCK INSTALLED DURING GRADING
- INLET PROTECTION PER IDOT EC-602
- GRADING LIMITS

NOTES:

1. ALL AREAS NOT SHOWN AS PAVEMENT OR PERMANENT SEEDING SHALL BE STABILIZED WITH TEMPORARY SEEDING (SUDAS SECTION 9010 TYPE 4 MIX)

KEY NOTES

- (A) PROTECT TREE
- (B) JOB TRAILER
- (C) PORTABLE RESTROOM
- (D) STOCKPILE AREA
- (E) LAYDOWN AREA
- (F) REFUSE AREA

NOT FOR CONSTRUCTION

ENGINEER:
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0 40 80

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
	CITY SUBMITTAL	03-26-2024

PROJECT NAME:
THE RESERVE
SCOTT COUNTY, IOWA

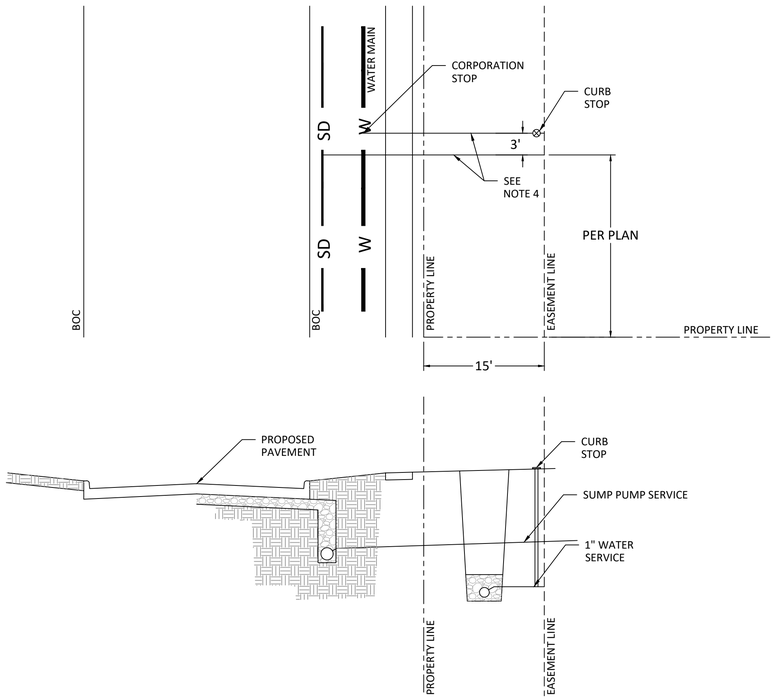
CLIENT NAME:
WINDMILLER DEVELOPMENT, LLC

SHEET NAME:
GRADING & EROSION CONTROL PLAN

DESIGNED, DETAILED, AND CHECKED BY:
BOELK

PROJECT NO.:
220197

SHEET NUMBER:
A.31



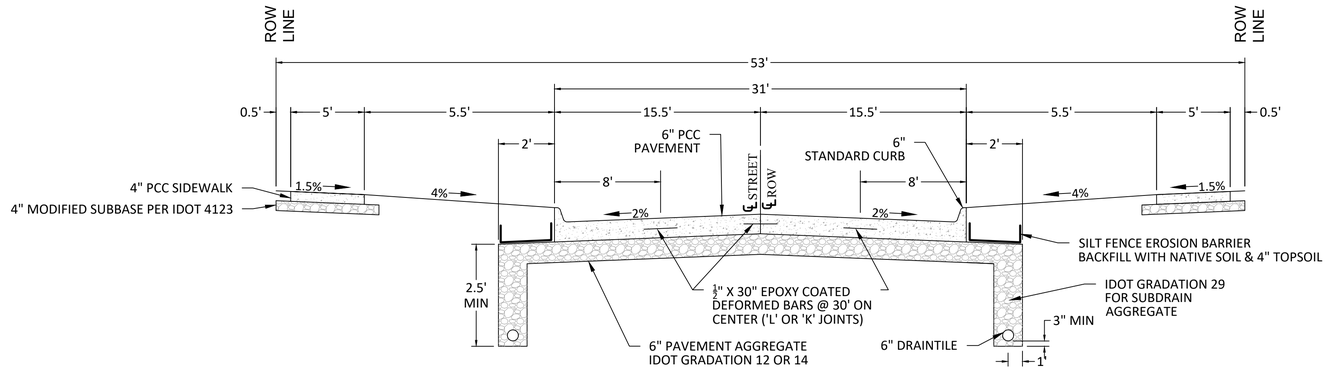
NOTES:

1. CLASS B BEDDING SHALL BE USED 3" BELOW AND 12" ABOVE PIPE.
2. SERVICE TRENCHES LOCATED UNDER OR WITHIN 5' OF PAVED SURFACES SHALL BE BACKFILLED WITH CLASS A CRUSHED STONE.
3. PROVIDE COMPACTED SELECT NATURAL BACKFILL IN ACCORDANCE WITH SITE GRADING NOTES. REPLACE PAVEMENT IN KIND IN ALL PAVED AREAS.
4. WATER AND STORM SERVICE TO BE CONSTRUCTED AT TIME OF HOUSE CONSTRUCTION

UTILITY SERVICE DETAIL

NOT TO SCALE

1



TYPICAL 53' ROW ROADWAY SECTION

NOT TO SCALE

2

NOT FOR CONSTRUCTION

ENGINEER:
AXIOM CONSULTANTS
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DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
	ISSUED FOR CONSTRUCTION	10-09-2023

PROJECT NAME:
THE RESERVE
SCOTT COUNTY, IOWA

CLIENT NAME:
WINDMILLER DEVELOPMENT, LLC

SHEET NAME:
CONSTRUCTION DETAILS

DESIGN PROFESSIONAL:
BOELK

PROJECT NO.:
220197

SHEET NUMBER:
C.01

CENTRALIZED BOX UNIT (CBU)
CONCRETE PAD REQUIREMENTS

- ALL FREE STANDING PADS MUST BE 8" THICK -

1 Box	Single Pad	4' X 4'
2 Boxes	Double Pad	4' X 7'
3 Boxes	Triple Pad	4' X 10'
4 Boxes	Quad Pad	4' X 13'

WHEN PLACING A PARCEL LOCKER AT ANY CBU LOCATION, INCREASE THE PAD SIZE BY AN ADDITIONAL 4' X 4'

CENTRALIZED BOX UNITS
For Outdoor Centralized Mail Delivery

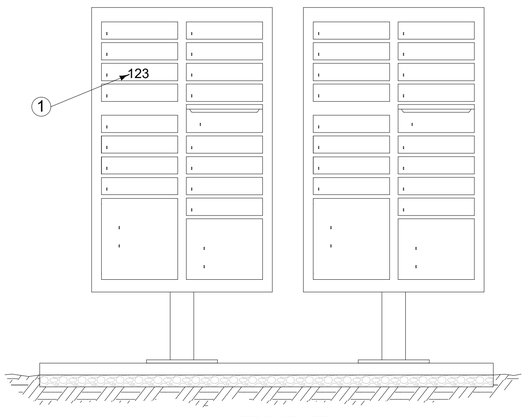
FCBU Type I
8-box Unit

FCBU Type II
12-box Unit

FCBU Type IV
13-box Unit

16-box Unit

Outdoor Parcel Locker



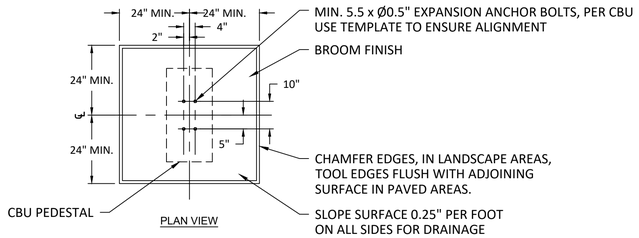
FRONT VIEW

1 Label each mailbox with property address.

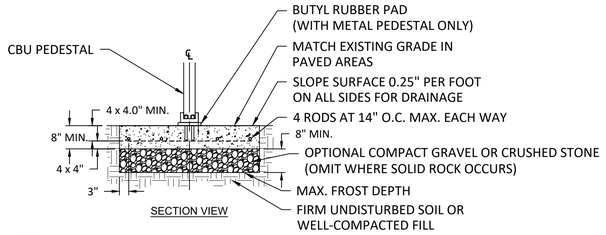
Coordinate CBU size and locations with City and local USPS.

CBU's open toward the sidewalk.

CLUSTER BOX UNIT INSTALLATION (SINGLE UNIT)



PLAN VIEW

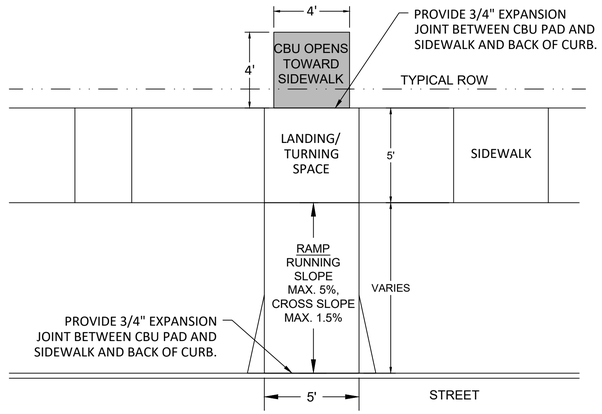


SECTION VIEW

NOTES

1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS, CONTAIN 4% MIN. - 6% MAX. AIR ENTRAINMENT AND BE PLACED IN A 3.50 - 4.50 SLUMP IN ACCORDANCE WITH ACI 301.
2. REINFORCING STEEL RODS SHALL CONFORM TO ASTM A615, GRADE 60.
3. EXPANSION BOLTS SHALL BE EQUIVALENT TO THE FOLLOWING PROVIDERS:
   - 3.1. HILTI KWIK BOLT (www.us.hilti.com) II - 1/2" DIAMETER X 5-1/2" OVERALL LENGTH. GALVANIZED, CATALOG #: 000-453-696 KB II 12-512, STAINLESS STEEL; CATALOG #: 000-454-744 ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 3-1/2".
   - 3.2. ITW RAMSET REDHEAD TRUBOLT (www.ramset-redhead.com) GALVANIZED, 1/2" DIAMETER X 7" OVERALL LENGTH; CATALOG #: WS-1270G. ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4-1/8".
   - 3.3. RAWL STUD (www.rawl.com) GALVANIZED, 1/2" DIAMETER X 5-1/2" OVERALL LENGTH; CATALOG #: 7724 ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4".

CLUSTER BOX PAD AND MANEUVERING SPACE DETAIL



NOTES

1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS, CONTAIN 4% MIN. - 6% MAX. AIR ENTRAINMENT AND BE PLACED IN A 3.50 - 4.50 SLUMP IN ACCORDANCE WITH ACI 301.
2. ACCESSIBILITY PAD TO BE LEVEL WITH CBU FOUNDATION
3. CONNECT ACCESSIBILITY PAD TO EXISTING PAVED PEDESTRIAN SURFACE (PREFERRED) OR PUBLIC STREET.
4. REINFORCE ALL SLABS WITH 6X6 W1.4 X W1.4 WWF
5. PROVIDE LIGHT BROOM FINISH
6. RAMP FROM STREET AND LANDING/TURNING SPACE TO BE 6" THICKNESS.
7. SEE PLANS FOR ACTUAL LOCATION OF CLUSTER PAD AND RAMP. SEE S SHEETS FOR CONSTRUCTION DETAILS SPECIFIC TO EACH LOCATION.

CLUSTER BOX UNIT (CBU)

NOT FOR CONSTRUCTION

ENGINEER:
AXIOM CONSULTANTS
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DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
	ISSUED FOR CONSTRUCTION	10-09-2023

PROJECT NAME: THE RESERVE SCOTT COUNTY, IOWA

CLIENT NAME: WINDMILLER DEVELOPMENT, LLC

SHEET NAME: MAILBOX CLUSTER DETAILS

DESIGN PROFESSIONAL: BOELK

PROJECT NO.: 220197

SHEET NUMBER: C.02

LEGEND

- PCC PAVEMENT
- PCC SIDEWALK BY DEVELOPER
- PCC SIDEWALK BY HOMEOWNERS
- SPECIAL SHAPING AT INTERSECTION SEE S SHEETS FOR DETAILS

18785 WELLS FERRY RD
BRIAN S LANG

PT: 2+84.42

MAILBOX CLUSTER

15' UTILITY EASEMENT

OL A

2+09.65

R-CULVERT US

25' RAD
1+41.56
-40.50

RP: 1+00.00

SEE S.01

2+00

2+09.65

1+41.66

1+00
BEGIN PAVING
1+16.66

WELLS FERRY ROAD

25' RAD
1+41.76
40.50

R-CULVERT DS

CURVE DATA
Δ = 21°25'14"
R=200.00'
L=74.77'

R-107.1

R-109.0

R-108.0

R-107.0

3+00

4+00

5+00

6+00

7+00

TALL PINE LANE

15' UTILITY EASEMENT

25' RAD
6+36.35
40.50

SEE S.02

R-106.0

R-106.1

SAWGRASS COURT

25' RAD
7+17.35
40.50

50' RAD
8+46.43
-65.50

53' R.O.W.

31' B-B

8+00

R-200.0

R-202.0

R-201.0

9+00

SEE S.11

R45'

R-201.1

15' UTILITY EASEMENT

50' RAD
8+46.43
65.50

1 2 3 4 5 10 11 12

NOTES:
REFER TO UTILITY SHEETS FOR ADDITIONAL INFORMATION.
UTILITIES SHOWN FOR REFERENCE ONLY.
REFER TO "S" SHEETS FOR SIDEWALK AND INTERSECTION GRADES.

STA: 1+16.41
ELEV: 700.81

PROPOSED
18" STORM

-1.12%

PVI STA: 5+00.00
PVI ELEV: 696.51
LVC: 50.00'
K: 56.82
A: 0.88%

VPC STA: 4+75.00
VPC ELEV: 696.79

VPT STA: 5+25.00
VPT ELEV: 696.01

PROPOSED
15" STORM

PROPOSED
15" STORM

PROPOSED
8 WATER

-2.00%

EXISTING PROFILE
@ CENTERLINE

PROPOSED PROFILE
@ CENTERLINE

STA: 9+15.24
ELEV: 688.21

PROPOSED
15" STORM

EXISTING ELEVATION
@ CENTERLINE

PROPOSED ELEVATION
@ CENTERLINE

720 715 710 705 700 695 690 685 680 675

701.3 698.6 700.71 699.3 700.43 699.6 700.15 699.7 699.87 699.6 699.59 699.6 699.31 699.3 699.03 699.0 698.75 698.8 698.47 698.6 698.19 698.6 697.91 698.8 697.63 698.8 697.35 698.8 697.07 698.8 696.79 698.9 696.46 698.8 696.01 698.9 695.51 699.0 695.01 698.8 694.51 698.6 694.01 698.3 693.51 697.8 693.01 696.9 692.51 695.9 692.01 694.9 691.51 693.8 691.01 692.7 690.51 691.4 690.01 689.9 689.51 688.5 689.01 687.2 688.51 685.8 683.7 681.0

1+00 2+00 3+00 4+00 5+00 6+00 7+00 8+00 9+00 9+75

NOT FOR CONSTRUCTION

AXIOM CONSULTANTS
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ENGINEER:

0 15 30

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
	CITY SUBMITTAL	03-26-2024

PROJECT NAME:
THE RESERVE
SCOTT COUNTY, IOWA

CLIENT NAME:
WINDMILLER DEVELOPMENT, LLC

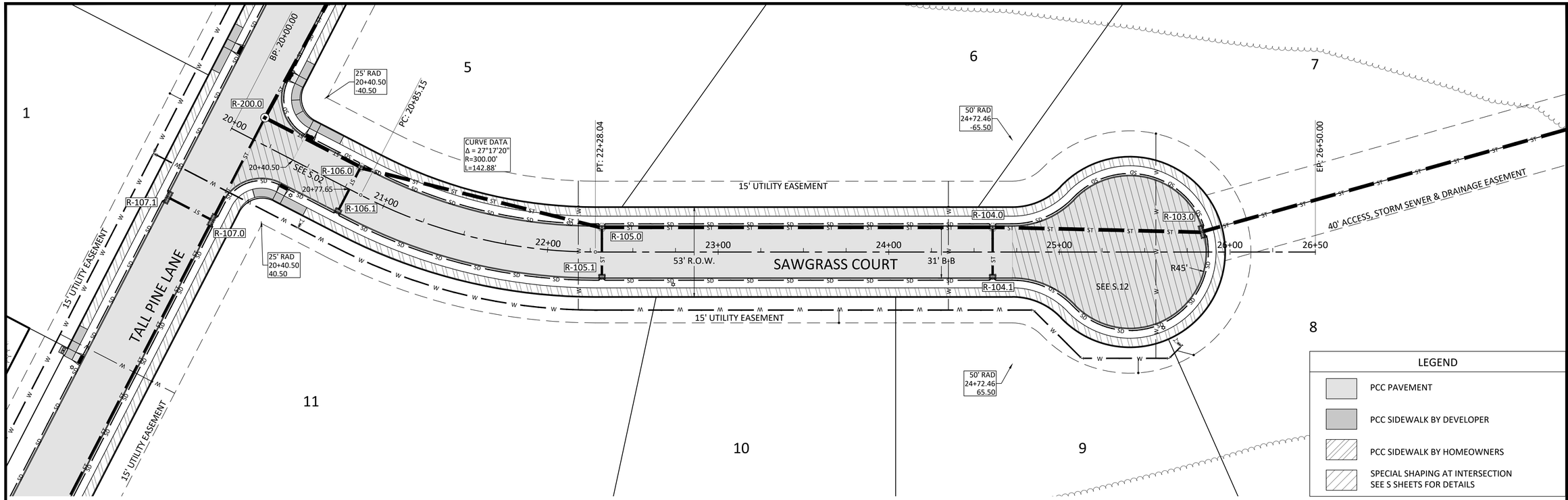
SHEET NAME:
TALL PINE LANE
STREET PLAN & PROFILE

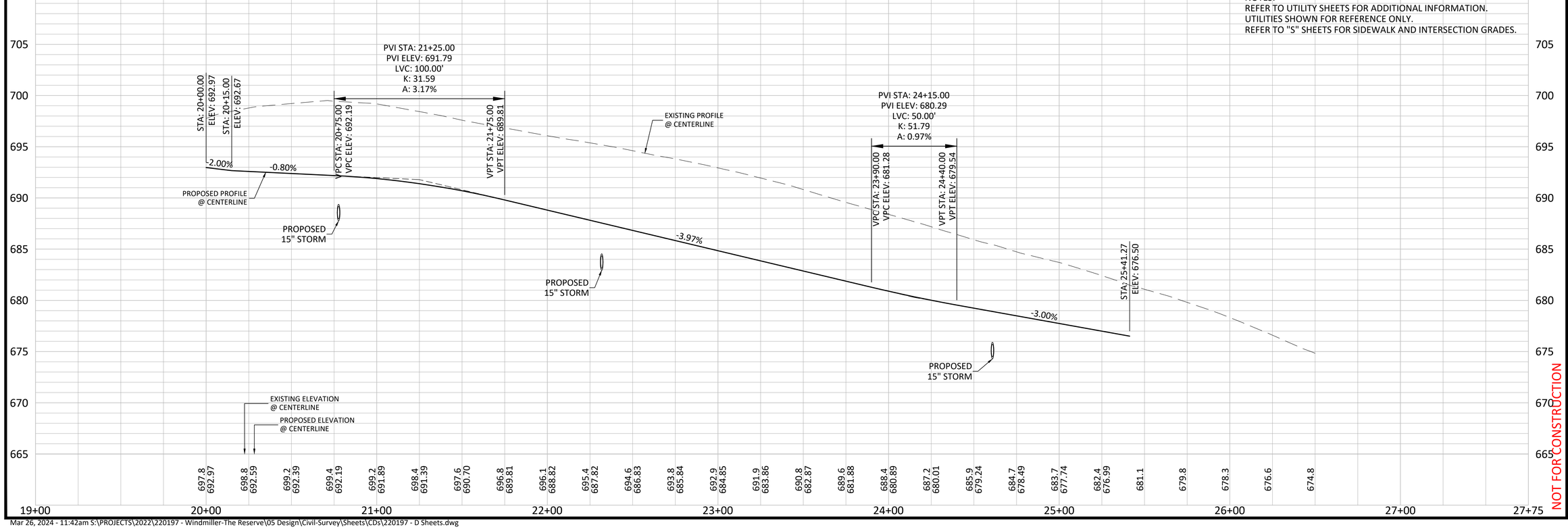
PROJECT NO.: 220197

DESIGNED, DETAILED, AND CHECKED BY: BOELK

SHEET NUMBER:
D.01

Mar 26, 2024 - 11:42am S:\PROJECTS\2022\220197 - Windmiller-The Reserve\05 Design\Civil-Survey\Sheets\CDs\220197 - D Sheets.dwg





NOT FOR CONSTRUCTION

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REV	DESCRIPTION OF CHANGES	DATE
	CITY SUBMITTAL	03-26-2024

ENGINEER:
AXIOM CONSULTANTS
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0 15 30

PROJECT NAME:
THE RESERVE
SCOTT COUNTY, IOWA

CLIENT NAME:
WINDMILLER DEVELOPMENT, LLC

SHEET NAME:
SAWGRASS COURT
STREET PLAN & PROFILE

PROJECT NO.:
220197

DESIGNED, DETAILED, AND CHECKED BY:
BOELK

SHEET NUMBER:
D.11

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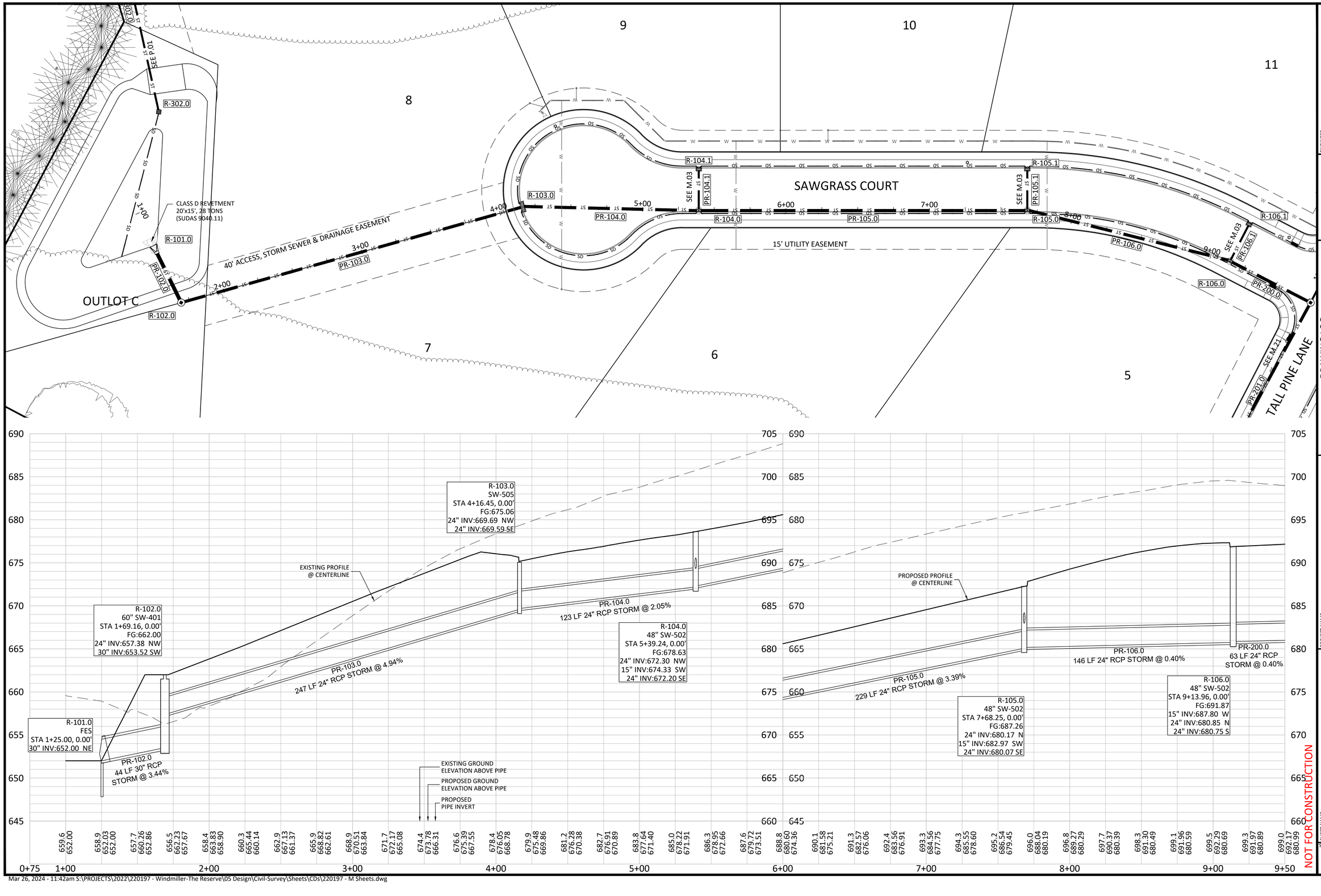

NOT FOR CONSTRUCTION

ENGINEER:
AXIOM CONSULTANTS
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0 15 30

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
	CITY SUBMITTAL	03-26-2024

PROJECT NAME:
THE RESERVE
SCOTT COUNTY, IOWA

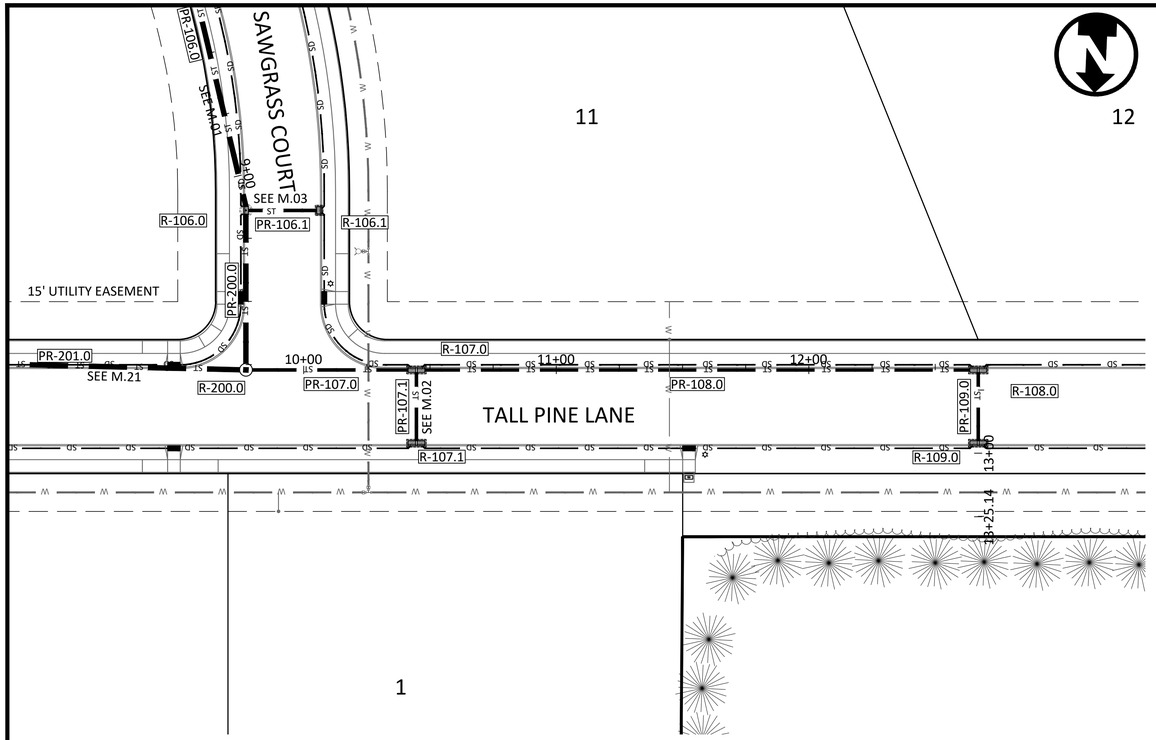
CLIENT NAME:
WINDMILLER DEVELOPMENT, LLC

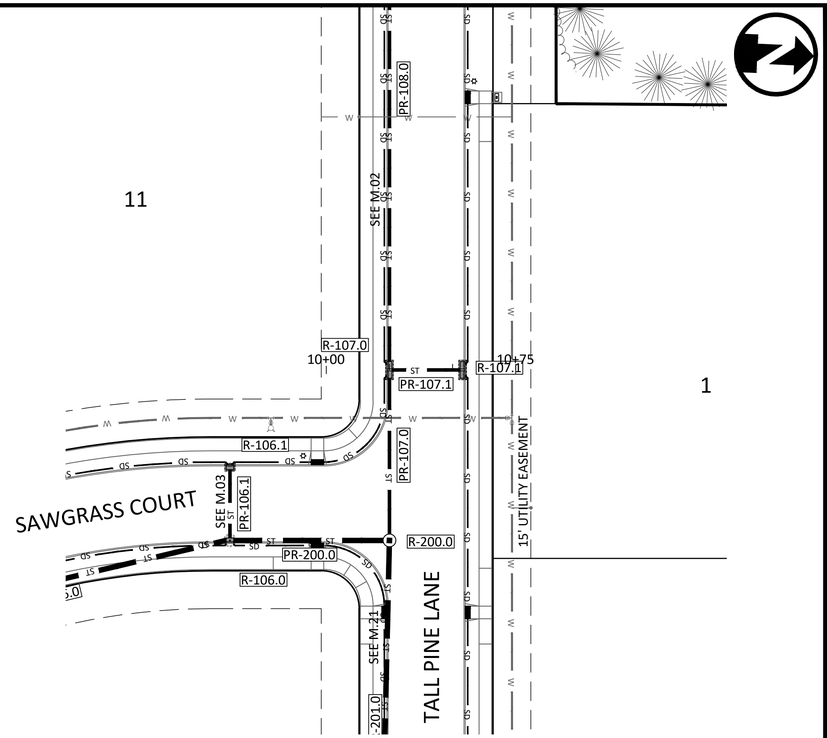
SHEET NAME:
SAWGRASS COURT
STORM PLAN & PROFILE

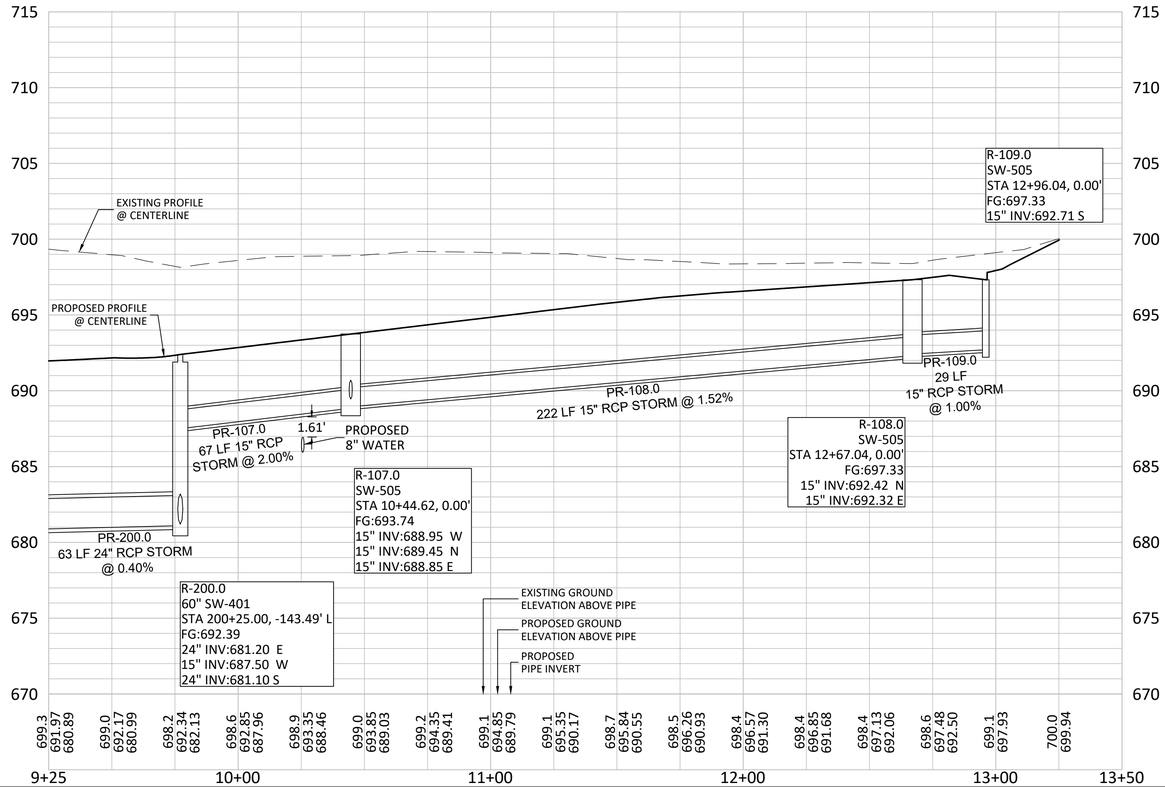
DESIGNED, DETAILED, AND CHECKED BY:
BOELK

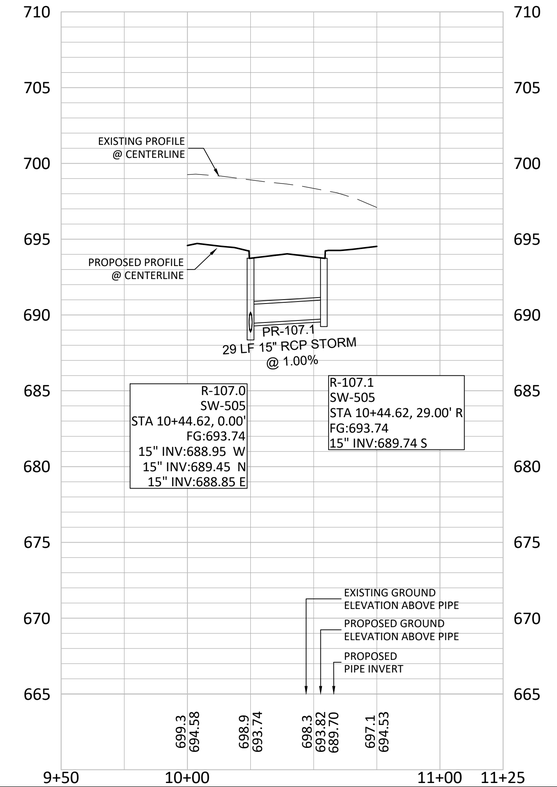
PROJECT NO.:
220197

SHEET NUMBER:
M.01









NOT FOR CONSTRUCTION

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AXIOM CONSULTANTS
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0 15 30

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
	CITY SUBMITTAL	03-26-2024

PROJECT NAME:
THE RESERVE
SCOTT COUNTY, IOWA

CLIENT NAME:
WINDMILLER DEVELOPMENT, LLC

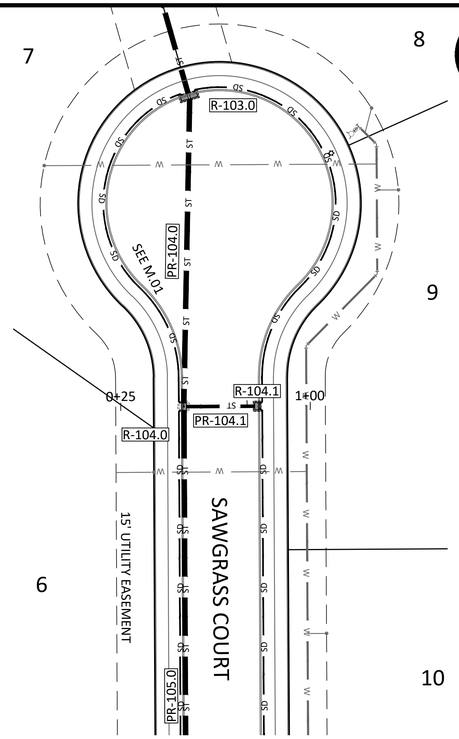
SHEET NAME:
TALL PINE LANE WEST
STORM PLAN & PROFILE

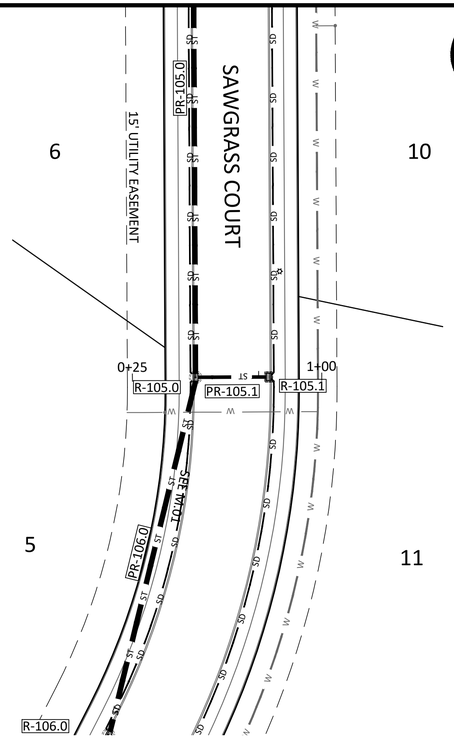
DESIGNED, DETAILED, AND CHECKED BY:
BOELK

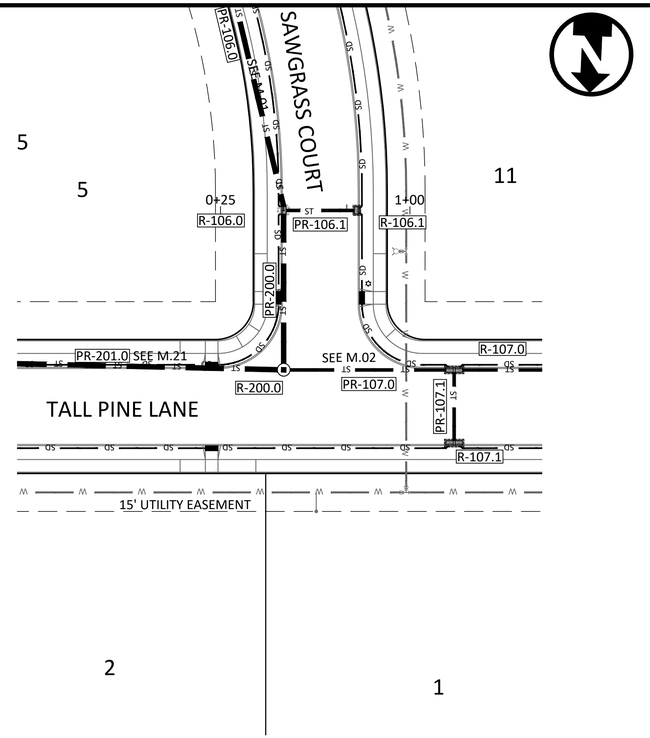
PROJECT NO.:
220197

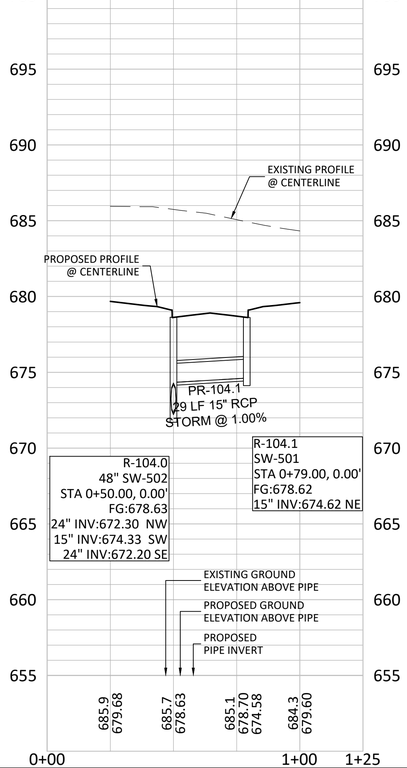
SHEET NUMBER:
M.02

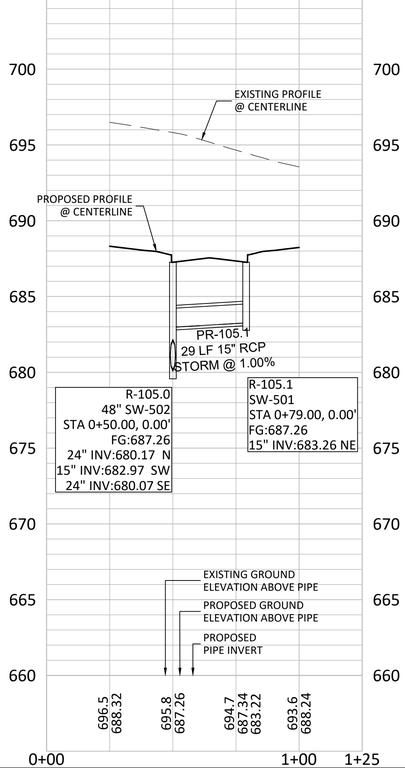
Mar 26, 2024 - 11:42am S:\PROJECTS\2022\220197 - Windmiller-The Reserve\05 Design\Civil-Survey\Sheets\CDs\220197 - M Sheets.dwg

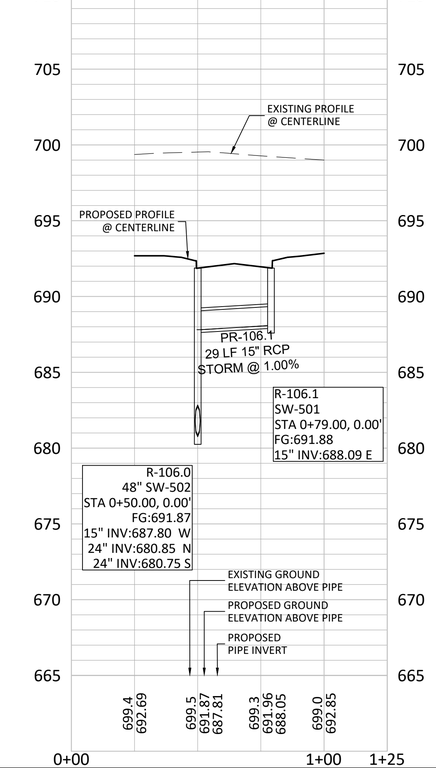












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ENGINEER:
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0 15 30

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
	CITY SUBMITTAL	03-26-2024

PROJECT NAME:
THE RESERVE
SCOTT COUNTY, IOWA

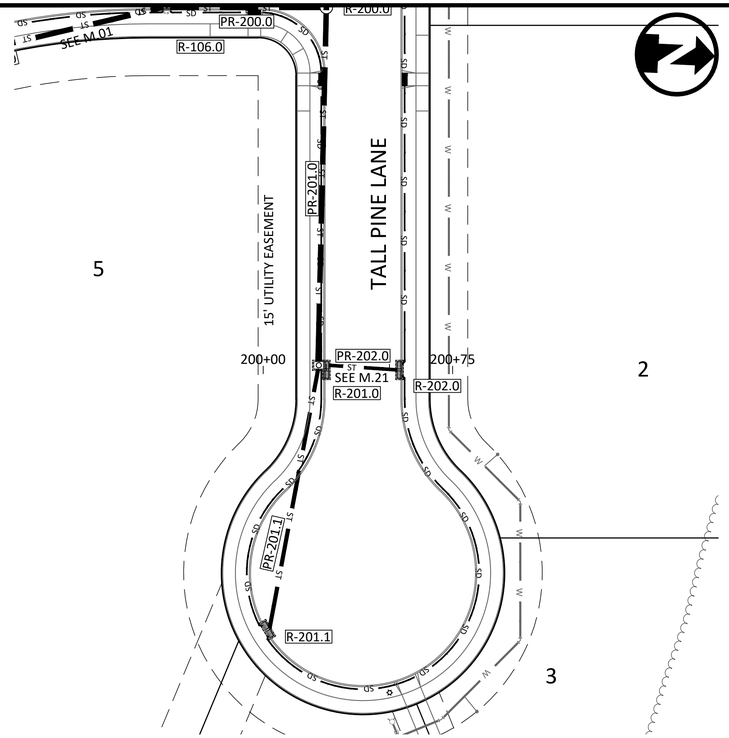
CLIENT NAME:
WINDMILLER DEVELOPMENT, LLC

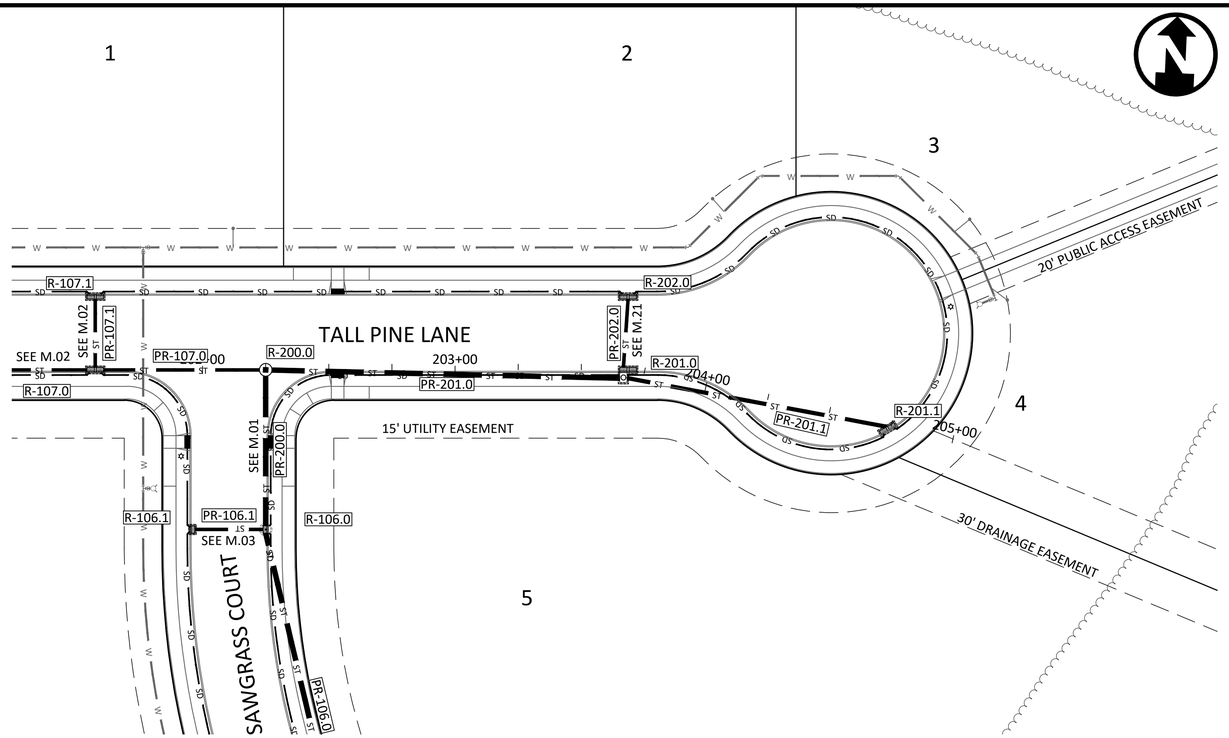
SHEET NAME:
SAWGRASS COURT
STORM PLAN & PROFILE

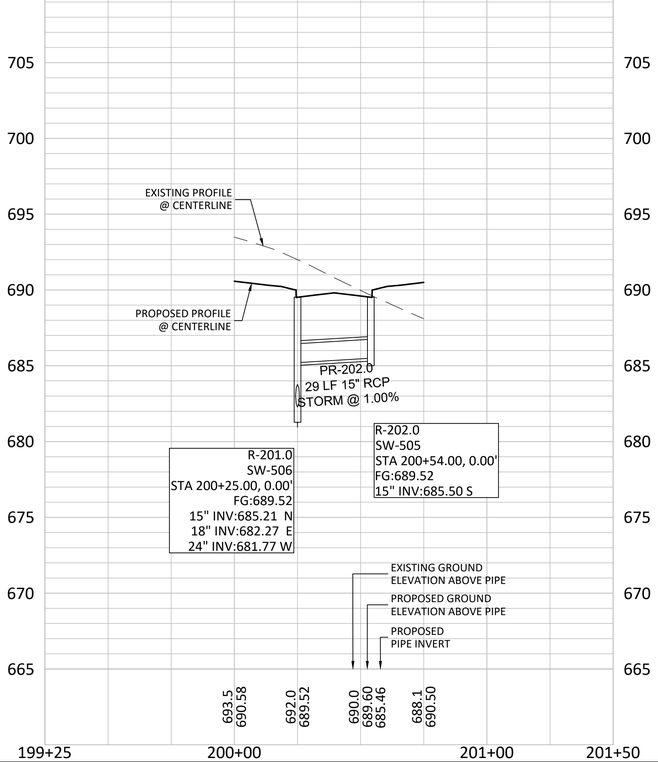
DESIGNED, DETAILED, AND CHECKED BY:
BOELK

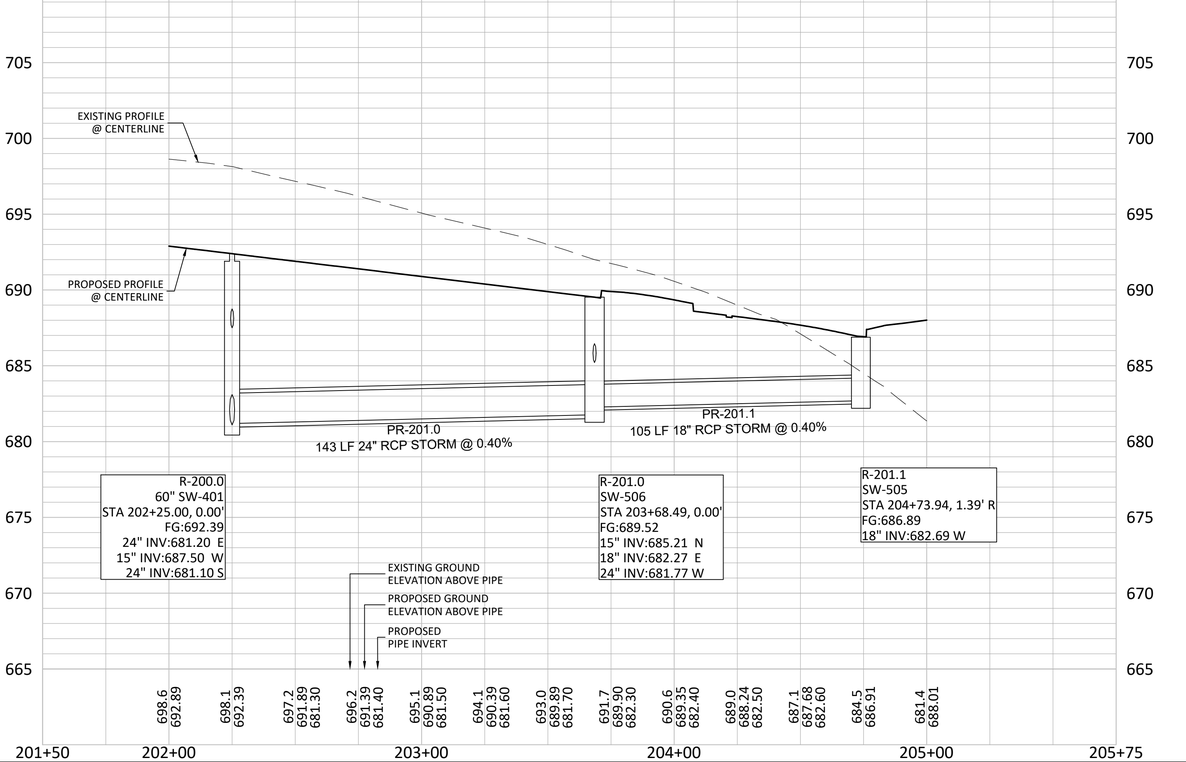
PROJECT NO.:
220197

SHEET NUMBER:
M.03









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DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
	CITY SUBMITTAL	03-26-2024

NOT FOR CONSTRUCTION

PROJECT NAME:
THE RESERVE
SCOTT COUNTY, IOWA

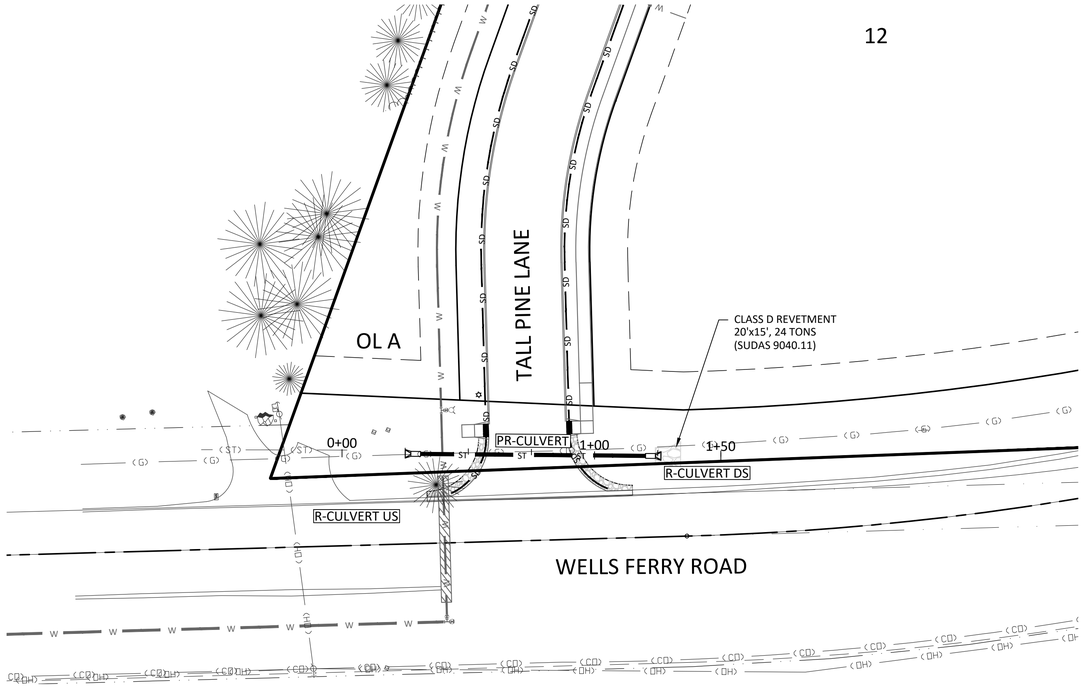
CLIENT NAME:
WINDMILLER DEVELOPMENT, LLC

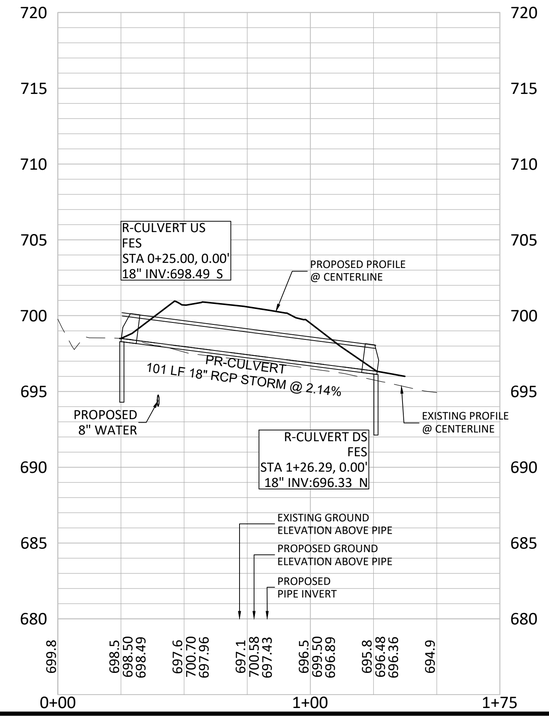
SHEET NAME:
TALL PINE LANE EAST
STORM PLAN & PROFILE

DESIGNED, DETAILED, AND CHECKED BY:
BOELK

PROJECT NO.:
220197

SHEET NUMBER:
M.21





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DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
	CITY SUBMITTAL	03-26-2024

PROJECT NAME:
THE RESERVE
SCOTT COUNTY, IOWA

CLIENT NAME:
WINDMILLER DEVELOPMENT, LLC

SHEET NAME:
CULVERT
STORM PLAN & PROFILE

PROJECT NO.:
220197

DESIGNED, DETAILED, AND CHECKED BY:
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SHEET NUMBER:
M.31

ENGINEER:
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DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
	CITY SUBMITTAL	03-26-2024

PROJECT NAME:
THE RESERVE
SCOTT COUNTY, IOWA

CLIENT NAME:
WINDMILLER DEVELOPMENT, LLC

SHEET NAME:
WELLS FERRY ROAD
WATER MAIN PLAN & PROFILE

PROJECT NO.: 220197

DESIGNED, DETAILED, AND CHECKED BY: BOELK

SHEET NUMBER:
MWM.01

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DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
	CITY SUBMITTAL	03-26-2024

PROJECT NAME:
THE RESERVE
SCOTT COUNTY, IOWA

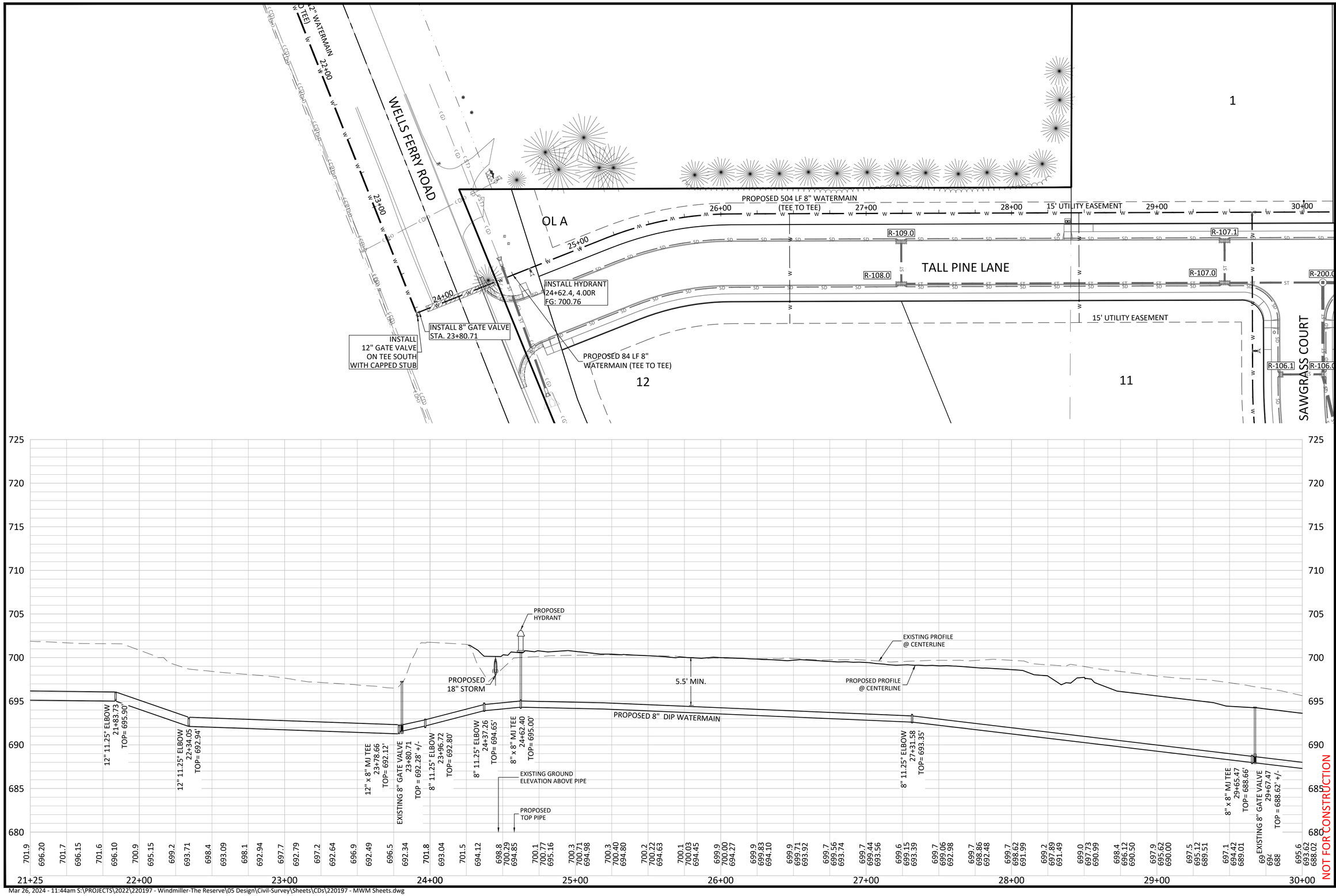
CLIENT NAME:
WINDMILLER DEVELOPMENT, LLC

SHEET NAME:
WELLS FERRY ROAD
WATER MAIN PLAN & PROFILE

PROJECT NO.: 220197

DESIGNED, DETAILED, AND CHECKED BY: BOELK

SHEET NUMBER:
MWM.02



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DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
	CITY SUBMITTAL	03-26-2024

PROJECT NAME:
THE RESERVE
SCOTT COUNTY, IOWA

CLIENT NAME:
WINDMILLER DEVELOPMENT, LLC

SHEET NAME:
WELLS FERRY ROAD
AND TALL PINE LANE
WATER MAIN PLAN & PROFILE

DESIGNED, DETAILED, AND CHECKED BY:
BOELK

PROJECT NO.:
220197

SHEET NUMBER:
MWM.03

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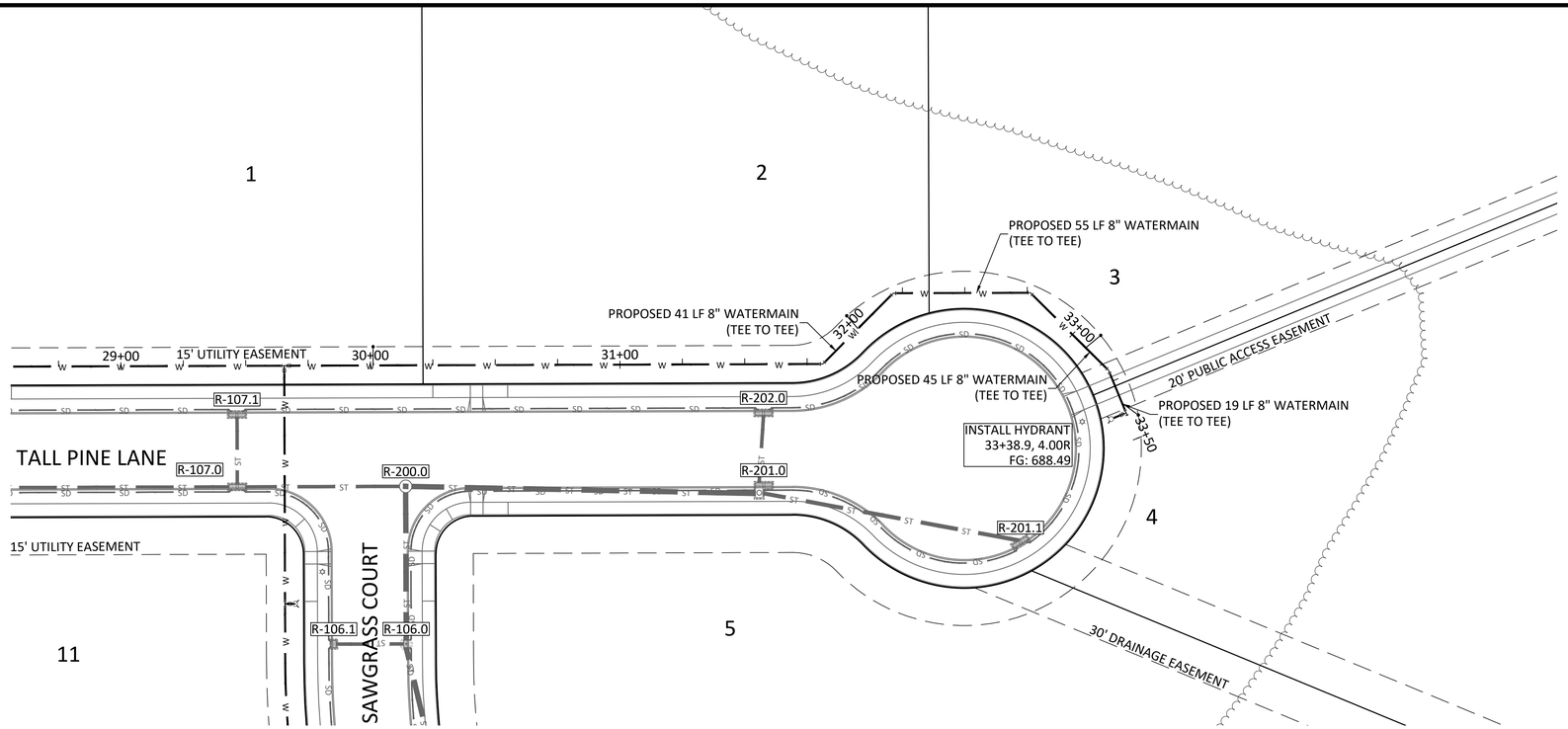

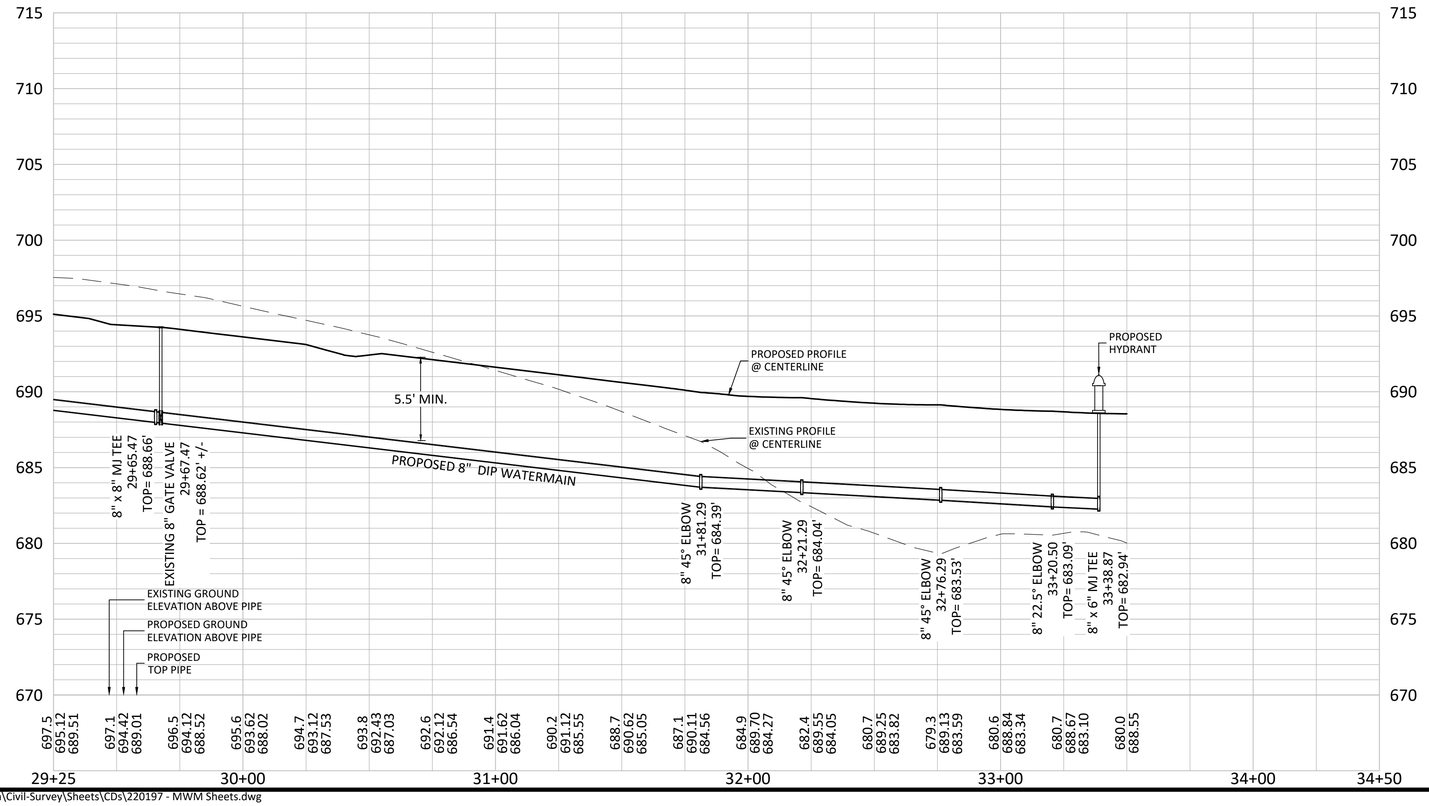

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DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
	CITY SUBMITTAL	03-26-2024

PROJECT NAME:
THE RESERVE
SCOTT COUNTY, IOWA

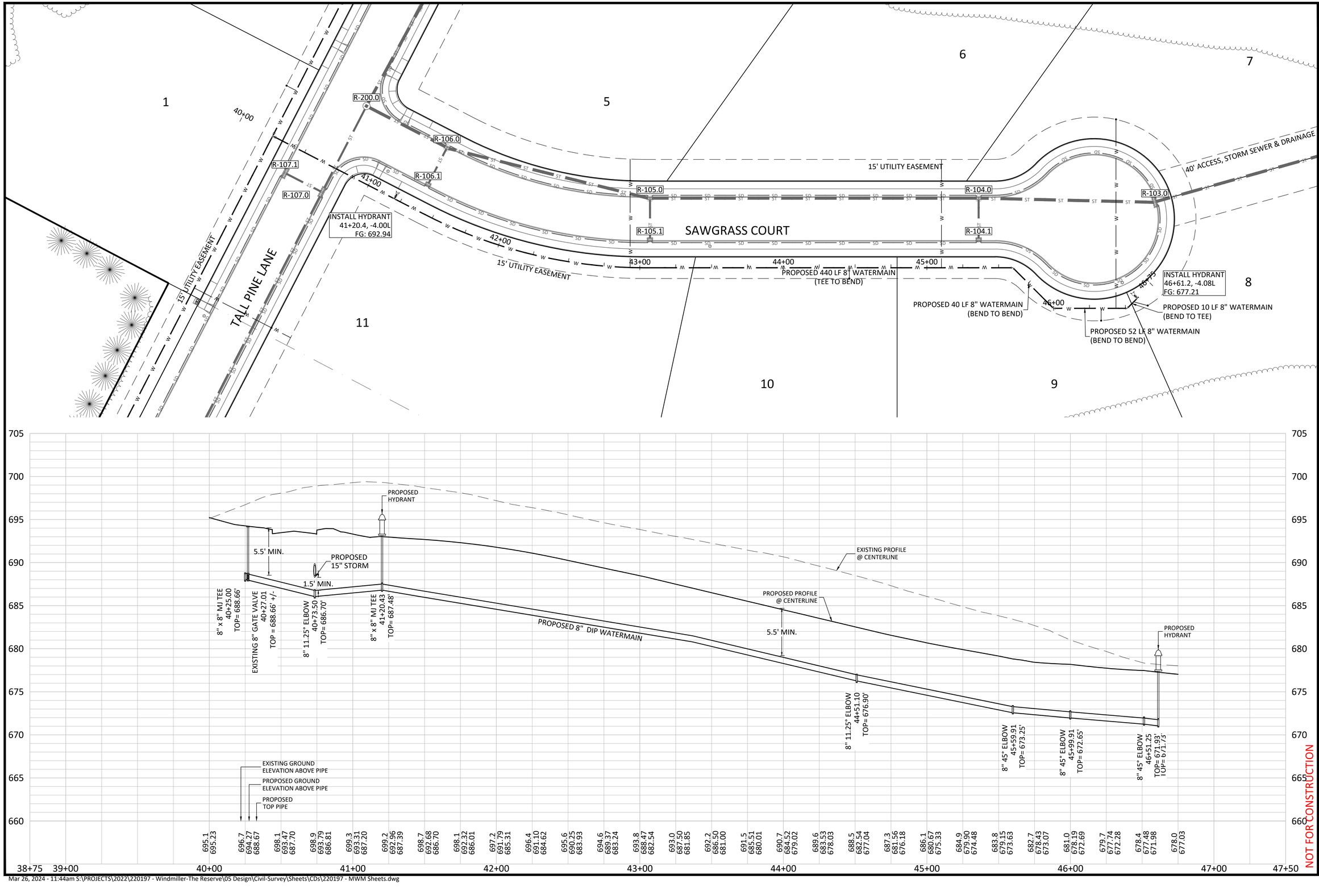
CLIENT NAME:
WINDMILLER DEVELOPMENT, LLC

SHEET NAME:
TALL PINE LANE
WATER MAIN PLAN & PROFILE

PROJECT NO.: 220197

DESIGNED, DETAILED, AND CHECKED BY: BOELK

SHEET NUMBER:
MWM.04



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REV	DESCRIPTION OF CHANGES	DATE
	CITY SUBMITTAL	03-26-2024

PROJECT NAME:
THE RESERVE
SCOTT COUNTY, IOWA

CLIENT NAME:
WINDMILLER DEVELOPMENT, LLC

NOT FOR CONSTRUCTION

SHEET NAME:
SAWGRASS COURT
WATER MAIN PLAN & PROFILE

PROJECT NO.: 220197

DESIGNED, DETAILED, AND CHECKED BY: BOELK

SHEET NUMBER:
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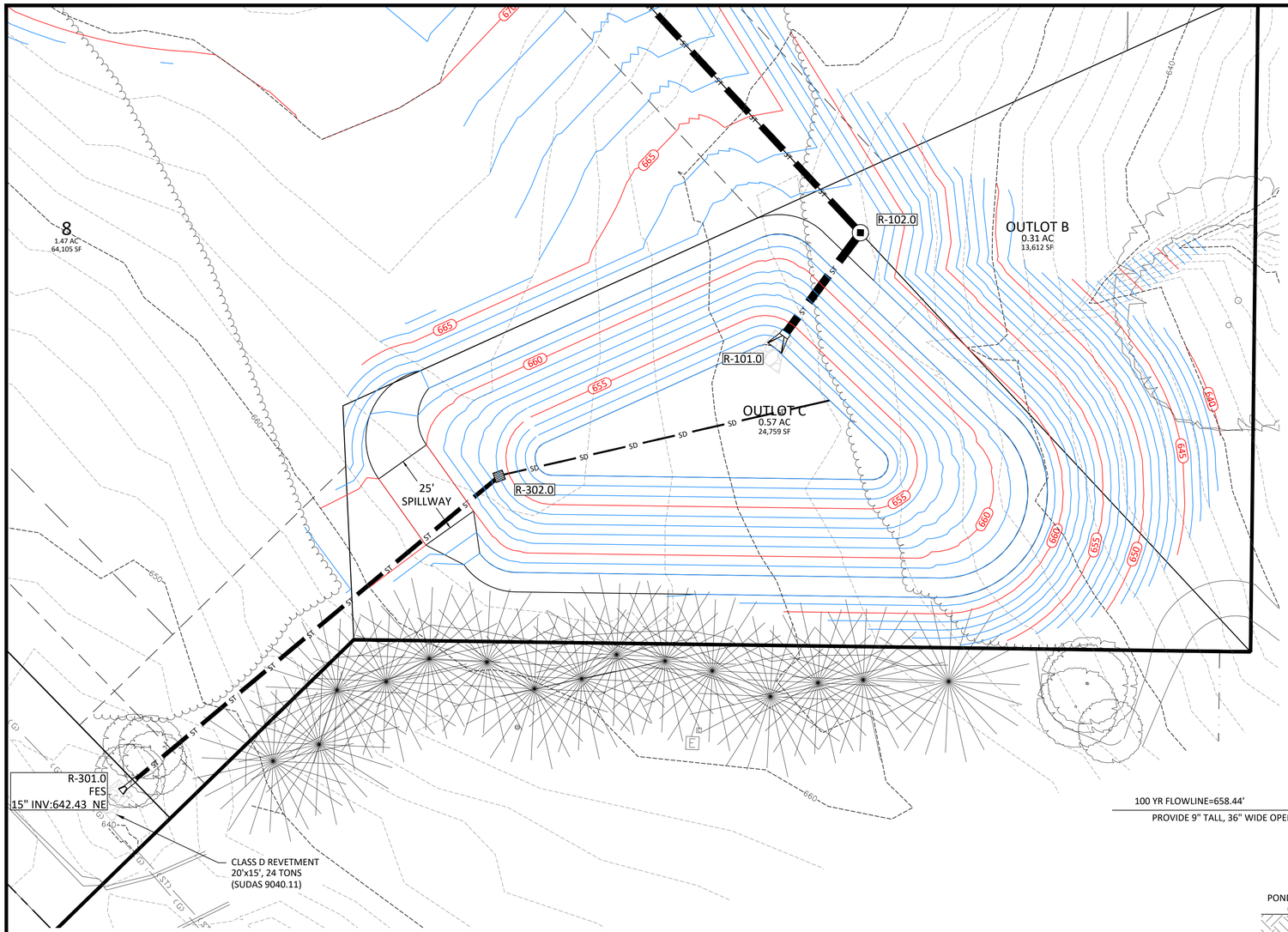
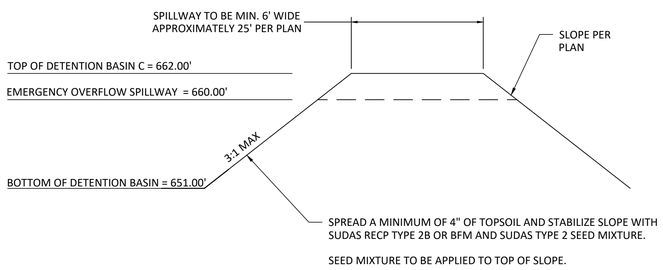
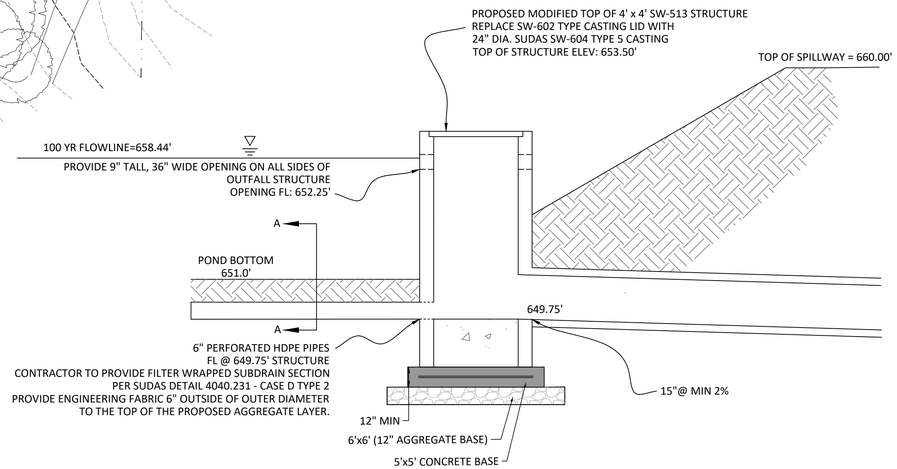
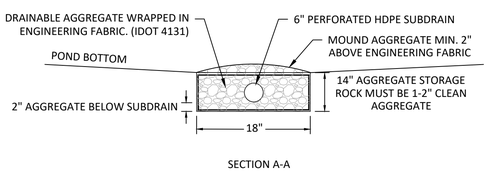




SOUTH BASIN EMBANKMENT SECTION
NTS
1





SECTION A-A

SOUTH BASIN OUTFALL STRUCTURE
NOT TO SCALE
2

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DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
	CITY SUBMITTAL	03-26-2024

PROJECT NAME:
THE RESERVE
SCOTT COUNTY, IOWA

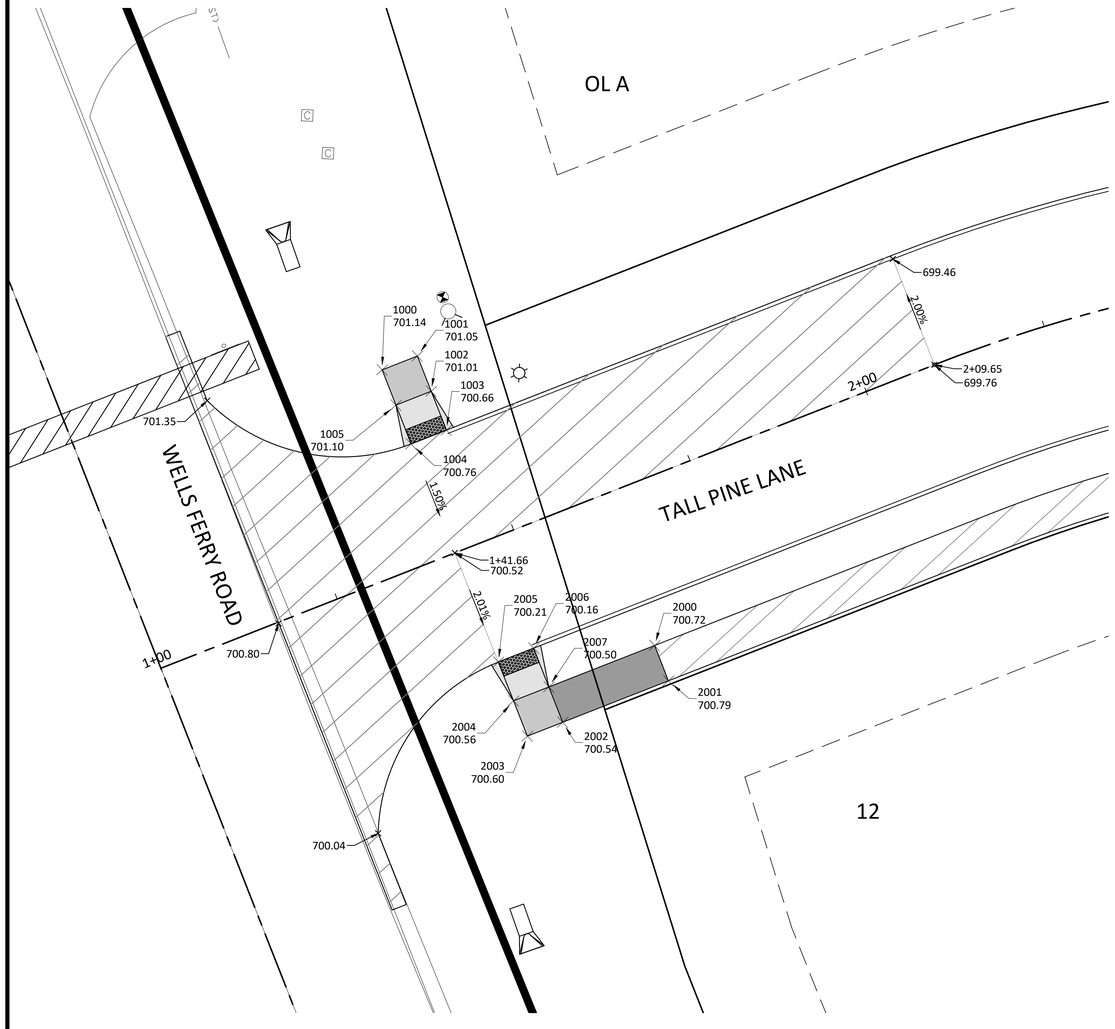
CLIENT NAME:
WINDMILLER DEVELOPMENT, LLC

SHEET NAME:
POND DETAILS

DESIGNED, DETAILED, AND CHECKED BY:
BOELK

PROJECT NO.:
220197

SHEET NUMBER:
P.01



NORTHEAST QUADRANT											
POINT 1	ELEV 1	POINT 2	ELEV 2	SIDEWALK DESIGNATION	LENGTH	▲ ELEV	SLOPE		Northing 1	Easting 1	Northing 2	Easting 2
1000	701.14	1001	701.05	Landing/Turning Space	5.00	-0.10	-1.90%		590365.65	2483723.51	590367.69	2483728.07
1001	701.05	1002	701.01	Landing/Turning Space	5.00	-0.04	-0.80%		590367.69	2483728.07	590363.12	2483730.11
1002	701.01	1003	700.66	Ramp Running Slope	5.50	-0.34	-6.25%		590363.12	2483730.11	590358.10	2483732.35
1002	701.01	1005	701.10	Landing/Turning Space	5.00	0.09	1.90%		590363.12	2483730.11	590361.09	2483725.54
1003	700.66	1004	700.76	Crosswalk Cross Slope-Yield Condition	5.00	0.10	1.90%		590358.10	2483732.35	590356.06	2483727.79
1004	700.76	1005	701.10	Ramp Running Slope	5.50	0.34	6.25%		590356.06	2483727.79	590361.09	2483725.54
1005	701.10	1000	701.14	Landing/Turning Space	5.00	0.04	0.80%		590361.09	2483725.54	590365.65	2483723.51
SOUTHEAST QUADRANT												
POINT 1	ELEV 1	POINT 2	ELEV 2	SIDEWALK DESIGNATION	LENGTH	▲ ELEV	SLOPE		Northing 1	Easting 1	Northing 2	Easting 2
2000	700.72	2001	700.79	Ramp Cross Slope	5.00	0.07	1.50%		590330.97	2483761.11	590326.40	2483763.14
2001	700.79	2002	700.54	Ramp Running Slope	14.99	-0.25	-1.69%		590326.40	2483763.14	590320.29	2483749.45
2002	700.54	2007	700.50	Landing/Turning Space	5.00	-0.04	-0.80%		590320.29	2483749.45	590324.85	2483747.41
2002	700.54	2003	700.60	Landing/Turning Space	5.00	0.06	1.12%		590320.29	2483749.45	590318.25	2483744.89
2003	700.60	2004	700.56	Landing/Turning Space	5.00	-0.04	-0.80%		590318.25	2483744.89	590322.82	2483742.85
2004	700.56	2007	700.50	Landing/Turning Space	5.00	-0.06	-1.12%		590322.82	2483742.85	590324.85	2483747.41
2004	700.56	2005	700.21	Ramp Running Slope	5.50	-0.34	-6.25%		590322.82	2483742.85	590327.84	2483740.61
2005	700.21	2006	700.16	Crosswalk Cross Slope-Yield Condition	5.00	-0.06	-1.12%		590327.84	2483740.61	590329.88	2483745.17
2006	700.16	2007	700.50	Ramp Running Slope	5.50	0.34	6.25%		590329.88	2483745.17	590324.85	2483747.41
2007	700.50	2000	700.72	Ramp Running Slope	15.00	0.22	1.45%		590324.85	2483747.41	590330.97	2483761.11

ENGINEER:
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DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
	CITY SUBMITTAL	03-26-2024

PROJECT NAME:
THE RESERVE
SCOTT COUNTY, IOWA

CLIENT NAME:
WINDMILLER DEVELOPMENT, LLC

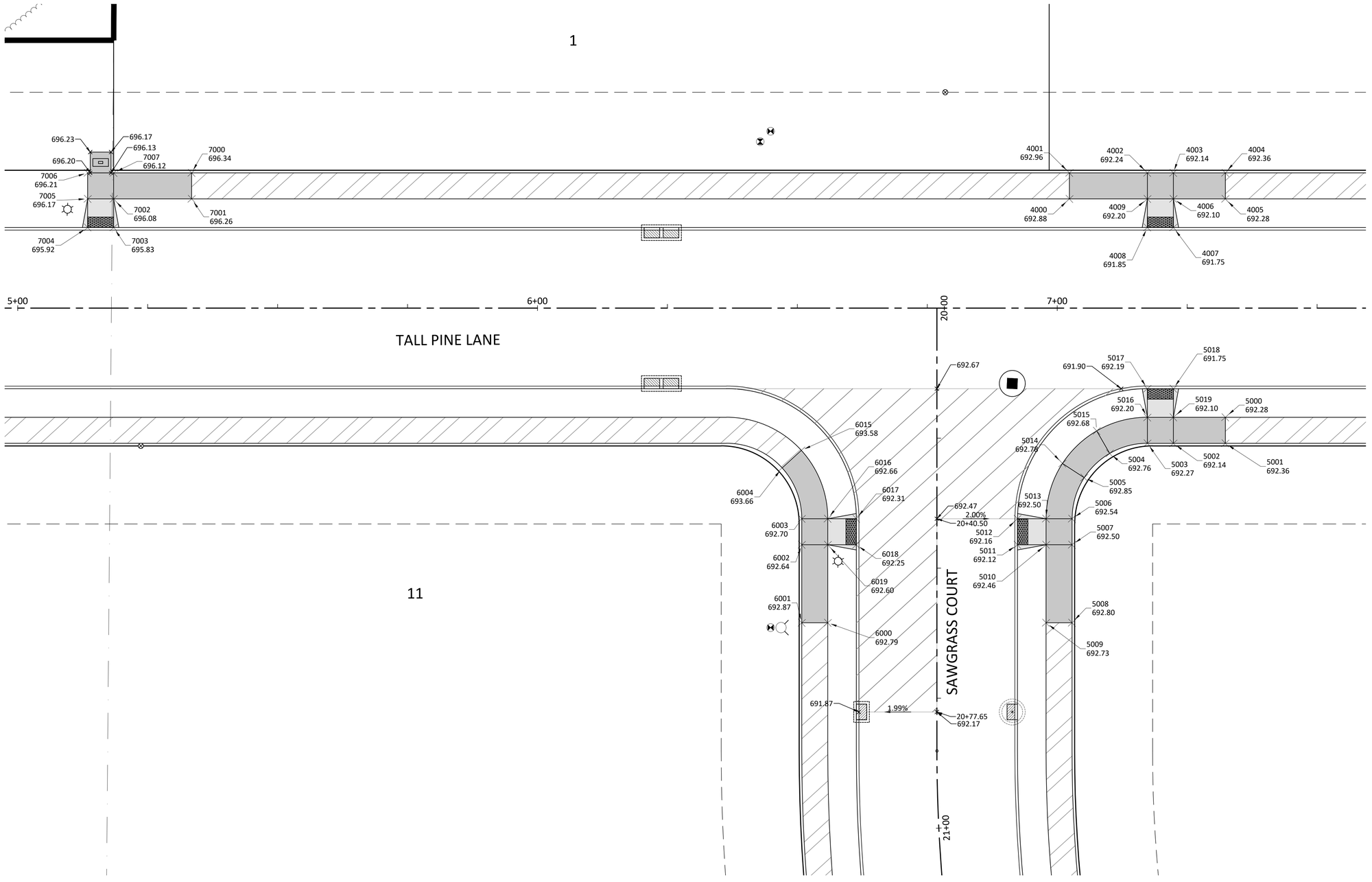
NOT FOR CONSTRUCTION

SHEET NAME:
TALL PINE LANE & WELLS FERRY ROAD
SIDEWALK AND INTERSECTION

PROJECT NO.: 220197

DESIGNED, DETAILED, AND CHECKED BY: BOELK

SHEET NUMBER:
S.01



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ENGINEER:
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DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
	CITY SUBMITTAL	03-26-2024

PROJECT NAME:
THE RESERVE
SCOTT COUNTY, IOWA

CLIENT NAME:
WINDMILLER DEVELOPMENT, LLC

SHEET NAME:
TALL PINE LANE
SIDEWALK AND INTERSECTION

PROJECT NO.: 220197

DESIGNED, DETAILED, AND CHECKED BY: BOELK

SHEET NUMBER:
S.02

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NORTHEAST QUADRANT											
POINT 1	ELEV 1	POINT 2	ELEV 2	SIDEWALK DESIGNATION	LENGTH	▲ ELEV	SLOPE		Northing 1	Easting 1	Northing 2	Easting 2
4000	692.88	4001	692.96	Ramp Cross Slope	5.00	0.07	1.50%		590427.07	2484285.12	590432.06	2484284.89
4001	692.96	4002	692.24	Ramp Running Slope	15.00	-0.72	-4.81%		590432.06	2484284.89	590432.75	2484299.88
4002	692.24	4003	692.14	Landing/Turning Space	5.00	-0.10	-2.00%		590432.75	2484299.88	590432.98	2484304.87
4003	692.14	4004	692.36	Ramp Running Slope	10.00	0.22	2.21%		590432.98	2484304.87	590433.44	2484314.86
4004	692.36	4005	692.28	Ramp Cross Slope	5.00	-0.07	-1.50%		590433.44	2484314.86	590428.45	2484315.09
4005	692.28	4006	692.10	Ramp Running Slope	10.00	-0.19	-1.86%		590428.45	2484315.09	590427.99	2484305.10
4006	692.10	4007	691.75	Ramp Running Slope	5.50	-0.34	-6.25%		590427.99	2484305.10	590422.49	2484305.36
4007	691.75	4008	691.85	Crosswalk Cross Slope - No Yield Condition	5.00	0.10	2.00%		590422.49	2484305.36	590422.26	2484300.36
4008	691.85	4009	692.20	Ramp Running Slope	5.50	0.34	6.25%		590422.26	2484300.36	590427.76	2484300.11
4009	692.20	4000	692.88	Ramp Running Slope	15.00	0.69	4.58%		590427.76	2484300.11	590427.07	2484285.12
4003	692.14	4006	692.10	Landing/Turning Space	5.00	-0.04	-0.80%		590432.98	2484304.87	590427.99	2484305.10
4006	692.10	4009	692.20	Landing/Turning Space	5.00	0.10	2.00%		590427.99	2484305.10	590427.76	2484300.11
4009	692.20	4002	692.24	Landing/Turning Space	5.00	0.04	0.80%		590427.76	2484300.11	590432.75	2484299.88
SOUTHEAST QUADRANT												
POINT 1	ELEV 1	POINT 2	ELEV 2	SIDEWALK DESIGNATION	LENGTH	▲ ELEV	SLOPE		Northing 1	Easting 1	Northing 2	Easting 2
5000	692.28	5001	692.36	Ramp Cross Slope	5.00	0.07	1.50%		590386.49	2484317.03	590381.50	2484317.26
5001	692.36	5002	692.14	Ramp Running Slope	10.00	-0.22	-2.21%		590381.50	2484317.26	590381.04	2484307.27
5002	692.14	5003	692.27	Landing/Turning Space	5.00	0.13	2.54%		590381.04	2484307.27	590380.81	2484302.27
5003	692.27	5004	692.76	Ramp Running Slope	7.50	0.49	6.59%		590380.81	2484302.27	590378.53	2484295.12
5004	692.76	5005	692.85	Ramp Running Slope	6.76	0.09	1.34%		590378.53	2484295.12	590373.66	2484290.44
5005	692.85	5006	692.54	Ramp Running Slope	8.25	-0.31	-3.76%		590373.66	2484290.44	590365.66	2484288.46
5006	692.54	5007	692.50	Landing/Turning Space	5.00	-0.04	-0.80%		590365.66	2484288.46	590360.66	2484288.69
5007	692.50	5008	692.80	Ramp Running Slope	15.00	0.30	2.01%		590360.66	2484288.69	590345.68	2484289.38
5008	692.80	5009	692.73	Ramp Cross Slope	5.00	-0.08	-1.50%		590345.68	2484289.38	590345.44	2484284.38
5009	692.73	5010	692.46	Ramp Running Slope	15.00	-0.27	-1.77%		590345.44	2484284.38	590360.43	2484283.69
5010	692.46	5011	692.12	Ramp Running Slope	5.50	-0.34	-6.25%		590360.43	2484283.69	590360.18	2484278.20
5011	692.12	5012	692.16	Crosswalk Cross Slope - Yield Condition	5.00	0.04	0.80%		590360.18	2484278.20	590365.17	2484277.97
5012	692.16	5013	692.50	Ramp Running Slope	5.50	0.34	6.25%		590365.17	2484277.97	590365.42	2484283.46
5013	692.50	5014	692.78	Ramp Running Slope	11.09	0.28	2.48%		590365.42	2484283.46	590376.19	2484286.12
5014	692.78	5015	692.68	Ramp Running Slope	9.09	-0.09	-0.99%		590376.19	2484286.12	590382.75	2484292.43
5015	692.68	5016	692.20	Ramp Running Slope	10.09	-0.49	-4.82%		590382.75	2484292.43	590385.78	2484302.04
5016	692.20	5017	692.19	Ramp Running Slope	5.52	-0.01	-0.19%		590385.78	2484302.04	590391.30	2484301.79
5017	692.19	5018	691.75	Crosswalk Cross Slope - No Yield Condition	5.00	-0.43	-8.68%		590391.30	2484301.79	590391.53	2484306.79
5018	691.75	5019	692.10	Ramp Running Slope	5.50	0.34	6.25%		590391.53	2484306.79	590386.03	2484307.04
5019	692.10	5000	692.28	Ramp Running Slope	10.00	0.19	1.86%		590386.03	2484307.04	590386.49	2484317.03
5003	692.27	5016	692.20	Landing/Turning Space	4.98	-0.07	-1.34%		590380.81	2484302.27	590385.78	2484302.04
5016	692.20	5019	692.10	Landing/Turning Space	5.00	-0.10	-2.01%		590385.78	2484302.04	590386.03	2484307.04
5019	692.10	5002	692.14	Landing/Turning Space	5.00	0.04	0.80%		590386.03	2484307.04	590381.04	2484307.27
5007	692.50	5010	692.46	Landing/Turning Space	5.00	-0.04	-0.80%		590360.66	2484288.69	590360.43	2484283.69
5010	692.46	5013	692.50	Landing/Turning Space	5.00	0.04	0.80%		590360.43	2484283.69	590365.42	2484283.46
5013	692.50	5006	692.54	Landing/Turning Space	5.00	0.04	0.80%		590365.42	2484283.46	590365.66	2484288.46

SOUTHWEST QUADRANT											
POINT 1	ELEV 1	POINT 2	ELEV 2	SIDEWALK DESIGNATION	LENGTH	▲ ELEV	SLOPE		Northing 1	Easting 1	Northing 2	Easting 2
6000	692.79	6001	692.87	Ramp Cross Slope	5.00	0.08	1.50%		590343.51	2484242.43	590343.28	2484237.43
6001	692.87	6002	692.64	Ramp Running Slope	15.00	-0.23	-1.54%		590343.28	2484237.43	590358.27	2484236.74
6002	692.64	6003	692.70	Landing/Turning Space	5.00	0.06	1.20%		590358.27	2484236.74	590363.26	2484236.51
6003	692.70	6004	693.66	Ramp Running Slope	10.47	0.96	9.19%		590363.26	2484236.51	590372.84	2484232.28
6004	693.66	6015	693.58	Ramp Cross Slope	5.00	-0.07	-1.50%		590372.84	2484232.28	590376.38	2484235.82
6015	693.58	6016	692.66	Ramp Running Slope	14.09	-0.93	-6.58%		590376.38	2484235.82	590363.49	2484241.51
6016	692.66	6017	692.31	Ramp Running Slope	5.50	-0.34	-6.25%		590363.49	2484241.51	590363.74	2484247.00
6017	692.31	6018	692.25	Crosswalk Cross Slope - No Yield Condition	5.00	-0.06	-1.20%		590363.74	2484247.00	590358.75	2484247.23
6018	692.25	6019	692.60	Ramp Running Slope	5.50	0.34	6.25%		590358.75	2484247.23	590358.50	2484241.74
6019	692.60	6000	692.79	Ramp Running Slope	15.00	0.20	1.31%		590358.50	2484241.74	590343.51	2484242.43
6003	692.70	6016	692.66	Landing/Turning Space	5.00	-0.04	-0.80%		590363.26	2484236.51	590363.49	2484241.51
6016	692.66	6019	692.60	Landing/Turning Space	5.00	-0.06	-1.20%		590363.49	2484241.51	590358.50	2484241.74
6019	692.60	6002	692.64	Landing/Turning Space	5.00	0.04	0.80%		590358.50	2484241.74	590358.27	2484236.74
NORTHWEST END												
POINT 1	ELEV 1	POINT 2	ELEV 2	SIDEWALK DESIGNATION	LENGTH	▲ ELEV	SLOPE		Northing 1	Easting 1	Northing 2	Easting 2
7000	696.34	7001	696.26	Ramp Cross Slope	5.00	-0.07	-1.50%		590424.28	2484116.18	590419.29	2484116.41
7001	696.26	7002	696.08	Ramp Running Slope	15.00	-0.19	-1.24%		590419.29	2484116.41	590418.60	2484101.43
7002	696.08	7005	696.17	Landing/Turning Space	5.00	0.09	1.84%		590418.60	2484101.43	590418.37	2484096.43
7002	696.08	7003	695.83	Ramp Running Slope	5.50	-0.25	-4.50%		590418.60	2484101.43	590413.10	2484101.68
7003	695.83	7004	695.92	Crosswalk Cross Slope - No Yield Condition	5.00	0.09	1.84%		590413.10	2484101.68	590412.87	2484096.69
7004	695.92	7005	696.17	Ramp Running Slope	5.50	0.25	4.50%		590412.87	2484096.69	590418.37	2484096.43
7005	696.17	7006	696.21	Landing/Turning Space	5.00	0.04	0.80%		590418.37	2484096.43	590423.36	2484096.20
7006	696.21	7007	696.12	Landing/Turning Space	5.00	-0.09	-1.84%		590423.36	2484096.20	590423.59	2484101.20
7007	696.12	7002	696.08	Landing/Turning Space	5.00	-0.04	-0.80%		590423.59	2484101.20	590418.60	2484101.43
7007	696.12	7000	696.34	Ramp Running Slope	15.00	0.22	1.48%		590423.59	2484101.20	590424.28	2484116.18

NOT FOR CONSTRUCTION

ENGINEER:
AXIOM CONSULTANTS
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DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
	CITY SUBMITTAL	03-26-2024

PROJECT NAME:
THE RESERVE
SCOTT COUNTY, IOWA

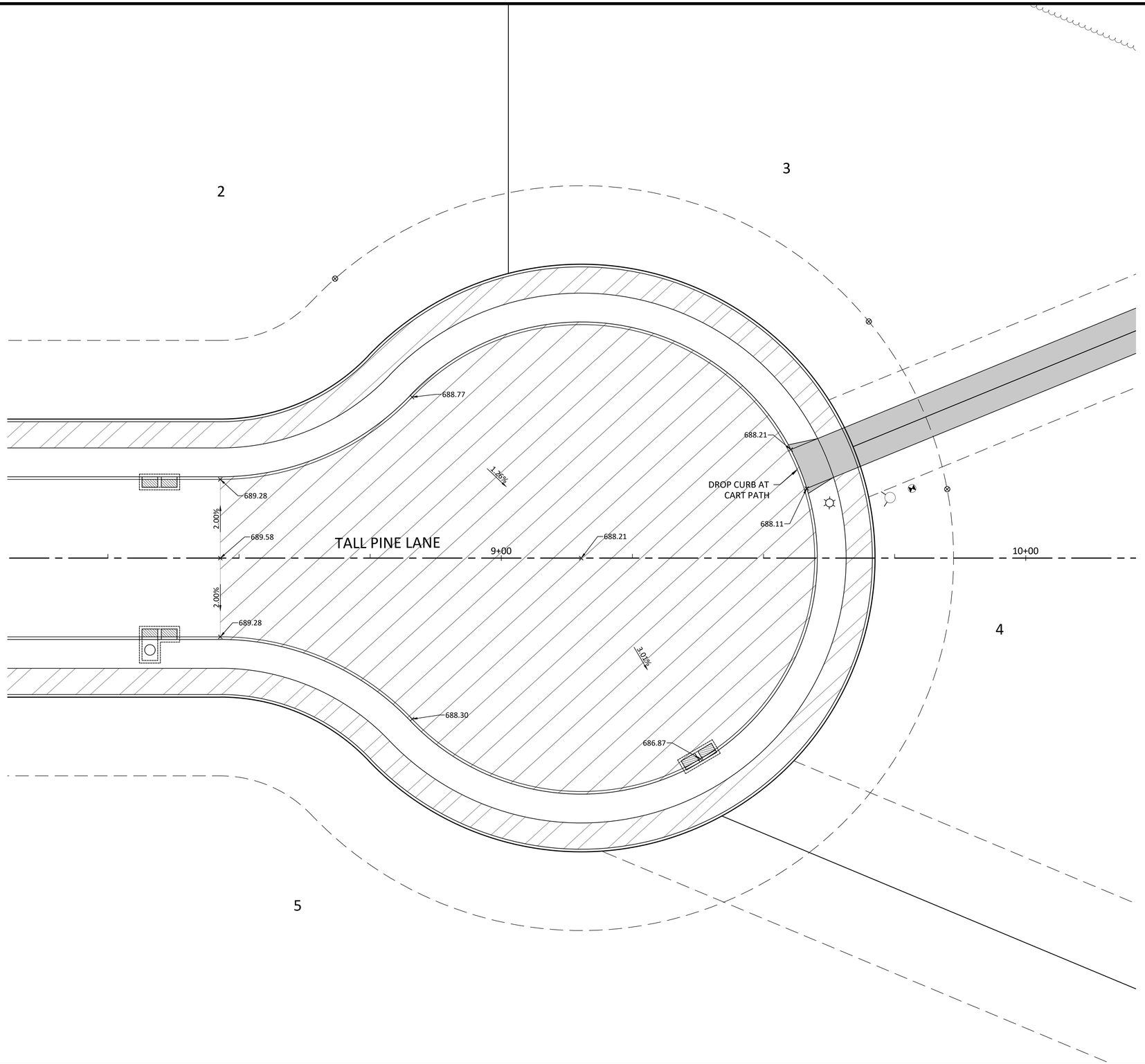
CLIENT NAME:
WINDMILLER DEVELOPMENT, LLC

SHEET NAME:
TALL PINE LANE
SIDEWALK AND INTERSECTION

DESIGNED, DETAILED, AND CHECKED BY:
BOELK

PROJECT NO.:
220197

SHEET NUMBER:
S.03



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ENGINEER:
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DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
	CITY SUBMITTAL	03-26-2024

PROJECT NAME:
THE RESERVE
SCOTT COUNTY, IOWA

CLIENT NAME:
WINDMILLER DEVELOPMENT, LLC

SHEET NAME:
TALL PINE LANE CUL-DE-SAC
SPECIAL SHAPING

PROJECT NO.:
220197

DESIGNED, DETAILED, AND CHECKED BY:
BOELK

SHEET NUMBER:
S.11

Mar 26, 2024 - 11:45am S:\PROJECTS\2022\220197 - Windmiller-The Reserve\05 Design\Civil-Survey\Sheets\CDs\220197 - S Sheets.dwg

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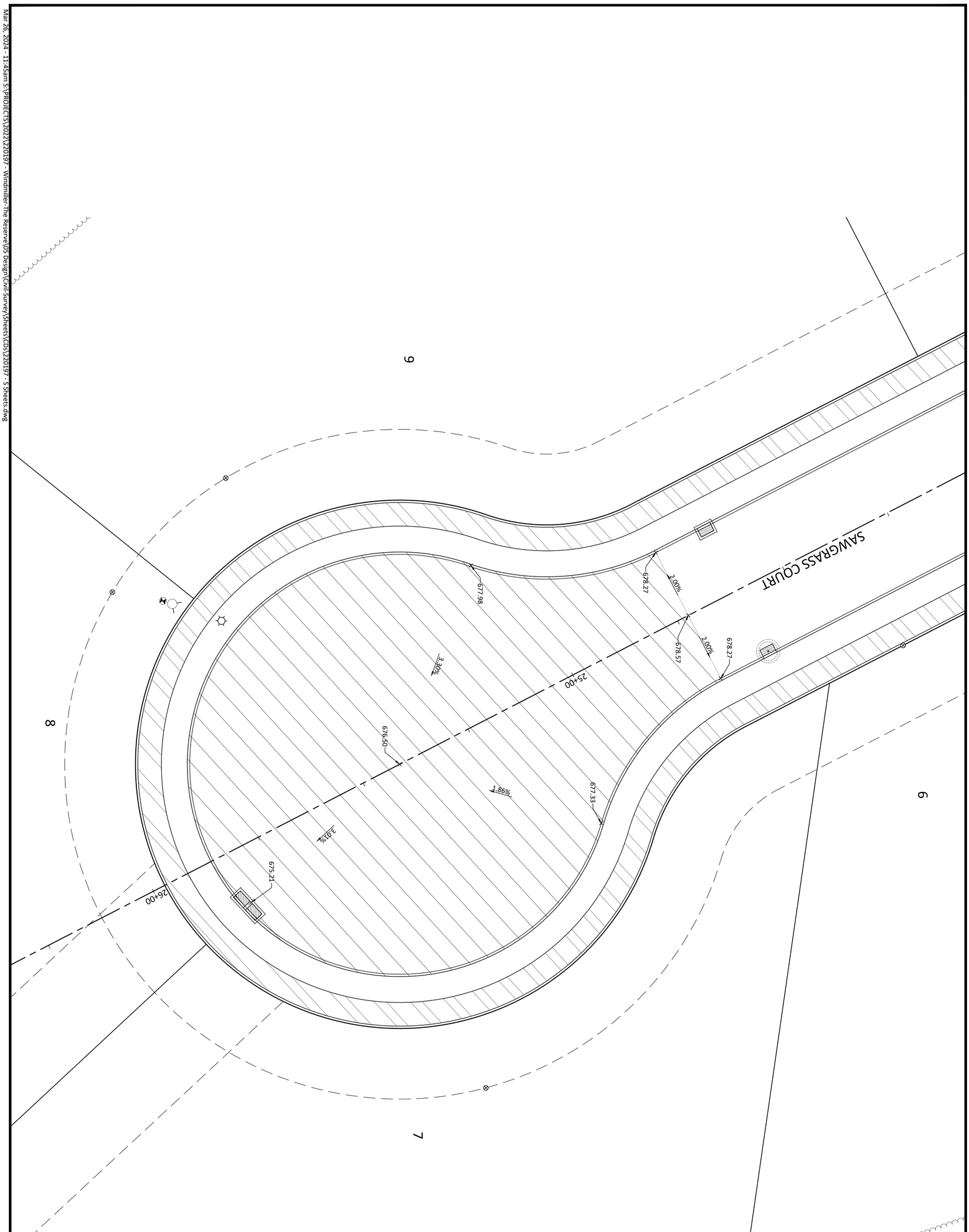

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			REV	DESCRIPTION OF CHANGES	DATE
				CITY SUBMITTAL	03-26-2024
	PROJECT NO.: 220197	DESIGNED, DETAILED, AND CHECKED BY: BOELK	CLIENT NAME: WINDMILLER DEVELOPMENT, LLC		

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DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
	CITY SUBMITTAL	03-26-2024

PROJECT NAME:
THE RESERVE
SCOTT COUNTY, IOWA

CLIENT NAME:
WINDMILLER DEVELOPMENT, LLC

SHEET NAME:
TALL PINE LANE
CROSS SECTIONS

DESIGNED, DETAILED, AND CHECKED BY:
BOELK

PROJECT NO.:
220197

SHEET NUMBER:
W.01

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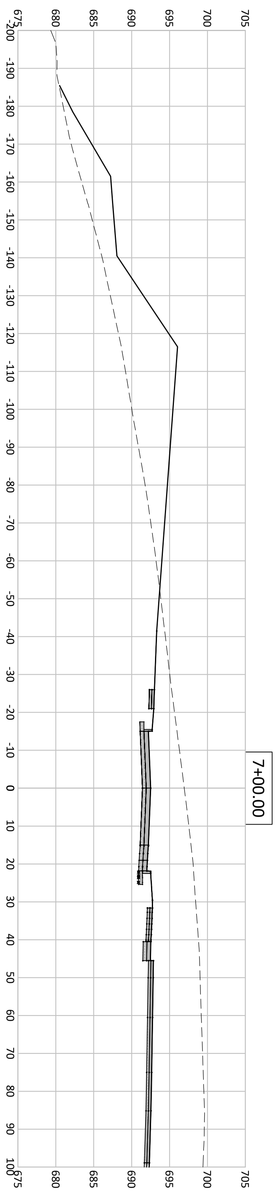

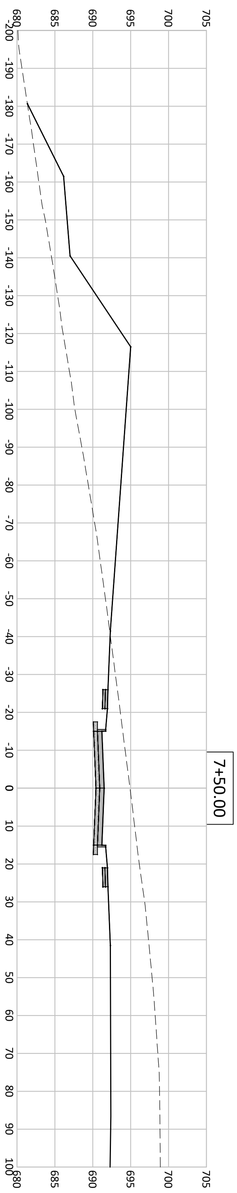

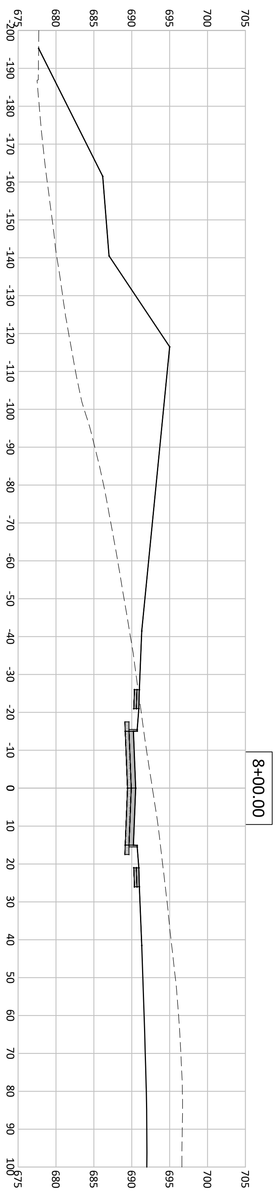

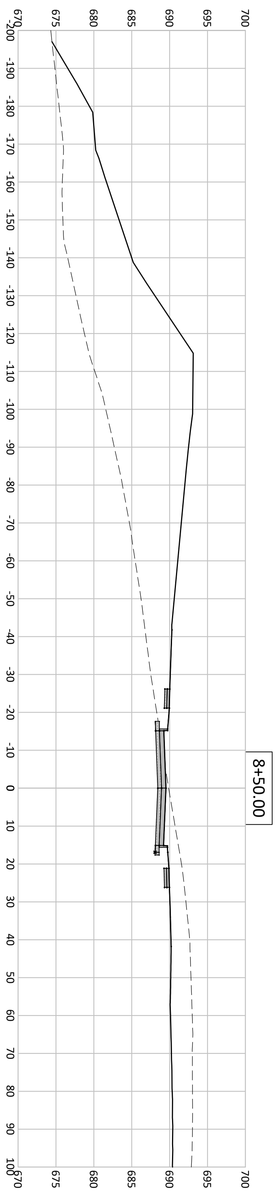

NOT FOR CONSTRUCTION

SHEET NUMBER: W.02	SHEET NAME: TALL PINE LANE CROSS SECTIONS	PROJECT NAME: THE RESERVE SCOTT COUNTY, IOWA	DRAWING LOG	ENGINEER: AXIOM CONSULTANTS
	PROJECT NO.: 220197	DESIGNED, DETAILED, AND CHECKED BY: BOELK	CLIENT NAME: WINDMILLER DEVELOPMENT, LLC	WWW.AXIOM-CON.COM | (319) 519-6220

REV	DESCRIPTION OF CHANGES	DATE
	CITY SUBMITTAL	03-26-2024

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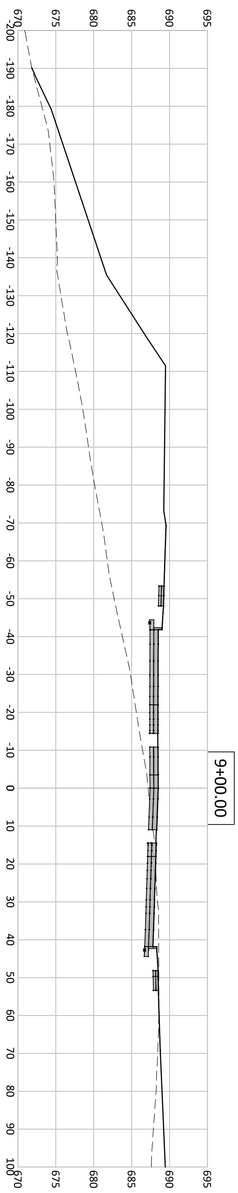

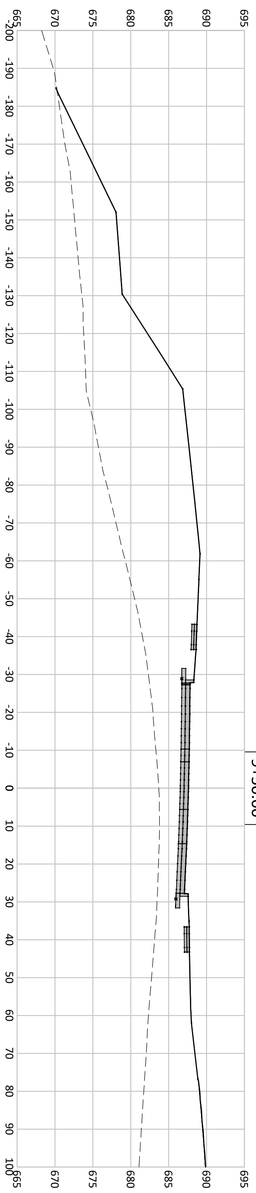

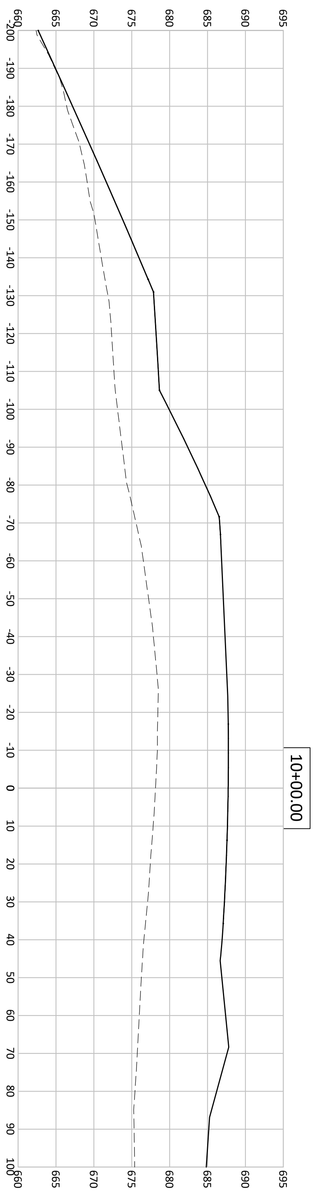

NOT FOR CONSTRUCTION

SHEET NUMBER: W.03

SHEET NAME:
TALL PINE LANE
CROSS SECTIONS

PROJECT NO.: 220197

DESIGNED, DETAILED, AND CHECKED BY: BOELK

PROJECT NAME:
THE RESERVE
SCOTT COUNTY, IOWA

CLIENT NAME:
WINDMILLER DEVELOPMENT, LLC

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
	CITY SUBMITTAL	03-26-2024

ENGINEER:
AXIOM CONSULTANTS
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DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
	CITY SUBMITTAL	03-26-2024

PROJECT NAME:
THE RESERVE
SCOTT COUNTY, IOWA

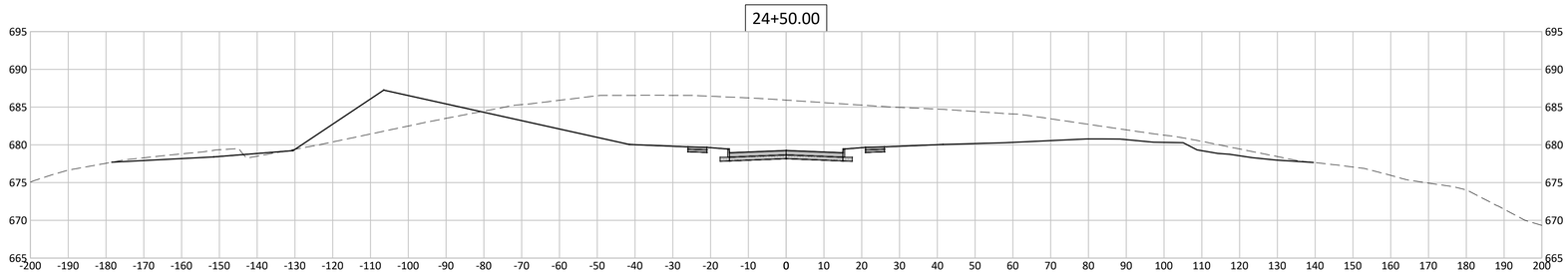
CLIENT NAME:
WINDMILLER DEVELOPMENT, LLC

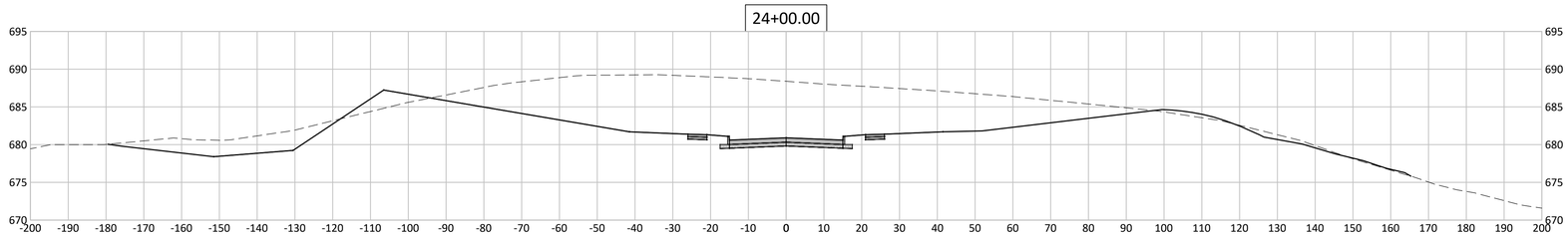
SHEET NAME:
SAWGRASS COURT
CROSS SECTIONS

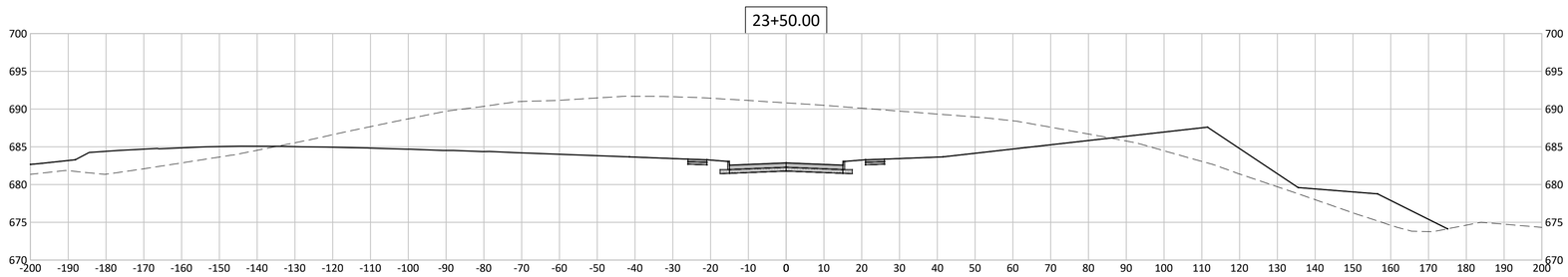
PROJECT NO.: 220197

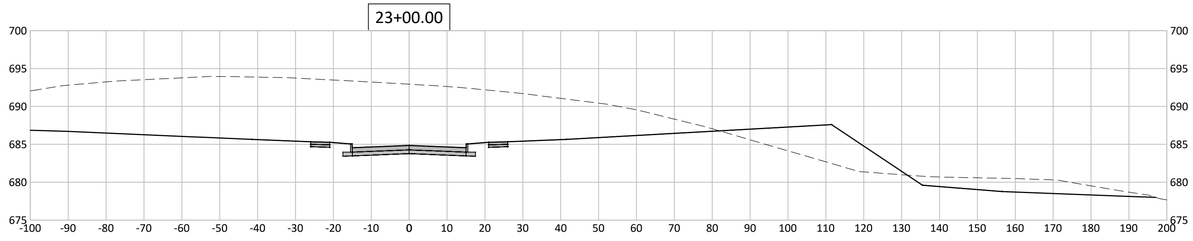
DESIGNED, DETAILED, AND CHECKED BY: BOELK

SHEET NUMBER:
W.11









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DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
	CITY SUBMITTAL	03-26-2024

PROJECT NAME:
THE RESERVE
SCOTT COUNTY, IOWA

CLIENT NAME:
WINDMILLER DEVELOPMENT, LLC

SHEET NAME:
SAWGRASS COURT
CROSS SECTIONS

DESIGNED, DETAILED, AND CHECKED BY:
BOELK

PROJECT NO.:
220197

SHEET NUMBER:
W.12

NOT FOR CONSTRUCTION

ENGINEER:
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DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
	CITY SUBMITTAL	03-26-2024

PROJECT NAME:
THE RESERVE
SCOTT COUNTY, IOWA

CLIENT NAME:
WINDMILLER DEVELOPMENT, LLC

SHEET NAME:
SAWGRASS COURT
CROSS SECTIONS

DESIGNED, DETAILED, AND CHECKED BY:
BOELK

PROJECT NO.:
220197

SHEET NUMBER:
W.13

Planning & Development
Scott County, Iowa

Email: planning@scottcountyiowa.com
Office: (563) 326-8643
Fax: (563) 326-8257

Administrative Center
600 West Fourth Street
Davenport, Iowa 52801-1106

March 29, 2024

To: Planning & Zoning Commission
From: Alan Silas, Planning & Development Specialist
Re: Ordinance Text Amendments to Sections Regulating Floodplain Areas

The Planning & Zoning Commission held a public hearing on February 6, 2024 for proposed ordinance text amendments regarding certain sections of the Zoning Ordinance that regulate floodplain areas. The Commission's recommendation to approve the amendments was forwarded to the Board of Supervisors, which held its own public hearing and conducted the required readings that resulted in the passage of the amendments on March 14, 2024.

In order to properly amend the text, a County representative had begun collaboration with the Iowa Department of Natural Resources (DNR) to draft an ordinance in December 2023. The Iowa DNR reviewed the final draft and provided the County with a final list of revisions. Upon review of the approved and recorded ordinance, representatives from the Iowa DNR and the Flood Emergency Management Agency discovered that certain items on the list of revisions were not implemented and notified current staff.

Staff and the Iowa DNR have now identified the final required amendments, which need to undergo the same hearing and adoption process as the incomplete text amendment ordinance, beginning with a public hearing by the Planning & Zoning Commission, followed by a public hearing and subsequent text readings by the Board of Supervisors. A draft of the ordinance showing the final remaining changes is enclosed.

Staff recommends that the ordinance text amendments be approved and adopted in order for Scott County to remain a participating community in the National Flood Insurance Program.

SCOTT COUNTY ORDINANCE NO. 24-

AN ORDINANCE TO ADOPT AMENDMENTS TO CHAPTER 6 OF THE SCOTT COUNTY CODE TO ADD AND AMEND CERTAIN DEFINITIONS RELATED TO FLOODPLAIN REGULATIONS AND TO ALSO AMEND CERTAIN SPECIFIC FLOODPLAIN REGULATIONS IN ORDER TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL FLOOD INSURANCE PROGRAM AS REQUIRED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

BE IT ENACTED BY THE BOARD OF SUPERVISORS OF SCOTT COUNTY, IOWA:

Section 1 Amend the following sections of Chapter 6, SCOTT COUNTY CODE, 2022.

6-2	SCOPE AND PURPOSE
6-5	DEFINITIONS
6-23	GENERAL PROVISIONS OF THE FLOODWAY, FLOODWAY FRINGE, GENERAL FLOODPLAIN, AND SHALLOW FLOODING OVERLAY DISTRICTS
6-25.	"FF" FLOODWAY FRINGE OVERLAY DISTRICT

Section 2. Amend certain provisions of Section 6-2 SCOPE AND PURPOSE to read as follows:

3. Statement of Purpose - It is the purpose of this Ordinance to protect and preserve the rights, privileges and property of unincorporated Scott County and its residents and to preserve and improve the peace, safety, health, welfare, and comfort and convenience of its residents by minimizing those flood losses described in Section **6.2**~~3~~.2.A. of this Ordinance with provisions designed to:

Section 3. Amend certain provisions of Section 6-5 DEFINITIONS to read as follows:

34. ENCLOSED AREA BELOW LOWEST FLOOR – The floor of the lowest enclosed area in a building when all the following criteria are met:

    A. The enclosed area is designed to flood to equalize hydrostatic pressure during flood events with walls or openings that satisfy the provisions of ~~6-23.B.D(1)~~ **6.25.3.D.(1)** of this Ordinance, and

ADD **51. FLOOD INSURANCE RATE MAP (FIRM) - The official map prepared as part of (but published separately from) the Flood Insurance Study which delineates both the flood hazard areas and the risk premium zones applicable to the community.**

114. START OF NEW CONSTRUCTION: Includes substantial improvement, and means the date the development permit was issued, provided the actual start of construction, repair, re-construction, **rehabilitation, addition,** placement, or other improvement, was within 180 days of the permit date. The actual start means either the first placement or permanent construction of a structure on a site, such as pouring of a slab or footings, the installation of ~~piers~~ **pile**, the construction of columns, or any work beyond the stage of excavation; or the placement of a factory-built home on a foundation. **Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial**

improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of the building, whether or not that alteration affects the external dimensions of the building.

Section 4. Amend certain provisions of Section 6-23 GENERAL PROVISIONS OF THE FLOODWAY, FLOODWAY FRINGE, GENERAL FLOODPLAIN, AND SHALLOW FLOODING OVERLAY DISTRICTS to read as follows:

B(1)(b)9.c Development relocates or alters the channel ~~within 6 months of the completion of the development, the applicant shall submit to FEMA all scientific and technical data necessary for a Letter of Map Revision.~~

ADD B(1)(b)9.**d Within 6 months of the completion of the development, the applicant shall submit to FEMA all scientific and technical data necessary for a Letter of Map Revision**

Section 5. Amend certain portions of Section 6-25 "FF" FLOODWAY FRINGE OVERLAY DISTRICT to read as follows:

3.C. Non-residential structures - All new or substantially improved nonresidential structures shall have the lowest floor (including basement) elevated a minimum of one (1) foot above the base flood elevation, or together with attendant utility and sanitary systems, be floodproofed to such a level. When floodproofing is utilized, a professional engineer registered in the State of Iowa shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the base flood; and that the structure, below the base flood elevation is watertight with walls substantially impermeable to the passage of water. A record of the certification indicating the specific elevation (in relation to North American Vertical Datum 1988 ~~[NOTE: reference Flood Insurance Study for the appropriate datum])~~ to which any structures are floodproofed shall be maintained by the Administrator.

3.D.3. New and substantially improved structures shall be constructed with **electric meter**, electrical **service panel box, hot water heater**, heating, **air conditioning,** ventilation **equipment (including ductwork)**, ~~plumbing, air conditioning equipment~~ and other ~~service facilities~~ **similar machinery and equipment** elevated **(**or **in the case of non-residential structures, optionally** floodproofed to**)** a minimum of one (1) foot above the base flood elevation.

ADD 3.D.**4. New and substantially improved structures shall be constructed with plumbing, gas lines, water/gas meters, and other similar service utilities either elevated (or in the case of non-residential structures, optionally floodproofed to) a minimum of one (1) foot above the base flood elevation or designed to be watertight and withstand inundation to such a level.**

3.K.1(f) The structure's walls shall include openings that satisfy the provisions of Section 6-2~~1~~**5**.3.D **(1)** of this Ordinance.

3.L.2 Recreational vehicles that are located on the site for more than 180 consecutive days or are not ready for highway use must satisfy requirements of Section 6-2~~3~~**5**.3.E~~(2)~~ of this Ordinance regarding anchoring and elevation of factory-built homes.

Section 6. Validity and Severability

Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof other than the part so declared to be invalid.

Section 7. Repealer

All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 8. Effective Date.

This ordinance shall be in full force and effective after its final passage and publication as by law provided.

Public Hearing _____,
First Consideration _____,
Second Consideration _____,

_____
Ken Beck
Chairman, Board of Supervisors

Attested by: _____
Kerri Tomkins
Scott County Auditor

Published on _____.

PLANNING & ZONING COMMISSION

STAFF REPORT

April 2, 2024

Applicant: Chris Dowell (DBA Taylor Ridge Paving)

Request: Site Plan approval for a new construction contractor office

Legal Description: Part of the NW ¼ of the NW ¼ of Section 1 of Buffalo Township
Scott County Parcel Number 720101001

General Location: South of 140th Street (Highway 61) on the unincorporated west side of Davenport, less than a mile from Interstate 280

Existing Zoning: Commercial-Light Industrial (C-2)

Surrounding Zoning:

North: Commercial-Light Industrial (C-2)
South: Commercial-Light Industrial (C-2)
East: Commercial-Light Industrial (C-2)
West: Commercial-Light Industrial (C-2)

GENERAL COMMENTS & STAFF REVIEW: In accordance with Section 6-31 of the Scott County Zoning Ordinance, approval of a site plan is required by the Planning and Zoning Commission for new developments, substantial improvements to existing developments, as well as change in use or re-occupancy of existing developments. A site plan review affords the Commission the chance to ensure that minimum County development standards are met.

The applicant is proposing a **new development** for the above-referenced property.

Land Use

Despite its C-2 zoning designation, the 16.8-acre subject property has long-remained undeveloped. The applicant intends to establish a new contractor office, which would include an office space, small shop for vehicles and other assets affiliated with the business, and storage space, which is a principal permitted use in the C-2 district. A contractor office would be an appropriate highway commercial use along Highway 61, and would be compatible the nearby land uses, which include other contractor offices, indoor/outdoor storage facilities, light industry, and a large RV dealership.

Staff requested and the applicant has provided preliminary building plans showing interior layout and elevation renderings, which are enclosed in this report.

Access and Roadways

The subject property does not have frontage along any public roadway easements. An easement on the north-adjacent parcel (Scott County Parcel Number 7201011152, deed-holder VTJ Properties LLC) connecting the subject property to 110th Avenue is the only means of ingress and egress. Staff will recommend as a condition of approval that the applicant and VTJ Properties LLC come to an agreement on the use, design, installation, and maintenance of any access drive within that easement.

The County Engineer has requested and staff will recommend that the entrance construction plan sheet submitted as part of VTJ Properties LLC's Site Plan approval (meeting date September 19, 2023) be identical to the entrance construction plan sheet for this Site Plan and vice-versa.

Off-Street Parking

The applicant has confirmed that the proposed contractor office would not generate customer traffic or be open to the general public. Therefore, staff believes there is adequate parking and circulation area for employees to meet the off-street parking requirements in Section 6-29.

However, the County off-street parking regulations require that all parking and circulation areas be hard surfaced, and the applicant is proposing using gravel. The request to vary from hard surfaced paving requirements is actually done by Special Use Permit in the Code. Therefore, the applicant will need to obtain a Special Use Permit from the Zoning Board of Adjustment in order to use gravel as opposed to a hard surface.

Screening, Landscaping, and Lighting

Section 6-31 reads, "…The developer shall provide for fences, landscaping, and other improvements as are deemed proper and necessary to buffer the proposed use from existing or surrounding land uses."

The applicant intends to install a six-foot (6') black chain link fence along the north, east, and west perimeter, including an automatic slide gate at the north ingress/egress point. The fence itself is more a security feature than an effective screen. However, given the subject property is not easily visible from any public streets, is within a commercial-light industrial district, and is within a wooded ravine, staff would not recommend requiring additional screening.

The applicant did not submit a landscaping plan, but since the subject property is not easily visible from any public streets and is within a wooded ravine, staff will not recommend requiring additional landscaping as a condition of approval.

The applicant does not intend to install new outdoor lighting, so the project is not subject to the lighting standards of Section 6-31. Staff will recommend that, should the applicant install new outdoor lighting at some point in the future, a lighting plan must be submitted to and approved by the Zoning Administrator prior to installation. The maximum allowable foot-candle at any lot line is 1 foot-candle.

Storm Water Management

Regulations require all internal impervious surfaces to be adequately drained and controlled on-site with detention facilities sufficient to capture the post-development runoff of a 24-hour, one hundred (100) year storm. Additionally, the release rate of storm water out of the detention facility shall be restricted so as not to exceed the volume produced by a five (5) year storm when measured at the pre-developed flow rates.

The County Engineer has received, reviewed, and approved the required storm water calculations for the proposed on-site detention facility, and has requested and staff will recommend that the applicant submit copies of any inspection reports produced as part of any National Pollutant Discharge Elimination System (NPDES) permitting process to the County Engineer.

Other Entities Notified and Public Comment

The **County Engineer's** comments were included in the appropriate sections in this report.

Jack Hoskins, Environmental Health Specialist with the Scott County **Health Department** noted the applicant should avoid or minimize any dirt work until they have chosen an area for the septic system.

Since no building permit applications have been submitted at this point, the Scott County **Building Inspector** did not provide comment.

Since Site Plan Review items are not public hearings, there are no publishing requirements so no legal notice was published. Property owners within 500' of the subject property were sent a meeting notice and agenda for the meeting. Staff has not, as of yet, received any questions or comments.

RECOMMENDATION: Staff recommends that the Site Plan be approved for the proposed contractor office with the following conditions:

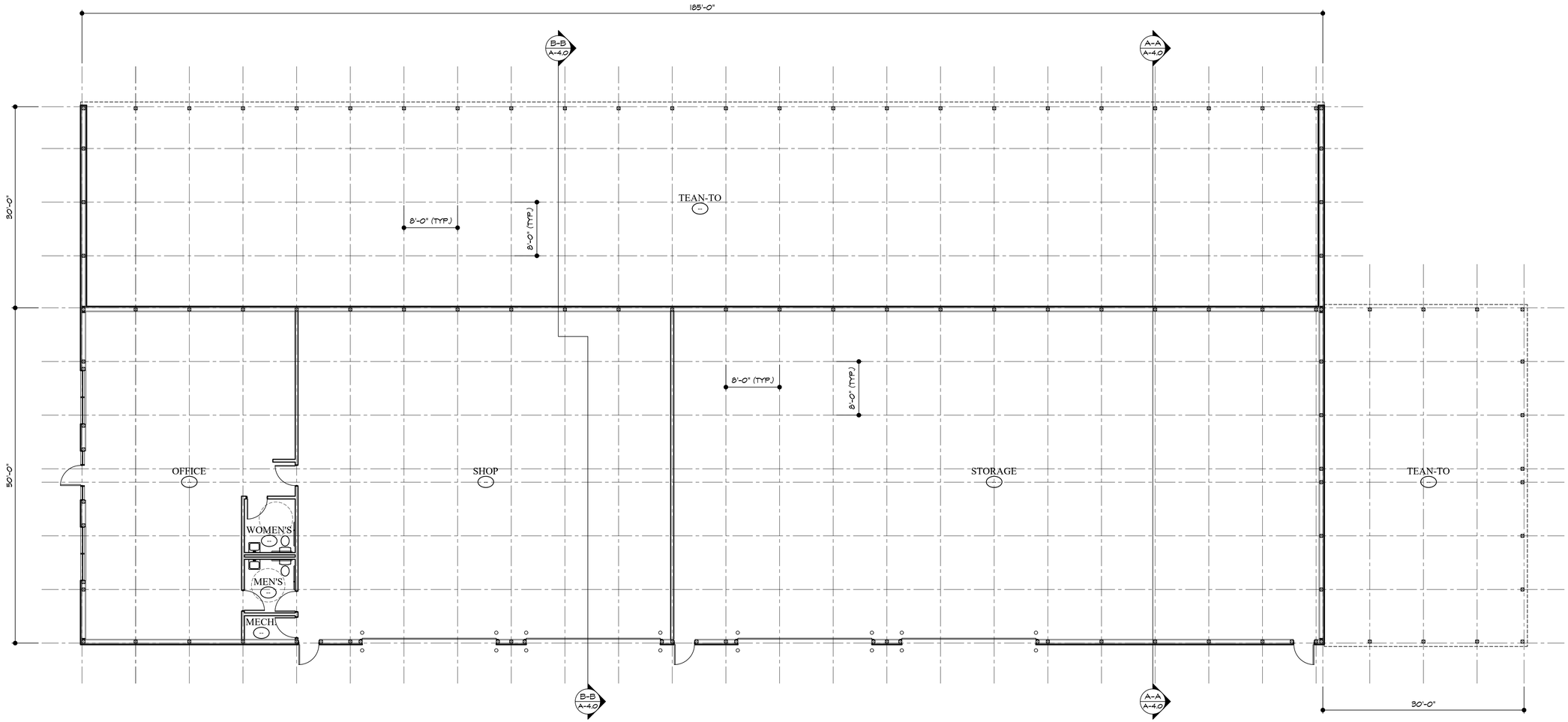
1. The entrance construction plan sheet submitted as part of VTJ Properties LLC's Site Plan approval (meeting date September 19, 2023) be identical to the entrance construction plan sheet for this Site Plan and vice-versa;

2. If the applicant installs outdoor lighting after approval of this Site Plan, a lighting plan compliant with adopted lighting standards be submitted to and approved by the Zoning Administrator;
3. The applicant and adjacent property owner (VTJ Properties LLC) come to an agreement on the use, design, installation, and maintenance of any access drive within the platted access easement on VTJ Properties LLC's parcel;
4. The applicant submit copies of any inspection reports produced as part of any NPDES permitting process to the County Engineer; and
5. The Commission accept the pending decision of the Zoning Board of Adjustment on the Special Use Permit request regarding paving requirements. Tentative hearing date: April 24, 2024.

Submitted by:
Alan Silas, Planning & Development Specialist
March 29, 2024

DRAWING KEY NOTES

(1) ....



TRUE NORTH

PROJECT NORTH

1 / A-1.0

PRELIMINARY

FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS & NOTIFY ARCHITECT OF ANY DISCREPANCIES FRIOR TO COMMENCING WITH WORK.

Bruner, Cooper & Zuck, Inc.

Engineers Architects Land Surveyors

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NEW FACILITY

----- US 61 - BLUES HIGHWAY

DAVENPORT, IOWA 52804

SCOTT COUNTY

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C FOR CONSTRUCTION
A RECORD DOCUMENTS

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PROPOSED FLOOR PLAN

A-1.0

2024051-3 | 12 FEB 2024

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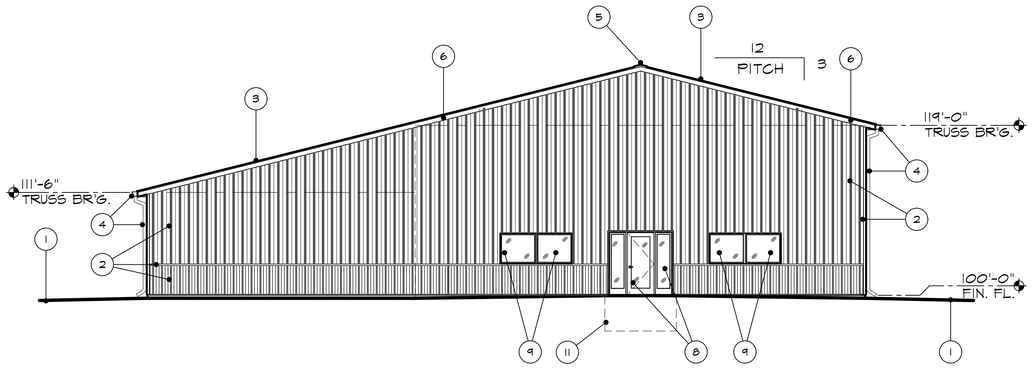
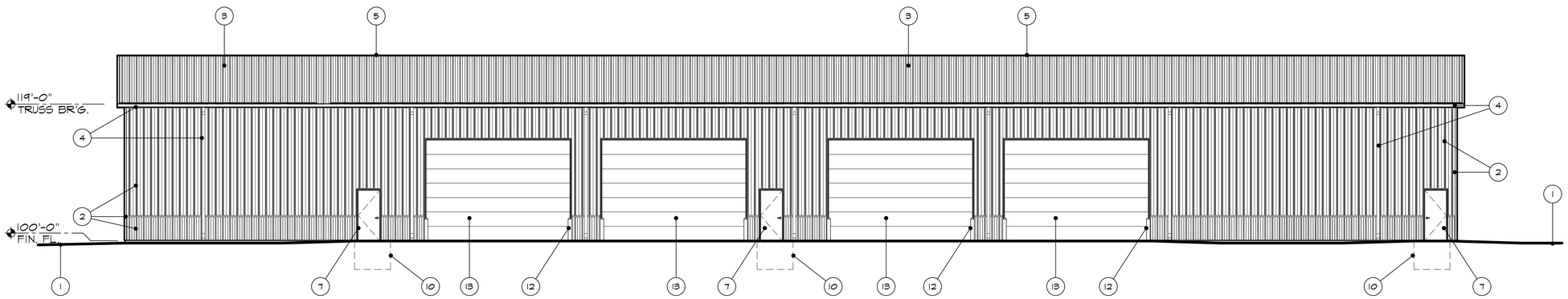


PRELIMINARY

1 / A-3.0 NORTH ELEVATION

SCALE 1/8" = 1'-0"



PRELIMINARY

2 / A-3.0 WEST ELEVATION

SCALE 1/8" = 1'-0"

DRAWING KEY NOTES

1. VERIFY GRADE ELEVATION -SEE CIVIL DRAWINGS FOR ADDITIONAL DRAWINGS FOR ADDITIONAL INFO.
2. 26 GA. PRE-FINISHED METAL BUILDING SIDING & TRIM.
3. 26 GA. PRE-FINISHED METAL ROOFING.
4. PRE-FINISHED SHEET METAL GUTTER & DOWNSPOUT.
5. 26 GA. PRE-FINISHED CONTINUOUS METAL BUILDING RIDGE.
6. 26 GA. PRE-FINISHED METAL BUILDING RAKE/TRIM.
7. INSULATED HOLLOW METAL DOOR W/ WOOD FRAME (PAINT DOOR AND COVER FRAME W/ PRE-FINISHED METAL FANNING).
8. PRE-FINISHED METAL CLAD DOOR & SIDELITES.
9. PRE-FINISHED METAL CLAD FIXED PICTURED WINDOW.
10. REINF. 5'x5' MIN. FROST-PROTECTED STOOP.
11. REINF. 8'x5' MIN. FROST-PROTECTED STOOP
12. 6"Ø CONCRETE FILLED PIPE BOLLARD (TYP.) -PAINT.
13. INSULATED SECTIONAL OVERHEAD DOOR (TYP.).

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS & NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING WITH WORK.

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PROPOSED EXT. ELEVATIONS

A-3.0

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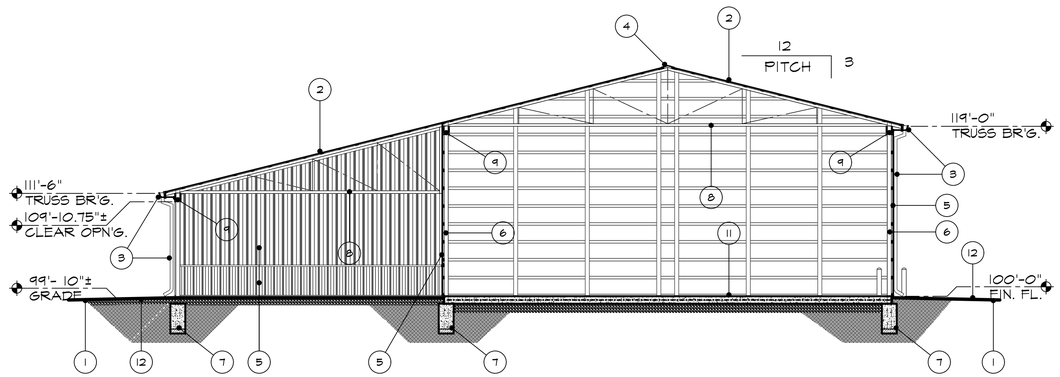
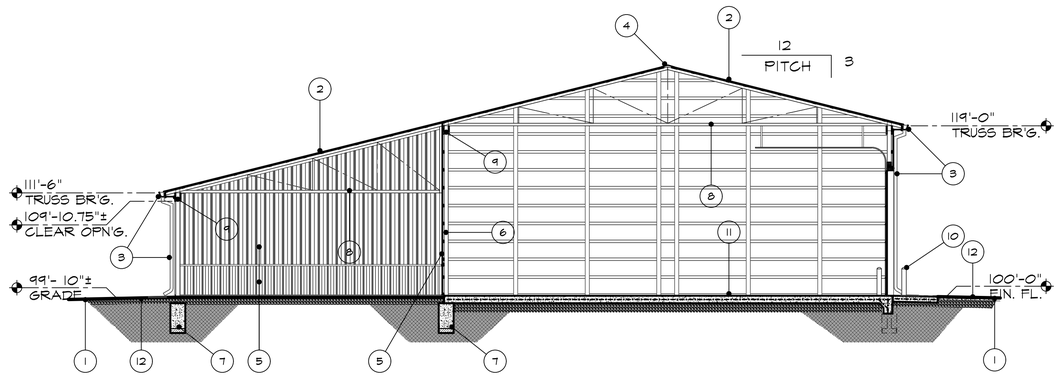


1 / A-4.0 PRELIMINARY
BUILDING SECTION 'A-A'
SCALE 1/8" = 1'-0"



2 / A-4.0 PRELIMINARY
BUILDING SECTION 'B-B'
SCALE 1/8" = 1'-0"

DRAWING KEY NOTES

1. VERIFY GRADE ELEVATION -SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
2. 26 GA. PRE-FINISHED METAL ROOFING OVER 2"x4" PURLINS @ 24" O.C. OVER PRE-ENGINEERED WOOD TRUSS.
3. PRE-FINISHED SHEET METAL GUTTER & DOWNSPOUT.
4. 26 GA. PRE-FINISHED CONTINUOUS METAL RIDGE.
5. 26 GA. PRE-FINISHED METAL BUILDING SIDING OVER 2"x4" GIRTS OF POST FRAME BUILDING WALL.
6. POST FRAME BUILDING WALL -6"x6" TREATED WOOD COLUMNS w/ 2"x4" EXTERIOR GIRTS @ 24" O.C. EXTERIOR BOTTOM SKIRT BOARD TO BE TREATED T&G (ALL GIRTS TO BE SOUTHERN YELLOW PINE NO. 1 OR BETTER). TYVEK (NOT SHOWN) TO BE INSTALLED BETWEEN GIRTS & METAL SIDING.
7. CONCRETE FOUNDATION SURROUND @ EACH 6"x6" TREATED WOOD COLUMN w/ CONCRETE COOKIE AT BOTTOM OF FOUNDATION HOLE. -SEE STRUCTURAL DNG'S FOR SIZING.
8. PRE-ENGINEERED WOOD TRUSS AT 4'-0" O.C. w/ 2"x ANCHOR BOARD AT EXTERIOR WALL.
9. 2"x12" HEADER EACH SIDE OF 6"x6" TREATED WOOD COLUMNS.
10. 6"ø CONCRETE FILLED PIPE BOLLARD (TYP.) -PAINT.
11. 10" REINFORCED CONCRETE FLOOR SLAB OVER VAPOR BARRIER OVER COMPACT GRANULAR FILL. -SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
12. DRIVEWAY SURFACE -SEE CIVIL DRAWINGS FOR MATERIAL AND ADDITIONAL INFORMATION.

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS & NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING WITH WORK.

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