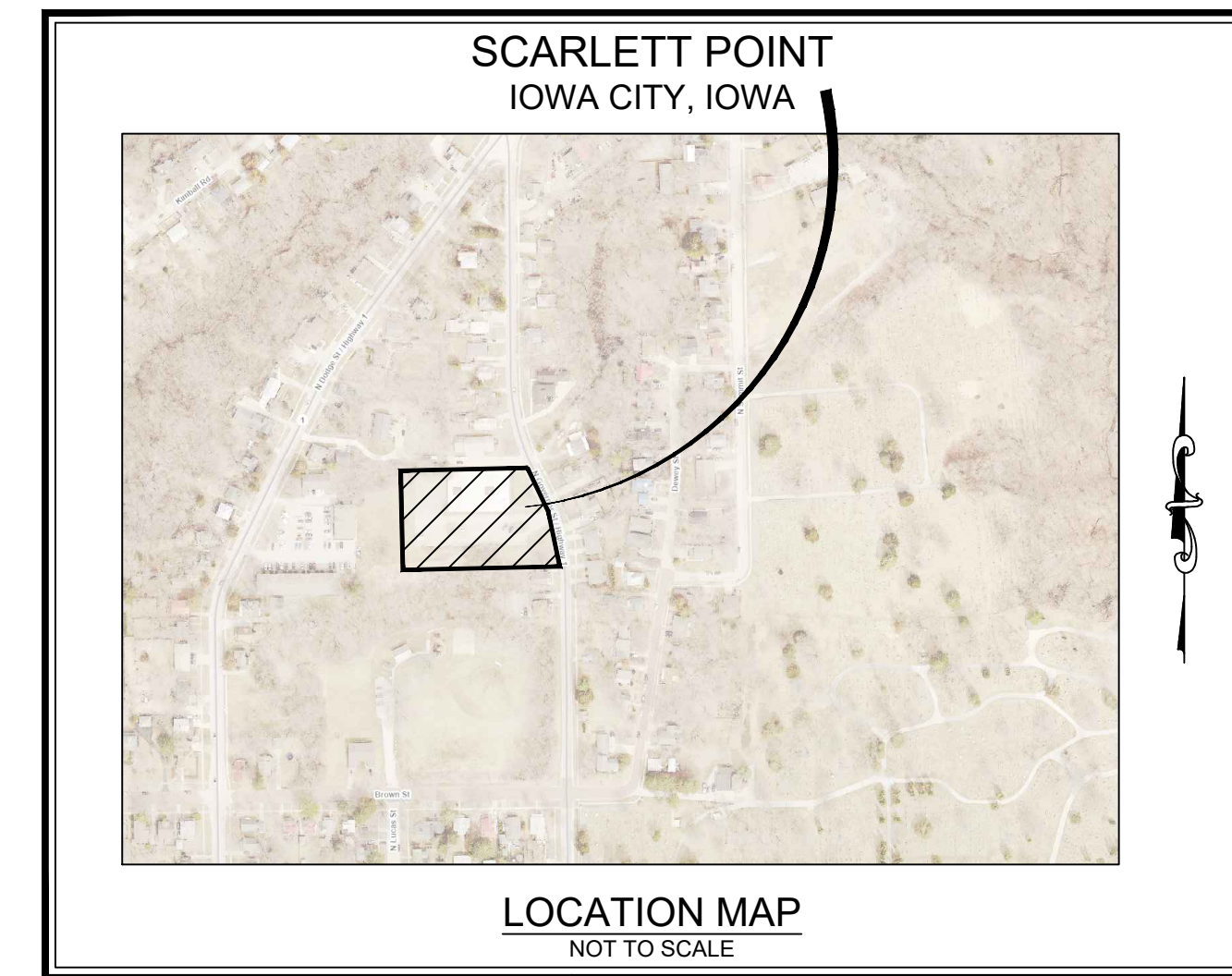
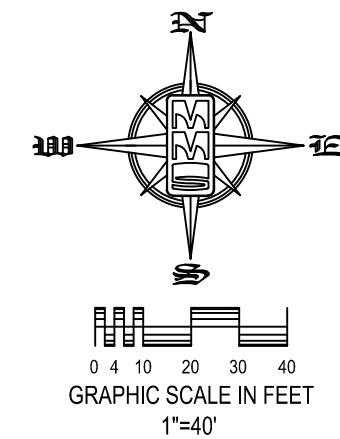


SITE PLAN SCARLETT POINT, LOT 1 IOWA CITY, IOWA

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

APPLICANT:
TSB HOLDINGS LLC
PO BOX 1490
IOWA CITY, IA 52244

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3.47 AC



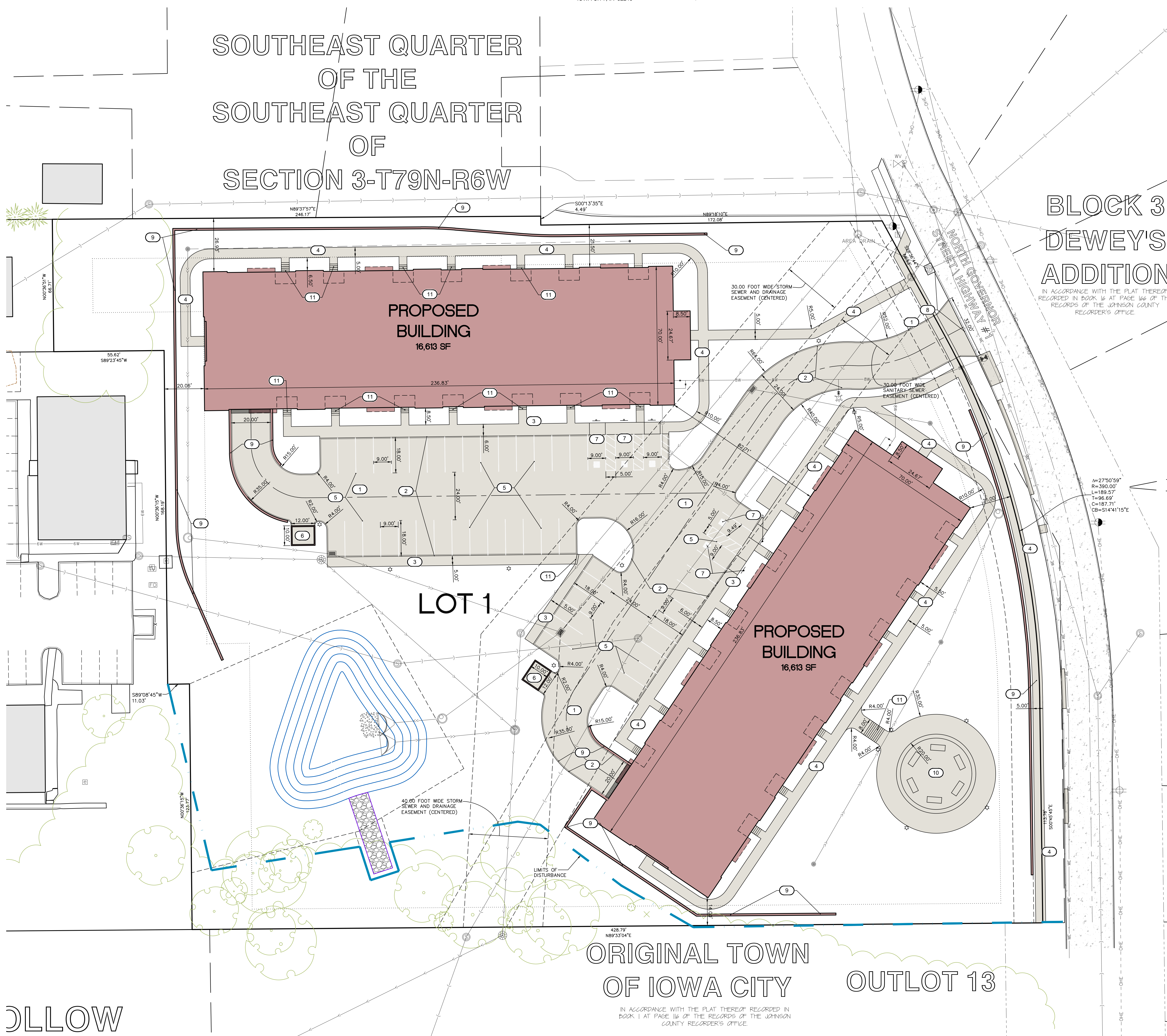
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SOUTHEAST QUARTER
OF THE
SOUTHEAST QUARTER
OF
SECTION 3-T79N-R6W

BLOCK 3
DEWEY'S
ADDITION

IN ACCORDANCE WITH THE PLAT THEREOF
RECORDED IN BOOK 16 AT PAGE 166 OF THE
RECORDS OF THE JOHNSON COUNTY
RECORDER'S OFFICE.



LOT 1, SCARLETT POINT, IOWA CITY, IOWA, ACCORDING TO THE RECORDED PLAT THEREOF IN THE PLAT OF RECORDS OF JOHNSON COUNTY, IOWA.

PROPOSAL
APPLICANT PLANS TO CONSTRUCT 2 BUILDINGS FOR MULTI-FAMILY RESIDENTIAL USE ON 3.47 ACRES.

DEVELOPMENT CHARACTERISTICS
PROPOSED ZONING IS RM-20

SETBACK REQUIREMENTS
BUILDING SETBACKS: REQUIRED 20 FEET
FRONT YARD 20 FEET
SIDE YARD 10 FEET
REAR YARD 20 FEET

MINIMUM LOT REQUIREMENTS
MINIMUM LOT SIZE: NONE
40 FEET
LOT FRONTAGE: NONE
LOT WIDTH: NONE
MAXIMUM BUILDING HEIGHT: 35 FEET

LOT CHARACTERISTICS
LOT AREA: 151,208 SF (100%) (3.47 AC)
BUILDING AREA - PROPOSED: 32,684 SF (21.6%)
PAVING AREA - PROPOSED: 34,093 SF (22.5%)
GREEN SPACE AREA: 84,431 SF (55.8%)

PARKING REQUIREMENTS
36 ONE BEDROOM UNITS: 96 SPACES
48 TWO BEDROOM UNITS: 132 SPACES (5 ADA)
TOTAL REQUIRED SPACES: 132 SPACES (9 ADA)

PROVIDED GARAGE PARKING: 82 SPACES (4 ADA)
PROVIDED OUTDOOR PARKING: 50 SPACES (3 ADA)
TOTAL PROVIDED PARKING: 132 SPACES (9 ADA)

BIKE PARKING
1.5 SPACES PER DWELLING UNIT. AFTER THE FIRST 50 SPACES, ADDITIONAL SPACES ARE 0.75 PER UNIT.
REQUIRED: 84*1.5 = 126 126-50*0.75=38
GARAGE SPACES PROVIDED: 84 SPACES

SITE LIGHTING
ALL EXTERIOR LIGHTING SHALL BE DOWNCAST AND SHIELDED AND NOT EXCEED 25' IN HEIGHT.
NET AREA IS 2.72 AC (GROSS AREA - BUILDING FOOTPRINT)
RM-20 IS A MEDIUM ILLUMINATION DISTRICT. TOTAL INITIAL LUMENS MAY NOT EXCEED 100,000.
ANY BULB OVER 2000 LUMENS MUST BE FULLY SHIELDED AS INSTALLED. MAXIMUM UNSHIELDED LUMENS ALLOWED IS 10,000.
UNSHIELDED OR PARTIALLY SHIELDED BULBS THAT ARE TWO THOUSAND (2000) LUMENS OR LESS MUST BE PROTECTED GLASS OR BE INSTALLED BEHIND A TRANSPARENT COVER.
ALL UNDER CANOPY LIGHTS OR LIGHTS MOUNTED IN EAVES MUST EITHER BE RECESSED INTO THE CANOPY/EAVE AND FULLY SHIELDED OR USE FLAT LENSES INSTEAD OF DROP LENSES.

GENERAL NOTES
ALL GROUND MOUNTED MECHANICAL UNITS SHALL BE SCREENED WITH LANDSCAPING

STANDARD LEGEND AND NOTES

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

EXIST	POWER POLE
EXIST	POWER POLE W/DROP
EXIST	POWER POLE W/TRANS
EXIST	POWER POLE W/LIGHT
EXIST	GUY POLE
EXIST	LIGHT POLE
EXIST	SANITARY MANHOLE
EXIST	FIRE HYDRANT
EXIST	WATER VALVE
EXIST	DRAINAGE MANHOLE
EXIST	CURB INLET
EXIST	FENCE LINE
EXIST	PROPOSED SANITARY SEWER
EXIST	EXISTING SANITARY SEWER
EXIST	PROPOSED STORM SEWER
EXIST	EXISTING STORM SEWER
EXIST	WATER LINES
EXIST	ELECTRICAL LINES
EXIST	TELEPHONE LINES
EXIST	GAS LINES
EXIST	FIBER OPTIC
EXIST	OVERHEAD ELECTRIC
EXIST	CONTOUR LINES (1' INTERVAL)
EXIST	PROPOSED GROUND
EXIST	EXISTING TREE LINE
EXIST	EXISTING DECIDUOUS TREE & SHRUB
EXIST	EXISTING EVERGREEN TREES & SHRUB

THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.

KEYNOTES

NUMBER	KEYNOTE
1	INSTALL DRIVE AND PARKING (SEE PARKING LEGEND AND DETAIL SHEET C500)
2	INSTALL STANDARD 6" CURB AND GUTTER PER DETAIL SHEET C500
3	INSTALL THICKENED EDGE SIDEWALK PER DETAIL SHEET C500
4	INSTALL PCC SIDEWALK PER CITY OF IOWA CITY STANDARDS AND DETAIL SHEET C500
5	INSTALL 4" WIDE PAVEMENT MARKINGS (TYP)
6	INSTALL DUMPSTER ENCLOSURE, SHALL BE CONSTRUCTED WITH MATERIALS SIMILAR OR COMPLEMENTARY TO BUILDING, COORDINATE WITH ARCHITECTURAL PLANS. PER DETAIL SHEET C500
7	ADA STRIPING & SIGNAGE PER DETAIL SHEET C500
8	GRIND CURB & CONNECT TO EXIST PAVEMENT
9	RETAINING WALL BY OTHERS
10	PATIO AREA WITH SEATING AMENITY
11	INSTALL 6" STEPS

THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PER IDOT STANDARD ROAD PLAN TC-202 OR SUDAS 8030-104 AND CITY OF IOWA CITY REQUIREMENTS AT ALL TIMES DURING WORK WITHIN PUBLIC R.O.W.

THE CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDERS FOR ANY REQUIRED RELOCATION OF EXISTING UTILITIES.

PAVING LEGEND

	5" ASPHALT 4" GRANULAR BASE (DOT GRADATION 12 OR 14) (8,136 SF)
	7" PCC OVER 6" GRANULAR BASE (DOT GRADATION 12 OR 14) (14,519 SF)
	PERVIOUS PAVERS (238 SF)
	4" PCC SIDEWALK (12,954 SF)

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

UTILITIES

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/292-8889 NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE, EXACT LOCATION AND TO AVOID DAMAGE THERE TO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

I hereby certify that this engineering document was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

CHRISTOPHER A. THOMPSON
Professional Engineer
Iowa License No. 25323

DATE: 12-09-2024
FIELD BOOK NO.:
DESIGNED BY: CAT
DRAWN BY: ADP
CHECKED BY: CAT
PROJECT NO.: C120
SHEET NO.: 9200-006

LAYOUT AND DIMENSION PLAN

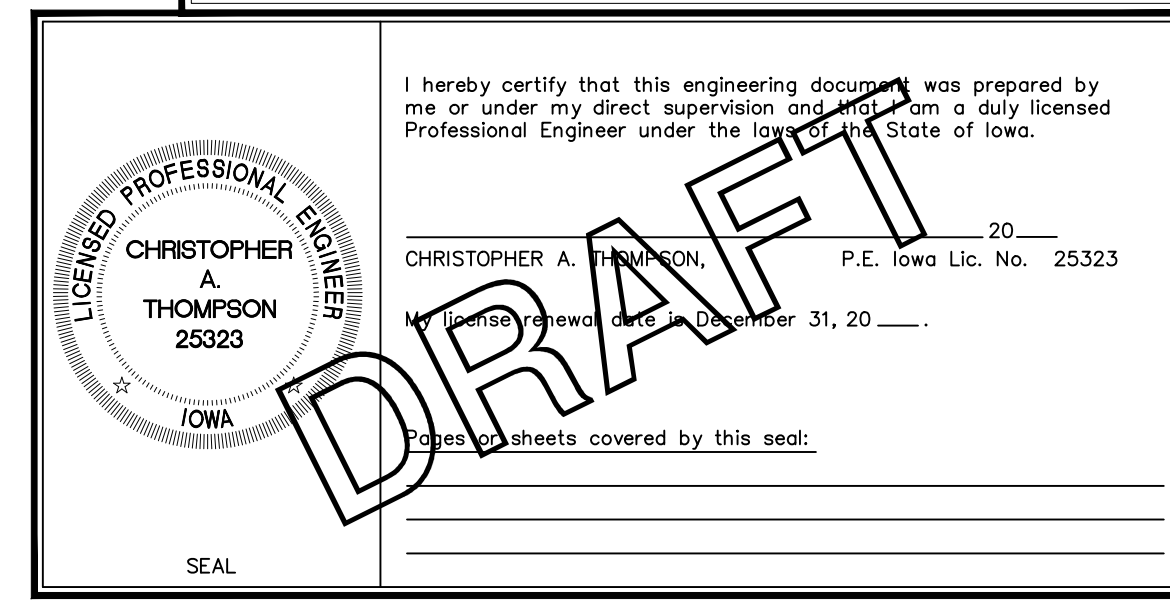
SCARLETT POINT, LOT 1
IOWA CITY JOHNSON COUNTY IOWA

MMS CONSULTANTS, INC.
Date: 12-09-2024
Designed by: CAT
Drawn by: ADP
Checked by: CAT
Project No.: C120
9200-006

DOLLOW

ORIGINAL TOWN
OF IOWA CITY
OUTLOT 13

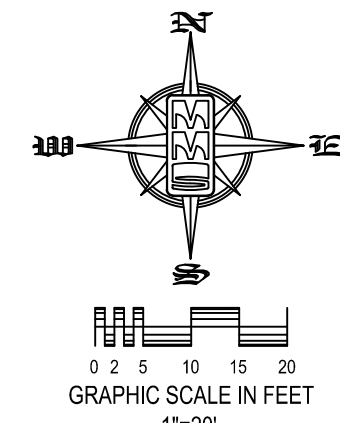
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DRAFT

SITE PLAN SCARLETT POINT, LOT 1 IOWA CITY, IOWA

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PREPARED BY:
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 1917 S. GILBERT STREET
 IOWA CITY, IA 52240

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SOUTHEAST QUARTER
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BLOCK 3
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IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN BOOK 16 AT PAGE 166 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

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---	EXISTING EVERGREEN TREES & SHRUBS

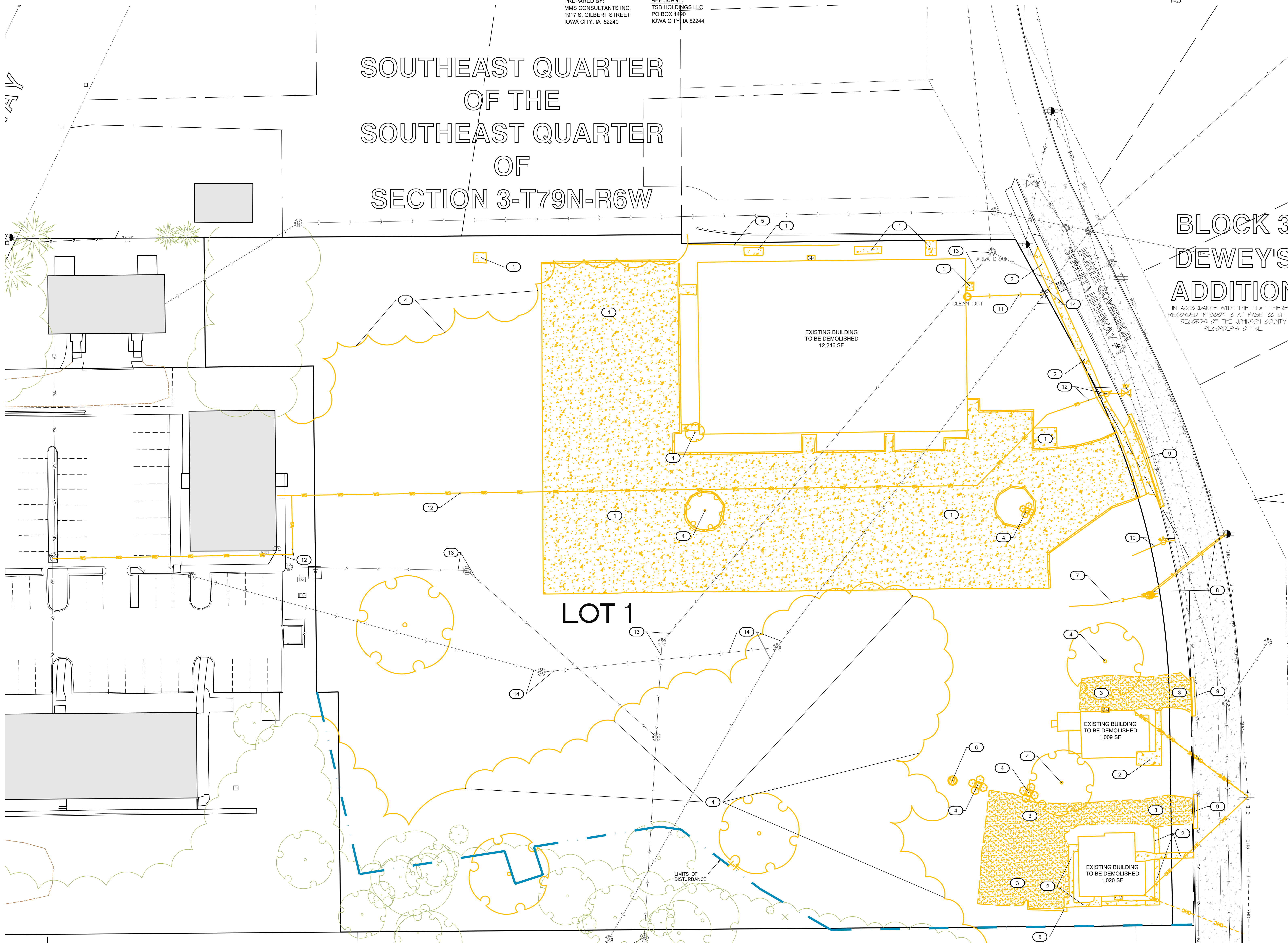
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KEYNOTES

NUMBER	KEYNOTE
1	REMOVE CONCRETE AND CURB
2	REMOVE SIDEWALK
3	REMOVE GRAVEL
4	REMOVE AND GRUB EXISTING VEGETATION
5	REMOVE EXISTING WALL
6	REMOVE EXISTING WELL
7	REMOVE EXISTING ELECTRIC
8	COORDINATE RELOCATION W/UTILITY OWNER
9	REMOVE TWO FOOT SECTION AND REPAIR TYPICAL CURB AND GUTTER
10	REMOVE/ABANDON EXISTING 2-INCH SERVICE @ MAIN PER CITY OF IOWA CITY WATER DIVISION POLICY.
11	REMOVE EXISTING SANITARY SERVICE TO RIGHT OF WAY, FUSE END SERVICE WITH FLOWABLE MORTAR. THE ENTRY INTO THE MANHOLE WILL BE SEALED AND GROUTED OVER.
12	WHERE APPLICABLE, REMOVE/ABANDON EXISTING 6-INCH SERVICE IN PLACE TO MAIN PER CITY OF IOWA CITY WATER DIVISION POLICY. REMOVE HYDRANT AND SALVAGE TO CITY.
13	PROTECT EXISTING SANITARY SEWER MAIN AND MANHOLE DURING DEMOLITION WORK.
14	PROTECT EXISTING STORM SEWER, MANHOLE AND INTAKE DURING DEMOLITION WORK.

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LOT 1

EXISTING BUILDING
TO BE DEMOLISHED
1,009 SF

EXISTING BUILDING
TO BE DEMOLISHED
1,020 SF

ORIGINAL TOWN
OF IOWA CITY OUTLOT 13

IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN BOOK 1 AT PAGE 166 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

WOOD HOLLOW

3.47 AC

**CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS**

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Date	Revision
12-18-2024	PER CITY COMMENTS
05-09-2025	PER CITY COMMENTS

DEMOLITION PLAN

SCARLETT POINT,
LOT 1
IOWA CITY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

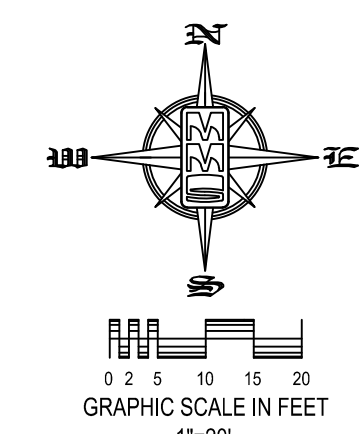
Date:	12-09-2024
Designed by:	CAT
Drawn by:	ADD
Checked by:	CAT
Project No:	C121
9200-006	of

SITE PLAN SCARLETT POINT, LOT 1 IOWA CITY, IOWA

PREPARED BY:
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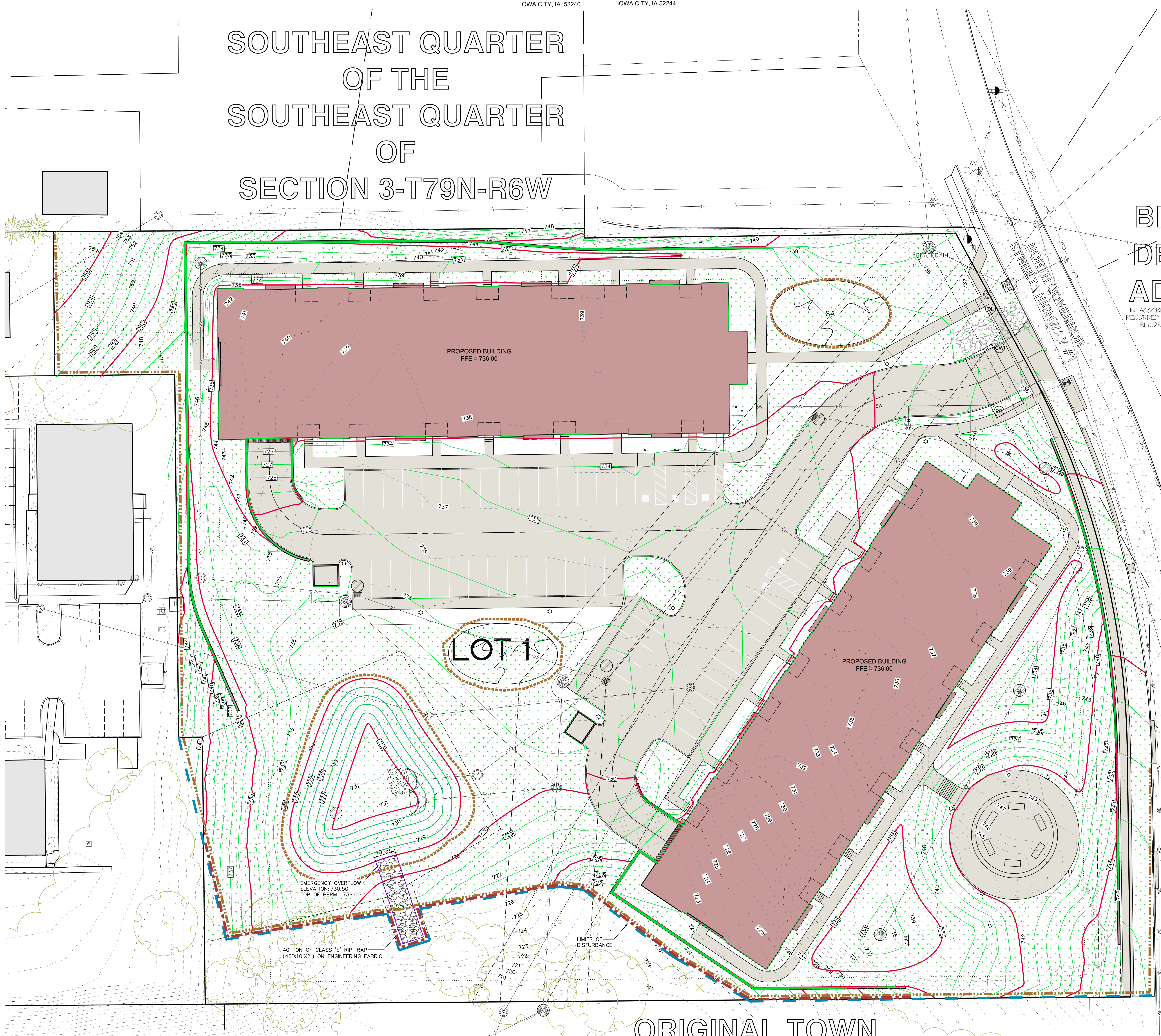


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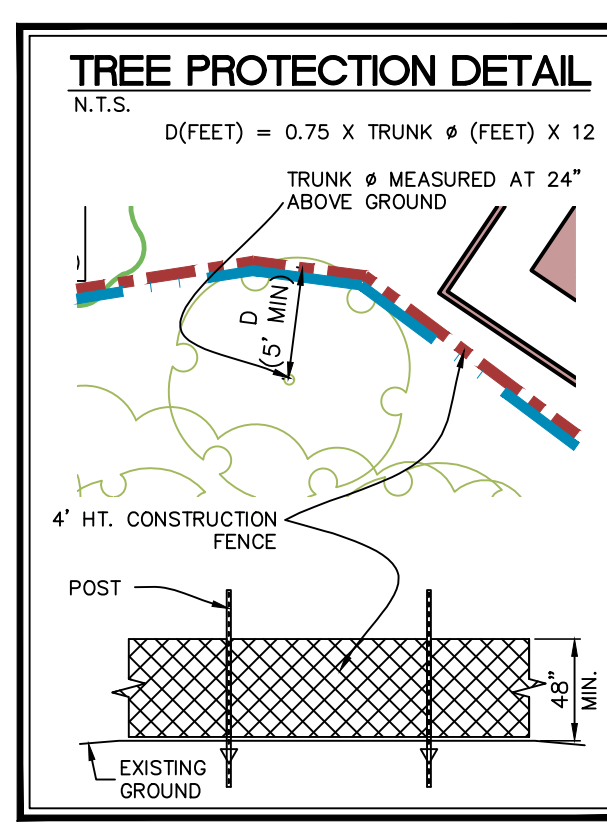
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---	RECORDED DIMENSIONS
---	CURVE SEGMENT NUMBER

EXIST- PROP

- POWER POLE
- POWER POLE W/DRIP
- POWER POLE W/TRANS
- POWER POLE W/LIGHT
- GUY POLE
- LIGHT POLE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE MANHOLE
- CURB INLET
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- WATER LINES
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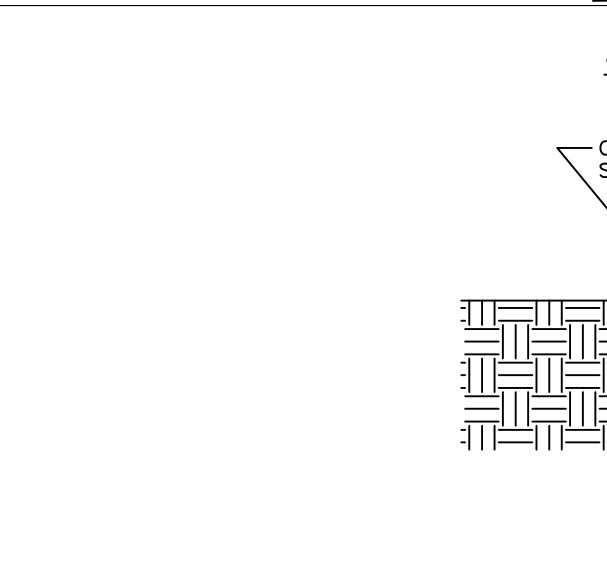
- GRADING NOTES**
- MAXIMUM SLOPE ON CUTS AND FILLS SHALL BE 3:5. HORIZONTAL TO 1: VERTICAL.
 - NO EXCAVATION SHALL BE ALLOWED WITHIN 2' OF PROPERTY LINES.
 - WHERE HEIGHT OF FILL IS GREATER THAN 30" AN INTERMEDIATE TERRACE OF AT LEAST 6' WIDE SHALL BE ESTABLISHED AT MID HEIGHT. SEE TYPICAL SECTION.
 - COMPACTION TO BE 90% MODIFIED PROCTOR WHERE > 6:1 SLOPE.
 - ALL TREES OUTSIDE THE LIMITS OF GRADING OPERATIONS SHALL BE SAVED, UNLESS OTHERWISE INDICATED TO BE REMOVED. TREES NEAR THE EDGES OF GRADING LIMITS AND IN THE STORM WATER DETENTION BASIN AREAS SHALL BE SAVED IF POSSIBLE, WITHIN THE REQUIREMENTS OF THE SPECIFICATIONS.
 - PRIOR TO ANY GRADING A CONSTRUCTION SAFETY FENCE SHALL BE INSTALLED 50 FEET FROM TRUNKS OF TREES TO BE PROTECTED.
 - STABILIZATION SEEDING SHALL BE IMPLEMENTED AS SOON AS GRADING ACTIVITY IS COMPLETE. DISTURBED AREAS SHALL BE KEPT AS SMALL AS POSSIBLE TO PREVENT LARGE SCALE EROSION PROBLEMS. IF THE GRADING CONTRACTOR STOPS GRADING OPERATIONS FOR MORE THAN 14 DAYS, THEIR STABILIZATION SEEDING SHALL BE DONE ON ALL DISTURBED AREAS.
 - SILT FENCE LOCATIONS AND LENGTHS, AS INDICATED, ARE APPROXIMATE ONLY. FINAL LOCATIONS AND LENGTHS WILL BE DETERMINED, AS NEEDED, UPON COMPLETION OF GRADING OPERATIONS IN AN AREA.
 - ALL STREET SUBGRADES SHALL BE CONSTRUCTED AND COMPACTED IN ACCORDANCE WITH CITY OF DEBORG AND CONSTRUCTION STANDARDS AND PROCEDURES.

EROSION CONTROL LEGEND

---	FINAL FILTER SOCK	---	PERIMETER SILT FENCE
---	SILT FENCE	---	TEMPORARY SOIL STOCKPILE AREA
---	TEMPORARY ROCK CONSTRUCTION ENTRANCE/EXIT	---	DIRECTION OF OVERLAND FLOW
---	TEMPORARY PARKING AND STORAGE	---	DUMPSTER FOR CONSTRUCTION WASTE
---	CONCRETE TRUCK/EQUIPMENT WASHOUT	---	RIP RAP OUTLET PROTECTION
---	PORTABLE RESTROOM	---	
---	DOCUMENT LOCATION (PERMITS, SWPPP, INSPECTION FORMS, ETC.)	---	
---	FILTER SOCK INLET PROTECTION	---	
---	FILTER SOCK BEHIND CURB AT CURB RAMP	---	

THE ABOVE LISTED ITEMS ARE SHOWN IN THEIR RECOMMENDED LOCATIONS. IF A CONTROL MEASURE IS ADDED OR MOVED TO A MORE SUITABLE LOCATION, INDICATE THE REVISION ON THIS SHEET. THE BLANKS LEFT FOR OTHER MEASURES SHOULD BE USED IF AN ITEM NOT SHOWN ABOVE IS IMPLEMENTED ON SITE. ADDITIONAL PRACTICES FOR EROSION PREVENTION AND SEDIMENT CONTROL CAN BE FOUND IN APPENDIX D OF THE SWPPP.

- GRADING AND EROSION CONTROL NOTES**
- TOTAL SITE AREA: 3.47 ACRES
TOTAL AREA TO BE DISTURBED: 3.22 ACRES
- EROSION CONTROL MEASURES SHOWN SHALL BE USED DURING FILL ACTIVITIES. EROSION CONTROL MEASURES SHALL BE REEVALUATED AND MODIFIED, IF NECESSARY, AT THE TIME OF DEVELOPMENT.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES THAT COULD BE USED ON SITE, IF NEEDED, CAN BE FOUND IN APPENDIX D OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) BINDER PREPARED FOR THE SITE. IF ADDITIONAL MEASURES ARE INDICATED, SPECIFY THE TYPE AND LOCATION OF SAID MEASURE ON THIS PLAN.
- CONTRACTOR SHALL INSTALL A ROCK ENTRANCE AND PERFORM REGULAR CLEANING OF VEHICLES THAT LEAVE THE SITE.
- FOLLOWING INSTALLATION OF PERIMETER SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR TO SCHEDULE A SITE INSPECTION PRIOR TO ANY SOIL DISTURBING ACTIVITIES.
- THE CONTRACTOR SHALL FOLLOW SWPPP REGULATIONS.
- THE EROSION CONTROL CONTRACTOR SHALL INSTALL FILTER SOCKS OR OTHER APPROVED FORM OF INLET PROTECTION AT EACH STREET INTAKE ADJACENT TO THE SITE.
- 15' WETLAND BUFFER ALONG WESTERN PROPERTY LINE NOT TO BE DISTURBED, EXCEPT FOR INSTALLATION OF ESSENTIAL UTILITIES SUCH AS STORM AND SANITARY SEWERS AS ALLOWED PER IOWA CITY CODE 14-9-20



- INSTALLATION**
- POSTS SHALL BE 1.33 POUNDS PER LINEAL FOOT STEEL WITH A MINIMUM LENGTH OF 8 FEET. STEEL POSTS SHALL HAVE PROJECTIONS FOR FASTENING WIRE TO THEM.
 - SILT FENCE FABRIC SHALL CONFORM TO I.D.O.T. STANDARD SPECIFICATION SECTION 406.01.A. SILT FENCING SHALL BE A MINIMUM OF 24" AND A MAXIMUM OF 36" HIGH WHEN COMPLETE.
 - THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE FENCE TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, THE FILTER CLOTH SHALL BE SPICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6" OVERLAP, AND SECURELY SEALED.
 - POSTS SHALL BE SPACED A MAXIMUM OF 8 FEET APART AND DRIVEN SECURELY INTO THE GROUND ALONG THE FENCE ALIGNMENT. POSTS SHALL BE DRIVEN INTO THE GROUND A MINIMUM OF 28".
 - A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4" WIDE BY 12" DEEP ALONG THE UPSLOPE SIDE OF THE POSTS. NEEDED AS DIRECTED BY THE POLLUTION PREVENTION PLAN, SUCH THAT THE FABRIC EXTENDS INTO THE TRENCH AS SHOWN. ABOVE THE FABRIC SHALL BE FASTENED A MINIMUM OF THREE PLACES ON EACH POST.
 - THE TRENCH SHALL BE BACK FILLED WITH EXCAVATED MATERIAL AND THOROUGHLY COMPACTED.
- MAINTENANCE**
- SILT FENCES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL EVENT OF 0.5 INCHES OR MORE. DURING PERIODS OF PROLONGED RAIN INSPECTIONS SHALL BE AT LEAST DAILY. ANY REPAIRS NEEDED TO MAINTAIN THE SILT FENCE'S EFFECTIVENESS SHALL BE MADE IMMEDIATELY.
 - SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO STABILIZING THE UPSLOPE AREAS THE FABRIC SHALL BE REPLACED PROMPTLY.
 - SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN THE DEPOSITS ARE APPROXIMATELY ONE-HALF THE HEIGHT OF THE FENCE. PLACE THAT WILL PREVENT THEIR ESCAPE FROM THE CONSTRUCTION SITE.
 - ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER NEEDED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.
 - SILT FENCE SHALL REMAIN IN PLACE UNTIL IT IS NO LONGER NEEDED AS DIRECTED BY THE POLLUTION PREVENTION PLAN. GENERALLY SILT FENCES SHALL REMAIN UNTIL THE UPSLOPE AREAS ARE STABILIZED WITH AN ESTABLISHED GRASS COVER AS A MINIMUM.

OLLOW

ORIGINAL TOWN
OF IOWA CITY
OUTLOT 13

IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN BOOK 1 AT PAGE 16 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

Date: 12-18-2024
Revision: PER CITY COMMENTS
05-09-2025 PER CITY COMMENTS

GRADING
EROSION CONTROL
PLAN AND SWPPP

SCARLETT POINT,
LOT 1
IOWA CITY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.
Date: 12-09-2024
Designed by: CAT
Drawn by: ADR
Checked by: CAT
Project No: C140
Field Book No:
Scale: 1"=20'
Sheet No:
9200-006 of:



UTILITIES
 THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/292-8889 NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

WHERE PUBLIC UTILITY FEATURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PER IDOT STANDARD ROAD PLAN TC-202 OR SUDA'S 8030-104 AND CITY OF IOWA CITY REQUIREMENTS AT ALL TIMES DURING WORK WITHIN PUBLIC R.O.W.

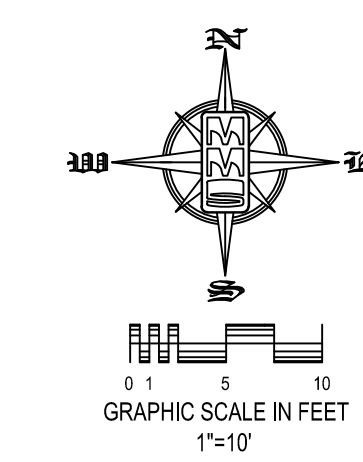
THE CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDERS FOR ANY REQUIRED RELOCATION OF EXISTING UTILITIES.

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 - C161: UTILITY PLAN: WATER
 - C500: GENERAL NOTES & DETAILS
 - L100: LANDSCAPE AND FINAL STABILIZATION PLAN

SITE PLAN

SCARLETT POINT, LOT 1

IOWA CITY, IOWA



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

APPLICANT:
 TSB HOLDINGS LLC
 PO BOX 1490
 IOWA CITY, IA 52244



CIVIL ENGINEERS
 LAND PLANNERS
 LAND SURVEYORS
 LANDSCAPE ARCHITECTS
 ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
 IOWA CITY, IOWA 52240
 (515) 351-6282
www.mmsconsultants.net

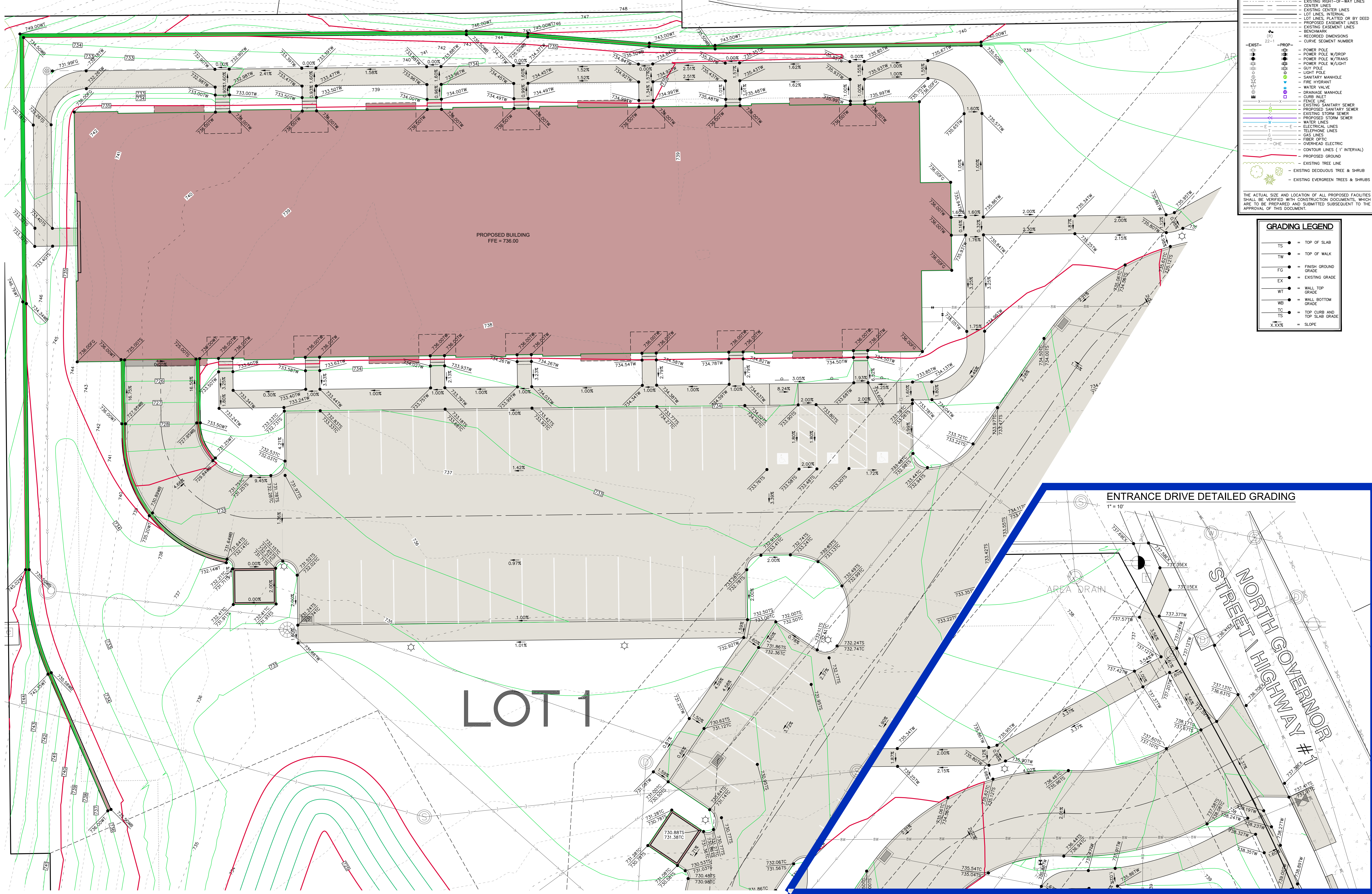
Date: 12-18-2024
 Revision: PER CITY COMMENTS
 05-09-2025 PER CITY COMMENTS

STANDARD LEGEND AND NOTES

---	PROPERTY &/or BOUNDARY LINES
---	CONGRESSIONAL SECTION LINES
---	RIGHT-OF-WAY LINES
---	EXISTING RIGHT-OF-WAY LINES
---	CENTER LINES
---	EXISTING CENTER LINES
---	LOT LINES, INTERNAL
---	LOT LINES, PLATTED OR BY DEED
---	PROPOSED EASEMENT LINES
---	EXISTING EASEMENT LINES
---	RECORDED DIMENSIONS
---	CURVE SEGMENT NUMBER
---	EXISTING
---	PROPOSED
---	POWER POLE
---	POWER POLE W/DROP
---	POWER POLE W/TURNS
---	POWER POLE W/LIGHT
---	QUIP POLE
---	LIGHT POLE
---	SANITARY MANHOLE
---	FIRE HYDRANT
---	WATER VALVE
---	DRAINAGE MANHOLE
---	CURB INLET
---	FENCE LINE
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
---	WATER LINES
---	ELECTRICAL LINES
---	TELEPHONE LINES
---	GAS LINES
---	FIBER OPTIC
---	OVERHEAD ELECTRIC
---	CONTOUR LINES (1' INTERVAL)
---	PROPOSED GRADING
---	EXISTING TREE LINE
---	EXISTING DECIDUOUS TREE & SHRUB
---	EXISTING EVERGREEN TREES & SHRUBS

GRADING LEGEND

TS	= TOP OF SLAB
TW	= TOP OF WALK
FG	= FINISH GROUND GRADE
EX	= EXISTING GRADE
WT	= WALL TOP GRADE
WB	= WALL BOTTOM GRADE
TS	= TOP CURB AND TOP SLAB GRADE
X.XXX	= SLOPE



DETAILED GRADING PLAN

SCARLETT POINT, LOT 1

IOWA CITY JOHNSON COUNTY IOWA

MMS CONSULTANTS, INC.
 Date: 12-09-2024
 Designed by: CAT
 Drawn by: ADP
 Checked by: CAT
 Project No: 9200-006
 Field Book No:
 Scale: 1"=10'
 Sheet No:
C141
 of:

SITE PLAN SCARLETT POINT, LOT 1 IOWA CITY, IOWA

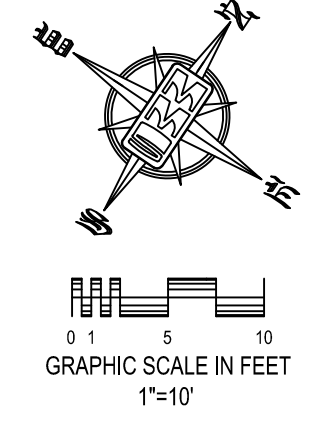
PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

APPLICANT:
TSB HOLDINGS LLC
PO BOX 1490
IOWA CITY, IA 52244

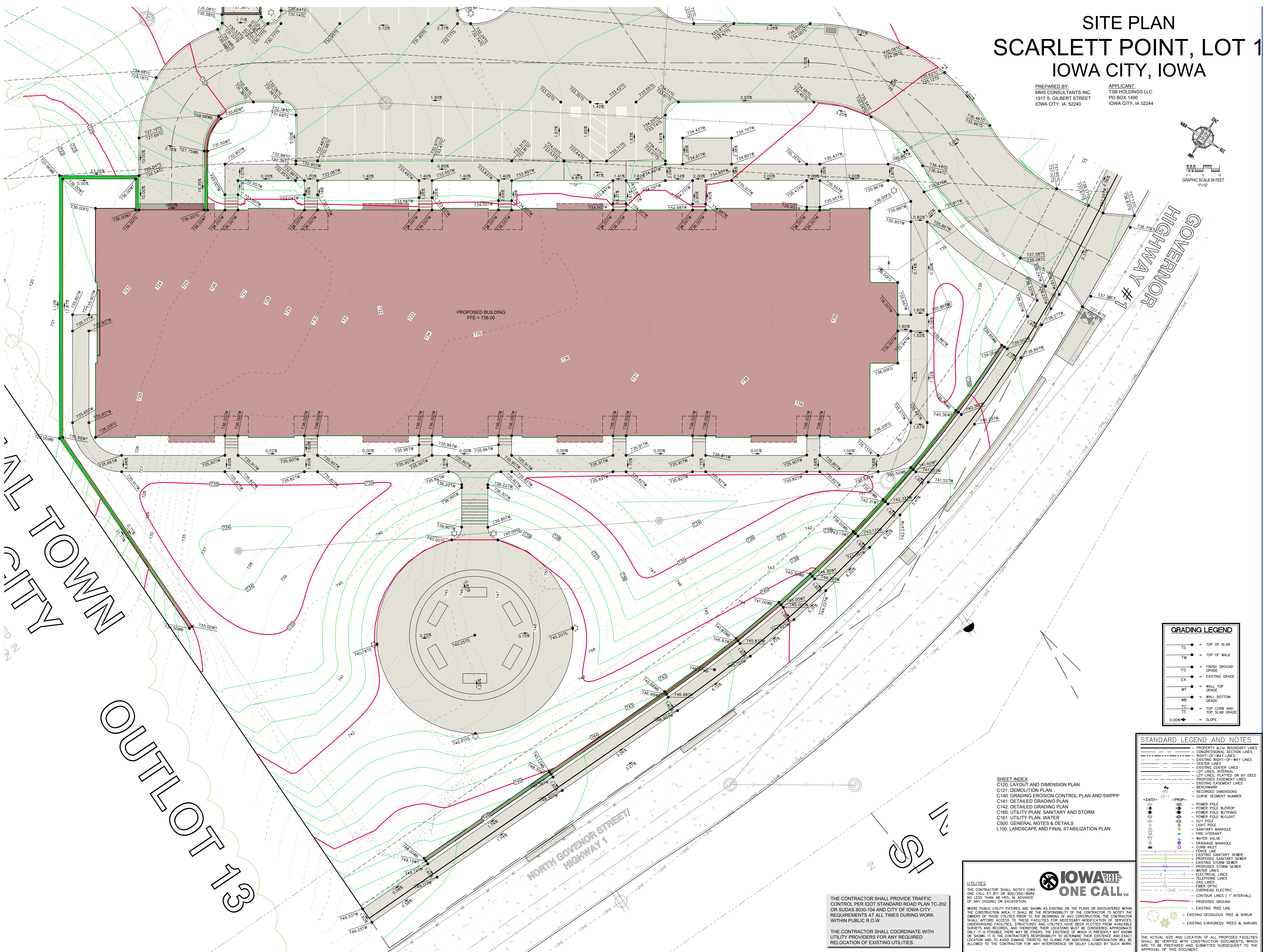


CIVIL ENGINEERS
LAND PLANNERS
LANDSCAPE ARCHITECTS
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Date	Revision
12-18-2024	PER CITY COMMENTS
05-09-2025	PER CITY COMMENTS



OUTLOT 13
CITY TOWN

GRADING LEGEND

- TS = TOP OF SLAB
- TW = TOP OF WALK
- FG = FINISH GROUND GRADE
- EX = EXISTING GRADE
- WT = WALL TOP GRADE
- WB = WALL BOTTOM GRADE
- TC = TOP CURB AND TOP SLAB GRADE
- SLOPE = SLOPE

STANDARD LEGEND AND NOTES

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

UTILITIES

- EXIST - POWER POLE W/DROP
- EXIST - POWER POLE W/TRANS
- EXIST - POWER POLE W/LIGHT
- EXIST - GUY POLE
- EXIST - LIGHT POLE
- EXIST - SANITARY MANHOLE
- EXIST - FIRE HYDRANT
- EXIST - WATER VALVE
- EXIST - DRAINAGE MANHOLE
- EXIST - CURB INLET
- EXIST - FENCE LINE
- EXIST - EXISTING SANITARY SEWER
- EXIST - PROPOSED SANITARY SEWER
- EXIST - EXISTING STORM SEWER
- EXIST - PROPOSED STORM SEWER
- EXIST - WATER LINES
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UTILITIES

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IOWA ONE CALL

THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PER DOT STANDARD ROAD PLAN TC-202 OR SUDAS 803-104 AND CITY OF IOWA CITY REQUIREMENTS AT ALL TIMES DURING WORK WITHIN PUBLIC R.O.W.

THE CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDERS FOR ANY REQUIRED RELOCATION OF EXISTING UTILITIES.

SCARLETT POINT, LOT 1

IOWA CITY JOHNSON COUNTY IOWA

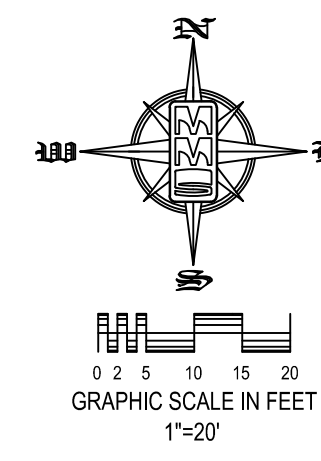
MMS CONSULTANTS, INC.
Date: 12-09-2024
Designed by: CAT
Drawn by: ADR
Checked by: CAT
Project No: C142
Sheet No: 9200-006

SITE PLAN SCARLETT POINT, LOT 1 IOWA CITY, IOWA

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

APPLICANT:
TSB HOLDINGS LLC
PO BOX 1490
IOWA CITY, IA 52244

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OF THE
SOUTHEAST QUARTER
OF
SECTION 3-T79N-R6W

BLOCK 3
DEWEY'S
ADDITION

IN ACCORDANCE WITH THE PLAT THEREOF
RECORDED IN BOOK 16 AT PAGE 166 OF THE
RECORDS OF THE JOHNSON COUNTY
RECORDER'S OFFICE.

THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PER IDOT STANDARD ROAD PLAN TC-202 OR SUDAS 8030-104 AND CITY OF IOWA CITY REQUIREMENTS AT ALL TIMES DURING WORK WITHIN PUBLIC R.O.W.

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---	EXISTING TREE LINE
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NOTES:
1. ALL PROPOSED UTILITIES ARE PRIVATE UNLESS OTHERWISE NOTED.
2. MAINTAIN MINIMUM 18" OF VERTICAL SEPARATION AT ALL CROSSINGS.
3. STORM SEWER SHOULD HAVE ONE SECTION OF RCP PIPE ON CENTER WITH GASKET JOINTS.

CROSSINGS CHART

ALL CROSSING ELEVATIONS ARE BOTTOM OF TOP PIPE AND TOP OF BOTTOM PIPE

Crossing	Utility	Elevation
1	CC#1	12" STORM PIPE = 726.61
	8" WATER MAIN = 725.11	
2	CC#2	8" WATER MAIN = 724.44
	15" SANITARY = 716.60	
3	CC#3	8" WATER MAIN = 725.11
	4" WATER SERVICE = 725.11	
	21" STORM = 718.60	
4	CC#4	4" SANITARY = 726.18
	8" WATER MAIN = 724.68	
5	CC#5	8" WATER MAIN = 726.68
	4" SANITARY = 724.36	
6	CC#6	12" STORM = 728.33
	15" SANITARY = 718.87	
7	CC#7	12" STORM = 728.58
	4" WATER = 730.16	
8	CC#8	12" STORM = 728.48
	8" WATER = 726.92	
9	CC#9	15" STORM = 726.24
	21" STORM = 715.26	
10	CC#10	15" STORM = 725.84
	10" SANITARY = 722.71/721.88	
	21" STORM = 713.23	
11	CC#11	15" STORM = 725.59
	18" STORM = 719.07	
12	CC#12	4" SANITARY = 721.26
	21" STORM = 719.76	
13	CC#13	12" STORM = 727.43
	4" SANITARY = 720.23	

UTILITY PLAN: SANITARY AND STORM

SCARLETT POINT,
LOT 1

IOWA CITY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.
Date: 12-09-2024

Designed by: CAT
Drawn by: ADP
Checked by: CAT
Project No: C160
9200-006

HOLLOW

RECORDED IN
RPS OF THE

ORIGINAL TOWN
OF IOWA CITY
OUTLOT 13

IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN
BOOK 1 AT PAGE 166 OF THE RECORDS OF THE JOHNSON
COUNTY RECORDER'S OFFICE.

UTILITIES
THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/252-8889 NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

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BLOCK DEWEY ADDITIC

IN ACCORDANCE WITH THE PLAT RECORDED IN BOOK 18 AT PAGE RECORDS OF THE JOHNSON RECORDERS OFFICE.

IOWA ONE CALL

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

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SITE PLAN SCARLETT POINT, LOT 1 IOWA CITY, IOWA

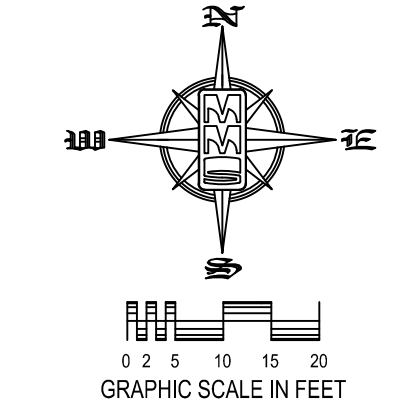
PREPARED BY: MMS CONSULTANTS INC. 1917 S. GILBERT STREET IOWA CITY, IA 52240

APPLICANT: TSS HOLDINGS LLC PO BOX 1490 IOWA CITY, IA 52244



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
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1917 S. GILBERT ST.
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(319) 351-6282
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THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PER IDOT STANDARD ROAD PLAN TC-202 OR SUDAS 8030-104 AND CITY OF IOWA CITY REQUIREMENTS AT ALL TIMES DURING WORK WITHIN PUBLIC R.O.W.

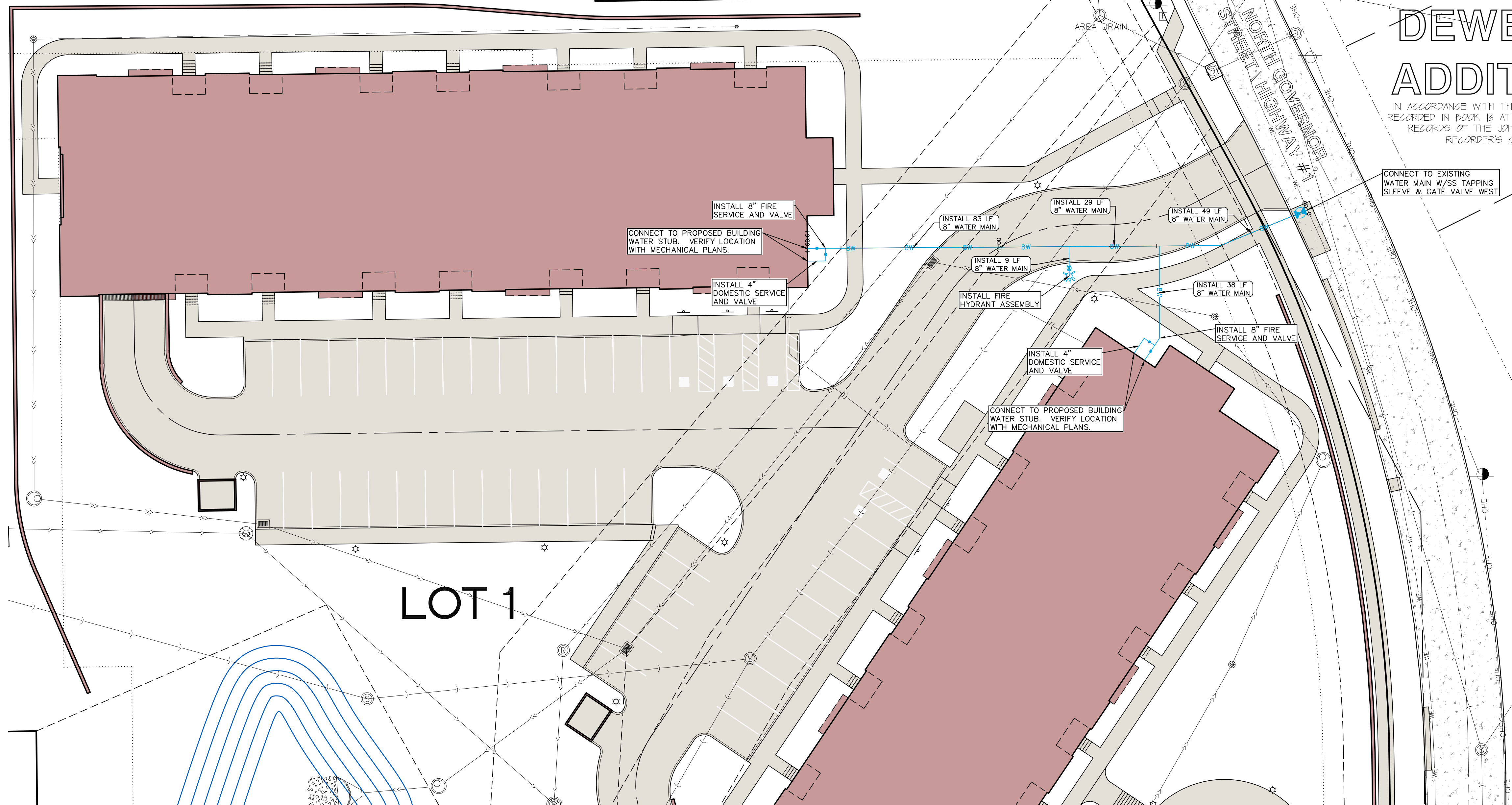
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STANDARD LEGEND AND NOTES

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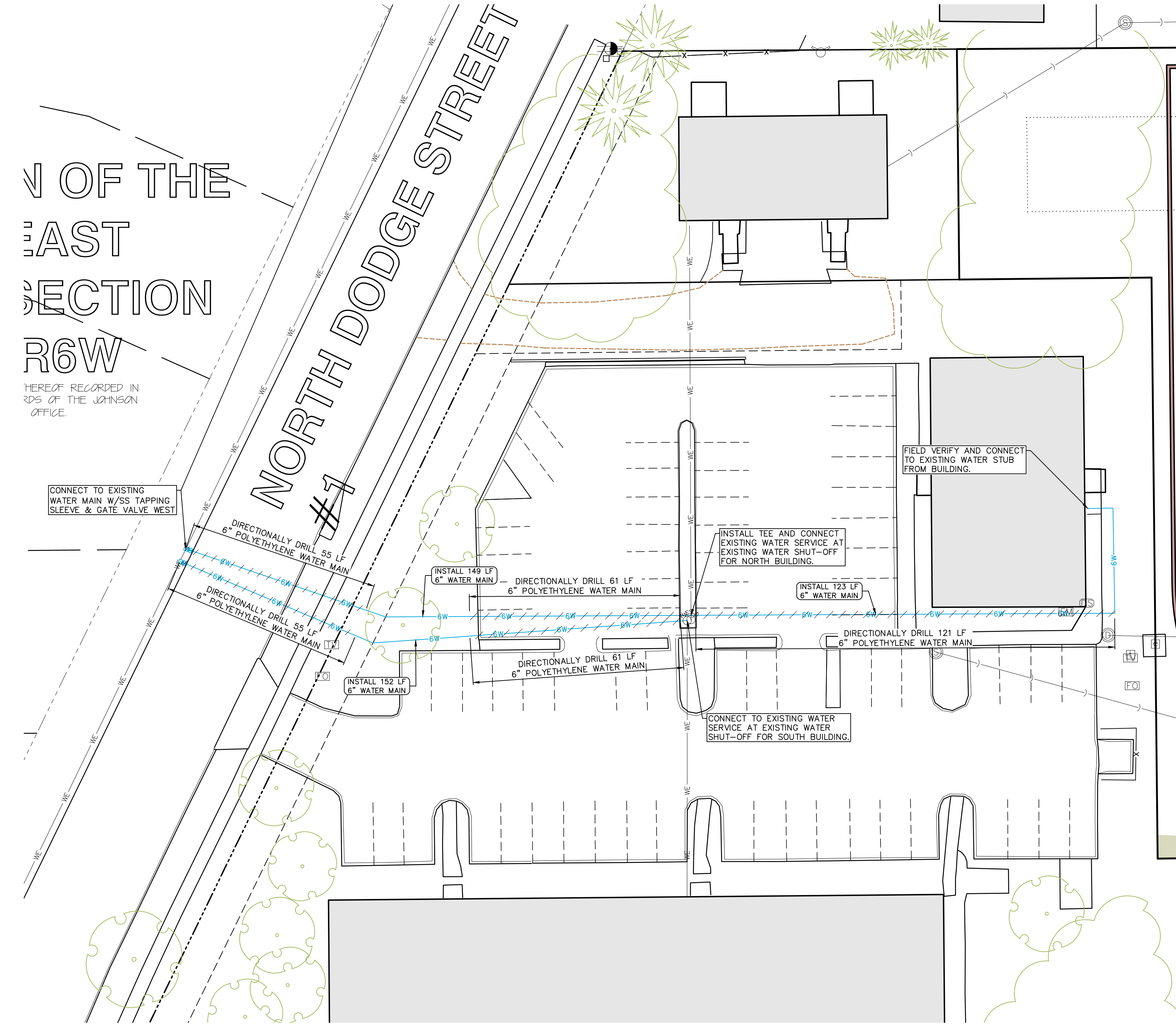
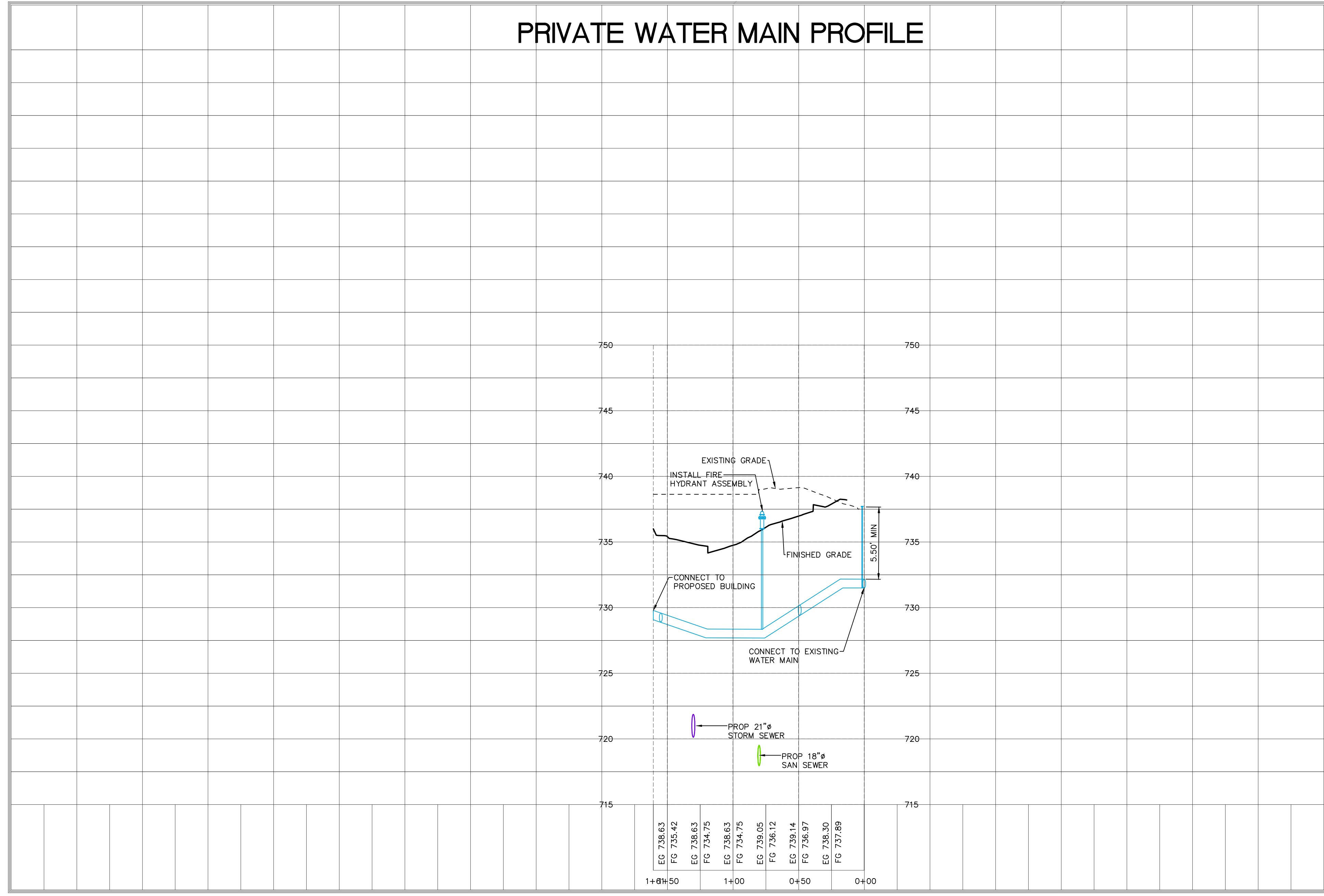
Date	Revision
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- NOTES:
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PRIVATE WATER MAIN PROFILE



UTILITY PLAN: WATER

SCARLETT POINT, LOT 1

IOWA CITY JOHNSON COUNTY IOWA

MMS CONSULTANTS, INC.
Date: 12-09-2024
Designed by: CAT
Drawn by: ADR
Checked by: CAT
Project No: C161
9200-006 of



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
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ENVIRONMENTAL SPECIALISTS
1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-6282
www.mmsconsultants.net

Table with 2 columns: Date, Revision. Row 1: 12-18-2024, PER CITY COMMENTS. Row 2: 05-09-2025, PER CITY COMMENTS.

LANDSCAPE AND FINAL STABILIZATION PLAN

SCARLETT POINT, LOT 1

IOWA CITY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.
Date: 12-09-2024

Designed by: CAT
Drawn by: ADR
Checked by: CAT

Field Book No.:
Scale: 1"=20'
Sheet No.: L100

Project No.: 9200-006

SITE PLAN SCARLETT POINT, LOT 1 IOWA CITY, IOWA

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

APPLICANT:
TSB HOLDINGS LLC
PO BOX 1490
IOWA CITY, IA 52244

PERMANENT SEEDING OF URBAN AREAS

THE FOLLOWING SEED MIXTURE SHALL BE USED FOR PERMANENT SEEDING OF URBAN AREAS, INCLUDING ANY AREAS PREVIOUSLY MAINTAINED AS LAWN. THE APPLICATION RATE SHALL BE 4 POUNDS PER 1,000 SQUARE FEET (2 kg per 100 m²).

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

IOWA ONE CALL

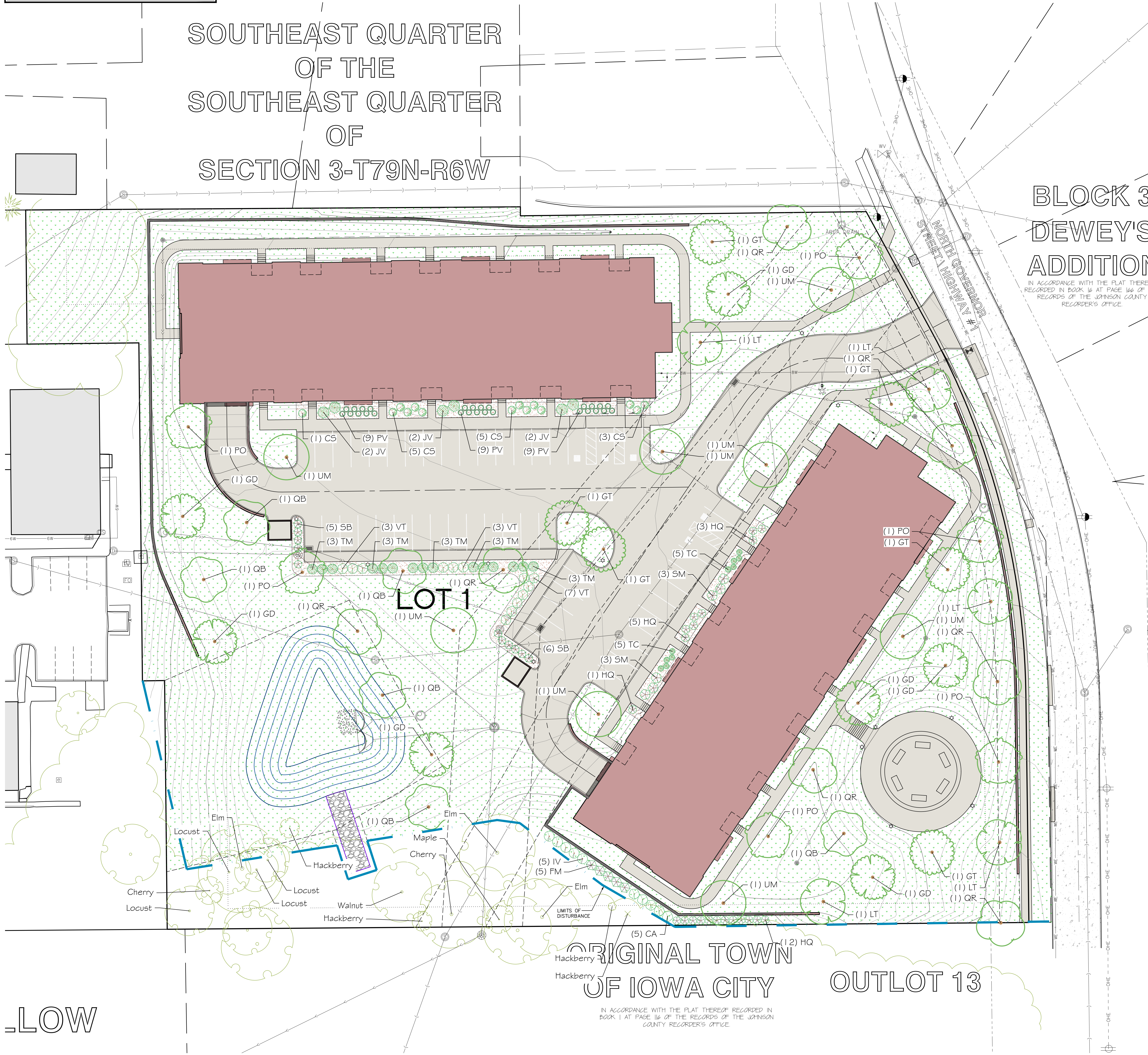
UTILITIES
THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/252-8989 NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IF IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN, IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THEREO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

SOUTHEAST QUARTER
OF THE
SOUTHEAST QUARTER
OF
SECTION 3-T79N-R6W

BLOCK 3
DEWEY'S
ADDITION

IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN BOOK 16 AT PAGE 166 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.



SHEET INDEX

- C120: LAYOUT AND DIMENSION PLAN
- C121: DEMOLITION PLAN
- C140: GRADING EROSION CONTROL PLAN AND SWPPP
- C141: DETAILED GRADING PLAN
- C142: DETAILED GRADING PLAN
- C160: UTILITY PLAN: SANITARY AND STORM
- C161: UTILITY PLAN: WATER
- C500: GENERAL NOTES & DETAILS
- L100: LANDSCAPE AND FINAL STABILIZATION PLAN

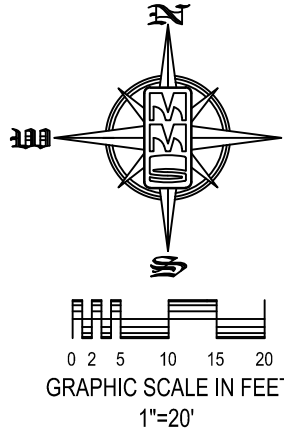
STANDARD LEGEND AND NOTES

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

EXISTING: 22-1

- POWER POLE
- POWER POLE W/DROP
- POWER POLE W/TRANS
- POWER POLE W/LIGHT
- GUY POLE
- LIGHT POLE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE MANHOLE
- CURB INLET
- FENCE LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- WATER LINES
- ELECTRICAL LINES
- TELEPHONE LINES
- GAS LINES
- FIBER OPTIC
- OVERHEAD ELECTRIC
- CONTOUR LINES (1' INTERVAL)
- PROPOSED GROUND
- EXISTING TREE LINE
- EXISTING DECIDUOUS TREE & SHRUB
- EXISTING EVERGREEN TREE & SHRUB

THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.



- NOTES:**
- TEMPORARY STABILIZATION IS REQUIRED TO BE IMMEDIATELY IMPLEMENTED FOLLOWING CONSTRUCTION ACTIVITY IF THE AREA IS TO BE DORMANT FOR 14 DAYS OR MORE.
 - FINAL STABILIZATION SHALL BE IMMEDIATELY IMPLEMENTED FOLLOWING THE COMPLETION ESTABLISHING FINAL GRADE.
 - STABILIZATION MATTING SHALL BE IMMEDIATELY IMPLEMENTED FOLLOWING TRENCH BACKFILL.
- THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PER IDOT STANDARD ROAD PLAN TC-202 OR SUDAS 8030-104 AND CITY OF IOWA CITY REQUIREMENTS AT ALL TIMES DURING WORK WITHIN PUBLIC R.O.W.
- THE CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDERS FOR ANY REQUIRED RELOCATION OF EXISTING UTILITIES.

LANDSCAPE REQUIREMENTS

- 1 STREET TREE FOR EVERY 40 LF OF FRONTAGE.
- 369.66 / 40 = 9 PROVIDED
- 1 TREE FOR EVERY 550 SF OF TOTAL BUILDING COVERAGE OF THE LOT.
- 32,664 / 550 = 60 REQUIRED
- 45 PROPOSED (15 EXISTING)

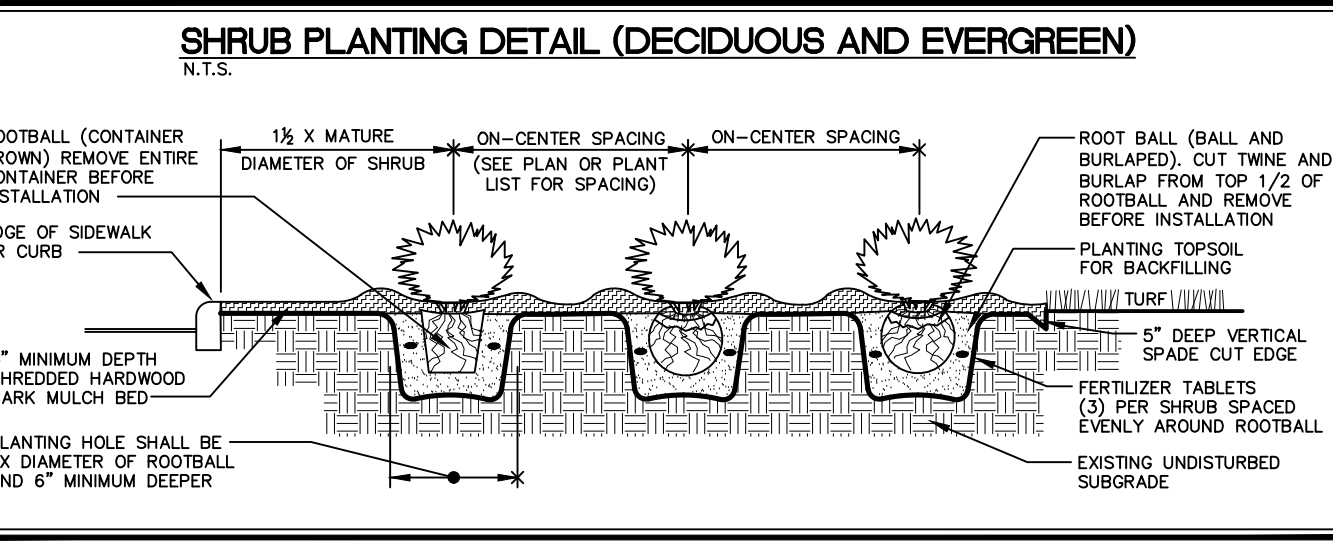
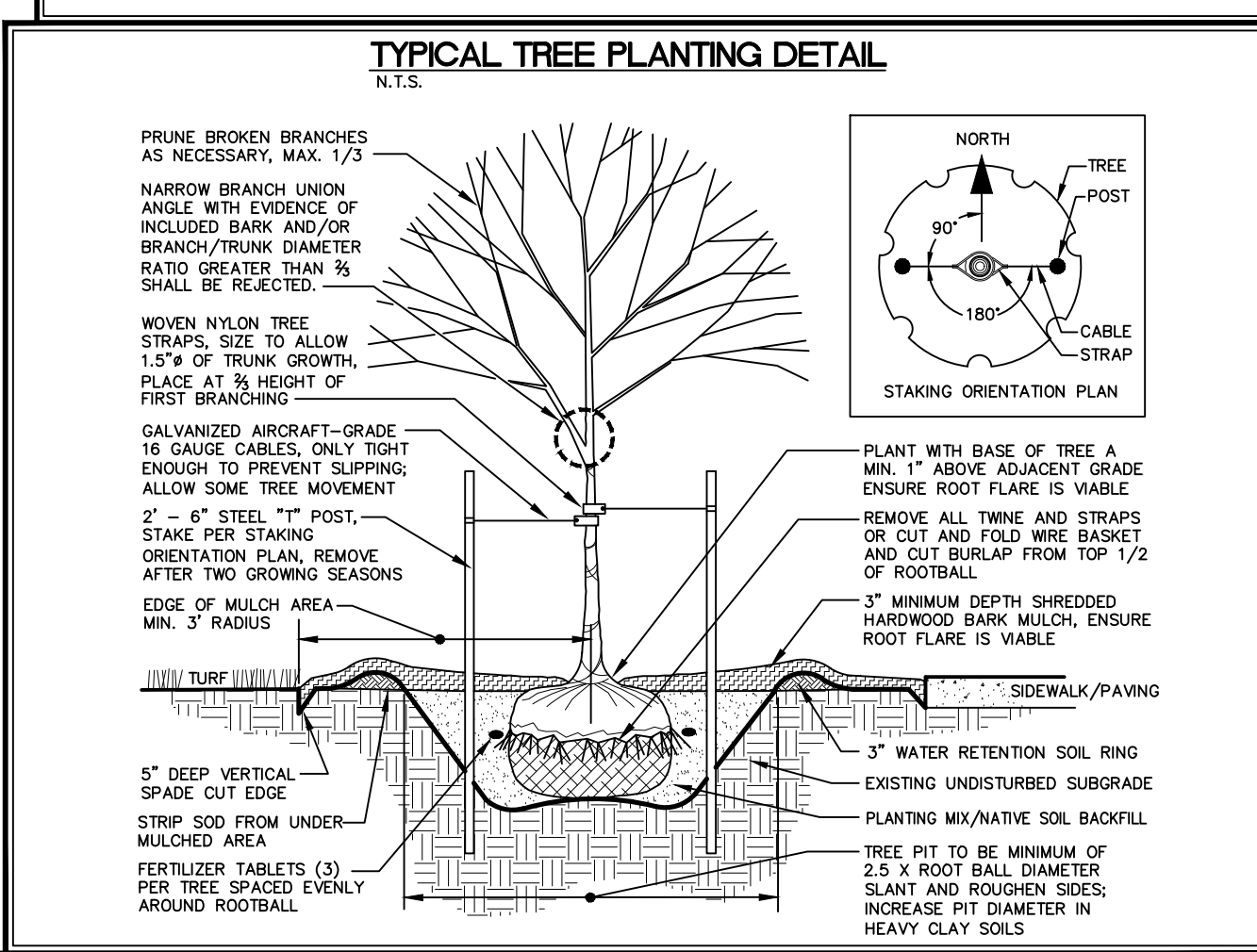
LANDSCAPE LEGEND

- TURF GRASS
- PLANTING BED

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE H. X W.
TREES							
GT	6	6	Gleditsia triacanthos 'nema' 'Skyline'™	Skyline Thornless Honey Locust	2" Cal.	B4B	45' x 35'
GD	7	7	Gymnocladus dioica 'Espresso'	Espresso Kentucky Coffeetree	2" Cal.	B4B	70' x 45'
LT	5	5	Lindulauron tulipifera	Tulip Tree	2" Cal.	B4B	80' x 50'
PO	6	6	Platanus occidentalis	American Sycamore	2" Cal.	B4B	90' x 70'
QB	4	4	Quercus bicolor	Swamp White Oak	2" Cal.	B4B	60' x 60'
QR	7	7	Quercus rubra	Red Oak	2" Cal.	B4B	70' x 70'
UM	8	8	Ulmus x 'Morton Glossy'™	Triumph Elm	2" Cal.	B4B	60' x 40'
SHRUBS, ORNAMENTAL GRASSES & PERENNIALS							
CA	5	5	Celastrus scilloides 'Hummingbird'	Hummingbird Summersweet	24" Ht.	Container	4' x 5'
CS	14	14	Cornus sericea 'Farrow'™	Arctic Fire Red Twig Dogwood	24" Ht.	Container	4' x 4'
FM	5	5	Fothergilla major 'Mount Airy'	Mount Airy Fothergilla	24" Ht.	Container	5' x 5'
HQ	21	21	Hydrangea quercifolia 'Sike's Dwarf'	Sike's Dwarf Oakleaf Hydrangea	24" Ht.	Container	4' x 4'
IV	5	5	Itea virginica	Virginia Sweetgale	18" Ht.	Container	5' x 5'
JV	6	6	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	18" Ht.	Container	3' x 6'
PV	27	27	Panicum virgatum 'Prarie Fire'	Prarie Fire Switch Grass	24" Ht.	Container	4' x 3'
SB	11	11	Syringa x bumalda 'Goldflame'	Goldflame Syreza	18" Ht.	Container	3' x 4'
SM	6	6	Syringa meyeri 'Palen'	Dwarf Korean Lilac	24" Ht.	Container	4' x 5'
TM	15	15	Taxus x media 'Tautoni'	Tautoni's Yew	18" Ht.	Container	3' x 5'
TC	10	10	Tsuga canadensis 'Moon Frost'	Moon Frost Hemlock	18" Ht.	Container	3' x 3'
VT	13	13	Viburnum tinnum 'Bailey Compact'	Bailey's Compact Viburnum	30" Ht.	Container	6' x 5'

- LANDSCAPE NOTES**
- THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL LOCATIONS OF UNDERGROUND UTILITIES ON SITE PRIOR TO LANDSCAPE INSTALLATION.
 - PLANT QUANTITIES ARE FOR INFORMATION ONLY; DRIVING SHALL PREVAIL IN CONFLICT SITUATIONS.
 - RAND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60-1-2000, OR MOST RECENT EDITION.
 - LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL IS APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - ALL PLANTING BED AREAS SHALL HAVE QUALITY TYPICAL AREAS OF INTEREST BY LANDSCAPE CONTRACTOR TO BEING RED GRADES 9" - 4" BELOW EXISTING CONCRETE AREAS AND TOP OF GEOMETRIC WALLS PRIOR TO BEING CONTRACTOR TO BEING RED GRADES.
 - FRESH GRADES OF PLANT BED AND SOIL AREAS SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
 - ALL WOOD AND PERENNIAL PLANTING AREAS SHALL HAVE A MINIMUM 8" HIGH DEEP BED OF DOUBLE BREKEDDED HAYWARD DARK MULCH AND AN APPLICATION OF A PRE-COMPOSTED FERTILIZER AS APPROVED EQUAL FOR TREE CONTAINS.
 - LANDSCAPE EDGING BETWEEN DARK MULCH AND LAWN AREAS SHALL BE A SPADE CUT EDGE. EDGE SHALL BE INSTALLED VERTICAL AND ACCORDING TO DETAILS.
 - STAKES SHALL BE REQUIRED ON ALL TREES EXCEPT MULTI-TRUNK VARIETIES STAKE UNDO (3) OR (4) "ETEL" TYP. POSTED OUTSIDE OF ROOTBALL AND APPROX 1/2" FROM TRUNK WITH 8 GAUGE GALV. AND PLANTING BEDS SHALL BE MARKED WITH A STANDARD MANUFACTURED TREE TRAP AND PARTIALLY WITH TYPE OR APPROVED METHOD.
 - ALL TREES FREE-STANDING WITHIN LAWN AREAS SHALL HAVE A MINIMUM 4 FT. DIA. RING OF DOUBLE BREKEDDED HAYWARD DARK MULCH AT A 4" HIGH RING.
 - ALL LANDSCAPE PLANTINGS ARE SOIL AREAS SHALL BE THOROUGHLY WATERED UPON INSTALLATION AND A TOTAL OF (3) WATERINGS BEFORE FINAL ACCEPTANCE AFTER ACCEPTANCE AND SHALL BE MAINTAINED FOR ONE YEAR PRIOR TO FINAL ACCEPTANCE.
 - LANDSCAPE CONTRACTOR MUST FOLLOW ALL DETAILS PROVIDED ON SHEETS DESCRIBING LANDSCAPE CONSTRUCTION TECHNIQUES.
 - ALL LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
 - KEEP ALL REMAINING AREAS WITH EXIST. UNDER. MS.



LOW

ORIGINAL TOWN
OF IOWA CITY
OUTLOT 13

IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN BOOK 1 AT PAGE 116 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.