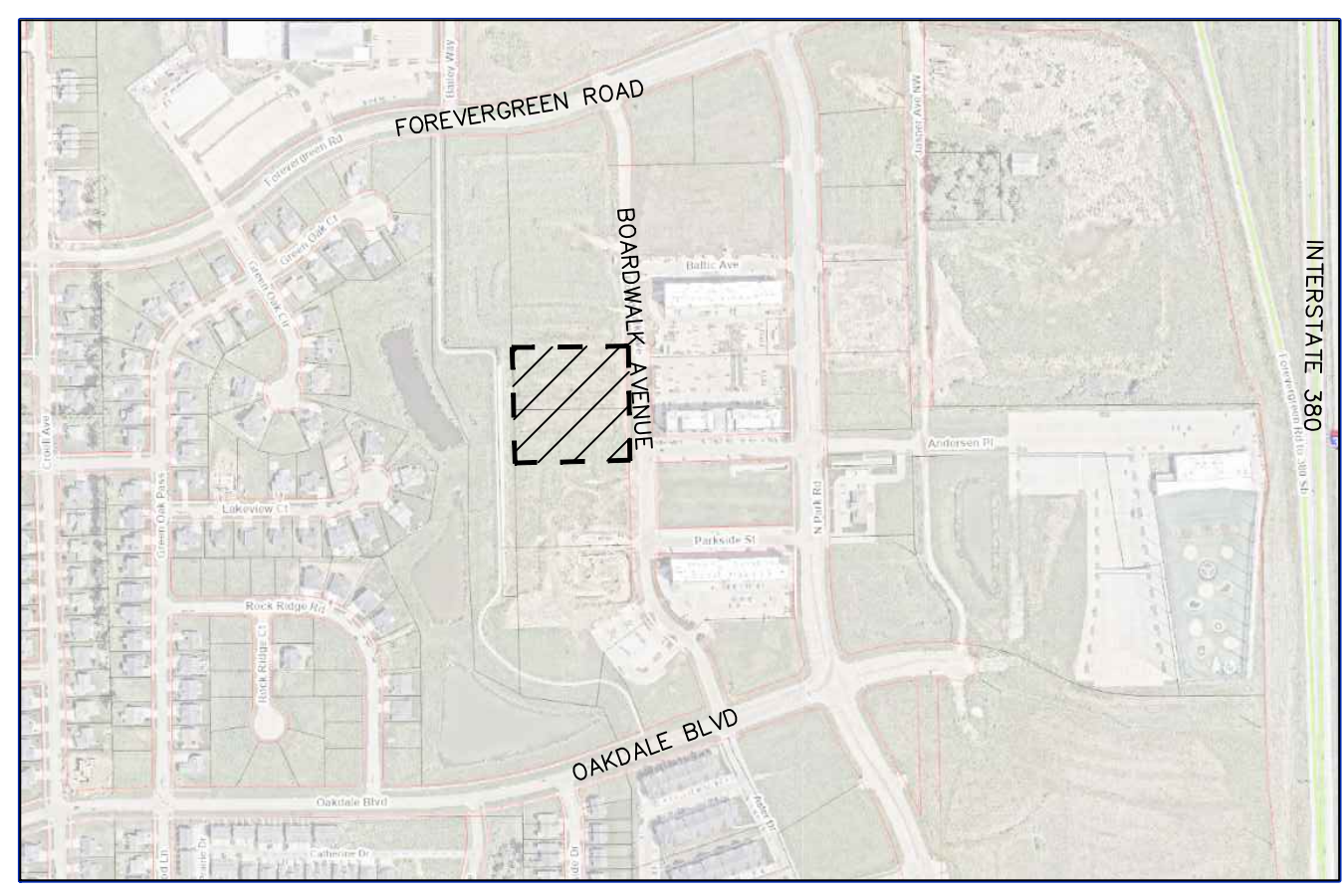


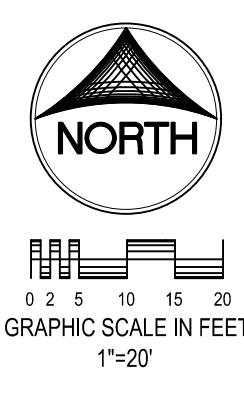
FINAL OPD SITE PLAN PARK PLACE CITY CENTER PART ONE, PHASE SIX, LOT SIX. TIFFIN, IOWA

THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PER IDOT STANDARD ROAD PLAN TC-202 AND CITY OF TIFFIN 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.



C120 OVERALL LAYOUT PLAN
C121 SITE DIMENSION LAYOUT
C140 OVERALL GRADING, EROSION CONTROL, AND SWPPP
C141 DETAILED GRADING PLAN
C142 DETAILED GRADING PLAN
C143 DETAILED GRADING PLAN
C160 UTILITY PLAN
C500 GENERAL NOTES AND DETAILS
C501 GENERAL NOTES AND DETAILS
L100 LANDSCAPE PLAN



3.37 AC.



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(319) 351-8282
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OPD ZONING DISTRICT (LOT 6)

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

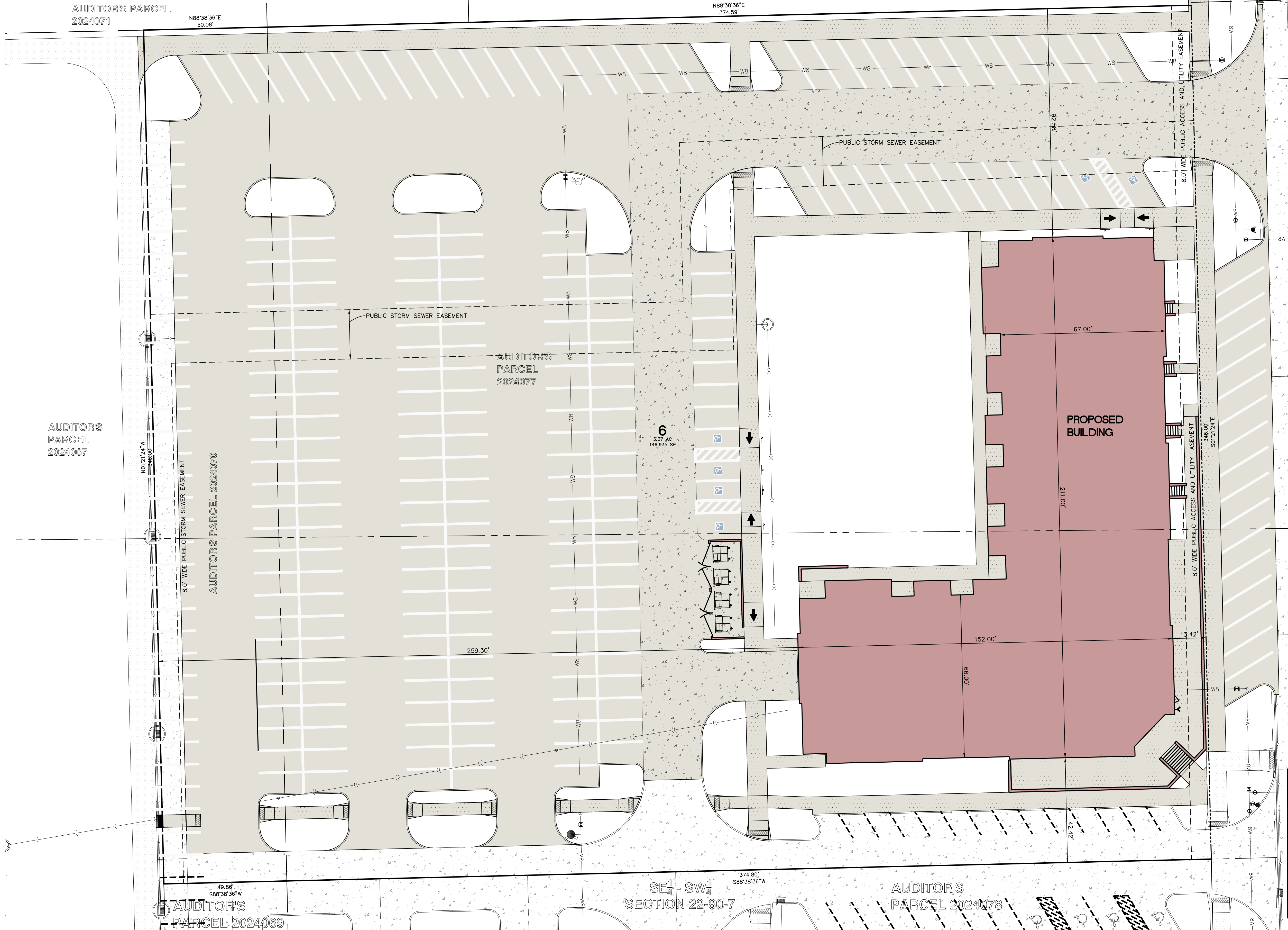
OWNER/APPLICANT:
DERS, LLC
1100 ANDERSEN PL STE 550
TIFFIN, IA 52340

APPLICANT'S ATTORNEY:
MATTHEW J. HEKTOEN
115 3RD STREET SE, SUITE 1200
CEDAR RAPIDS, IA 52401

NE 1/4 - SW 1/4 SECTION 22-80-7
AUDITOR'S PARCEL 2024076

AUDITOR'S PARCEL 2024075

AUDITOR'S PARCEL 2024071



STANDARD LEGEND AND NOTES

	PROPERTY &/or BOUNDARY LINES
	CONGRESSIONAL SECTION LINES
	RIGHT-OF-WAY LINES
	EXISTING RIGHT-OF-WAY LINES
	CENTER LINES
	EXISTING CENTER LINES
	LOT LINES, INTERNAL
	LOT LINES, PLATTED OR BY DEED
	PROPOSED EASEMENT LINES
	EXISTING EASEMENT LINES
	BENCHMARK
	RECORDED DIMENSIONS
	CURVE SEGMENT NUMBER
	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
	EXISTING WATER LINES
	PROPOSED WATER LINES
	ELECTRICAL LINES
	TELEPHONE LINES
	GAS LINES
	CONTOUR LINES (1' INTERVAL)
	PROPOSED GROUND
	EXISTING TREE LINE
	EXISTING DECIDUOUS TREE & SHRUB
	EXISTING EVERGREEN TREES & SHRUBS

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

LEGAL DESCRIPTION
PARK PLACE CITY CENTER - PART ONE, PHASE 6, LOT 6, CONTAINING 3.37 ACRES, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

PROPOSAL
APPLICANT PLANS TO DEVELOP A 3.37 ACRE OPD CONSISTING OF 78 UNITS IN ONE BUILDING.

DEVELOPMENT CHARACTERISTICS:
UNDERLYING ZONING: C-1B
BUILDING CHARACTERISTICS (BUILDING COVERAGE):
LOWER LEVEL PARKING (20,292 SF)
LEVEL 1 (RESIDENTIAL) (20,292 SF)
LEVEL 2 (RESIDENTIAL) (20,292 SF)
LEVEL 3 (RESIDENTIAL) (20,292 SF)
LEVEL 4 (RESIDENTIAL) (20,292 SF)

BUILDING USE:
RESIDENTIAL (4 STORIES / 78 UNITS)

LOT CHARACTERISTICS:
LOT AREA 146,935 SF (100%)(3.37 AC)
BUILDING FOOTPRINT AREA 20,292 SF (13.7%)
PROPOSED PAVING AREA 91,117 SF (62.0%)
EXISTING PAVING AREA 7,508 SF (5.1%)
GREEN SPACE AREA 28,018 SF (19.1%)

LAND USE INTENSITY CALCULATIONS
FLOOR AREA / LAND AREA = FLOOR AREA RATIO (FAR)
81,168 (FA) / 146,935 (LA) = 0.55 (PROPOSED FAR)

RESIDENTIAL:
1.5 SPACES REQUIRED PER UNIT (78 UNITS x 1.5) 117 SPACES
TOTAL SPACES REQUIRED 117 SPACES REQUIRED

GARAGE PARKING PROVIDED 54 SPACES (3 ADA)
ON-SITE (SURFACE) PARKING PROVIDED 242 SPACES (6 ADA)
ON-STREET PARKING PROVIDED 17 SPACES
TOTAL SPACES PROVIDED 313 SPACES PROVIDED

14 SPACES WILL BE PROVIDED FOR GOLF CART PARKING.

BICYCLE PARKING FOR THE UNITS WILL BE PROVIDED IN THE GARAGE PARKING LEVEL INSIDE EACH BUILDING.
ADDITIONAL BICYCLE PARKING WILL BE PROVIDED NEAR THE NORTHEAST CORNER OF THE BUILDING FOR GUESTS.

REQUIRED OPD BUILDING SETBACKS
FRONT YARD 0 FEET
SIDE YARD 0 FEET
REAR YARD 0 FEET

NOTES:
1. ALL PROPOSED STREETS AND DRIVES WILL BE PRIVATE.
ITEMS PROPOSED WITHIN OPD NOT MEETING C-1B ZONING. REFER TO PARK PLACE CITY CENTER DISTRICT DESCRIPTION.

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

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

OVERALL SITE LAYOUT PLAN

PARK PLACE CITY CENTER - PART ONE, PHASE SIX, LOT SIX
TIFFIN JOHNSON COUNTY, IOWA

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.

RACHEL A. NARDONE, P.E. Iowa Lic. No. 28072
04/24/2026

My license renewal date is December 31, 2026.

Pages or sheets covered by this seal:
ALL SHEETS

MMS CONSULTANTS, INC.

Date: 03/18/26

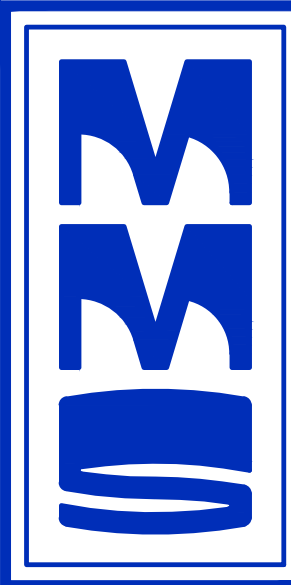
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Drawn by: TAV Scale: 1"=20'

Checked by: RAN Sheet No:

Project No: C120

6385-064 of:



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SITE DIMENSION
LAYOUT PLAN

PARK PLACE
CITY CENTER -
PART ONE,
PHASE SIX, LOT
SIX

TIFFIN
JOHNSON COUNTY,
IOWA

MMS CONSULTANTS, INC.

Date: 03/18/26

Designed by: RAN Field Book No:

Drawn by: TAV Scale: 1"=20'

Checked by: RAN Sheet No:

Project No: C121

6385-064 of:



0 2.5 5 10 15 20
GRAPHIC SCALE IN FEET
1"=20'

OVERALL LAYOUT PLAN
SITE DIMENSION LAYOUT
OVERALL GRADING, EROSION
CONTROL, AND SWPPP
DETAILED GRADING PLAN
DETAILED GRADING PLAN
UTILITY PLAN
GENERAL NOTES AND DETAILS
GENERAL NOTES AND DETAILS
LANDSCAPE PLAN

C120
C121
C140

C141
C142
C143
C160
C500
C501
L100

PAVING LEGEND

MATERIAL USE

- 7" PCC PAVING ON 6" ROCK BASE (1,793 SY)
- 5" PCC PAVING ON 4" ROCK BASE (1,316 SY)
- 6" PCC SIDEWALK (7,575 SY)

NOTE: THESE QUANTITIES TAKE INTO ACCOUNT ALL AREAS SHOWN ON THIS PLAN SET (INCLUDING WORK WITHIN RIGHT OF WAYS AND ON ADJACENT PROPERTIES)

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UTILITIES

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/292-6889 NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

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STANDARD LEGEND AND NOTES

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- EXISTING RIGHT-OF-WAY LINES
- CENTER LINES
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- LOT LINES, INTERNAL
- LOT LINES, PLATTED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- BENCHMARK
- RECORDED DIMENSIONS
- CURVE SEGMENT NUMBER

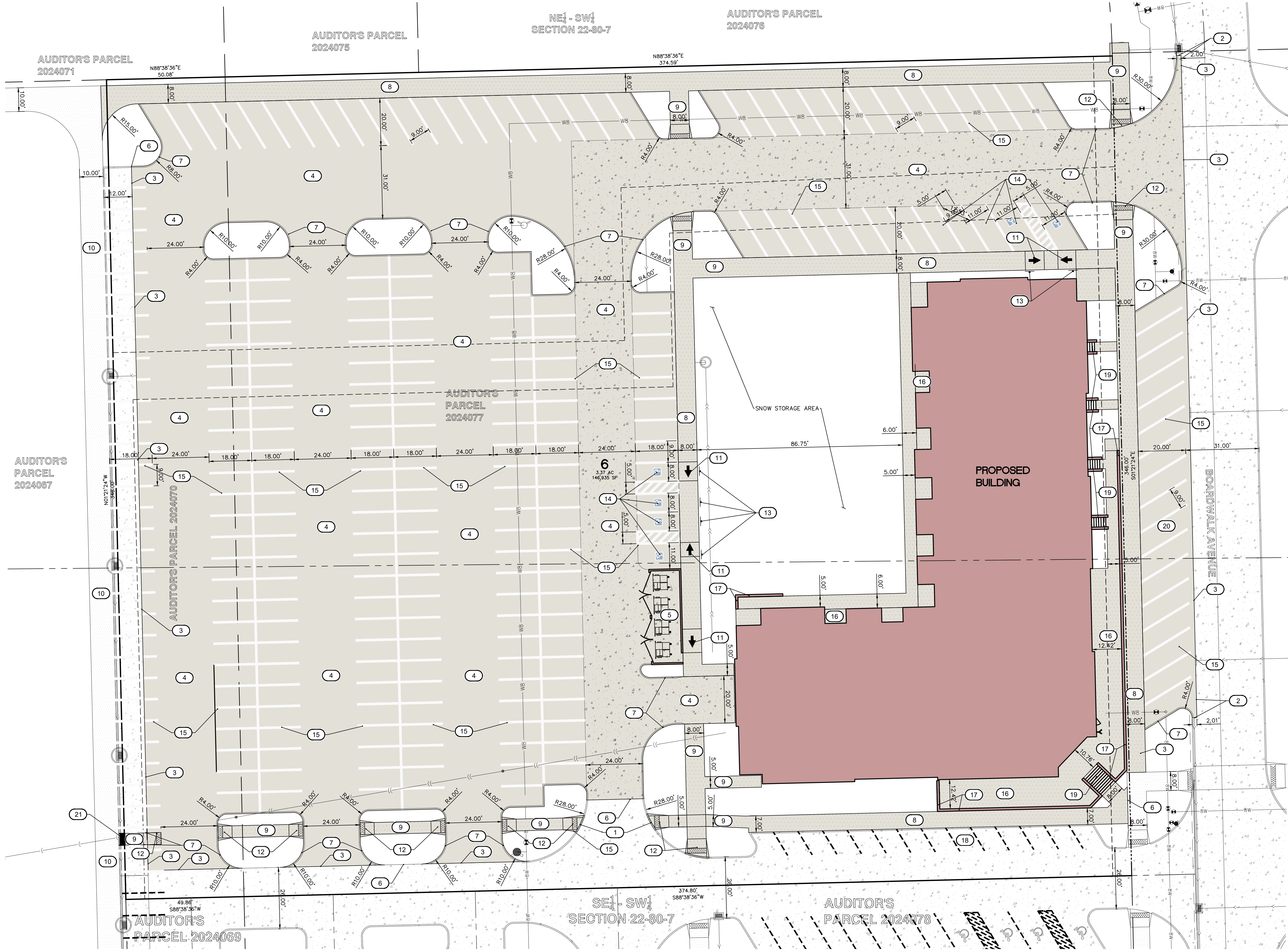
(R) 22-1

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

NUMBER	KEYNOTE	DETAIL
1	GRIND EXISTING CURB.	
2	SAWCUT AND REMOVE 24-INCH WIDTH CURB AND GUTTER SECTION.	
3	CONNECT TO EXISTING PAVEMENT WITH 8T-5 JOINT	SUDAS 7010.101
4	INSTALL DRIVE (THICKNESS AND MATERIALS AS NOTED).	8 C501
5	INSTALL DUMPSTER ENCLOSURE	10 C501
6	EDGE OF CONCRETE (NO CURB).	
7	INSTALL 6" STANDARD CURB.	5 C501
8	INSTALL THICKENED EDGE SIDEWALK.	6 C501
9	INSTALL P.C.C. SIDEWALK PER SUDAS.	9 C501
10	EXISTING THICKENED EDGE SIDEWALK	
11	INSTALL ACCESSIBLE CURB RAMP.	11 C501
12	INSTALL ACCESSIBLE CURB DROP.	7 C501
13	INSTALL ACCESSIBLE SIGN.	3 C501
14	INSTALL ACCESSIBLE PARKING SYMBOL.	4 C501
15	INSTALL 4" WIDE PAINTED PARKING STRIPING.	
16	INSTALL 6" P.C.C. PATIO.	
17	RETAINING WALL W/HANDRAIL. REFERENCE ARCHITECTURAL PLANS	
18	EXISTING GOLF CART STALLS	
19	STAIRS. REFERENCE ARCHITECTURAL PLANS AND GRADING PLAN.	2 C501
20	ON-STREET PARKING SPACES	
21	INSTALL 2" WIDE TROUGH WITH GRATE TO ALL CONTINUOUS GUTTER FLOW.	



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Date	Revision
04/23/26	PER CITY REVIEW KJB/RAN

OVERALL GRADING,
EROSION CONTROL,
AND SWPPP

PARK PLACE
CITY CENTER -
PART ONE,
PHASE SIX, LOT
SIX
TIFFIN
JOHNSON COUNTY,
IOWA

MMS CONSULTANTS, INC.

Date: 03/18/26

Designed by: RAN Field Book No:

Drawn by: TAV Scale: 1"=20'

Checked by: RAN Sheet No:

Project No: C140

6385-064 of:



GRAPHIC SCALE IN FEET
0 2.5 5 10 15 20
1"=20'

- C120 OVERALL LAYOUT PLAN
- C121 SITE DIMENSION LAYOUT
- C140 OVERALL GRADING, EROSION CONTROL, AND SWPPP
- C141 DETAILED GRADING PLAN
- C142 DETAILED GRADING PLAN
- C143 DETAILED GRADING PLAN
- C160 UTILITY PLAN
- C500 GENERAL NOTES AND DETAILS
- C501 GENERAL NOTES AND DETAILS
- L100 LANDSCAPE PLAN

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- (W) - POWER POLE W/LIGHT
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- (L) - LIGHT POLE
- (M) - SANITARY MANHOLE
- (F) - FIRE HYDRANT
- (V) - WATER VALVE
- (D) - DRAINAGE MANHOLE
- (C) - CURB INLET
- (S) - EXISTING SANITARY SEWER
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- (S) - PROPOSED STORM SEWER
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- (C) - CONTOUR LINES (1' INTERVAL)
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STABILIZATION SEEDING

STABILIZATION SEEDING SHALL BE IN ACCORDANCE WITH I.D.O.T. STANDARD SPECIFICATION SECTION 2601.03 STABILIZING CROP SEEDING AND FERTILIZING. SEED MIXTURES SHALL BE ONE OF THE FOLLOWING:

SPRING - MARCH 1 TO MAY 20	2 BUSHEL PER ACRE
GRAIN RYE	25 LBS. PER ACRE
RED CLOVER	5 LBS. PER ACRE
TIMOTHY	5 LBS. PER ACRE
SUMMER - MAY 21 TO JULY 20	3 BUSHEL PER ACRE
GRAIN RYE	35 LBS PER ACRE
RED CLOVER	5 LBS PER ACRE
TIMOTHY	5 LBS PER ACRE
FALL - JULY 21 TO SEPTEMBER 30	2 BUSHEL PER ACRE
GRAIN RYE	35 LBS PER ACRE
RED CLOVER	5 LBS PER ACRE
TIMOTHY	5 LBS PER ACRE

FERTILIZER SHALL BE APPLIED AT A RATE OF 450 LBS PER ACRE USING CHEMICALLY COMBINED COMMERCIAL 13-13-13 FERTILIZER.

GRADING AND EROSION CONTROL NOTES

TOTAL SITE AREA: 3.37 ACRES
TOTAL AREA TO BE DISTURBED: 3.37 ACRES

EROSION CONTROL MEASURES SHOWN SHALL BE USED DURING FILL ACTIVITIES. EROSION CONTROL MEASURES SHALL BE REEVALUATED AND MODIFIED, IF NECESSARY, AT THE TIME OF SITE DEVELOPMENT.

ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES THAT COULD BE USED ON SITE, IF NEEDED, CAN BE FOUND IN APPENDIX D OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) BINDER PREPARED FOR THE SITE. IF ADDITIONAL MEASURES ARE USED, INDICATE THE TYPE AND LOCATION OF SAID MEASURE ON THIS PLAN.

CONTRACTOR SHALL INSTALL A ROCK ENTRANCE AND PERFORM REGULAR CLEANING OF VEHICLES THAT LEAVE THE SITE.

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

THE CONTRACTOR SHALL FOLLOW THE NPDES PERMIT, SWPPP, AND THE CITY CSR REGULATIONS.

THE EROSION CONTROL CONTRACTOR SHALL INSTALL FILTER SOCKS OR OTHER APPROVED FORM OF INLET PROTECTION AT EACH STREET INTAKE ADJACENT TO THE SITE.



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GRADING NOTES

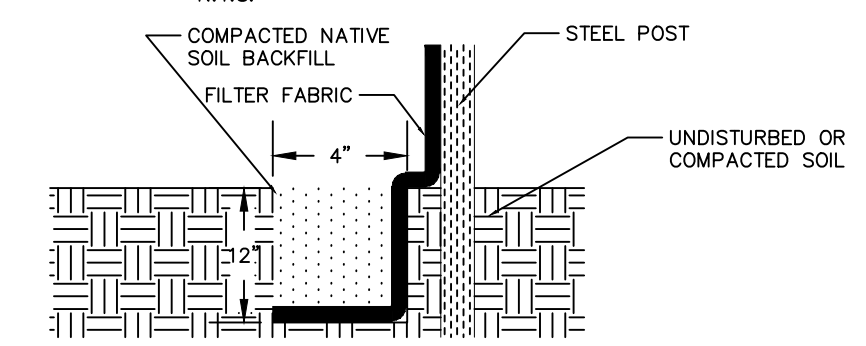
- 1.) MAXIMUM SLOPE ON CUTS AND FILLS SHALL BE 3: HORIZONTAL TO 1: VERTICAL.
- 2.) NO EXCAVATION SHALL BE ALLOWED WITHIN 2' OF PROPERTY LINES.
- 3.) WHERE HEIGHT OF FILL IS GREATER THAN 30' AN INTERMEDIATE TERRACE OF AT LEAST 6' WIDE SHALL BE ESTABLISHED AT MID HEIGHT. SEE TYPICAL FILL SECTION.
- 4.) COMPACTION TO BE 95% MODIFIED STANDARD PROCTOR WHERE > 6:1 SLOPE.
- 5.) 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.
- 6.) PRIOR TO ANY GRADING A CONSTRUCTION SAFETY FENCE SHALL BE INSTALLED 50 FEET FROM TRUNKS OF TREES TO BE PROTECTED.
- 7.) STABILIZATION SEEDING SHALL BE COMPLETED AS SOON AS POSSIBLE, BUT NOT MORE THAN 14 DAYS, UPON COMPLETION OF GRADING IN ANY AREA OF GRADING OPERATIONS. 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, THEN STABILIZATION SEEDING SHALL BE DONE ON ALL DISTURBED AREAS.
- 8.) 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.
- 9.) ALL STREET SUBGRADES SHALL BE CONSTRUCTED AND COMPACTED IN ACCORDANCE WITH CITY OF TIFFIN DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES.
- 10.) CONTRACTOR SHALL STRIP, STOCKPILE, AND RESPEAD TOPSOIL PRIOR TO FINAL SEEDING. A MINIMUM OF 4" OF TOPSOIL MUST BE RESPEAD OVER ALL UNPAVED AREAS.
- 11.) ALL CONSTRUCTION MUST BE COMPLETED ACCORDING TO THE REQUIREMENTS OF THE CURRENT NPDES PERMIT FOR THE PROJECT.

EROSION CONTROL LEGEND

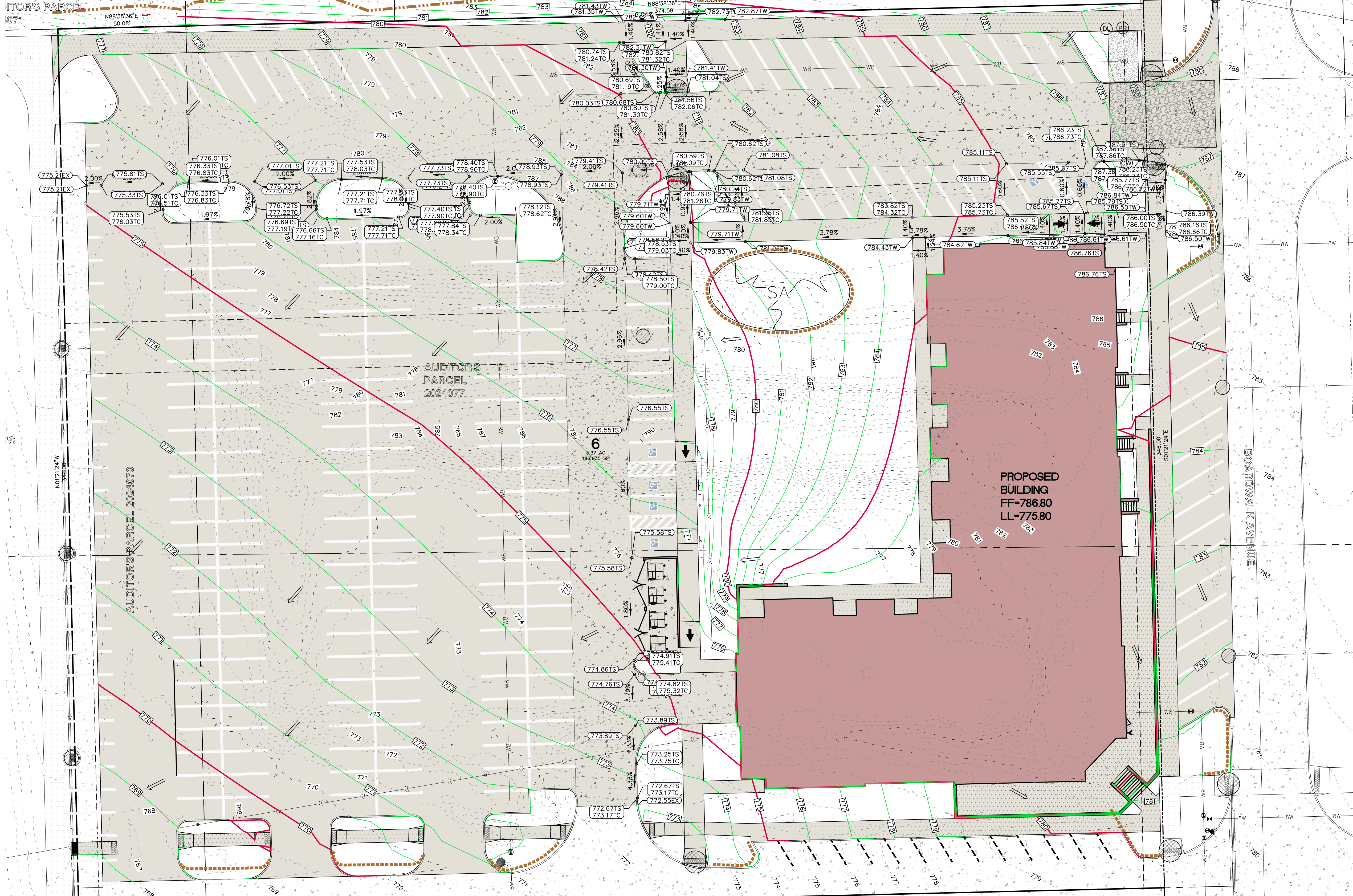
- SILT FENCE/FILTER SOCK
- EROSION CONTROL MATTING
- NORTH AMERICAN GREEN WAX PERMANENT TURF REINFORCEMENT OR APPROVED EQUAL
- TEMPORARY ROCK CONSTRUCTION ENTRANCE/EXIT
- TEMPORARY PARKING AND STORAGE
- CONCRETE TRUCK/EQUIPMENT WASHOUT
- PORTABLE RESTROOM
- DOCUMENT LOCATION (PERMITS, SWPPP, INSPECTION FORMS, ETC.)
- PERIMETER SILT FENCE
- TEMPORARY SOIL STOCKPILE AREA
- DIRECTION OF OVERLAND FLOW
- DUMPSTER FOR CONSTRUCTION WASTE
- RIP RAP OUTLET PROTECTION
- OTHER MEASURE: _____
- 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.

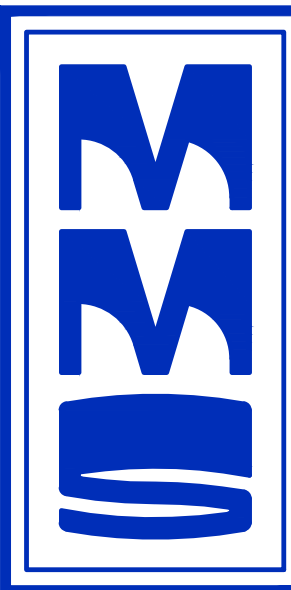
SILT FENCE DETAIL



- INSTALLATION**
1. POSTS SHALL BE 1.33 POUNDS PER LINEAL FOOT STEEL WITH A MINIMUM LENGTH OF 3 FEET. STEEL POSTS SHALL HAVE PROJECTIONS FOR FASTENING WIRE TO THEM.
 2. SILT FENCE FABRIC SHALL CONFORM TO I.D.O.T. STANDARD SPECIFICATION SECTION 4196.01A. SILT FENCING SHALL BE A MINIMUM OF 24" AND A MAXIMUM OF 36" HIGH WHEN COMPLETE.
 3. 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.
 4. 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".
 5. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4" WIDE BY 12" DEEP ALONG THE UPSLOPE SIDE OF THE POSTS. FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE POSTS SUCH THAT THE FABRIC EXTENDS INTO THE TRENCH AS SHOWN ABOVE. THE FABRIC SHALL BE FASTENED A MINIMUM OF THREE PLACES ON EACH POST.
 7. THE TRENCH SHALL BE BACK FILLED WITH EXCAVATED MATERIAL AND THOROUGHLY COMPACTED.
- MAINTENANCE**
1. SILT FENCES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAIN-FALL 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.
 2. SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO STABILIZING THE UPSLOPE AREAS THE FABRIC SHALL BE REPLACED PROMPTLY.
 3. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN THE DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE FENCE. SILTS REMOVED SHALL BE PLACED IN A PROTECTED PLACE THAT WILL PREVENT THEIR ESCAPE FROM THE CONSTRUCTION SITE.
 4. 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 SEED.
 5. 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.



374.80'



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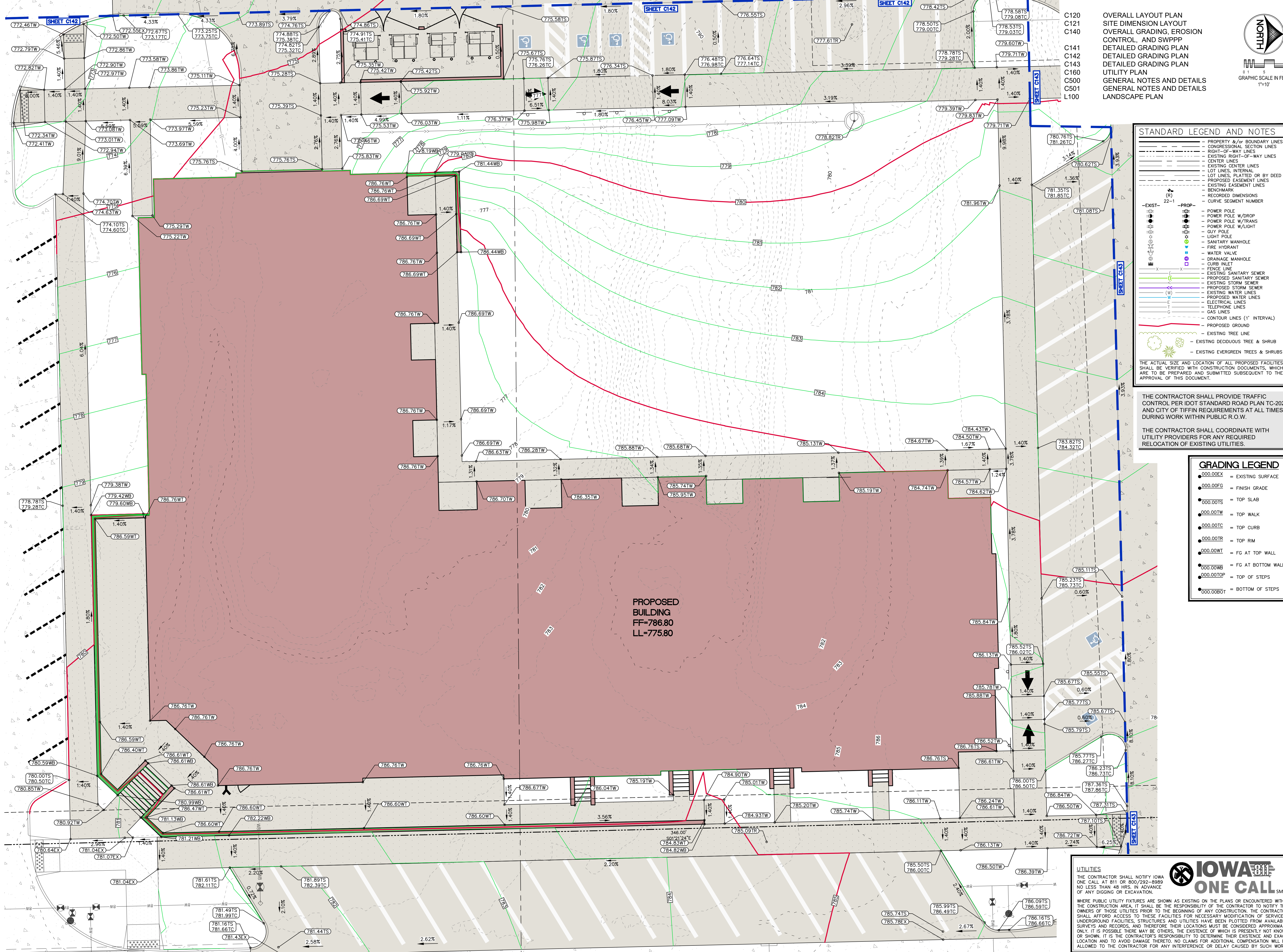
Date	Revision
04/23/26	PER CITY REVIEW KJB/RAN

DETAILED GRADING PLAN

PARK PLACE
 CITY CENTER -
 PART ONE,
 PHASE SIX, LOT
 SIX

TIFFIN
 JOHNSON COUNTY,
 IOWA

MMS CONSULTANTS, INC.
 Date: 03/18/26
 Designed by: RAN Field Book No:
 Drawn by: TAV Scale: 1"=10'
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 Project No: C141
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- C121 SITE DIMENSION LAYOUT
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- LOT LINES, INTERNAL
- LOT LINES, PLATTED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- BENCHMARK
- RECORDED DIMENSIONS
- CURVE SEGMENT NUMBER

EXISTING

- 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
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINES
- PROPOSED WATER LINES
- ELECTRICAL LINES
- TELEPHONE LINES
- GAS LINES
- CONTOUR LINES (1' INTERVAL)
- PROPOSED GROUND
- EXISTING TREE LINE
- EXISTING DECIDUOUS TREE & SHRUB
- EXISTING EVERGREEN TREE & SHRUBS

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GRADING LEGEND

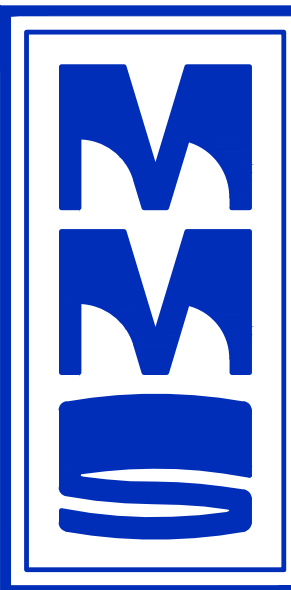
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UTILITIES

IOWA ONE CALL

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STANDARD LEGEND AND NOTES

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---	CENTER LINES
---	EXISTING CENTER LINES
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---	LOT LINES, PLATTED OR BY DEED
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---	BENCHMARK
---	RECORDED DIMENSIONS
---	CURVE SEGMENT NUMBER

EXIST	PROP	POWER POLE
---	---	POWER POLE W/DROP
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---	---	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
---	---	EXISTING WATER LINES
---	---	PROPOSED WATER LINES
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---	---	TELEPHONE LINES
---	---	GAS LINES
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DETAILED GRADING PLAN

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MMS CONSULTANTS, INC.
Date: 03/18/26
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Drawn by: TAV Scale: 1"=10'
Checked by: RAN Sheet No:
Project No: C142
6385-064 of:

IOWA ONE CALL
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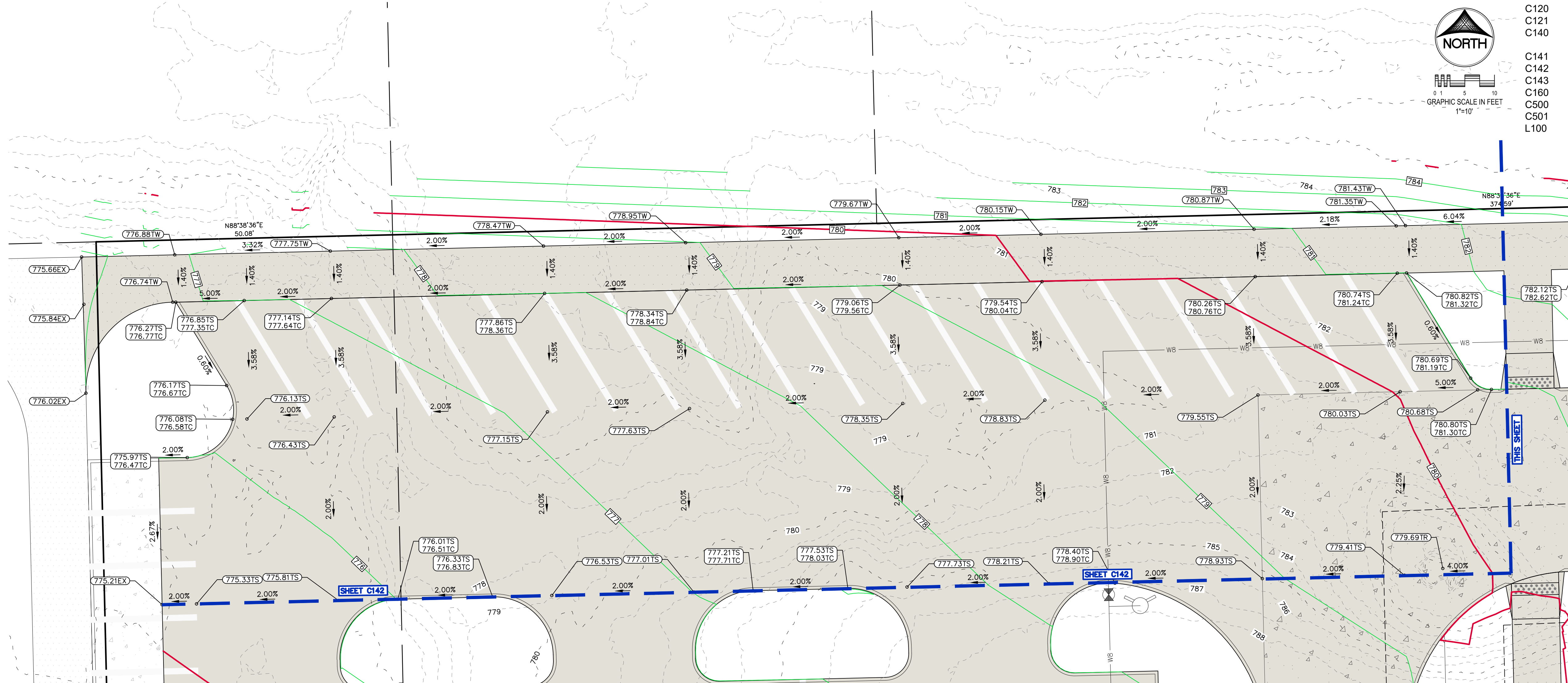


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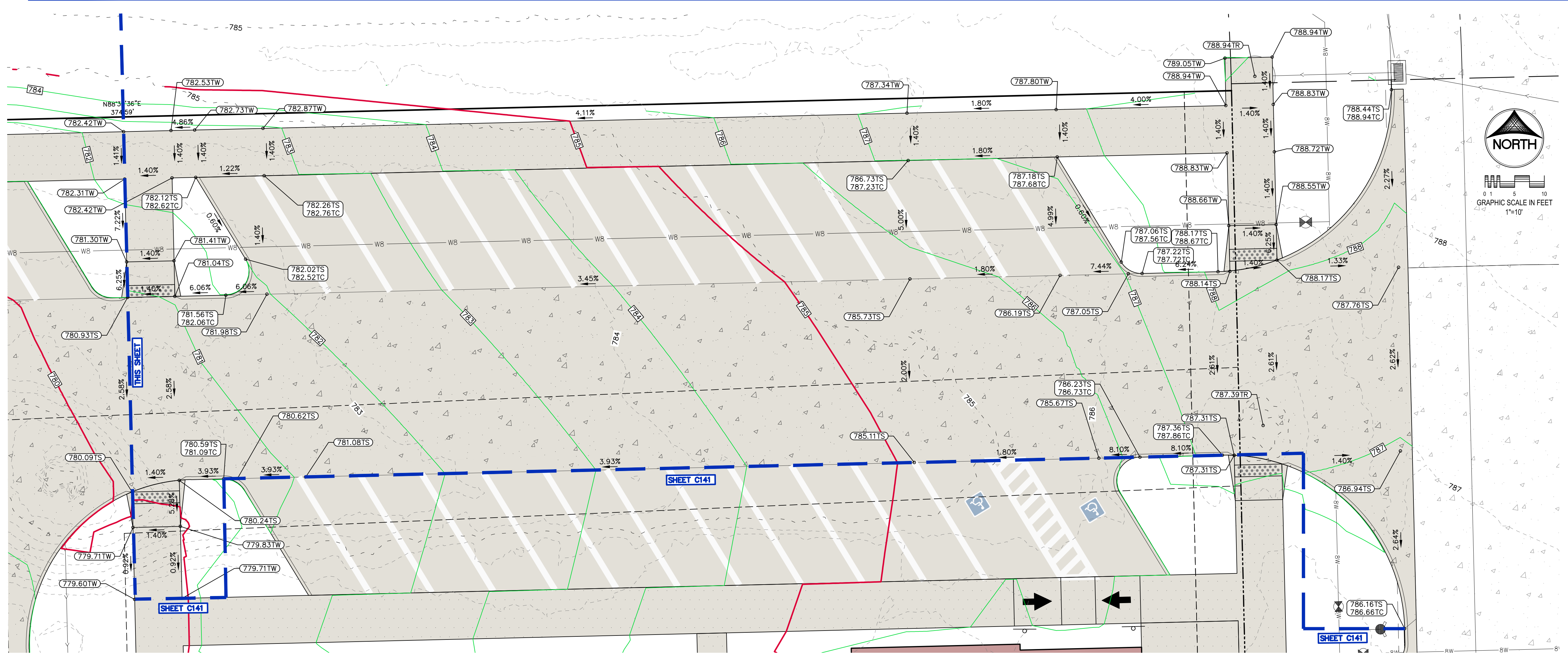
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 - CURVE SEGMENT NUMBER
- (R) - EXISTING TREE LINE
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MMS CONSULTANTS, INC.
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SITE UTILITY PLAN

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MMS CONSULTANTS, INC.
Date: 03/18/26
Designed by: RAN Field Book No:
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Project No: C160
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0 2.5 5 10 15 20
GRAPHIC SCALE IN FEET
1"=20'

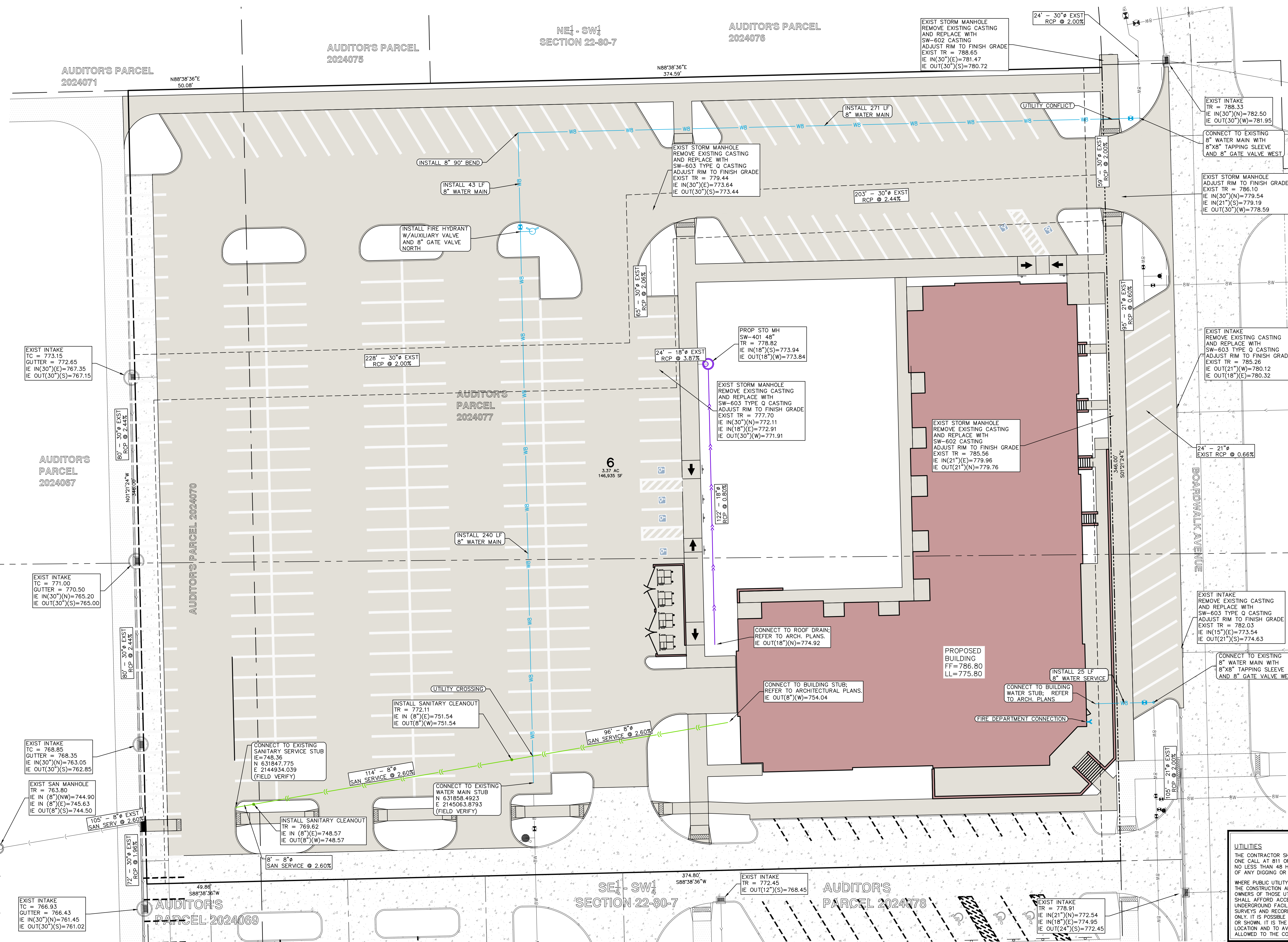
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- RECORDED DIMENSIONS
- CURVE SEGMENT NUMBER

(R) 22-1

- PROP - POWER POLE
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- W/TRANS - POWER POLE W/TRANS
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- GUY - GUY POLE
- LIGHT - LIGHT POLE
- SM - SANITARY MANHOLE
- FH - FIRE HYDRANT
- WV - WATER VALVE
- DM - DRAINAGE MANHOLE
- CR - CURB INLET
- SS - EXISTING SANITARY SEWER
- PS - PROPOSED SANITARY SEWER
- ES - EXISTING STORM SEWER
- PS - PROPOSED STORM SEWER
- EW - EXISTING WATER LINES
- PS - PROPOSED WATER LINES
- EL - ELECTRICAL LINES
- T - TELEPHONE LINES
- G - GAS LINES
- CL - CONTOUR LINES (1' INTERVAL)
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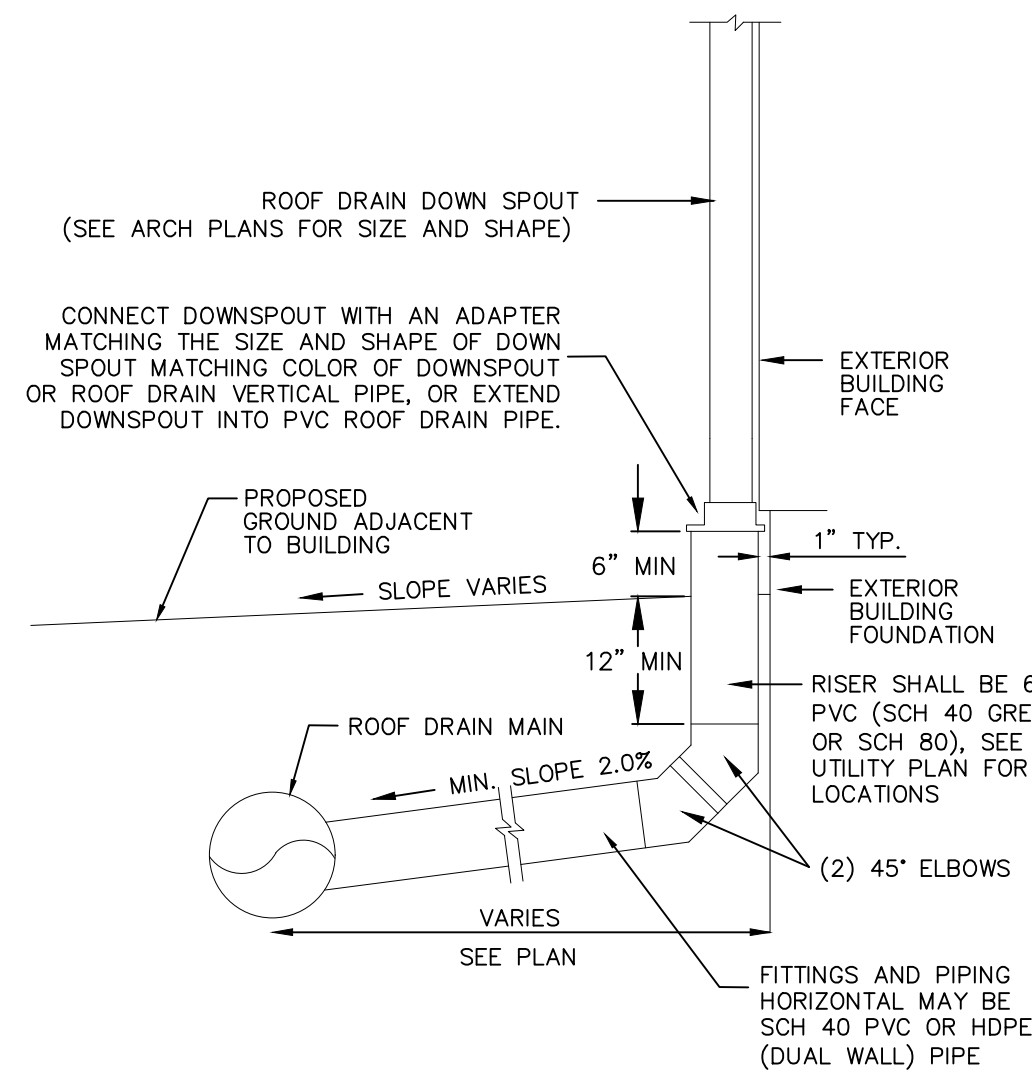
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DOWNSPOUT TO ROOF DRAIN SEWER CONNECTION DETAIL

N.T.S.



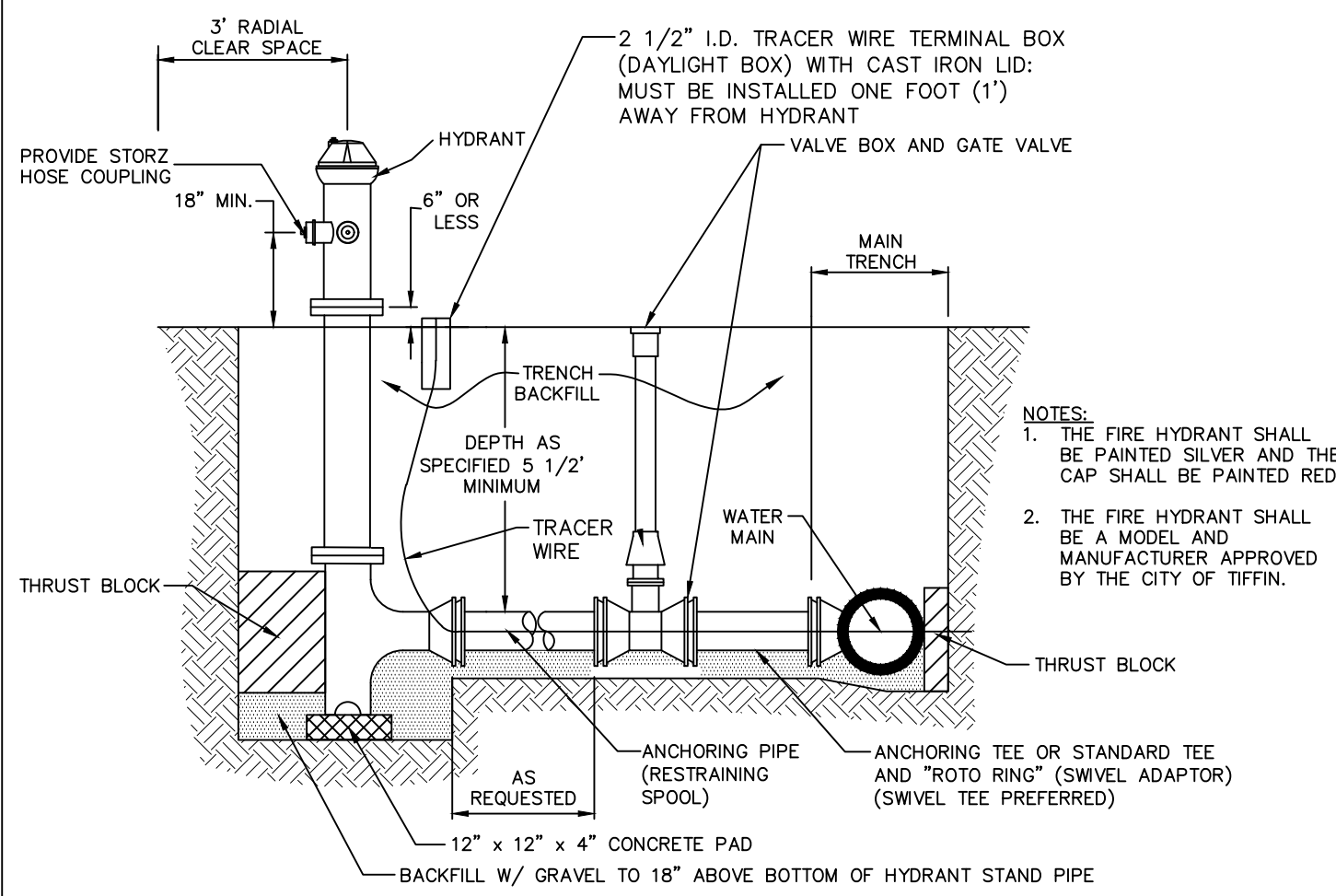
STORM SEWER CONSTRUCTION NOTES

- STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SUDAS STANDARD SPECIFICATIONS, CITY OF TIFFIN DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES SHALL PREVAIL.
- THE CONTRACTOR SHALL USE RCP OR HDPE DUAL WALL STORM SEWER PIPE & BEDDING ACCORDING TO SUDAS FIGURES 3010.101 & 3010.102.
- AT PLACES WHERE A FLARED END SECTION IS REQUIRED, PIPE LENGTH INCLUDES THE FLARED END. THE LAST THREE JOINTS ARE TO BE TIED USING DOT STANDARD ROAD PLAN RF-14 OR SIMILAR CONSTRUCTION WHERE FLARED END SECTIONS ARE REQUIRED.
- RCP STORM SEWERS SHALL HAVE BELL AND SPIGOT JOINTS WITH O-RING GASKETS OR PROFILE GASKETS.
- LONGITUDINAL SUBDRAIN SHALL BE INSTALLED PER SUDAS SUBDRAIN DETAIL CASE B, TYPE 1, FIGURE 4040.231. NO ENGINEERING FABRIC SHALL BE PLACED AROUND POROUS BACKFILL.
- STORM SEWER TRENCHES SHOWN ON THE PROFILE VIEW SHALL BE BACKFILLED WITH EITHER OF THE FOLLOWING COMPACTED TO 95% STANDARD PROCTOR DENSITY:
 - SUITABLE EXCAVATED MATERIAL. IF EXCAVATED MATERIAL IS NOT SUITABLE, THEN B. CRUSHED STONE AS SPECIFIED FOR GRANULAR TRENCH BACKFILL SHALL BE USED.
- GRANULAR TRENCH BACKFILL SHALL BE CRUSHED STONE CONFORMING TO I.D.O.T. STANDARD SPECIFICATION 4120.04 WITH 1" MAXIMUM AGGREGATE SIZE. COMPACT TO 95% STANDARD PROCTOR DENSITY.
- ALL PIPE SHALL BE CERTIFIED.
- ALL STORM INTAKES SHALL BE A MINIMUM OF 48 INCHES FROM TOP OF CURB/RIM TO SUBGRADE. IF INVERT ELEVATIONS ARE INSUFFICIENT TO PROVIDE THIS REQUIRED DEPTH, THE CONTRACTOR IS TO PROVIDE A DEEPER STRUCTURE AND POUR CONCRETE FILLET IN INTAKE TO MAKE INTAKE PIPES DRAIN AT INVERT ELEVATIONS LISTED.
- LIFT HOLES IN STORM SEWER WILL NOT BE ALLOWED.
- PROVIDE CONCRETE FILLETS IN ALL NEW & EXISTING DRAINAGE STRUCTURES PER REFERENCED DETAILS.

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TYPICAL HYDRANT

N.T.S.



- NOTES:
- THE FIRE HYDRANT SHALL BE PAINTED SILVER AND THE CAP SHALL BE PAINTED RED.
 - THE FIRE HYDRANT SHALL BE A MODEL AND MANUFACTURER APPROVED BY THE CITY OF TIFFIN.

SANITARY SEWER AND WATER MAIN CONSTRUCTION NOTES

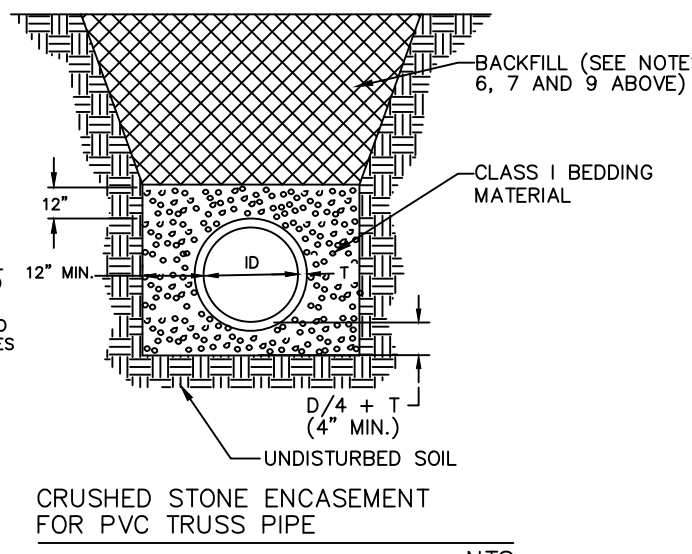
- SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT SUDAS STANDARD SPECIFICATIONS, CURRENT CITY OF TIFFIN SUDAS AMENDMENTS SHALL ALSO APPLY TO WORK ON THIS PROJECT.
- THE CONTRACTOR SHALL PROVIDE CRUSHED STONE ENCASEMENT FOR PVC TRUSS SANITARY SEWER. THE CONTRACTOR SHALL PROVIDE SANITARY SEWER PIPE & BEDDING ACCORDING TO THE CURRENT SUDAS SPECIFICATIONS AND APPROVED BY THE CITY OF TIFFIN.
- SANITARY SEWERS TO BE PVC TRUSS PIPE UNLESS NOTED OTHERWISE. SANITARY SEWER SERVICE LINES SHALL BE PVC, SDR 23.5 WITH GASKETED JOINTS. SANITARY SEWER SERVICE LINES SHALL BE 6" DIAMETER UNLESS NOTED OTHERWISE.
- CONTRACTOR TO PROVIDE CLOW "BAND-SEAL" COUPLINGS FOR DISSIMILAR PIPE CONNECTIONS.
- 8" AND 12" DIAMETER WATER MAINS SHALL BE DR-18 PVC PIPE. ALL WATER MAIN FITTINGS SHALL BE DUCTILE IRON WITH RETAINING GLANDS AND MEGALUGS. ALL FITTINGS FOR WATER MAIN SHALL BE RESTRAINED WITH THRUST BLOCKS. ALL WATER MAINS AND SERVICE LINES SHALL HAVE CLASS P-1 BEDDING PER IOWA DOT STANDARD ROAD PLAN SW-104. FOR ALL WATER LINE VALVES, THE VALVE BOX AND GATE VALVE UNDER AWWA SHOULD BE INCLUDED ALONG WITH A VALVE BOX CENTERING ADAPTOR.
- SANITARY SEWER TRENCHES SHOWN ON THE PROFILE VIEW SHALL BE BACKFILLED WITH EITHER OF THE FOLLOWING COMPACTED TO 95% STANDARD PROCTOR DENSITY:
 - SUITABLE EXCAVATED MATERIAL. IF EXCAVATED MATERIAL IS NOT SUITABLE, THEN B. CRUSHED STONE AS SPECIFIED FOR GRANULAR TRENCH BACKFILL SHALL BE USED.
- GRANULAR TRENCH BACKFILL SHALL BE CLASS A CRUSHED STONE CONFORMING TO I.D.O.T. STANDARD SPECIFICATION 4120.04 WITH 1" MAXIMUM AGGREGATE SIZE. COMPACT TO 95% STANDARD PROCTOR DENSITY.
- ALL SANITARY SEWER SERVICE LINES CROSSING STREET RIGHT-OF-WAY SHALL BE BACKFILLED IN ACCORDANCE WITH THE PRECEDING NOTE.
- WATER MAINS AND SERVICE LINES WITHIN STREET RIGHT OF WAYS OR WITHIN EASEMENTS ADJACENT TO THE STREET RIGHT OF WAYS SHALL BE BACKFILLED WITH EITHER OF THE FOLLOWING COMPACTED TO 95% STANDARD PROCTOR DENSITY:
 - SUITABLE EXCAVATED MATERIAL. IF EXCAVATED MATERIAL IS NOT SUITABLE, THEN B. CRUSHED STONE AS SPECIFIED FOR GRANULAR TRENCH BACKFILL SHALL BE USED.
- ALL SANITARY SEWER SERVICE LINES SHALL BE EXTENDED:
 - TO THE UTILITY EASEMENT LINE FOR THOSE LOCATIONS WHERE THE LOTS BEING SERVED ARE ON THE OPPOSITE SIDE OF THE STREET FROM THE SEWER MAIN.
 - TO THE UTILITY EASEMENT LINE FOR THOSE LOCATIONS WHERE THE LOTS BEING SERVED ARE ADJACENT TO THE SEWER MAIN.

- ALL SANITARY SEWER AND SERVICE LINES SHALL BE AIR TESTED TO PASS THE FOLLOWING TEST:
 - PERFORM FROM MANHOLE-TO-MANHOLE AFTER BACKFILL.
 - PLACE PNEUMATIC PLUGS: (1) SEALING LENGTH: EQUAL TO OR GREATER THAN PIPE DIAMETER, (2) CAPABLE OF RESISTING INTERNAL TEST PRESSURE WITHOUT EXTERNAL BRACING OR BLOCKING.
 - INTRODUCE LOW-PRESSURE AIR INTO SEALED LINE AND ACHIEVE INTERNAL AIR PRESSURE 4 PSIG GREATER THAN MAXIMUM PRESSURE EXERTED BY GROUNDWATER ABOVE PIPE INVERT.
 - LIMIT INTERNAL PRESSURE IN SEALED LINE BELOW 8 PSIG.
 - ALLOW 2 MINUTES MINIMUM FOR AIR PRESSURE TO STABILIZE. DISCONNECT LOW-PRESSURE AIR HOSE FROM CONTROL PANEL.
 - MINIMUM TIME FOR PRESSURE TO DROP FROM 3.5 TO 2.5 PSIG GREATER THAN MAXIMUM PRESSURE EXERTED BY GROUNDWATER ABOVE PIPE INVERT:

PIPE DIAMETER, INCHES	MINIMUM TIME, MIN	MINIMUM TIME, LONGER LENGTH, S	TIME FOR LENGTH FOR, FT
4	3:46	597	0.380 L
6	5:40	398	0.854 L
8	7:34	298	1.520 L
10	9:26	239	2.374 L
12	11:20	199	3.418 L
15	14:10	159	5.342 L
18	17:00	133	7.692 L
21	19:50	114	10.470 L
24	22:40	99	13.674 L
27	25:30	88	17.306 L
30	28:20	80	21.366 L
33	31:10	72	25.852 L
36	34:00	66	30.768 L

- IN AREAS WHERE GROUND WATER IS KNOWN TO EXIST, THE HEIGHT OF WATER ABOVE THE TOP OF THE PIPE BEING TESTED, IN FEET, SHALL BE DETERMINED AND THAT HEIGHT DIVIDED BY 2.3 TO ESTABLISH THE PRESSURE THAT WILL BE ADDED TO ALL READINGS ABOVE. ALTERNATIVELY, THE ENGINEER MAY ALLOW THE CONTRACTOR TO MEASURE INFILTRATION INTO THE SEWER BY USING A V-NOTCH WEIR OR OTHER SUITABLE DEVICE.
- LOCATE, REPAIR AND RETEST LEAKS.
- AIR TESTING SHALL BE CONSIDERED INCIDENTAL TO SANITARY SEWER CONSTRUCTION.
- ALL PVC TRUSS SEWERS SHALL HAVE A DEFLECTION TEST PERFORMED AS FOLLOWS:
 - DEFLECTION TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS.
 - DEFLECTION TEST TO BE CONDUCTED USING A RIGID BALL OR MANDREL WITH A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE. NO MECHANICAL PULLING DEVICES ALLOWED.
 - NO PIPE SHALL EXCEED A DEFLECTION OF 5%.
- MANHOLE FRAME AND LID TO BE NEENAH R-1642 SELF SEALING OR APPROVED EQUAL. ALL SANITARY MANHOLES SHALL HAVE INTERIOR CHIMNEY SEALS.

ID INCHES	BD FEET & INCHES
4	2-0
6	2-0
8	2-0
10	2-0
12	2-0
15	2-0
18	2-0
21	2-0
24	2-0
27	2-0
30	2-0
33	2-0
36	2-0

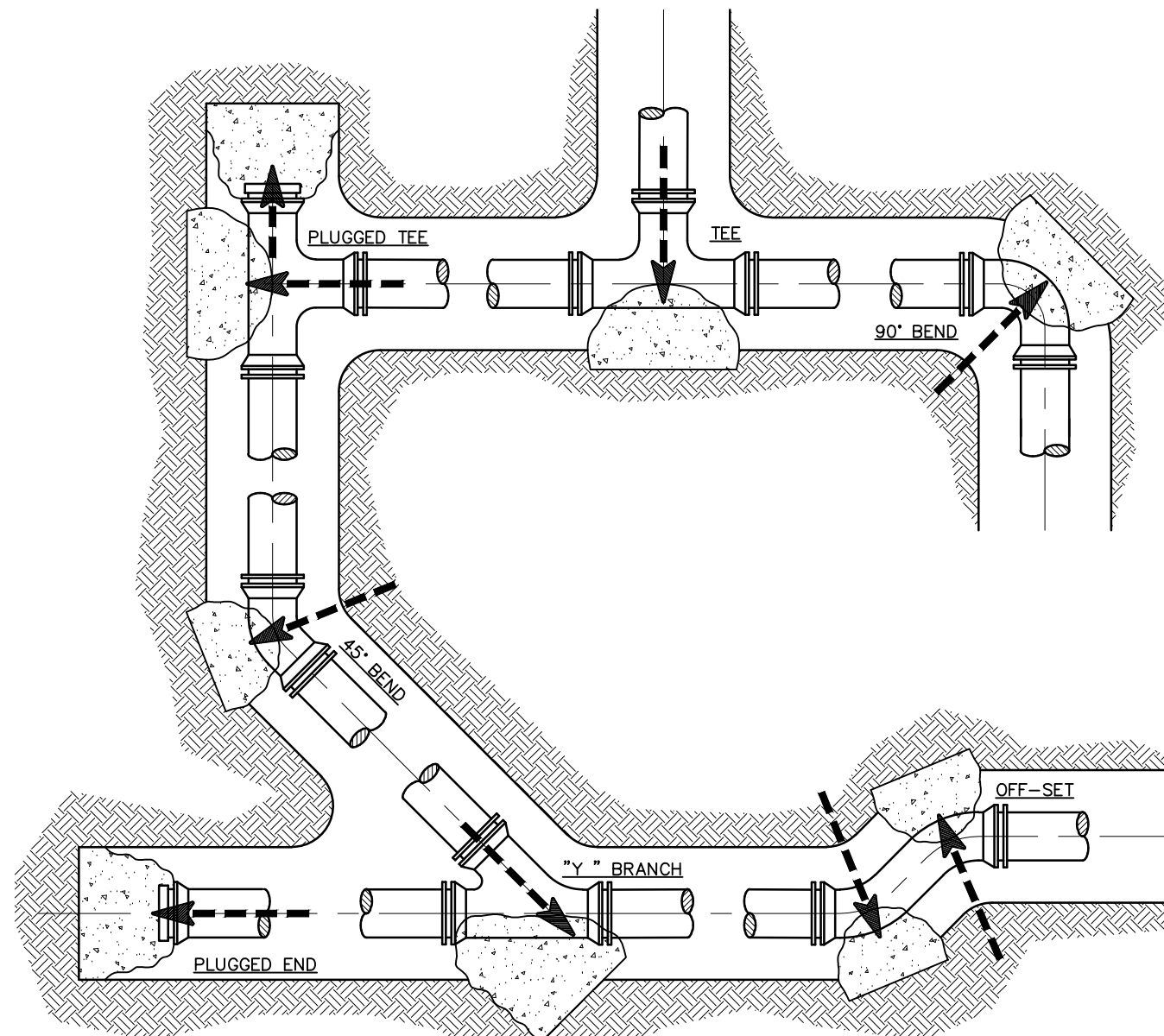


- NOTES:
- PIPE SHALL BE PLACED ON CRUSHED STONE MATERIAL.
 - BELL HOLES SHALL BE HAND SHAPED SO THAT ONLY PIPE BARREL RECEIVES BEARING PRESSURE.
 - PLACE BEDDING TO ENSURE THAT THERE ARE NO VOIDS UNDER OR ALONGSIDE THE LENGTH OF PIPE.
 - BACKFILL SHALL BE HAND TAMPED UP TO 12" ABOVE TOP OF PIPE.
 -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

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

THRUST BLOCK DETAIL

N.T.S.



THRUST BLOCKS ARE REQUIRED AT PIPING DIRECTION CHANGES, AT DEAD ENDS, AND AT FIRE HYDRANTS. THRUST BLOCKS MAY BE PRECAST MASONRY UNITS, CAST IN PLACE CONCRETE OR TREATED HARDWOOD. CAST-IN-PLACE CONCRETE SHALL NOT BE USED AT FIRE HYDRANTS. POURED-IN-PLACE CONCRETE SHALL BE 2000 P.S.I. MINIMUM STRENGTH, A MINIMUM OF 18 INCHES THICK, AND SHALL BE CAST AGAINST A SOLID, UNDISTURBED EDGE OF TRENCH FOR BEARING. NO BOLTS, JOINTS OR DRAIN HOLES SHALL COME INTO CONTACT WITH THE CONCRETE THRUST BLOCK AND THE PIPE SHALL BE WRAPPED WITH A PLASTIC SHEET AT THE CONCRETE BEARING SURFACES.

THRUST BLOCK MINIMUM BEARING AREA (IN SQUARE FEET)

PIPE SIZE	DEAD END OR TEE	90° BEND	45° BEND	11-1/4 BEND	22-1/2 BEND
4"	1.4	1.9	1.0	1.0	1.0
6"	2.8	4.0	2.1	1.1	1.0
8"	4.8	6.8	3.7	1.9	1.0
10"	7.3	10.3	5.8	2.8	1.4
12"	10.3	14.5	7.9	4.0	2.0
16"	17.8	25.2	13.6	7.0	3.5
20"	27.5	38.9	21.0	10.7	5.4
24"	39.2	55.5	30.0	15.3	7.7

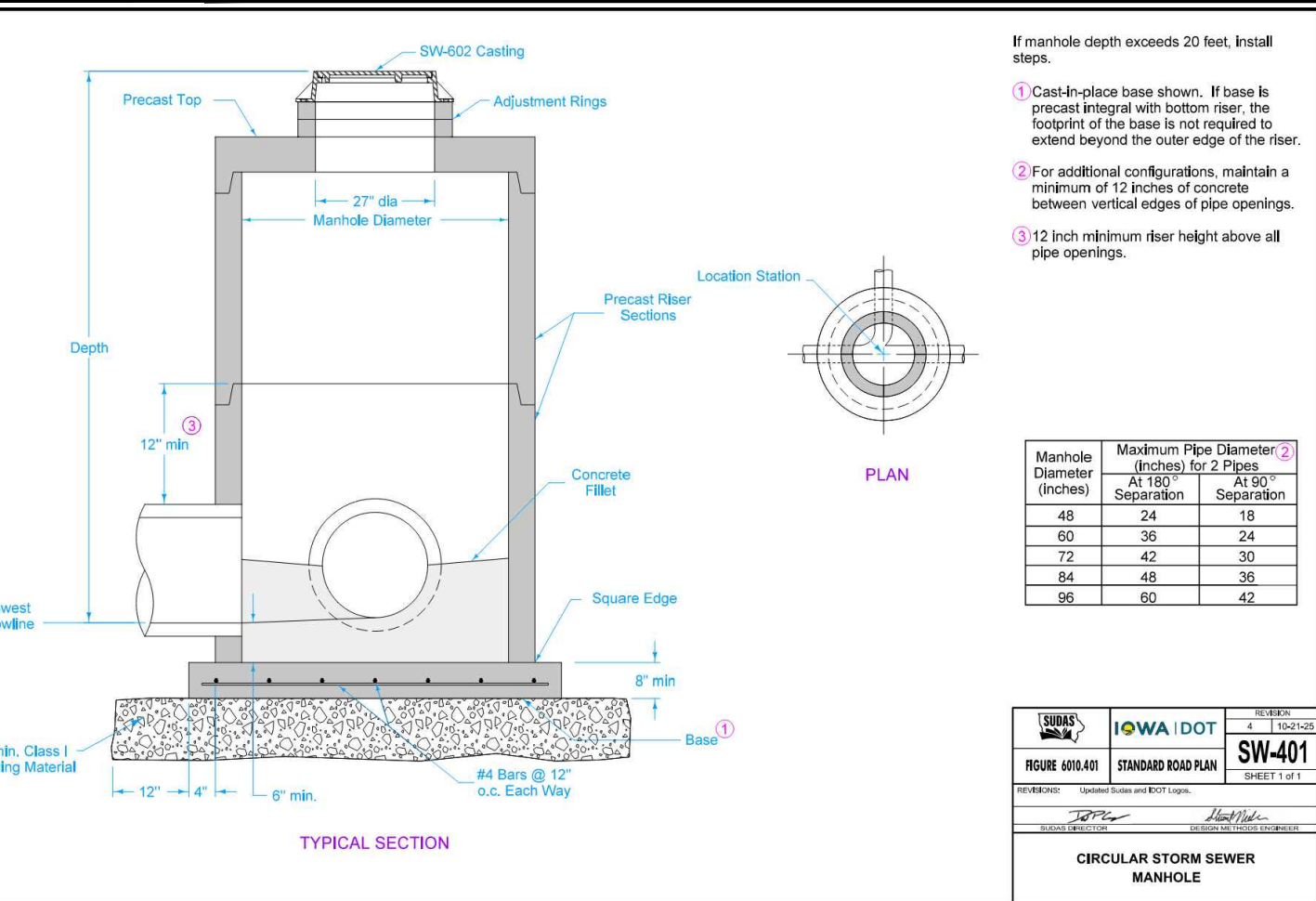
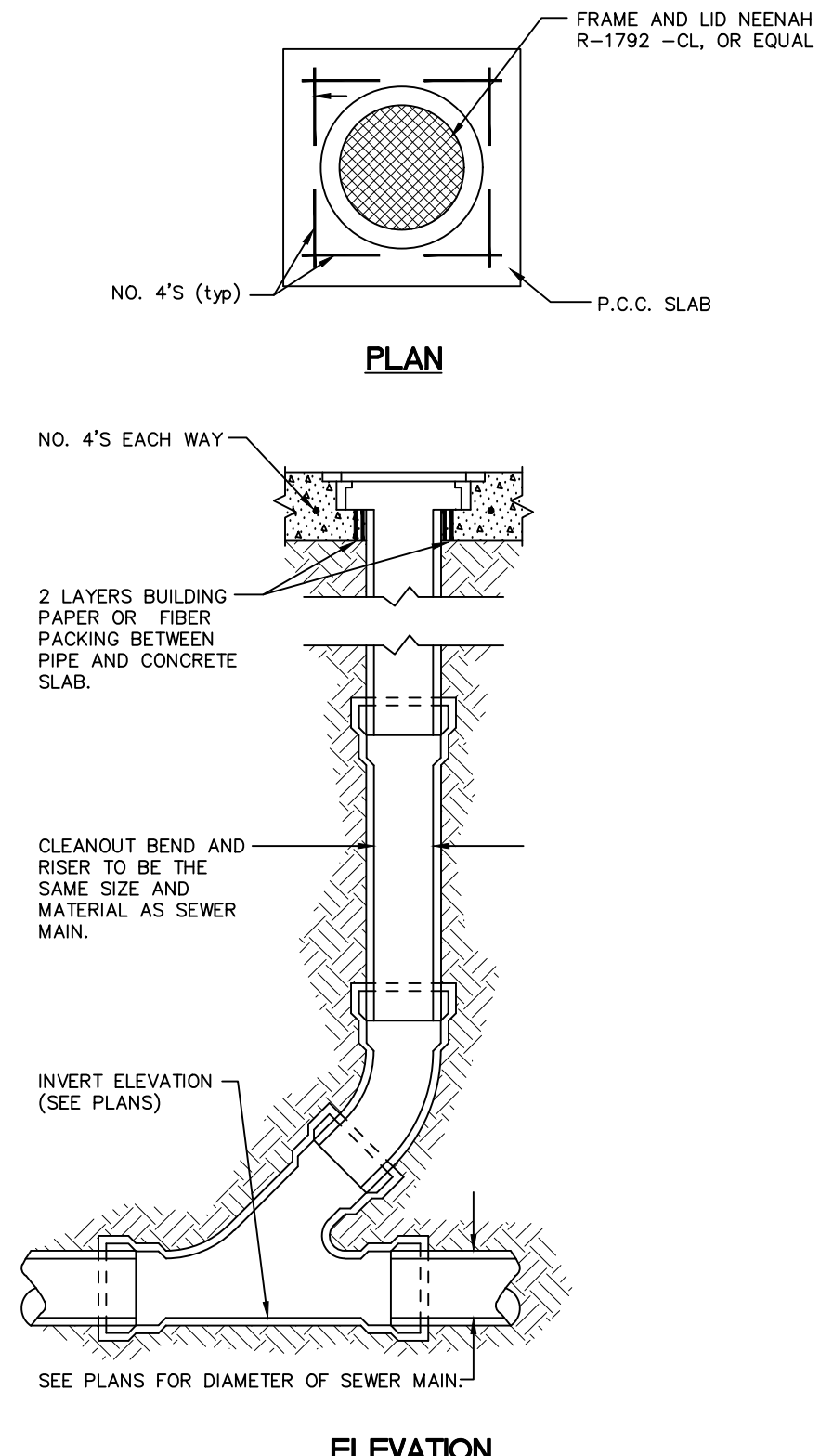
FIRE INSPECTION NOTES

- FIRE LINE THRUST BLOCKS SHALL BE INSPECTED BY THE FIRE MARSHAL PRIOR TO BURIAL.
- NFPA 24 UNDERGROUND HIGH VELOCITY FLUSH SHALL BE CONDUCTED PRIOR TO THE SPRINKLER CONTRACTOR CONNECTING TO THE FIRE LINE.
- FIRE SPRINKLER SYSTEM SHALL BE FLOW TESTED WITHIN 90-DAY SUBMITTAL OF FIRE SPRINKLER PLANS.
- UPON PERMIT ISSUANCE, ALL NEW COMMERCIAL AND RESIDENTIAL BUILDINGS UNDER CONSTRUCTION SHALL HAVE PLAINLY VISIBLE ADDRESSES FROM THE STREET. ADDITIONAL ADDRESS SIGNAGE MAY BE REQUIRED AT THE DISCRETION OF THE FIRE CODE OFFICIAL.

- C120 OVERALL LAYOUT PLAN
- C121 SITE DIMENSION LAYOUT
- C140 OVERALL GRADING, EROSION CONTROL, AND SWPPP
- C141 DETAILED GRADING PLAN
- C142 DETAILED GRADING PLAN
- C143 DETAILED GRADING PLAN
- C160 UTILITY PLAN
- C500 GENERAL NOTES AND DETAILS
- C501 GENERAL NOTES AND DETAILS
- L100 LANDSCAPE PLAN

SANITARY SERVICE CLEANOUT DETAIL

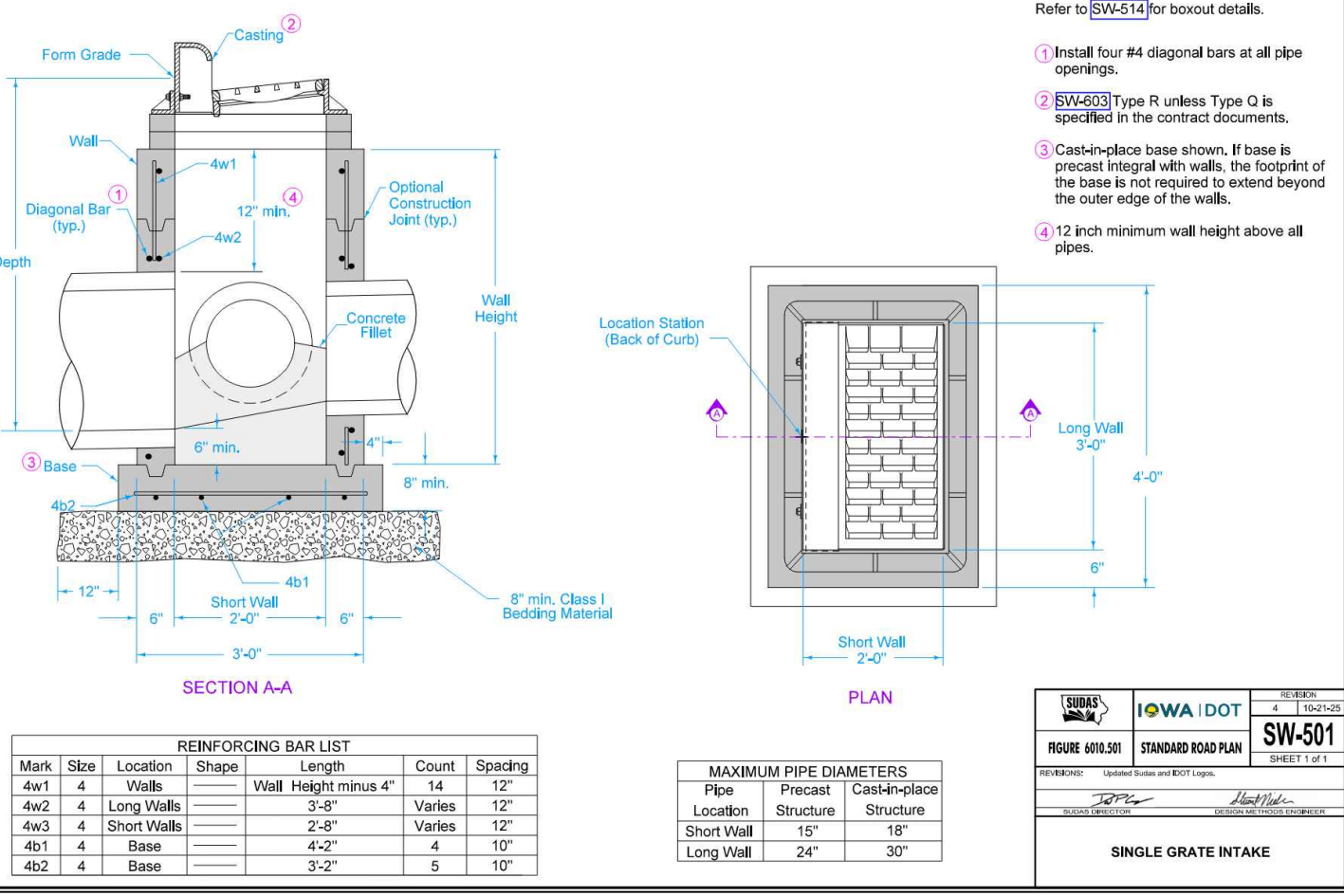
N.T.S.



- If manhole depth exceeds 20 feet, install steps.
- Cast-in-place base shown. If base is precast integral with bottom riser, the footprint of the base is not required to extend beyond the outer edge of the riser.
 - For additional configurations, maintain a minimum of 12 inches of concrete between vertical edges of pipe openings.
 - 12 inch minimum clear height above all pipe openings.

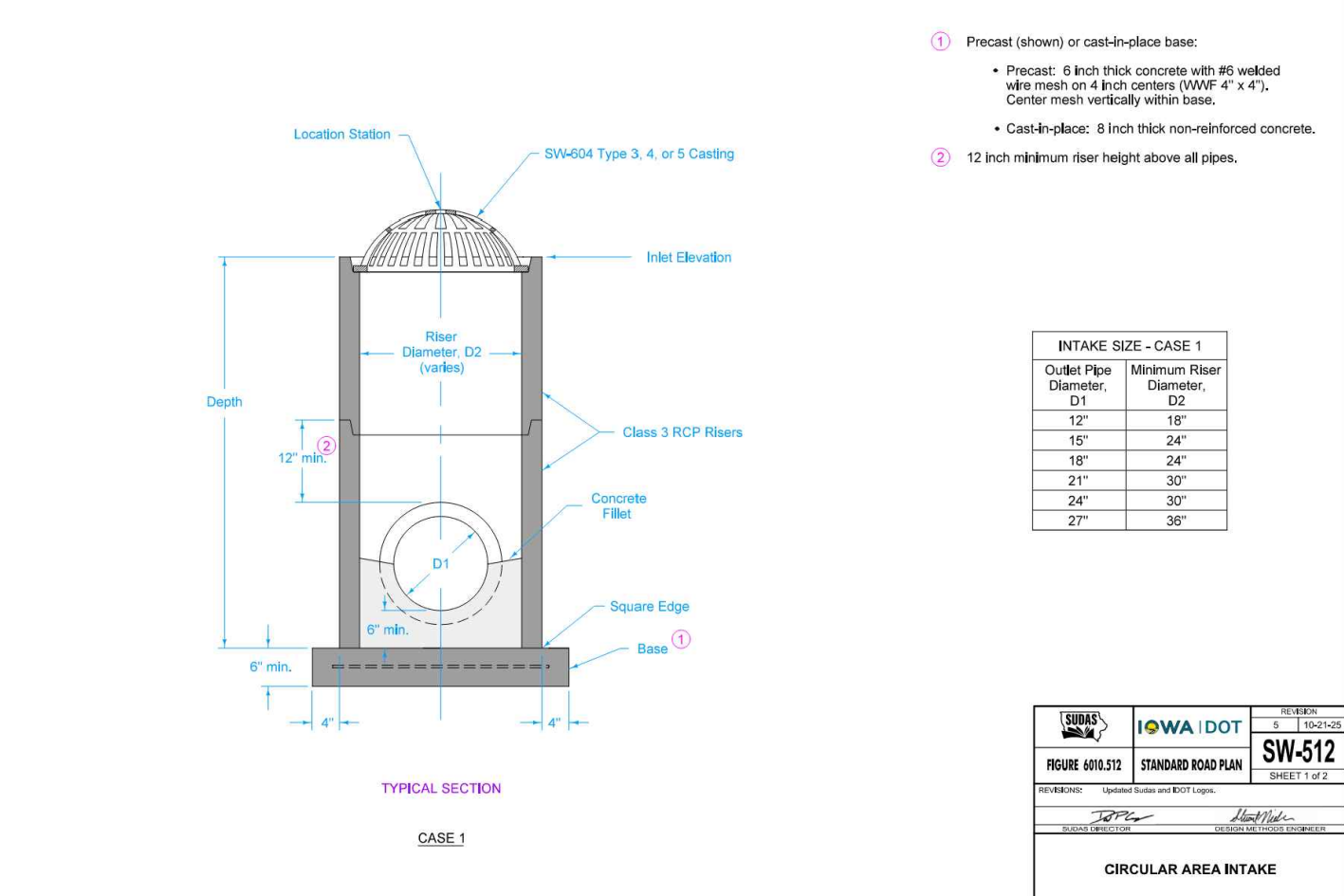
Manhole Diameter (Inches)	Maximum Pipe Diameter (Inches) for 2 Pipes Separation	Maximum Pipe Diameter (Inches) for 3 Pipes Separation
24	18	15
48	36	24
60	45	30
84	60	39
72	45	36
96	60	42

TABLE 1	IOWA DOT	SECTION
ROAD TYPE	STANDARD ROAD PLAN	SW-401



- Refer to SUDAS for structural details.
- Install four #4 diagonal bars at all pipe openings.
 - SW401 Type R unless Type O is specified in the contract documents.
 - Cast-in-place base shown. If base is precast integral with walls, the footprint of the base is not required to extend beyond the outer edge of the walls.
 - 12 inch minimum wall height above all pipes.

TABLE 2	IOWA DOT	SECTION
ROAD TYPE	STANDARD ROAD PLAN	SW-501



- Precast (shown) or cast-in-place base.
 - Precast: 8 inch thick concrete with #6 welded mesh on both sides (99% 4" x 4"). Center mesh vertically within base.
 - Cast-in-place: 8 inch thick non-reinforced concrete.
- 12 inch minimum clear height above all pipes.

INTAKE SIZE - CASE 1			
Outlet Pipe Diameter, D1	Minimum Riser Diameter, D2	Minimum Riser Diameter, D3	Minimum Riser Diameter, D4
12"	18"	18"	18"
16"	24"	24"	24"
18"	24"	24"	24"
21"	30"	30"	30"
24"	30"	30"	30"
27"	36"	36"	36"

TABLE 3	IOWA DOT	SECTION
ROAD TYPE	STANDARD ROAD PLAN	SW-512

GENERAL NOTES AND DETAILS

PARK PLACE CITY CENTER - PART ONE, PHASE SIX, LOT SIX
TIFFIN JOHNSON COUNTY, IOWA

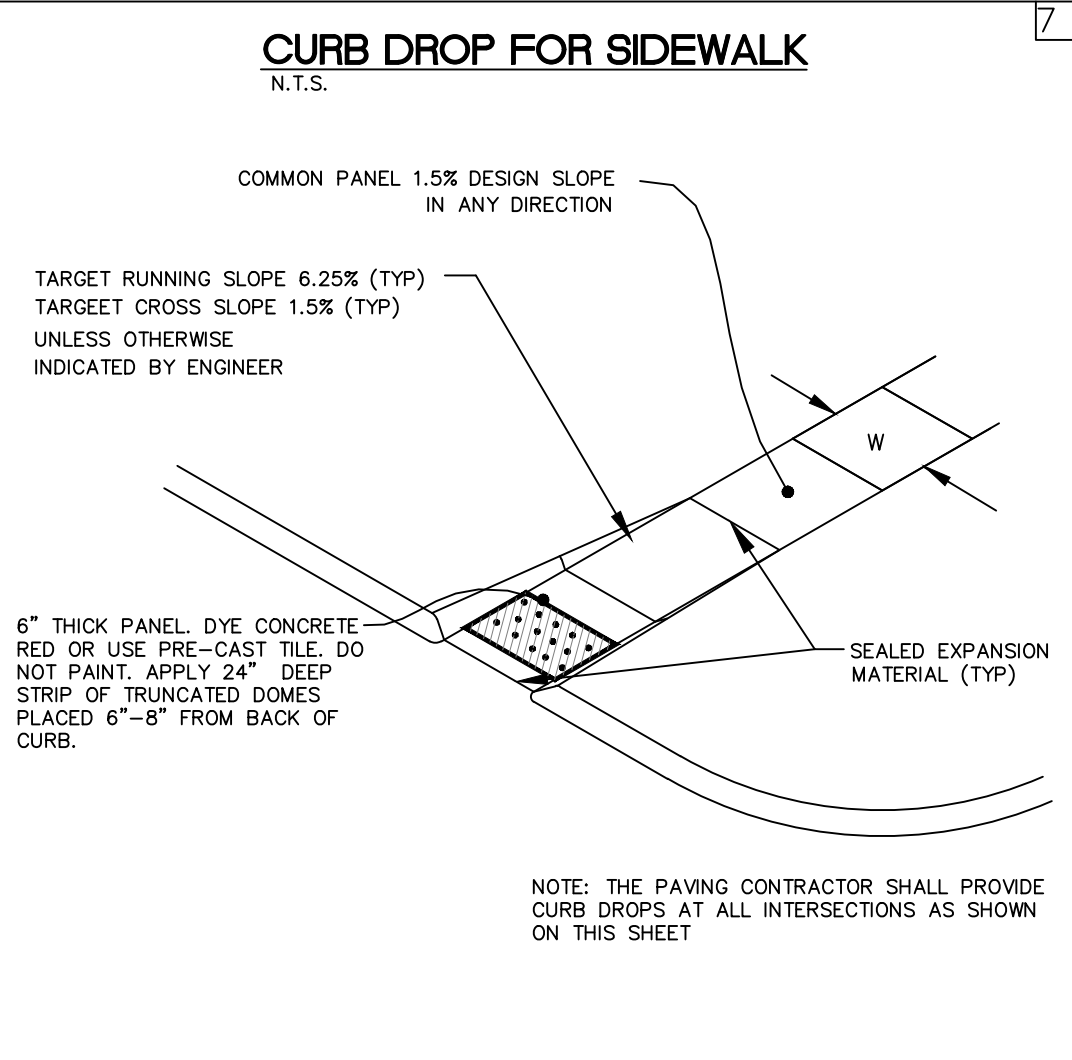
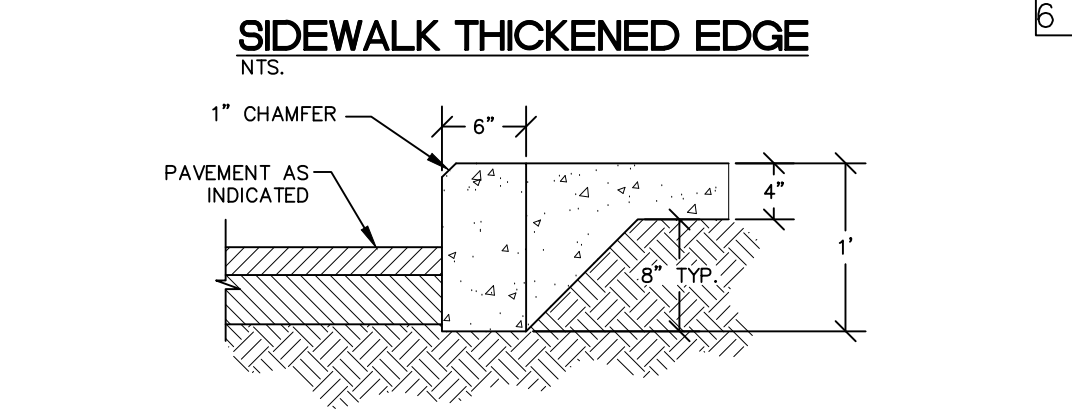
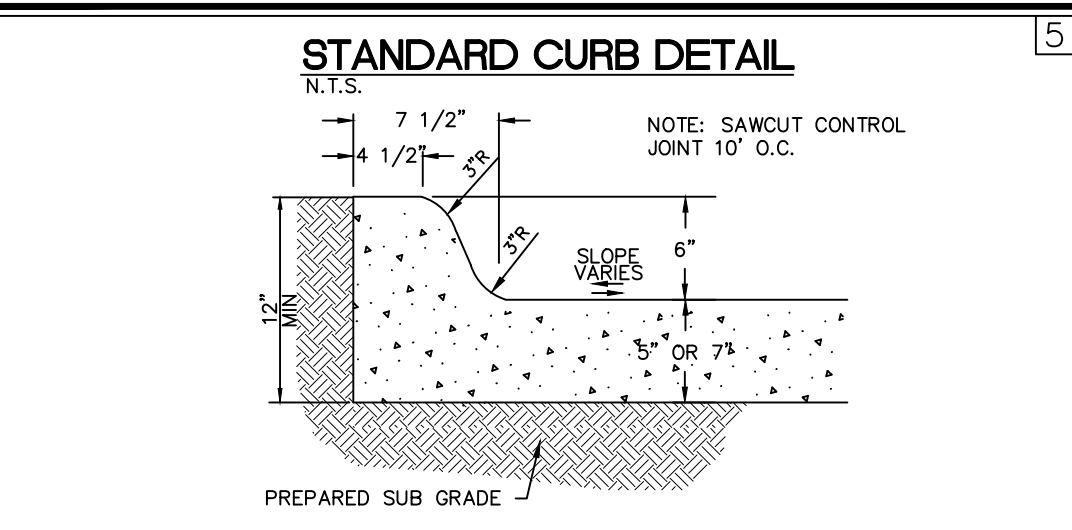
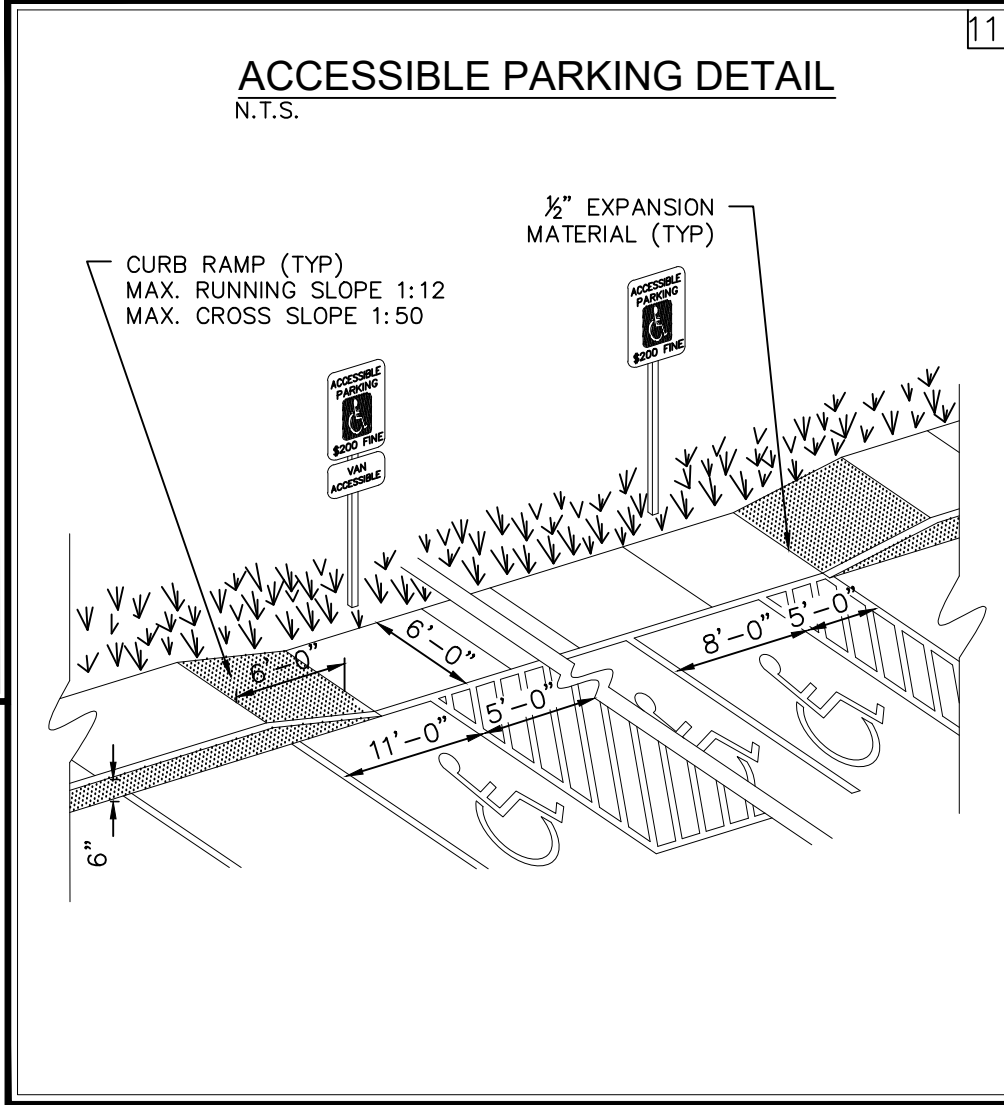
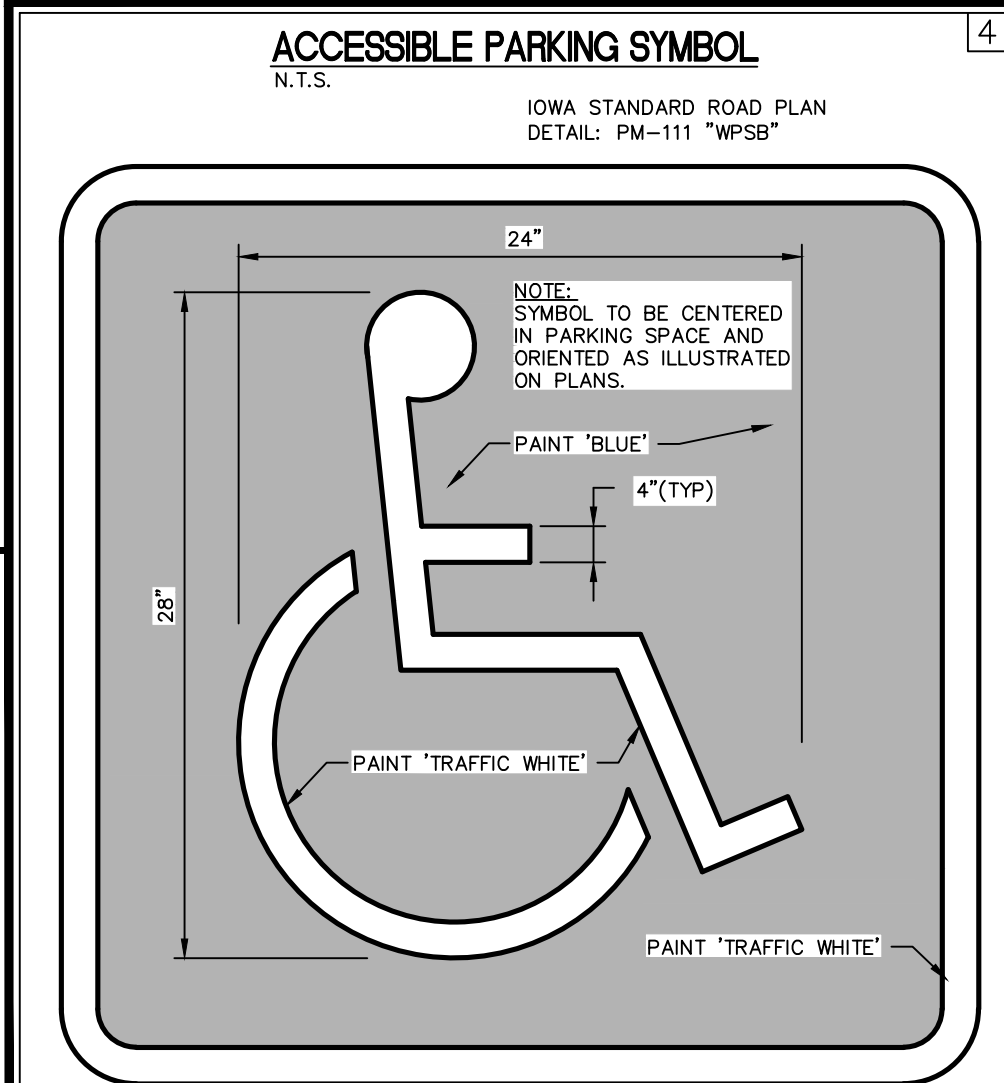
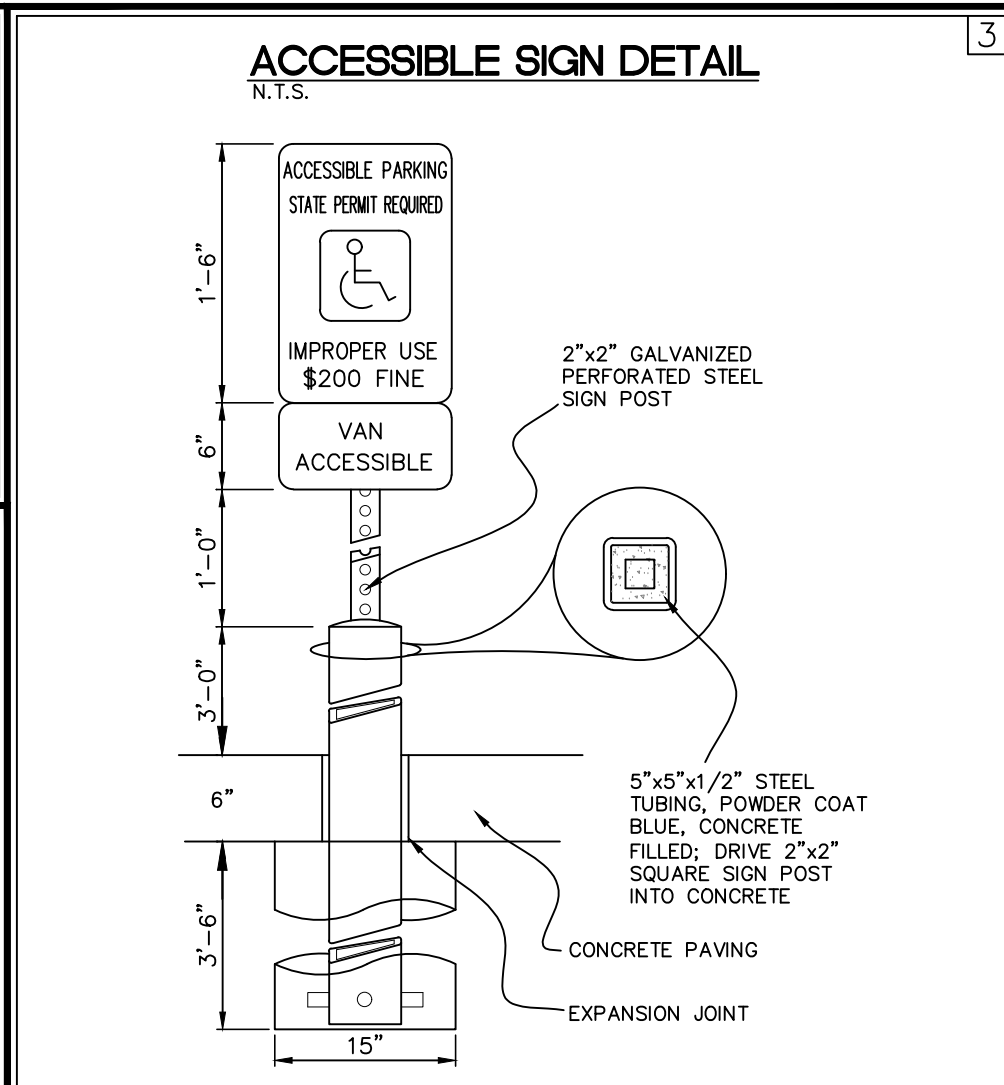
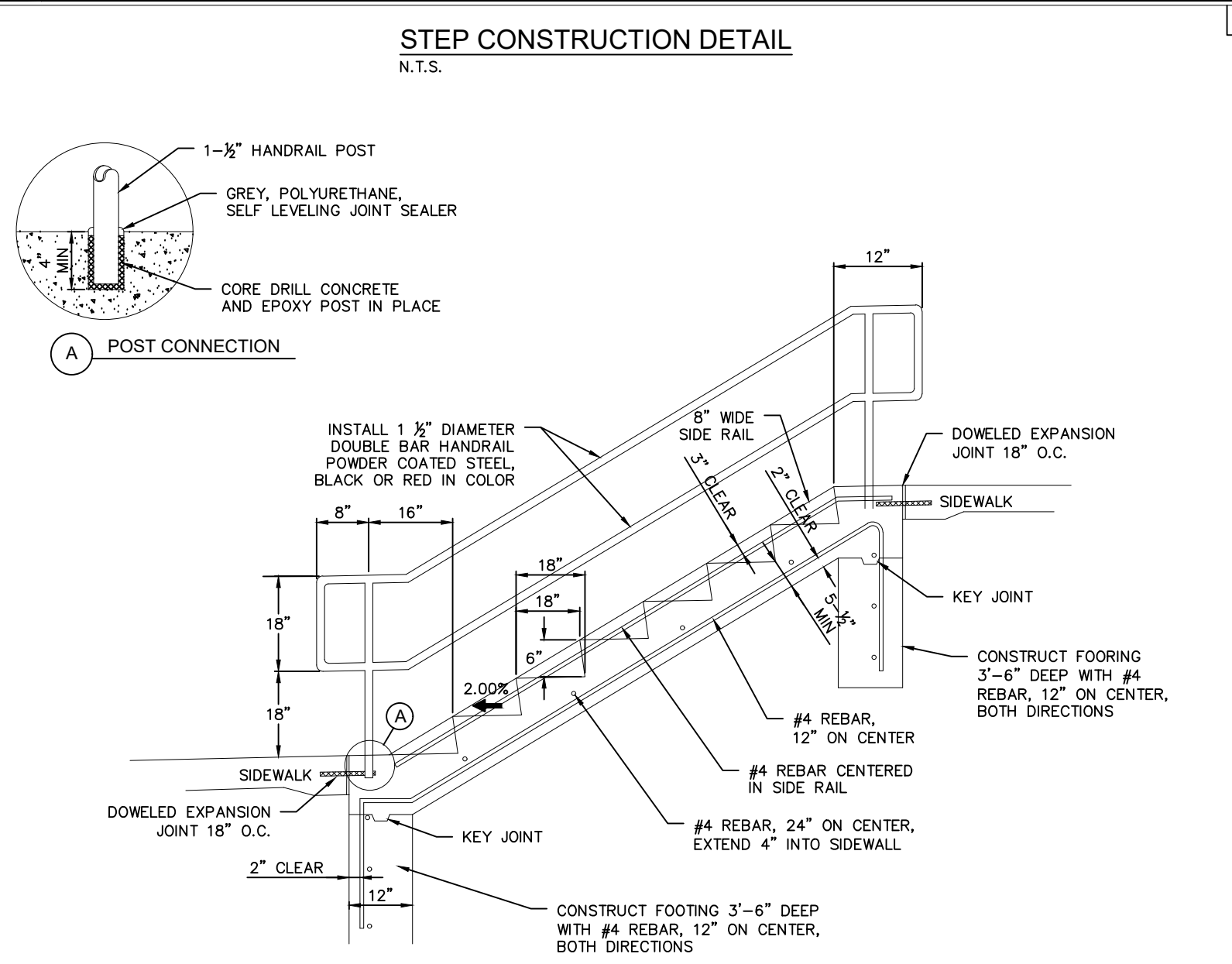
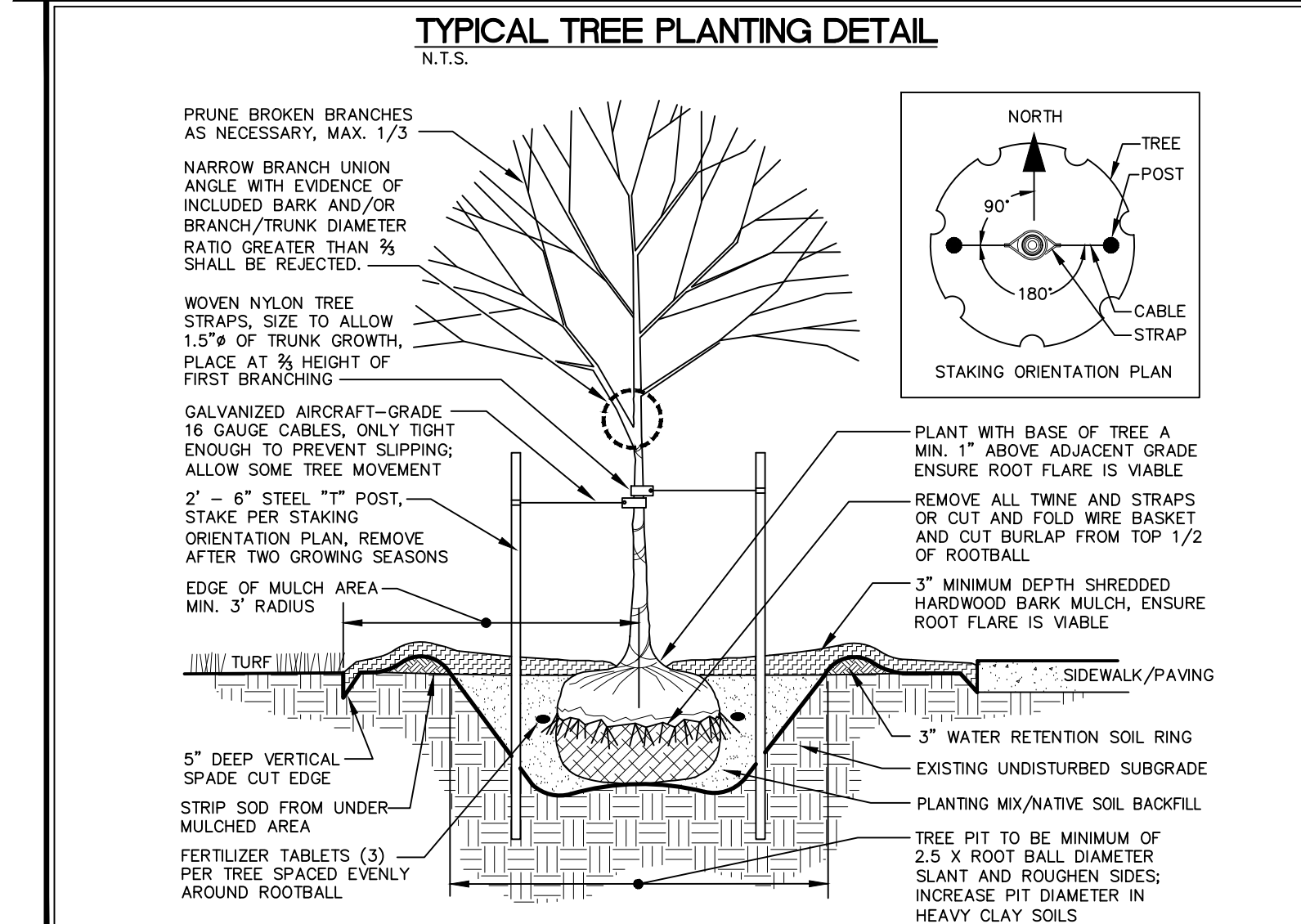
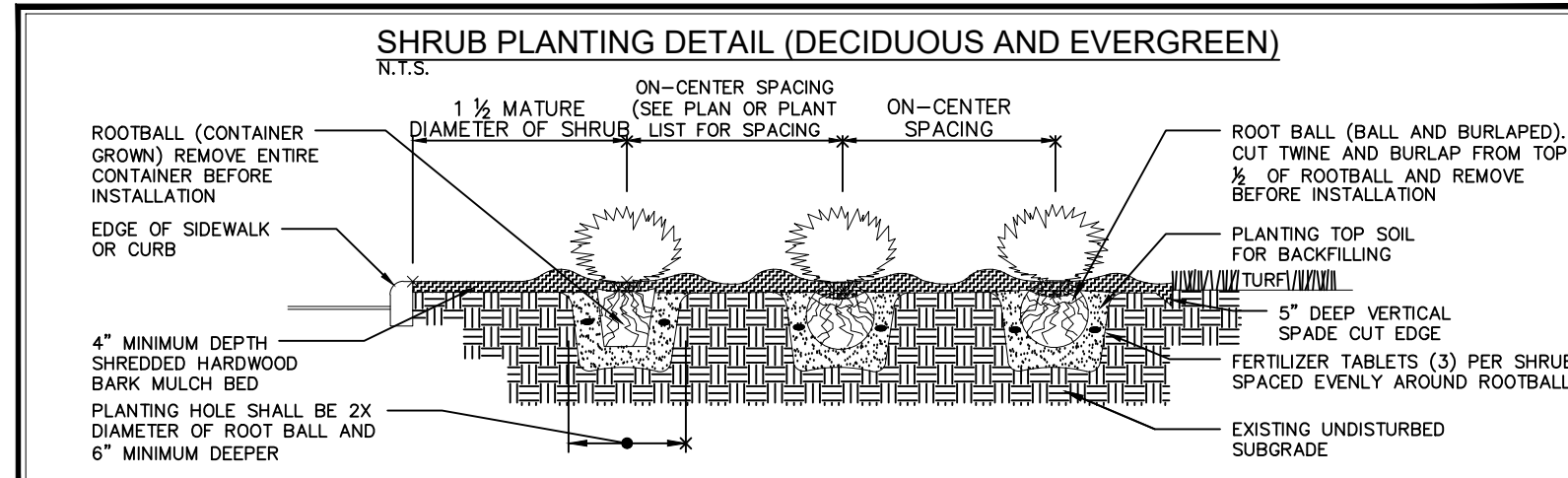
MMS CONSULTANTS, INC.
Date: 03/18/26
Designed by: RAN Field Book No:
Drawn by: TAV Scale: AS NOTED
Checked by: RAN Sheet No:
Project No: C500
6385-064 of:



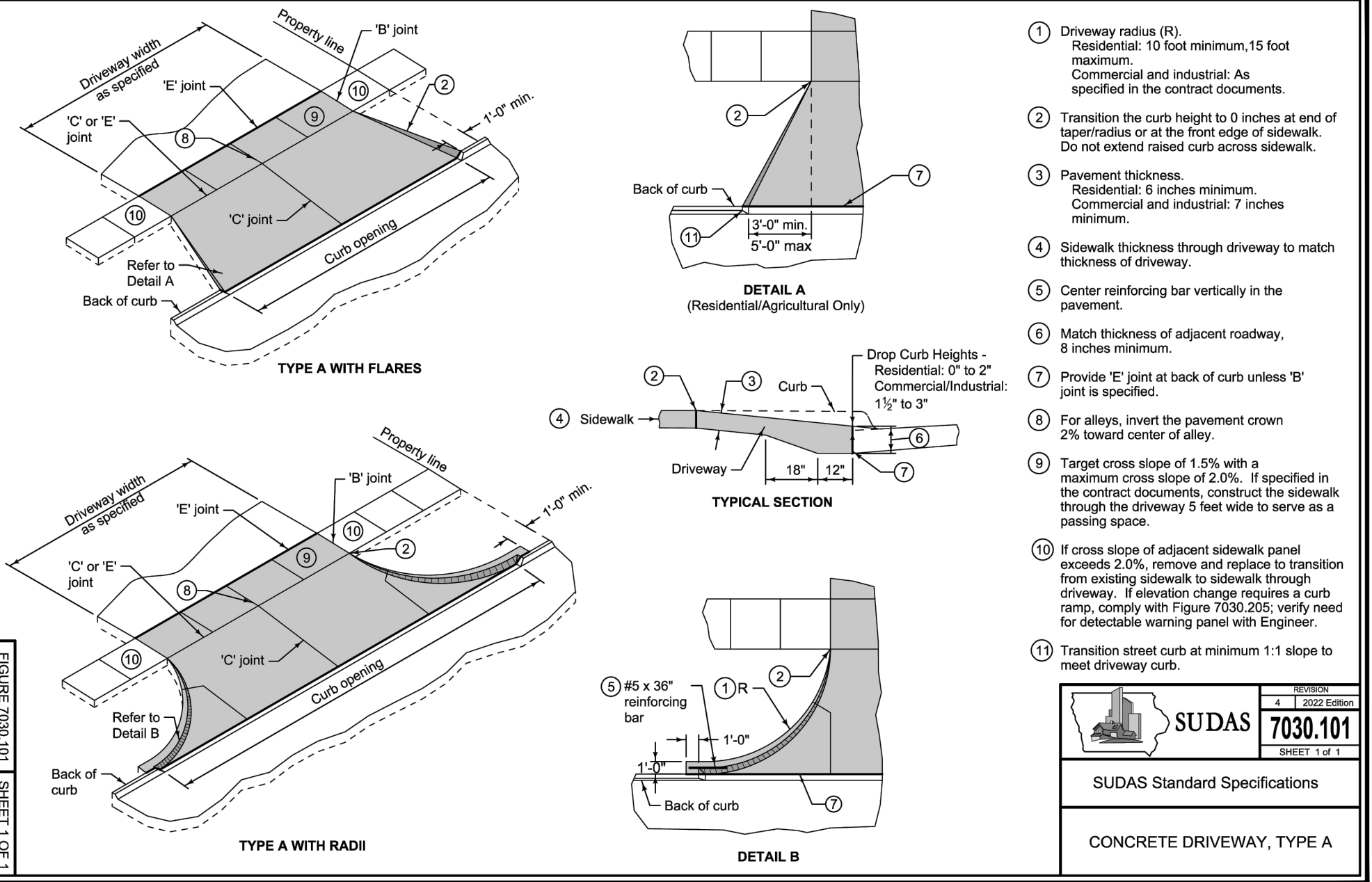
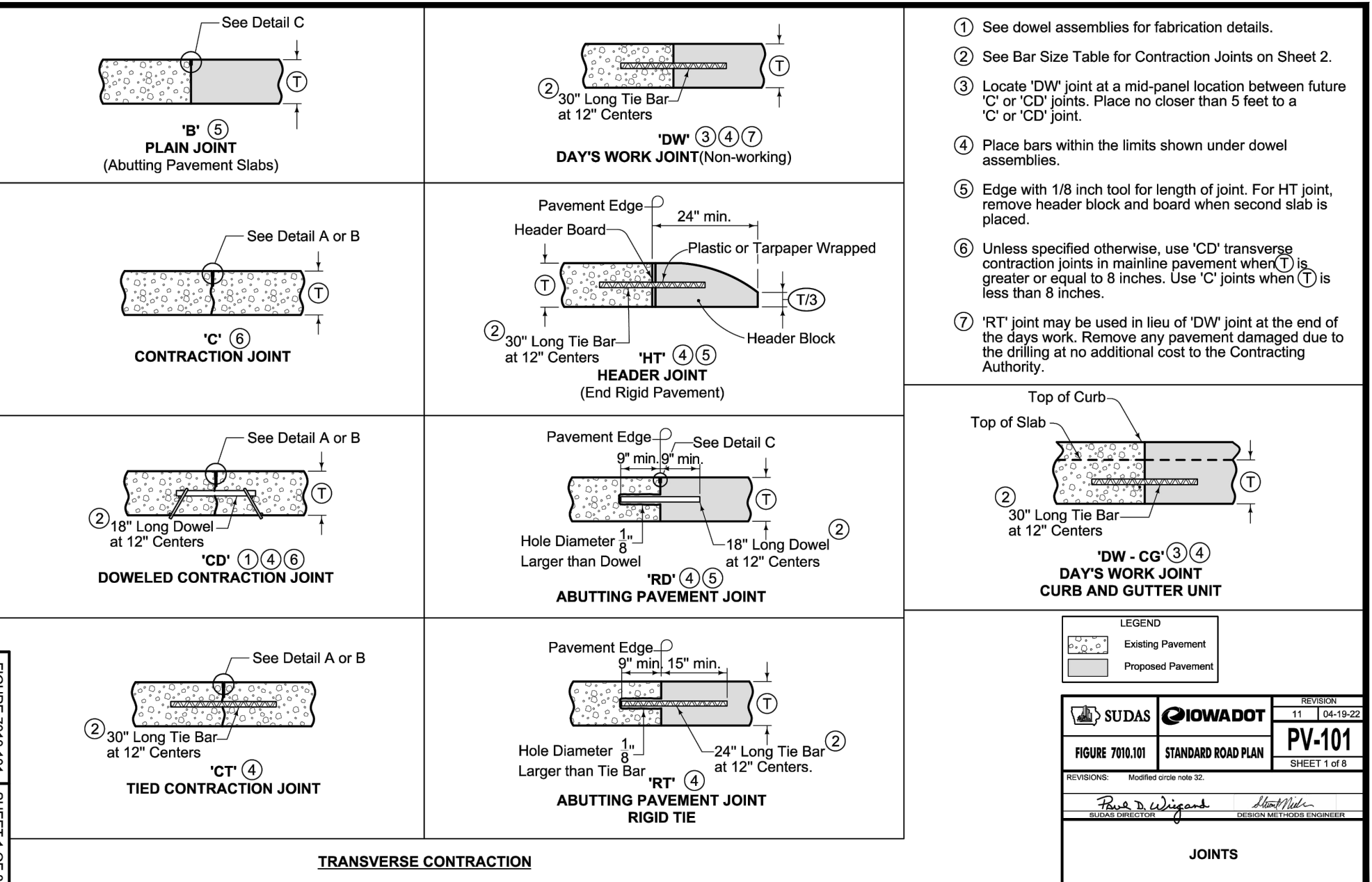
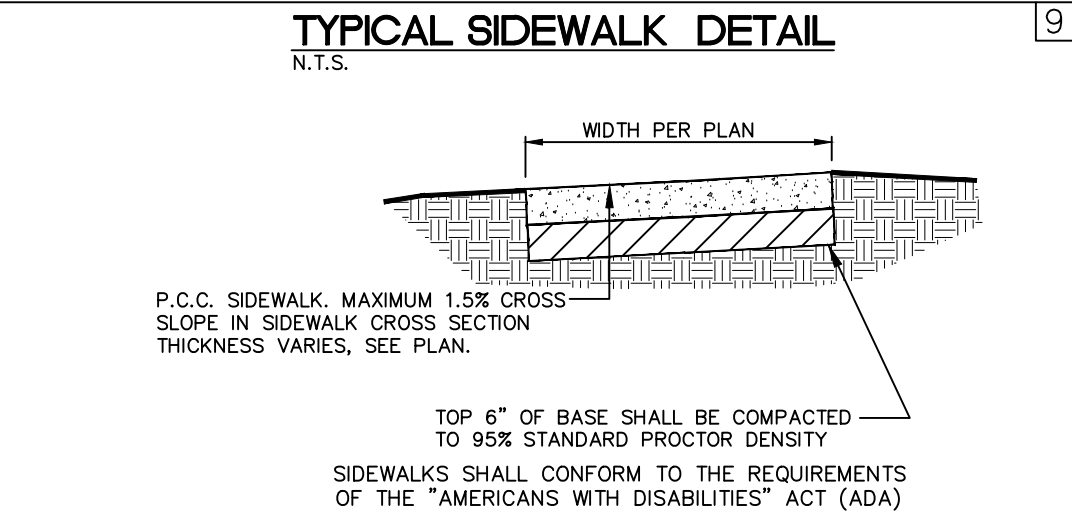
CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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

Date	Revision
04/23/26	PER CITY REVIEW KJB/RAN



- PAVING CONSTRUCTION NOTES**
- 1) I.D.O.T. CLASS C-3 CONCRETE SHALL BE USED, UNLESS NOTED OTHERWISE.
 - 2) CITY OF Tiffin DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES SHALL PREVAIL.
 - 3) PAVEMENT JOINTS SHALL CONFORM TO I.D.O.T. STANDARD ROAD PLANS PV-1 CURRENT REVISION.
 - 4) ALL SAWED PAVEMENT JOINTS SHALL BE SEALED.
 - 5) INSTALL "CD" TRANSVERSE CONTRACTION JOINTS FOR 8" AND 9" PCC PAVEMENT. "C" TRANSVERSE CONTRACTION JOINTS SHALL BE USED FOR 7" PCC PAVEMENT.



- 1) Driveway radius (R). Residential: 10 foot minimum, 15 foot maximum. Commercial and industrial: As specified in the contract documents.
 - 2) Transition the curb height to 0 inches at end of taper/radius or at the front edge of sidewalk. Do not extend raised curb across sidewalk.
 - 3) Pavement thickness. Residential: 5 inches minimum. Commercial and industrial: 7 inches minimum.
 - 4) Sidewalk thickness through driveway to match thickness of driveway.
 - 5) Center reinforcing bar vertically in the pavement.
 - 6) Match thickness of adjacent roadway, 8 inches minimum.
 - 7) Provide "E" joint at back of curb unless "B" joint is specified.
 - 8) For alleys, invert the pavement crown 2% toward center of alley.
 - 9) Target cross slope of 1.5% with a maximum cross slope of 2.0%. If specified in the contract documents, construct the sidewalk through the driveway 5 feet wide to serve as a passing space.
 - 10) If cross slope of adjacent sidewalk panel exceeds 2.0%, remove and replace to transition from existing sidewalk to sidewalk through driveway. If elevation change requires a curb ramp, comply with Figure 7030.205, verify need for detectable warning panel with Engineer.
 - 11) Transition street curb at minimum 1:1 slope to meet driveway curb.
- FIGURE 7030.101 STANDARD ROAD PLAN PV-101 SHEET 1 OF 1
- SUDAS Standard Specifications
- CONCRETE DRIVEWAY, TYPE A

C120	OVERALL LAYOUT PLAN
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C501	GENERAL NOTES AND DETAILS
L100	LANDSCAPE PLAN

GENERAL NOTES AND DETAILS

PARK PLACE CITY CENTER - PART ONE, PHASE SIX, LOT SIX

TIFFIN JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.

Date: 03/18/26

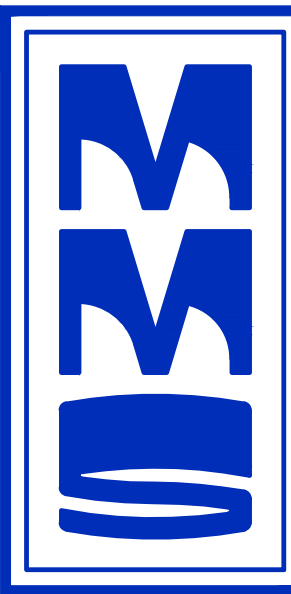
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Drawn by: TAV Scale: AS NOTED

Checked by: RAN Sheet No:

Project No: **C501**

6385-064 of:



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LANDSCAPE PLAN

PARK PLACE
CITY CENTER -
PART ONE,
PHASE SIX, LOT
SIX

TIFFIN
JOHNSON COUNTY,
IOWA

MMS CONSULTANTS, INC.

Date: 03/18/26

Designed by: RAN Field Book No:

Drawn by: TAV Scale: 1"=20'

Checked by: RAN Sheet No:

Project No: L100

6385-064 of:

- C120 OVERALL LAYOUT PLAN
- C121 SITE DIMENSION LAYOUT
- C140 OVERALL GRADING, EROSION CONTROL, AND SWPPP
- C141 DETAILED GRADING PLAN
- C142 DETAILED GRADING PLAN
- C143 DETAILED GRADING PLAN
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- C500 GENERAL NOTES AND DETAILS
- C501 GENERAL NOTES AND DETAILS
- L100 LANDSCAPE PLAN



GRAPHIC SCALE IN FEET
1"=20'

STANDARD LEGEND AND NOTES

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

(R) 22-1

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

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

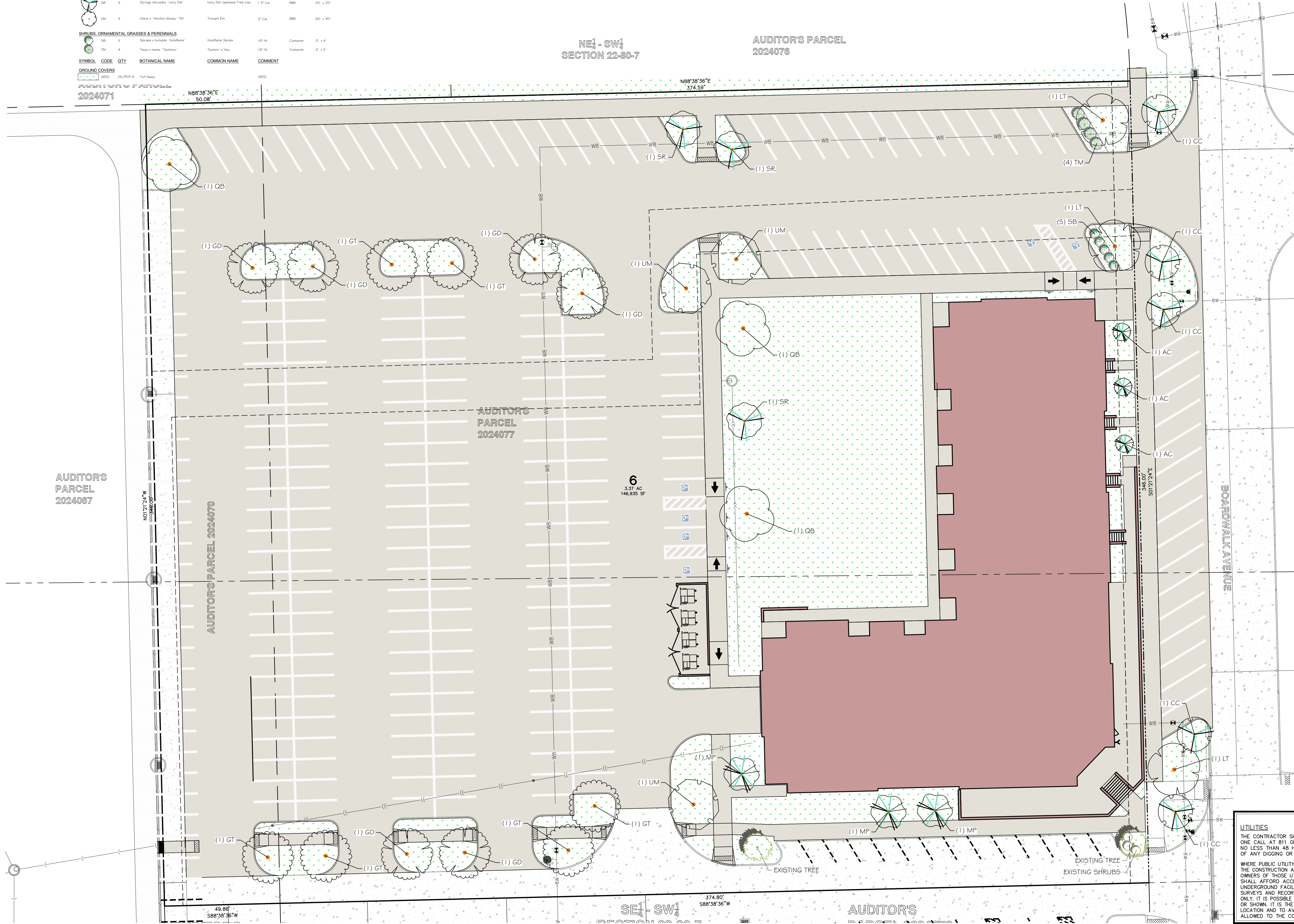
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE H. X W.
TREES							
AC	3	Andalucia canadensis 'Glenform' TM	Rainbow Pillar Serotinity	1.5" Cal.	DAB		20' x 10'
CC	5	Cercis canadensis	Eastern Redbud	1.5" Cal.	DAB		30' x 25'
GT	6	Geobotria inaequalis var. 'Skyline' TM	Skyline Thunberg Honey Locust	2" Cal.	DAB		40' x 35'
GD	6	Gymnocladia dioica 'Expresso-JF'	Expresso Kentucky Coffeetree	2" Cal.	DAB		50' x 35'
LT	3	Liquidambar styraciflua	Tupelo Tree	2" Cal.	DAB		60' x 50'
MP	3	Milvix 'Patriot'	Planting Crabapple	1.5" Cal.	DAB		20' x 20'
QB	3	Quercus bicolor	Swamp White Oak	2" Cal.	DAB		60' x 60'
SR	3	Springer redbud 'Topsy Dais'	hony S&K Japanese Tree Lilac	1.5" Cal.	DAB		25' x 20'
UM	3	Ulmus x 'Morton Glowy' TM	Trunych Elm	2" Cal.	DAB		60' x 40'
SHRUBS, ORNAMENTAL GRASSES & PERENNIALS							
SB	3	Spirea x 'Inishiki' 'Goldflame'	Goldflame Spirea	1.0" Ht.	Container		3' x 4'
TM	4	Taxus media 'Fastigiata'	Taxus's 'Yew'	1.0" Ht.	Container		3' x 5'
GROUND COVERS							
SEED	RC 959		Tall Grass		SEED		

LANDSCAPE REQUIREMENTS

STREET TREES:
1 SMALL TREE FOR EVERY 30 LF OF FRONTAGE
- 346.00 / 30 = 11 TREES REQUIRED
1.2 TREES PROVIDED (1 EXISTING)

RESIDENTIAL USE TREES:
1 TREE FOR EVERY 550 SF OF BUILDING COVERAGE.
- 20,291.68 / 550 = 37 TREES REQUIRED
37 TREES PROVIDED (2 EXISTING)



THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PER IDOT STANDARD ROAD PLAN TC-202 AND CITY OF TIFFIN 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.

UTILITIES

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/222-8989 NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

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

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