

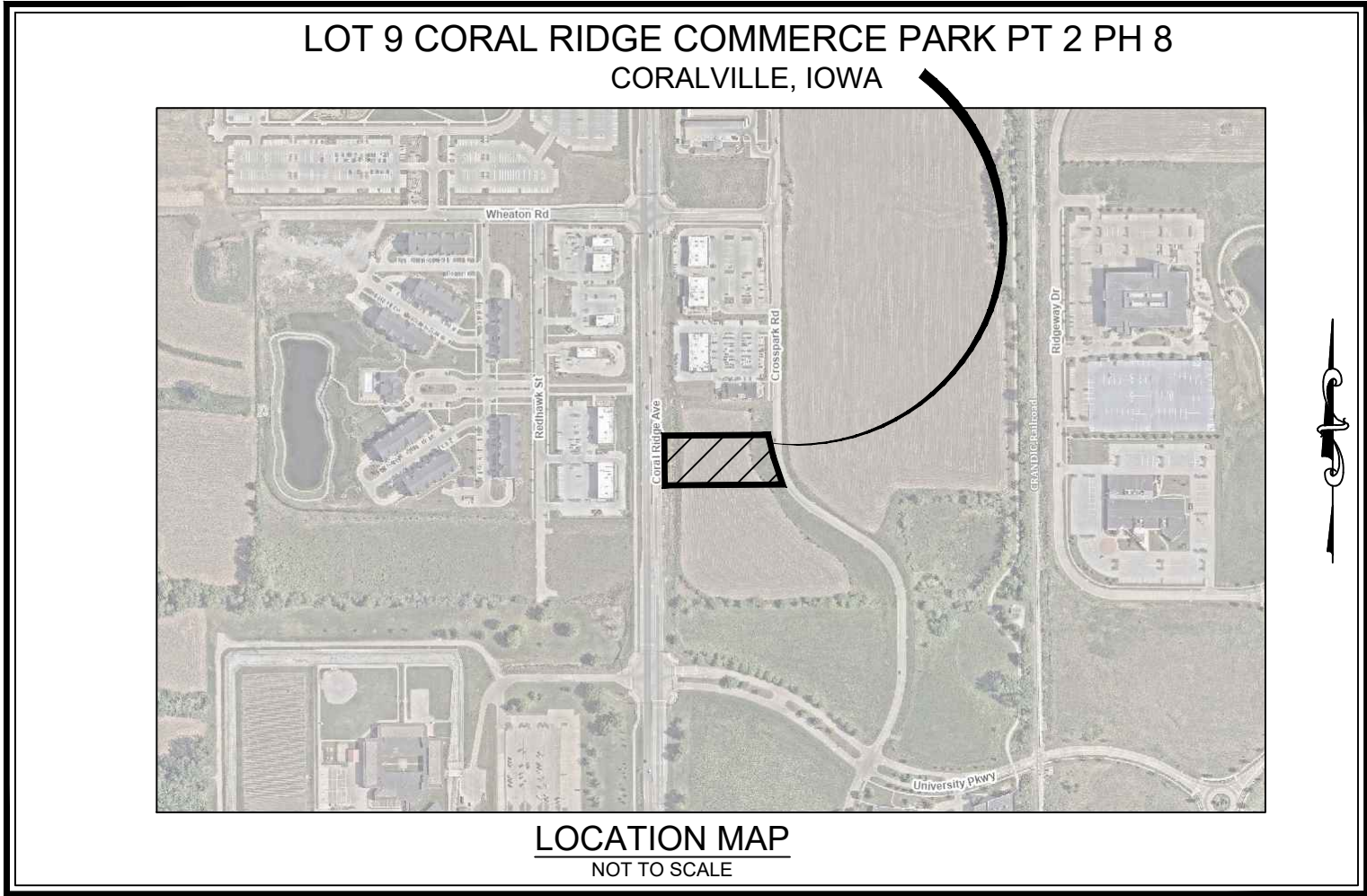


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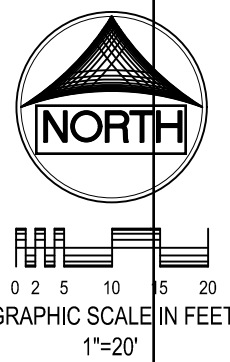
1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Date: 12-31-2025 Revision: PER CITY REVIEW - ADP/JDM

SITE PLAN
LOT 9, CORAL RIDGE COMMERCE PARK
PART 2 PHASE 8
CORALVILLE, IOWA



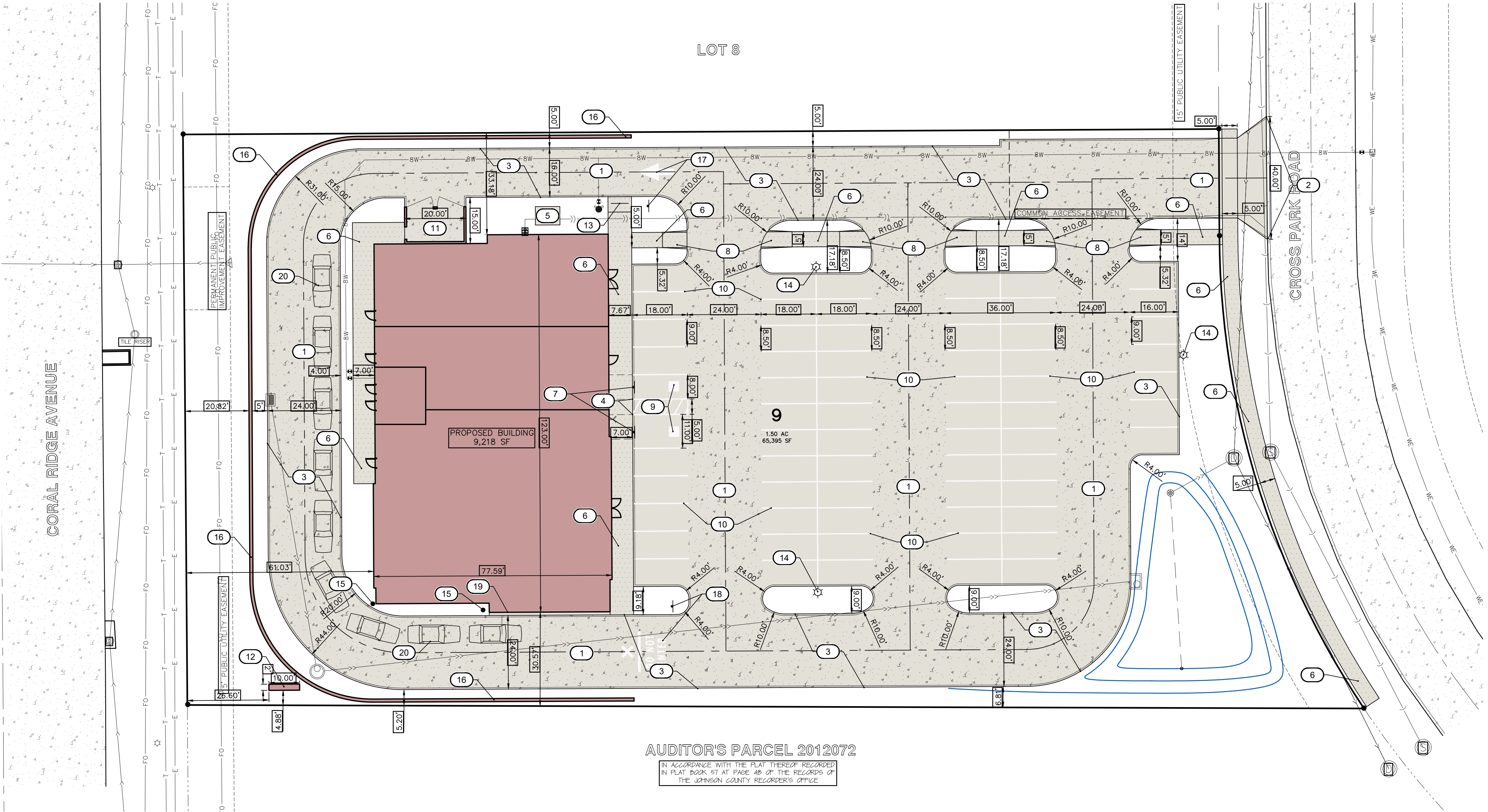
OWNER	CORAL RIDGE 8 LLC 711 S. GILBERT ST. IOWA CITY, IA 52240	PLAT/PLAN PREPARED BY:	MMS CONSULTANTS INC. 1917 S. GILBERT STREET IOWA CITY, IA 52240
LEGAL DESCRIPTION	LOT 9 OF CORAL RIDGE COMMERCE PARK PART 2 - PHASE EIGHT, CORALVILLE, IOWA, IN ACCORDANCE WITH THE RECORDED PLAT THEREOF, CONTAINING 1.50 ACRES, AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.		
PROPOSAL	APPLICANT PLANS TO DEVELOP ONE COMMERCIAL BUILDING (MULTI-TENANT)		
DEVELOPMENT CHARACTERISTICS	CURRENT ZONING: C-2 SETBACK REQUIREMENTS BUILDING SETBACKS: REQUIRED FRONT YARD: 40 FEET CORNER SIDE YARD: 40 FEET SIDE YARD: 10 FEET REAR YARD: 0 FEET PARKING SETBACKS: FRONT YARD: 7 FEET MINIMUM LOT REQUIREMENTS MINIMUM LOT SIZE: NONE LOT FRONTAGE: 50 FEET LOT WIDTH: 50 FEET MAXIMUM BUILDING HEIGHT: 35 FEET LOT CHARACTERISTICS LOT AREA: 65,395 SF (100%) BUILDING AREA - PROPOSED: 9,218 SF (14.3%) PAVING AREA - PROPOSED: 38,038 SF (58.0%) GREEN SPACE AREA: 18,139 SF (27.7%) PARKING REQUIREMENTS RETAIL (4,500 SF): 1 SPACE PER 200 SF RESTAURANT (4,100 SF): 1 SPACE PER 100 SF TOTAL SPACES REQUIRED: 64 SPACES TOTAL SPACES PROVIDED: 66 SPACES (2 ADA) GENERAL NOTES ALL GROUND MOUNTED MECHANICAL UNITS SHALL BE SCREENED WITH LANDSCAPING. DRIVE AISLES SHALL BE DESIGNED TO SUPPORT FIRE APPARATUS WEIGHING AT LEAST 75,000 LBS. MAINTAIN 3' MINIMUM FROM FIRE HYDRANT TO TREE UTILITIES ALL PROPOSED UTILITIES SHOWN ARE PRIVATE.		



STANDARD LEGEND AND NOTES	
EXIST	PROPERTY &/or BOUNDARY LINES
PRO-P	PROPOSED SECTION LINES
PRO-P	PROPOSED RIGHT-OF-WAY LINES
PRO-P	EXISTING RIGHT-OF-WAY LINES
PRO-P	EXISTING CENTER LINES
PRO-P	LOT LINES, INTERNAL
PRO-P	LOT LINES, PERMITTED BY DEED
PRO-P	PROPOSED EASEMENT LINES
PRO-P	EXISTING EASEMENT LINES
PRO-P	PROPOSED BUILDING SETBACK
PRO-P	BENCHMARK
PRO-P	RECORDED DIMENSIONS
PRO-P	CURVE SEGMENT NUMBER
PRO-P	POWER POLE
PRO-P	POWER POLE W/DROP
PRO-P	POWER POLE W/TRANS
PRO-P	POWER POLE W/LIGHT
PRO-P	STREET LIGHT
PRO-P	LIGHT POLE
PRO-P	SANITARY MANHOLE
PRO-P	FIRE HYDRANT
PRO-P	WATER VALVE
PRO-P	DRAINAGE MANHOLE
PRO-P	CURB INLET
PRO-P	EXISTING SANITARY SEWER
PRO-P	PROPOSED SANITARY SEWER
PRO-P	EXISTING STORM SEWER
PRO-P	PROPOSED STORM SEWER
PRO-P	WATER LINES
PRO-P	ELECTRICAL LINES
PRO-P	TELEPHONE LINES
PRO-P	GAS LINES
PRO-P	FIBER OPTIC
PRO-P	OVERHEAD ELECTRIC
PRO-P	CONTOUR LINES (1' INTERVAL)
PRO-P	PROPOSED GROUND
PRO-P	EXISTING TREE LINE
PRO-P	EXISTING DECIDUOUS TREE & SHRUB
PRO-P	EXISTING EVERGREEN TREES & SHRUBS

NUMBER	KEYNOTE
1	INSTALL DRIVE PER DETAIL (THICKNESS AND MATERIAL AS NOTED THIS SHEET)
2	CONNECT TO EXISTING PAVEMENT
3	INSTALL STANDARD 6" CURB AND GUTTER
4	TRANSITION FROM 6" CURB TO NO CURB; INSTALL ADA RAMPS PER DETAIL (SEE SHEET C500)
5	INSTALL TRANSFORMER PAD
6	INSTALL PCC SIDEWALK PER CITY OF CORALVILLE STANDARDS
7	INSTALL ACCESSIBLE PARKING SIGN
8	INSTALL ACCESSIBLE RAMP
9	INSTALL ACCESSIBLE PARKING SYMBOL
10	INSTALL 4" WIDE PAVEMENT MARKINGS
11	DUMPSTER ENCLOSURE, REFERENCE ARCHITECTURAL PLANS
12	INSTALL MONUMENT SIGN PER ARCHITECTURAL PLANS
13	INSTALL BICYCLE PARKING RACK
14	INSTALL LIGHT POLE (TYP)
15	INSTALL BOLLARDS
16	INSTALL RETAINING WALL
17	INSTALL DIRECTIONAL STRIPING AND "DRIVE-UP ENTRANCE" SIGNAGE
18	INSTALL "DO NOT ENTER" STRIPING AND SIGNAGE
19	DRIVE-UP WINDOW
20	VEHICLE STACKING SPACE

PAVING LEGEND	
5" PCC OVER 6" ROCK BASE 10,350 SF	
6" PCC WITH SEALED JOINTS OVER 6" ROCK BASE DESIGNED TO SUPPORT FIRE APPARATUS WEIGHING AT LEAST 75,000 LBS. 25,905 SF	
4" PCC SIDEWALK 3,108 SF	
NOTE: THESE QUANTITIES TAKE INTO ACCOUNT ALL AREAS SHOWN ON THIS PLAN SET (INCLUDING WORK WITHIN RIGHT OF WAYS AND ON ADJACENT PROPERTIES)	



AUDITOR'S PARCEL 2012072
IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 51 AT PAGE 48 OF THE RECORDS OF THE JOHNSON COUNTY REGISTER'S OFFICE

UTILITIES
THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800-292-8888 NO LESS THAN 48 HOURS 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 THEREOF. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK

IOWA ONE CALL SM
CHRISTOPHER A. THOMPSON
25323
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, P.E. Iowa Lic. No. 25323
12-01-2025
Project No: 12245-002
Sheet No: C120

LOT 9 CORAL RIDGE COMMERCE PARK PT 2 PH 8
CORALVILLE JOHNSON COUNTY IOWA

MMS CONSULTANTS, INC.
Date: 12-01-2025
Designed by: CAT Field Book No: 65-1431
Drawn by: ADP Scale: 1"=20'
Checked by: CAT Sheet No:
Project No: C120
12245-002



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Date: 12-31-2025 Revision: PER CITY REVIEW - ADP/JDM

GRADING LAYOUT AND SWPPP PLAN

LOT 9 CORAL RIDGE
COMMERCE PARK
PT 2 PH 8
CORALVILLE
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 12-01-2025

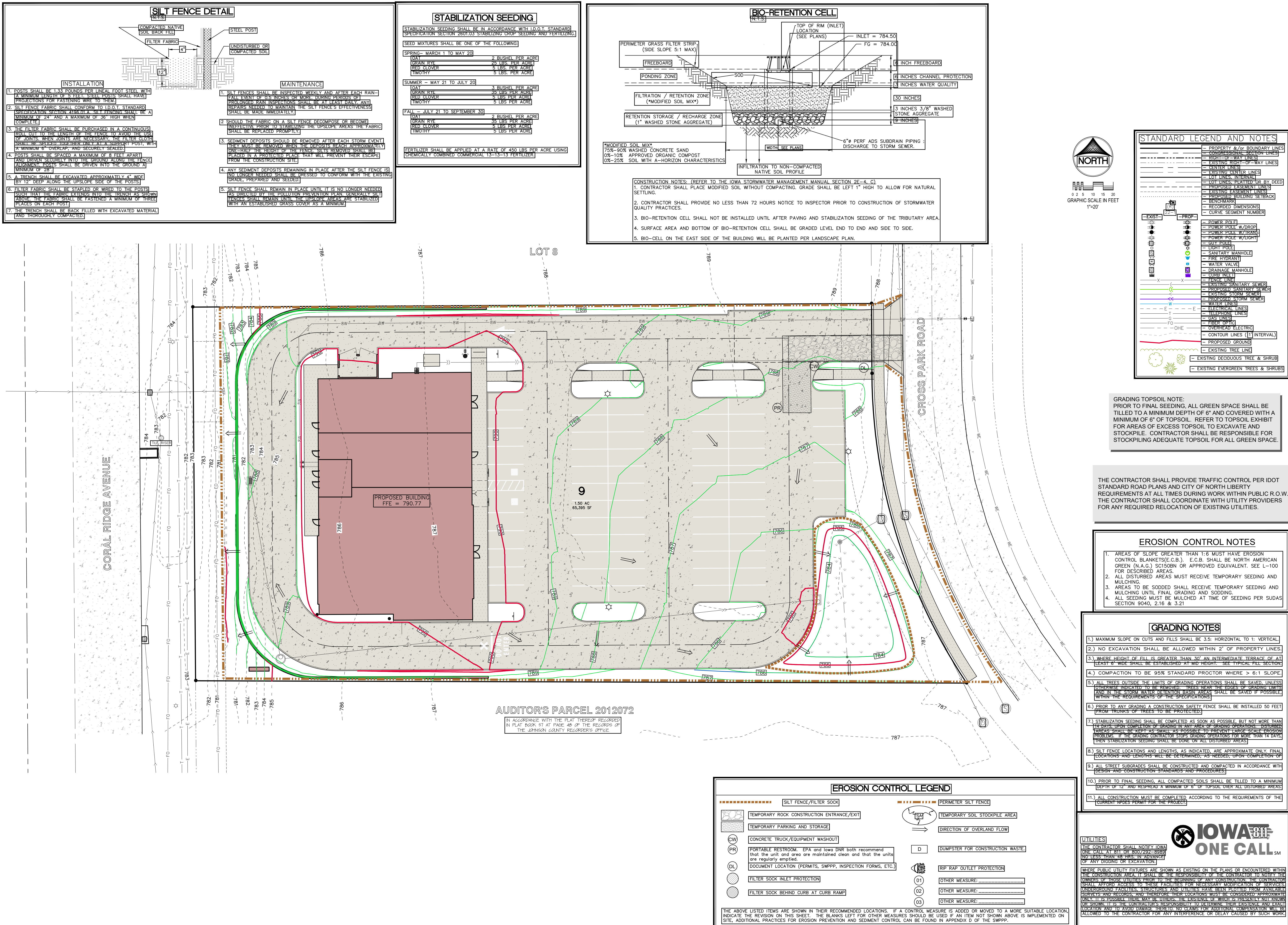
Designed by: CAT Field Book No: 85-1431

Drawn by: ADP Scale: 1"=20'

Checked by: CAT Sheet No:

Project No: C140

12245-002



1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
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Date	Revision
12-31-2025	PER CITY REVIEW - ADP/JDM

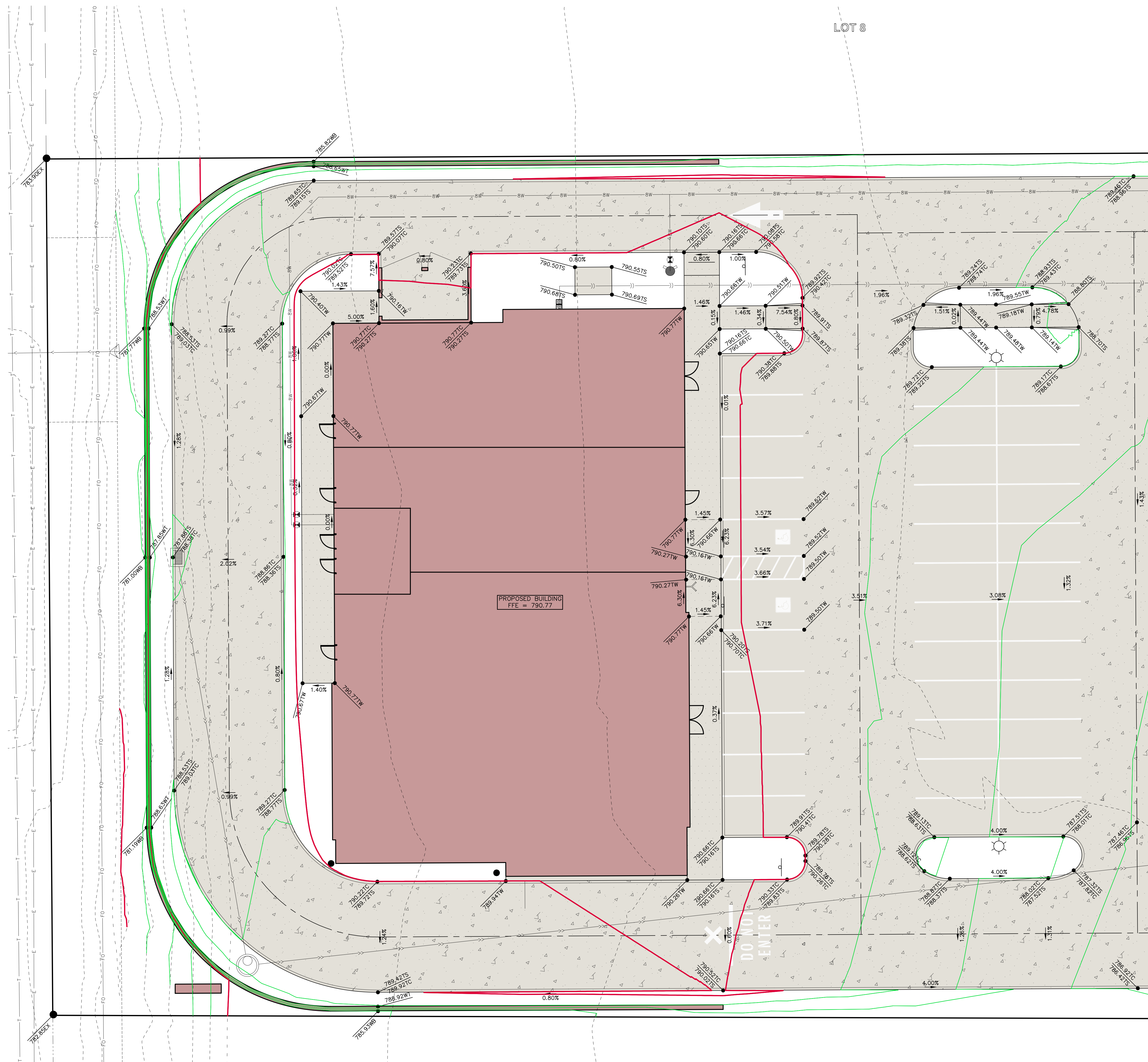
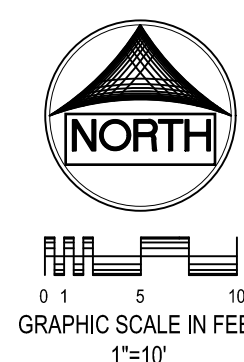
DETAILED GRADING PLAN

LOT 9 CORAL RIDGE
COMMERCE PARK
PT 2 PH 8
CORALVILLE
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC

Date:	12-01-2025	
Designed by:	CAT	Field Book No: 65:1431
Drawn by:	ADP	Scale: 1"=10'
Checked by:	CAT	Sheet No:

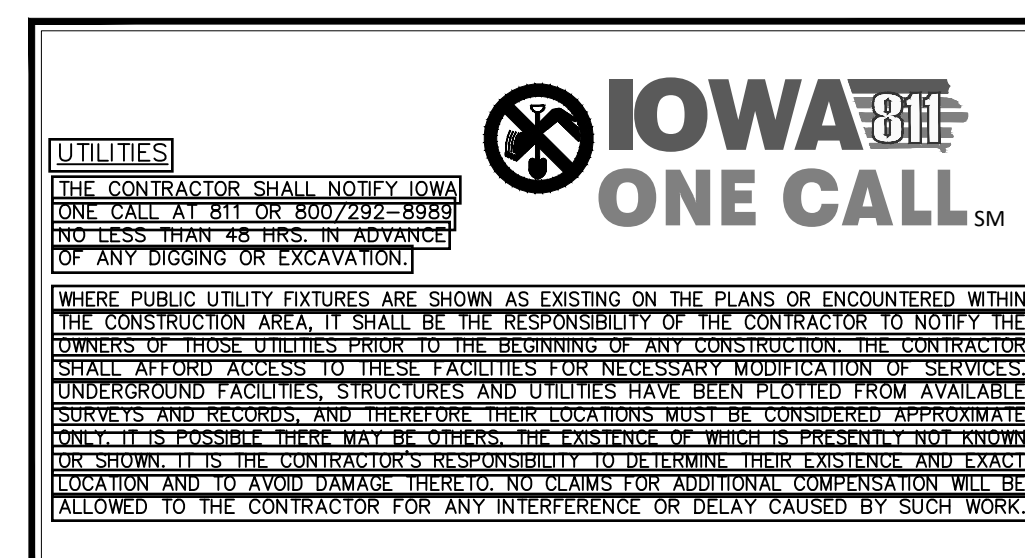
Project No: C141
12245-002 of 7



STANDARD LEGEND AND NOTES

	- PROPERTY &/or BOUNDARY LINES
	- CONFESSIONAL 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
	- PROPOSED SUBDIVISION SETBACK
	- PROPOSED SUBDIVISION SETBACK
	- RECORDED DIMENSIONS
	- CURVE SEGMENT NUMBER
	- POWER POLE
	- POWER POLE W/DROP
	- POWER POLE W/TRANS
	- POWER POLE W/GHTGRT
	- GUY POLE
	- LIGHT POLE
	- SANITARY MANHOLE
	- FIRE HYDRANT
	- WATER VALVE
	- DRAINAGE MANHOLE
	- CURB INLET
	- DRIVE LINE
	- EXISTING SANITARY SEWER
	- PROPOSED SANITARY SEWER
	- EXISTING STORM SEWER
	- PROPOSED STORM SEWER
	- WALK LINES
	- TELEPHONE LINES
	- GAS LINES
	- FIRE PIPING
	- OVERHEAD ELECTRIC
	- CONTOUR LINES (1' INTERVAL)
	- PROPOSED GROUND
	- EXISTING TREE LINE
	- EXISTING DECIDUOUS TREE & SHRUB
	- EXISTING EVERGREEN TREES & SHRUBS

GRADING LEGEND	
000.00EX	— EXISTING SURFACE
000.00TS	— TOP SLAB
000.00TW	— TOP WALK
000.00TC	— TOP CURB
000.00TR	— TOP RIM
000.00WT	— TOP OF WALL
000.00WB	— BOTTOM OF WALL
000.00FG	— FINISHED GRADE





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DETAILED GRADING PLAN

LOT 9 CORAL RIDGE
COMMERCE PARK
PT 2 PH 8
CORALVILLE
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 12-01-2025

Designed by: CAT Field Book No: 65:1431

Drawn by: ADP Scale: 1"=10'

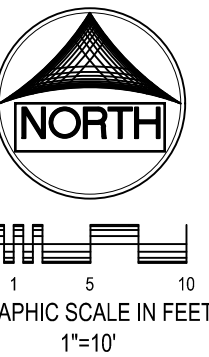
Checked by: CAT Sheet No:

Project No: C142

12245-002 7

STANDARD LEGEND AND NOTES	
PROPERTY &/W BOUNDARY LINES	
CONGRESSIONAL SECTION LINES	
RIGHT-OF-WAY LINES	
EXISTING CENTER LINES	
EXISTING LOT LINES	
EXISTING LOT LINES, PLATTED OR BY DEED	
PROPOSED EASEMENT LINES	
EXISTING EASEMENT LINES	
PROPOSED BUILDING SETBACK	
BENCHMARK	
RECORDED DIMENSIONS	
CURVE SEGMENT NUMBER	
EXIST- G C S E T W L P H M V F O E O H E	PROP- G C S E T W L P H M V F O E O H E
POWER POLE	
POWER POLE W/DROP	
POWER POLE W/TRANS	
POWER POLE W/LIGHT	
LIGHT POLE	
SANITARY MANHOLE	
FIRE HYDRANT	
WATER VALVE	
DRAINAGE MANHOLE	
WIRE MANHOLE	
EXISTING SANITARY SEWER	
PROPOSED SANITARY SEWER	
EXISTING STORM SEWER	
PROPOSED STORM SEWER	
WALK 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 TREES & SHRUBS	

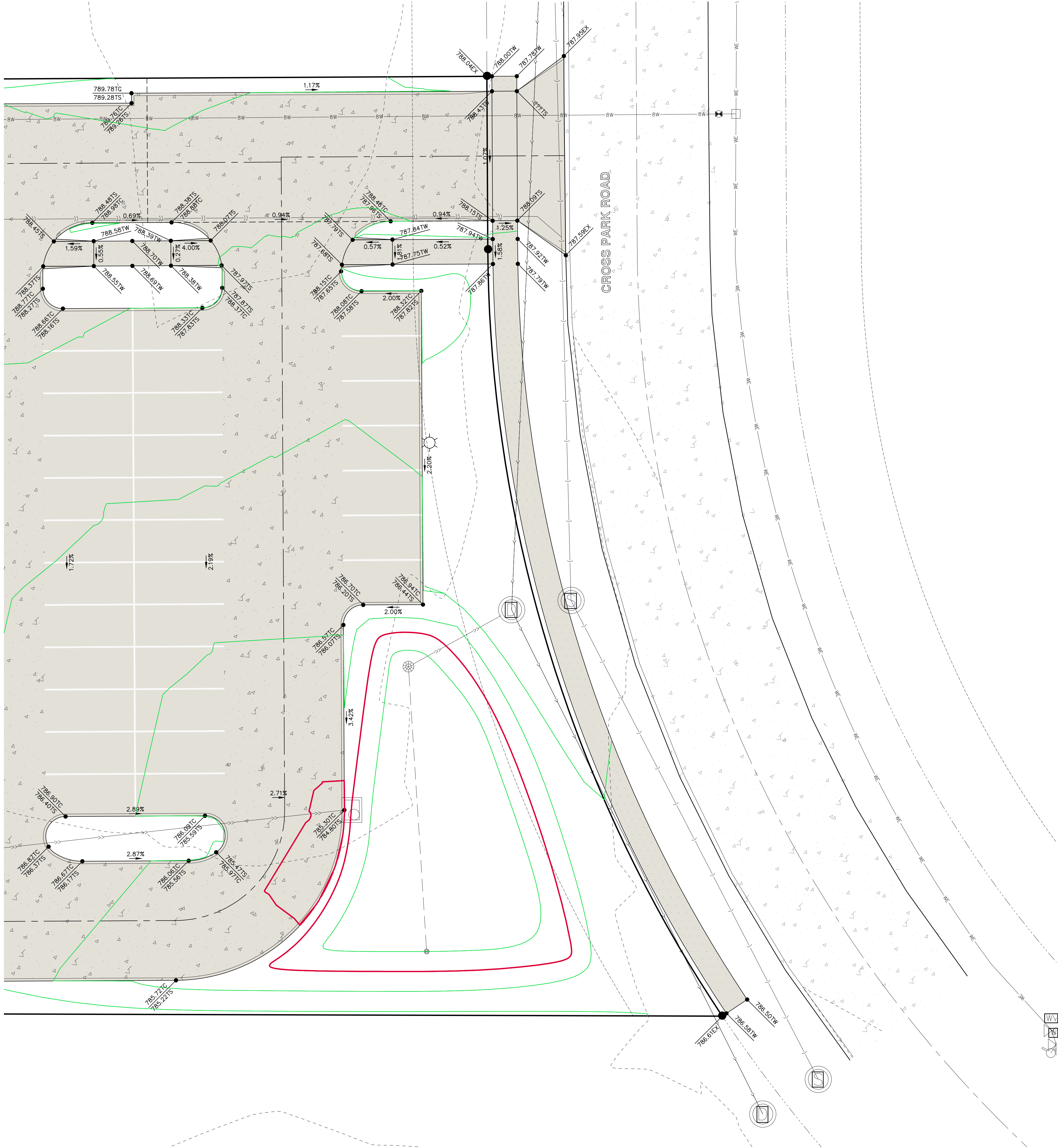
GRADING LEGEND	
000.00EX	EXISTING SURFACE
000.00TS	TOP SLAB
000.00TW	TOP WALK
000.00TC	TOP CURB
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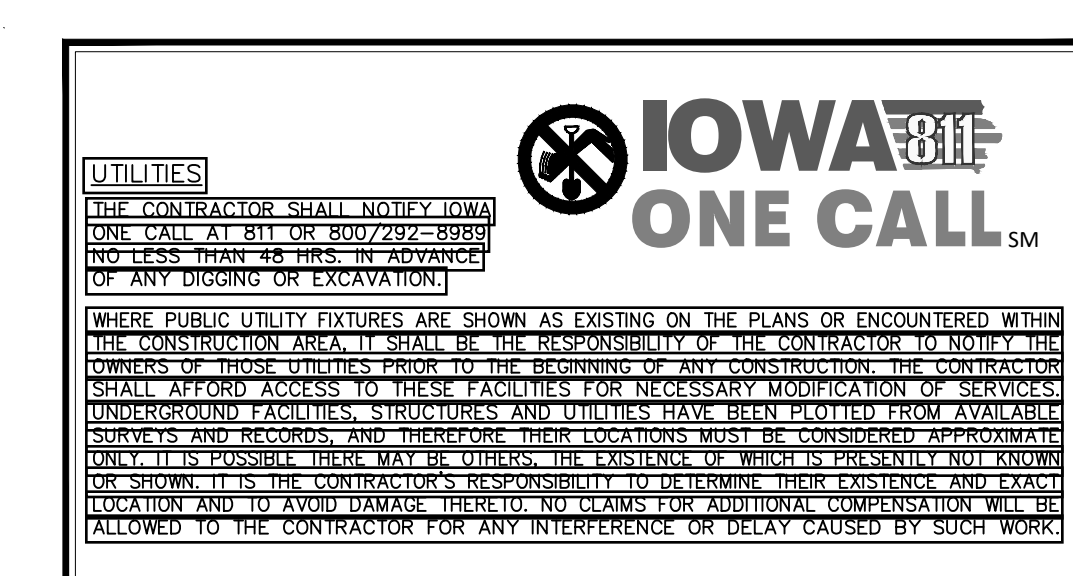
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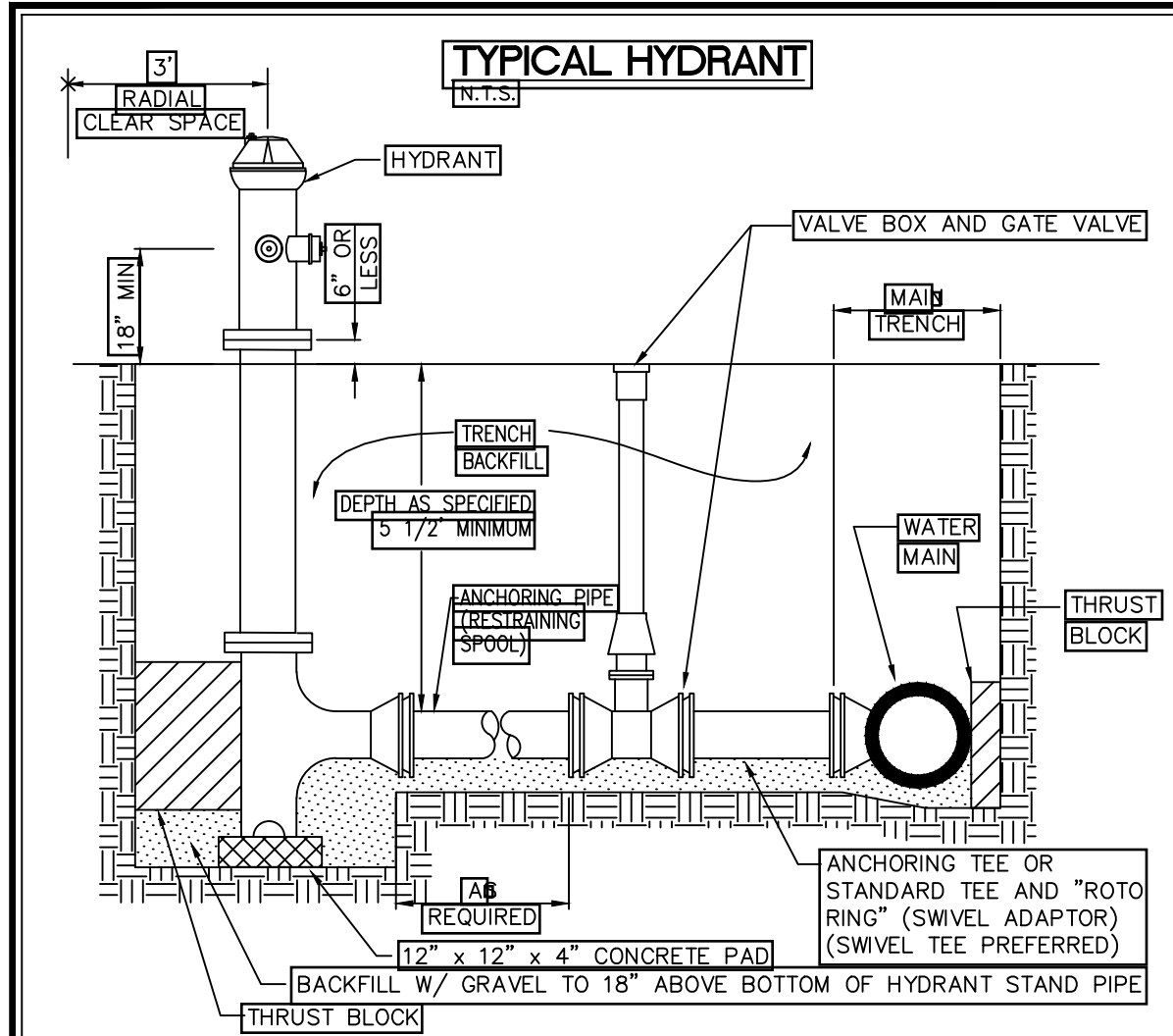


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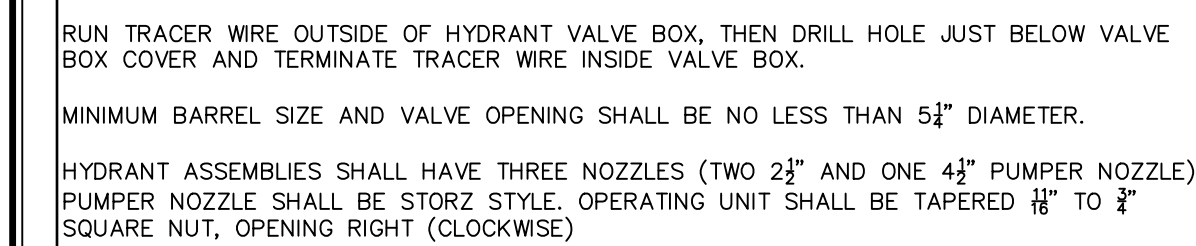
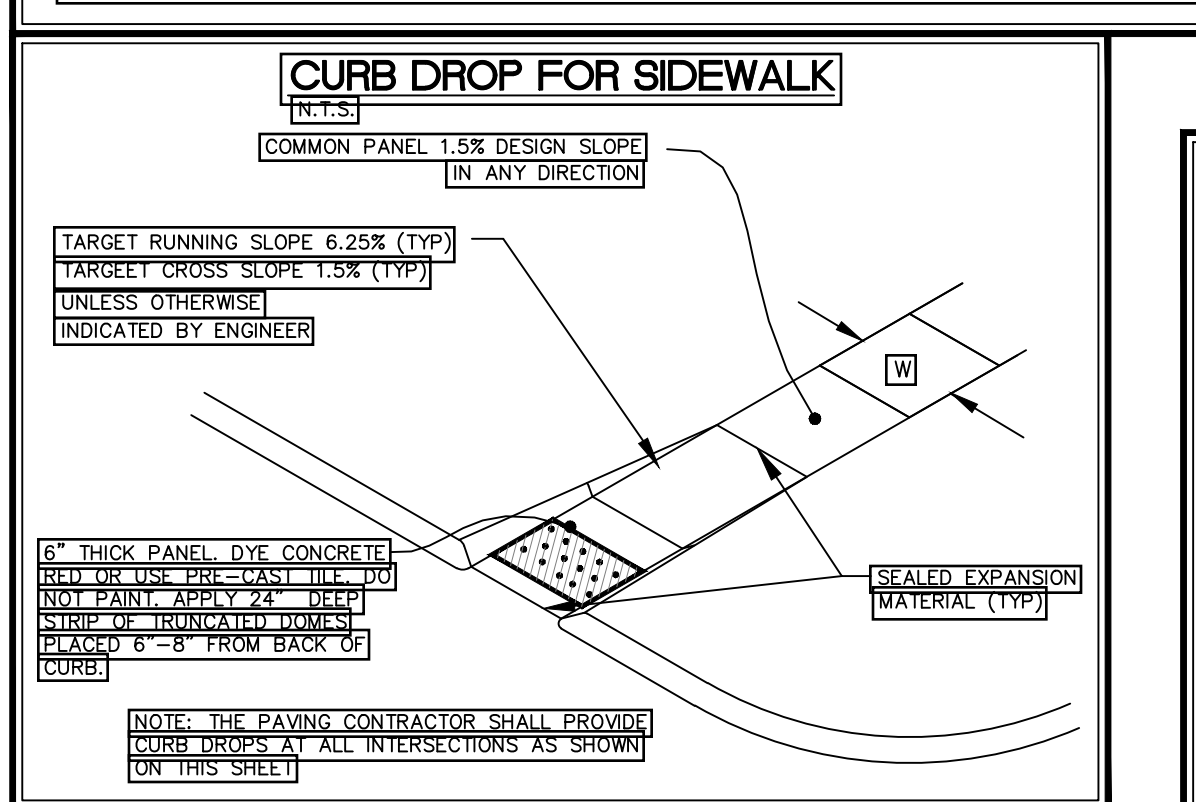
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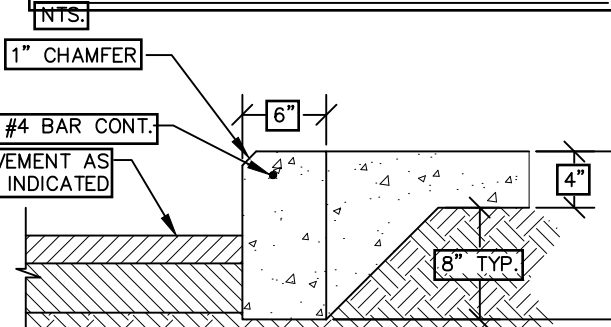
GENERAL DETAILS



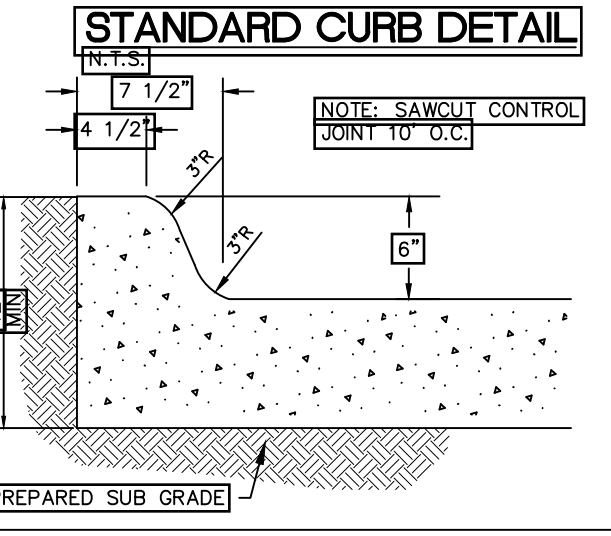
NOTES:
CONTACT LOCAL AUTHORITY FOR SPACING OF HYDRANT BEHIND CURB. USE THREE FEET BEHIND CURB AND LOCAL PUMPER NOZZLE TOWARD CURB IN MOST CASES.
RUN TRACER WIRE OUTSIDE OF HYDRANT VALVE BOX, THEN DRILL HOLE JUST BELOW VALVE BOX COVER AND TERMINATE TRACER WIRE INSIDE VALVE BOX.
MINIMUM BARREL SIZE AND VALVE OPENING SHALL BE NO LESS THAN 5 1/2" DIAMETER.
HYDRANT ASSEMBLIES SHALL HAVE THREE NOZZLES (TWO 2 1/2" AND ONE 4 1/2" PUMPER NOZZLE). PUMPER NOZZLE SHALL BE STORZ STYLE. OPERATING UNIT SHALL BE TAPERED 1/8" TO 3/4" SQUARE NUT, OPENING RIGHT (CLOCKWISE).



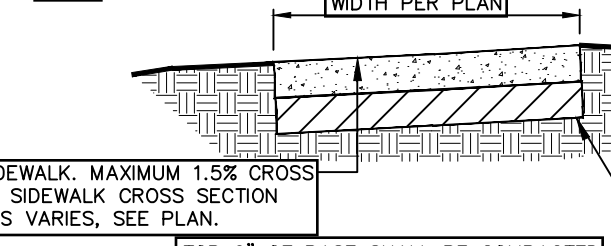
SIDEWALK THICKENED EDGE



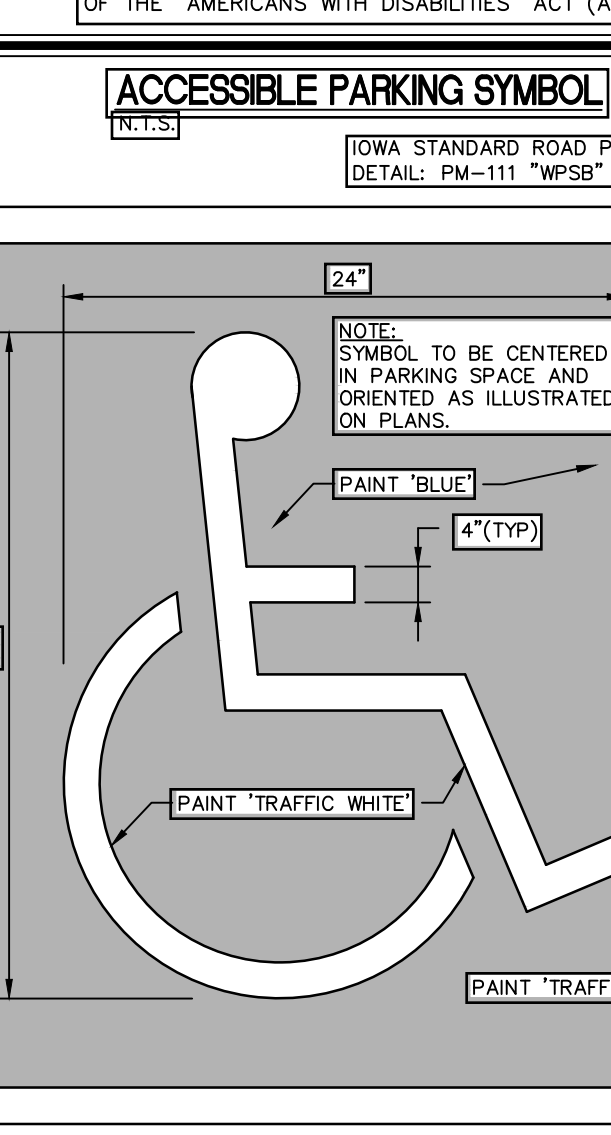
STANDARD CURB DETAIL



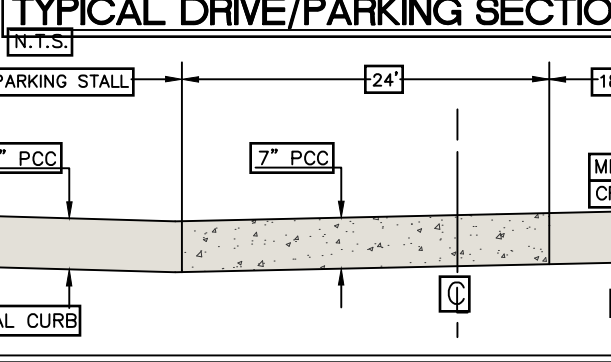
TYPICAL SIDEWALK DETAIL



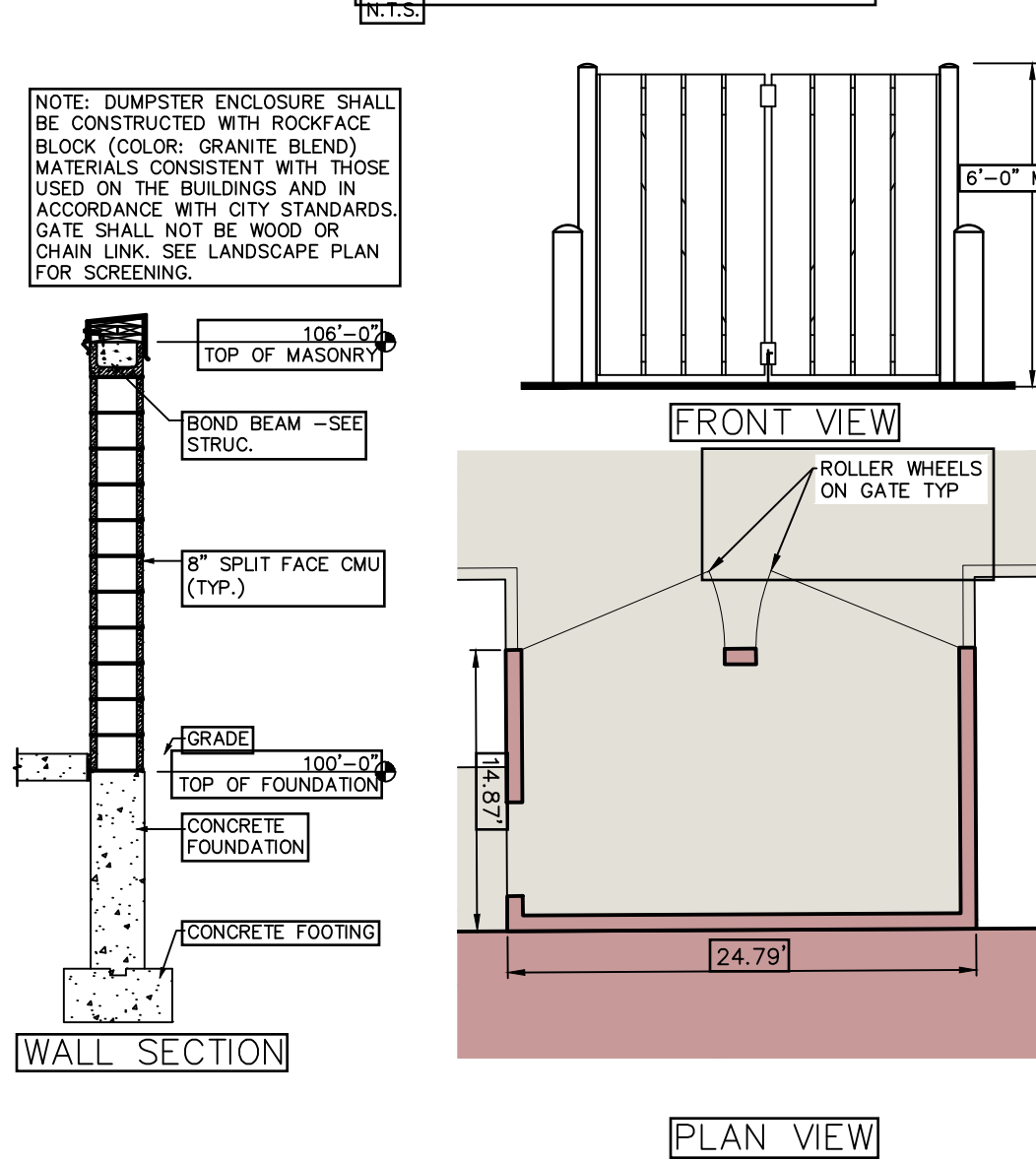
ACCESSIBLE PARKING SYMBOL



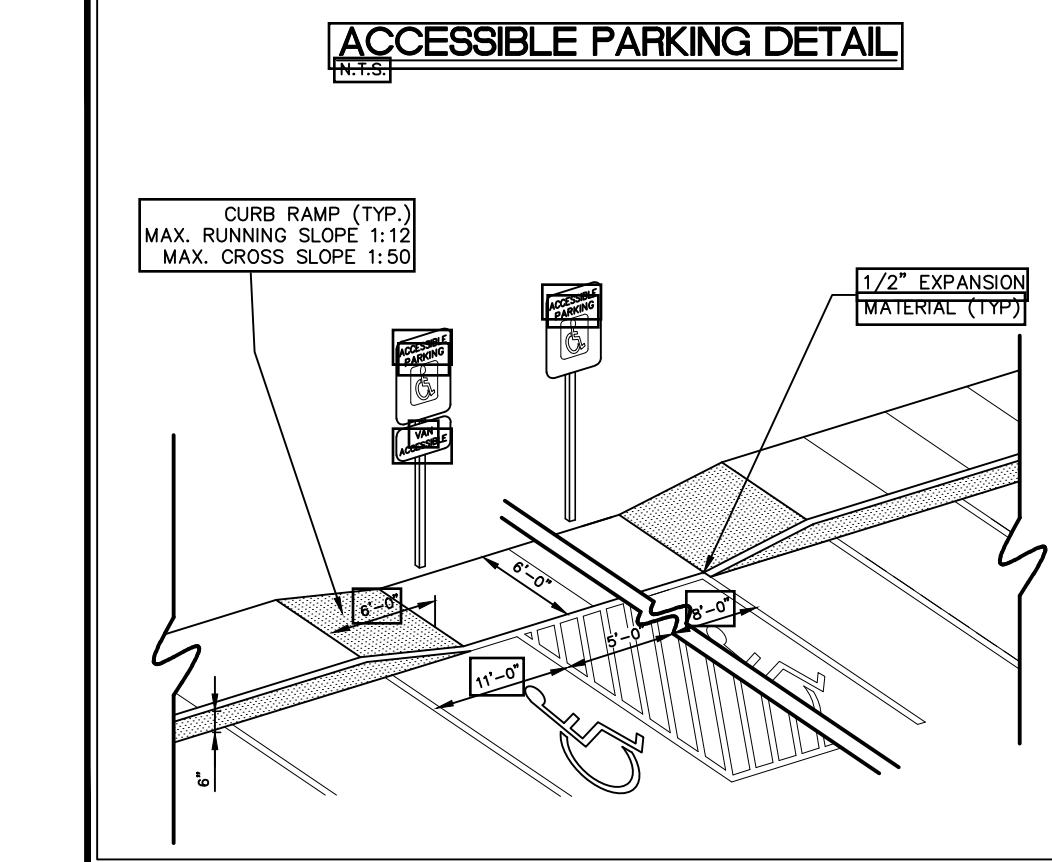
TYPICAL DRIVE/PARKING SECTION



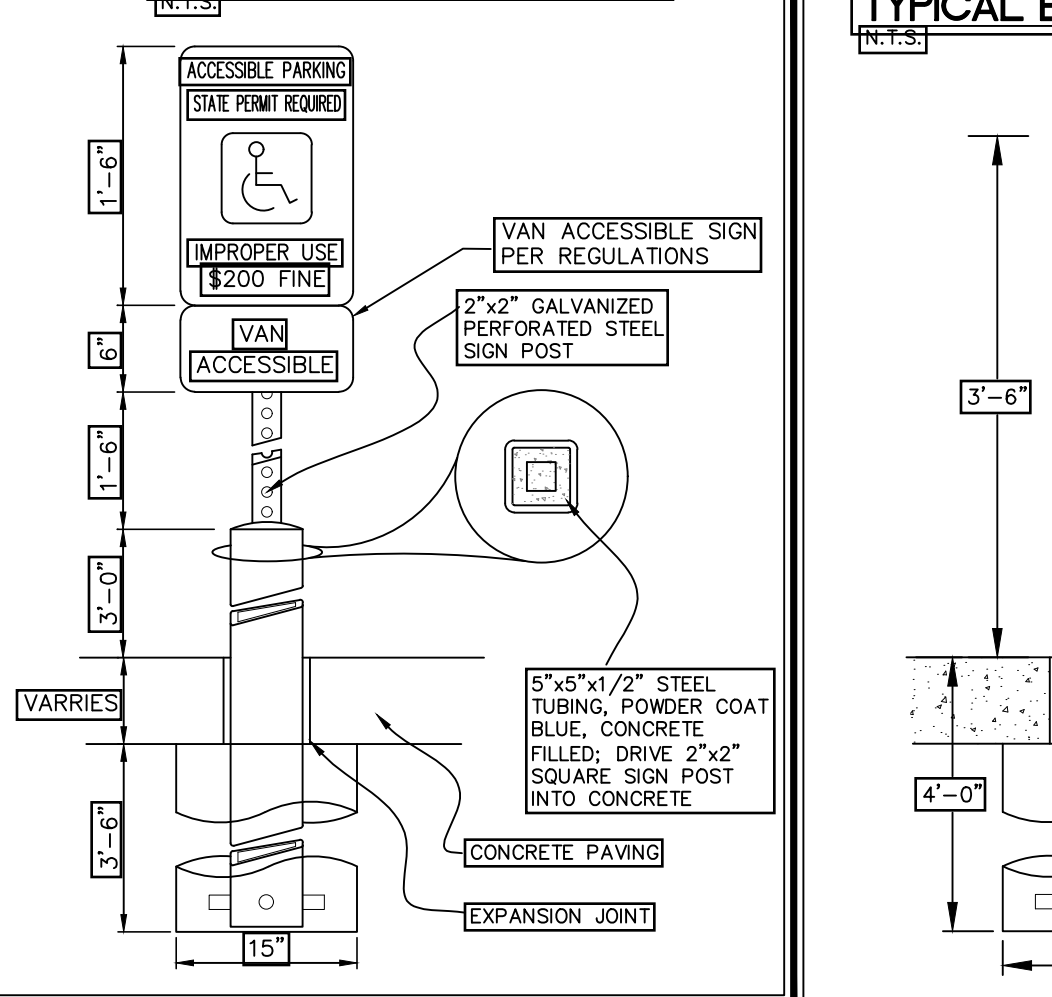
TRASH ENCLOSURE DETAIL



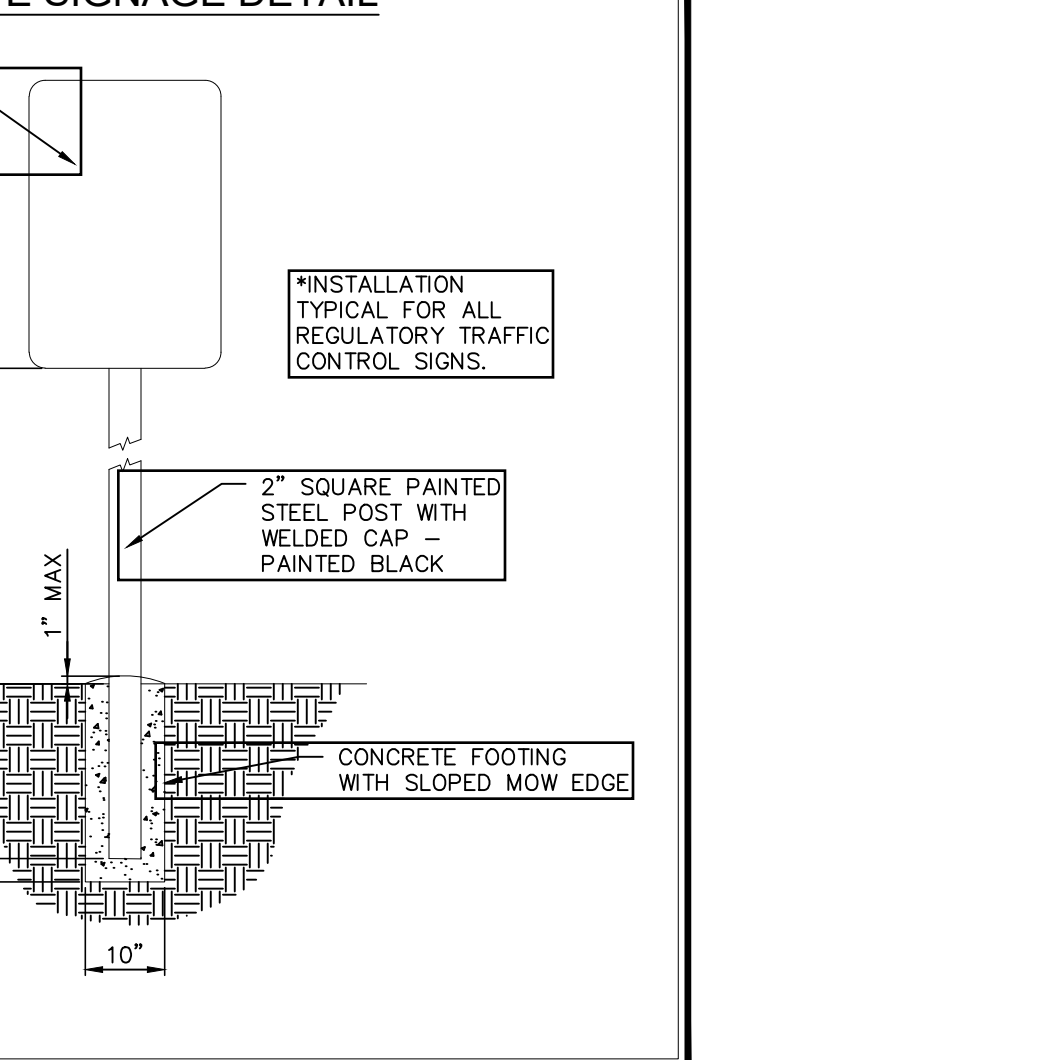
ACCESSIBLE PARKING DETAIL



ACCESSIBLE SIGN DETAIL

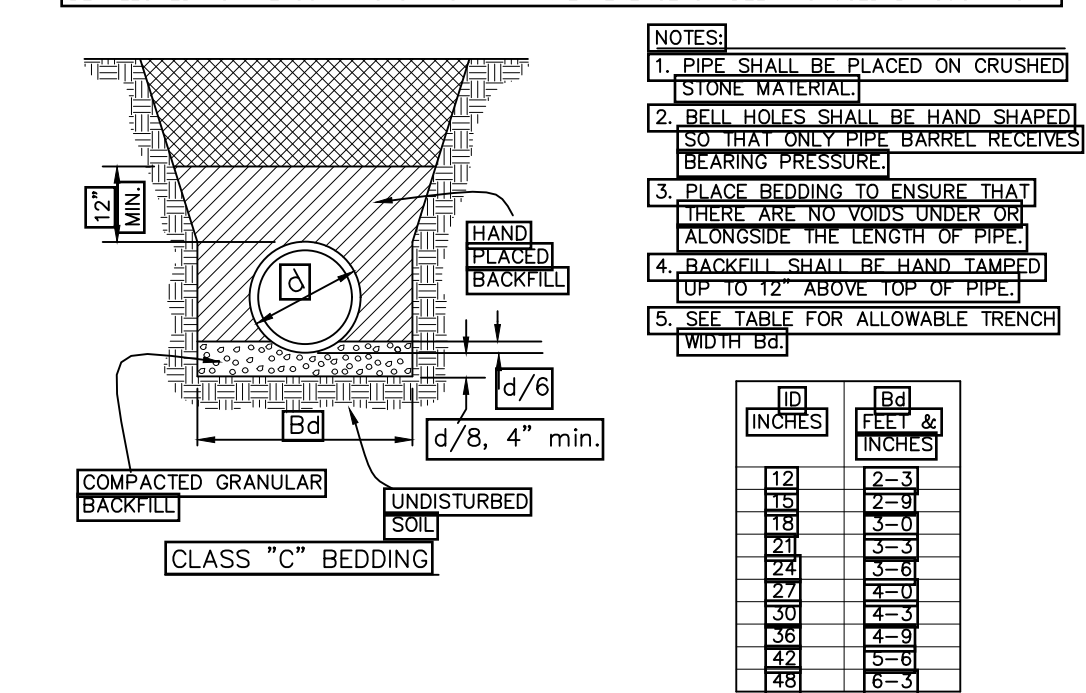


TYPICAL BOLLARD DETAIL

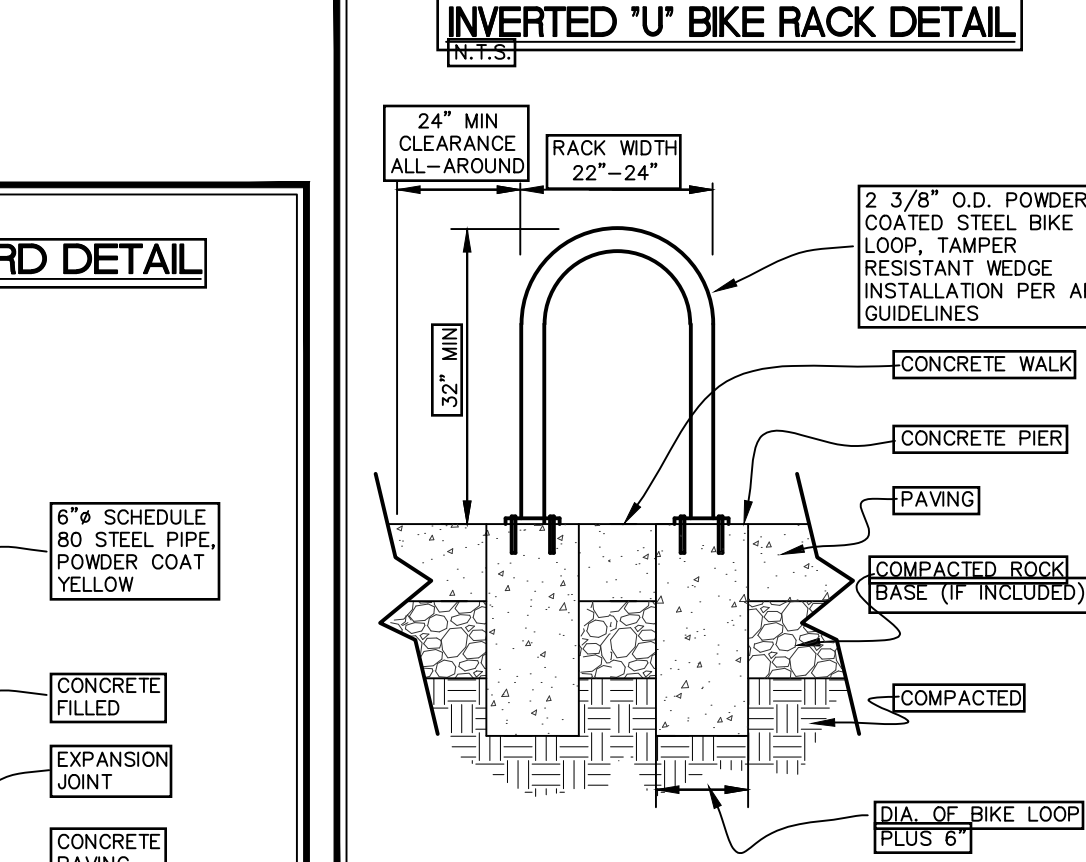


STORM SEWER NOTES

- STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD DETAILED SPECIFICATIONS AND DETAILED SPECIFICATION REQUIREMENTS PREPARED FOR THIS PROJECT BY THE CITY OF CORALVILLE DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES SHALL PREVAIL.
- ALL STORM SEWERS SHALL BE CLASS 3 RCP UNLESS NOTED OTHERWISE IN THE PLANS.
- AT PLACES WHERE A FLARED END SECTION IS REQUIRED, PIPE LENGTH INCLUDES THE FLARED END. THE LAST TWO JOINTS ARE TO BE TIED WHERE FLARED END SECTIONS ARE REQUIRED.
- ALL RCP STORM SEWERS SHALL BE PROVIDED WITH CLASS 7" BEDDING, UNLESS NOTED OTHERWISE. PVC SEWERS SHALL BE PROVIDED WITH CRUSHED STONE ENCASEMENT.
- STORM SEWERS SHADED ON THE PROFILE VIEW SHALL BE BACKFILLED WITH EITHER OF THE FOLLOWING: COMPACTED TO 90% MODIFIED PROCTOR DENSITY.
 - A. 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 90% MODIFIED PROCTOR DENSITY.
- ALL STORM SEWERS SHALL HAVE FABRIC WRAPPED JOINTS. STORM SEWERS 36" AND SMALLER SHALL HAVE BELL AND SPIGOT JOINTS. STORM SEWERS LARGER THAN 36" MAY HAVE INCH AND GROOVE JOINTS. NO MASTIC JOINTS ALLOWED.
- ALL PIPE SHALL BE CERTIFIED.
- ALL STORM INTAKES SHALL BE A MINIMUM OF 48 INCHES FROM TOP OF CURB/RIM TO SUBGRADE. INVERT ELEVATIONS ARE INSUFFICIENT TO PROVIDE THIS REQUIRED DEPTH, THE CONTRACTOR SHALL PROVIDE DEEPER STRUCTURE AND POOR CONCRETE FILLET IN INTAKE TO MAKE INTAKE PIPES BRAN A INVERT ELEVATIONS LISTED.
- LIFT HOLES IN STORM SEWER WILL NOT BE ALLOWED.
- PROVIDE CONCRETE FILLETS IN ALL NEW & EXISTING DRAINAGE STRUCTURES PER REFERENCED DETAILS.

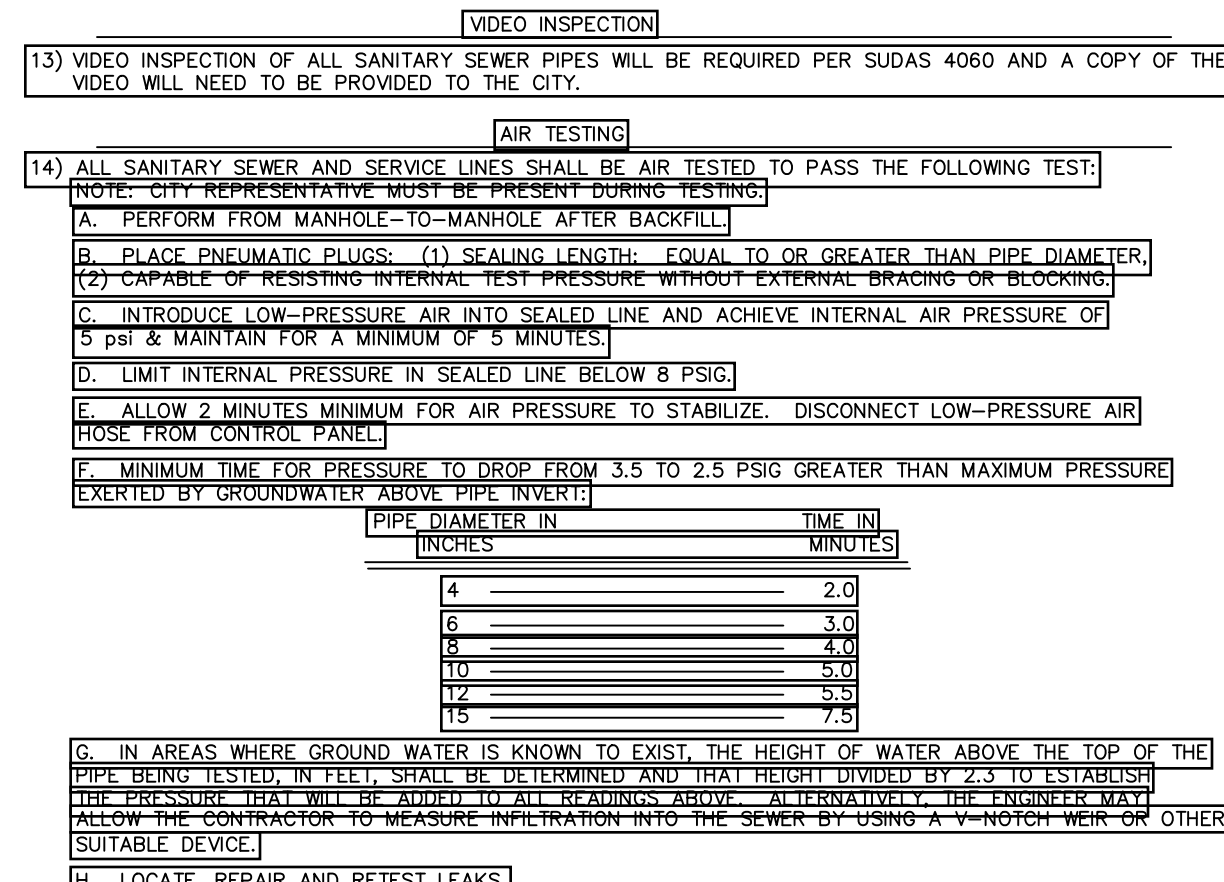
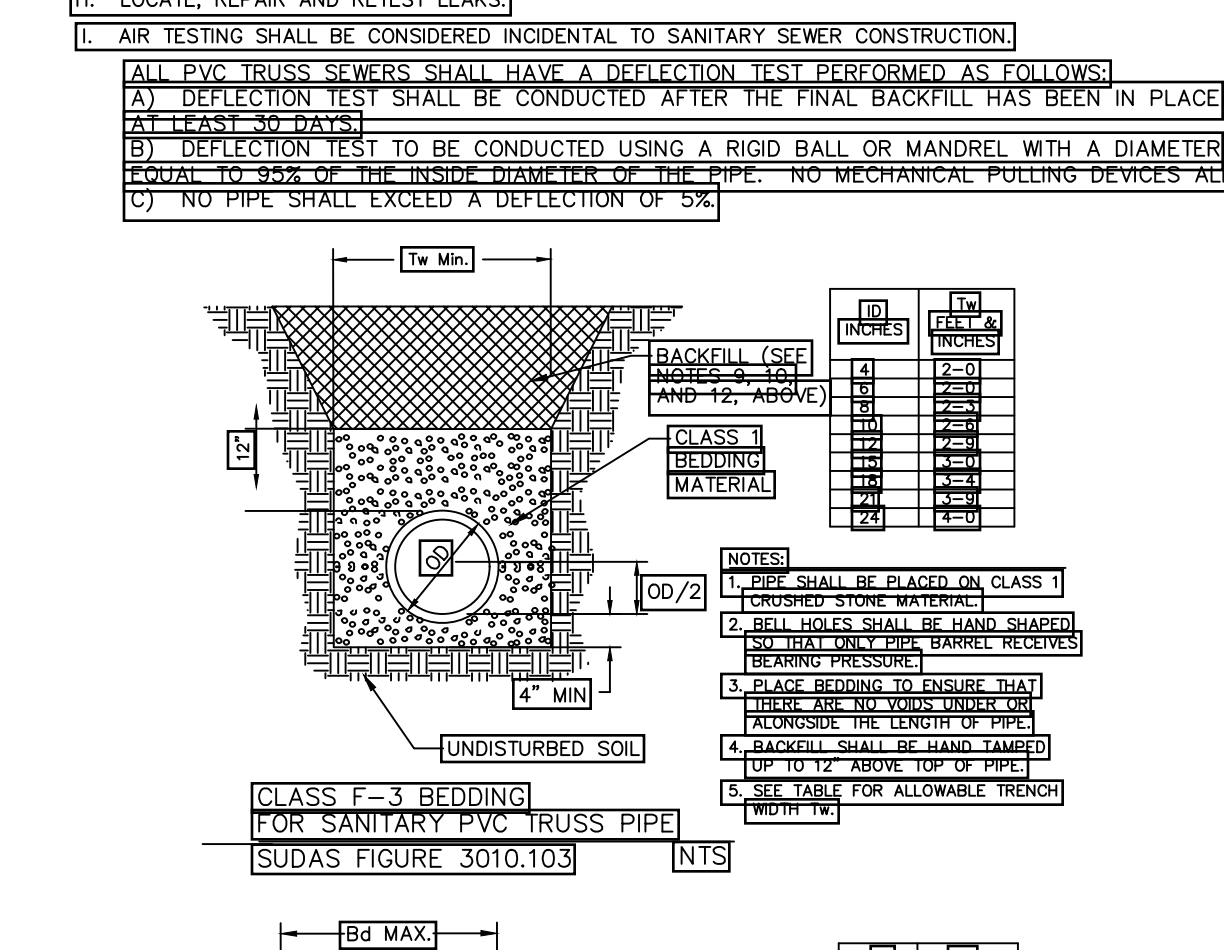
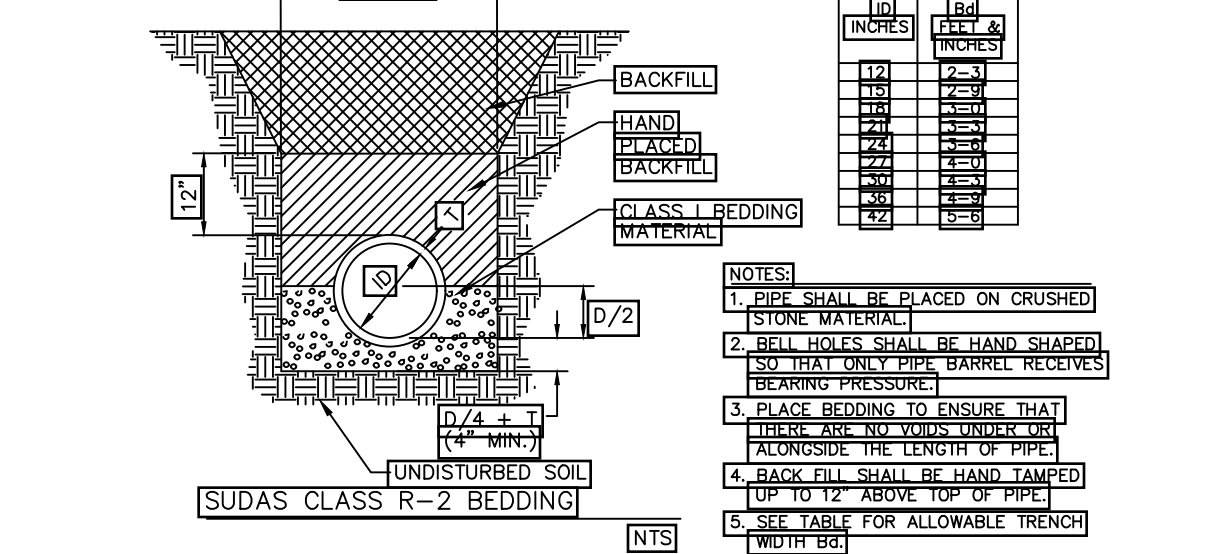


INVERTED 'U' BIKE RACK DETAIL



SANITARY SEWER AND WATERMAIN NOTES

- SANITARY SEWER & WATERMAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) MANUAL, AS MODIFIED.
- SANITARY SEWERS SHALL BE PVC TRUSS PIPE (SUDAS 4010.201E), RCP PIPE, OR PVC SDR-21 WITH RESTRAINED JOINTS AS NOTED ON THE PLANS. RCP SANITARY SEWER SHALL BE BELL AND SPIGOT CLASS V PIPE WITH CONFIRMED O-RING GASKETS. RCP PIPE SHALL HAVE THE INTERIOR COATED WITH TWO-COMPONENT COAT. THE EXTERIOR SHALL HAVE BLACK PAINT OR APPROVED EQUAL. SANITARY SEWER SERVICE LINES SHALL BE PVC SDR-23.5 WITH GASKETED JOINTS.
- WHERE INDICATED ON THE PLANS, SANITARY SEWER SHALL BE DIRECTIONALLY BORED USING THRUST-RESTRAINED PVC PIPE. PVC PIPE FOR DIRECTIONAL BORING SHALL BE CERTALO GREENLINE WITH CERTA-LOCK RESTRAINED JOINT SYSTEM FROM CERTAINTED CORPORATION OR APPROVED EQUAL. PVC SANITARY SEWER SHALL BE CLASS SDR-21.
- CONTRACTOR TO PROVIDE FERNCO "BAND-SEAL" COUPLINGS FOR DISSIMILAR PIPE CONNECTIONS.
- GRANULAR TRENCH BACKFILL SHALL BE CRUSHED STONE CONFORMING TO I.D.O.T. STANDARD SPECIFICATION 4120.04 WITH 1" MAXIMUM AGGREGATE SIZE. COMPACT TO 90% MODIFIED PROCTOR DENSITY.
- ALL SANITARY SEWERS SHADED ON THE PROFILE VIEW AND ALL SANITARY SEWERS AND WATER MAINS UNDER PAVING OR WITHIN 5 FEET OF PAVEMENT SHALL BE BACKFILLED WITH EITHER OF THE FOLLOWING: COMPACTED TO 90% MODIFIED PROCTOR DENSITY.
 - A. SUITABLE EXCAVATED MATERIAL. IF EXCAVATED MATERIAL IS NOT SUITABLE, THEN
 - B. CRUSHED STONE AS SPECIFIED FOR GRANULAR TRENCH BACKFILL.
- ALL SANITARY SEWER SERVICE LINES CROSSING STREET RIGHT-OF-WAY SHALL BE BACKFILLED IN ACCORDANCE WITH THE PRECEDING NOTE.
- CONTRACTOR SHALL PROVIDE SUDAS CLASS F-3 BEDDING FOR ALL PVC TRUSS SANITARY SEWERS. CONTRACTOR SHALL PROVIDE SUDAS CLASS R-2 BEDDING FOR ALL RCP SANITARY SEWERS.
- ALL SANITARY SEWER SERVICE LINES SHALL BE EXTENDED.
 - A. 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.
 - B. TO THE UTILITY EASEMENT LINE FOR THOSE LOCATIONS WHERE THE LOTS BEING SERVED ARE ADJACENT TO THE SEWER MAIN.
- THE END OF ALL SANITARY SEWER SERVICES MUST BE MARKED WITH A WOOD 2 x 4 PAINTED GREEN.
- ALL SANITARY SEWER MANHOLES SHALL BE PROVIDED WITH CRETEX EXTERIOR CHIMNEY SEAL OR APPROVED EQUAL.



- THE FOLLOWING MINIMUM CLEARANCES MUST BE MAINTAINED:
 - A. WATER MAIN SHALL BE LOCATED 10 FEET HORIZONTALLY DISTANT FROM ALL SANITARY SEWER AND STORM SEWER.
 - B. WATER MAIN SHALL NOT PASS THROUGH NOR CONTACT A SEWER OR A SEWER MANHOLE. A MINIMUM HORIZONTAL SEPARATION OF 3 FEET SHALL BE MAINTAINED.
 - C. VERTICAL SEPARATION OF WATER MAINS CROSSING OVER ANY SANITARY SEWER SHOULD BE A MINIMUM OF 18 INCHES MEASURED OUTSIDE TO OUTSIDE FROM THE CLOSEST EDGE OF EACH PIPE. IF PHYSICAL CONDITIONS PROHIBIT THIS SEPARATION, THE WATER MAIN SHALL NOT BE PERMITTED TO CROSS OVER ANY SANITARY SEWER. IF THE SEPARATION IS LESS THAN 18 INCHES, THE SEPARATION DISTANCE SHALL BE THE MAXIMUM FEASIBLE IN ALL CASES.
 - D. WHERE THE WATER MAIN CROSSES SEWER, ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS ARE AS FAR AS POSSIBLE FROM THE SEWER. THE WATER AND SEWER PIPES SHALL BE SEPARATELY SUPPORTED AND TRAYED WITH MINIMUM 4" (4" PERMANENTLY SOIL SHALL BE USED FOR BACKFILL MATERIAL WITHIN 10 FEET OF THE POINT OF CROSSING).
 - E. MINIMUM DEPTH OF WATER MAIN = 5.5 FEET TO TOP OF PIPE.
 - F. WATER MAIN SHADED ON PLAN VIEW SHALL BE INSTALLED PRIOR TO PAVING.
 - G. THE ENTIRE WATERMAIN SYSTEM, INCLUDING SERVICES TAPS (IF APPLICABLE), SHALL BE PRESSURE TESTED PER AWWA C600. THE TEST SHALL BE PERFORMED AT A MINIMUM OF 150 PSI FOR 2 HOURS WITH A MAXIMUM LOSS OF 5 PSI.
 - H. WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH SPECIFICATIONS.
 - I. FIRE HYDRANTS SHALL BE WUELLER SUPER CENTURION 250 OR APPROVED CITY EQUAL (HAT OPEN RIGHT).
 - J. RED WATER MAIN ON NATIVE MATERIAL, DIG IN BELLS, AND BACKFILL WITH SUITABLE MATERIAL.
 - K. ALL WATER VALVE BOXES THAT ARE PLACED IN PAVED AREAS NEED TO BE "SIP TYPE" PER SUDAS.
- WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS, OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION, AND TO AVOID DAMAGE THEREIN. TO THE BEGINNING OF ANY CONSTRUCTION, THE CONTRACTOR SHALL AFFORD ACCESS TO THOSE FACILITIES FOR AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION, AND TO AVOID DAMAGE THEREIN. HEREON, IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION, AND TO AVOID DAMAGE THEREIN.

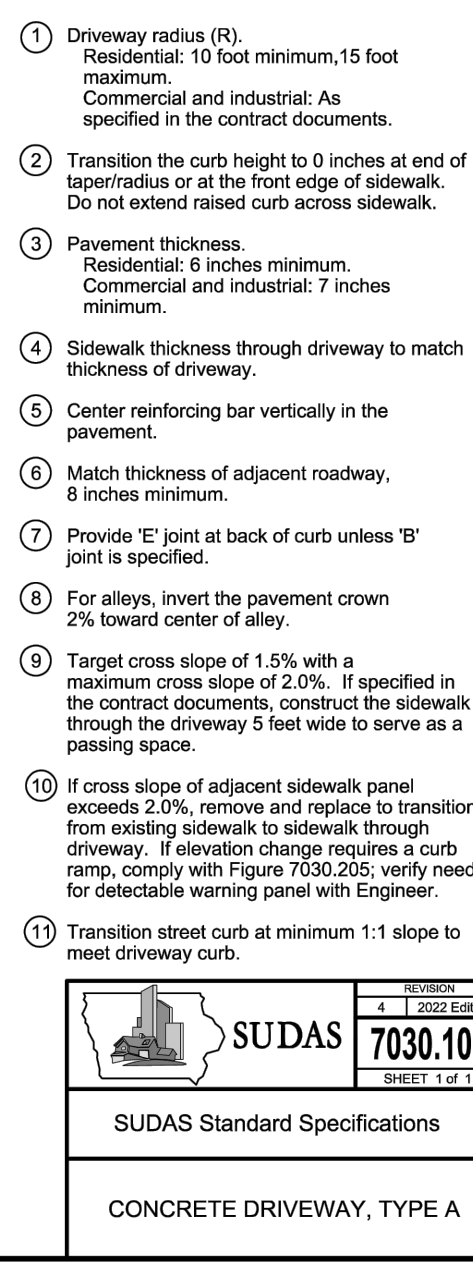
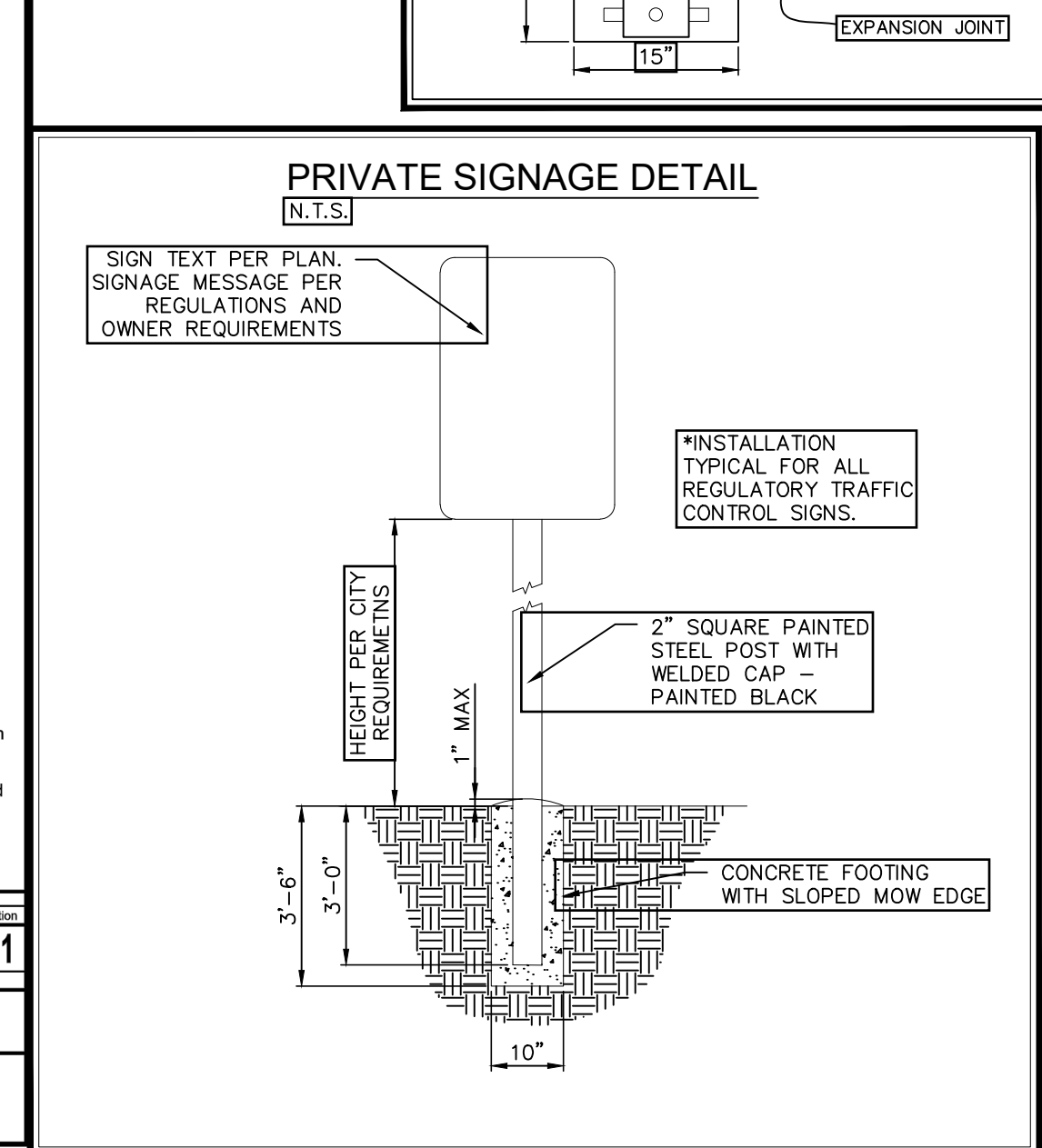
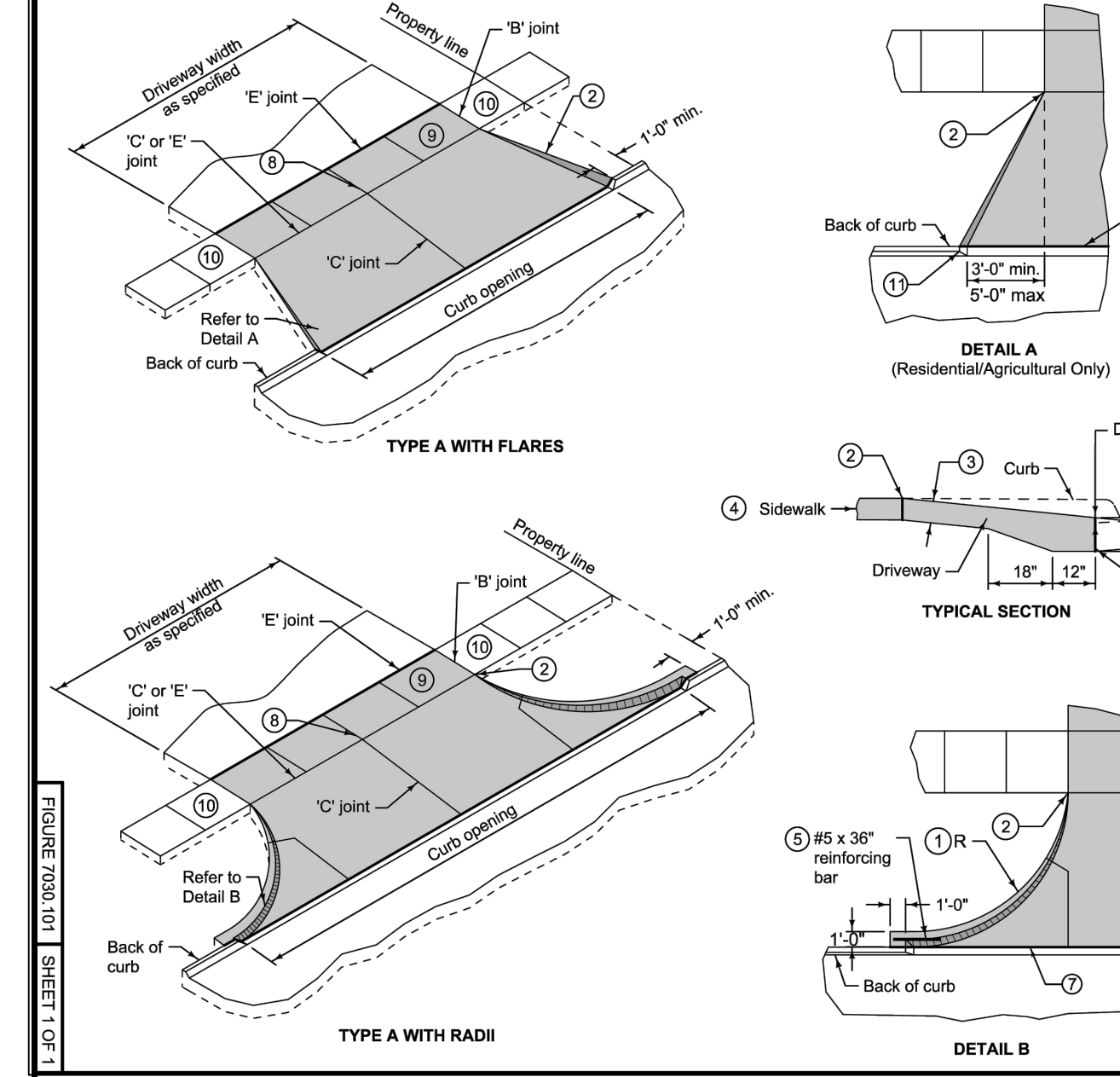


FIGURE 7030.101 SHEET 1 OF 2

LOT 9 CORAL RIDGE
COMMERCE PARK
PT 2 PH 8
CORALVILLE
JOHNSON COUNTY
IOWA

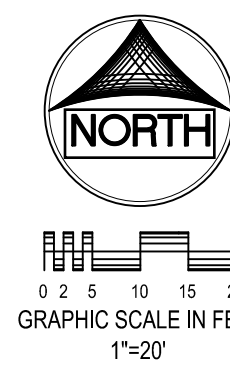
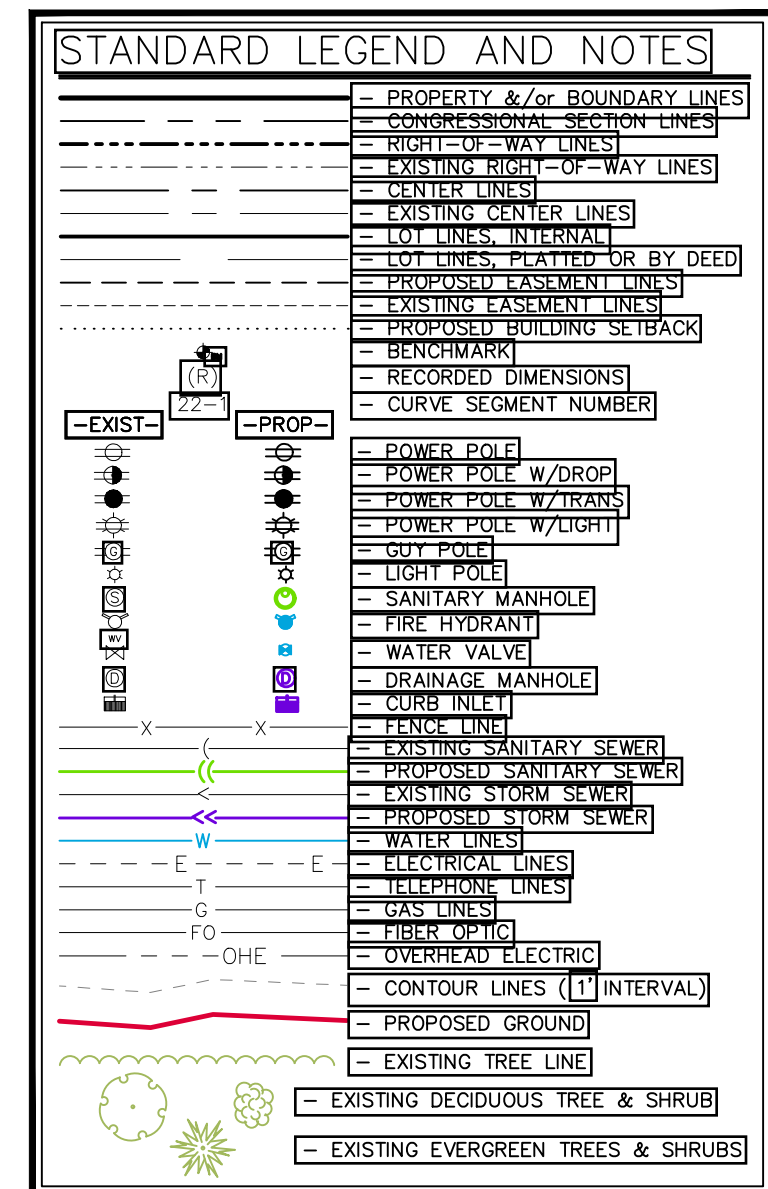
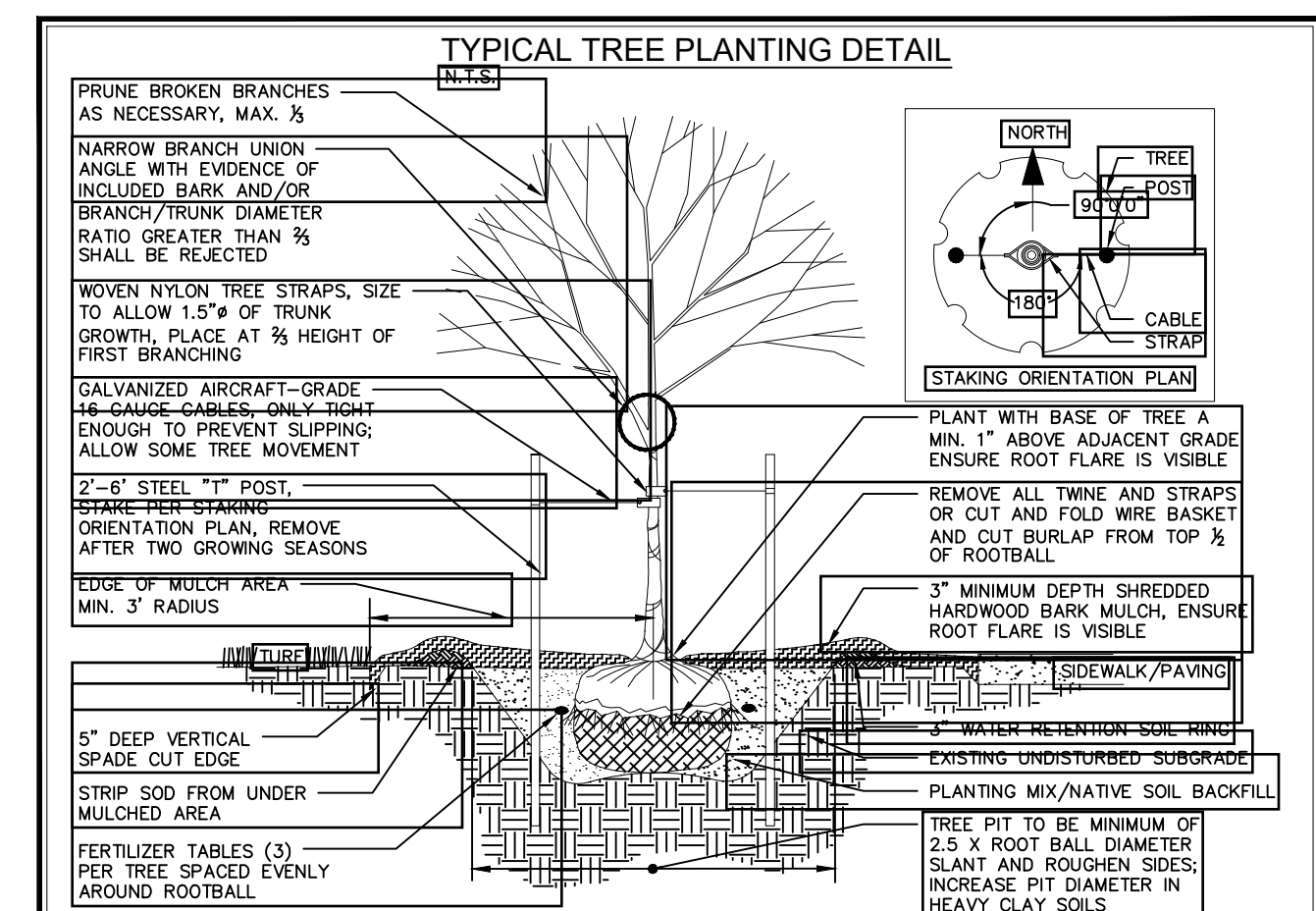
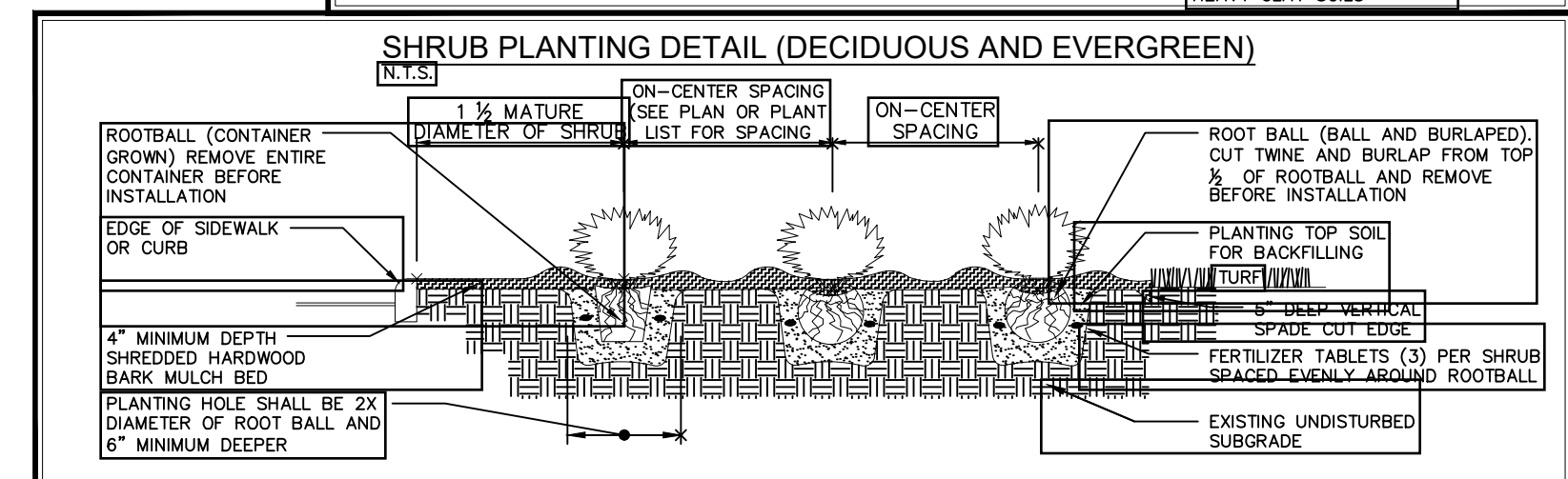
MMS CONSULTANTS, INC.
Date: 12-01-2025
Designed by: CAT (Find Book No): 65-1431
Drawn by: ADP (Scale): 1"=20'
Checked by: CAT (Sheet No):
Project No: C500
12245-002

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>INSTALL SIZE</u>	<u>COMMENT</u>	<u>MATURE H. X W.</u>
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	GT	4	<i>Gleditsia tnananthos inermis</i> `Skycole`™	Skyline Thornless Honey Locust	2" Cal.	B#B	45' x 35'
	GD	4	<i>Gymnocladus dioica</i> 'Espresso-JF5'	Espresso Kentucky Coffeetree	2" Cal.	B#B	50' x 35'
	LT	1	<i>Linodendron tulipifera</i>	Tulip Tree	2" Cal.	B#B	80' x 50'
	OV	2	<i>Ostrya virginiana</i>	American Hophornbeam	1.5" Cal.	B#B	30' x 20'
	UM	2	<i>Ulmus</i> x `Morton Glossy`™	Triumph Elm	2" Cal.	B#B	60' x 40'

	CA	30	<i>Calamagrostis x acutiflora</i> `Karl Foerster`	Karl Foerster Feather Reed Grass	24" Ht.	Container	4` x 2.5`
	CS	15	<i>Cornus senceae</i> `Farrow` TM	Arctic Fire Red Twig Dogwood	24" Ht.	Container	4` x 4`
	FG	14	<i>Fothergilla gardenii</i>	Dwarf Fothergilla	18" Ht.	Container	3` x 4`
	HQ	5	<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	30" Ht.	Container	7` x 7`
	JV	13	<i>Juniperus virginiana</i> `Grey Owl`	Grey Owl Juniper	18" Ht.	Container	3` x 6`
	PV	36	<i>Panicum virgatum</i> `Prairie Fire`	Prairie Fire Switch Grass	24" Ht.	Container	4` x 3`
	SN	21	<i>Sorghastrum nutans</i> `Sioux Blue`	Sioux Blue Indian Grass	18" Ht.	Container	3` x 3`
	SJ	28	<i>Spiraea japonica</i> `Little Princess`	Little Princess Japanese Spirea	18" Ht.	Container	2` x 3`
	SB	22	<i>Spiraea x bumalda</i> `Goldflame`	Goldflame Spirea	18" Ht.	Container	3` x 4`
	SM	15	<i>Syringa meyeri</i> `Palibin`	Dwarf Korean Lilac	24" Ht.	Container	4` x 5`
	TM	14	<i>Taxus x media</i> `Densiformis`	Dense Yew	18" Ht.	Container	3` x 5`
	TH	25	<i>Thuja occidentalis</i> `Hetz Midget`	Hetz Midget Arborvitae	18" Ht.	Container	2` x 3`
	TC	5	<i>Tsuga canadensis</i> `Moon Frost`	Moon Frost Hemlock	18" Ht.	Container	3` x 3`

REQUIRED TREES:
1 TREE DECIDUOUS TREE FOR EVERY 5 PARKING SPACES.
- $67 / 5 = 13$ TREES REQ.
13 TREES PROVIDED



WHERE PUBLIC UTILITIES ARE SHOWN AS LOCATED ON THE PLANS OR ENGINEERED 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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ANY 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. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND DEPTH AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAY ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

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

Date	Revision
12-31-2025	PER CITY REVIEW - ADP/JDM

LOT 9 CORAL RIDGE
COMMERCE PARK
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12245-002	of 7