

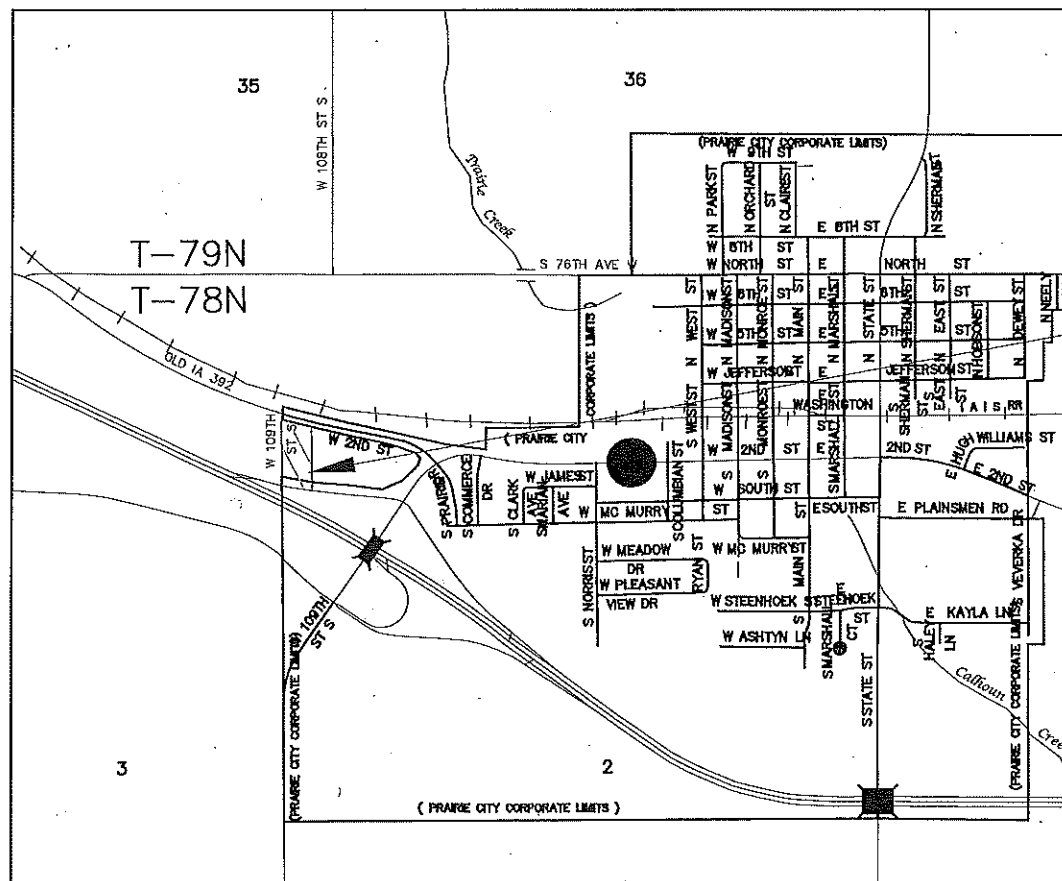
SACRED WILLOW FARMS

1120 POPLAR AVENUE
PRAIRIE CITY, IOWA

LEGAL: PARCEL C OF GOVERNMENT LOT 4 OF
SECTION 2, TOWNSHIP 78 NORTH, RANGE 21 WEST
OF THE 5TH PRINCIPAL MERIDIAN, CITY OF PRAIRIE
CITY, JASPER COUNTY, IOWA

THE PROPOSED IMPROVEMENTS INCLUDED IN THESE DRAWINGS
HAVE BEEN DESIGNED IN ACCORDANCE WITH THE IOWA
STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS)
PROGRAM SPECIFICATIONS, LATEST EDITION.

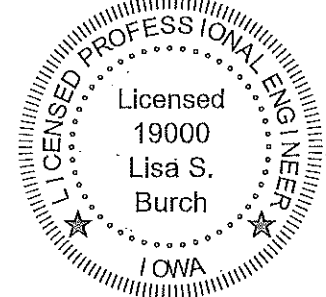
PROJECT LOCATION



YTT DESIGN SOLUTIONS
CIVIL ENGINEERING SOLUTIONS FOR
YESTERDAY. TODAY. TOMORROW.

09/03/21

REVISIONS
REV 1 10-5-21 LSB ALL SHEETS

	I hereby certify that this plan was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.	
	Signature	Date
	LISA S. BURCH, P.E.	10/5/21
	My license renewal date is December 31, 2021	
Pages or sheets covered by this seal: <u>ALL</u>		

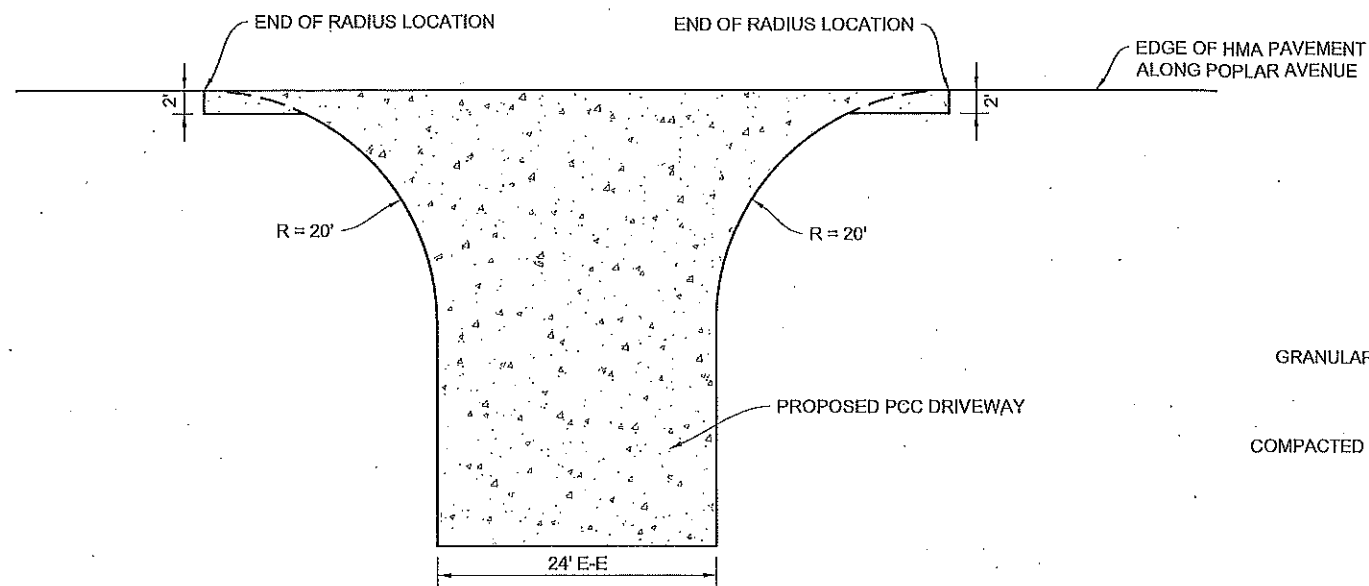
PROJECT NO.: 4921.017 SHEET NO. A.01

INDEX OF SHEETS

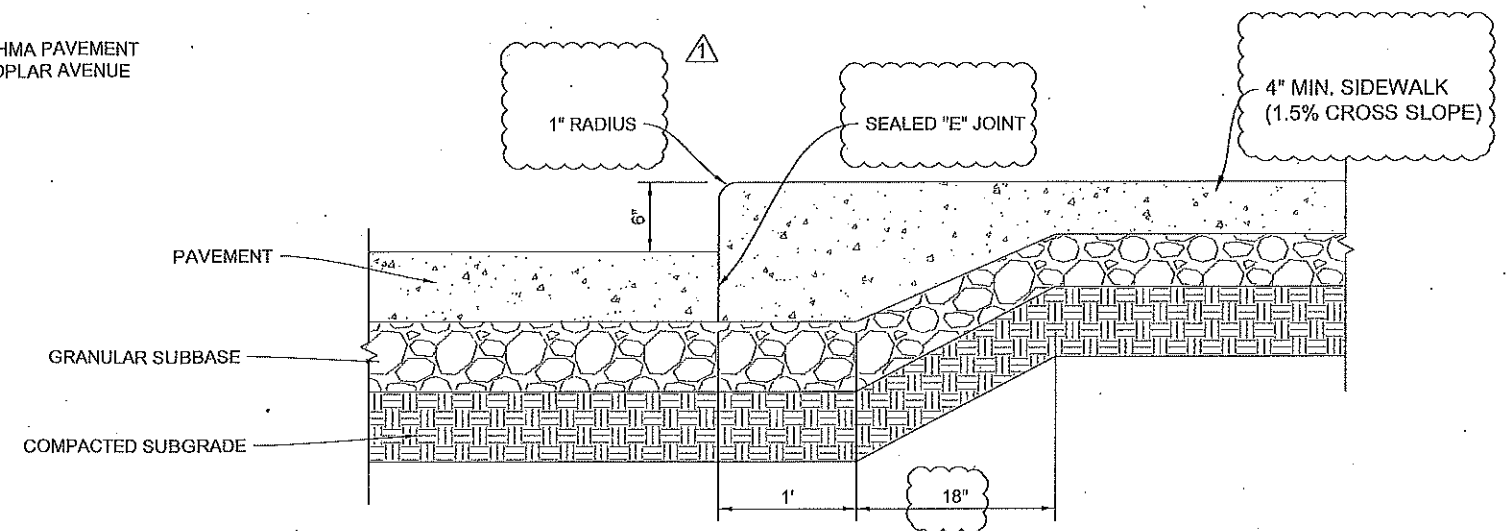
No.	Description
A.01	COVER SHEET
B.01	DETAILS
D.01	SITE LAYOUT
D.02	PAVING PLAN - LAYOUT
D.03	PAVING PLAN - SPOT ELEVATIONS
E.01	GRADING PLAN
E.02	EROSION CONTROL PLAN
F.01	UTILITY PLAN
G.01	LANDSCAPE PLAN

OWNER:
CONTACT: AARON FREW
3154 SE 64th STREET
PLEASANT HILL, IOWA 50327
PHONE: 515-202-1451
EMAIL: GABRIELSTONE1@YAHOO.COM

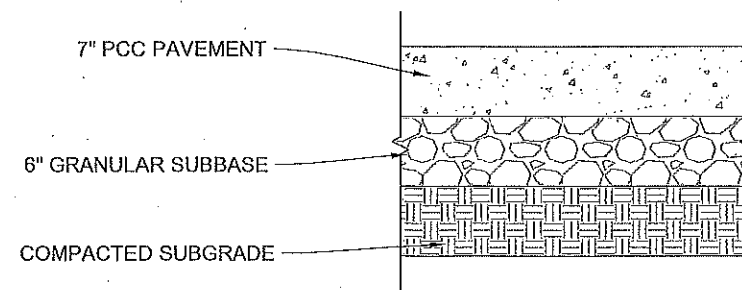
ENGINEER:
YTT DESIGN SOLUTIONS, LLC
LISA BURCH, PE
3500 CENTER POINT RD NE, SUITE 3
CEDAR RAPIDS, IOWA 52402
PHONE: 319-210-0422
FAX: 319-429-7625
EMAIL: LBURCH@YTTDESIGN.COM



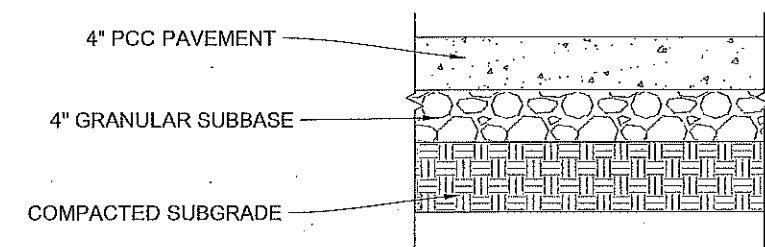
DRIVEWAY RADIUS DETAIL
NOT TO SCALE



STANDARD INTEGRAL PCC / SIDEWALK SECTION
SUDAS 7030.202 - DETAIL 3
NOT TO SCALE



PCC PAVEMENT SECTION
NOT TO SCALE



STANDARD SIDEWALK SECTION
NOT TO SCALE

DRAWN BY: JOE D'GMAN APPROVED BY: LISA BURCH
DATE: 06/03/21 FILE: Y:\PROJECTS\49210\DWG\TT SHEETS.DWG

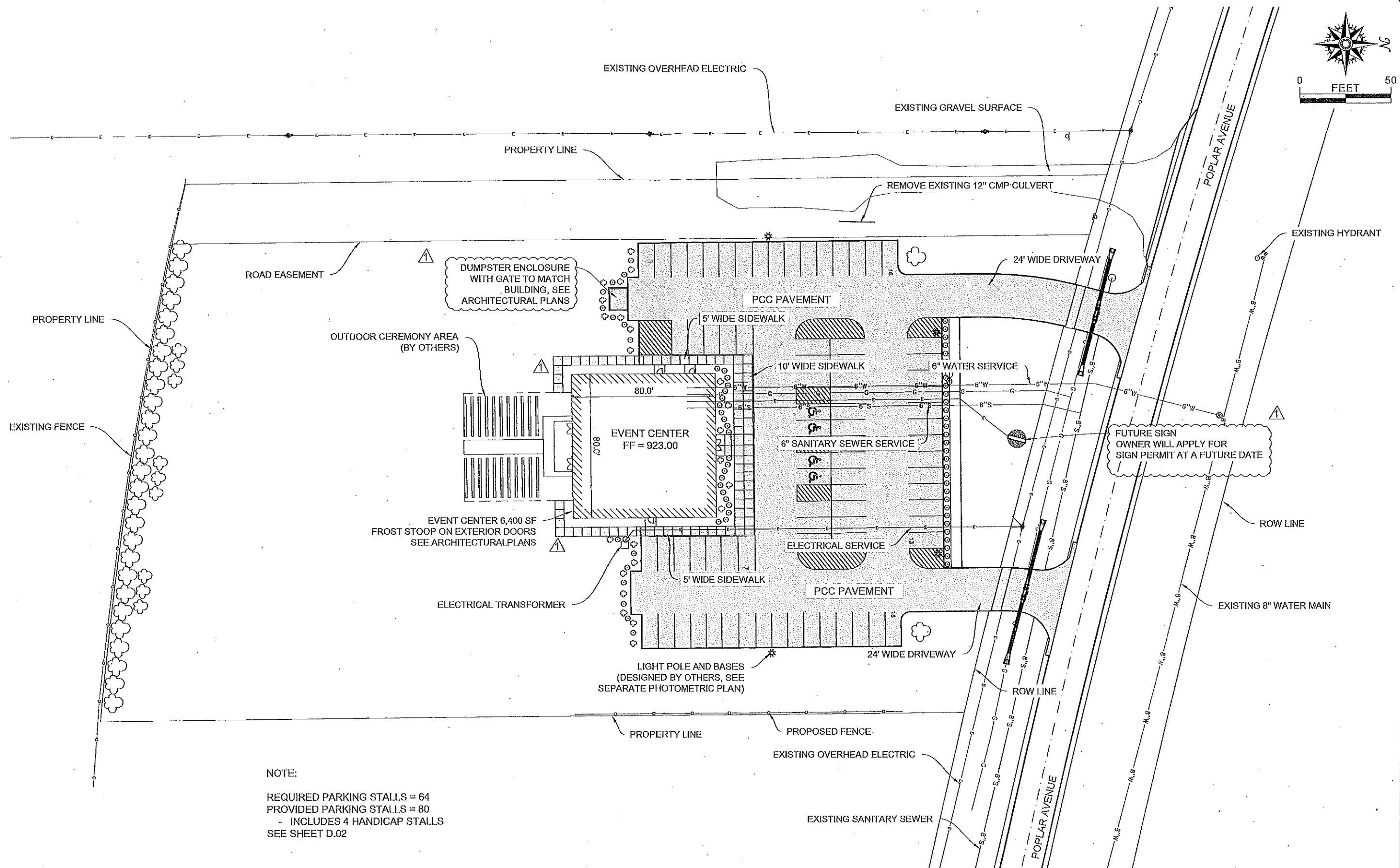
1	UPDATED THICKENED EDGE PER SUDAS	LSB	10-5-21
NO.	REVISION DESCRIPTION	APPROVED	DATE



SACRED WILLOW FARMS
1120 POPLAR AVENUE
PRAIRIE CITY, IOWA

DETAILS

B.01



DRAWN BY: JOEDISMAN APPROVED BY: LISABURCH

DATE: 09/09/21 FILE: Y:\PROJECTS\9210\TAYIT SHEETS.DWG

1	FUTURE SIGN, DUMPSTER, ADDED SIDEWALK	LSB	10-5-21
NO.	REVISION DESCRIPTION	APPROVED	DATE

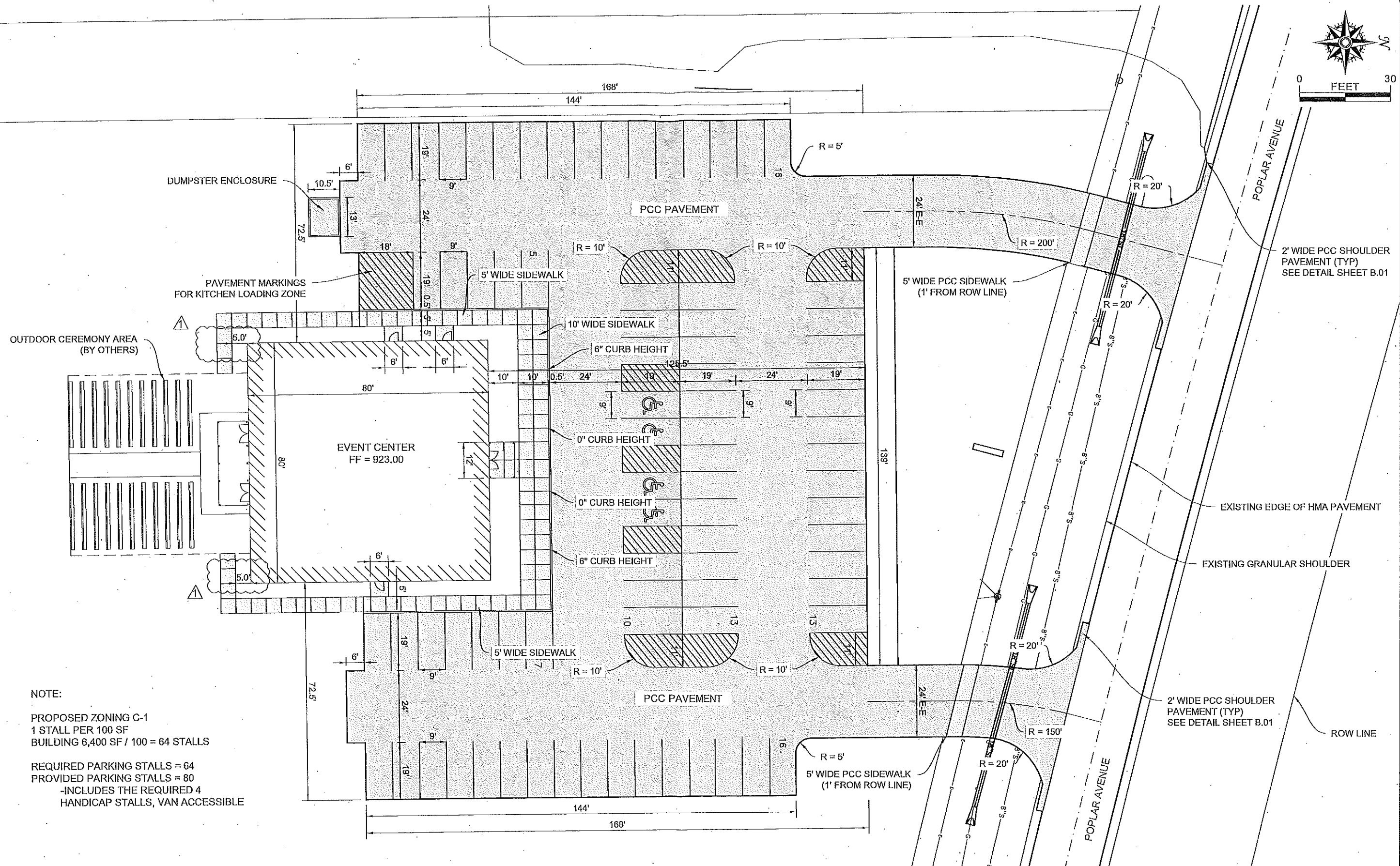
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YESTERDAY. TODAY. TOMORROW.

SACRED WILLOW FARMS
1120 POPLAR AVENUE
PRAIRIE CITY, IOWA

SITE LAYOUT

D.01



NOTE:

PROPOSED ZONING C-1
 1 STALL PER 100 SF
 BUILDING 6,400 SF / 100 = 64 STALLS

REQUIRED PARKING STALLS = 64
 PROVIDED PARKING STALLS = 80
 -INCLUDES THE REQUIRED 4
 HANDICAP STALLS, VAN ACCESSIBLE

DRAWN BY: JOE DIGMAN APPROVED BY: LISA BURCH
 DATE: 09/09/21 FILE: Y:\PROJECTS\4921\01\YTT SHEETS.DWG

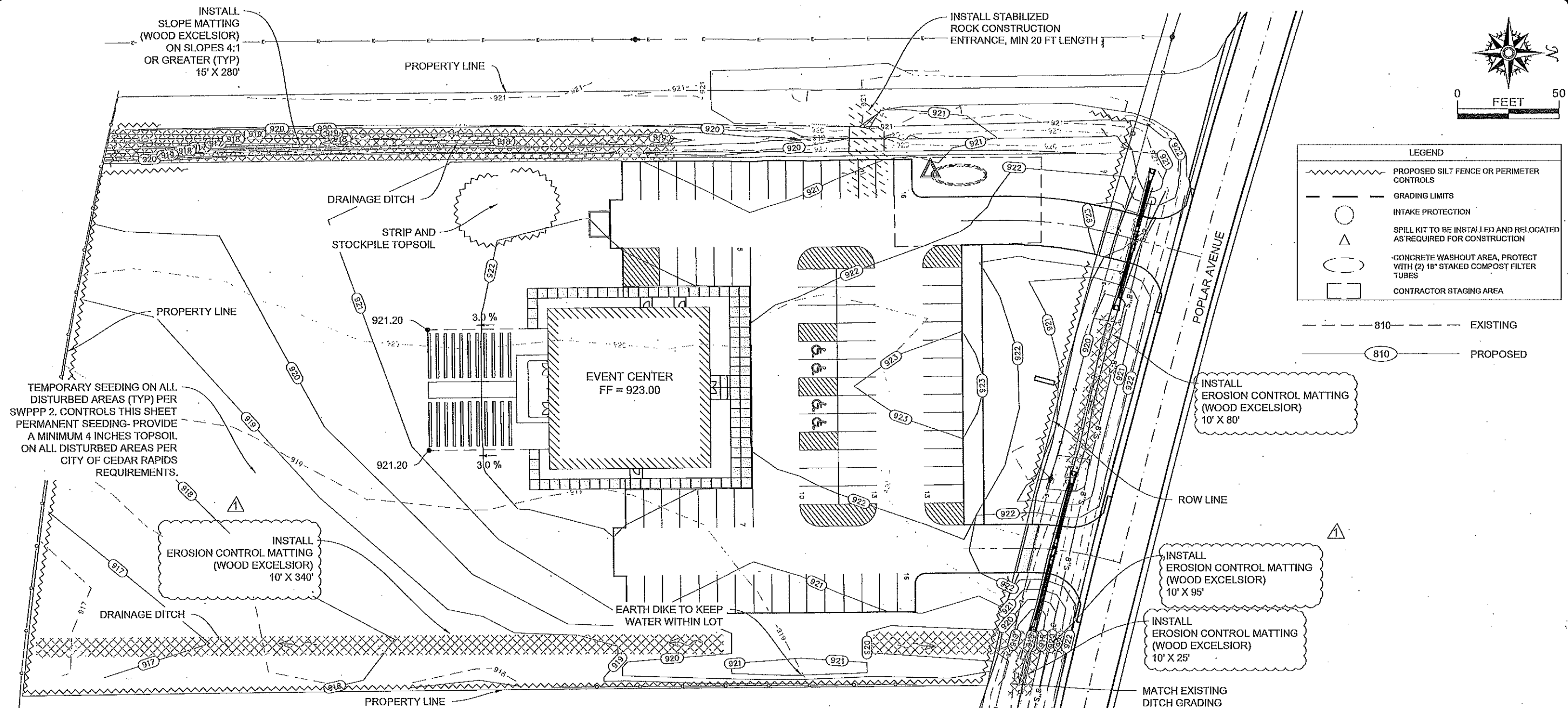
1	ADDED SIDEWALK	LSB	10-5-21
NO.	REVISION DESCRIPTION	APPROVED	DATE



SACRED WILLOW FARMS
 1120 POPLAR AVENUE
 PRAIRIE CITY, IOWA

PARKING LOT LAYOUT
 PAVING PLAN

D.02



STORM WATER POLLUTION PREVENTION PLAN (SWPPP)
THE SWPPP ILLUSTRATES GENERAL MEASURES TO BE TAKEN FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL ACTIONS NECESSARY FOR THE COMPLIANCE WITH PERMIT REQUIREMENTS. ALL CONTRACTORS/SUBCONTRACTORS SHALL CONDUCT THEIR OPERATIONS IN A MANNER THAT MINIMIZES EROSION AND PREVENTS SEDIMENTS FROM LEAVING THE PROJECT CONSTRUCTION LIMITS. THE PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE AND IMPLEMENTATION FOR THE POLLUTION PREVENTION PLAN (PPP) FOR THEIR ENTIRE CONTRACT. THIS RESPONSIBILITY SHALL BE FURTHER SHARED WITH SUBCONTRACTORS WHOSE WORK IS A SOURCE OF POTENTIAL POLLUTION AS DEFINED IN THIS PPP. A COPY OF THE SWPPP SHALL BE RETAINED ON SITE. PLAN SHALL BE KEPT IN A CONSTRUCTION TRAILER OR OTHER WEATHER PROTECTED ENCLOSURE SUCH AS A MAILBOX. A SIGN/NOTICE SHALL BE POSTED BY CONTRACTOR CONTAINING A COPY OF THE COMPLETE NOI AND LOCATION OF SWPPP. FOR SITES OVER 1 ACRE, REFER TO THE FULL SWPPP DOCUMENTS AND NPDES PERMIT FOR DETAILED INFORMATION.

1. SITE DESCRIPTION
THIS POLLUTION PREVENTION PLAN (PPP) IS FOR THE IMPROVEMENTS FOR THE PROPERTY LOCATED AS REFERENCED. REFER TO THE FULL SWPPP DOCUMENTS FOR SITE DESCRIPTION INFORMATION.

2. CONTROLS
AT LOCATIONS WHERE RUNOFF CAN MOVE OFFSITE, SILT FENCE SHALL BE PLACED ALONG THE PERIMETER OF THE AREAS TO BE DISTURBED PRIOR TO BEGINNING GRADING, EXCAVATION OR CLEARING AND GRUBBING OPERATIONS. VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION SHALL BE PRESERVED. AS AREAS REACH THEIR FINAL GRADE, ADDITIONAL SILT FENCES, SILT BASINS, INTERCEPTING DITCHES, SOD FUMES, LETDOWNS, BRIDGE END DRAINS, AND EARTH DIKES SHALL BE INSTALLED AS SPECIFIED IN THE PLANS AND/OR AS REQUIRED BY THE PROJECT ENGINEER. THIS WILL INCLUDE USING SILT FENCE AS DITCH CHECKS AND TO PROTECT INTAKE. CONTROL MEASURES SHALL BE PROPERLY SELECTED, INSTALLED AND MAINTAINED.

GRAVEL ENTRANCES SHALL BE PROVIDED BY CONTRACTOR TO SERVE AS VEHICLE TRACKING CONTROL. TRACKING ON THESE AREAS AS WELL AS ANY TRACKING THAT TAKES PLACE OFF-SITE SHALL BE REMOVED DAILY. TEMPORARY STABILIZING SEEDING SHALL BE COMPLETED AS THE DISTURBED AREAS ARE CONSTRUCTED. IF CONSTRUCTION ACTIVITY IS NOT PLANNED TO OCCUR IN A DISTURBED AREA FOR AT LEAST 14 DAYS, THE AREA SHALL BE STABILIZED BY TEMPORARY SEEDING OR MULCHING IMMEDIATELY. EXCEPTIONS FOR TEMPORARY STABILIZING MEASURES INCLUDE SNOW OR FROZEN GROUND, NO MORE THAN 750,000 SQUARE FEET OF EXPOSED ERODIBLE AREA IS ALLOWED IN ANYONE GRADING SPREAD WITHOUT PERMISSION OF THE PROJECT ENGINEER. OTHER STABILIZING METHODS SHALL BE USED OUTSIDE THE SEEDING TIME PERIOD.

THIS WORK SHALL BE DONE IN ACCORDANCE WITH SECTION 9040 - EROSION AND SEDIMENT CONTROL, DIVISION 9 - SITE WORK AND LANDSCAPING, OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) STANDARD SPECIFICATIONS.

AS THE WORK PROGRESSES, ADDITIONAL EROSION CONTROL ITEMS MAY BE REQUIRED SUCH AS LETDOWN STRUCTURES, SOIL STABILIZATION MATS, AND OTHER APPROPRIATE MEASURES.

THE CONTRACTOR WILL COMPLETE THE CONSTRUCTION WITH THE ESTABLISHMENT OF PERMANENT PERENNIAL VEGETATION AT ALL DISTURBED AREAS.

3. OTHER CONTROLS
CONTRACTOR DISPOSAL OF UNUSED CONSTRUCTION MATERIALS AND CONSTRUCTION MATERIAL WASTES SHALL COMPLY WITH APPLICABLE STATE AND LOCAL WASTE DISPOSAL, SANITARY SEWER, OR SEPTIC SYSTEM REGULATIONS. CONTRACTOR SHALL PROVIDE CONCRETE WASHOUTS ON SITE. CONSTRUCTION AND DEMOLITION WASTE MATERIALS MUST BE DISPOSED OF AT PERMITTED SANITARY LANDFILL. IN THE EVENT OF A CONFLICT WITH OTHER GOVERNMENT LAWS, RULES OR REGULATIONS, THE MORE RESTRICTIVE LAWS, RULES OR REGULATIONS SHALL APPLY.

APPROVED STATE OR LOCAL PLANS:
DURING THE COURSE OF CONSTRUCTION, IT IS POSSIBLE THAT SITUATIONS WILL ARISE WHERE UNKNOWN MATERIALS WILL BE

ENCOUNTERED. WHEN SUCH SITUATIONS ARE ENCOUNTERED, THEY WILL BE HANDLED ACCORDING TO ALL FEDERAL, STATE, AND LOCAL REGULATIONS IN EFFECT AT THE TIME.

4. MAINTENANCE
THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL TEMPORARY EROSION CONTROL MEASURES IN PROPER WORKING ORDER, INCLUDING CLEANING, REPAIRING, OR REPLACING THEM THROUGHOUT THE CONTRACT PERIOD. CLEANING OF SILT CONTROL DEVICES SHALL BEGIN WHEN THE FEATURES HAVE LOST 50% OF THEIR CAPACITY.

5. INSPECTIONS
INSPECTIONS SHALL BE MADE BY THE CONTRACTOR EVERY SEVEN CALENDAR DAYS AND AFTER EACH RAIN EVENT. INSPECTION SHALL BE CONDUCTED BY QUALIFIED PERSONNEL AND CONTRACTOR SHALL PROVIDE SITE INSPECTION REPORTS. INSPECTION REPORTS SHALL BE PROPERLY SIGNED/CERTIFIED. THE CONTRACTOR SHALL IMMEDIATELY BEGIN CORRECTIVE ACTION ON ALL DEFICIENCIES FOUND. THIS PPP MAY BE REVISED BASED ON THE FINDINGS OF THE INSPECTION. THE CONTRACTOR SHALL IMPLEMENT ALL REVISIONS. ALL CORRECTIVE ACTIONS SHALL BE COMPLETED WITHIN 3 CALENDAR DAYS OF THE INSPECTION.

6. NON-STORM DISCHARGES
THIS INCLUDES SUBSURFACE DRAINS (I.E. LONGITUDINAL AND STANDARD SUBDRAINS), SLOPE DRAINS AND BRIDGE END DRAINS. THE VELOCITY OF THE DISCHARGE FROM THESE FEATURES MAY BE CONTROLLED BY THE USE OF PATIO BLOCKS, CLASS A STONE OR EROSION STONE.

7. NOTICE OF INTENT
THE SITE IS OVER 1 ACRE. A NOTICE OF INTENT FOR NPDES COVERAGE UNDER GENERAL PERMIT NO. 2 HAS BEEN SUBMITTED TO THE IOWA DEPARTMENT OF NATURAL RESOURCES.

DRAWN BY: JEDIGMAN APPROVED BY: LISA BURCH
DATE: 08/09/21 FILE: Y:\PROJECTS\921\921\YTT SHEETS.DWG

1	ADDED ADDITIONAL EROSION CONTROL MAT	LSB	10-5-21
NO.	REVISION DESCRIPTION	APPROVED	DATE

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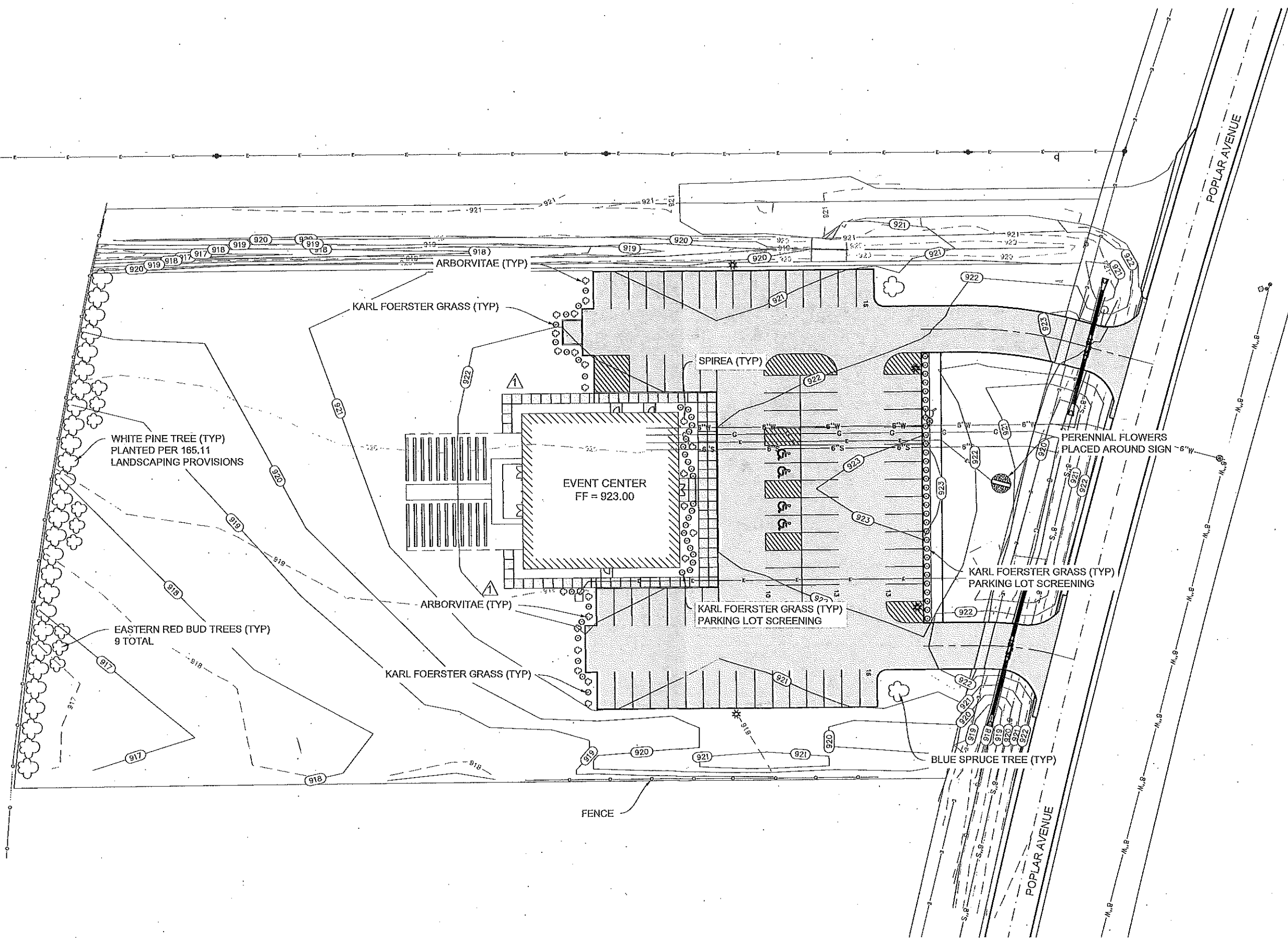
SACRED WILLOW FARMS
1120 POPLAR AVENUE
PRAIRIE CITY, IOWA

EROSION CONTROL PLAN

E.02



0 FEET 50



DRAWN BY: JOE DISMAN
APPROVED BY: LISA BURCH
DATE: 09/03/21
FILE: Y:\PROJECTS\921.01\YTT SHEETS.DWG

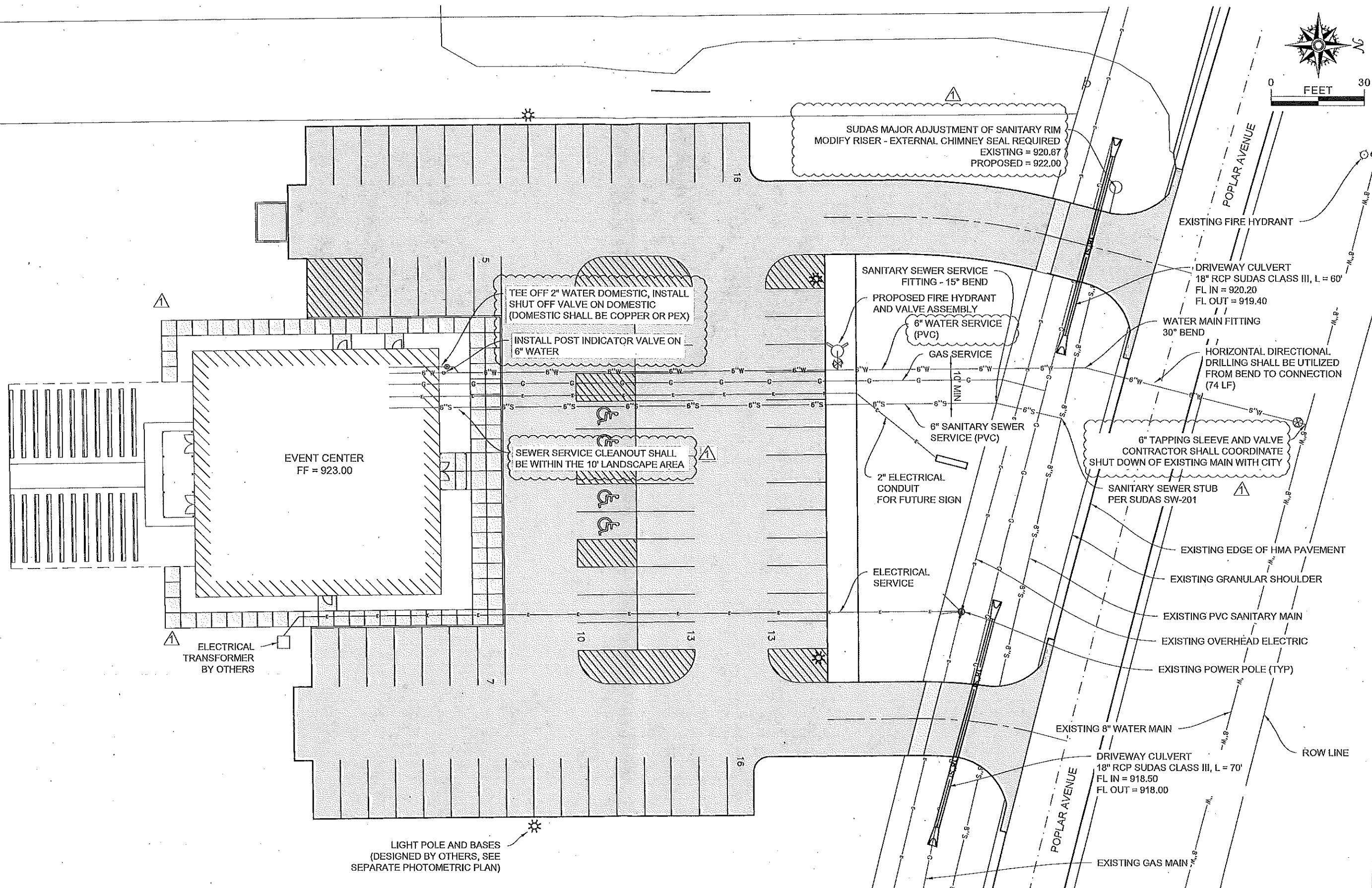
1	ADDED SIDEWALK	LSB	10-5-21
NO.	REVISION DESCRIPTION	APPROVED	DATE

YTT DESIGN SOLUTIONS
YESTERDAY. TODAY. TOMORROW.

SACRED WILLOW FARMS
1120 POPLAR AVENUE
PRAIRIE CITY, IOWA

LANDSCAPE PLAN

G.01



DRAWN BY: JOE DIGVAN
 DATE: 09/22/21
 APPROVED BY: LISA BURCH
 FILE: Y:\PROJECTS\921\921\UTL SHEETS.DWG

1	ADDED UTILITY NOTES, ADDED SIDEWALK	LSB	10-5-21
NO.	REVISION DESCRIPTION	APPROVED	DATE

YTT DESIGN SOLUTIONS
 YESTERDAY. TODAY. TOMORROW.

SACRED WILLOW FARMS
 1120 POPLAR AVENUE
 PRAIRIE CITY, IOWA

UTILITY PLAN

F.01

