CITY OF RIVERSIDE COUNCIL MEETING AGENDA
RIVERSIDE CITY HALL COUNCIL CHAMBERS
60 N GREENE STREET

REGULAR MEETING
Monday, August 20, 2018

6:30 Regular meeting

NOTICE TO THE PUBLIC: This is a meeting of the City Council to conduct the regular business of the City. Every item on the agenda is an item of discussion and action if needed.

1. Call meeting to order
2. Approval of agenda

3. Consent agenda
    a. Minutes from 2018-08-06
    b. Expenditures for 2018-08-20

4. **Public forum**. 3 minutes per person. See guidelines for public comments at the Clerk's table.

5. Committee Reports
    a. July RVFD update pg. 8

6. Trek Fest report

7. Camp Highland report

8. PeopleService July water report pg. 9
    a. Update on road to well

9. MMS Consultants report
    a. Downtown streetscape project update
        i. Resolution 082018-01 Pay Request #5 J&L Construction pg. 16
        ii. Resolution 082018-02 Change Order #8 J&L Construction pg.22

    b. Galileo Drive project update
        i. Resolution 082018-03 Change Order #2 Triple B Construction pg.28
        ii. Resolution 082018-04 Pay Request #3 Triple B Construction pg. 30

    c. Highway 22 project

    d. A&S Holdings Walnut Ave. update – Resolution 082018-05 Agreement pg. 34

10. Set City policy for sale of excise dirt from Capital Projects

11. Nuisance Abatement – W. Hickory Street

12. Mayor's report

13. City Clerk's report

14. City Council comments and requests for information

15. Set next meeting date and time (Labor Day)

16. Motion to adjourn

COUNCIL PACKET

RIVERSIDE CITY COUNCIL MEETING: August 6, 2018

The Riverside City Council meeting opened at 6:31 pm in City Hall with Mayor Allen Schneider requesting roll call. Council members present were: Andy Rodgers, Tom Sexton, Bob Schneider Jr., Jeanine Redlinger, and Rob Weber.

Motion by Schneider to approve the agenda, Second by Redlinger, passed 5-0.

Rodgers moved to approve the minutes from July 16th, expenditures, and St. Mary's beer permit. Second by Weber, passed 5-0.

Samantha Holden, Riverside Boy Scout representative reported on the Fall Jamboree that will be held in Hall Park on October 27th. There will be over 100 scouts and their families in attendance. Request was made to use fire pits in the park. Weber moved to allow the Boy Scouts to use fire pits in Hall Park. Second by Redliger, passed 5-0.

P&Z Committee's July 23rd meeting minutes were presented.

Scott Pottorff, MMS, updated council on Capital Improvement projects.

Bid letting for Hwy 22 project was held on August 2nd. Pottorff presented bid tabulation.

Schneider moved to pass Resolution 080618-01; Awarding Hwy 22 project to Triple B Construction of Wilton, Iowa in the amount of $ 1,884,454.00.

Hwy 22 storm water issues were addressed at the south corner of Glasgow. Rodgers moved to accept repair option #3, with an estimated cost of $62,000. Second by Weber, passed 5-0.

Main street project is going well. Water line is in and tested. Schneider stated that some street lights need to be install now, and not wait till the end of project.

Mark Lyons addressed Council about storm water concerns with his property. Mayor will meet with Lyons, MMS, and street staff this week on site.

Triple B submitted updated project schedule. Paving street should start at the beginning of September.

Redlinger moved to pass Resolution 080618-02; Approving Change Order #1 for Triple B Construction, Galileo Street Project, for additional length of sanitary sewer in the amount of $5,500. Second by Weber, passed 5-0.

Mike Welch, Axiom Consultants, answered Council questions on the A&S development. Plans were approved by P&Z on July 23, 2018. Final design will be sent to council.

Kevin Meller discussed TrekFest and Ragbrai events. There will be a follow-up meeting on Thursday at 7pm in City Hall.

Bryan Lenz asked about budgeted truck purchase. We currently have a 2006, 2008, and 2017 model year trucks. Sexton stated that City should wait one more year, and then set a truck rotation schedule.

Council discussed the Iowa Downtown Resource Center from the Iowa Economic Development Authority. Rodgers moved to approve the "Downtown Walk Around" assessment at a cost of $300. Second by Redlinger, passed 5-0.

Rodgers moved to pass Resolution 080618-03; Approving Employee Compensation of $.50 for Educational Certificates. LaRoche completed Municipal Clerk Institute I & II. Second by Weber, passed 5-0. Salary will be at $21.00/hour starting 8-6-18.

Mayor reported that he has been in contact with City Attorney on the sale of the Community Building. City will contact John Danos about Northern Heights Development. He would like to get downtown tour scheduled before next meeting.

Clerk has received complaints about excessive speed on Kleopfer from Buckeye and Cherry. Washington County was contacted for portable speed sign. Clerk reminded Council on registration deadline for the Iowa League of Cities Fall Conference. Mayor approved conference, with Clerk reporting on final costs at next meeting. City clean up date will be Saturday, September 15th.

Council Comments; Sexton asked Mayor to contact State Fire Marshall concerning the burnt building on main street. Redlinger asked about a different playground surface in our City Parks. Schneider added that the surface should be ADA compliant. Weber stated that he felt the movies, and bands in the park was good for the town.

Weber moved to adjourn at 9:14 pm. Second by Redlinger, passed 5-0.

Full content of Council Meetings can be viewed on the City web site;
www.cityofriversideiowa.com

Council Meeting – Monday, August 20th, 2018 at 6:30 pm.

ATTEST:

Becky LaRoche; City Clerk

Allen Schneider; Mayor

	EXPENDITURES 8/20/18				
	COUNCIL MEETING				
		UNPAID BILLS:			
1	ALLIANT ENERGY	PARKS	001-5-430-6371	$ 847.07	
2	ALLIANT ENERGY	SEWER	610-5-815-6371	$ 724.94	
3	ALLIANT ENERGY	CITY HALL	001-5-650-6371	$ 646.33	
4	ALLIANT ENERGY	WATER	600-5-810-6371	$ 127.41	
5	ALLIANT ENERGY	COMM BUILD	001-5-460-6371	$ 146.20	
6	ALLIANT ENERGY	STREET LIGHTS	001-5-230-6371	$ 1,380.45	
7	ALLIANT ENERGY	FIRE STATION	001-5-150-6330	$ 713.91	$ 4,586.31
8	CASEY'S	MOWER FUEL	001-5-430-6323	$ 127.01	
9	HAWKEYE FIRE	EXT. RE-CHARGE	001-5-150-6356	$ 274.00	
10	HIGHLAND FOOTBALL	RAGBRAI DONATION	001-5-650-6444	$ 1,000.00	
11	IOWA TOWNSHIP TRUSTEE	CEMETARY FY-19 DONATION	001-5-450-6499	$ 6,000.00	
12	JOHNS	PUMP HOUSE ROOF REPAIRS	600-5-810-6374	$ 414.22	
13	KALONA AUTO	PARKS	001-5-430-6325	$ 43.51	
14	KEVIN MELLER	RAGBRAI EXPENSES	001-5-650-6444	$ 683.76	
15	KOENIG UNLIMITED, LLC	RAGBRAI REEFER RENT	001-5-650-6444	$ 691.73	
16	KUENSTER	CITY HALL- A/C REPAIR	001-5-650-6310	$ 107.28	
17	LEAF	COPIER LEASE	001-5-650-6496	$ 251.50	
18	MAHASKA	RAGBRAI VOL. EXPENSE	001-5-650-6444	$ 220.00	
19	MEARDON, SUEPPEL & DOWNER	CHERRY LANE	301-5-750-6772	$ 476.39	
20	MEARDON, SUEPPEL & DOWNER	COMM BUILD	301-5-750-6675	$ 1,331.01	
21	MEARDON, SUEPPEL & DOWNER	LEGAL	001-5-640-6411	$ 1,922.07	
22	MEARDON, SUEPPEL & DOWNER	ICE IT	001-5-640-6411	$ 225.53	$ 3,955.00
23	MENARDS	PARKS	001-5-430-6320	$ 104.70	
24	MESSERSCHMIDT ICE	RAGBRAI EXPENSES	001-5-650-6444	$ 392.50	
25	MMS	HWY 22-WATERMAIN	301-5-750-6785	$ 4,283.12	
26	MMS	HWY 22- RESURFACE	301-5-750-6785	$ 46,417.30	
27	MMS	GALILEO	301-5-750-6793	$ 3,336.80	
28	MMS	AKERS & SWEETING	001-5-650-6407	$ 1,054.00	$ 55,091.22
29	PAWS & MORE	RES 022018-08	145-5-650-6423	$ 2,500.00	
30	PIP PRINTING	RAGBRAI - LAWN SIGNS	001-5-650-6444	$ 870.00	
31	REC	SIGN	001-5-520-6510	$ 101.63	
32	REC	SEWER	610-5-815-6371	$ 3,617.00	
33	REC	SHOP	001-5-210-6371	$ 48.90	
34	REC	WATER PLANT	600-5-810-6371	$ 2,659.20	
35	REC	CASINO LIFT	610-5-815-6371	$ 223.40	
36	REC	TRAFIC LIGHT	001-5-230-6371	$ 128.85	$ 6,778.98
37	RIVER PRODUCTS	RVFD BURN UNIT	001-5-150-6354	$ 168.70	
38	RIVER PRODUCTS	ROADS	110-5-210-6417	$ 94.35	$ 263.05
39	RIVERSIDE BOY SCOUTS	RAGBRAI DONATION	001-5-650-6444	$ 1,000.00	
40	RIVERSIDE TRAVEL MART	RVFD FUEL	001-5-150-6350	$ 526.44	
41	SIMPLY TREES	8/7/18 STICKS	001-5-510-6320	$ 350.00	
42	SOUND CONCEPTS	RAGBRAI BARN STAGE	001-5-650-6444	$ 1,963.00	
43	SOUND CONCEPTS	PARK STAGE 2	001-5-650-6444	$ 1,170.00	$ 3,133.00
44	STANDARD PEST CONTROL	AUG SERVICE	001-5-650-6310	$ 50.00	
45	T-SHIRT MILL	RAGBRAI VOLUNTEERS	001-5-650-6444	$ 405.00	
46	VISA	NOTARY RENEWAL	001-5-650-6401	$ 30.00	
47	VISA	U-STREAM	001-5-650-6497	$ 99.00	
48	VISA	2 WKS CLERK SCHOOL	001-5-650-6240	$ 1,376.97	
49	VISA	SHOP	001-5-210-6372	$ 4.24	
50	VISA	RABGRAI - BIG 10 RENTAL	001-5-650-6444	$ 781.70	$ 2,291.91
51	WASH. CO. RECORDER	RECORDING	001-5-650-6401	$ 12.00	
52	WINDSTREAM	JULY SERVICE	001-5-210-6373	$ 109.67	
53	YOTTY	RAGBRAI GOLF CART RENT	001-5-650-6444	$ 500.00	
54	YOTTY	PICNIC TABLE PAINT	001-5-430-6325	$ 85.05	$ 585.05
				$ 92,817.84	
		PAID BILLS:			
55	IOWA DEPT OF REVENUE	IOWA WITHHOLDINGS - 2018 JUNE		$ 482.00	
56	IOWA DEPT OF REVENUE	IOWA SALES TAX - 2018 JULY		$ 1,254.00	
57	IOWA DEPT OF REVENUE	WATER EXCISE TAX -2018 JULY		$ 2,031.00	
58	IPERS	CONTRIBUTIONS - 2018 JULY		$ 1,777.84	
59	IRS	941 TAX DEPOSIT - 2018 JULY		$ 2,483.36	
60	PAYROLL	PAYCHECKS - 2018 JULY		$ 9,172.03	
61	DIANE POCH	JULY HOURS	001-5-650-6499	$ 1,549.55	
		TOTAL PAID BILLS			$ 18,749.78
		TOTAL EXPENDITURES		$ 111,567.62	

		MTD TREASURERS REPORT			
	MTD TREASURERS REPORT	07/31/2018	REVENUES	EXPENSES	
63	GENERAL FUND		$ 15,007.43	$ 70,125.66	
64	ROAD USE TAX FUND		$ 9,470.03	$ 126.50	
65	LOCAL OPTION SALES TAX		$ 8,501.54	$ -	
66	CASINO REVENUE RUND		$ 104,581.02	$ 35,363.76	
67	DEBT SERVICE		$ -	$ -	
68	CAPITAL PROJECTS FUND		$ 96,700.00	$ 101,491.09	
69	WATER FUND		$ 49,296.31	$ 17,532.86	
70	SEWER FUND		$ 34,311.94	$ 16,378.25	
71	GARBAGE/LANDFILL FUND		$ 1,980.56	$ 1,874.25	
72	STORM WATER FUND		$ 1,564.19	$ -	
	TOTAL		$ 321,413.02	$ 242,892.37	

CITY OF RIVERSIDE
MTD TREASURERS REPORT
AS OF: JULY 31ST, 2018

FUND	BEGINNING CASH BALANCE	M-T-D REVENUES	M-T-D EXPENSES	CASH BASIS BALANCE	NET CHANGE OTHER ASSETS	NET CHANGE LIABILITIES	ACCRUAL ENDIN CASH BALANCE
001-GENERAL FUND	2,362,560.74	15,007.43	70,125.66	2,307,442.51	(400.00)	(19,638.34)	2,288,204.1
110-ROAD USE TAX	222,663.69	9,470.03	126.50	232,007.22	0.00	0.00	232,007.2
121-LOCAL OPTION SALES TAX	230,986.46	8,501.54	0.00	239,488.00	0.00	0.00	239,488.0
125-TIF	0.00	0.00	0.00	0.00	0.00	0.00	0.0
145-CASINO REVENUE FUND	414,354.63	104,581.02	35,363.76	483,571.89	0.00	0.00	483,571.8
200-DEBT SERVICE	0.00	0.00	0.00	0.00	0.00	0.00	0.0
301-CAPITAL PROJECTS	6,296.29	96,700.00	101,491.09	1,505.20	0.00	0.00	1,505.2
600-WATER FUND	696,820.95	49,296.31	17,532.86	728,584.40	0.00	0.00	728,584.4
610-SEWER FUND	214,577.53	34,311.94	16,378.25	232,511.22	0.00	0.00	232,511.2
670-LANDFILL/GARBAGE	8,603.66	1,980.56	1,874.25	8,709.97	0.00	0.00	8,709.9
680-STORM WATER	4,077.32	1,564.19	0.00	5,641.51	0.00	0.00	5,641.5
GRAND TOTAL	4,160,941.27	321,413.02	242,892.37	4,239,461.92	(400.00)	(19,638.34)	4,220,223.5

*** END OF REPORT ***

COUNCIL PACKET

CITY OF RIVERSIDE

POOLED CASH REPORT (FUND 999)

AS OF: JULY 31ST, 2018

FUND ACCOUNT# ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE
CLAIM ON CASH			
001-1110 CHECKING ACCT-GENERAL FUND	2,362,560.74	(74,356.57)	2,288,204.17
110-1110 CHECKING ACCT-ROAD USE TAX	222,663.69	9,343.53	232,007.22
121-1110 CHECKING ACCT-LOST	230,986.46	8,501.54	239,488.00
125-1110 CHECKING ACCT-TIF	0.00	0.00	0.00
145-1110 CHECKING ACCT-CASINO REVENUE	414,354.63	69,217.26	483,571.89
200-1110 CHECKING ACCT-DEBT SERVICE	0.00	0.00	0.00
301-1110 CHECKING ACCT-CAP PROJECTS	6,296.29	(4,791.09)	1,505.20
600-1110 CHECKING ACCT-WATER	696,820.95	31,763.45	728,584.40
610-1110 CHECKING ACCT-SEWER	214,577.53	17,933.69	232,511.22
670-1110 CHECKING ACCT-GARBAGE	8,603.66	106.31	8,709.97
680-1110 CHECKING ACCT-STORM WATER	4,077.32	1,564.19	5,641.51
TOTAL CLAIM ON CASH	4,160,941.27	59,282.31	4,220,223.58
CASH IN BANK - POOLED CASH			
999-1110 CASH IN BANK	653,537.33	63,914.38	717,451.71
999-1112 PEOPLES BANK MONEY MARKET	2,107,167.34	1,521.20	2,108,688.54
999-1114 HILLS BANK	784,598.05	12,286.54	796,884.59
999-1115 CB FUND	15,438.81	11.15	15,449.96
999-1116 COMMUNITY BUILDING CD #18936	282,582.90	1,409.04	283,991.94
999-1117 COMMUNITY BUILDING CD#18975	274,665.79	0.00	274,665.79
SUBTOTAL CASH IN BANK - POOLED CASH	4,117,990.22	79,142.31	4,197,132.53
WAGES PAYABLE			
999-2010 WAGES PAYABLE	0.00	0.00	0.00
SUBTOTAL WAGES PAYABLE	0.00	0.00	0.00
TOTAL CASH IN BANK - POOLED CASH	4,117,990.22	79,142.31	4,197,132.53
DUE TO OTHER FUNDS - POOLED CASH			
999-2100 DUE TO OTHER FUNDS	4,161,441.27	59,282.31	4,220,723.58
TOTAL DUE TO OTHER FUNDS	4,161,441.27	59,282.31	4,220,723.58

COUNCIL PACKET

POOLED CASH REPORT (FUND 999)

AS OF: JULY 31ST, 2018

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FUND	ACCOUNT#	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE
DUE TO POOLED CASH					
001	2020	ACCOUNTS PAYABLE	19,860.00	(19,860.00)	0.00
~~110~~	~~2020~~	~~ACCOUNTS PAYABLE~~	~~23,591.05~~	~~0.00~~	~~23,591.05~~
121	2020	ACCOUNTS PAYABLE	0.00	0.00	0.00
125	2020	ACCOUNTS PAYABLE	0.00	0.00	0.00
145	2020	ACCOUNTS PAYABLE	0.00	0.00	0.00
200	2020	ACCOUNTS PAYABLE	0.00	0.00	0.00
301	2020	ACCOUNTS PAYABLE	0.00	0.00	0.00
600	2020	ACCOUNTS PAYABLE	0.00	0.00	0.00
610	2020	ACCOUNTS PAYABLE	0.00	0.00	0.00
670	2020	ACCOUNTS PAYABLE	0.00	0.00	0.00
680	2020	ACCOUNTS PAYABLE	0.00	0.00	0.00
TOTAL DUE TO POOLED CASH			43,451.05	(19,860.00)	23,591.05
DUE FROM OTHER FUNDS					
999	1330	DUE FROM OTHER FUNDS	43,451.05	(19,860.00)	23,591.05
TOTAL DUE FROM OTHER FUNDS			43,451.05	(19,860.00)	23,591.05
ACCOUNTS PAYABLE - POOLED CASH					
999	2020	ACCOUNTS PAYABLE CONTROL	0.00	0.00	0.00
TOTAL ACCOUNTS PAYABLE POOLED CASH			0.00	0.00	0.00

*** PROOF CASH BALANCES ***

(A)		(B)		(C)	
CLAIM ON CASH	4,220,223.58	CLAIM ON CASH	4,220,223.58	CASH IN BANK	4,197,132.53
CASH IN BANK	4,197,132.53	DUE TO OTHER FUNDS	4,220,723.58	DUE TO OTHER FUNDS	4,220,723.58
DIFFERENCE	(23,091.05)		500.00		23,591.05

*** PROOF ACCOUNTS PAYABLE BALANCES ***

(D)		(E)		(F)	
AP PENDING	0.00	AP PENDING	0.00	DUE FROM OTHER FUNDS	23,591.05
DUE FROM OTHER FUNDS	23,591.05	ACCOUNTS PAYABLE	23,591.05	ACCOUNTS PAYABLE	23,591.05
DIFFERENCE	(23,591.05)		(23,591.05)		0.00

*** END OF REPORT ***

RIVERSIDE FIRE DEPARTMENT

FIRE / RESCUE / EMS / HAZMAT

July 2018 Update

Calls for Service:

Medicals - 16
Structure Fire – 1
Vehicle Fires - 1
Car accidents – 2
Total calls – 20 calls for service in July

(Members where again very busy this month responding to all types of calls)

Training:

Members had live fire training at 2 barns we had made available to us to burn. This provided our members with an excellent opportunity to use our new air packs in a live fire environment. We also covered fire behavior, aerial operations, water supply, hose lines, fire attack, apparatus positioning and pumping. The members also continued their annual pump training with their assigned squads.

RESA

The members where very busy with the RAGBRAI event on July 27th, we had 24 members who took the day off of work to provide fire and ems coverage for the day, along with working at the station selling food and beverages. We also had several past members and members of the community volunteer time that day at the station. We will provide an update on how the fundraiser for that day went in the future.

Other News

The concrete for the burn building was poured thanks to several members who took time to complete this portion of the project. We expect the containers to be set on the concrete sometime in August with a few final props to be completed on site. Fire Chief Smothers reviewed site plans with MMS representatives for the Sweeting/Akers project. A few changes were made to accommodate fire ground operations and sent to the builder. We will be looking into Ipads for use in the vehicles and around the station. These will be used to enhance emergency response, track equipment and apparatus checks and for on scene of emergency's for our command staff.

Thanks
Fire Chief Smothers

PeopleService INC.
Water & Wastewater Professionals

Date: August 10, 2018

To: Riverside Council

From: Bill Stukey, Operator

O & M Report: July 2018

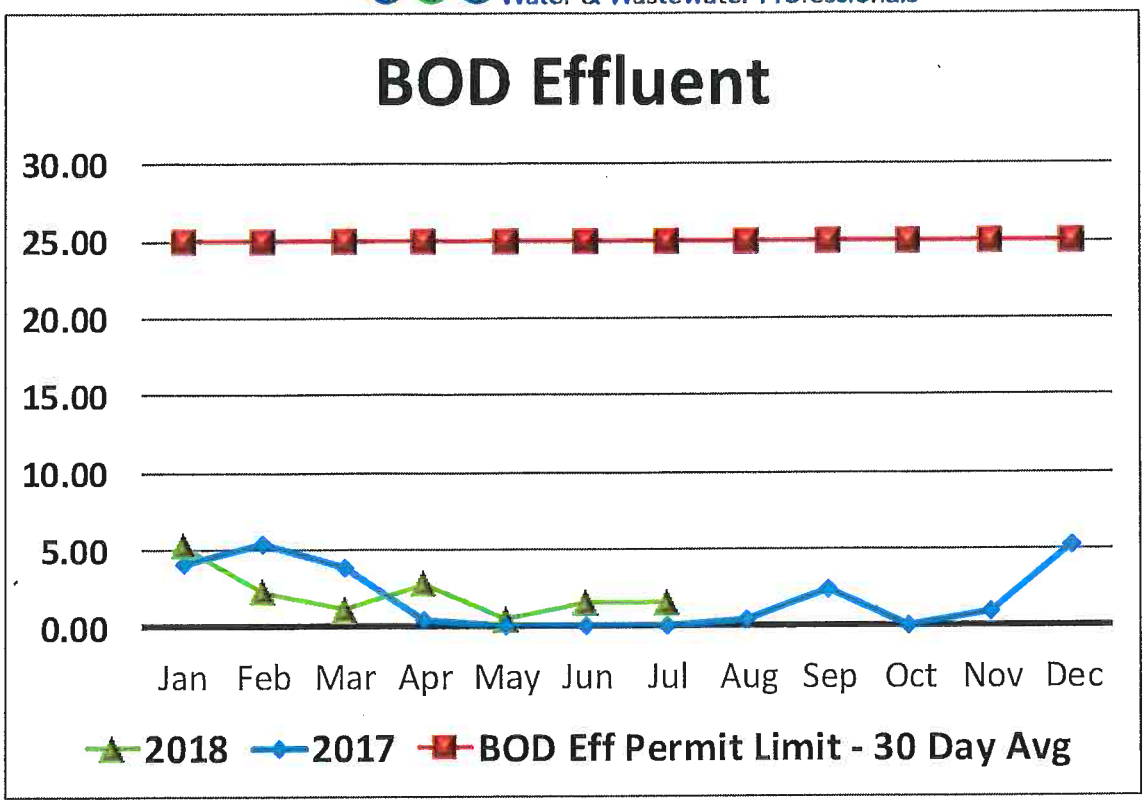
Water Operation & Maintenance

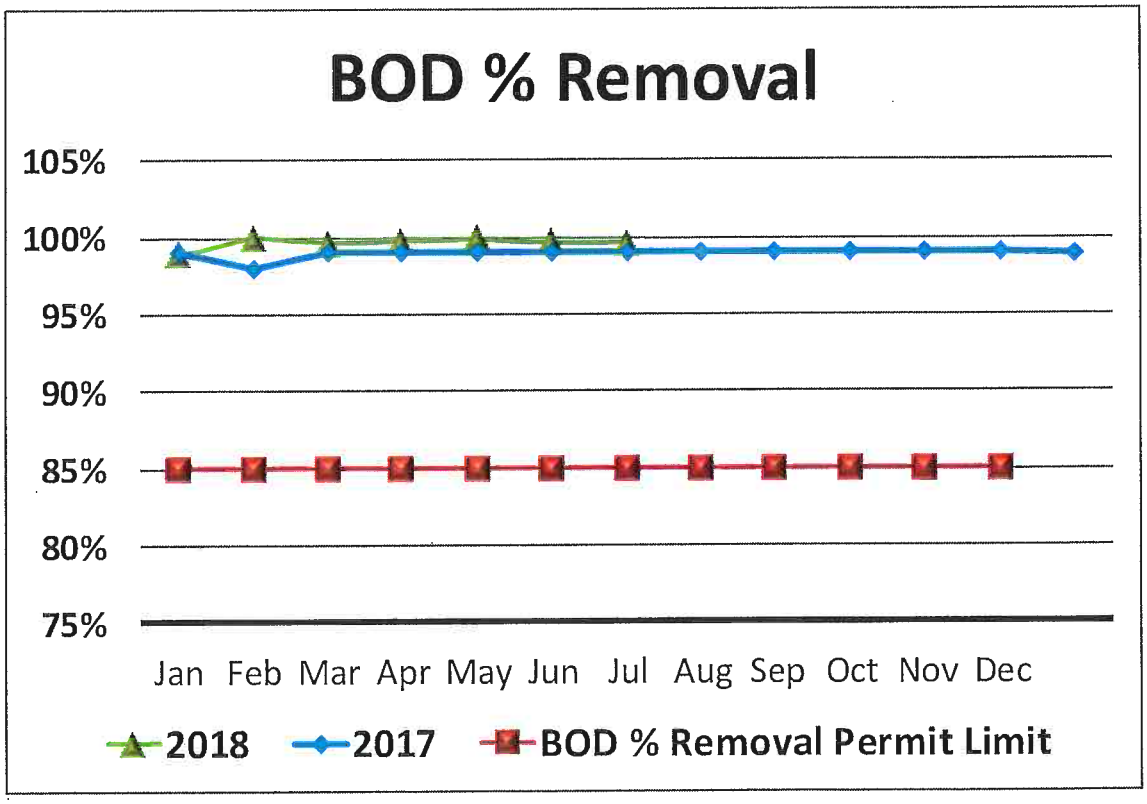
- Eric and I replaced the east chlorine bulk tank. The old tank was degrading and was no longer suitable for chemical storage.
- We fixed 8 curb stops along Sycamore St. We cut out small sections of the sidewalk around the curb stops that were sticking up in the air causing trip hazards and lowered the existing curb stops before replacing the cement.
- I investigated a high-water bill for the VFW. After some inspections and talking to the staff, it appeared the leak was coming from a toilet that was constantly running.
- On 7-22-18 I arrived at the water plant for weekend rounds. The plant had just started running and I noticed water coming from the bag filter area of the plant. After further inspection it appears the glue joint for an 8" schedule 80 joint had failed and was spraying a large amount of water. I shut down the plant and called Eric to assist. We were able to make a new joint with parts we had on hand and had the plant fixed within a few hours.
- 26 locates for the month of July, all completed.

Wastewater Operation & Maintenance

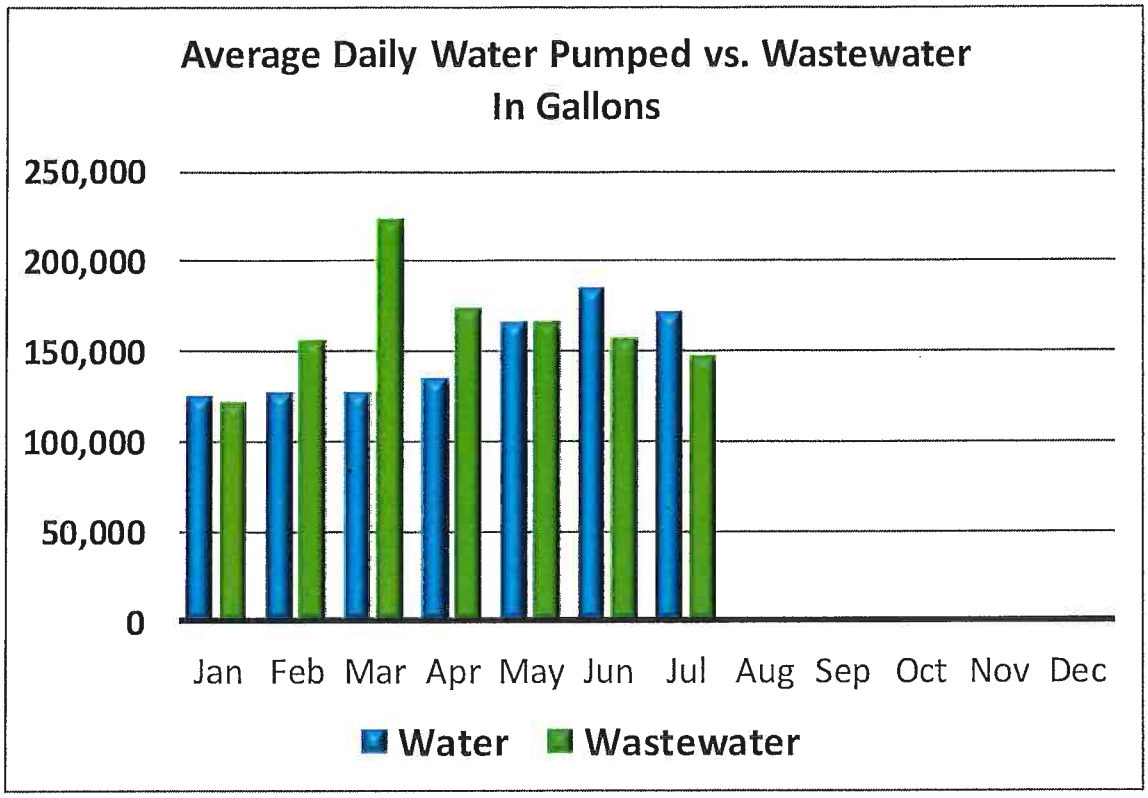
- We collected five E.coli samples from the effluent stream in accordance with our NPDES permit during the month of July, all samples came back with non-detect results.
- Eric and I dug up two hydrants at the wastewater plant that had been leaking for some time. The brass fittings at the bottom of the hydrants had corroded through causing the leaks. Both are now fixed and back in operation.

PeopleService INC.
Water & Wastewater Professionals





PeopleService INC.
Water & Wastewater Professionals



PeopleService INC.
Water & Wastewater Professionals

		July-18	June-18	July-17
Water	**Units**			
Total Monthly Pumped	gallons	5,335,000	5,551,000	6,293,000
Average Daily Pumped	gallons	172,100	185,030	203,000
Maximum Daily Pumped	gallons	265,000	189,000	536,000
Minimum Daily Pumped	gallons	106,000	47,000	0
Chlorine				
Chlorine - Total Avg Residual Plant	mg/L	1.57	1.40	1.39
Chlorine - Total Avg Residual System	mg/L	1.68	1.53	1.45
Chlorine - Recommended Residual System	mg/L	0.30	0.30	0.30
Chlorine used	lbs	204.50	176.00	212.00
Iron				
Iron - Avg Raw	mg/L	2.26	2.58	1.51
Polyphosphate				
Polyphosphate - Avg Residual	mg/L	1.28	1.33	1.43
Polyphosphate - Recommended Residual	mg/L	0.5 - 2.0	0.5 - 2.0	0.5 - 2.0
Polyphosphate used	lbs	17.00	16.50	16.00
Water Loss				
Water Billed	gallons	4,245,662	3,979,944	0
Water used in main breaks/hydrant flushing e	gallons	50,000	70,000	0
Water used at city buildings	gallons	10,000	10,000	0
Loss	gallons	19%	27%	100%
Wastewater				
BOD				
BOD Influent Avg	mg/L	376	450	256
BOD Effluent Avg	mg/L	2	1.5	0
BOD Eff Permit Limit - 30 Day Avg	mg/L	25	25	25
BOD % Removal	%	99.60%	99.66%	99.00%
BOD % Removal Permit Limit	%	85%	85%	85%
TSS				
TSS Influent Avg	mg/L	270	364	312
TSS Effluent Avg	mg/L	1	1	2
TSS Effluent Permit Limit - 30 Day Avg	mg/L	30	30	30
TSS % Removal	%	99.60%	99.86%	99.36%
TSS % Removal Permit Limit	%	85%	85%	85%
Nitrogen Ammonia				
NA Effluent Avg	mg/L	0	0	0
NA Effluent Permit Limit - 30 Day Avg	mg/L	5	4	5
Influent Flow				
Total Monthly	gallons	4,569,900	4,712,200	5,943,900
Average Daily	gallons	147,416	157,073	191,738
Maximum Daily	gallons	328,800	304,800	348,700
Minimum Daily	gallons	114,900	108,300	142,800
Permit Limit - 30 Day Avg	gallons	444,000	444,000	444,000
Permit Limit - Daily Maximum	gallons	1,425,000	1,425,000	1,425,000

Contract True-Ups - Current Contract Year				
Item	Budgeted Amount	Amount Spent	% of Budget	% of Time
Chemical Budget	$25,117.00	$495.00	2%	8%
Maintenance Budget	$20,931.00	-$3,524.41	-17%	8%
Total	$46,048.00	-$3,029.41	-7%	8%

PeopleService INC.
Water & Wastewater Professionals

RIVERSIDE--JULY '18

Water Plant Maintenance

Date	Vendor List	Description	Total
7/12/18	Hawkins	Chemical Tank	$450.50
7/22/18	First National Bank, VISA	Supplies	$37.68
		Total	**$488.18**

Water System Maintenance

Date	Vendor List	Description	Total
7/1/18	Core & Main (ACCR)		-$4,050.00
7/22/18	First National Bank, VISA	Supplies	$6.56
		Total	**($4,043.44)**

Wastewater Plant Maintenance

Date	Vendor List	Description	Total
7/22/18	First National Bank, VISA	Supplies	$11.79
		Total	**$11.79**

Wastewater System Maintenance

Date	Vendor List	Description	Total
7/22/18	First National Bank, VISA	Supplies	$19.06
		Total	**$19.06**

Water Plant Maintenance	$488.18
Water System Maintenance	($4,043.44)
W/W Plant Maintenance	$11.79
W/W System Maintenance	$19.06
Month Total	($3,524.41)
Annual Maintenance Budget	$20,931.00
Total Maintenance Dollars Spent Year to Date	**($3,524.41)**
Percent Maintenance Budget Spent Year to Date	**-17%**

PeopleService INC.
Water & Wastewater Professionals

RIVERSIDE - JULY '18

Water System Chemicals

Date	Vendor List	Description	Total
7/12/18	Hawkins	Sodium Hypochlorite	$495.00
		Total	**$495.00**

Wastewater System Chemicals

Date	Vendor List	Description	Total
		Total	**$0.00**

Water System Chemicals	$495.00
W/W System Chemicals	$0.00
Month Total	$495.00
Annual Chemical Budget	**$25,117.00**
Total Chemical Dollars Spent Year to Date	**$495.00**
Percent Chemical Budget Spent Year to Date	**2%**

Maintenance Month Total	-$3,524.41
Chemical Month Total	$495.00
Month Total	**-$3,029.41**
Annual Budget	**$46,048.00**
Total Spent Year to Date	**-$3,029.41**
Percent Budget Spent Year to Date	**-7%**

PeopleService INC.
Water & Wastewater Professionals

Completed Work Order List Report

Completed	Equipment Name	Task	WO#
7/3/2018	6310-HTR	PREVENTATIVE MAINTENANCE	15475
7/3/2018	6310-HIGH SERVICE PUMPS 1,2,3,4	MONTHLY PREVENTATIVE MAINTENANCE	15476
7/3/2018	6310-GEN	MONTHLY PREVENTATIVE MAINTENANCE	15477
7/3/2018	6310-DEH	MONTHLY PREVENTATIVE MAINTENANCE	15479
7/3/2018	6310-CARTRIDGE FILTERS 1,2,3	MONTHLY PREVENTATIVE MAINTENANCE	15480
7/3/2018	6310-BUG FILTER 1 & 2	MONTHLY PREVENTATIVE MAINTENANCE	15481
7/3/2018	5310-UV	MONTHLY PREVENTATIVE MAINTENANCE	15489
7/3/2018	5310-SCREEN	MONTHLY PREVENTATIVE MAINTENANCE	15490
7/3/2018	5310-SAMP-INF	MONTHLY PREVENTATIVE MAINTENANCE	15491
7/3/2018	5310-SAMP-EFF	MONTHLY PREVENTATIVE MAINTENANCE	15492
7/3/2018	5310-LS-MAIN	MONTHLY-PM	15495
7/3/2018	5310-LS-5	LS QRTLY PM	15493
7/3/2018	5310-GEN	MONTHLY PREVENTATIVE MAINTENANCE	15496
7/3/2018	5310-FE	MONTHLY PREVENTATIVE MAINTENANCE	15497
7/3/2018	5310-BLOWERS 1,2,3	MONTHLY PREVENTATIVE MAINTENANCE	15498
7/5/2018	5310-LS-5	MONTHLY-PM	15494
7/5/2018	5310-LS-4	LS QRTLY PM	15493
7/5/2018	5310-LS-4	MONTHLY-PM	15494
7/5/2018	5310-LS-3	MONTHLY-PM	15494
7/5/2018	5310-LS-2	LS QRTLY PM	15493
7/5/2018	5310-LS-2	MONTHLY-PM	15494
7/5/2018	5310-LS-1	LS QRTLY PM	15493
7/5/2018	5310-LS-1	MONTHLY-PM	15494
7/13/2018	6310-FE	MONTHLY PREVENTATIVE MAINTENANCE	15478
7/15/2018	5310-LS-3	LS QRTLY PM	15493

RESOLUTION #082018-01

RESOLUTION APPROVING PAY REQUEST #5 FOR J & L CONSTRUCTION, LLC FOR THE DOWNTOWN STREETSCAPE IMPROVEMENTS CONSTRUCTION PROJECT

Whereas, the City of Riverside City at the recommendation of the City Engineering Firm, MMS Consultants, Scott Pottorff and it is the opinion of the City Engineering Firm that the City Council accept this pay request in the amount of $209707.01 for partial payment of this project from 7/09/18 to 8/10/18.

Therefore, be it resolved the City of Riverside City Council does hereby accept the Pay Request #5 for work done on the Downtown Streetscape Improvements Project with 58.98% complete.

It was moved by Councilperson _____, seconded by Councilperson _____, to approve the foregoing resolution.

Roll Call: Schneider, Sexton, Weber, Rogers, Redlinger

Ayes:

Nays:

Absents:

PASSED AND APPROVED by City Council of Riverside, Iowa, on this 20th day of August, 2018.

Signed: _____ Date_____

Allen Schneider, Mayor

Attest: _____ Date_____

Becky LaRoche, City Clerk

CONSTRUCTION PROGRESS PAYMENT 082018-01

Project Description	Downtown Streetscape Improvements Project	PN:	2245013
Contract Date	12-Mar-18		

Contractor:	J & L Construction, LLC	Owner:	City of Riverside
		Attn:	
Address:	1971 Lexington Boulevard	Address:	60 N. Greene Street
City,St., Zip:	Washington, IA 52353	City, St., Zip:	Riverside, IA 52327
Phone:	319-653-3597	Phone:	319-648-3501
Fax:	319-653-2410	Fax:	

Estimate #	5		FOR PERIOD:	Owner PN
	x	Partial Payment	FROM: 7/9/18	Federal PN
		Final Payment	TO: 8/10/18	State PN

Base Contract Price	$1,713,250.05

Change #	1	($1,509.12)
Change #	2	$2,213.19
Change #	3	$5,126.75
Change #	4	$1,212.32
Change #	5	$1,478.46
Change #	6	$2,371.17
Change #	7	$1,811.25

Total Contract	$1,725,954.07

Materials on Hand	$ 77,880.26
Construction Completed	$1,018,026.98
	58.98%
Total Earned	$1,095,907.24
Less Retainage	$50,901.35
Less Previous Payment	$835,298.88
Amount Due This Est	$209,707.01

Requested by:		Approved by:	
	Jay Peiffer		
Title:	Project Manager	Title:	
Date:		Date:	
Recommended by:		Attested by:	
	Scott Pottorff		
Title:	Project Engineer	Title:	
Date:		Date:	

MMS Consultants, Inc.
1917 South Gilbert Street, Iowa City, IA 52240

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Downtown Streetscape Improvements Project

Pay Estimate No.: 5

Payable to: J&L Construction
Date: August 14, 2018
Week Ending: August 10, 2018

Item No.	Item Description	Units	Contract Quantity	Unit Price	Contract Amount	Quantity This Estimate	Amount This Estimate	To Date Quantity	To Date Amount
1	Traffic Control	LS	1	$19,120.00	$ 19,120.00	0.20	$ 3,824.00	0.90	$ 17,208.00
2	Mobilization	LS	1	$76,000.00	$ 76,000.00	0.40	$ 30,400.00	1.00	$ 76,000.00
3	Off Site Topsoil	CY	150	$39.00	$ 5,850.00	-	$ -	95.00	$ 3,705.00
4	Excavation, Class 13, Waste	CY	750	$26.00	$ 19,500.00	-	$ -	375.00	$ 9,750.00
5	Below Grade Excavation (Core Out)	CY	100	$57.00	$ 5,700.00	-	$ -	73.00	$ 4,161.00
6	Subgrade Preparation	SY	2,836	$5.50	$ 15,598.00	-	$ -	1,373.00	$ 7,551.50
7	Subbase, Modified, 6" Thick Rock for Mainline PCC Paving	SY	2,836	$8.25	$ 23,397.00	-	$ -	1,373.00	$ 11,327.25
8	Subbase, Modified, 4" Thick Rock for PCC Sidewalk	SY	1,120	$8.00	$ 8,960.00	-	$ -	-	$ -
9	Subbase, Macadam Stone, 6" Thick	SY	387	$6.72	$ 2,600.64	-	$ -	-	$ -
10	Subbase, Class A Crushed Stone, 4" Thick	SY	387	$6.72	$ 2,600.64	-	$ -	-	$ -
11	Trench Foundation	TONS	100	$24.00	$ 2,400.00	-	$ -	15.00	$ 360.00
12	Replacement of Unsuitable Backfill Material, Granular Backfill	CY	160	$45.00	$ 7,200.00	-	$ -	-	$ -
13	Trench Compaction Testing	LS	1	$5,460.00	$ 5,460.00	-	$ -	0.50	$ 2,730.00
14	Granular Trench Backfill, Class A Crushed Stone, Sanitary Sewer	LF	168	$30.00	$ 5,040.00	-	$ -	129.00	$ 3,870.00
15	Granular Trench Backfill, Porous Backfill, 12" Storm Sewer	LF	264	$27.00	$ 7,128.00	-	$ -	-	$ -
16	Granular Trench Backfill, Porous Backfill, 15" Storm Sewer	LF	26	$27.00	$ 702.00	-	$ -	-	$ -
17	Granular Trench Backfill, Class A Crushed Stone, 12" Storm Sewer	LF	267	$20.00	$ 5,340.00	-	$ -	28.00	$ 560.00
18	Granular Trench Backfill, Class A Crushed Stone, 15" Storm Sewer	LF	53	$20.00	$ 1,060.00		$ -	150.00	$ 3,000.00
19	Granular Trench Backfill, Class A Crushed Stone, 18" Storm Sewer	LF	217	$21.00	$ 4,557.00		$ -	208.00	$ 4,368.00
20	Granular Trench Backfill, Class A Crushed Stone, 24" Storm Sewer	LF	197	$24.00	$ 4,728.00	-	$ -	196.00	$ 4,704.00
21	Granular Trench Backfill, Class A Crushed Stone, 8" DIP Water Main	LF	560	$29.00	$ 16,240.00	325.00	$ 9,425.00	905.00	$ 26,245.00
22	Sanitary Sewer, Trenched, PVC SDR 26, 8" Dia.	LF	168	$180.00	$ 30,240.00	-	$ -	129.00	$ 23,220.00
23	Sanitary Sewer Service Stub, Partial Replacement	EA	4	$3,000.00	$ 12,000.00	4.00	$ 12,000.00	4.00	$ 12,000.00
24	Sanitray Sewer Service Stub, Complete Replacement	EA	5	$2,000.00	$ 10,000.00	-	$ -	5.00	$ 10,000.00
25	Storm Sewer, Trenched, RCP, 12" Dia.	LF	328	$61.00	$ 20,008.00	-	$ -	28.00	$ 1,708.00
26	Storm Sewer, Trenched, RCP, 15" Dia.	LF	152	$65.50	$ 9,956.00	-	$ -	150.00	$ 9,825.00
27	Storm Sewer, Trenched, RCP, 18" Dia.	LF	363	$67.00	$ 24,321.00	-	$ -	226.00	$ 15,142.00
28	Storm Sewer, Trenched, RCP, 24" Dia.	LF	197	$88.00	$ 17,336.00	-	$ -	196.00	$ 17,248.00
29	Storm Sewer, Trenched, ADS N-12, 12" Dia.	LF	221	$60.00	$ 13,260.00	-	$ -	40.00	$ 2,400.00
30	Removal of Storm Sewer	LF	165	$35.00	$ 5,775.00	-	$ -	-	$ -
31	Fill Storm Sewer with Flowable Mortar	LF	34	$70.00	$ 2,380.00	-	$ -	-	$ -
32	Flared End Section, RCP, 18"	EA	1	$1,600.00	$ 1,600.00	-	$ -	-	$ -
33	Longitudinal Subdrain, Type 2, 6"	LF	711	$9.50	$ 6,754.50	-	$ -	925.00	$ 8,787.50
34	Subdrain Cleanout, Type A-1	EA	4	$400.00	$ 1,600.00	-	$ -	3.00	$ 1,200.00
35	Subdrain Outlet, Connection to Structure	EA	4	$500.00	$ 2,000.00	-	$ -	5.00	$ 2,500.00
36	Water Main, 6", DIP with Nitrile Gaskets	LF	113	$139.00	$ 15,707.00	-	$ -	-	$ -
37	Water Main, 8", DIP with Nitrile Gaskets	LF	1,239	$82.00	$ 101,598.00	470.00	$ 38,540.00	1,211.00	$ 99,302.00
38	Water Main, Trenchless, 8", DIP with Nitrile Gaskets	LF	269	$90.00	$ 24,210.00	110.00	$ 9,900.00	273.00	$ 24,570.00
39	Water Service, Main to Curb Stop, 1" Copper (Type K) *	EA	21	$1,437.12	$ 30,179.52	-	$ -	14.00	$ 20,119.68
40	Water Service, Main to Curb Stop, 1" Copper (Type K), Trenchless *	EA	3	$3,937.12	$ 11,811.36	-	$ -	1.00	$ 3,937.12
41	Water Service, 1" Copper (Type K), Trenchless	LF	74	$24.00	$ 1,776.00	-	$ -	52.00	$ 1,248.00
42	Gate Valve, 4"	EA	1	$900.00	$ 900.00	-	$ -	-	$ -
43	Gate Valve, 6"	EA	3	$1,100.00	$ 3,300.00	-	$ -	2.00	$ 2,200.00
44	Gate Valve, 8"	EA	2	$4,000.00	$ 8,000.00	1.00	$ 4,000.00	9.00	$ 36,000.00
45	Fire Hydrant Assembly	EA	4	$4,300.00	$ 17,200.00	1.00	$ 4,300.00	3.00	$ 12,900.00
46	Remove Existing Fire Hydrant Assembly	EA	2	$750.00	$ 1,500.00	-	$ -	2.00	$ 1,500.00

COUNCIL PACKET

Item No.	Item Description	Units	Contract Quantity	Unit Price	Contract Amount	Quantity This Estimate	Amount This Estimate	To Date Quantity	To Date Amount
47	Sanitary Sewer Manhole, 48" Dia.	EA	2	$9,700.00	$ 19,400.00	-	$ -	2.00	$ 19,400.00
48	Sanitary Sewer Manhole, 48" Dia., Install Only	EA	1	$1,700.00	$ 1,700.00	-	$ -	1.00	$ 1,700.00
49	Storm Intake, Type SW-501	EA	1	$3,100.00	$ 3,100.00	-	$ -	1.00	$ 3,100.00
50	Storm Intake, Type SW-507	EA	4	$3,600.00	$ 14,400.00	-	$ -	3.00	$ 10,800.00
51	Storm Intake, Type SW-511	EA	7	$2,900.00	$ 20,300.00	-	$ -	5.00	$ 14,500.00
52	Connect to Existing Storm Structure	EA	2	$1,000.00	$ 2,000.00	-	$ -	2.00	$ 2,000.00
53	Remove Existing Storm Manhole or Intake	EA	2	$400.00	$ 800.00	-	$ -	1.00	$ 400.00
54	PCC Pavement, 7"	SY	1740	$37.00	$ 64,380.00	-	$ -	1,189.00	$ 43,993.00
55	PCC Pavement, 8"	SY	764	$47.00	$ 35,908.00	-	$ -	780.00	$ 36,660.00
56	PCC Pavement, 10"	SY	216	$61.00	$ 13,176.00	-	$ -	218.00	$ 13,298.00
57	PCC Curb and Gutter, 6" Standard Curb, 24" Wide	LF	44	$26.00	$ 1,144.00	-	$ -	-	$ -
58	PCC Curb and Gutter, 3" Roll Curb, 24" Wide	LF	319	$26.00	$ 8,294.00	-	$ -	-	$ -
59	PCC Curb and Gutter, 6" Beam Curb	LF	123	$34.00	$ 4,182.00	-	$ -	-	$ -
60	HMA Pavement, 6"	SY	262	$64.50	$ 16,899.00	-	$ -	209.00	$ 13,480.50
61	Removal of Sidewalk	SY	850	$13.25	$ 11,262.50	-	$ -	-	$ -
62	Reinforced Sidewalk, PCC, 5"	SY	563	$43.00	$ 24,209.00	-	$ -	290.00	$ 12,470.00
63	Reinforced Sidewalk, PCC, 6"	SY	343	$50.50	$ 17,321.50	-	$ -	156.00	$ 7,878.00
64	Non-Reinforced Sidewalk, PCC, 5"	SY	214	$35.50	$ 7,597.00	-	$ -	206.00	$ 7,313.00
65	Brick Pavers w/ Rock Base	SY	92	$110.00	$ 10,120.00	89.00	$ 9,790.00	89.00	$ 9,790.00
66	Detectable Warnings	SF	80	$40.00	$ 3,200.00	-	$ -	60.00	$ 2,400.00
67	Granular Surfacing, Class A Crushed Stone	TONS	150	$16.00	$ 2,400.00	-	$ -	46.00	$ 736.00
68	Removal of Pavement	SY	3,413	$12.00	$ 40,956.00	812.00	$ 9,744.00	3,393.00	$ 40,716.00
69	Bituminous Seal Coat	SY	387	$19.25	$ 7,449.75	-	$ -		$ -
70	Painted Pavement Markings, Waterborne or Solvent, 4", White	STA	15	$68.00	$ 1,020.00	-	$ -		$ -
71	Painted Symbols and Legends	EA	4	$65.00	$ 260.00	-	$ -	-	$ -
72	Sod	SQ	120	$78.83	$ 9,459.60	-	$ -	57.00	$ 4,493.31
73	SWPPP Management	LS	1	$2,741.47	$ 2,741.47	-	$ -	0.50	$ 1,370.74
74	Inlet Protection Device	EA	13	$67.92	$ 882.96	-	$ -	10.00	$ 679.20
75	Inlet Protection Device Maintenance	EA	13	$47.53	$ 617.89	-	$ -	-	$ -
76	PCC Steps	SF	72	$80.00	$ 5,760.00	-	$ -	36.00	$ 2,880.00
77	Handrail for Steps and Ramps, Black Powder Coat	LF	110	$77.50	$ 8,525.00	-	$ -	17.00	$ 1,317.50
78	Connect Downspout & Roof Drain to Storm Sewer	EA	3	$700.00	$ 2,100.00	-	$ -	-	$ -
79	Connect to Exist Water Main	EA	6	$1,200.00	$ 7,200.00	1.00	$ 1,200.00	4.00	$ 4,800.00
80	Connect to Exist Water Main, Cut in 4"x4" Tee	EA	1	$2,000.00	$ 2,000.00	-	$ -	-	$ -
81	Abandon Exist Water Main, Fill w/ Flowable Mortar	LF	1632	$7.00	$ 11,424.00	-	$ -	550.00	$ 3,850.00
82	Decorative Retaining Wall	LF	550	$975.00	$ 536,250.00	-	$ -	261.00	$ 254,475.00
83	Bollards	EA	2	$1,750.00	$ 3,500.00	-	$ -	-	$ -
84	Area Drains, 18" ADS Nyloplast or Equivalant	EA	3	$1,716.06	$ 5,148.18	-	$ -	-	$ -
85	Area Drain Connection to Existing Storm Sewer	EA	3	$2,200.00	$ 6,600.00	-	$ -	-	$ -
86	Light Pole Base, LI-201	EA	14	$950.00	$ 13,300.00	-	$ -	4.00	$ 3,800.00
87	Decorative Light Poles & Fixtures, Type LA	EA	4	$7,100.00	$ 28,400.00	-	$ -	-	$ -
88	Decorative Light Poles & Fixtures, Type LB	EA	4	$7,600.00	$ 30,400.00	-	$ -	-	$ -
89	Decorative Light Poles & Fixtures, Type LC	EA	5	$5,800.00	$ 29,000.00	-	$ -	-	$ -
90	Decorative Light Poles & Fixtures, Type LD	EA	6	$5,100.00	$ 30,600.00	-	$ -	-	$ -
91	Electrical Conduit, 2" PVC	LF	806	$14.00	$ 11,284.00	403.00	$ 5,642.00	403.00	$ 5,642.00
92	Lighting Control Cabinet	EA	1	$11,000.00	$ 11,000.00	-	$ -	-	$ -
93	Electrical Circuit	LF	1,274	$7.83	$ 9,975.42	-	$ -	-	$ -
94	Hand Hole, LI-103, Type II	EA	3	$500.00	$ 1,500.00	-	$ -	-	$ -
	TOTAL CONTRACT				**$ 1,711,740.93**		**$ 138,765.00**		**$ 1,005,289.30**
C.O. #2	Extend Water Service into Building and Connect to Existing Service Inside Building	EA	3.000	$737.73	$ 2,213.19	-	$ -	1.000	$ 737.73
	TOTAL CHANGE C.O. #2				**$ 2,213.19**		**$ -**		**$ 737.73**
C.O. #3	Exploratory Excavation Work for Riverside Grain and Feed	LS	1.000	$1,260.29	$ 1,260.29	-	$ -	1.000	$ 1,260.29
	Extra Work for Peoples Trust and Savings Bank Water Service	LS	1.000	$1,933.23	$ 1,933.23	-	$ -	1.000	$ 1,933.23
	Extra Work for B&B Automotive Water Service	LS	1.000	$1,933.23	$ 1,933.23	-	$ -	1.000	$ 1,933.23

COUNCIL PACKET

Item No.	Item Description	Units	Contract Quantity	Unit Price	Contract Amount	Quantity This Estimate	Amount This Estimate	To Date Quantity	To Date Amount
	TOTAL CHANGE C.O. #3				**$ 5,126.75**		**$ -**		**$ 5,126.75**
C.O. #4	Relocate Existing Sanitary Sewer Service to the Community Building	LS	1.000	$1,212.32	$ 1,212.32	-	$ -	1.000	$ 1,212.32
	TOTAL CHANGE C.O. #4				**$ 1,212.32**		**$ -**		**$ 1,212.32**
C.O. #5	Relocate Existing Water Service in Conflict With Intake #6	LS	1.000	$1,478.46	$ 1,478.46	-	$ -	1.000	$ 1,478.46
	TOTAL CHANGE C.O. #5				**$ 1,478.46**		**$ -**		**$ 1,478.46**
C.O. #6	Sanitary Manhole #3 Changes	LS	1.000	$2,371.17	$ 2,371.17	-	$ -	1.000	$ 2,371.17
	TOTAL CHANGE C.O. #6				**$ 2,371.17**		**$ -**		**$ 2,371.17**
C.O. #7	Additional Signage	LS	1.000	$1,811.25	$ 1,811.25	-	$ -	1.000	$ 1,811.25
	TOTAL CHANGE C.O. #7				**$ 1,811.25**		**$ -**		**$ 1,811.25**
	TOTAL CONTRACT WITH CHANGE ORDERS				**$ 1,725,954.07**		**$ 138,765.00**		**$ 1,018,026.98**

* Items Changed with Change Order #1

Retainage	**5%**	**$ 50,901.35**
Total Value of Completed Work Less Retainage		**$ 967,125.63**
Previous Payments		**$ 835,298.88**
Current Payment Due		**$ 131,826.75**

Pay Estimate #1	$ 130,043.60
Pay Estimate #2	$ 382,895.64
Pay Estimate #3	$ 261,248.05
Pay Estimate #4	$ 61,111.59

20

COUNCIL PACKET

COUNCIL PACKET

INVOIC

VAN METER INC.
470 Ruppert Road
IOWA CITY IA 52246
319-339-0000 Fax 319-339-1816

www.vanmeterinc.com

VAN METER
A 100% EMPLOYEE OWNED COMPANY

INVOICE DATE		OUR INVOICE NUMBE	
06/29/18		S010166122.003	
Bill To#	Ship To#	Price Br	Ship B
1711	93359	7	10

PLEASE REMIT PAYMENT TO:	DUE DATE
850 32ND AVENUE SW CEDAR RAPIDS IA 52404-3913	07/29/18

BILL TO:

ADVANCED ELECTRICAL SERVICES
1233 GILBERT CT
IOWA CITY IA 52240-4510

ENROLLMENT TOKEN
BVV RRB QSW

SHIP TO:

AES #29600 RIVERSIDE STREETSCAPE
1233 GILBERT CT
IOWA CITY IA 52240-4510

YOUR PO/ORDER #	ORDERED BY	JOB/RELEASE #	YOUR ACCOUNT MANAGER	
29600	Jake	Riverside 2018	Brad Meyers IC	
ORDER WRITER	SHIP VIA	TERMS	ORDER DATE	SHIP DATE
Candace Bassett CR 2806	BW BEST WAY	NET 30 DAYS	03/13/18	06/29/18

ORDER QTY	SHIP QTY	DESCRIPTION	Unit Price/UM	Extension
6	6	TYPE LD: RNS20-55W32LED4K-T-ACDR-LE4-120V DMG-YM-SM6N-16-GFII-LS052-3/4X20-10 1/2 DEC	3111.345/E	18668
6	6	TYPE LC: RNS20-55W32LED4K-T-ACDR-LE4-120V-DM G-YM-SM6N-10-GFII-LS051-3/4X20 -10 1/2 DEC	2883.403/E	17300
4	4	TYPE LB: RN20-90W80LED4K-T-ACDR-LE3R-120V -DMG-SMA-YR8-1A-R5-9/16-SSM8V-24-BA -206-GFII-LS-050-1X36-12 1/2-DEC-BKTX	5435.924/E	21743
4	4	TYPE LA: RN20-90W80LED4K-T-ACDR-LE3R-120V -DMG-SMA-YR8-1A-R5-9/16-SSM8V-18-BA -206-GFI-LS -049-1X36-12 1/2-DEC-BKTX	5042.017/E	20168

WANT TO SAVE TIME?
Our goal is to make it easy for you to manage the invoices you receive from us. For the ultimate in convenience, try our **Invoice Gateway** site. You can view, print, and even download your invoices right to your system. You can also sign up for E-billing and you will be notified of new invoices via email. Go paperless!
Contact Marie Anderson at manderson@vanmeterinc.com or 319-368-2828 for enrollment information.

If you are already on **Invoice Gateway** and/or want to pay your bills on-line and manage multiple vendors??
Visit the **Invoice Central** site - www.invoicecentral.com

Invoice is due by 07/29/18.

Invoice Questions?
Call Candace Bassett at
319-339-0000

Subtotal	$77,880.
Shipping & Handling	
Sales Tax	$0.
Amount Due	$77,880.

All claims for shortages or errors must be made at once. Past due invoices may be subject to a 1.50% late charge. Our company does not manufacture the goods it sells and makes no express warranties thereon. It also disclaims all implied warranty of merchantability or fitness for a particular use. Except as prohibited by law, you are responsible for payment of all fees, costs, and expenses, including but not limited to, attorney fees, expert witness fees, and deposition expenses incurred to collect all amounts due from you. We accept credit card payments for immediate pay only and our credit terms are NET.

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RESOLUTION #082018-02

RESOLUTION APPROVING CHANGE ORDER #8 FOR J & L CONSTRUCTION, LLC FOR THE DOWNTOWN STREETSCAPE IMPROVEMENTS PROJECT

Whereas, the City of Riverside City at the recommendation of the City Engineering Firm, MMS Consultants, Scott Pottorff and it is the opinion of the City Engineering Firm that the City Council accept this Change Order #8 in the amount of $ 22,400.00.

Therefore, be it resolved the City of Riverside City Council does hereby accept the Change Order #8 for additional storm sewer work near the intersection of Hwy 22 and Glasgow Street in the Downtown Streetscape Project.

It was moved by Councilperson _____, seconded by Councilperson _____, to approve the foregoing resolution on August 20th, 2018.

Roll Call: Redlinger, Schneider, Sexton, Weber, Rodgers

Ayes:

Nays:

Absents:

PASSED AND APPROVED by City Council of Riverside, Iowa, on this 20th day of August, 2018.

Signed: _____ Date_____

Allen Schneider, Mayor

Attest: _____ Date_____

Becky LaRoche, City Clerk

MMS Consultants, Inc.
Experts in Planning and Development Since 1975

1917 S. Gilbert Street
Iowa City, Iowa 52240
319.351.8282
mmsconsultants.net
mms@mmsconsultants.net

Environmental Specialists
Landscape Architects
Land Planners
Land Surveyors
Civil Engineers

August 15, 2018 2245-013

Downtown Streetscape Improvements Project
Change Order #8

The following changes to the contract are requested to in response to ITC #3 for additional storm sewer work near the intersection of Highway 22 and Glasgow Street.

The attached pricing breakdown shows the total cost of the extra work, including existing bid items. The additional bid items required for this work are as follows:

ADD

Item	Est Quantity	Unit Price	Total Estimated Cost
Storm Manhole, SW-401	2 EACH	$4,800.00	$9,600.00
PCC Sidewalk, 6"	58 SY	$50.00	$2,900.00
PCC Driveway, 6"	198 SY	$50.00	$9,900.00
		TOTAL ADDED	$22,400.00

Change to the Contract
This change order would add the above items to the contract and increase the amount of the contract by $22,400.00.

Reason for changes
ITC #3 outlined additional storm sewer work at the intersection of Highway 22 and Glasgow Street to improve drainage at this location. The total estimated change in the cost of the project is $69,744.56, including work under existing bid items and unit prices.

Approved by:

J&L Construction, LLC

City of Riverside

2245013changeorder8.docx

J & L CONSTRUCTION, LLC

1971 Lexington Blvd.
Washington, IA 52353
Ph: (319) 653-3597
Fax: (319) 653-2410
Email: jlconstr@cloudburst9.net

PROPOSED CHANGE ORDER # 10

To: City of Riverside
60 N. Greene Street
Riverside, IA 52327

Subcontractor: Carter & Associates, Inc.
and
Stevens Erosion Control

Project:
2018 Downtown Streetscape Improvements
City of Riverside, Iowa

Re: **ITC # 3**
Changes to storm sewer near intersection of Glasgow St. & Hwy. 22

Per MMS ITC # 3 dated 8/10/18 please find below our quote with estimated quantities (using contract bid items as well as "new" bid items:

No.	Contract Bid Items	Qty.	Unit	Unit Price	Ext. Price
3	Off Site Topsoil	40	CY	$ 39.00	$ 1,560.00
4	Excavation, Class 13, Waste	40	CY	$ 26.00	$ 1,040.00
7	Subbase, Modified, 6" Thick	68	SY	$ 8.25	$ 561.00
8	Subbase, Modified, 4" thick	256	SY	$ 8.00	$ 2,048.00
15	Granular Trench Backfill,Porous Backfill, 12" Storm Sewer	82	LF	$ 27.00	$ 2,214.00
25	Storm Sewer, Trenched, 12" RCP	82	LF	$ 61.00	$ 5,002.00
27	Storm Sewer, Trenched, 18" RCP	169	LF	$ 67.00	$11,323.00
30	Removal of Storm Sewer	186	LF	$ 35.00	$ 6,510.00
49	Storm Intake, SW-501	2	EA	$3,100.00	$ 6,200.00
52	Connect to Existing Storm Structure	1	EA	$1,000.00	$ 1,000.00
54	PCC Pavement, 7"	68	SY	$ 37.00	$ 2,516.00
66	Detectable Warnings	20	SF	$ 40.00	$ 800.00
67	Granular Surfacing, Class A	10	TONS	$ 16.00	$ 160.00
68	Removal of Pavement	324	SY	$ 12.00	$ 3,888.00
72	Sod	32	SQ	$ 78.83	$ 2,522.56
					$47,344.56

No.	New Bid Items	Qty.	Unit	Unit Price	Ext. Price
	Storm Manhole, SW-401, 48"	2	EA	$4,800.00	$ 9,600.00
	PCC Sidewalk, 6"	58	SY	$ 50.00	$ 2,900.00
	PCC Driveway, 6"	198	SY	$ 50.00	$ 9,900.00
					$22,400.00

Total $69,744.56

Dated: August 15, 2018
Submitted by:
Jay Peiffer, Vice President
J & L Construction, LLC

Date: _____
Approved by:
_____

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INSTRUCTION TO CONTRACTOR

2018 Downtown Streetscape Improvements Project

To: J&L Construction
Date: August 10, 2018
ITC #3

The following instructions are issued:
___ To clarify drawings, specifications and/or procedures
___ To approve use of materials or equipment
___ To request an estimate for Owner's further consideration. Provide an itemized breakdown of proposed lump sum price in accordance with Article 12 of the General Conditions.
_X_ To transmit drawings or documents for incorporation into the work, subject to the last paragraph below.
___ In response to RFI No. ____

DESCRIPTION:

The attached plan shows some changes to the storm sewer near the intersection of Glasgow Street and Highway 22. The estimated quantities for this additional work are as follows:

Contract Bid Items	Quantity
Off Site Topsoil	40 CY
Excavation, Class 13, Waste	40 CY
Subbase, Modified, 6" Thick	68 SY
Subbase, Modified, 4" Thick	256 SY
Granular Trench Backfill, Porous Backfill, 12" Storm Sewer	82 LF
Storm Sewer, Trenched, 12" RCP	82 LF
Storm Sewer, Trenched, 18" RCP	169 LF
Removal of Storm Sewer	186 LF
Storm Intake, SW-501	2 EACH
Connect to Existing Storm Structure	1 EACH
PCC Pavement, 7"	68 SY
Detectable Warnings	20 SF
Granular Surfacing, Class A	10 TONS
Removal of Pavement	324 SY
Sod	32 SQ

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New Bid Items	Quantity
Storm Manhole, SW-401, 48"	2 EACH
PCC Sidewalk, 6"	58 SY
PCC Driveway, 6"	198 SY

ATTACHMENTS: ITC #3 Storm Sewer Plan

IF THESE INSTRUCTIONS INVOLVE WORK WHICH EITHER INCREASES OR DECREASES THE CONTRACT PRICE, SCOPE OF WORK, TIME, OR PERFORMANCE, YOU SHALL NOT PROCEED UNTIL YOU SUBMIT A WRITTEN CHANGE ORDER REQUEST AND RECEIVE OWNER APPROVAL OF THE CHANGE

MMS CONSULTANTS, INC

By: Scott Pottorff

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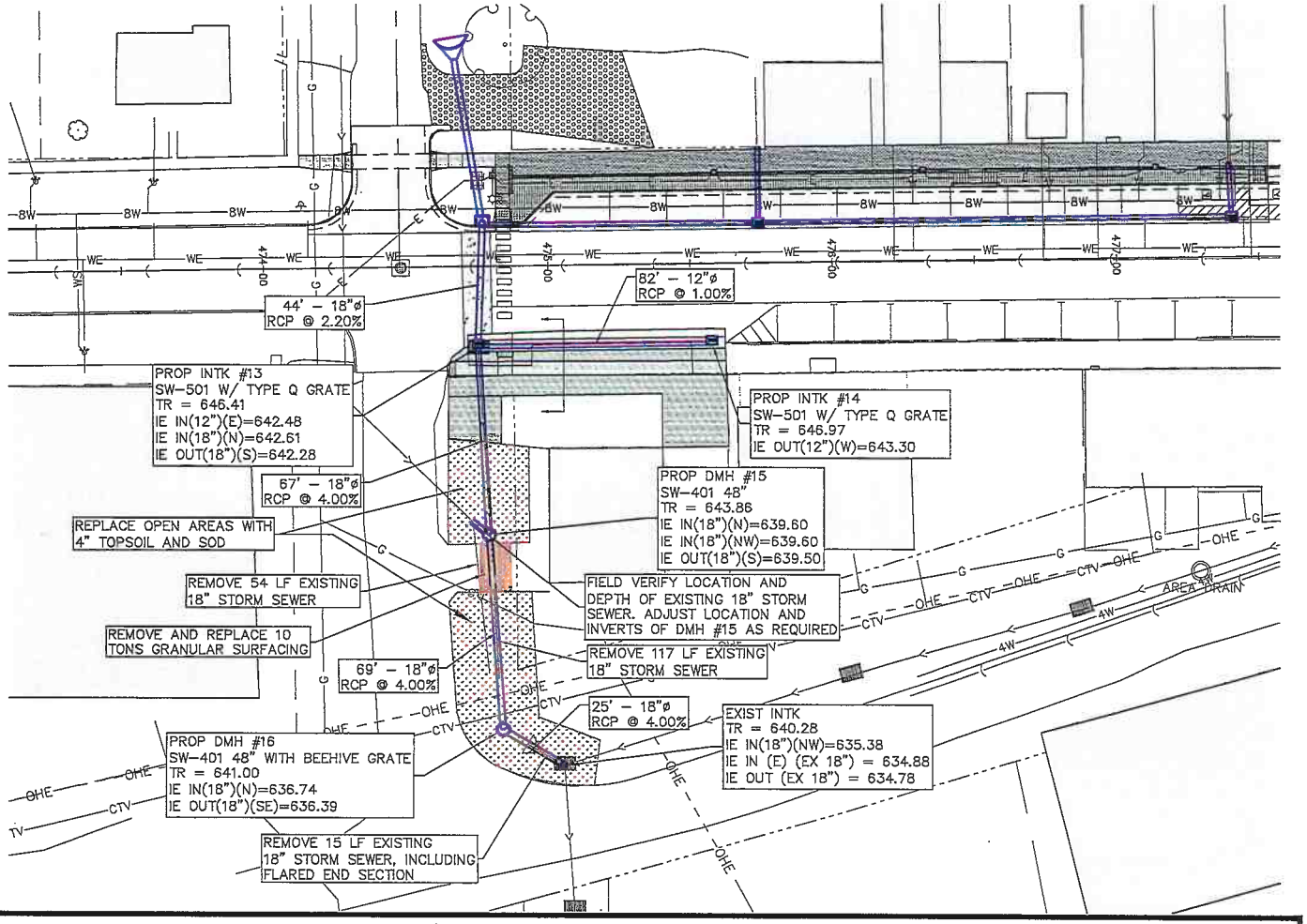
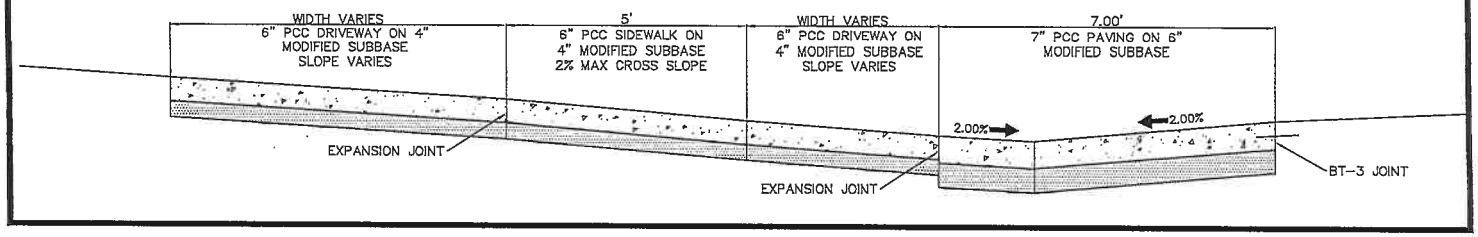


CROSS SECTION DETAIL



MMS
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

STORM SEWER PLAN
ITC #3

2018 DOWNTOWN STREETSCAPE
RIVERSIDE
WASHINGTON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 8/10/18	
Designed by: SBP	Field Book No: FIELDBOOK
Drawn by: SBP	Scale: 1"=40'
Checked by: SBP	Sheet No: 1
Project No: IC 2245-013	of: 1

RESOLUTION #082018-03

RESOLUTION APPROVING CHANGE ORDER #2 FOR TRIPLE B CONSTRUCTION, FOR THE GALILEO STREET PROJECT

Whereas, the City of Riverside City at the recommendation of the City Engineering Firm, MMS Consultants, Scott Pottorff and it is the opinion of the City Engineering Firm that the City Council accept this Change Order #2 in the amount of **$360.00 credit.**

Therefore, be it resolved the City of Riverside City Council does hereby accept the Change Order #2 for the change from Type K copper water pipe, to HPDE SDR-9 plastic, in the Galileo Street Project.

It was moved by Councilperson _____, seconded by Councilperson _____, to approve the foregoing resolution on August 20th, 2018.

Roll Call: Redlinger, Schneider, Sexton, Weber, Rodgers

Ayes:

Nays:

Absents:

PASSED AND APPROVED by City Council of Riverside, Iowa, on this 20th day of August, 2018.

Signed: _____ Date_____

Allen Schneider, Mayor

Attest: _____ Date_____

Becky LaRoche, City Clerk

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August 1, 2018 2245-039

Galileo Drive Addition
Change Order #2

The following changes to the contract are requested to change the water service pipe material from Type K copper to HPDE SDR-9 plastic.

The price difference for the pipe is $3/LF. The estimated length of water services is 108 LF so the total price change is $324. Since the water services are bid based on each service, the total cost was divided among the 6 services and rounded to $60/EACH. The changes required for this work are as follows:

DELETE

Item	Est Quantity	Unit Price	Total Estimated Cost
Water Service, 1" Type K Copper	6 EACH	$1,050.00	$6,300.00
		TOTAL DELETED	$6,300.00

ADD

Item	Est Quantity	Unit Price	Total Estimated Cost
Water Service, 1" HDPE SDR9	6 EACH	$990.00	$5,940.00
		TOTAL ADDED	$5,940.00

Change to the Contract
This change order would add and remove the above items to the contract and decrease the amount of the contract by $360.00.

Reason for changes
The plastic pipe is allowed for use for water services in Riverside. It was decided to use the plastic service pipe materials for cost savings.

Approved by:

Triple B Construction

City of Riverside

2245039changeorder2.docx

RESOLUTION #082018-04

RESOLUTION APPROVING PAY REQUEST #3 FOR TRIPLE B CONSTRUCTION, FOR GALILEO DRIVE CONSTRUCTION PROJECT

Whereas, the City of Riverside City at the recommendation of the City Engineering Firm, MMS Consultants, Scott Pottorff and it is the opinion of the City Engineering Firm that the City Council accept this pay request in the amount of $158,247.20 for partial payment of this project from 7/09/18 to 8/10/18.

Therefore, be it resolved the City of Riverside City Council does hereby accept the Pay Request #3 for work done on the Galileo Drive Street project with 54.11% complete.

It was moved by Councilperson _____, seconded by Councilperson _____, to approve the foregoing resolution.

Roll Call: Schneider, Sexton, Weber, Rogers, Redlinger

Ayes:

Nays:

Absents:

PASSED AND APPROVED by City Council of Riverside, Iowa, on this 20h day of August, 2018.

Signed: _____ Date_____

Allen Schneider, Mayor

Attest: _____ Date_____

Becky LaRoche, City Clerk

CONSTRUCTION PROGRESS PAYMENT

082018-034

Project Description: Galileo Drive Addition
PN: 2245039
Contract Date: 8-May-18

Contractor:	Triple B Construction	Owner:	City of Riverside
		Attn:	
Address:	710 Ayres Progress Drive	Address:	60 N. Greene Street
City,St., Zip:	Wilton, IA 52778	City, St., Zip:	Riverside, IA 52327
Phone:	563-732-3478	Phone:	319-648-3501
Fax:	563-732-2105	Fax:	

Estimate # 3

x	Partial Payment	FOR PERIOD: FROM: 7/9/18
	Final Payment	TO: 8/10/18

Owner PN
Federal PN
State PN

Base Contract Price	$476,685.50

Change #	1	$5,500.00
Change #	2	($360.00)
Change #		
Change #		
Change #		
Change #		

Total Contract	$481,825.50

Materials on Hand	$ -
Construction Completed	$260,693.50
	54.11%
Total Earned	$260,693.50
Less Retainage	$13,034.68
Less Previous Payment	$89,411.63
Amount Due This Est	$158,247.20

Requested by: Brad Jipp
Title: Owner
Date:

Approved by:
Title:
Date:

Recommended by: Scott Pottorff
Title: Project Engineer
Date:

Attested by:
Title:
Date:

MMS Consultants, Inc.
1917 South Gilbert Street, Iowa City, IA 52240

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Galileo Drive Addition

Pay Estimate No.: 3

Payable to: Triple B Construction
Date: August 14, 2018
Week Ending: August 10, 2018

Item No.	Item Description	Units	Contract Quantity	Unit Price	Contract Amount	Quantity This Estimate	Amount This Estimate	To Date Quantity	To Date Amount
1	Traffic Control	LS	1	$800.00	$ 800.00	0.50	$ 400.00	0.50	$ 400.00
2	Mobilization	LS	1	$20,000.00	$ 20,000.00	-	$ -	0.50	$ 10,000.00
3	Removal of Fence	LF	374	$3.00	$ 1,122.00	-	$ -	374.00	$ 1,122.00
4	Excavation, Class 10, Onsite	CY	8,250	$4.80	$ 39,600.00	660.00	$ 3,168.00	6,190.00	$ 29,712.00
5	Topsoil, Onsite	CY	4,800	$5.50	$ 26,400.00	-	$ -	2,000.00	$ 11,000.00
6	Below Grade Excavation (Core Out)	CY	392	$45.00	$ 17,640.00	-	$ -	-	$ -
7	Subgrade Preparation	SY	2,671	$1.50	$ 4,006.50	-	$ -	-	$ -
8	Subbase, Modified, 4" Thick	SY	154	$6.00	$ 924.00	-	$ -	-	$ -
9	Subbase, Modified, 6" Thick	SY	2,671	$7.50	$ 20,032.50	-	$ -	-	$ -
10	Granular Trench Backfill, Porous Backfill, 12" Storm Sewer	LF	428	$16.50	$ 7,062.00	428.00	$ 7,062.00	428.00	$ 7,062.00
11	Granular Trench Backfill, Porous Backfill, 15" Storm Sewer	LF	176	$12.50	$ 2,200.00	176.00	$ 2,200.00	176.00	$ 2,200.00
12	Trench Foundation	LF	200	$4.00	$ 800.00	-	$ -	-	$ -
13	Replacement of Unsuitable Backfill Material, Granular Backfill	CY	150	$45.00	$ 6,750.00	-	$ -	-	$ -
14	Trench Compaction Testing	LS	1	$2,500.00	$ 2,500.00	0.50	$ 1,250.00	0.75	$ 1,875.00
15	Sanitary Sewer Gravity Main, Trenched, PVC SDR 26, 8" Dia.	LF	747	$45.00	$ 33,615.00	207.00	$ 9,315.00	747.00	$ 33,615.00
16	Sanitary Sewer Gravity Main, Trenchless, Restrained Joint PVC, 8" Dia.	LF	60	$90.00	$ 5,400.00	60.00	$ 5,400.00	60.00	$ 5,400.00
17	Sanitary Sewer Service Stub, Main to ROW, PVC (SDR 23.5), 4" Dia.	EA	6	$1,350.00	$ 8,100.00	6.00	$ 8,100.00	6.00	$ 8,100.00
18	Connect to Existing Sanitary Sewer	EA	1	$400.00	$ 400.00		$ -	1.00	$ 400.00
19	Storm Sewer, Trenched, ADS N-12, 10" Dia.	LF	42	$20.00	$ 840.00	42.00	$ 840.00	42.00	$ 840.00
20	Storm Sewer, Trenched, RCP, 12" Dia.	LF	523	$39.00	$ 20,397.00	523.00	$ 20,397.00	523.00	$ 20,397.00
21	Storm Sewer, Trenched, RCP, 15" Dia.	LF	176	$41.00	$ 7,216.00	176.00	$ 7,216.00	176.00	$ 7,216.00
22	Storm Sewer, Trenched, RCAP, 13"x22"	LF	34	$75.00	$ 2,550.00	34.00	$ 2,550.00	34.00	$ 2,550.00
23	Storm Sewer, Trenched, RCP, 24" Dia.	LF	33	$55.00	$ 1,815.00	33.00	$ 1,815.00	33.00	$ 1,815.00
24	Storm Sewer Flared End Section, RCP, 12" Dia.	EA	1	$1,400.00	$ 1,400.00	1.00	$ 1,400.00	1.00	$ 1,400.00
25	Storm Sewer Flared End Section, RCP, 24" Dia.	EA	1	$2,000.00	$ 2,000.00	1.00	$ 2,000.00	1.00	$ 2,000.00
26	Removal of Storm Sewer and Flared End	LS	1	$500.00	$ 500.00	1.00	$ 500.00	1.00	$ 500.00
27	Longitudinal Subdrain, Type 2, 4"	LF	692	$9.00	$ 6,228.00	-	$ -	-	$ -
28	Subdrain Cleanout, Type A-1	EA	3	$250.00	$ 750.00	-	$ -	-	$ -
29	Subdrain Outlet, Connection to Structure	EA	5	$200.00	$ 1,000.00	-	$ -	-	$ -
30	Water Main, 6", PVC C900	LF	794	$24.00	$ 19,056.00	794.00	$ 19,056.00	794.00	$ 19,056.00
31	Water Main, 8", PVC C900	LF	278	$29.00	$ 8,062.00	278.00	$ 8,062.00	278.00	$ 8,062.00
32	Water Main, 8", Trenchless, Restrained Joint PVC C900	LF	52	$90.00	$ 4,680.00	52.00	$ 4,680.00	52.00	$ 4,680.00
33	Water Service, 1" Type K Copper	EA	0	$1,050.00	$ -	-	$ -	-	$ -
34	Gate Valve, 6"	EA	3	$900.00	$ 2,700.00	3.00	$ 2,700.00	3.00	$ 2,700.00
35	Gate Valve, 8"	EA	2	$1,200.00	$ 2,400.00	2.00	$ 2,400.00	2.00	$ 2,400.00
36	Fire Hydrant Assembly	EA	4	$4,000.00	$ 16,000.00	4.00	$ 16,000.00	4.00	$ 16,000.00
37	Sanitary Manhole, Type SW-301, 48" Dia	EA	5	$3,700.00	$ 18,500.00	2.00	$ 7,400.00	5.00	$ 18,500.00
38	Storm Manhole, SW-401, 48"	EA	1	$2,150.00	$ 2,150.00	1.00	$ 2,150.00	1.00	$ 2,150.00
39	Storm Intake, Type SW-509	EA	2	$4,000.00	$ 8,000.00	1.00	$ 4,000.00	1.00	$ 4,000.00
40	Storm Intake, Type SW-512, 24"	EA	2	$1,550.00	$ 3,100.00	2.00	$ 3,100.00	2.00	$ 3,100.00
41	Storm Intake, Type SW-545, LO=14'	EA	4	$2,800.00	$ 11,200.00	2.00	$ 5,600.00	2.00	$ 5,600.00
42	Connect to Existing Storm Sewer Intake	EA	1	$750.00	$ 750.00	1.00	$ 750.00	1.00	$ 750.00
43	PCC Pavement, 7"	SY	2,235	$39.00	$ 87,165.00	-	$ -	-	$ -
44	HMA Pavement, 5"	SY	144	$47.00	$ 6,768.00	-	$ -	-	$ -
45	Removal of PCC Sidewalk	SY	9	$10.00	$ 90.00	-	$ -	-	$ -
46	PCC Sidewalk, 4"	SY	93	$37.00	$ 3,441.00	-	$ -	-	$ -

COUNCIL PACKET

Item No.	Item Description	Units	Contract Quantity	Unit Price	Contract Amount	Quantity This Estimate	Amount This Estimate	To Date Quantity	To Date Amount
47	PCC Sidewalk, 5"	SY	61	$53.00	$ 3,233.00	-	$ -	-	$ -
48	Detectable Warnings	SF	70	$30.00	$ 2,100.00	-	$ -	-	$ -
49	Granular Surfacing, Class A, 6" Thick	SY	1,535	$7.50	$ 11,512.50	750.00	$ 5,625.00	1,500.00	$ 11,250.00
50	Removal of HMA Pavement	SY	10	$40.00	$ 400.00	-	$ -	-	$ -
51	Removal of PCC Curb and Gutter	LF	103	$10.00	$ 1,030.00	-	$ -	-	$ -
52	Seeding, Fertilizing and Mulching, Permanent, Type 1	AC	3.2	$1,500.00	$ 4,800.00	-	$ -	-	$ -
53	Seeding, Fertilizing and Mulching, Stabilization, Type 4	AC	2.0	$875.00	$ 1,750.00	-	$ -	-	$ -
54	SWPPP Management	LS	1	$4,500.00	$ 4,500.00	-	$ -	0.25	$ 1,125.00
55	Silt Fence	LF	1,800	$1.50	$ 2,700.00	-	$ -	1,495.00	$ 2,242.50
56	Removal of Silt Fence	LF	1,800	$0.25	$ 450.00	-	$ -	136.00	$ 34.00
57	Inlet Protection Device	EA	9	$175.00	$ 1,575.00	-	$ -	-	$ -
58	Inlet Protection Device Maintenance	EA	9	$25.00	$ 225.00	-	$ -	-	$ -
	TOTAL CONTRACT				**$ 470,385.50**		**$ 155,136.00**		**$ 249,253.50**
C.O. #1	Sanitary Sewer, 8" Main, Extra Depth and Utility Conflicts	LF	55.000	$100.00	$ 5,500.00	55.000	$ 5,500.00	55.000	$ 5,500.00
	TOTAL CHANGE C.O. #1				**$ 5,500.00**		**$ 5,500.00**		**$ 5,500.00**
C.O. #2	Water Service, 1" HDPE SDR9	EACH	6.000	$990.00	$ 5,940.00	6.000	$ 5,940.00	6.000	$ 5,940.00
	TOTAL CHANGE C.O. #2				**$ 5,940.00**		**$ 5,940.00**		**$ 5,940.00**
	TOTAL CONTRACT WITH CHANGE ORDERS				**$ 481,825.50**		**$ 166,576.00**		**$ 260,693.50**

Retainage	**5%**	**$ 13,034.68**
Total Value of Completed Work Less Retainage		**$ 247,658.83**
Previous Payments		**$ 89,411.63**
Current Payment Due		**$ 158,247.20**

Pay Estimate #1	$ 49,464.13
Pay Estimate #2	$ 39,947.50
Pay Estimate #3	$ -

33

COUNCIL PACKET

082018-05

RESOLUTION ~~060418~~-04

Resolution Approving Development Agreement with A&S Holdings, LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement

WHEREAS, the City of Riverside, Iowa (the "City"), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Riverside Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, this City Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the "Urban Renewal Tax Revenue Fund"), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, a certain development agreement (the "Agreement") between the City and A&S Holdings, LLC (the "Developer") has been prepared, pursuant to which the Developer would undertake the construction and development of a new multipurpose building that will contain commercial retail and office space in the Urban Renewal Area (the "Project"); and

WHEREAS, under the Agreement, the City would provide annual appropriation tax increment payments to the Developer in a total amount not exceeding $475,000; and

WHEREAS, this City Council, pursuant to Section 403.9 of the Code of Iowa, has published notice, has held a public hearing on the Agreement on June 4, 2018, and has otherwise complied with statutory requirements for the approval of the Agreement; and

WHEREAS, Chapter 15A of the Code of Iowa ("Chapter 15A") declares that economic development is a public purpose for which a City may provide grants, loans, tax incentives, guarantees and other financial assistance to or for the benefit of private persons; and

WHEREAS, Chapter 15A requires that before public funds are used for grants, loans, tax incentives or other financial assistance, a City Council must determine that a public purpose will reasonably be accomplished by the spending or use of those funds; and

WHEREAS, Chapter 15A requires that in determining whether funds should be spent, a City Council must consider any or all of a series of factors;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Riverside, Iowa, as follows:

Section 1. Pursuant to the factors listed in Chapter 15A, the City Council hereby finds that:

(a) The Project will add diversity and generate new opportunities for the Riverside and Iowa economies;

(b) The Project will generate public gains and benefits, particularly in the creation of new jobs, which are warranted in comparison to the amount of the proposed property tax incentives.

Section 2. The City Council further finds that a public purpose will reasonably be accomplished by entering into the Agreement and providing the incremental property tax payments to the Developer thereunder.

Section 3. The Agreement is hereby approved and the Mayor and City Clerk are hereby authorized and directed to execute and deliver the Agreement on behalf of the City, in substantially the form and content in which the Agreement has been presented to this City Council, and such officers are also authorized to make such changes, modifications, additions or deletions as they, with the advice of bond counsel, may believe to be necessary, and to take such actions as may be necessary to carry out the provisions of the Agreement.

Section 4. All payments by the City under the Agreement shall be subject to annual appropriation by the City Council, in the manner set out in the Agreement. As provided and required by Chapter 403 of the Code of Iowa, the City's obligations under the Agreement shall be payable solely from a subfund (the "A&S Holdings Subfund") which is hereby established, into which shall be paid that portion of the income and proceeds of the Urban Renewal Tax Revenue Fund attributable to property taxes derived from the property as described as follows:

Certain real property situated in the City of Riverside, Washington County, State of Iowa, bearing Washington County Property Tax Parcel Identification Numbers 04-03-300-027 and 04-10-100-005.

Section 5. The City hereby pledges to the payment of the Agreement the A&S Holdings Subfund and the taxes referred to in Subsection 2 of Section 403.19 of the Code of Iowa to be paid into such Subfund, provided, however, that no payment will be made under the Agreement unless and until monies from the A&S Holdings Subfund are appropriated for such purpose by the City Council.

Section 6. After its adoption, a copy of this resolution shall be filed in the office of the County Auditor of Washington County to evidence the continuing pledging of the A&S Holdings Subfund and the portion of taxes to be paid into such Subfund and, pursuant to the direction of Section 403.19 of the Code of Iowa, the Auditor shall allocate the taxes in accordance therewith and in accordance with the tax allocation ordinance referred to in the preamble hereof.

Section 7. All resolutions or parts thereof in conflict herewith are hereby repealed.

Passed and approved ~~June 4, 2018.~~ August 20, 2018

_____
Mayor

Attest:

_____
City Clerk

• • • • •

On motion and vote the meeting adjourned.

_____
Mayor

Attest:

_____
City Clerk

Becky LaRoche

From: Scott Pottorff <S.pottorff@mmsconsultants.net>
Sent: Wednesday, August 15, 2018 12:14 PM
To: becky@cityofriversidejowa.com
Subject: FW: Akers Sweeting Riverside
Attachments: Attachments.html

Here is the Akers/Sweeting Site Plan latest version.

ShareFile Attachments — Expires September 14, 2018

1800021 - Civil Site Plan - Rev B 2018-08-02.pdf	5 MB
1800021 - Runoff Calcs 2018-08-02.pdf	1 MB
Stormwater Memo 2018-08-02 - 180021.pdf	87.8 KB

Download Attachments

Scott Pottorff uses ShareFile to share documents securely. Learn More.

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MMS Consultants, Inc.
Experts in Planning and Development Since 1975

Scott Pottorff, P.E.
Project Manager
Office: (319) 351-8282
Mobile: (319) 631-0365
S.pottorff@mmsconsultants.net
www.mmsconsultants.net

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From: Mike Welch [mailto:mwelch@axiom-con.com]
Sent: Thursday, August 2, 2018 1:29 AM
To: Scott Pottorff

DRAWINGS FOR PROPOSED IMPROVEMENTS
RIVERSIDE APPARTMENTS
A&S HOLDINGS, LLC
RIVERSIDE, IOWA

LEGAL DESCRIPTION

AUDITOR'S PARCEL "E" IN THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION THREE (3) AND THE WEST 70 FEET OF AUDITOR'S PARCEL "D" IN THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION THREE (3), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE SIX (6) WEST OF THE 5TH P.M., WASHINGTON COUNTY, IOWA, ACCORDING TO THE PLAT OF SURVEY RECORDED IN BOOK 11, PAGE 123, PLAT RECORDS OF WASHINGTON COUNTY,

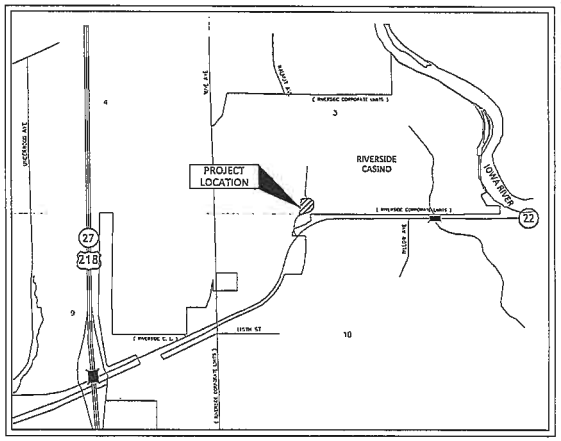
AND

THE WEST 70 FEET OF THE ABANDONED RAILROAD RIGHT OF WAY OF THE CENTRAL IOWA RAILWAY AND DEVELOPMENT COMPANY DESCRIBED AS BEING 100 FEET IN WIDTH, LYING NORTH OF STATE HIGHWAY #22 IN THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION TEN (10),

AND

ALL THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) LYING NORTH OF STATE HIGHWAY #22, WEST OF THE ABANDONED RAILROAD RIGHT OF WAY OF THE CENTRAL IOWA RAILWAY AND DEVELOPMENT COMPANY, AND EAST OF WALNUT AVE,

ALL IN TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE SIX (6) WEST OF THE 5TH P.M., IN THE CITY OF RIVERSIDE, WASHINGTON COUNTY, IOWA.



CITY OF RIVERSIDE, IOWA

C0.00	COVER SHEET	
	CIVIL	
C0.01	LEGEND AND GENERAL NOTES	
C0.02	GENERAL NOTES	
C1.00	TOPOGRAPHIC SURVEY AND REMOVAL	
C2.00	SITE AND UTILITY PLAN	
C2.01	GRADING AND EROSION CONTROL PLAN	
C3.00	PAVING PLAN - WEST	
C3.01	PAVING PLAN - EAST	
C9.00	CONSTRUCTION DETAILS	
C9.01	CONSTRUCTION DETAILS	

DESIGN STANDARDS AND REFERENCE DRAWINGS

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

THE FOLLOWING DESIGN EXCEPTIONS ARE REQUIRED:

NONE

THE FOLLOWING SUDAS FIGURES ARE INCLUDED BY REFERENCE:

FIGURE	TITLE
3010.101	TRENCH BEDDING AND BACKFILL ZONES
3010.103	FLEXIBLE GRAVITY PIPE TRENCH BEDDING
4010.201	SANITARY SEWER SERVICE STUB
4040.231	SUBDRAINS
4040.233	SUBDRAIN OUTLETS
5010.101	THRUST BLOCKS
5010.102	TRACER SYSTEM
5010.901	MINIMUM CLEARANCE BETWEEN WATER SERVICE AND STRUCTURE
5020.201	FIRE HYDRANT ASSEMBLY
6010.301	CIRCULAR SANITARY SEWER MANHOLE
6010.401	CIRCULAR STORM SEWER MANHOLE
6010.508	SINGLE OPEN-THROAT CURB INTAKE, LARGE BOX
6010.601	CASTINGS FOR SANITARY SEWER MANHOLES
6010.602	CASTINGS FOR STORM SEWER MANHOLES
9040.102	FILTER BERM AND FILTER SOCK
9040.104	ROLLED EROSION CONTROL INSTALLATION - CHANNEL
9040.119	SILT FENCE
9040.120	STABILIZED CONSTRUCTION ENTRANCE

APPLICANT INFORMATION

OWNER/DEVELOPER:

A&S HOLDINGS, LLC
1451 FAIRWAY COURT
WEST LIBERTY, IOWA 52776

DEVELOPER'S ATTORNEY:

TBD

PROJECT INFORMATION

SCOPE OF WORK:

CONSTRUCTION OF A 26 UNIT APARTMENT BUILDING WITH XXXX SF RETAIL SPACE AND UNDERGROUND PARKING. PROJECT INCLUDES SITE AND UTILITY WORK ASSOCIATED WITH THE CONSTRUCTION OF THE BUILDING.

CONTACT PERSON:

MICHAEL WELCH
AXIOM CONSULTANTS, LLC
60 E COURT STREET, UNIT 3
IOWA CITY, IOWA 52240-3833
PHONE: 319-519-6220
mwelch@axiom-con.com

SITE INFORMATION

BUILDING INFORMATION

BUILDING FOOTPRINT	11,396	SF
GROSS BUILDING AREA	45,116	SF
NUMBER OF FLOORS	4	INCLUDING LOWER LEVEL PARKING
1 BEDROOM UNITS	3	
2 BEDROOM UNITS	14	
3 BEDROOM UNITS	3	
TENANT SPACE	2,737	SF

PARKING CALCULATIONS

TYPE OF SPACE	PARKING REQUIREMENT		SPACES REQUIRED
ONE BEDROOM UNITS	1	PER UNIT	9 UNITS = 9 SPACES
TWO BEDROOM UNITS	2	PER UNIT	14 UNITS = 28 SPACES
THREE BEDROOM UNITS	3	PER UNIT	3 UNITS = 9 SPACES
GUEST SPACES	1	PER 3 UNITS	26 UNITS = 9 SPACES
TENANT SPACE	1	PER 200 SF	2,737 SF = 14 SPACES
TOTAL			69 SPACES

PROPOSED SURFACE PARKING		
STANDARD STALLS	51	
HANDICAP STALLS	3	(2 VAN ACCESSIBLE)
TOTAL	54	
PROPOSED UNDERGROUND PARKING		
STANDARD STALLS	19	
HANDICAP STALLS	0	(0 VAN ACCESSIBLE)
TOTAL	19	
TOTAL PARKING PROVIDED =	73	

UTILITY CONTACTS

EASTERN IOWA LIGHT AND POWER
DENNIS ANDERSON
(563) 732-2211
DENNIS.ANDERSON@EASTERNIOWA.COM

WINDSTREAM COMMUNICATIONS
CONTACT DESK
(800) 289-1901
LOCATE.DESK@WINDSTREAM.COM

MIDAMERICAN
CARSON HEMPHILL
(319) 341-4461
CRHEMPHILL@MIDAMERICAN.COM

CITY OF RIVERSIDE
LORY YOUNG
(319) 648-3501
LORY@CITYOFRIVERSIDEIOWA.COM

MEDIACOM
TIM EAGEN
(888) 847-4757
TEAGEN@MEDIACOMCC.COM

INTERNATIONAL TRANSMISSION
STEVE SCZYTKO
(248) 946-3382
SSCZYTKO@ITCTRANSCO.COM

LICENSED PROFESSIONAL ENGINEER
MICHAEL J. WELCH
19636
IOWA

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

SIGNED: DATE:

MICHAEL J. WELCH, P.E.

LICENSE NUMBER 19636

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018

PAGES OR SHEETS COVERED BY THIS SEAL: ALL SHEETS LISTED IN INDEX

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
A	CITY REVIEW	07-18-2018

ENGINEER: AXIOM CONSULTANTS, 60 EAST COURT STREET, UNIT 3, IOWA CITY, IA 52240

ISSUED FOR: FINAL REVIEW

NOT FOR CONSTRUCTION

CURRENT REV: B

DATE ISSUED: AUGUST 2, 2018

PROJECT NAME: RIVERSIDE APARTMENTS

CLIENT NAME: A&S HOLDINGS, LLC

SHEET NAME: COVER SHEET

SHEET NUMBER: C0.00 | PROJECT NO.: 180021 | PROJECT MANAGER: M. WELCH

COUNCIL PACKET

Aug 02, 2018 - 1:37am S:\PROJECTS\180021\05 Design\Civil-Survey\Sheets\180021 - C0.00.dwg

LEGEND:

UTILITIES

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

SITE

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

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), UNLESS OTHERWISE NOTED ON THE DRAWINGS.
2. THE LOCATIONS OF UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS PLOTTED ON THIS DRAWING ARE APPROXIMATE ONLY AND WERE OBTAINED FROM PLANS OF RECORD. THERE MAY BE OTHER EXISTING UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS NOT KNOWN AND MAY NOT SHOWN ON THIS DRAWING.
3. NOTIFY UTILITY COMPANIES WHOSE FACILITIES ARE SHOWN ON THE PLANS OR KNOWN TO BE WITHIN CONSTRUCTION LIMITS OF THE SCHEDULE PRIOR TO EACH STAGE OF CONSTRUCTION.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION.
5. IOWA CODE 480, UNDERGROUND FACILITIES INFORMATION, REQUIRES VERBAL NOTICE TO IOWA ONE-CALL 1-800-292-8989, NOT LESS THAN 48 HOURS BEFORE EXCAVATING, EXCLUDING WEEKENDS AND HOLIDAYS.
6. NOTIFY THE APPROPRIATE GOVERNING AUTHORITY 48 - 72 HOURS PRIOR TO BEGINNING CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY. THE CITY OF RIVERSIDE SHALL BE THE PUBLIC AGENCY RESPONSIBLE FOR INSPECTION DURING CONSTRUCTION OF THE PUBLIC PORTIONS OF THE PROJECT.
7. NO WORK SHALL BE PERFORMED BEYOND THE PROJECT LIMITS WITHOUT PRIOR AUTHORIZATION FROM THE OWNER OR OWNER'S REPRESENTATIVE.
8. PROVIDE TRAFFIC AND PEDESTRIAN CONTROL MEASURES (SIGNS, BARRICADES, FLAGGERS, ETC.) IN COMPLIANCE WITH PART VI OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION.
9. ADJUST ALL VALVES, MANHOLES, CASTINGS, GAS VENTS, ETC., TO MATCH THE NEW SURFACE. ADJUSTMENT SHALL BE COORDINATED WITH THE UTILITY COMPANIES AND THE COST FOR ALL ADJUSTMENTS SHALL BE INCIDENTAL TO THE CONSTRUCTION. AT NO ADDITIONAL COST TO THE OWNER, REPAIR ANY DAMAGE TO SAID STRUCTURES AND APPURTENANCES THAT OCCUR DURING CONSTRUCTION.
10. REPLACE ANY PROPERTY MONUMENTS REMOVED OR DESTROYED BY CONSTRUCTION. MONUMENTS SHALL BE SET BY A LAND SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF IOWA.

GRADING NOTES

1. STRIP EXISTING VEGETATION WITHIN THE GRADING LIMITS AND AREAS TO RECEIVE FILL. STOCKPILE ON-SITE FOR REUSE IF SUITABLE.
2. PROOF ROLL ALL FILL AREAS TO IDENTIFY SOFT OR DISTURBED AREAS IN THE SUBGRADE. ALL UNSUITABLE MATERIAL IDENTIFIED SHALL BE REMOVED AND RECOMPACTED. PROOFROLL WITH 25 TON MINIMUM GROSS VEHICLE WEIGHT.
3. REMOVE AND RECOMPACT AREAS OF SUBGRADE WHICH ARE SOFT OR UNSTABLE TO MEET SPECIFIED LIMITS FOR DENSITY AND MOISTURE CONTENT.
4. SCARIFY EXISTING SUBGRADE TO A DEPTH OF 12 INCHES AND RECOMPACT TO 98% OF STANDARD PROCTOR DENSITY (ASTM D698) PRIOR TO PLACEMENT OF FILL.
5. DO NOT PLACE, SPREAD, OR COMPACT ANY FILL MATERIAL DURING UNFAVORABLE WEATHER CONDITIONS AND DO NOT RESUME COMPACTION OPERATIONS UNTIL MOISTURE CONTENT AND DENSITY OF IN-PLACE FILL MATERIAL ARE WITHIN SPECIFIED LIMITS.
6. PLACE FILL MATERIAL IN 9" MAXIMUM LIFTS.
7. FILLS PLACED BELOW LAWN AREAS SHALL BE COMPACTED TO 90% OF MATERIALS MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D698).
8. SCARIFY SUBGRADE TO DEPTH OF 3 INCHES WHERE TOPSOIL IS SCHEDULED. SCARIFY AREAS WHERE EQUIPMENT USED FOR HAULING AND SPREADING TOPSOIL HAS CAUSED COMPACTED SUBSOIL.
9. FILL MATERIAL OBTAINED FROM OFF-SITE SOURCES SHALL BE SOIL OR SOIL AND ROCK MIXTURE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES. IT SHALL CONTAIN NO ROCKS OR LUMPS OF 6 INCHES IN GREATEST DIMENSION AND NOT MORE THAN 15% OF THE ROCKS OR LUMPS SHALL BE LARGER THAN 2-1/2 INCHES IN GREATEST DIMENSION.
10. SCARIFY AND RECOMPACT THE TOP 9" OF SUBGRADE IN ALL CUT AREAS AFTER ROUGH GRADING IS COMPLETED. COMPACT THE ENTIRE PAVING SUBGRADE TO 98% STANDARD PROCTOR DRY DENSITY TO WITHIN 1.0' OF FINAL SUBGRADE. THE FINAL 1.0' OF FILL TO BE COMPACTED TO 98% STANDARD PROCTOR DRY DENSITY (ASTM D698).
11. IN AREAS TO RECEIVE ADDITIONAL FILL OVER EXISTING FILL MATERIALS. REMOVE TOP 12" OF MATERIAL AND SCARIFY AND RECOMPACT THE NEXT 9" OF RESULTING SUBGRADE. COMPACT RESULTING SUBGRADE TO 95% STANDARD PROCTOR DRY DENSITY. SUBSEQUENT FILL TO BE COMPACTED TO 98% STANDARD PROCTOR DRY DENSITY TO WITHIN 1.0' OF FINAL SUBGRADE. THE FINAL 1.0' OF FILL TO BE COMPACTED TO 98% STANDARD PROCTOR DRY DENSITY (ASTM D698).
12. FINISH CONTOURS SHOWN ARE TO TOP OF FINISHED GRADE OR TO TOP OF TOPSOIL.

SITE PREPARATION NOTES

1. PROTECT ADJACENT PROPERTY DURING DEMOLITION.
2. DEMOLITION LIMIT LINE IS THE EXISTING PROPERTY LINE UNLESS NOTED OTHERWISE.
3. MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.
4. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIAL (EXCAVATED MATERIAL OR BROKEN CONCRETE) WHICH IS NOT DESIRABLE TO BE INCORPORATED INTO THE WORK INVOLVED ON THIS PROJECT. NO PAYMENT FOR OVERHAUL WILL BE ALLOWED FOR MATERIAL HAULED TO THESE SITES. NO MATERIAL SHALL BE PLACED WITHIN THE EASEMENTS, UNLESS SPECIFICALLY STATED IN THE PLANS OR APPROVED BY THE ENGINEER. DISPOSAL SITES MUST BE APPROVED BY THE ENGINEER. CONTRACTOR SHALL APPLY NECESSARY MOISTURE TO THE CONSTRUCTION AREA AND TEMPORARY HAUL ROADS TO PREVENT THE SPREAD OF DUST. OFF-SITE DISPOSAL SHALL BE IN ACCORDANCE WITH THE APPLICABLE GOVERNMENTAL REGULATIONS.
5. KEEP ADJACENT PUBLIC STREETS FREE FROM SOIL AND DEBRIS GENERATED BY THE PROJECT. CLEAN SOIL AND DEBRIS FROM THE ADJACENT STREETS ON A DAILY BASIS.
6. DURING CONSTRUCTION, CONTROL DUST SPREADING FROM ALL WORK AND STAGING AREAS.
7. REMOVAL OR ABANDONMENT OF PUBLIC UTILITIES SHALL BE FULLY COORDINATED WITH APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
8. ANY EXISTING FACILITIES (CURBS, PAVEMENT, UTILITIES, ETC.) THAT THE CONTRACTOR'S OPERATIONS DAMAGE SHALL BE REPAIRED BY THAT CONTRACTOR AT HIS/HER COST.
9. REMOVE ALL DESIGNATED STREETS, DRIVEWAYS, ETC. IN THEIR ENTIRETY. BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 98% STANDARD PROCTOR DRY DENSITY (ASTM D698).
10. WHERE A SECTION OF PAVEMENT, CURB AND GUTTER OR SIDEWALK IS CUT OR OTHERWISE DAMAGED BY THE CONTRACTOR, THE ENTIRE SECTION SHALL BE REMOVED AND REPLACED. PAVEMENT, CURBS, GUTTERS AND SIDEWALKS SHALL BE REMOVED A MINIMUM OF TWO FEET BEYOND THE EDGE OF THE TRENCH CUT AND TO THE NEAREST JOINT.
11. SAWCUT EDGES OF PAVEMENT FULL DEPTH PRIOR TO REMOVAL TO PREVENT DAMAGE TO ADJACENT SLABS AND FIXTURES.
12. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT TREES AND SHRUBS NOTED ON THE PLANS TO REMAIN IN PROJECT AREA FROM DAMAGE DUE TO CONSTRUCTION ACTIVITY. PROTECTION INCLUDES, BUT IS NOT LIMITED TO, CONSTRUCTION FENCING AROUND THE DRIP LINE OF TREES AND PROHIBITING VEHICLE TRAFFIC WITHIN THE DRIP LINE OF TREES.
13. REMOVAL AND DISPOSAL OF EXISTING TREES AND SHRUBS WITHIN CONSTRUCTION LIMITS SHALL BE INCIDENTAL TO THE GRADING PORTION OF THE PROJECT. STUMPS ARE TO BE GROUND TO TWO FEET BELOW FINISHED GRADE.
14. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF A TILE IS ENCOUNTERED AND SHALL INDICATE THE METHOD OF RESOLVING THE CONFLICT. THE ENGINEER SHALL APPROVE THE PROPOSED METHOD. THE LOCATION OF THE FIELD TILE SHALL BE RECORDED ON THE CONSTRUCTION RECORD DOCUMENTS.

   EXISTING FIELD TILE LINES ENCOUNTERED IN THIS PROJECT SHALL BE REPAIRED BY THE CONTRACTOR IN ONE OF THE FOLLOWING WAYS:

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

SURFACE RESTORATION NOTES

1. ONLY DISTURBED AREAS NOT PAVED OR HARD SURFACED, ADJACENT TO THE PROPOSED BUILDING AND PAVING, SHALL RECEIVE MINIMUM 4" TOPSOIL. SCARIFY AREAS TO RECEIVE TOPSOIL TO A MIN. DEPTH OF 4". REMOVE ALL STONES, WOOD AND DEBRIS LARGER THAN 2" FROM AREAS TO RECEIVE TOPSOIL. DO NOT COMPACT TOPSOIL.
2. ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED AND MULCHED IN ACCORDANCE WITH SUDAS SECTION 9010.
3. SEED ALL DISTURBED AREAS NOT TO BE HARD SURFACED, AND NOT TO HAVE TOPSOIL SPREAD, WITH TYPE 1 EROSION CONTROL MIXTURE PER SUDAS SECTION 9010.
4. APPLY SEED AT THE RATES INDICATED IN THE PROJECT SPECIFICATIONS.
5. MAINTAIN SEEDED AREAS UNTIL AN ADEQUATE STAND OF GRASS HAS BEEN ESTABLISHED. RESEED ANY AREAS AS NECESSARY TO STABILIZE SOIL PER PROJECT SPECIFICATIONS.
6. EXISTING FACILITIES (CURBS, PAVEMENT, UTILITIES, ETC.) THAT ARE TO REMAIN AND DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL PROVIDE TEMPORARY EROSION CONTROL, SEDIMENT, AND DUST CONTROL IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROJECT'S STORM WATER POLLUTION PREVENTION PLAN AND THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL INCORPORATE ALL EROSION CONTROL FEATURES INTO THE PROJECT PRIOR TO DISTURBING THE SOIL.
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES A MINIMUM OF ONCE PER WEEK AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF ½" OR MORE. IF A CONTROL MEASURE HAS BEEN REDUCED IN CAPACITY BY 50% OR MORE, THE CONTRACTOR SHALL RESTORE SUCH FEATURES TO THEIR ORIGINAL CONDITION IMMEDIATELY, WEATHER PERMITTING.
4. ERECT SILT FENCE AS SHOWN ON THE PLANS TO LIMIT LOSS OF MATERIAL FROM THE SITE. DEVICES TO REMAIN IN PLACE AND TO BE MAINTAINED UNTIL A PERMANENT GROUND COVER IS ESTABLISHED.
5. MINIMIZE SOIL EROSION BY MAINTAINING ALL EXISTING VEGETATIVE GROWTH WITHIN THE GRADING LIMITS FOR AS LONG AS PRACTICAL.
6. INSTALL A SILT FENCE AROUND ALL STOCKPILED TOPSOIL.
7. THE CONTRACTOR SHALL PROVIDE TEMPORARY SEEDING FOR ALL AREAS THAT ARE DISTURBED AND OPERATIONS WILL NOT COMMENCE OR PERMANENT SEEDING WILL NOT BE COMPLETED IN LESS THAN 14 DAYS.
8. SEQUENCE OF EROSION AND SEDIMENT CONTROL EVENTS:

   A. INSTALL INLET PROTECTION AROUND EXISTING INTAKES AS INDICATED ON THE SITE CONSTRUCTION PLAN. USE THESE LOW AREAS AS SEDIMENT BASINS DURING CONSTRUCTION.
   B. INSTALL PERIMETER SILT FENCE AS INDICATED ON THE SITE CONSTRUCTION PLAN.
   C. INSTALL SILT FENCE AROUND ANY TOPSOIL OR EXCESS SOIL STOCKPILES. APPLY TEMPORARY SEEDING TO ALL TOPSOIL OR EXCESS SOIL STOCKPILES.
   D. INSTALL STONE SUBBASE ON PAVING AREAS FOLLOWING COMPLETION OF GRADING.
   E. APPLY TEMPORARY SEEDING TO ALL DENUDED AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR 14 DAYS OR MORE. FERTILIZE AND LIME IF NEEDED. APPLY MULCH ON SLOPES GREATER THAN 4:1 (HORIZONTAL:VERTICAL).
   F. DESTROY TEMPORARY SEEDING AND APPLY PERMANENT SEEDING TO ALL DISTURBED AREAS NOT TO BE HARD SURFACED. FERTILIZE AND MULCH PERMANENT SEEDING AS REQUIRED. APPLY MULCH AT 1.5 TO 2.0 TONS PER ACRE ON SLOPES GREATER THAN 4:1.
   G. WHEN CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED WITH PERMANENT SEEDING, REMOVE ACCUMULATED SEDIMENT FROM ANY SEDIMENT BASINS, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVALS.

STORMWATER POLLUTION PREVENTION:

THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE KEPT ON THE CONSTRUCTION SITE AT ALL TIMES FROM THE DATE CONSTRUCTION ACTIVITIES BEGIN TO THE DATE OF FINAL STABILIZATION. THE CONTRACTOR SHALL MAINTAIN THE SWPPP PER THE REQUIREMENTS OF GENERAL PERMIT NO. 2. ALL OPERATORS/CONTRACTORS WORKING ONSITE MUST SIGN THE CERTIFICATION STATEMENT PROVIDED AND WILL BECOME CO-PERMITTEES ON THE NPDES GENERAL PERMIT NO. 2 FOR THIS SITE. ALL OPERATORS/SUBCONTRACTORS WORKING ONSITE SHALL BE SUPPLIED A COPY OF THE SWPPP BY THE CONTRACTOR AND MUST BE FAMILIAR WITH ITS CONTENTS. THE SWPPP MUST BE PERIODICALLY UPDATED TO SHOW CURRENT EROSION CONTROL PRACTICES PER THE REQUIREMENTS OF THE GENERAL PERMIT #2. UPDATED VERSIONS OF THE SWPPP WILL BE PROVIDED TO ALL OF THE OPERATORS/SUBCONTRACTORS WHOM ARE AFFECTED BY THE CHANGES MADE TO THE SWPPP. IT WILL BE THE DUTY OF THE CONTRACTOR TO SEE THAT THESE REQUIREMENTS ARE MET.

ENGINEER:
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60 EAST COURT STREET, UNIT 3, IOWA CITY, IA 52240

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
A	CITY REVIEW	07-16-2018

ISSUED FOR: FINAL REVIEW

NOT FOR CONSTRUCTION

DATE ISSUED: AUGUST 2, 2018

CURRENT REV: B

PROJECT NAME: RIVERSIDE APARTMENTS

CLIENT NAME: A&S HOLDINGS, LLC

SHEET NAME: LEGEND AND GENERAL NOTES

SHEET NUMBER: C0.01

PROJECT #: 180021

PROJECT MANAGER: M. WELCH

COUNCIL PACKET

Aug 02, 2018 - 12:17am S:\PROJECTS\180021\05 Design\Civil Survey\Sheets\180021 - C0.00.dwg

UTILITY NOTES

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

1. WATER MAIN PIPE SHALL BE PVC C900. BEDDING FOR WATER MAIN AND SERVICES SHALL BE CLASS P-1 PER SUDAS 3010.104 (IDOT STANDARD ROAD PLAN SW-104). ALL WATER MAIN TO BE INSTALLED WITH TRACER WIRE.
2. BACKFILL WATER MAIN AND SERVICES UNDER PAVEMENT WITH SUITABLE NATIVE MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY. TRENCH COMPACTION TESTING SHALL BE IN ACCORDANCE WITH SUDAS SECTION 3010 - 3.06.
3. WATER SERVICE LINES SHALL BE TYPE K COPPER OR CLASS 200, AWWA C-901 POLYETHYLENE (PE) PIPE. REFER TO PLANS FOR SIZE AND LOCATION. CURB STOPS SHALL BE LOCATED AS INDICATED ON THE PLANS. MAINTAIN 36" HORIZONTAL SEPARATION BETWEEN WATER AND SEWER SERVICES. THE ENDS OF WATER SERVICE LINES SHALL BE MARKED WITH 2X4 POSTS PAINTED BLUE.
4. VERIFY THE ELEVATION OF POSSIBLE CONFLICTING UTILITIES PRIOR TO CONSTRUCTING PROPOSED WATER MAINS, SANITARY SEWERS, STORM SEWERS, ETC. ANY CONFLICTS MUST IMMEDIATELY BE BROUGHT TO THE ENGINEER'S ATTENTION.
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION.
6. PROTECT EXISTING UTILITIES DURING CONSTRUCTION.
7. ADJUST ALL VALVES, MANHOLES, CASTINGS, GAS VENTS, ETC. TO MATCH THE NEW SURFACE. ADJUSTMENT SHALL BE COORDINATED WITH THE UTILITY COMPANIES AND THE COST FOR ALL ADJUSTMENTS SHALL BE INCIDENTAL TO THE CONSTRUCTION. AT NO ADDITIONAL COST TO THE OWNER, REPAIR ANY DAMAGE TO SAID STRUCTURES AND APPURTENANCES THAT OCCUR DURING CONSTRUCTION.
8. THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN AS-BUILTS REGARDING ASPECTS OF THE PROJECT WHICH DIFFER FROM THE CONTRACT DOCUMENTS. THIS INCLUDES BOTH EXISTING FACILITIES ENCOUNTERED AND PROPOSED FACILITIES CONSTRUCTED. THE INFORMATION SHALL INCLUDE LOCATION, DIMENSION AND MATERIAL DATA. THE LOCATION OF UNDERGROUND FACILITIES SHALL BE NOTED IF THEY DIFFER FROM THE PLANS BY MORE THAN 2 FEET HORIZONTALLY AND 0.5 FEET VERTICALLY OR ARE NOT SHOWN. FACILITIES CONSTRUCTED OR ENCOUNTERED ABOVE GROUND SHALL BE NOTED IF THEY DIFFER FROM THE PLANS BY MORE THAN 1 FOOT HORIZONTALLY AND 0.25 FEET VERTICALLY.
9. ALL FIRE HYDRANT STATIONING IS TO CENTER OF THE WATER MAIN. CONTRACTOR SHALL INSTALL HYDRANT OFFSET 3-FT FROM THE BACK OF CURB UNLESS STATED OTHERWISE. ALL FIRE HYDRANT'S SHALL INCLUDE TEE AND EXTENSION PIPE (OR REDUCER WHEN APPLICABLE). ASSEMBLIES SHALL ALSO INCLUDE 6" GATE VALVE FOR ALL FIRE HYDRANT'S. SEE FIGURE 5020.201.
10. PIPE LENGTHS FOR ALL UTILITIES ARE GIVEN FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. PIPE LENGTHS FOR WATER MAIN ARE MEASURED BETWEEN ELBOWS, CROSSES, OR TEES (INCLUDING FH TEES).
11. CONTRACTOR SHALL INSTALL A MINIMUM OF 2" BLUE BOARD INSULATION OR EQUIVALENT ALONG THE BACK OF INTAKES TO PROTECT WATERMAINS FROM FREEZING.
12. CONTRACTOR MAY DEFLECT WATER MAIN PER MANUFACTURER'S SPECIFICATIONS FOR HORIZONTAL DEFLECTION. PIPE DEFLECTION IS NOT ALLOWED FOR VERTICAL DEFLECTIONS. CONTRACTOR SHALL USE DUCTILE IRON FITTINGS WITH MAG-A-LUG TYPE RESTRAINTS AS NECESSARY. ALL BENDS, TEES, ETC. SHALL HAVE ADEQUATE AND APPROPRIATE JOINT RESTRAINTS AND THRUST BLOCKS.
13. CONTRACTOR SHALL CONTACT RIVERSIDE PUBLIC WORKS DEPARTMENT OFFICE TO OBTAIN A 'START WORK' ORDER 24 HOURS PRIOR TO BEGINNING CONSTRUCTION OF WATER SYSTEM IMPROVEMENTS.
14. CONSTRUCTION OF PUBLIC AND PRIVATE WATER SYSTEM IMPROVEMENTS REQUIRES AN APPROVED PLAN SET ON FILE WITH THE CITY OF RIVERSIDE.
15. CONTRACTOR RESPONSIBLE FOR COORDINATING ON SITE INSPECTION OF WATER MAIN INSTALLATION WITH THE MUNICIPAL UTILITY.
16. THE CONTRACTOR IS RESPONSIBLE TO CONTACT IOWA ONE-CALL 1-800-292-8989 PRIOR TO EXCAVATION.
17. WATER MAIN MATERIALS, INSTALLATION AND TESTING MUST COMPLY WITH THE STATEWIDE URBAN DESIGN STANDARDS AND SPECIFICATIONS (SUDAS). THIS APPLIES TO BOTH PUBLIC AND PRIVATE WATER MAINS AND LARGE SERVICE LINES (3" OR LARGER) ON THE DISTRIBUTION SIDE OF THE METER. CONTRACTOR SHALL FURNISH AND INSTALL HYDRANTS AND VALVES IN COMPLIANCE WITH SUDAS.
18. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE CITY OF RIVERSIDE FOR ANY VARIANCE FROM THE APPROVED PLAN.
19. THE CITY OF RIVERSIDE SHALL OPERATE ALL EXISTING SYSTEM VALVES AND THE CONTRACTOR AND CITY SHALL COORDINATE ANY SHUT DOWNS OF THE EXISTING SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAPS, FILLING AND FLUSHING NEW MAINS, AND ALL REQUIRED SAMPLING. DISPOSAL OF HIGHLY CHLORINATED WATER SHALL BE IN COMPLIANCE WITH LOCAL, STATE & FEDERAL CODES.
20. FOR WATER MAINS THAT ARE TO BE ACCEPTED INTO THE PUBLIC WATER DISTRIBUTION SYSTEM, THE CONTRACTOR SHALL WARRANT THE WORKMANSHIP AND MATERIAL OF THE INSTALLED WATER MAINS FOR A PERIOD OF TWO (2) YEARS FROM DATE OF ACCEPTANCE, AND SHALL FURNISH THE MUNICIPALITY WITH A MAINTENANCE BOND COVERING THE COST OF THE WATER IMPROVEMENTS FOR THAT PERIOD.
21. TRACER WIRE IS REQUIRED ON ALL PRIVATE AND PUBLIC WATER MAIN 3 INCHES IN DIAMETER OR LARGER. HOLES IN VALVE BOXES FOR TRACER WIRE MUST BE DRILLED.
22. WHERE WATER MAIN AND SANITARY SEWERS CROSS, ONE FULL (20 FOOT) LENGTH OF WATER MAIN SHOULD BE CENTERED OVER THE SANITARY SEWER, AND THE VERTICAL DISTANCE SHOULD BE MAINTAINED 18 INCHES OR GREATER. WHERE WATER LINES AND SEWERS CROSS AND THE MINIMUM CLEARANCE CANNOT BE MAINTAINED, THE SEWER MUST BE CONSTRUCTED OF WATER MAIN GRADE AWWA C-900 SDR-18 PVC OR DUCTILE IRON PIPE WITH COMPRESSION FITTINGS OR MECHANICAL JOINTS IF WITHIN 10 FEET OF THE WATER MAIN.
23. UNLESS SPECIFICALLY APPROVED OTHERWISE, ALL TAPS 4-INCH OR LARGER ARE TO BE 'LIVE' TAPS USING AN APPROVED TAPPING SLEEVE OR SADDLE AND VALVE.
24. WATER MAINS AND LARGE SERVICES (3" OR LARGER) OVER 20 FEET IN LENGTH ARE REQUIRED TO BE DISINFECTED, FLUSHED, FILLED AND PRESSURE TESTED. PRESSURE / LEAKAGE TESTS ARE CONDUCTED AT 150 PSI UNDER THE DIRECTION OF THE MUNICIPAL WATER DEPARTMENT.
25. ALL WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C 651. NO WATER MAIN SHALL BE PLACED INTO SERVICE UNTIL ALL SAMPLES HAVE PASSED BACTERIOLOGICAL TESTS.
26. IF INSTALLATION OF A CASING PIPE IS REQUIRED, IT SHALL INCLUDE CASING SPACERS AND WATERTIGHT MECHANICAL RUBBER END SEALS.
27. MINIMUM BURY OF WATER MAIN AND WATER SERVICES SHALL BE 5' - 6".
28. THRUST BLOCKS SHALL BE INSTALLED AT ALL HYDRANTS, BENDS, VALVES, CROSSES, AND TEES. ALL BENDS SHALL ALSO HAVE MEGALUG FITTINGS.

STORM SEWER NOTES

1. RCP STORM SEWER SHALL BE CLASS III REINFORCED CONCRETE PIPE (RCP) TO DEPTH OF COVER UP TO 12' CONFORMING TO ASTM C76 OR AASHTO M170.
2. RCP STORM SEWER SHALL BE CONSTRUCTED WITH CLASS R-1 BEDDING PER SUDAS FIGURE 3010.102 (IDOT STANDARD ROAD PLAN SW-102). RCP STORM SEWERS SHALL HAVE OPEN JOINTS WRAPPED IN ENGINEERING FABRIC. STORM SEWERS UNDERA ND WITHIN 5-FT OF PAVING SHALL BE BACKFILLED WITH POROUS BACKFILL TO BOTTOM OF SUBGRADE ELEVATION. ALL OTHER STORM SEWERS SHALL BE BACKFILLED WITH SUITABLE NATIVE MATERIAL.
3. HIGH DENSITY POLYETHYLENE PIPE (HDPE) SHALL BE CORRUGATED WITH INTEGRALLY FORMED SMOOTH INTERIOR MEETING THE REQUIREMENTS OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) SECTION 4020.
4. HDPE STORM SEWER SHALL BE CONSTRUCTED WITH CLASS F-3 BEDDING. HDPE STORM SEWER SHALL BE BACKFILLED WITH GRANULAR BACKFILL AGGREGATE TO A MINIMUM OF 12" ABOVE THE TOP OF THE PIPE.
5. STORM SEWER LINES SHALL BE A MINIMUM OF 10' FROM WATER LINES RUNNING PARALLEL. AT CROSSINGS, A MINIMUM 18" SEPARATION MUST BE PROVIDED.
6. ALL LINE AND GRADE CONTROL WILL BE DONE WITH A LASER BEAM, WITH GRADE CHECKS AT 25', 50' AND THEN EVERY 100' BETWEEN MANHOLES.
7. THE CONTRACTOR WILL BE REQUIRED TO MAINTAIN A RECORD DRAWING SET SHOWING LOCATIONS OF ALL STORM SEWER CONSTRUCTION. THE RECORD DRAWING SET WILL BE PROVIDED TO THE OWNER.

SANITARY SEWER

1. SANITARY SEWER CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS).
2. SANITARY SEWER SERVICE PIPE AND FITTINGS SHALL BE SDR 23.5 POLYVINYL CHLORIDE (PVC) PER SECTION 4010 OF SUDAS. SANITARY SERVICES ARE 4". MAINTAIN 36" HORIZONTAL SEPARATION BETWEEN WATER AND SEWER SERVICES. THE ENDS OF THE SANITARY SEWER SERVICE LINES SHALL BE MARKED WITH 2X4 POSTS PAINTED GREEN.
3. SANITARY SEWER MAINS SHALL BE PVC SDR26. CLASS F-3 BEDDING SHALL BE USED FOR SANITARY SEWER CONSTRUCTION PER SUDAS 3010.103 (IOWA DOT STANDARD ROAD PLAN SW-103). BACKFILL SANITARY SEWER MAINS AND SERVICES WITH SUITABLE NATIVE MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY.

PAVEMENT GENERAL NOTES

1. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
2. ALL DIMENSIONS TO BACK-OF-CURB UNLESS NOTED OTHERWISE.
3. REMOVE AND REPLACE OR RESTORE ALL STREET SIGNS, PAVEMENT MARKINGS, SIDEWALK LAMPS, SIDEWALKS, STEPS, LANDSCAPE STRUCTURES, CURB AND GUTTER, STREETS, DRIVES AND ALL OTHER SURFACE STRUCTURES REMOVED OR OTHERWISE DAMAGED DURING THE COURSE OF THE WORK. SIDEWALKS SHALL BE REMOVED AND REPLACED TO NEAREST JOINT BEYOND CONSTRUCTION AREA.
4. COMPACT SUBGRADE BENEATH PAVEMENTS IN ACCORDANCE WITH GRADING NOTES.
5. GRANULAR SUBBASE FOR PAVEMENTS SHALL MEET THE LIMITS OF GRADUATION NO. 14 (MODIFIED SUBBASE) PER IOWA DOT STANDARD SPECIFICATION FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4123.
6. PROOF-ROLL SUBGRADE PER SECTION 2115. REMOVE AND REPLACE UNSTABLE AREAS WITH SUITABLE COMPACTED MATERIAL.
7. ALL CURB AND GUTTER IS 3" ROLLED PROFILE CURB UNLESS STATED OTHERWISE.

PCC PAVEMENT NOTES

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

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
A	CITY REVIEW	07-16-2018

ENGINEER:
AXIOM CONSULTANTS
60 EAST COURT STREET, UNIT 3, IOWA CITY, IA 52240

ISSUED FOR: FINAL REVIEW

NOT FOR CONSTRUCTION

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DATE ISSUED: AUGUST 2, 2018

PROJECT NAME: RIVERSIDE APARTMENTS

CLIENT NAME: A&S HOLDINGS, LLC

SHEET NAME: GENERAL NOTES

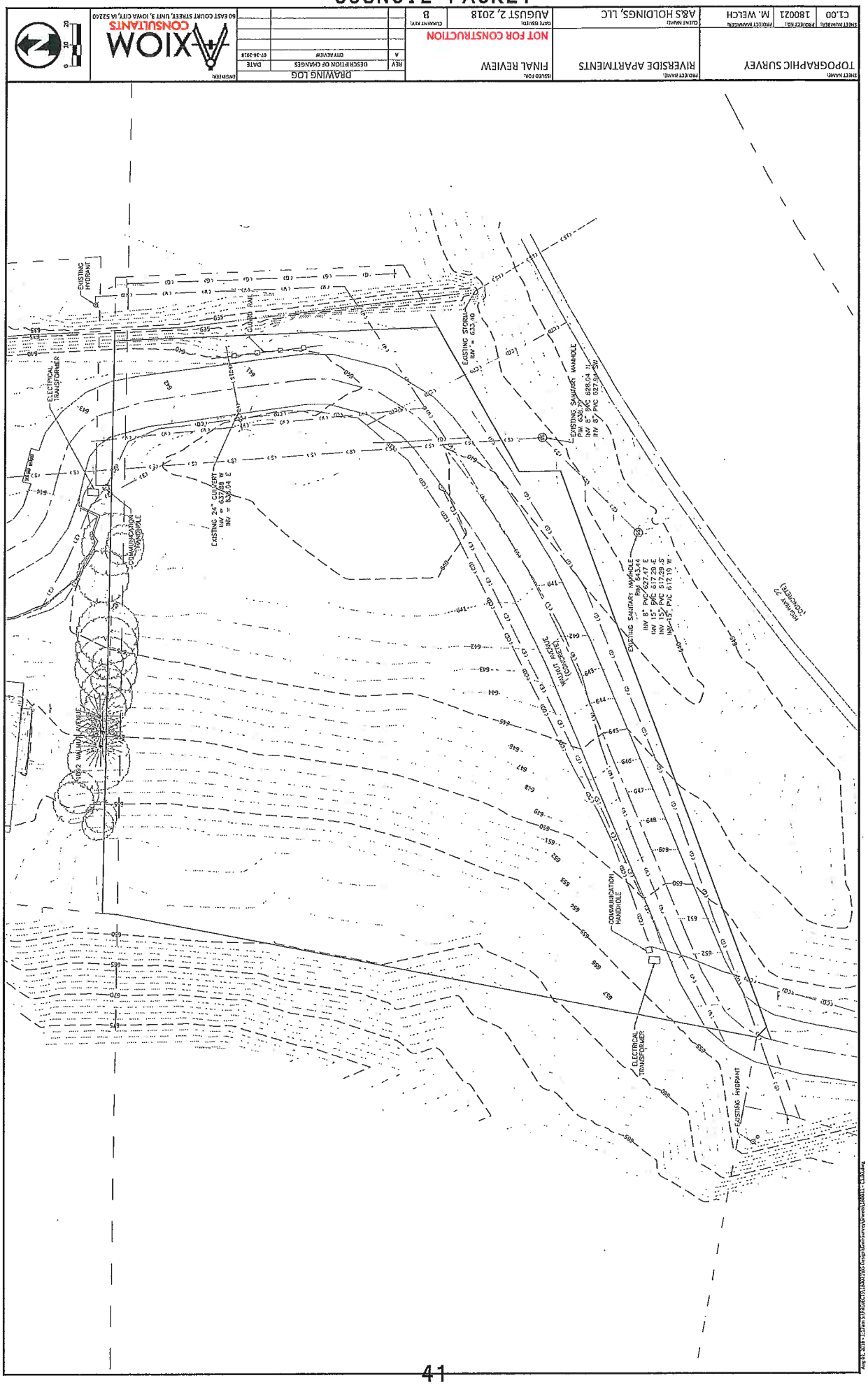
SHEET NUMBER: C0.02

PROJECT NO.: 180021

PROJECT MANAGER: M. WELCH

COUNCIL PACKET

Aug 02, 2018 - 2:17pm S:\PROJECTS\180021\05 Design\Civil\Survey\Sheets\180021 - C0.02.dwg


SHEET NAME: TOPOGRAPHIC SURVEY
SHEET NUMBER: C1.00
PROJECT NO.: 180021
PROJECT MANAGER: M. WELCH
PROJECT NAME: RIVERSIDE APARTMENTS
CLIENT NAME: A&S HOLDINGS, LLC
ISSUED FOR: FINAL REVIEW
DATE ISSUED: AUGUST 2, 2018
CHANGE REV.: B
NOT FOR CONSTRUCTION
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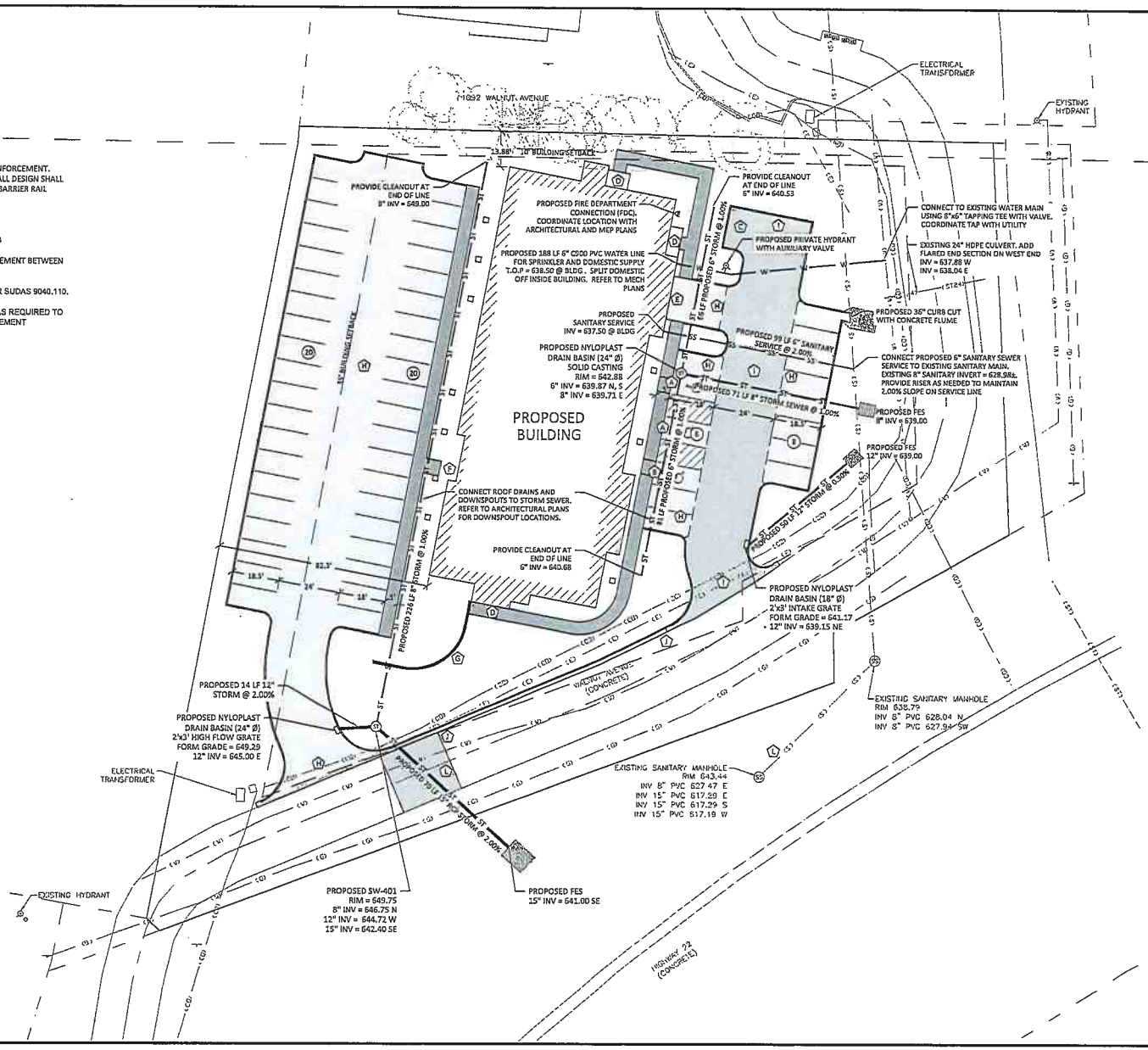
REV | DESCRIPTION OF CHANGES | DATE
A | CITY REVIEW | 07-26-2018
ENGINEER:
AXIOM CONSULTANTS
60 EAST COURT STREET, UNIT 3, IOWA CITY, IA 52240
0 10 20
EXISTING HYDRANT
ELECTRICAL TRANSFORMER
COMMUNICATION HANDHOLE
EXISTING 24" CULVERT
INV = 637.68 W
INV = 636.04 E
EXISTING STORM
INV = 633.40
EXISTING SANITARY MANHOLE
RIM 630.00
INV 5" PVC 628.04 H
INV 8" PVC 627.94 SW
EXISTING SANITARY MANHOLE
RIM 630.34
INV 8" PVC 627.77 E
INV 15" PVC 617.29 E
INV 15" PVC 617.29 S
INV 15" PVC 617.19 W
WALNUT AVENUE (CONCRETE)
RESEARCH PARK DRIVE (CONCRETE)
EXISTING HYDRANT
ELECTRICAL TRANSFORMER
COMMUNICATION HANDHOLE

SITE PLAN KEYNOTES:

- (A) HANDICAP STALL WITH SIGN - VAN ACCESSIBLE SPACE
- (B) HANDICAP STALL WITH SIGN - STANDARD SPACE
- (C) TRASH AND RECYCLING ENCLOSURE
- (D) LOWER LEVEL ENTRANCE
- (E) LOWER LEVEL PARKING ENTRANCE
- (F) UPPER LEVEL ENTRANCE
- (G) MODULAR BLOCK RETAINING WALL WITH GEOGRID REINFORCEMENT. REFER TO PAVING PLAN FOR DESIGN GRADES. FINAL WALL DESIGN SHALL BE PROVIDED BY WALL MANUFACTURER OR SUPPLIER. BARRIER RAIL REQUIRED WHERE GRADE DIFFERENCE EXCEEDS 30".
- (H) STANDARD CONCRETE PAVEMENT. SEE DETAIL 2|C9.00
- (I) HEAVY DUTY CONCRETE PAVEMENT. SEE DETAIL 3|C9.00
- (J) ADD 6" CONCRETE CURB ALONG EDGE OF EXISTING PAVEMENT BETWEEN DRIVEWAYS. REFER TO SUDAS 7010.902 FOR DETAILS.
- (K) PROPOSED FLARED END SECTION WITH RIPRAP PER SUDAS 9040.110.
- (L) PROVIDE FULL-DEPTH PATCH PER SUDAS 7040.101 AS REQUIRED TO CONSTRUCT STORM SEWER. MATCH EXISTING PAVEMENT THICKNESS.



DRAWING LOG		
REV	DESCRIPTION OF CHANGES	DATE
A	CITY REVIEW	07-16-2018

ENGINEER: AXIOM CONSULTANTS, 60 EAST COURT STREET, UNIT 3, IOWA CITY, IA 52240

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PROJECT NAME: RIVERSIDE APARTMENTS

CLIENT NAME: A&S HOLDINGS, LLC

SHEET NAME: SITE AND UTILITY PLAN

SHEET NUMBER: C2.00

PROJECT NO.: 180021

PROJECT MANAGER: M. WELCH

Aug 02, 2018 - 11:8am S:\PROJECTS\180021\05 Design\Civil-Survey\Sheets\180021 - C2.00.dwg

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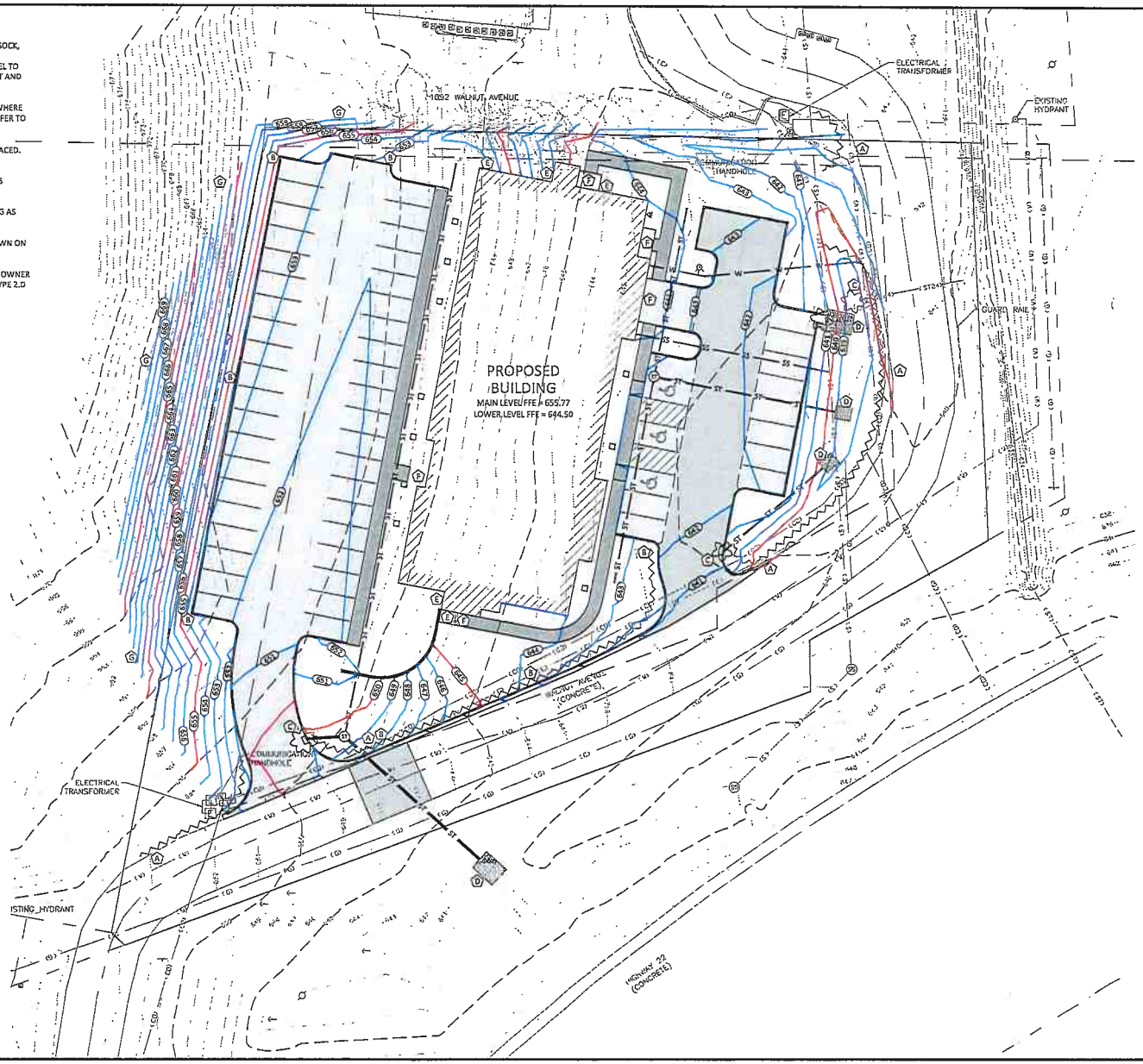
GRADING PLAN KEYNOTES:

- (A) INSTALL APPROPRIATE PERIMETER MEASURES (SILT FENCE, FILTER SOCK, ETC.) PRIOR TO COMMENCING GRADING ACTIVITIES. MAINTAIN THROUGHOUT THE DURATION OF DISTURBANCE. INSTALL PARALLEL TO CONTOUR AND PROVIDE "HOOKS" AT ENDS TO PREVENT SEDIMENT AND RUNOFF FLOWING ALONG THE MEASURES
- (B) INSTALL FILTER SOCK ALONG BACK OF CURB OR EDGE OF PAVING WHERE RUNOFF FLOW TOWARDS AND/OR ONTO CURB OR PAVEMENT. REFER TO SUDAS 9040.102
- (C) INSTALL INLET PROTECTION IMMEDIATELY AFTER STRUCTURE IS PLACED. MAINTAIN UNTIL SITE IS FULLY STABILIZED
- (D) INSTALL RIPRAP AT END OF FLARED END SECTION. REFER TO SUDAS 9040.100
- (E) STRUCTURAL ENGINEER TO STEP FOUNDATION WALL AND FOOTING AS REQUIRED.
- (F) ARCHITECT TO COORDINATE DECKS AND STEPS WITH GRADES SHOWN ON PLAN.
- (G) DEVELOPER SHALL OBTAIN APPROVAL FROM ADJACENT PROPERTY OWNER FOR GRADING ON ADJACENT PROPERTY . STABILIZE SLOPE WITH TYPE 2.D ROLLED EROSION CONTROL PRODUCT (RECP) PER SUDAS 9040



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REV	DESCRIPTION OF CHANGES	DATE
A	CITY REVIEW	07-16-2018

ENGINEER: AXIOM CONSULTANTS, 60 EAST COURT STREET, UNIT 3, IOWA CITY, IA 52240

SHEET NAME: GRADING AND EROSION CONTROL PLAN

PROJECT NAME: RIVERSIDE APARTMENTS

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SHEET NUMBER: C2.01 | PROJECT NO.: 180021 | PROJECT MANAGER: M. WELCH

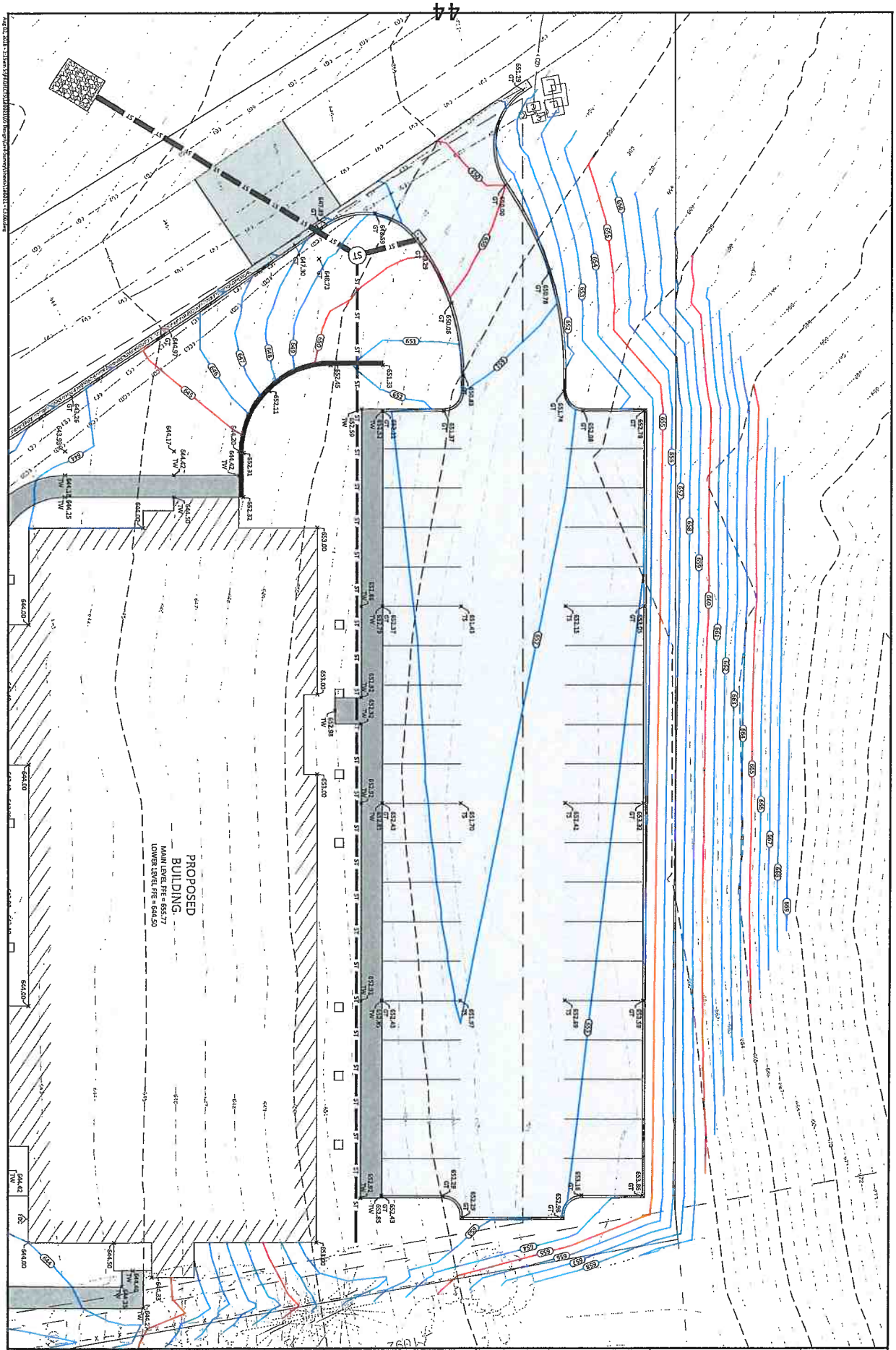
CLIENT NAME: A&S HOLDINGS, LLC

DATE ISSUED: AUGUST 2, 2018

CURRENT REV: B

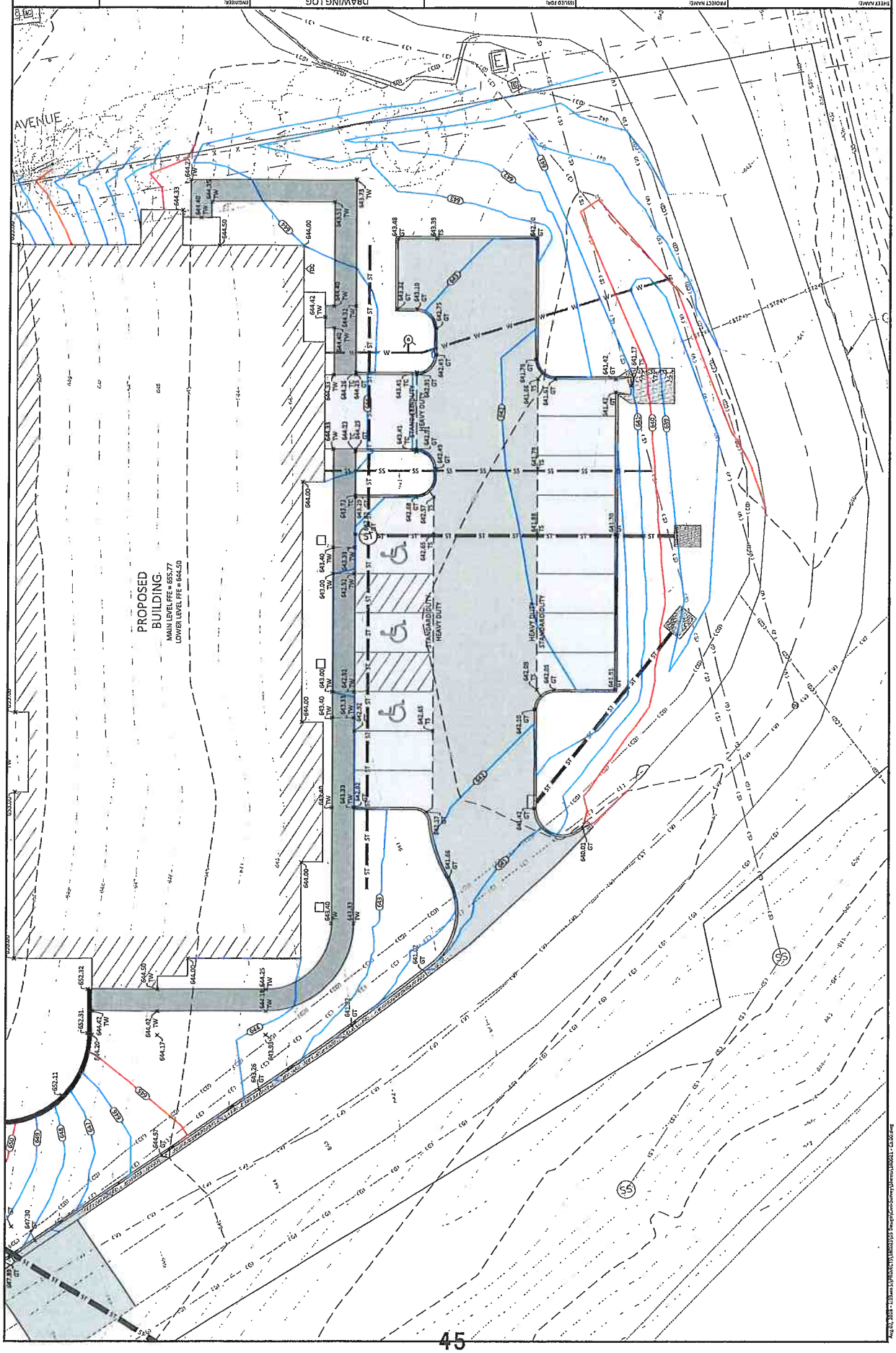
COUNCIL PACKET

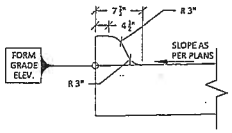
Aug 02, 2018 - 11:36am SS:\PROJECTS\180021\05 Design\Civil-Survey\Sheets\180021 - C2.00.dwg



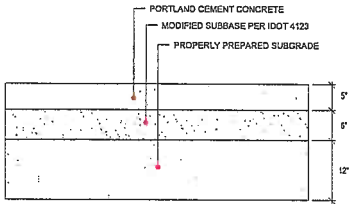
SHEET NAME:	PROJECT NAME:	ISSUED FOR:	DRAWING LOG			ENGINEER:
PAVING PLAN - WEST	RIVERSIDE APARTMENTS	FINAL REVIEW	REV	DESCRIPTION OF CHANGES	DATE	AXIOM CONSULTANTS
		NOT FOR CONSTRUCTION	A	CITY REVIEW	07-16-2018	60 EAST COURT STREET, UNIT 3, IOWA CITY, IA 52240

SHEET NUMBER:	PROJECT NO.:	PROJECT MANAGER:	CLIENT NAME:	DATE ISSUED:	CURRENT REV:
C3.00	180021	M. WELCH	A&S HOLDINGS, LLC	AUGUST 2, 2018	B

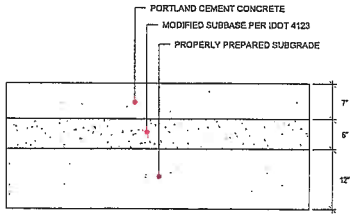

PAVING PLAN - EAST
SHEET NAME
RIVERSIDE APARTMENTS
PROJECT NAME
FINAL REVIEW
ISSUED FOR
NOT FOR CONSTRUCTION
A&S HOLDINGS, LLC
CLIENT NAME
AUGUST 2, 2018
DATE ISSUED
B
CURRENT REV.
C3.01
SHEET NUMBER
180021
PROJECT NO.
M. WELCH
PROJECT MANAGER
DRAWING LOG
REV
DESCRIPTION OF CHANGES
DATE
A
CITY REVIEW
07-26-2018
XIOM CONSULTANTS
60 EAST COURT STREET, UNIT 3, IOWA CITY, IA 52240
ENGINEER
PROPOSED BUILDING
MAIN LEVEL FFE = 655.77
LOWER LEVEL FFE = 644.50
STANDARD DUTY
HEAVY DUTY
AVENUE



STANDARD CURB
NOT TO SCALE
1 C9.00



STANDARD DUTY PAVEMENT SECTION
NOT TO SCALE
2 C9.00



HEAVY DUTY PAVEMENT SECTION
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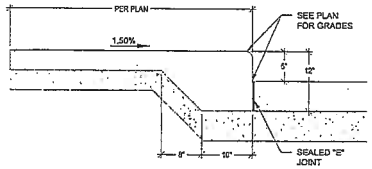
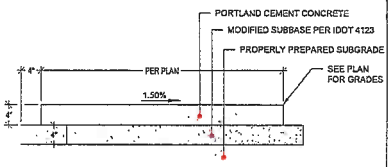
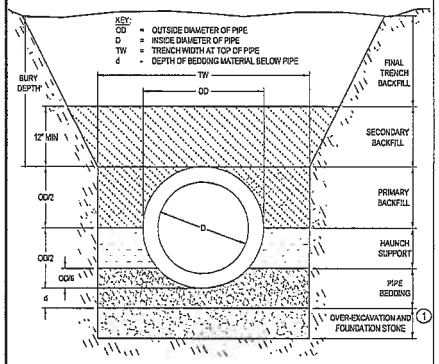
3 C9.00



SIDEWALK WITH INTEGRAL CURB
NOT TO SCALE
4 C9.00



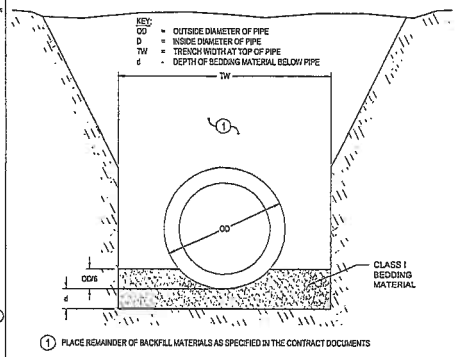
TYPICAL SIDEWALK
NOT TO SCALE
5 C9.00



REFER TO CONTRACT DOCUMENTS FOR SPECIFIC MATERIALS AND PLACEMENT REQUIREMENTS.

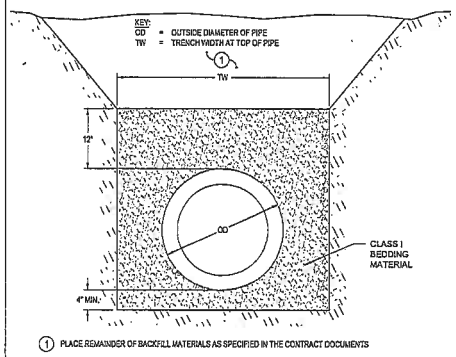
1 REQUIRED ONLY WHEN SPECIFIED IN THE CONTRACT DOCUMENTS OR WHEN DIRECTED BY THE ENGINEER.

TRENCH BEDDING & BACKFILL ZONES
NTS
6 C9.00



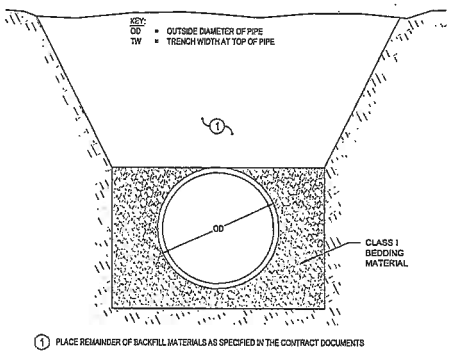
1 PLACE REMAINDER OF BACKFILL MATERIALS AS SPECIFIED IN THE CONTRACT DOCUMENTS

RIGID GRAVITY PIPE BEDDING: CLASS I
NTS
7 C9.00



1 PLACE REMAINDER OF BACKFILL MATERIALS AS SPECIFIED IN THE CONTRACT DOCUMENTS

FLEXIBLE GRAVITY PIPE BEDDING: CLASS F-3
NTS
8 C9.00



1 PLACE REMAINDER OF BACKFILL MATERIALS AS SPECIFIED IN THE CONTRACT DOCUMENTS

PRESSURE PIPE BEDDING: CLASS P-3
NTS
9 C9.00

ENGINEER:
AXIOM CONSULTANTS
80 EAST COURT STREET, UNIT 2, IOWA CITY, IA 52240

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
A	CITY REVIEW	07-12-2018

ISSUED FOR: FINAL REVIEW
NOT FOR CONSTRUCTION
DATE ISSUED: AUGUST 2, 2018
CURRENT REV: B

PROJECT NAME: RIVERSIDE APARTMENTS
CLIENT NAME: A&S HOLDINGS, LLC

SHEET NAME: CONSTRUCTION DETAILS
SHEET NUMBER: C9.00
PROJECT NO.: 180021
PROJECT MANAGER: M. WELCH

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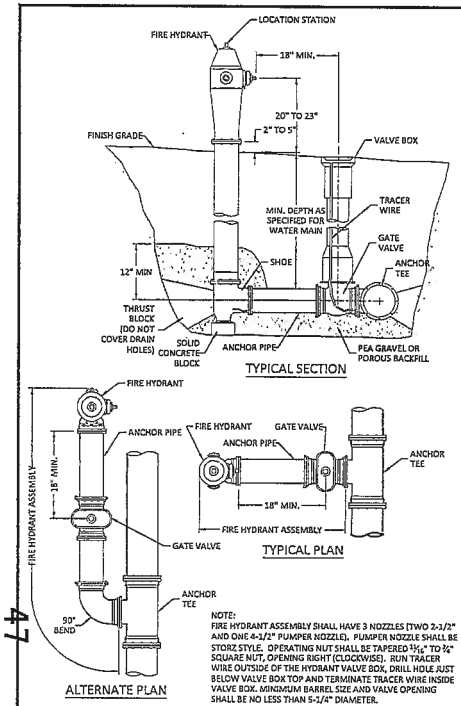
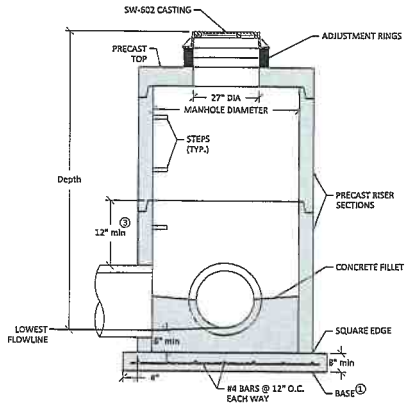
COUNCIL PACKET

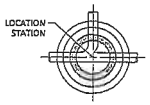


NOTE:
FIRE HYDRANT ASSEMBLY SHALL HAVE 3 NOZZLES (TWO 2-1/2" AND ONE 4-1/2" PUMPER NOZZLE). PUMPER NOZZLE SHALL BE STORZ STYLE. OPERATING NUT SHALL BE TAPERED 1 1/16" TO 3/4" SQUARE NUT, OPENING RIGHT (CLOCKWISE). RUN TRACER WIRE OUTSIDE OF THE HYDRANT VALVE BOX. DRILL HOLE JUST BELOW VALVE BOX TOP AND TERMINATE TRACER WIRE INSIDE VALVE BOX. MINIMUM BARREL SIZE AND VALVE OPENING SHALL BE NO LESS THAN 5-1/4" DIAMETER.

HYDRANT ASSEMBLY — NTS — 1 / C9.01



Manhole Diameter (Inches)	Maximum Pipe Diameter (2) (Inches) for 2 Pipes	
	At 180° Separation	At 90° Separation
48	24	18
60	36	24
72	42	30
84	48	36
96	60	42



(1) 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.

(2) For additional configurations, maintain a minimum of 12 inches of concrete between vertical edges of pipe openings.

(3) 12 inch minimum riser height above all pipe openings.

CIRCULAR STORM SEWER MANHOLE (SW-401) — NTS — 2 / C9.01

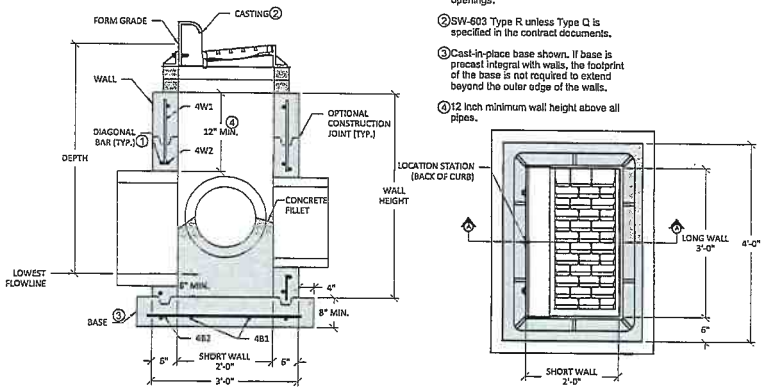
Refer to SW-514 for boxout details.

(1) Install four #4 diagonal bars at all pipe openings.

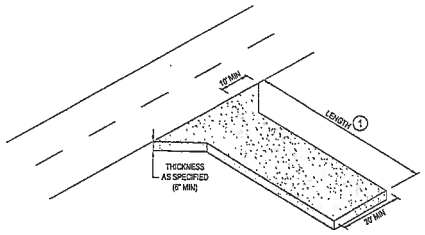
(2) SW-603 Type R unless Type Q is specified in the contract documents.

(3) 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.

(4) 12 inch minimum wall height above all pipes.



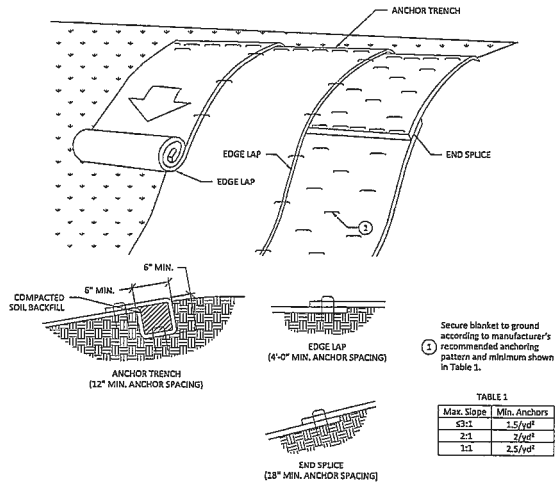
SINGLE GRATE INTAKE — NTS — 3 / C9.01



REFER TO CONTRACT DOCUMENTS FOR SPECIFIC MATERIALS AND PLACEMENT REQUIREMENTS.

(1) ENTRANCE LENGTH: 50 FOOT MINIMUM OR AS SPECIFIED IN THE CONSTRUCTION DOCUMENTS. LENGTH MAY BE INCREASED IF SEDIMENT TRACK-OUT OCCURS.

CONSTRUCTION ENTRANCE — NTS — 4 / C9.01



(1) Secure blanket to ground according to manufacturer's recommended anchoring pattern and minimum shown in Table 1.

TABLE 1

Max. Slope	Min. Anchors
≤3:1	1.5/yd²
2:1	2/yd²
1:1	2.5/yd²

ROLLED EROSION CONTROL PRODUCT (RECP) FOR SLOPES — NTS — 5 / C9.01

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
A	CITY REVIEW	07-18-2018

DESIGNED: AXIOM CONSULTANTS, 60 EAST COURT STREET, UNIT 3, IOWA CITY, IA 52240

ISSUED FOR: FINAL REVIEW
NOT FOR CONSTRUCTION
CURRENT REV: B
DATE ISSUED: AUGUST 2, 2018

PROJECT NAME: RIVERSIDE APARTMENTS
CLIENT NAME: A&S HOLDINGS, LLC
SHEET NAME: CONSTRUCTION DETAILS
SHEET NUMBER: C9.01
PROJECT NO.: 180021
PROJECT MANAGER: M. WELCH

COUNCIL PACKET

Aug 02, 2018 - 1:19am S:\PROJECTS\180021\05-Design\Civil-Survey\Sheets\180021 - C9.00.dwg

AXIOM CONSULTANTS

MEMORANDUM

Project: Riverside Apartments – A & S Holdings

Date: August 2, 2018

Subject: Stormwater Management

Dear Mr. Pottorff,

I understand your concerns related to the potential impacts of additional runoff from the 26-unit Apartments building project proposed by A&S Holdings in Riverside, Iowa; however, as you are aware, the City of Riverside does not have a stormwater management ordinance. Further, the site being developed is small and there is a significant change in grade on the site. I have worked with the developer to address your concerns without imposing an undue burden on the project.

There is not enough green space on site to incorporate stormwater detention measures or even disconnect roof drains from storm sewer, but I have limited storm sewer and created overland flow between storm sewers and discharge points where possible. I worked with the developer to eliminate pavement associated with the northeast connection to Walnut Avenue. This reduced the total impervious area and it maintained the existing drainage pattern from the property to the north to the existing culvert under Walnut Avenue.

My analysis of the existing versus proposed conditions demonstrates that the existing culvert under Walnut Avenue will not experience increased flows as a result of this development. This is achieved by collecting runoff from the west portion of the property and piping these flows to the south under Walnut Avenue directly to the existing ditch between Walnut Avenue and Hwy 22. On the east side of the development, I have directed storm sewers to a vegetated ditch. From there, the runoff flows to the existing culvert under Walnut Avenue. Again, I do not anticipate increased flows through this culvert. Please refer to the attached runoff calculations and maps. You will see that the area discharging into the existing culvert has been reduced in the proposed condition.

I am confident that this design achieves a level of stormwater management that is reasonable given the site constraints and challenges mentioned above.

Sincerely,

Michael J. Welch, PE

60 E. Court St., Unit 3
Iowa City, IA 52240

main 319.519-6220
conf. 319.519.1237

www.axiom-con.com

City of RIVERSIDE

Trek "Where the ~~Best~~ Begins"

NATHANIEL I. LUERKENS
3449 Rohret Rd
Iowa City, Ia 52246

August 3, 2018

NATHAN,

Just a reminder, that as the property owner on W. Hickory Street, it is your responsibility to maintain the property according to city ordinances. We have received complaints from neighbors concerning the grass and weeds. You need to mow and cut back the vegetation on your property on a regular basis. Your property has not been mowed this year. The mowing must continue on a regular basis throughout the season. The weeds are taking over, some are 5' and over.
Please act accordingly by August 15th, or the city will be forced to address the nuisance, and all costs will be assessed against you as provided by law.
Call City Hall and inform us of your intent to rectify this situation as soon as possible.

Sincerely,

Becky LaRoche
City Clerk
CITY OF RIVERSIDE

COPY

Ph. 319-648-3501 • 60 North Greene Street • PO Box 188 • Riverside IA 52327