

MANCHESTER, IOWA Mixed-Use SUBDIVISION

Table of Contents

- C001- COVER SHEET
- G001- GENERAL COMMENTS
- CD01- EXISTING CONDITIONS
- C101- SITE PLAN
- C301- GRADING PLAN
- C302 - DETENTION A
- C303 - DETENTION B
- C304 - DETENTION C
- C305 - OUTLET DETAILS
- C201- BIKE PATH
- C202- LOCAL STREET
- C203- ARTERIAL STREET
- C401- IOWA AVE.
- C402- EMILY AVE.
- C403- TRAVIS ST.
- C404- JORDAN DR.
- C405- JORDAN DR. 2
- C406- BRANDON ST.
- C407- RICK ST.
- C501 - PHASING PLAN



PROJECT LOCATION MAP



PROJECT: CEE-480
 DATE: 12/17/2020
 DRAWN BY: cdb
 REVISION:

THE UNIVERSITY OF IOWA
 CIVIL AND ENVIRONMENTAL ENGINEERING
 4105 SEAMANS CENTER FOR THE
 ENGINEERING ARTS AND SCIENCES
 IOWA CITY, IOWA 52242
 PHONE: 319.335.5687
 FAX: 319.335.0260



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Manchester Subdivision

275 BAILEY DR
 MANCHESTER, IOWA

SHEET NAME
 Cover Page

SHEET NO.
C001

GENERAL CONSTRUCTION NOTES

1. TOPOGRAPHICAL INFORMATION BASED UPON LIDAR DATA PROVIDED BY IOWA DEPARTMENT OF NATURAL RESOURCES.
2. THE MATERIAL AND THE CONSTRUCTION OF THIS PROJECT SHALL BE IN CONFORMANCE WITH THE IOWA STATEWIDE URBAN EROSION AND SPECIFICATIONS (SUDAS) AND THE SPECIFICATIONS PROVIDED IN THIS DRAWING SET.
3. LOCATIONS OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF UTILITIES, PROTECTING ALL EXISTING UTILITIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON SITE COORDINATION WITH UTILITY COMPANIES AND PUBLIC AGENCIES AND FOR OBTAINING ALL REQUIRED PERMITS AND PAYING ALL REQUIRED FEES.
4. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
5. ANY ALTERATIONS TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE GENERAL CONTRACTOR ON "AS-BUILT" DRAWINGS.
6. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT HIS EMPLOYEES, AS WELL AS PUBLIC FROM INJURY DURING THE ENTIRE CONSTRUCTION PERIOD USING ALL NECESSARY SAFEGUARDS, INCLUDING BUT NOT LIMITED TO THE ERECTION OF TEMPORARY WALLS, STRUCTURES, PROTECTIVE BARRIERS, COVERING, OR FENCES AS NEEDED.
7. THE CONTRACTOR SHALL REMOVE ALL SURFACE VEGETATION PRIOR TO GRADING THE SITE. Sumps shall be removed by the contractor. Temporary erosion control measures shown on the drawings shall be installed by the contractor. The contractor shall be responsible for maintaining these temporary erosion control measures throughout the project which cost shall be incidental to the project.
8. ALL UNSUITABLE UNCONTAMINATED EXCESS SOIL FROM CONSTRUCTION ACTIVITIES SHALL BE DISPOSED OF BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. REMOVAL ACTIVITIES SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. ALL EXCAVATED FILL MATERIAL WHICH DOES NOT MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS SHALL BE REMOVED AND DISPOSED OF OFF-SITE AT NO ADDITIONAL COST.
9. CONTRACTOR IS RESPONSIBLE FOR STAKING CONSTRUCTION BASELINES IN FIELD BY A PROFESSIONAL SURVEYOR AND APPROVED BY THE ENGINEER.
10. NO FILL SHALL CONTAIN HAZARDOUS MATERIALS.
11. IT IS A CONTRACTOR RESPONSIBILITY TO VISIT THE PROJECT SITE TO VERIFY ALL QUANTITIES AND CONDITIONS PRIOR TO SUBMITTING BID.
12. CONTRACTOR'S STAGING AREA MUST BE WITHIN THE CONTRACT LIMIT LINE AND IN AREAS APPROVED BY OWNER.
13. CONTRACTOR SHALL KEEP ALL STREETS, AND WALKS THAT ARE NOT RESTRICTED FROM THE PUBLIC USE DURING CONSTRUCTION CLEAN AT ALL TIMES.
14. CONTRACTOR SHALL USE ACCEPTABLE METHODS AND MATERIALS TO MAINTAIN ADEQUATE DUST CONTROL THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL DUSTBATE AS NEEDED.
15. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OWNER.

EROSION AND SEDIMENT CONTROL

1. ALL SEDIMENT AND EROSION CONTROL DEVICES ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE PUT INTO PLACE PRIOR TO BEGINNING ANY CONSTRUCTION. REFER TO PLAN FOR APPROXIMATE LOCATION OF EROSION AND SEDIMENT CONTROL. REFER TO SPECS AND DETAILS FOR TYPE OF EROSION AND SEDIMENT CONTROL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTINUAL MAINTENANCE OF ALL CONTROL DEVICES DURING THE PROJECT.
3. EXCAVATED MATERIAL STOCKPILED ON THE SITE EXCAVATED MATERIAL STOCKPILED ON THE SITE SHALL BE SURROUNDED BY A RING OF UNBROKEN SEDIMENT AND EROSION CONTROL FENCE. THE LIMITS OF ALL GRADING AND DISTURBANCE SHALL BE KEPT TO A MINIMUM WITHIN THE APPROVED AREA OF CONSTRUCTION. ALL AREAS OUTSIDE OF THE LIMIT OF CONTRACT SHALL REMAIN TOTALLY UNDISTURBED UNLESS OTHERWISE NOTED.
4. ALL CATCH BASINS AND DRAIN GRATES WITHIN LIMIT ALL CATCH BASINS AND DRAIN GRATES WITHIN LIMIT OF CONTRACT SHALL BE PROTECTED WITH FILTER FABRIC DURING THE ENTIRE DURATION OF CONSTRUCTION.
5. EROSION CONTROL BARRIERS TO BE INSTALLED AT EROSION CONTROL BARRIERS TO BE INSTALLED AT THE TOE OF SLOPES.
6. ANY AREA OUTSIDE THE PROJECT LIMIT THAT IS ANY AREA OUTSIDE THE PROJECT LIMIT THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO THE OWNER.
7. ALL POINTS OF CONSTRUCTION EGRES OR INGRESS ALL POINTS OF CONSTRUCTION EGRES OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ON THE

PROJECT: CEE-480
DATE: 12/11/2020
DRAWN BY: cdb
REVISION:

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Manchester Subdivision
275 Bailey Dr.
Manchester, Iowa

SHEET NAME
General Notes
SHEET NO.
G001

PATRICK & REBECCA DOLAN

CARL & CHRISTI JOHNSON

PATRICK & REBECCA DOLAN

THE CHURCH OF JESUS CHRIST
OF LATTER-DAY SAINTS

RICHARD AND JULIA LENHART

DANIEL &
MISSY RAUSCH

ROBERT BISHOP

BAILEY DR.



0 70 140
Feet

— SUBDIVISION BOUNDARY

— NEIGHBORING PROPERTY
BOUNDARIES

PROJECT: CEE-4850
DATE: 12/11/2020
DRAWN BY: cdb
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CIVIL: 319.335.5626



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275 Bailey Dr.
Manchester, Iowa

SHEET NAME
Existing Condition

SHEET NO.
CD01

BAILEY DR.



HWY 20



- SINGLE FAMILY LOTS
- TOWN HOUSE LOTS
- COMMERCIAL LOT
- GREEN SPACE
- POTENTIAL FUTURE DEVELOPMENT
- MULTI-USE TRAIL
- WET DETENTION
- LIFT STATION

PROJECT: CEE-480
 DATE: 12/11/2020
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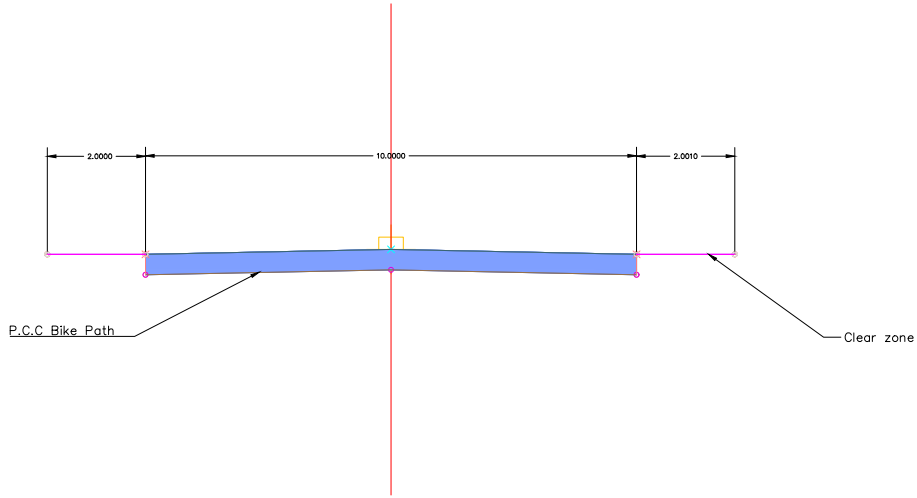
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Manchester Subdivision
 275 Bailey Dr.
 Manchester, Iowa

SHEET NAME
 SITE PLAN

SHEET NO.
C101

THE FOLLOWING SHOWS THE DIMENSIONS FOR THE BIKE DESIGN. THE 14' COORIDOR CONTAINS A 10' MAIN BIKE WITH 2' OF CLEARANCE ON EACH SIDE OF THE TRAIL. THE PCC PAVEMENT IS 6" THICK AND IS A 1.5% CROSS SLOPE, AS RECOMMENDED BY IOWA'S STATEWIDE URBAN DESIGN AND SPECIFICATIONS.



PROJECT: CEE-480
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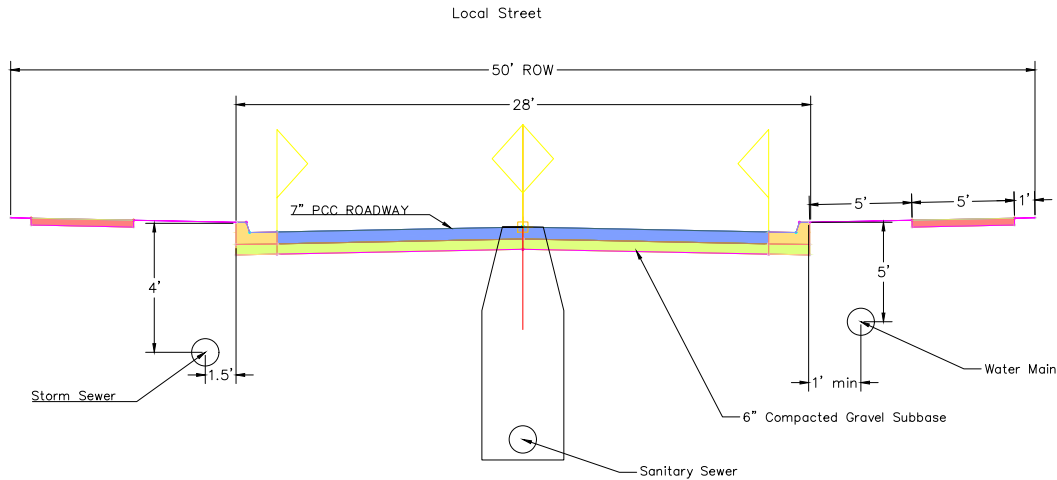
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Manchester Subdivision

275 Bailey Dr.
Manchester, Iowa

SHEET NAME
Bike Path

SHEET NO.
C201



GENERAL NOTES

When utilities are in the right-of-way, the following should be adhered to unless otherwise approved by the Jurisdiction:

Sanitary sewer: under pavement should be installed in the center of the street. per design :

Storm Sewers: The normal location is 1.5 feet from the back of curb. In areas of combination manholes and intakes are used, the location increases to 5 feet.

Water Mains, Valves, and Hydrants:

The normal location is 5 feet behind the back of curb.

For local streets and minor collectors with limited right-of-way, use a 90 degrees anchoring Tee fitting between the hydrant main

Depth of Bury:

- Public Utilities: 5 feet. Refer to Chapter 4 in SUDAS
- Sanitary Sewer: minimum 12 feet.

Maintain a minimum separation of 1 feet from the edge of the sidewalk or paved use path to obstructions such as fire hydrants, utility poles, signs, etc.

Meet object setback, clear zone, and curb offset requirements of Section 5C-1.

Pipe Bedding and Backfill:

Class III and Class IVA Backfill Material: Class III and Class IVA Backfill Material:

Compact to at least 95% of Standard Proctor Density within right-of-way. Compact to at least 95% of Standard Proctor Density within right-of-way.

Compact to at least 90% of Standard Proctor Density outside right-of-way. Compact to at least 90% of Standard Proctor Density outside right-of-way.

Obtain required compaction within a soil moisture range of optimum moisture Obtain required compaction within a soil moisture range of optimum moisture to 4% above optimum moisture c Per SUDAS

Jointing

L-1 dowels

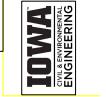
'C" Joints

Daylighting

Should be a 50:1 slope on either side to account for from yards

PROJECT: CEE-4850
 DATE: 12/11/2020
 DRAWN BY: WSK
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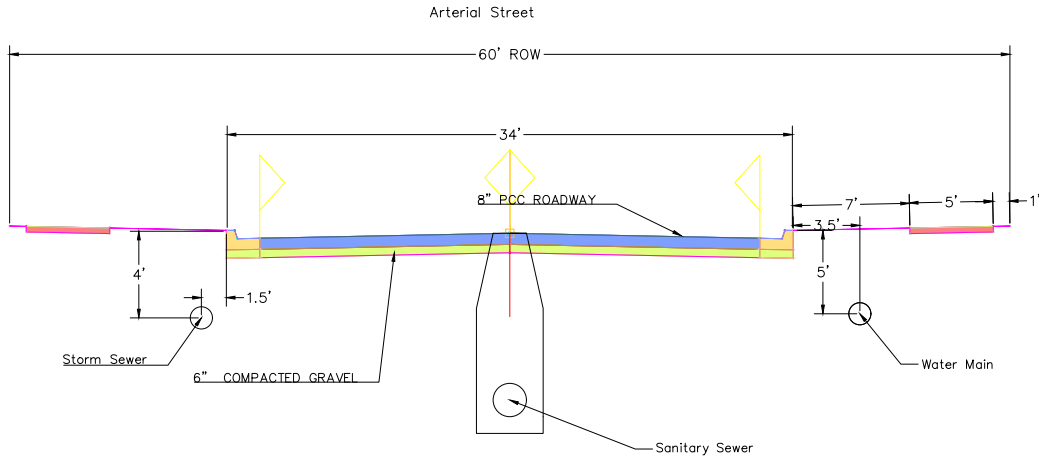


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Manchester Subdivision
 275 Bailey Dr.
 Manchester, Iowa

SHEET NAME
 Local Street

SHEET NO.
C202



GENERAL NOTES

A. When utilities are in the right-of-way, the following should be adhered to unless otherwise approved by the Jurisdiction:

1. Sanitary sewer: under pavement should be installed in the center of the street, per design :

B. Storm Sewers: The normal location is 1.5 feet from the back of curb. In areas of combination manholes and intakes are used, the location increases to 5 feet.

C. Water Mains, Valves, and Hydrants:

1. The normal location is 5 feet behind the back of curb.

2. For local streets and minor collectors with limited right-of-way, use a 90 degree anchoring Tee fitting between the hydrant main

B. Depth of Bury:

1. Public Utilities:

Water: 5 feet. Refer to Chapter 4 in SUDAS

Sanitary Sewer: minimum 12 feet.

C. Maintain a minimum separation of 1 feet from the edge of the sidewalk or shared use path to obstructions such as five hydrants, utility poles, signs, etc.

D. Meet object setback, clear zone, and curb offset requirements of Section 5C-1.

E. Pipe Bedding and Backfill:

1. Class III and Class IVA Backfill Material: Class III and Class IVA Backfill Material:

a. Compact to at least 95% of Standard Proctor Density within right-of-way. Compact to at least 95% of Standard Proctor Density within right-of-way.

b. Compact to at least 90% of Standard Proctor Density outside right-of-way. Compact to at least 90% of Standard Proctor Density outside right-of-way.

c. Obtain required compaction within a soil moisture range of optimum moisture Obtain required compaction within a soil moisture range of optimum moisture to 4% above optimum moisture c Per SUDAS

F. Jointing

1. L-2 dowels

2. "c" Joints

G. Daylighting

Should be a 50:1 slope on either side to account for from yards

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DATE: 12/17/2020
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Manchester Subdivision

275 Bailey Dr.
Manchester, Iowa

SHEET NAME

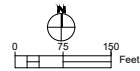
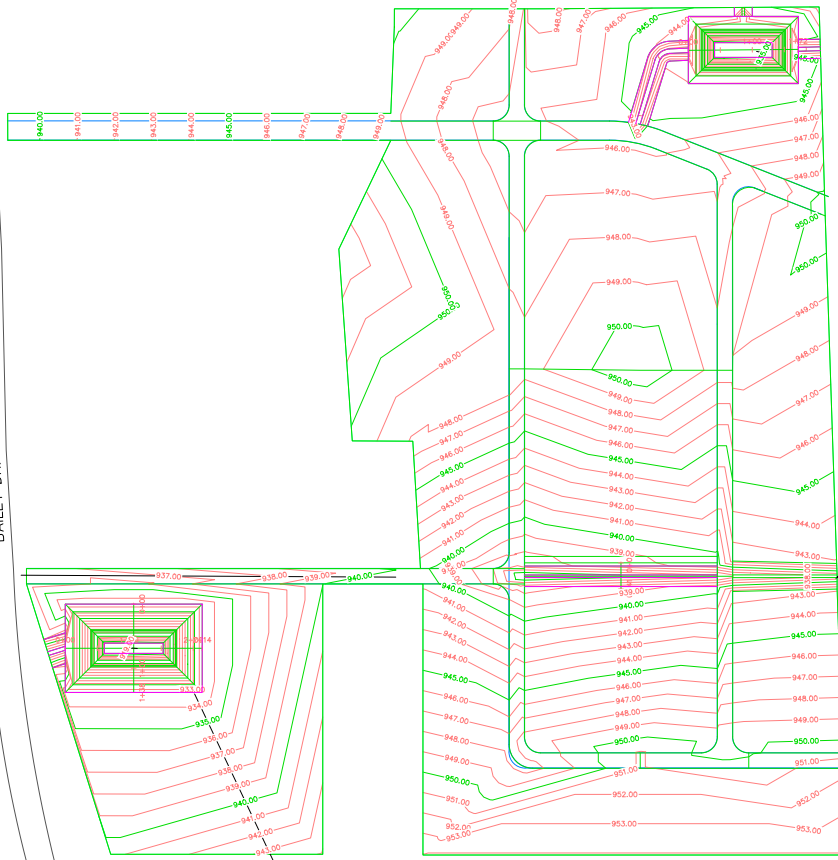
Arterial Street

SHEET NO.

C203

BAILEY DR.

HWY 20



OFFSITE GRADING MAY
BE NECESSARY TO
ALIGN LOW POINTS

PROJECT: CEE-4850
DATE: 12/11/2020
DRAWN BY: TSW
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4108 SEAWANS CENTER FOR THE
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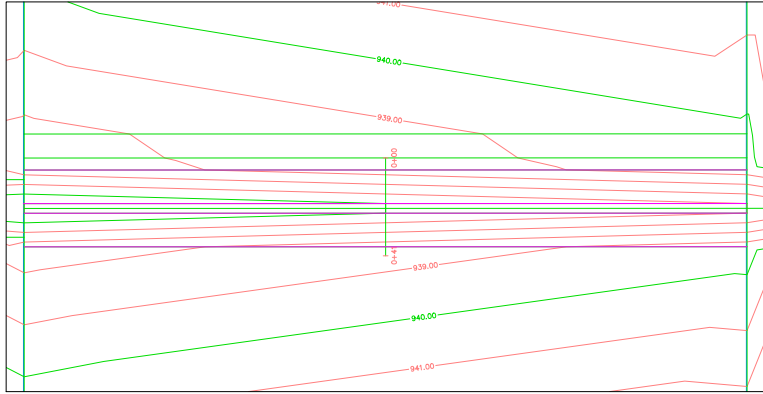
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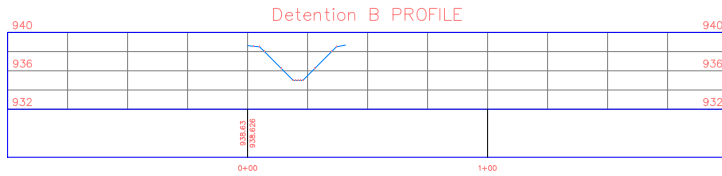
MANCHESTER SUBDIVISION
275 BAILEY DR.
MANCHESTER, IOWA

SHEET NAME
GRADING PLAN

SHEET NO.
C301



DETENTION BASIN B SEE DETAIL 2 ON C305 FOR OUTLET DETAILS



DETENTION BASIN B
 V:1"=3' H:1"=20'

PROJECT: CEE-4650
 DATE: 12/11/2020
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 THE UNIVERSITY OF IOWA
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 145E WALKER DRIVE
 ENGINEERING ARTS AND SCIENCES
 IOWA 505 015 CAPITOL ST
 IOWA CITY, IA 52242
 PHONE: 319.335.5647
 FAX: 319.335.5660
 EMAIL: ceeciv@iastate.edu

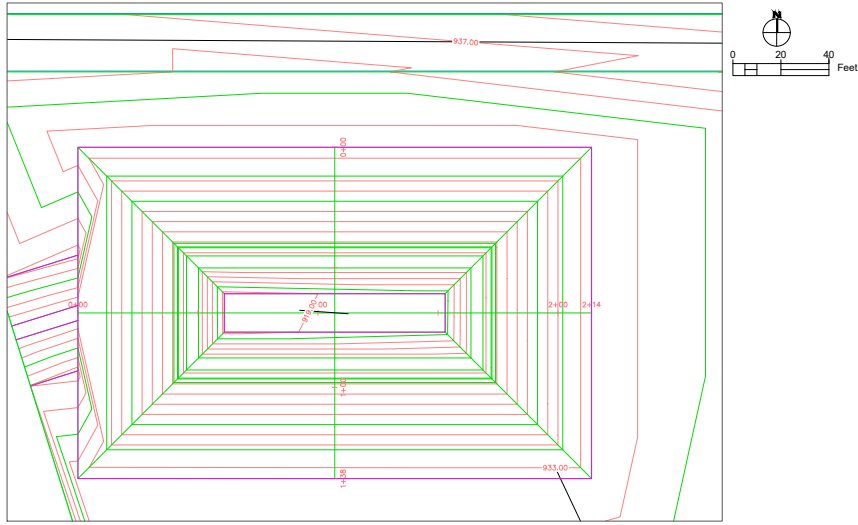
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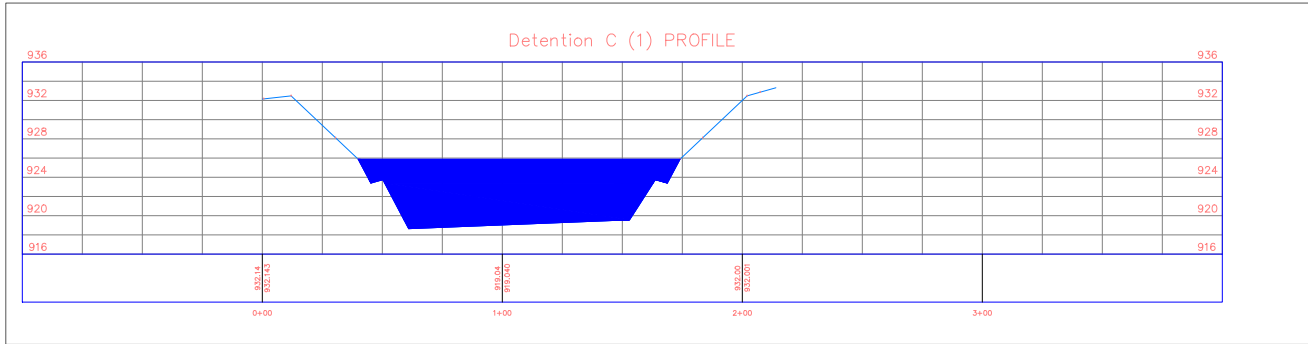
MANCHESTER SUBDIVISION
 276 BAILEY DR.
 MANCHESTER, IOWA

SHEET NAME
 BASIN B

SHEET NO.
C303



DETENTION BASIN C SEE DETAIL 3 ON C305 FOR OUTLET INFORMATION



DETENTION BASIN C
V:1"=5' H:1"=20'

PROJECT: CEE-4850
DATE: 12/11/2020
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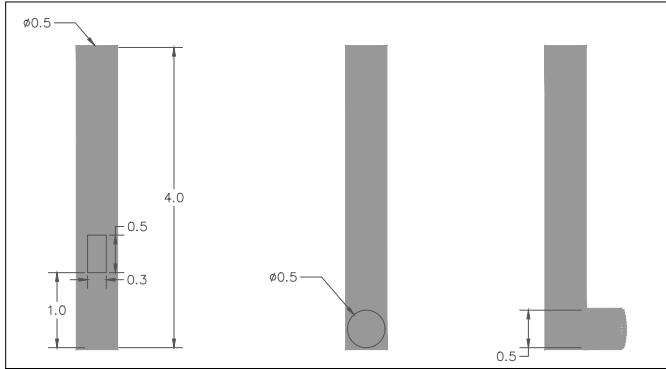
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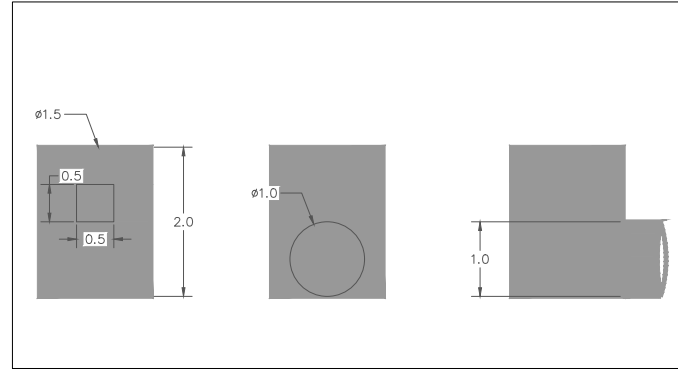
MANCHESTER SUBDIVISION
275 BAILEY DR.
MANCHESTER, IOWA

SHEET NAME
BASIN C

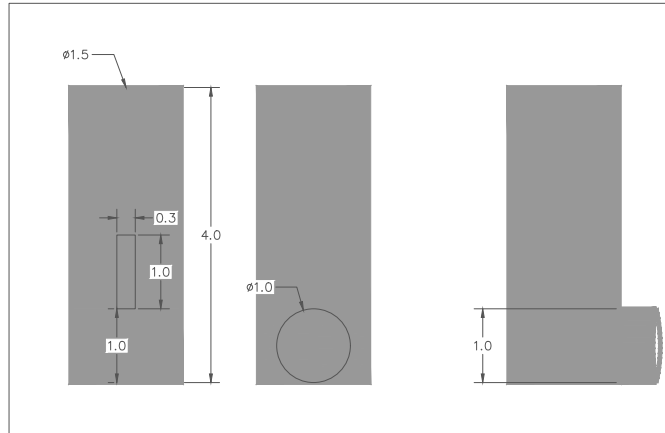
SHEET NO.
C304



① DETENTION OUTLET A
NOT TO SCALE



② DETENTION OUTLET B
NOT TO SCALE



③ DETENTION OUTLET B
NOT TO SCALE

ALL DIMENSIONS SHOWN ARE IN FEET

PROJECT: CEE-4850
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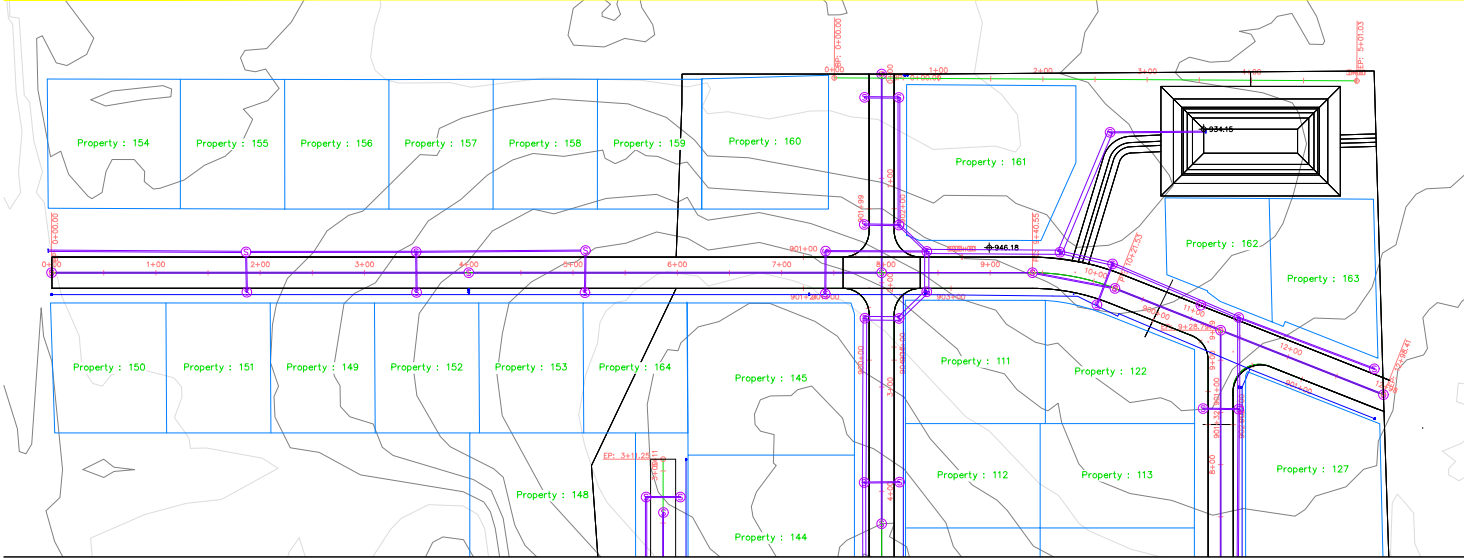
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MANCHESTER SUBDIVISION
275 BAILEY DR.
MANCHESTER, IOWA

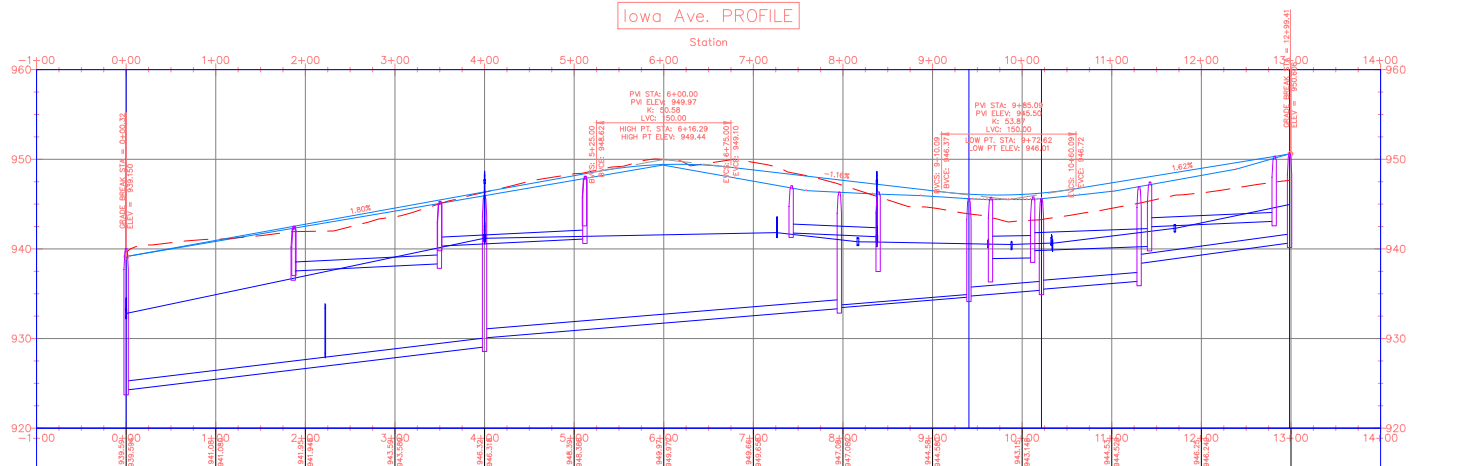
SHEET NAME
BASIN C

SHEET NO.

C305



Iowa Ave. PROFILE



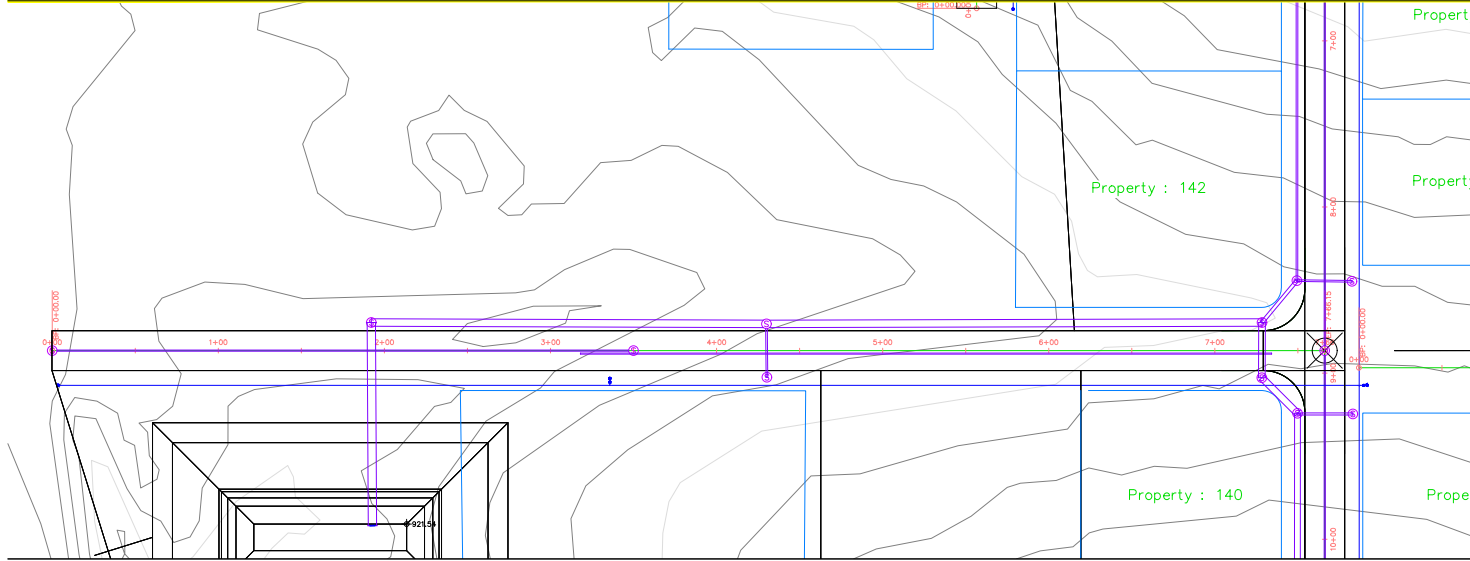
PROJECT: CEE-480
 DATE: 12/17/2020
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 THE UNIVERSITY OF IOWA
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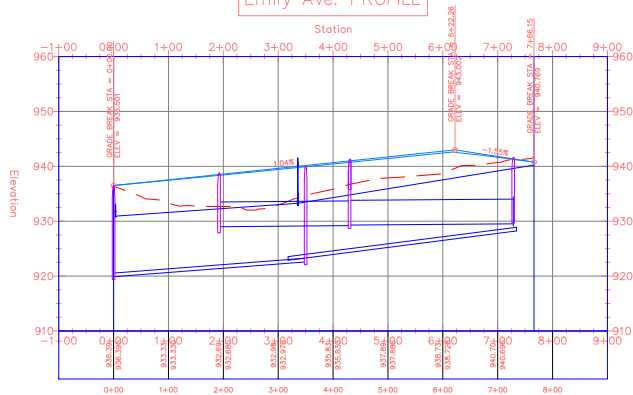
Manchester Subdivision
 275 Bailey Dr.
 Manchester, Iowa

SHEET NAME
 Iowa Ave.

SHEET NO.
C401



Emily Ave. PROFILE



PROJECT: CEE-480
 DATE: 12/17/2020
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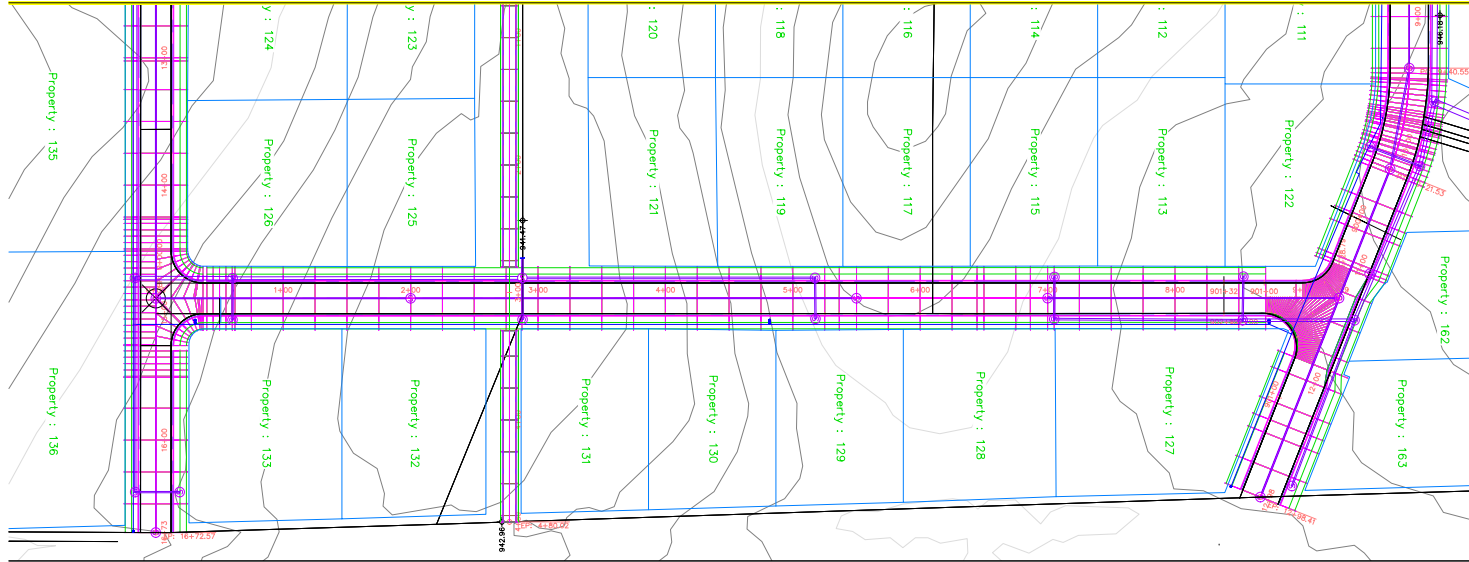
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275 Bailey Dr.
Manchester, Iowa

SHEET NAME
Emily Ave. Storm

SHEET NO.
C402

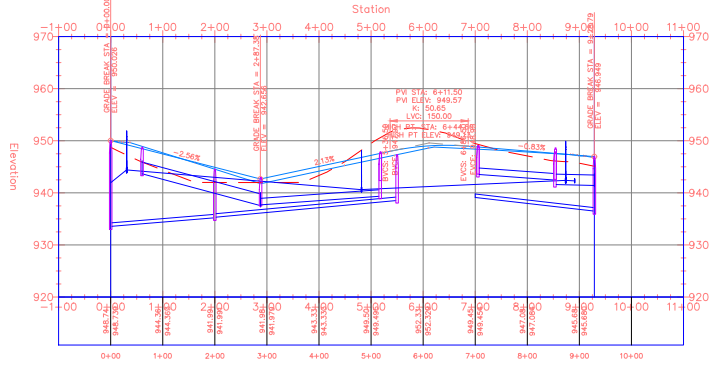


PROJECT: CEE-850
 DATE: 12/11/2020
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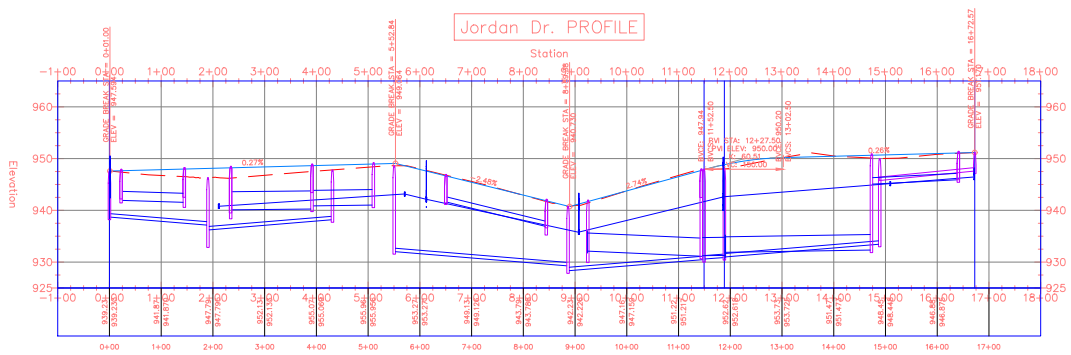
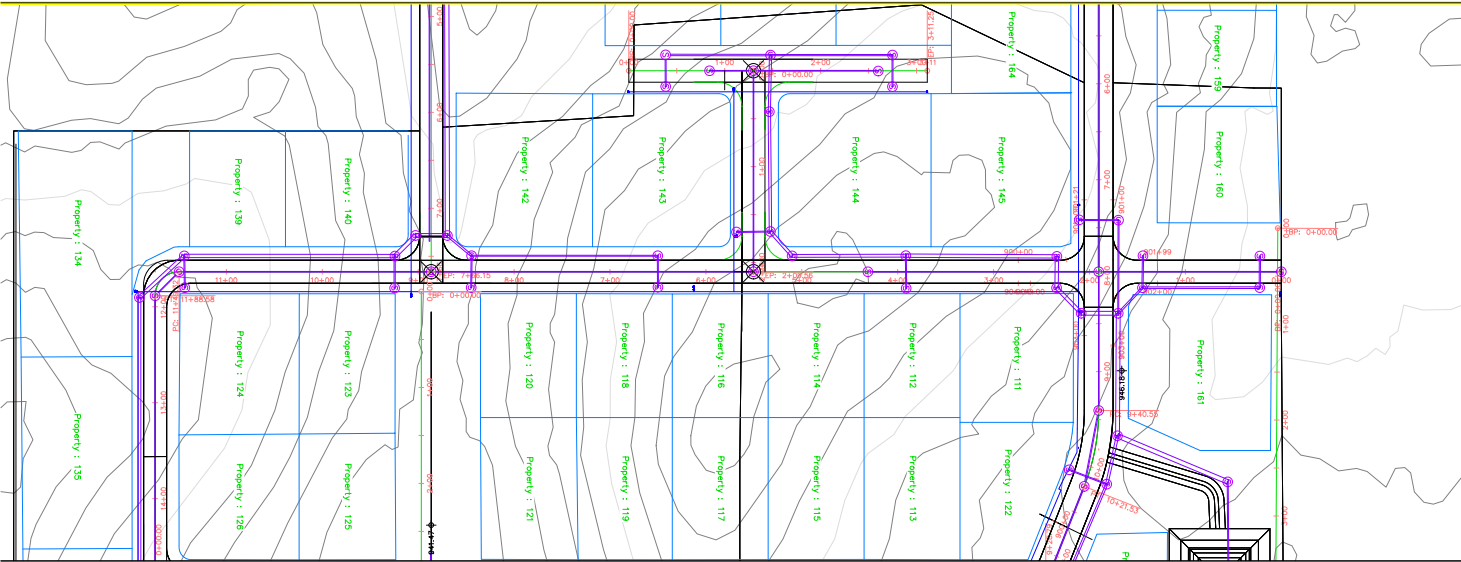
Travis St. PROFILE



Manchester Subdivision
 275 Bailey Dr.
 Manchester, Iowa

SHEET NAME
 Travis St.

SHEET NO.
C403



Jordan Dr. PROFILE

PROJECT: CEE-4800
 DATE: 12/11/2020
 DRAWN BY:
 REVISION:
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Manchester Subdivision
 275 Bailey Dr.
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SHEET NAME
 Jordan Dr. 1

SHEET NO.
C405

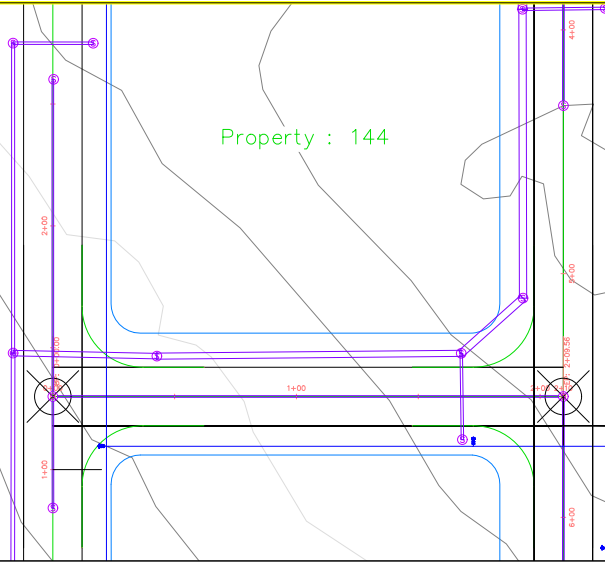
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Property : 144

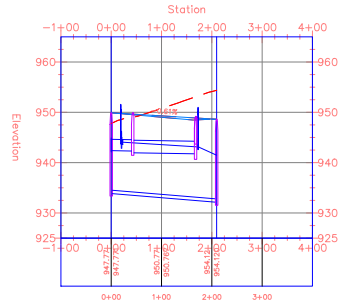
Property : 114

Property : 147

Property : 116



Brandon Dr. PROFILE



PROJECT: CEE-480
 DATE: 12/17/2020
 DRAWN BY:
 REVISION:

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 Manchester, Iowa

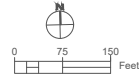
SHEET NAME
 Brandon St.

SHEET NO.
C408

BAILEY DR.



HWY 20



- PHASE 1 – NORTH SECTION
- PHASE 2 – COMMERCIAL PHASE
- PHASE 3 – SOUTH SECTION
- GREEN SPACE
- POTENTIAL FUTURE DEVELOPMENT
- MULTI-USE TRAIL
- WET DETENTION
- LIFT STATION

PROJECT: CEE-480
 DATE: 12/11/2020
 DRAWN BY:
 REVISION:

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Manchester Subdivision
 275 Bailey Dr.
 Manchester, Iowa

SHEET NAME
 SITE PLAN

SHEET NO.
C501