CITY OF RIVERSIDE CITY COUNCIL MEETING AGENDA RIVERSIDE CITY COUNCIL CHAMBERS 60 GREENE ST RIVERSIDE, IOWA 52327

Monday, May 5, 2025 @ 6:00 PM

The meeting will be recorded and can be viewed live by visiting the city website at www.riversideiowa.gov.

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. Roll Call
- 3. Approval of Agenda
- 4. Consent Agenda
 - a. Minutes p. 2
 - b. Expenditures p. 7
- 5. Public forum: 3 minutes per person. See guidelines for public comments at the Clerk's table.
- 6. City Engineer's Report p. 8
 - a. Community Center
 - b. PCC Improvements
 - c. CDBG Downtown Revitalization
 - d. Security & Access Controls Project
- 7. City Administrator's Report
 - a. 3rd St Repair Stumpf Construction p. 9
 - b. Consider resolution to approve site plan Lombard RV Campground (2025-32) p. 12
 - c. Consider resolution to rescind Resolution #2025-25 and approve street repair work completed by L.L. Pelling p. 21
 - d. Consider resolution to approve the hire of a part time employee for Seasonal Park Maintenance p.23
 - e. Insurance Payout for Polaris Ranger p. 24
- 8. Closing Comments
- 9. Motion to Adjourn

RIVERSIDE CITY COUNCIL MEETING: Monday, April 21, 2025

The Riverside City Council meeting started at 6:00 pm in the Riverside City Council Chambers. Mayor Allen Schneider called the meeting to order with Ryan Rogerson, Kevin Kiene, Tom Sexton, Lois Schneider and Kevin Mills present.

Sexton moved, seconded by Mills to approve the agenda. Passed 5-0.

Rogerson moved, seconded by Kiene to approve the consent agenda of minutes and expenditures. Passed 5-0.

Motion made by Rogerson, seconded by Schneider to open the FY2026 Budget Adoption Public Hearing at 6:04 pm. Passed 5-0.

No comments were made by the public.

Motion made by Sexton, seconded by Kiene to close the Public Hearing at 6:07 pm. Passed 5-0.

Motioned by Kiene, seconded by Rogerson to pass Resolution 2025-28 to adopt the FY2026 City Budget. Passed 5-0.

Lieutenant Chad Ellis, Washington County Sheriff's Department, reported on March calls.

Low Voltage Specialties presented a demo of their proposal for the Security and Access Control Project.

Jed Wolf, PeopleService, Inc. presented the March water and wastewater operations report.

Kiene motioned, seconded by Rogerson for a 5-minutes recess. Meeting resumed at 7:21pm.

City Admin Smith gave an update on the City Engineer's Report consisting of updates on the Community Center, PCC Improvements, CDBG Downtown Revitalization Project and City Facility Security & Access Control Project.

Motion by Rogerson, seconded by Mills to approve the estimate for the 3rd Street Stairs Fabrication to Big Iron not to exceed \$17,500.00, pending confirmation with the property owners affected by the project.

Motioned by Rogerson, seconded by Sexton to approve posting of Part Time, As Needed, Office Assistant opening. Passed 5-0.

Motioned by Rogerson, seconded by Schneider to pass Resolution 2025-29 to approve Pay Request #4 for UV Disinfection System Replacement to WRH, Inc. in the amount of \$71,497.95. Passed 5-0.

City Council reviewed March financials.

Kiene moved, second by Rogerson to adjourn at 8:12 pm. Passed 5-0.

Full content of city council meetings can be viewe	d on the city website www.riversideiowa.gov.
Monday, May 5^{th} , 2025 at 6:00 pm – City Council	Meeting
Monday, May 19 th , 2025 at 6:00 pm – City Counc	il Meeting
ATTEST:	
ARVINIATION WILLIAM INC.	n Schneider (Apr 29, 2025 08:15 CDT)

RIVERSIDE CITY COUNCIL MEETING: Tuesday, April 29, 2025

The Riverside City Council meeting started at 1:00 pm in the Riverside City Council Chambers. Mayor Pro Tem Tom Sexton called the meeting to order with Ryan Rogerson, Kevin Kiene, and Kevin Mills present. Mayor Allen Schneider and Councilperson Lois Schneider were absent.

Kiene moved, seconded by Mills to approve the agenda. Passed 4-0.

Motioned by Sexton, seconded by Kiene to pass Resolution 2025-30 to set the public hearing for the FY2025 City Budget Amendments for May 19, 2025. Passed 4-0.

Motioned by Kiene, seconded by Mills to pass Resolution 2025-31 to extend temporary employment with Rebecca LaRoche through June 30, 2025. Passed 4-0.

Sexton moved, second by Mills to adjourn at 1:11 pm. Passed 4-0.

Full content of city council meetings can be viewed on the city website www.riversideiowa.gov.

ATTEST:	
Stephanie Thomann, City Clerk	Tom Sexton, Mayor Pro Tem

RIVERSIDE PLANNING & ZONING MEETING: Tuesday, April 29, 2025

The Riverside Planning & Zoning Commission meeting started at 5:00 pm in the Riverside City Hall Riverboat Room. Commission Chair Phil Richman called the meeting to order with Kris Westfall, Rob Weber, Bob Schneider, and Bob Yoder present. Denise Reschly and Doug Havel were absent.

Schneider moved, seconded by Yoder to approve the agenda. Passed 5-0.

Motioned by Schneider, seconded by Weber to approve the site plan resubmission for Michael Lombard's RV Campground on Commercial Drive. Passed 5-0.

Schneider moved, second by Yoder to adjourn at 5:26 pm. Passed 5-0.

ATTEST:	
Cole Smith. City Administrator	Phil Richman, Commission Chair

RIVERSIDE BOARD OF ADJUSTMENT MEETING: Tuesday, April 29, 2025

The Riverside Board of Adjustment meeting started at 5:30 pm in the Riverside City Hall Riverboat Room. Board Chair Edgar McGuire called the meeting to order with Carrie Westcott, and Chris Grinstead present. Janene King and Dallas Petersen were absent.

McGuire moved, seconded by Grinstead to approve the agenda. Passed 3-0.

King joined the meeting at 5:33 pm.

The Board was notified that Dallas Petersen has stepped down from the Board due to a recent move outside of City limits. The City will seek out candidates to fill the vacancy.

Motion by Grinstead, seconded by McGuire to approve a variance request for 90 N Washington St for the development of a shed. Passed 4-0.

Motion by McGuire, seconded by King to approve a variance request for 131 E Hickory St for the redevelopment of a single-family dwelling. Passed 4-0.

Motion by McGuire, seconded by Grinstead to approve a variance request for 191 W 1st St for the development of an attached garage. Passed 4-0.

McGuire moved, second by Grinstead to adjourn at 6:17 pm. Passed 4-0.

Cole Smith, City Administrator	Edgar McGuire, Board Chair
ATTEST:	

	EXPENDITURES May 05, 2025				
	COUNCIL MEETING	BILLS			
1	ACCESS SYSTEMS	COPIER LEASE	001-5-650-6496	\$408.73	
2	ALLIANT ENERGY	STREET LIGHTS	001-5-230-6371	\$1,360.16	
3	ALLIANT ENERGY	SEWER	610-5-815-6371	\$935.93	
4	ALLIANT ENERGY	PARKS	001-5-430-6371	\$427.27	
5	ALLIANT ENERGY	FIRE STATION	002-5-150-6330	\$595.53	
6	ALLIANT ENERGY	CITY HALL	001-5-650-6371	\$288.16	
7	ALLIANT ENERGY	WATER	600-5-810-6371	\$260.03	\$3,867.0
8	AXIOM CONSULTANTS	ON CALL SERVICES	001-5-650-6407	\$5,556.25	
9	AXIOM CONSULTANTS	COMMUNITY CENTER	302-5-750-6786	\$8,321.25	
10	AXIOM CONSULTANTS	PICKLEBALL	301-5-750-6744	\$9,351.06	
11	AXIOM CONSULTANTS	CHERRY LN EXT	301-5-750-6751	\$2,300.00	
12	AXIOM CONSULTANTS	ACCESS & SECURITY	001-5-650-6407	\$7,745.00	\$33,273.5
13	BRYAN LENZ	CELL PHONE ALLOWANCE	001-5-430-6373	\$50.00	
14	BRYAN LENZ	CLOTHING REIMBURSEMENT	001-5-210-6372	\$42.39	
	BRYAN LENZ	CLOTHING REIMBURSEMENT	001-5-430-6325	\$42.39	
16	COLE SMITH	CELL PHONE ALLOWANCE	001-5-650-6373	\$50.00	
	COLE SMITH	MILEAGE REIMBURSEMENT	001-5-650-6240	\$151.90	
	ELECTRIC PUMP	LS1 REPAIRS	610-5-815-6374	\$910.00	
	GOERDT INSPECTIONS	BUILDING INSPECTOR	001-5-170-6499	\$675.00	
	IOWA SOLUTIONS	MAY - COMPUTER SERVICE	001-5-650-6497	\$843.50	
20 21	JC CROSS	WWTP BLOWER	610-5-815-6374	\$6,708.26	
	JOHNSON COUNTY REFUSE	APR CARTS	001-5-950-6499	\$7,427.00	
	LL PELLING	STREET MAINTENANCE	110-5-210-6417	\$23,212.40	
	LOGAN MICHEL	CELL PHONE ALLOWANCE	001-5-210-6373	\$50.00	
	LYNCH DALLAS	LEGAL EXP	001-5-640-6411	\$125.00	
26	MAVERIK	FD-FUEL	002-5-150-6350	\$760.67	
27	MAVERIK	FUEL	001-5-210-6372	\$28.25	\$788.9
	MENARDS	SHOP	001-5-210-6372	\$149.00	
29	MENARDS	PARKS	001-5-430-6325	\$119.98	
30	MENARDS	CITY HALL	001-5-650-6310	\$62.93	
31	MENARDS	FD	002-5-150-6310	\$78.83	\$410.7
32	MID AMERICAN ENERGY	SHOP	001-5-210-6371	\$131.33	
33	MID AMERICAN ENERGY	FD	002-5-150-6330	\$225.10	
34	MID AMERICAN ENERGY	CITY HALL	001-5-650-6371	\$34.46	\$390.8
35	SHARON TELEPHONE	CITY HALL	001-5-650-6373	\$168.26	
36	SHARON TELEPHONE	FD	002-5-150-6332	\$203.26	
	SHARON TELEPHONE	SHOP	001-5-210-6373	\$40.83	
	SHARON TELEPHONE	WTP	600-5-810-6373	\$40.83	
	SHARON TELEPHONE	WWTP	610-5-815-6373	\$40.83	\$494.0
	SITLER SUPPLIES	PARKS LIGHTS	001-5-430-6325	\$324.00	Ψ101.0
	STEPHANIE THOMANN	CELL PHONE ALLOWANCE	001-5-650-6373	\$50.00	
	VEENSTRA & KIMM	SCADA CONTROLS WP	301-5-750-6798	\$397.25	
	VEENSTRA & KIMM	SCADA CONTROLS WYTP	301-5-750-6765	\$397.25	
	The second secon		301-5-750-6798		Φ4 E00 0
44	VEENSTRA & KIMM TOTAL BILLS***********************************	UV SYSTEM	301-5-750-6798	\$3,803.50	\$4,598.0
	IOIAL BILLS			\$84,893.77	
	DELTA DENTAL	DENIA/IO MANA	004 5 400 0450	#054.50	
	DELTA DENTAL	DEN/VIS - MAY	001-5-430-6150	\$251.58	
	WELLMARK	BC/BS - MAY	001-5-620-6150	\$3,286.29	
	US CELLULAR	FD	002-5-150-6332	\$73.95	
	VERIZON	GATEWAYS	600-5-810-6373	\$31.77	
	VERIZON	GATEWAYS	610-5-815-6373	\$37.77	\$69.5
	LINCOLN NAT'L LIFE	LIFE INS - FEB	001-5-620-6150	\$353.87	
	*******	TOTAL PAID BILLS		\$4,035.23	
	******	TOTAL EXPENDITURES		\$88,929.00	
	EXPENDITURES by FUND				
	GENERAL FUND			\$26,351.79	
	FIRE DEPARTMENT			\$1,863.39	
	ROAD USE FUND			\$23,212.40	
	CAPITAL PROJECTS			\$16,249.06	
	COMMUNITY CENTER			\$8,321.25	
	OCIVIIVIONI I OLIVILIX				
				£300 0C	
	WATER FUND SEWER FUND			\$300.86 \$8,595.02	



CIVIL · STRUCTURAL · MECHANICAL · ELECTRICAL · SURVEY · SPECIALTY

ENGINEER'S REPORT

PROJECT: City of Riverside

DATE: April 30, 2025

TO: City Council

TOPIC: Project Updates

Community Center

- Narratives for Architectural, MEPT, and Structural have been completed.
- Axiom provided the City with a full package of drawings, renderings, and narratives.

PCC Improvements

- Project is currently under construction, with removals and retaining wall work substantially completed.
- Axiom rejected the change order for the additional work at Sycamore and Blackberry due to the price provided. Axiom will coordinate with the City and a local contractor to complete.
- Paving is to take place this Thursday and Friday (5/1-5/2).
- Coordination continues with Big Iron related to the railing and stairs at 3rd Street.

CDBG Downtown Revitalization

- Masonry work has continued.
- Lead Safe Acknowledgement's have been received and sent to ECICOG.

Security and Access Controls Project

- Low Voltage Solutions presented to City Council.
- Continued discussions are taking place by the City to determine the next steps.

Statement

STUMPF CONSTRUCTION SERVICES INC PO BOX 130 RIVERSIDE, IA 52327-0130

Date	
4/29/2025	

То:	
CITY OF RIVERSIDE 60 N GREENE ST PO BOX 188 RIVERSIDE IA 52327-0188	

				Amount Due	Amount Enc.
				\$6,752.75	
Date		Transaction		Amount	Balance
04/30/2024	Balance forward				0.00
05/23/2024	24040- 21 E 3RD STREET, R INV #24040. Due 06/22/2024. INV #FC 129. Due 04/29/2025			5,854.80 897.95	5,854.80 6,752.75
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
897.95	0.00	0.00	0.00	5,854.80	\$6,752.75

STUMPF CONSTRUCTION SERVICES INC PO BOX 130 RIVERSIDE, IA 52327-0130

Invoice

Date	Invoice #
5/23/2024	24040

Bill To	
CITY OF RIVERSIDE 60 N GREENE ST PO BOX 188 RIVERSIDE IA 52327-0188	

		P.O. No.	Terms
			Net 30 days
	Description		Amount
INVOICING FOR THE FOL	LOWING WORK; 21 E 3RD STREET, RIVERSIDE (Sherry In	galls)	
Sherry contacted Stumpf Corwater was coming from all ar	nstruction on 4.2.2024 informing us her basement had water, the dround the house.	rains were not working and	
We replaced the basement fo record of installing the footing	undation 15-20 years ago, she never had a water issue after we did to daylight when we did the work.	the work and we had a	
We went there and looked at	the situation and worked to locating the footing drain tile.		
We had to call in a locate bet the floor, we put in a tempor	fore doing any digging for the footing tile. We cut the floor open rary pump to help drop the water in the basement.	and there was water under	
Once we found and exposed	the footing tile water was boiling out of it and it ran steady for 3 h	nours.	
It appeared the tile was cut d	uring the road construction and not repaired.		
We shop vac the carpets, ten several times over the course	nporary sump, set up dehumidifiers and fans. Rechecked and dumpe of the week.	ped the dehumidifiers	
Poured the hole back shut in	the basement floor.		
Went back on April 15th and	d someone had already ran the pipe to the street.		5,854.80
Thank You! A 1.5% monthly FINANCE	CHARGE - 18% APR after 30 days from invoice date.	Total	\$5,854.80
Phone #	Subject to 3% Conv. fee for Charge Cards		

STUMPF CONSTRUCTION SERVICES INC

PO BOX 130 RIVERSIDE, IA 52327-0130

Finance Charge

Date	Invoice #
4/29/2025	FC 129

Bill To

CITY OF RIVERSIDE
60 N GREENE ST
PO BOX 188
RIVERSIDE IA 52327-0188

Terms

	Amour	nt
Description	Amour	
Finance Charges on Overdue Balance nvoice #24040 for 5,854.80 on 05/23/2024		897.95
	Total	\$897.9
	Payments/Credits	\$0.0
	Balance Due	\$897.9

LOT 3B, EASTSIDE COMMERCIAL SITE, RIVERSIDE, IOWA, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 23, PAGE 0241, PLAT

UNDERLYING ZONING: C-3 AVENUE OF THE SAINTS COMMERCIAL DISTRICT

DEVELOPMENT CONSISTS OF A 35 SPACE RV CAMP GROUND SETBACK REQUIREMENTS FOR C-3: MINIMUM LOT AREA: 5,000 SF

PARKING REQUIRED: 1 SPACE PER 300 SF OF FLOOR AREA, 880 SF FLOOR AREA = 3 SPACES REQUIRED

= 12 SPACES (2 ADA)

123,327 SF (100%) (2.83 AC)

THE DEVELOPED LOT IS LOCATED WITHIN FEMA ZONE X, AN AREA OF MINIMAL FLOOD HAZARD, AND IS LOCATED ABOVE THE 500 YEAR FLOOD

PAVING LEGEND

- PROPOSED 4" PCC SIDEWALK (601 SF)

- PROPOSED 5" PCC ON 4" GRANULAR BASE (2,552 SF)

- PROPOSED 5" PCC ON 4" GRANULAR BASE (32,217 SF)

- PROPOSED 6" PCC ON 4" GRANULAR BASE (22,182 SF)

*SIZE OF PATTERN MAY VARY BASED ON SCALE OF SHEET. *TOTALS LISTED ARE CALCULATED FOR THE ENTIRE SITE AREA

MAXIMUM HEIGHT OF PRINCIPAL BUILDING: 75 FT

PROVIDED PARKING:
OUTDOOR SPACES = 12 SPACES

RV SPACES PROVIDED = 35 SPACES

BUILDINGS AREA 880 SF (0.7%) PAVING AREA 56,792 SF (46.1%) GREEN SPACE 65,655 SF (53.2%)

RECORDS OF WASHINGTON COUNTY, IOWA.

MINIMUM LOT DEPTH: 100 FT

FRONT YARD SETBACK: 25 FT INTERIOR SIDE YARD SETBACK: 10 FT

REAR YARD SETBACK: 20 FT FLOOR AREA RATIO: ---

TOTAL SPACES

SITE AREA

EVENT ELEVATION

INSTALL DRIVE/RV STALLS WITH NO CURB PER DETAIL ON SHEET C500 (THICKNESS AND MATERIAL AS NOTED)

INSTALL 6' TALL PRIVACY FENCE —— // —— // ——

INSTALL PARKING STALLS WITH CURB PER DETAIL ON SHEET

INSTALL ADA PARKING, SYMBOL, BOLLARD W/ SIGNAGE

INSTALL 4" WIDE PAVEMENT MARKINGS (TYP.)

TRANSITION FROM 6" CURB TO NO CURB

C500 (THICKNESS AND MATERIAL AS NOTED)

INSTALL 6" CURB

REMOVE EXISTING TREELINE

APPROXIMATE SIGN LOCATION

APPROXIMATE LIGHT LOCATION

INSTALL DUMPSTER ENCLOSURE

LOCATION MAP

OVERALL SITE LAYOUT AND

EROSION CONTROL AND SWPPP

DETAILED SITE GRADING PLAN-

DETAILED SITE GRADING PLAN-

SITE SANITARY SEWER PLAN

GENERAL NOTES AND DETAILS

OVERALL SITE GRADING,

DIMENSION PLAN

NORTH HALF

SOUTH HALF

SITE WATER PLAN

PHASE I SHALL CONSIST OF ALL UNDERGROUND UTILITIES, THE DRIVE AISLE, CAR PARKING, THE PROPOSED BUILDING, THE DUMPSTER ENCLOSURE, AND EXTERIOR RV PARKING.

PHASE II SHALL CONSIST OF THE INTERIOR RV PARKING. PHASE II SHALL BE COMPLETED BY JULY 1, 2026.

SITE ELECTRICAL PLAN

SITE LANDSCAPE PLAN

C161

CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS **ENVIRONMENTAL SPECIALISTS** 1917 S. GILBERT ST. IOWA CITY, IOWA 52240 (319) 351-8282

www.mmsconsultants.net

05/30/2023 PER CITY REVIEW - HEH

06/15/2023 PER CITY COMMENTS - ADP 04/08/2025 REVISE PAVEMENT PER CLIENT - HEH 04/18/2025 PER CITY REVIEW - HEH

AND DIMENSION PLAN

LOT 3B EASTSIDE COMMERCIAL SITE

RIVERSIDE WASHINGTON COUNTY IOWA

MMS CONSULTANTS, INC.

05-10-2023

I hereby certify that this engineering document was prepared by me or under my direct supervision and that am a duly licensed Professional Engineer under the laws of the State of Iowa.

GRAPHIC SCALE IN FEET

SITE PLAN LOT 3B, EASTSIDE COMMERCIAL SITE

RIVERSIDE, WASHINGTON COUNTY, IOWA

MMS CONSULTANTS INC. 1917 S. GILBERT STREET 3127 130TH STREET IOWA CITY, IA 52240

RIVERSIDE, IA 52327

25' DRAINAGE AND UTILITY EASEMENT

RONALD J SWEETING

ZONING: M-1

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

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN

THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE

SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN, IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT

LOCATION AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE

ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

S89°38'00"E 299.45'

10' SIDE SETBACK

 WATER LINES - TELEPHONE LINES GAS LINES - - CONTOUR LINES (1' INTERVAL) · — _ / / - - - EXISTING GROUND - EXISTING DECIDUOUS TREE & SHRUB

STANDARD LEGEND AND NOTES

— - - - — — EXISTING RIGHT—OF—WAY LINES

– LOT LINES, PLATTED OR BY DEED

- - EXISTING EASEMENT LINES

CURVE SEGMENT NUMBER

- RECORDED DIMENSIONS

- POWER POLE W/DROP - POWER POLE W/TRANS

POWER POLE W/LIGHT

 SANITARY MANHOLE FIRE HYDRANT WATER VALVE

- DRAINAGE MANHOLE CURB INLET

EXISTING SANITARY SEWER PROPOSED SANITARY SEWER

- EXISTING STORM SEWER - PROPOSED STORM SEWER

- LIGHT POLE

— – EXISTING CENTER LINES ─ - LOT LINES, INTERNAL

— – CENTER LINES

— — — — — — PROPOSED EASEMENT LINES

- EXISTING EVERGREEN TREES & SHRUBS

AMELON

KEYNOTES

NUMBER KEYNOTE

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

-EXIST-

Professional Engineer under the law

11138-003

CIVIL ENGINEERS

LAND PLANNERS

LAND SURVEYORS

1917 S. GILBERT ST

(319) 351-8282

IOWA CITY, IOWA 52240

www.mmsconsultants.net

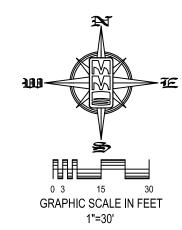
LANDSCAPE ARCHITECTS

ENVIRONMENTAL SPECIALISTS

SITE PLAN LOT 3B, EASTSIDE COMMERCIAL SITE RIVERSIDE, WASHINGTON COUNTY, IOWA

MMS CONSULTANTS INC. IOWA CITY, IA 52240

LOMBARD, MIKE 3127 130TH STREET RIVERSIDE, IA 52327



STABILIZATION SEEDING STABILIZATION SEEDING SHALL BE IN ACCORDANCE WITH SUDAS SECTION 9010.2.02 SEED MIXTURES AND SEEDING DATES. TABLE 9010.06: TYPE 4 SEED MIXTURE APPLICATION RATE lb/acre SPRING - MARCH 1 - MAY 20 ANNUAL RYEGRASS 40 SUMMER - MAY 21 - AUGUST 14 ANNUAL RYEGRASS 95 FALL - AUGUST 15 - SEPTEMBER 30 ANNUAL RYEGRASS GRAIN RYE

* ENGINEER MAY DELETE FOR PREVIOUSLY ESTABLISHED URBAN AREAS.

FERTILIZER SHALL BE APPLIED AT A RATE OF 300 LBS PER ACRE USING CHEMICALLY

COMBINED COMMERCIAL 13-13-13 FERTILIZER (SUDAS SECTION 9010.2.03 A.2)

EROSION CONTROL LEGEND SILT FENCE/FILTER SOCK ---- LIMITS OF DISTURBED AREA TEMPORARY ROCK CONSTRUCTION ENTRANCE/EXIT TEMPORARY PARKING AND STORAGE CONCRETE TRUCK/EQUIPMENT WASHOUT

PORTABLE RESTROOM

FILTER SOCK BEHIND CURB AT CURB RAMP

DOCUMENT LOCATION (PERMITS, SWPPP, INSPECTION FORMS, ETC.) FILTER SOCK INLET PROTECTION

OTHER MEASURE: _ OTHER MEASURE:

PERIMETER SILT FENCE

TEMPORARY SOIL STOCKPILE AREA

DUMPSTER FOR CONSTRUCTION WASTE

DIRECTION OF OVERLAND FLOW

RIP RAP OUTLET PROTECTION

OTHER MEASURE: _

THE ABOVE LISTED ITEMS ARE SHOWN IN THEIR RECOMMENDED LOCATIONS. IF A CONTROL MEASURE IS ADDED OR MOVED TO A MORE SUITABLE LOCATION, INDICATE THE REVISION ON THIS SHEET. THE BLANKS LEFT FOR OTHER MEASURES SHOULD BE USED IF AN ITEM NOT SHOWN ABOVE IS MPLEMENTED ON SITE, ADDITIONAL PRACTICES FOR EROSION PREVENTION AND SEDIMENT CONTROL CAN BE FOUND IN APPENDIX D OF THE SWPPP.

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

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

STANDARD LEGEND AND NOTES

- — — — — — PROPOSED EASEMENT LINES

---- - RIGHT-OF-WAY LINES

22-1

-EXIST-

- CONGRESSIONAL SECTION LINES

— – CENTER LINES

- - EXISTING RIGHT-OF-WAY LINES

- EXISTING EASEMENT LINES

- LOT LINES PLATTED OR BY DEED

- EXISTING CENTER LINES - - LOT LINES, INTERNAL

- RECORDED DIMENSIONS

- POWER POLE W/DROP POWER POLE W/TRANS

- POWER POLE W/LIGHT

- SANITARY MANHOLE - FIRE HYDRANT

EXISTING SANITARY SEWER PROPOSED SANITARY SEWER

- EXISTING STORM SEWER

PROPOSED STORM SEWER

- CONTOUR LINES (1' INTERVAL)

- EXISTING DECIDUOUS TREE & SHRUB

- EXISTING EVERGREEN TREES & SHRUBS

LIGHT POLE

- WATER VALVE - DRAINAGE MANHOLE

CURB INLET

· WATER LINES

- — _ _ _ - EXISTING GROUND - EXISTING TREE LINE

APPROVAL OF THIS DOCUMENT.

SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH

ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE

OVERALL SITE LAYOUT AND

EROSION CONTROL AND SWPPP

DETAILED SITE GRADING PLAN-

DETAILED SITE GRADING PLAN-

GENERAL NOTES AND DETAILS

SITE SANITARY SEWER PLAN

OVERALL SITE GRADING,

DIMENSION PLAN

NORTH HALF

SOUTH HALF

C500

SITE WATER PLAN

SITE ELECTRICAL PLAN

SITE LANDSCAPE PLAN

· ELECTRICAL LINES

TELEPHONE LINES GAS LINES

- CURVE SEGMENT NUMBER

PERMANENT SEEDING OF URBAN AREAS

OF URBAN AREAS, INCLUDING ANY AREAS PREVIOUSLY MAINTAINED AS A LAWN. THE APPLICATION RATE SHALL BE 4 POUNDS PER 1,000 SQUARE FEET (2 kg per 100 m².)

> RYEGRASS, PERENNIAL (FINELEAF VARIETY) FESCUE, CREEPING RED

BLUEGRASS, KENTUCKY

GRADING AND EROSION CONTROL NOTES

TOTAL SITE AREA: 2.83 ACRES
TOTAL AREA TO BE DISTURBED: 2.83 ACRES

EROSION CONTROL MEASURES SHOWN SHALL BE USED DURING FILL ACTIVITIES. EROSION CONTROL MEASURES SHALL BE REEVALUATED AND MODIFIED, IF NECESSARY, AT THE TIME OF SITE DEVELOPMENT. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES THAT COULD BE USED ON SITE, IF NEEDED, CAN BE FOUND IN APPENDIX D OF THE

STORM WATER POLLUTION PREVENTION PLAN (SWPPP) BINDER PREPARED

CONTRACTOR SHALL INSTALL A ROCK ENTRANCE AND PERFORM

TYPE AND LOCATION OF SAID MEASURE ON THIS PLAN.

FOR THE SITE. IF ADDITIONAL MEASURES ARE USED, INDICATE THE

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

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

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

EROSION CONTROL MEASURES, INCLUDING, BUT NOT LIMITED TO, TEMPORARY ROCK CONSTRUCTION ENTRANCE, CONCRETE WASHOUT AND TEMPORARY PARKING ARE STORAGE AREAS, SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9040 SUDAS STANDARD SPECIFICATIONS.



SOIL BACKFILL \FILTER FABRIC -COMPACTED SOIL

INSTALLATION POSTS SHALL BE 1.33 POUNDS PER LINEAL FOOT STEEL WITH A MINIMUM LENGTH OF 5 FEET. STEEL POSTS SHALL HAVE PROJECTIONS FOR FASTENING WIRE TO THEM.

SILT FENCE FABRIC SHALL CONFORM TO I.D.O.T. STANDARD SPECIFICATION SECTION 4196.01.A. SILT FENCING SHALL BE A

MINIMUM OF 24" AND A MAXIMUM OF 36" HIGH WHEN THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE FENCE TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, THE FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST,

WITH A MINIMUM 6" OVERLAP, AND SECURELY SEALED. 4. POSTS SHALL BE SPACED A MAXIMUM OF 8 FEET APART AND DRIVEN SECURELY INTO THE GROUND ALONG THE FENCE

ALIGNMENT. POSTS SHALL BE DRIVEN INTO THE GROUND A MINIMUM OF 28". 5. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4" WIDE BY 12" DEEP ALONG THE UPSLOPE SIDE OF THE POSTS. 6. FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE POSTS

SHOWN ABOVE. THE FABRIC SHALL BE FASTENED A MINIMUM OF THREE PLACES ON EACH POST. THE TRENCH SHALL BE BACK FILLED WITH EXCAVATED MATERIAL AND THOROUGHLY COMPACTED.

SUCH THAT THE FABRIC EXTENDS INTO THE TRENCH AS

MAINTENANCE 1. SILT FENCES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAIN-FALL EVENT PRODUCING RUN-OFF. DURING PERIODS OF PROLONGED RAIN INSPECTIONS SHALL BE AT LEAST DAILY. ANY REPAIRS NEEDED TO MAINTAIN THE SILT FENCE'S EFFECTIVENESS SHALL BE MADE IMMEDIATELY. 2. SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR

BECOME INEFFECTIVE PRIOR TO STABILIZING THE UPSLOPE AREAS THE FABRIC SHALL BE REPLACED PROMPTLY. 3. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN THE DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE FENCE. SILTS REMOVED SHALL BE PLACED IN A PROTECTED PLACE THAT WILL PREVENT THEIR ESCAPE FROM THE

CONSTRUCTION SITE. 4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER NEEDED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND

5. SILT FENCE SHALL REMAIN IN PLACE UNTIL IT IS NO LONGER NEEDED AS DIRECTED BY THE POLLUTION PREVENTION PLAN. GENERALLY SILT FENCES SHALL REMAIN UNTIL THE UPSLOPE AREAS ARE STABILIZED WITH AN ESTABLISHED GRASS COVER AS A MINIMUM.

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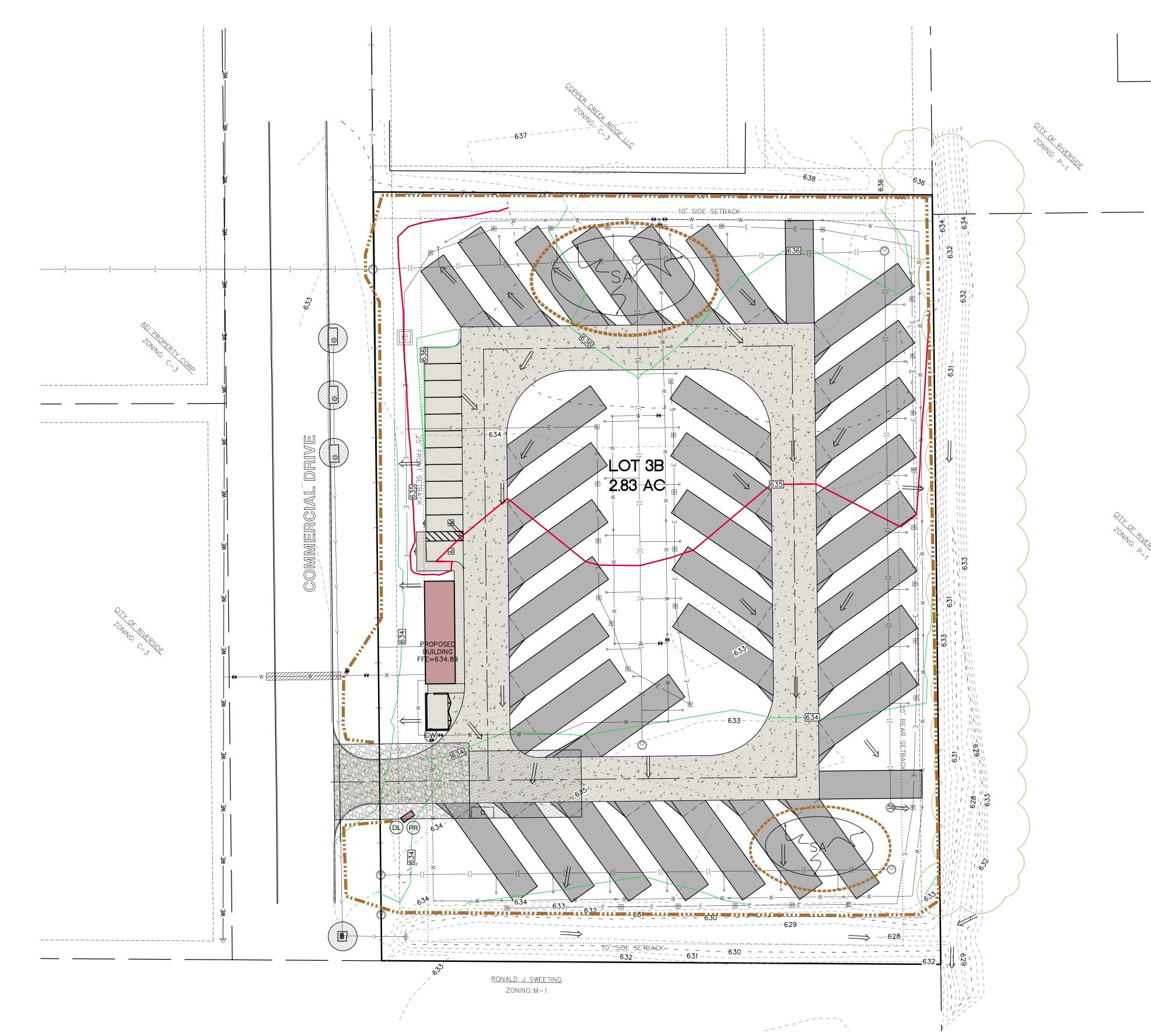
OVERALL SITE GRADING,

LOT 3B EASTSIDE COMMERCIAL

RIVERSIDE WASHINGTON COUNTY

MMS CONSULTANTS, INC. 05-10-2023

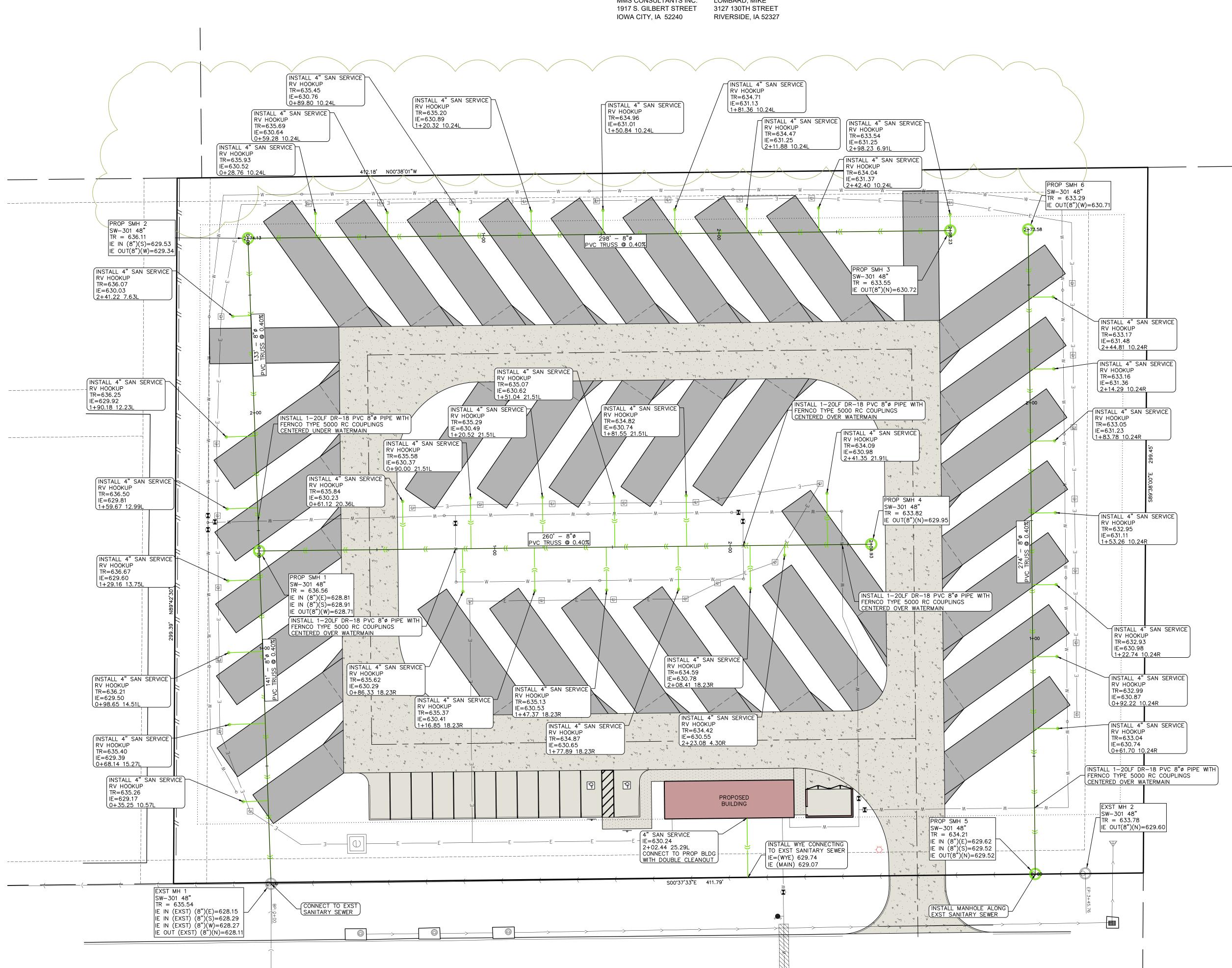
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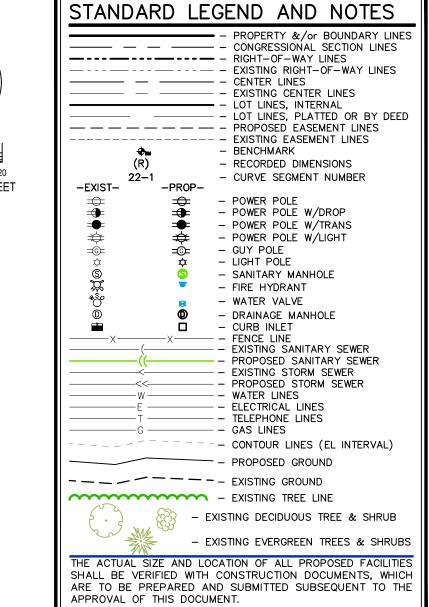
STANDARD LEGEND AND NOTES SITE PLAN **GRADING LEGEND** OVERALL SITE LAYOUT AND DIMENSION PLAN 000.00EX = EXISTING SURFACE LOT 3B, EASTSIDE COMMERCIAL SITE RIVERSIDE, WASHINGTON COUNTY, IOWA OVERALL SITE GRADING, \bullet 000.00FG = FINISH GRADE ---- - EXISTING RIGHT-OF-WAY LINES **EROSION CONTROL AND SWPPP** DETAILED SITE GRADING PLAN- $\bullet_{\overline{000.00TS}}$ = TOP SLAB - LOT LINES, INTERNAL
- LOT LINES, PLATTED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES NORTH HALF DETAILED SITE GRADING PLAN- \bullet 000.00TW = TOP WALK SOUTH HALF - RECORDED DIMENSIONS \bullet 000.00TC = TOP CURB SITE SANITARY SEWER PLAN - CURVE SEGMENT NUMBER 0 1 5 10 GRAPHIC SCALE IN FEET SITE WATER PLAN POWER POLEPOWER POLE W/DROP SITE ELECTRICAL PLAN GENERAL NOTES AND DETAILS \bullet 000.00WT = FG AT TOP WALL - POWER POLE W/TRANS - POWER POLE W/LIGHT IOWA CITY, IA 52240 SITE LANDSCAPE PLAN - SANITARY MANHOLE FIRE HYDRANT WATER VALVE DRAINAGE MANHOLE - FENCE LINE - EXISTING SANITARY SEWER CIVIL ENGINEERS LAND PLANNERS TELEPHONE LINES LAND SURVEYORS LANDSCAPE ARCHITECTS **ENVIRONMENTAL SPECIALISTS** 1917 S. GILBERT ST IOWA CITY, IOWA 52240 (319) 351-8282 www.mmsconsultants.net THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT. 06/15/2023 PER CITY COMMENTS - ADP 04/08/2025 REVISE PAVEMENT PER CLIENT - HEH 636.01TS 636.24TS 635.83TS **DETAILED SITE GRADING PLAN-**NORTH HALF LOT 3B EASTSIDE COMMERCIAL SITE RIVERSIDE WASHINGTON COUNTY IOWA TRANSITION FROM 6" CURB TO NO CURB MMS CONSULTANTS, INC. 634.76TS

SITE PLAN LOT 3B, EASTSIDE COMMERCIAL SITE RIVERSIDE, WASHINGTON COUNTY, IOWA

MMS CONSULTANTS INC. LOMBARD, MIKE







THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/292-8989 OF ANY DIGGING OR EXCAVATION.

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

NOTE: ALL PROPOSED SANITARY SEWER IS PRIVATE UNLESS OTHERWISE NOTED.

ALL PROPOSED WATERMAIN IS PRIVATE.

WYE CONNECTION NOTES: SEWER SERVICES TAPPED INTO EXISTING PVC SANITARY SEWER SHALL USE CB STYLE SEWER SADDLE WITH STAINLESS STEEL CLAMPS.

OVERALL SITE LAYOUT AND DIMENSION PLAN OVERALL SITE GRADING, **EROSION CONTROL AND SWPPP** DETAILED SITE GRADING PLAN-NORTH HALF **DETAILED SITE GRADING PLAN-**SOUTH HALF SITE SANITARY SEWER PLAN SITE WATER PLAN

SITE ELECTRICAL PLAN C500 GENERAL NOTES AND DETAILS L100 SITE LANDSCAPE PLAN

SITE SANITARY

SEWER PLAN

2.83 AC

CIVIL ENGINEERS

LAND PLANNERS

LAND SURVEYORS

1917 S. GILBERT ST IOWA CITY, IOWA 52240

(319) 351-8282

LANDSCAPE ARCHITECTS

www.mmsconsultants.net

ENVIRONMENTAL SPECIALISTS

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04/18/2025 PER CITY REVIEW - HEH

LOT 3B EASTSIDE COMMERCIAL SITE

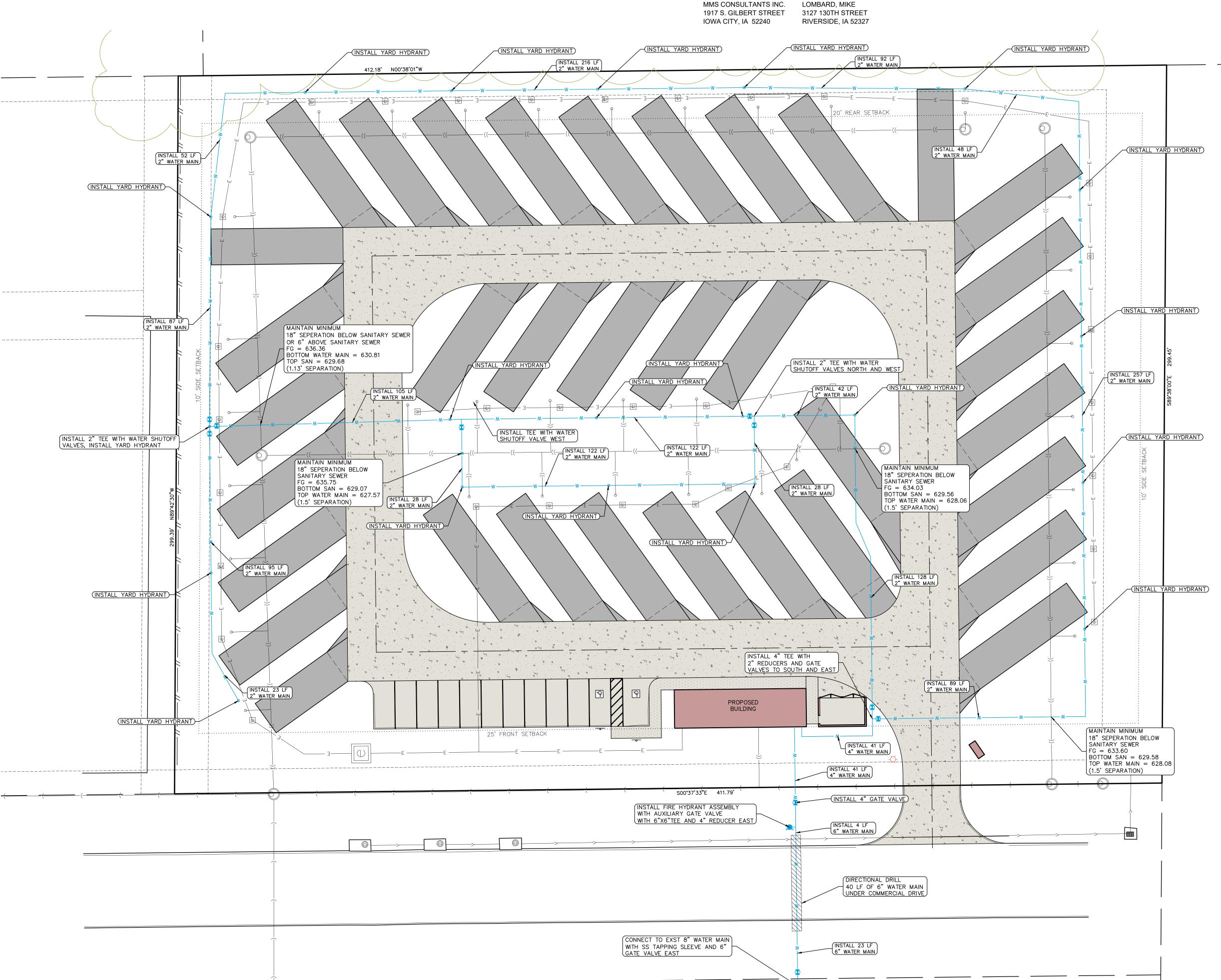
RIVERSIDE WASHINGTON COUNTY IOWA

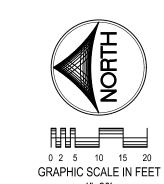
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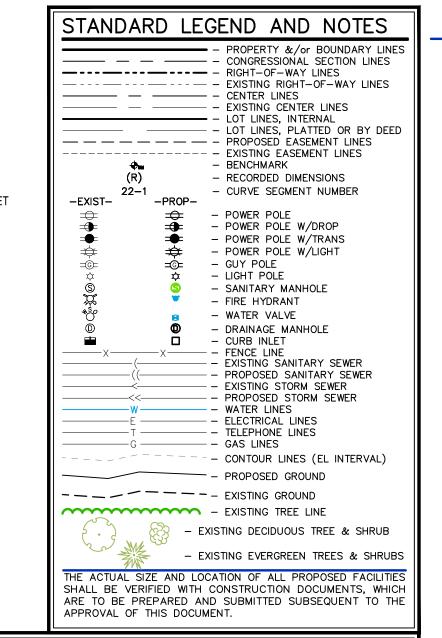
SITE PLAN LOT 3B, EASTSIDE COMMERCIAL SITE

RIVERSIDE, WASHINGTON COUNTY, IOWA

3127 130TH STREET







THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/292-8989 OF ANY DIGGING OR EXCAVATION.

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

NOTE: ALL PROPOSED SANITARY SEWER IS PRIVATE UNLESS OTHERWISE NOTED.

ALL PROPOSED WATERMAIN IS PRIVATE.

OVERALL SITE LAYOUT AND DIMENSION PLAN OVERALL SITE GRADING, **EROSION CONTROL AND SWPPP** DETAILED SITE GRADING PLAN-NORTH HALF DETAILED SITE GRADING PLAN-SOUTH HALF SITE SANITARY SEWER PLAN SITE WATER PLAN SITE ELECTRICAL PLAN

GENERAL NOTES AND DETAILS

SITE LANDSCAPE PLAN

2.83 AC

CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS **ENVIRONMENTAL SPECIALISTS** 1917 S. GILBERT ST IOWA CITY, IOWA 52240 (319) 351-8282 www.mmsconsultants.net

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SITE WATER PLAN

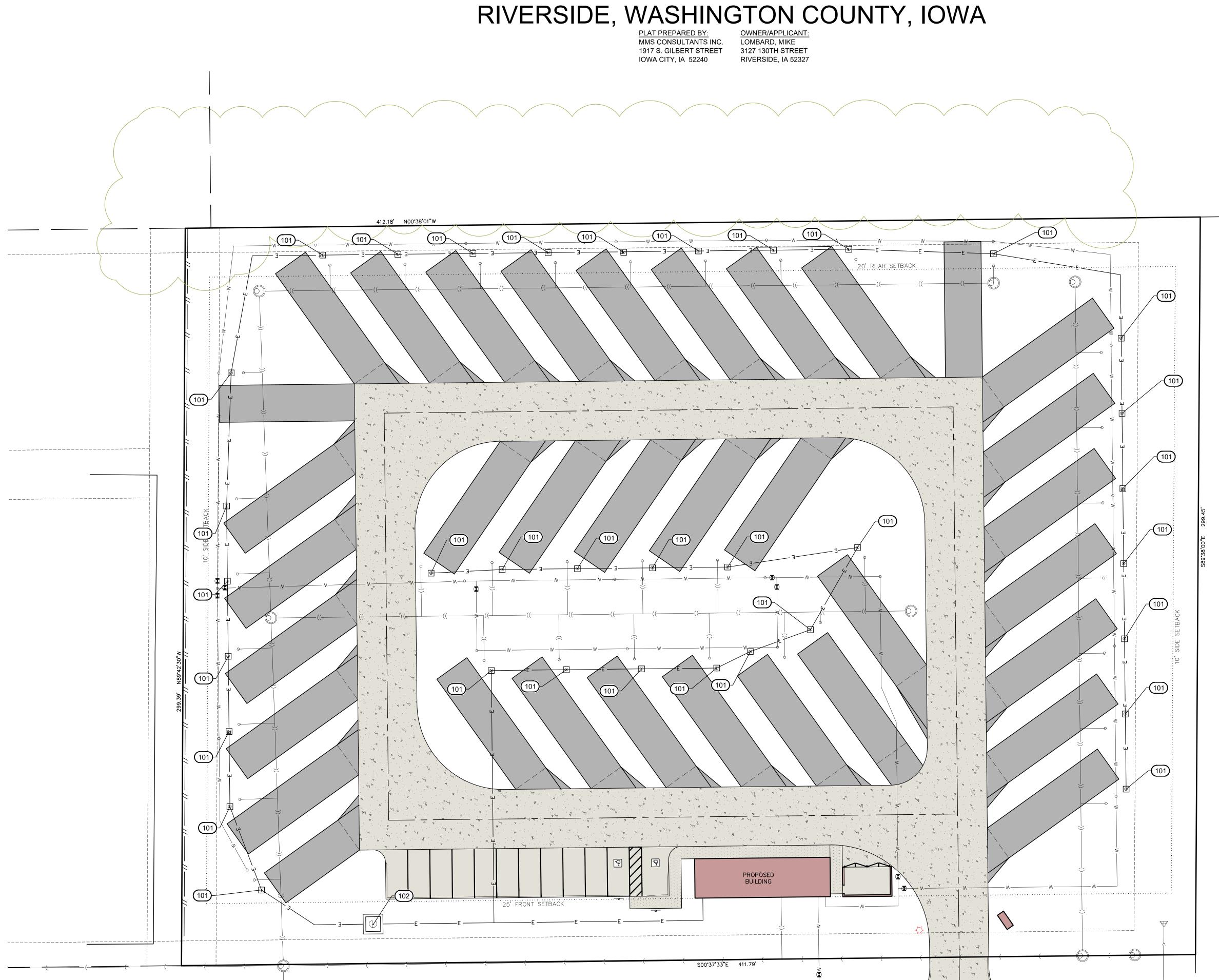
LOT 3B EASTSIDE COMMERCIAL SITE **RIVERSIDE** WASHINGTON COUNTY

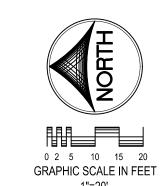
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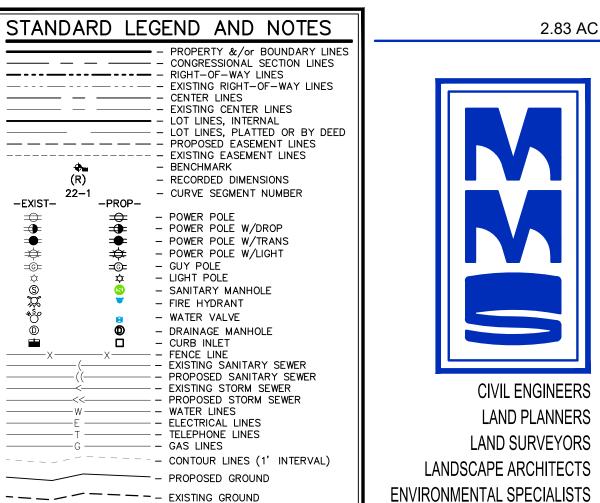
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MMS CONSULTANTS, INC. 05-10-2023 Designed by:

SITE PLAN LOT 3B, EASTSIDE COMMERCIAL SITE RIVERSIDE, WASHINGTON COUNTY, IOWA







NOTIFY IOWA /292-8989

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

- EXISTING DECIDUOUS TREE & SHRUE

- EXISTING EVERGREEN TREES & SHRUBS

THE CONTRACTOR SHALL NOTIFY IOWA
ONE CALL AT 811 OR 800/292-8989
NO LESS THAN 48 HRS. IN ADVANCE
OF ANY DIGGING OR EXCAVATION.
WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTITED CONSTRUCTION APEA IT SHALL BE THE RESPONSE

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

OVERALL SITE LAYOUT AND DIMENSION PLAN OVERALL SITE GRADING, EROSION CONTROL AND SWPPP DETAILED SITE GRADING PLAN-NORTH HALF DETAILED SITE GRADING PLAN-SOUTH HALF SITE SANITARY SEWER PLAN C161 SITE WATER PLAN C162 SITE ELECTRICAL PLAN C500 GENERAL NOTES AND DETAILS SITE LANDSCAPE PLAN

KEYNOTES

NUMBER KEYNOTE

101 INSTALL ELECTRIC BOX FOR RV HOOKUP

APPROXIMATE LOCATION FOR INSTALLATION OF TRANSFORMER PAD

SITE ELECTRICAL PLAN

1917 S. GILBERT ST.

(319) 351-8282

IOWA CITY, IOWA 52240

www.mmsconsultants.net

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LOT 3B
EASTSIDE COMMERCIAL
SITE
RIVERSIDE
WASHINGTON
COUNTY

IOWA

MMS CONSULTANTS, INC.

Date:

05-10-2023

Designed by:
BJC

Drawn by:
ADP
Checked by:
RLA

Project No:

C162

11138-003

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CIVIL ENGINEERS

LAND PLANNERS

LAND SURVEYORS

1917 S. GILBERT ST.

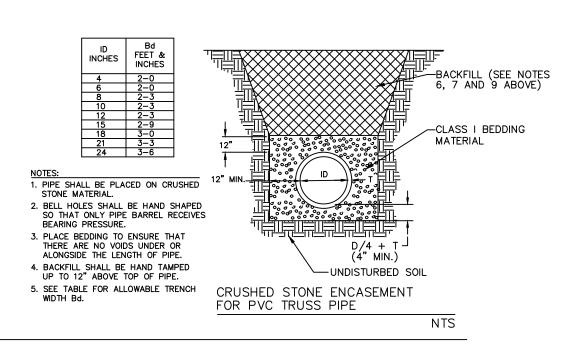
(319) 351-8282

LANDSCAPE ARCHITECTS

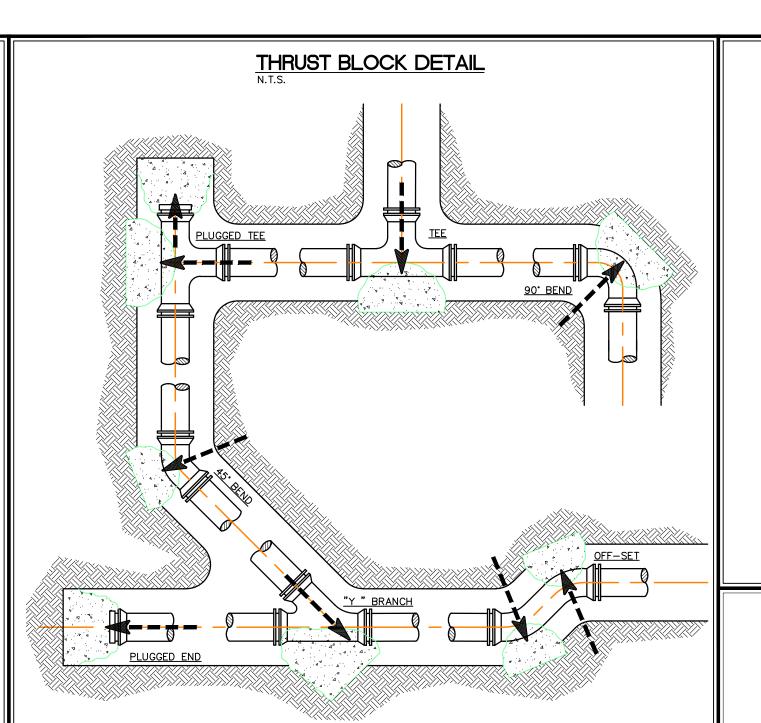
- 1) SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SUDAS STANDARD SPECIFICATIONS. CITY OF RIVERSIDE DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES SHALL PREVAIL.
- 2) CONTRACTOR SHALL PROVIDE CRUSHED STONE ENCASEMENT BEDDING FOR ALL SANITARY SEWER UNLESS NOTED OTHERWISE ON THE PLANS.
- 3) SANITARY SEWERS TO BE PVC TRUSS PIPE UNLESS NOTED OTHERWISE. SANITARY SEWER SERVICE LINES SHALL BE PVC, SDR 23.5 WITH GASKETED JOINTS. SANITARY SEWER SERVICE LINES SHALL BE 4" DIAMETER UNLESS NOTED OTHERWISE.
- 4) CONTRACTOR TO PROVIDE CLOW "BAND-SEAL" COUPLINGS FOR DISSIMILAR PIPE
- 5) 2" DIAMETER WATER MAIN SHALL BE SDR-21 PVC PIPE. 4" DIAMETER WATER MAIN SHALL BE DR-18 PVC PIPE. ALL WATER MAIN FITTINGS SHALL BE DUCTILE IRON WITH RETAINING GLANDS AND MEGALUGS. ALL FITTINGS FOR WATER MAIN SHALL BE RESTRAINED WITH THRUST BLOCKS. ALL WATER MAINS AND SERVICE LINES SHALL HAVE CLASS P-1 BEDDING PER IOWA DOT STANDARD ROAD PLAN SW-104. FOR ALL WATER LINE VALVES: THE VALVE BOX AND GATE VALVE UNDER AWWA SHOULD BE INCLUDED ALONG WITH A VALVE BOX CENTERING ADAPTOR.
- 6) SANITARY SEWER TRENCHES SHADED ON THE PROFILE VIEW SHALL BE BACKFILLED WITH EITHER OF THE FOLLOWING COMPACTED TO 95% STANDARD PROCTOR DENSITY:
- A. SUITABLE EXCAVATED MATERIAL. IF EXCAVATED MATERIAL IS NOT SUITABLE, THEN B. CRUSHED STONE AS SPECIFIED FOR GRANULAR TRENCH BACKFILL SHALL BE USED.
- 7) GRANULAR TRENCH BACKFILL SHALL BE CLASS A CRUSHED STONE CONFORMING TO I.D.O.T. STANDARD SPECIFICATION 4120.04 WITH 1" MAXIMUM AGGREGATE SIZE. COMPACT TO 95% STANDARD PROCTOR DENSITY.
- 8) ALL SANITARY SEWER SERVICE LINES CROSSING STREET RIGHT-OF-WAY SHALL BE BACKFILLED IN ACCORDANCE WITH THE PRECEDING NOTE.
- 9) WATER MAINS AND SERVICE LINES WITHIN STREET RIGHT OF WAYS OR WITHIN EASEMENTS ADJACENT TO THE STREET RIGHT OF WAYS SHALL BE BACKFILLED WITH EITHER OF THE FOLLOWING COMPACTED TO 95% STANDARD PROCTOR DENSITY:
- A. SUITABLE EXCAVATED MATERIAL. IF EXCAVATED MATERIAL IS NOT SUITABLE, THEN B. CRUSHED STONE AS SPECIFIED FOR GRANULAR TRENCH BACKFILL SHALL BE USED.
- 10) ALL SANITARY SEWER SERVICE LINES SHALL BE EXTENDED
- A. TO THE UTILITY EASEMENT LINE FOR THOSE LOCATIONS WHERE THE LOTS BEING SERVED ARE ON THE OPPOSITE SIDE OF THE STREET FROM THE SEWER MAIN.
- B. TO THE UTILITY EASEMENT LINE FOR THOSE LOCATIONS WHERE THE LOTS BEING SERVED ARE ADJACENT TO THE SEWER MAIN.
- THE FOLLOWING MINIMUM CLEARANCES MUST BE MAINTAINED:
- 11) WATER MAIN SHALL BE LOCATED 10 FEET HORIZONTALLY DISTANT FROM ALL SANITARY SEWER AND STORM SEWER.
- 12) WATER MAIN SHALL NOT PASS THROUGH NOR CONTACT A SEWER OR A SEWER MANHOLE. A MINIMUM HORIZONTAL SEPARATION OF 3 FEET SHALL BE MAINTAINED.
- 13) VERTICAL SEPARATION OF WATER MAINS CROSSING OVER ANY SANITARY SEWER SHOULD BE A MINIMUM OF 18-INCHES, MEASURED OUTSIDE TO OUTSIDE FROM THE CLOSEST EDGE OF EACH PIPE. IF PHYSICAL CONDITIONS PROHIBIT THIS SEPARATION, THE WATER MAIN SHALL NOT BE PLACED CLOSER THAN 6-INCHES ABOVE A SEWER OR 18-INCHES BELOW A SEWER. THE SEPARATION DISTANCE SHALL BE THE MAXIMUM FEASIBLE IN ALL CASES. WHERE THE SEWER CROSSES OVER OR LESS THAN 18 INCHES BELOW A WATER MAIN ONE FULL LENGTH OF SEWER PIPE OF WATER MAIN MATERIAL SHALL BE LOCATED SO BOTH JOINTS ARE AS FAR AS POSSIBLE FROM THE WATER MAIN. THE SEWER AND WATER PIPES MUST BE ADEQUATELY SUPPORTED AND HAVE WATERTIGHT JOINTS. A LOW PERMEABILITY SOIL SHALL BE USED FOR BACKFILL MATERIAL WITHIN 10 FEET OF THE POINT OF CROSSING.
- 14) WHERE THE WATER MAIN CROSSES SEWER, ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS ARE AS FAR AS POSSIBLE FROM THE SEWER. THE WATER AND SEWER PIPES MUST BE ADEQUATELY SUPPORTED AND HAVE WATER TIGHT JOINTS. A LOW PERMEABILITY SOIL SHALL BE USED FOR BACKFILL MATERIAL WITHIN 10-FEET OF THE POINT
- 15) NOMINAL DEPTH OF WATER MAIN = 5.5 FEET TO TOP OF PIPE.
- 16) WATER MAIN SHADED ON PLAN VIEW SHALL BE INSTALLED PRIOR TO PAVING.
- 17) ALL SANITARY SEWER AND SERVICE LINES SHALL BE AIR TESTED TO PASS THE FOLLOWING TEST:
- AIR TESTING A. PERFORM FROM MANHOLE-TO-MANHOLE AFTER BACKFILL.
- B. PLACE PNEUMATIC PLUGS: (1) SEALING LENGTH: EQUAL TO OR GREATER THAN PIPE DIAMETER, (2) CAPABLE OF RESISTING INTERNAL TEST PRESSURE WITHOUT EXTERNAL BRACING OR BLOCKING.
- C. INTRODUCE LOW-PRESSURE AIR INTO SEALED LINE AND ACHIEVE INTERNAL AIR PRESSURE 4 PSIG GREATER THAN MAXIMUM PRESSURE EXERTED BY GROUNDWATER ABOVE PIPE INVERT.
- D. LIMIT INTERNAL PRESSURE IN SEALED LINE BELOW 8 PSIG.
- E. ALLOW 2 MINUTES MINIMUM FOR AIR PRESSURE TO STABILIZE. DISCONNECT LOW-PRESSURE AIR HOSE FROM CONTROL PANEL.
- F. MINIMUM TIME FOR PRESSURE TO DROP FROM 3.5 TO 2.5 PSIG GREATER THAN MAXIMUM PRESSURE EXERTED BY GROUNDWATER ABOVE PIPE INVERT: PIPE DIAMETER, MINIMUM TIME, MINIMUM TIME, LONGER LENGTH,

min: s	ft	S
3: 46	597	0.380 L
5: 40	398	0.854 L
7: 34	298	1.520 L
9: 26	239	2.374 L
11: 20	199	3.418 L
14:10	159	5.342 L
17:00	133	7.692 L
19:50	114	10.470 L
22: 40	99	13.674 L
25: 30	88	17.306 L
28: 20	80	21.366 L
31:10	72	25.852 L
34: 00	66	30.768 L
	3: 46 5: 40 7: 34 9: 26 11: 20 14: 10 17: 00 19: 50 22: 40 25: 30 28: 20 31: 10	3: 46 597 5: 40 398 7: 34 298 9: 26 239 11: 20 199 14: 10 159 17: 00 133 19: 50 114 22: 40 99 25: 30 88 28: 20 80 31: 10 72

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



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



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

THRUST BLOCK MINIMUM BEARING AREA (IN SQUARE FEET)

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

— Sanitary Sewer Main Trench Wall—

Service Line-

TRASH ENCLOSURE DETAIL

NOTE: DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH MATERIALS CONSISTENT WITH THOSE USED ON

HE BUILDINGS AND IN ACCORDANCE

-BOND BEAM -SEE

-GRADE

WALL SECTION

FOUNDATION

-CONCRETE FOOTING

WITH CITY STANDARDS.

SANITARY SEWER SERVICE STUB

FRONT VIEW

PLAN VIEW

ACCESSIBLE PARKING SYMBOL

- PROPOSED FIRE

OR DOMESTIC

FLANGE X MECHANICAL JOINT

PROVIDE ADJUSTABLE VALVE BOX.

NOTE: DIAMETER OF MAIN AND SERVICE

LIVE TAP DETAIL

- EXISTING WATER MAIN

- FULL BODY DUCTILE IRON

TAPPING SLEEVE

YARD HYDRANT DETAIL

LEVEL

GALVALNIZED

3/4" WATER LINE

Place bedding and backfill material as required for sewer main.

FIGURE 4010.201 STANDARDROAD PLAN

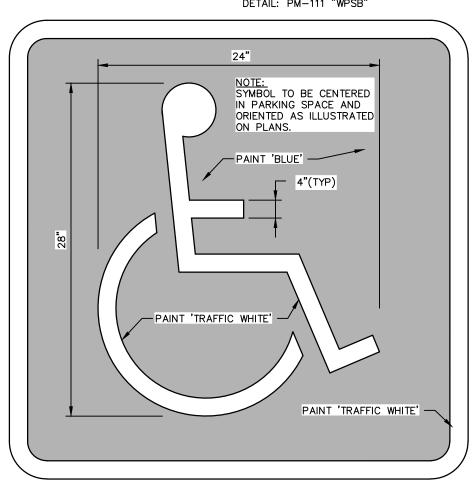
SUDAS DIRECTOR DESIGN METHODS ENGIN

SANITARY SEWER SERVICE STUB

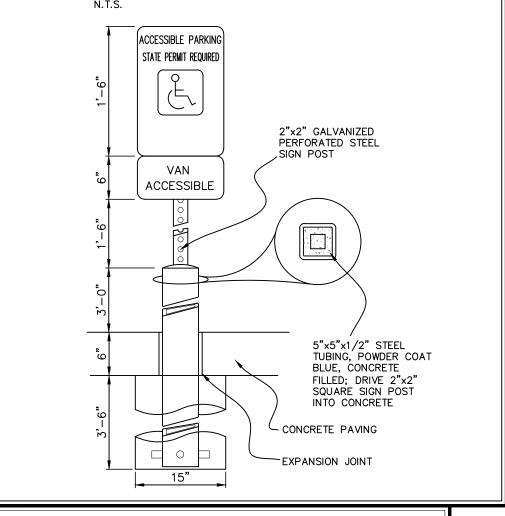
② Service Line Slope:
4 inch: 2% to 5%
6 inch and greater: 1% to 5%

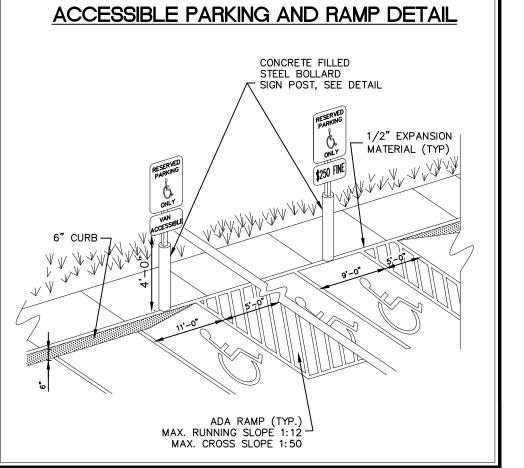
CONNECTION

IOWA STANDARD ROAD PLAN DETAIL: PM-111 "WPSB"



ACCESSIBLE SIGN DETAIL





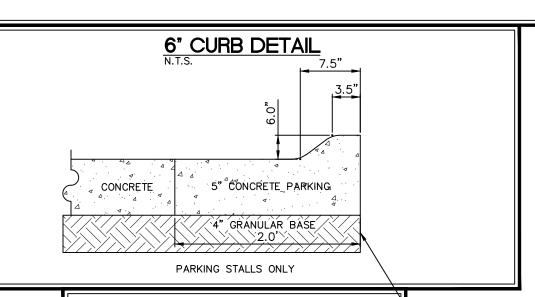
- 1) I.D.O.T. CLASS C-3 CONCRETE SHALL BE USED, UNLESS NOTED OTHERWISE.
- 2) CITY OF RIVERSIDE DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES

PAVING CONSTRUCTION NOTES

- 3) PAVEMENT JOINTS SHALL CONFORM TO I.D.O.T. STANDARD ROAD PLANS PV-1
- 4) ALL SAWED PAVEMENT JOINTS SHALL BE SEALED.

CURRENT REVISION.

5) INSTALL "CD" TRANSVERSE CONTRACTION JOINTS FOR 8" PCC PAVEMENT. "C" TRANSVERSE CONTRACTION JOINTS SHALL BE USED FOR 7" PCC PAVEMENT.



Q 4" GRANULAR BASE

TYPICAL DRIVE SECTION COMPACT SUBGRADE TO 95% STANDARD PROCTOR FOR A DEPTH OF 12 INCHES PAVEMENT

ENVIRONMENTAL SPECIALISTS IOWA CITY, IOWA 52240 www.mmsconsultants.net

05/30/2023 PER CITY REVIEW - HEH 06/15/2023 PER CITY COMMENTS - ADP 04/08/2025 REVISE PAVEMENT PER CLIENT - HEH 04/18/2025 PER CITY REVIEW - HEH

GENERAL NOTES AND DETAILS

LOT 3B EASTSIDE COMMERCIAL SITE

RIVERSIDE WASHINGTON COUNTY IOWA

OVERALL SITE LAYOUT AND

EROSION CONTROL AND SWPPP

DETAILED SITE GRADING PLAN-

DETAILED SITE GRADING PLAN-

SITE SANITARY SEWER PLAN

GENERAL NOTES AND DETAILS

OVERALL SITE GRADING

DIMENSION PLAN

NORTH HALF

SOUTH HALF

SITE WATER PLAN

SITE ELECTRICAL PLAN

SITE LANDSCAPE PLAN

C120

C142

C160

C161

C162

C500

L100

MMS CONSULTANTS, INC.

05-10-2023 Designed by: Field Book No: Drawn by: Checked by: Project No:

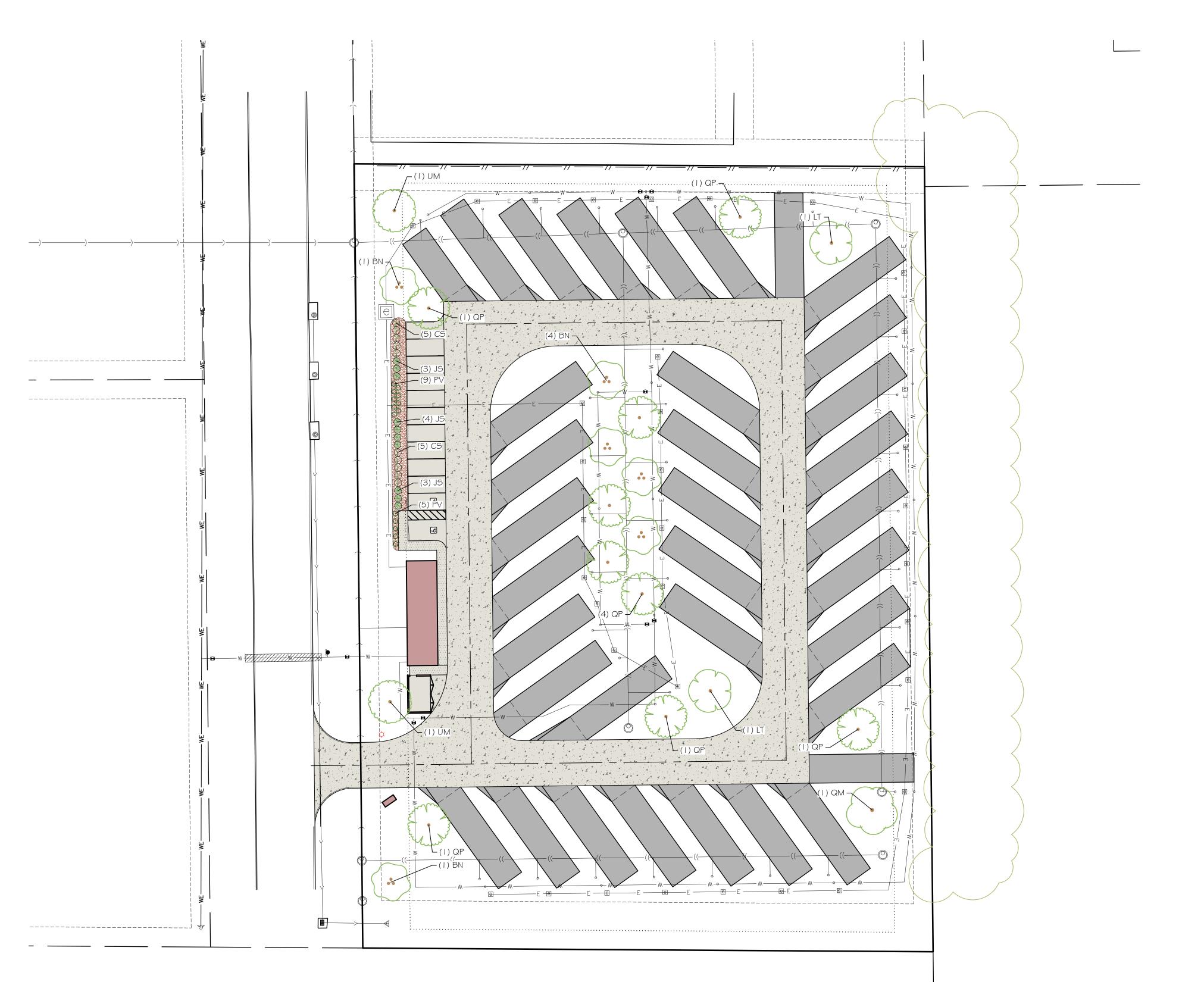
11138-003

SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

SITE PLAN LOT 3B, EASTSIDE COMMERCIAL SITE RIVERSIDE, WASHINGTON COUNTY, IOWA

GRAPHIC SCALE IN FEET

PLAT PREPARED BY: OWNER/APPLICANT: LOMBARD, MIKE 1917 S. GILBERT STREET 3127 130TH STREET IOWA CITY, IA 52240



LANDSCAPE REQUIREMENTS

25% OPEN SPACE REQUIRED - 123,339 X 0.25 = 30,835 SF

I TREE PER 1,500 SF OF REQUIRED OPEN SPACE
- 30,835 / 1,500 = 20 TREES

I SHRUB PER 1,000 SF OF REQUIRED OPEN SPACE - 30,835 / 1,000 = 30 SHRUBS

PLANT SCHEDULE

<u> </u>	01160	0 11						
SHADE TREES		CODE	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE H. X W.
•		BN	6	Betula nigra	River Birch	2" Cal.	B¢B	60` x 45`
		LT	2	Liriodendron tulipifera	Tulip Tree	2" Cal.	В¢В	80` x 50`
		QM	1	Quercus macrocarpa	Bur Oak	2" Cal.	В¢В	80` x 80`
		QP	9	Quercus palustris	Pın Oak	2" Cal.	В¢В	60` x 40`
		UM	2	Ulmus x `Morton Glossy` TM	Triumph Elm	2" Cal.	B≰B	60` x 40`
SHRUBS		CODE	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE H. X W.
		C5	10	Cornus sericea `Farrow` TM	Arctic Fire Red Twig Dogwood	24" Ht.	Container	4` x 4`
EVERGREEN SH	HRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE H. X W.
		JS	10	Juniperus squamata `Blue Star`	Blue Star Juniper	I 2" Ht.	Container	3` x 4`
ORNAMENTAL	GRASSES_	CODE	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE H. X W.
		PV	14	Panicum virgatum `Prairie Fire`	Prairie Fire Switch Grass	24" Ht.	Container	4` x 3`

STANDARD LEGEND AND NOTES
- PROPERTY &/or BOUNDARY LINES - CONGRESSIONAL SECTION LINES - RIGHT-OF-WAY LINES - EXISTING RIGHT-OF-WAY LINES - CENTER LINES - EXISTING CENTER LINES - LOT LINES, INTERNAL - LOT LINES, PLATTED OR BY DEED - PROPOSED EASEMENT LINES - EXISTING EASEMENT LINES - EXISTING EASEMENT LINES - BENCHMARK (R) RECORDED DIMENSIONS - CURVE SEGMENT NUMBER - POWER POLE - POWER POLE W/DROP - POWER POLE W/TRANS - POWER POLE W/LIGHT - POWER POLE W/LIGHT - SE GUY POLE - SANITARY MANHOLE - FIRE HYDRANT - FIRE HYDRANT - FIRE HYDRANT - WATER VALVE - DRAINAGE MANHOLE - CURB INLET - FENCE LINE - EXISTING SANITARY SEWER - PROPOSED SANITARY SEWER - PROPOSED SANITARY SEWER - PROPOSED SANITARY SEWER - PROPOSED STORM SEWER - PROPOSED
- PROPOSED GROUND
- EXISTING TREE LINE
- EXISTING DECIDUOUS TREE & SHRUB - EXISTING EVERGREEN TREES & SHRUBS
THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.

OVERALL SITE LAYOUT AND DIMENSION PLAN OVERALL SITE GRADING, EROSION CONTROL AND SWPPP DETAILED SITE GRADING PLAN-NORTH HALF DETAILED SITE GRADING PLAN-SOUTH HALF SITE SANITARY SEWER PLAN SITE WATER PLAN SITE ELECTRICAL PLAN GENERAL NOTES AND DETAILS

SITE LANDSCAPE PLAN

C162

L100

CIVIL ENGINEERS

LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS **ENVIRONMENTAL SPECIALISTS** 1917 S. GILBERT ST. IOWA CITY, IOWA 52240 (319) 351-8282 www.mmsconsultants.net

05/30/2023 PER CITY REVIEW - HEH 06/15/2023 PER CITY COMMENTS - ADP 04/08/2025 REVISE PAVEMENT PER CLIENT - HEH 04/18/2025 PER CITY REVIEW - HEH

SITE LANDSCAPE PLAN

LOT 3B EASTSIDE COMMERCIAL SITE RIVERSIDE WASHINGTON COUNTY

IOWA

MMS CONSULTANTS, INC. 05-10-2023

11138-003

RESOLUTION #2025-32

RESOLUTION TO APPROVE SITE PLAN FOR COMMERCIAL DRIVE RV CAMPGROUND

WHEREAS, the Planning & Zoning Commission of the City of Riverside met on April 29th, 2025 to review the submission of a site plan for the Commercial Drive RV Campground; and

WHEREAS, the site plan was approved by the Riverside Planning & Zoning Commission; so

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Riverside, lowa does hereby approve the submitted site plan for the Commercial Drive RV Campground.

BE IT FURTHER RESOLVED, by the City Council of Riverside, Iowa that the Mayor and City Administrator are hereby authorized and directed to execute said resolution.

It was moved by Councilpersonthe foregoing resolution.	, seconded by Councilperson to approve
Roll Call: Sexton, Schneider, Kiene, Mills	s, Rogerson
Ayes:	
Nays:	
Absents:	
PASSED AND APPROVED by the River	side City Council on this 5 th day of May 2025.
Signed:	Date
Allen Schneider, May	/or
Attest:	Date
Stephanie Thomann, City Cle	



1824. 25

Remit to: L L Pelling Co. P.O. Box 230

Riversdie, City of

North Liberty IA 52317

www.llpelling.com

To: Riverside, City of

Contract:

PO Box 188 Riverside, IA 52327-0188



INVOICE

Invoice #:	30832
Date:	4/30/2025
Customer#:	100196
Cust Job :	1824.25.1.CityofRiverside
Cust PO:	
Total Due:	23,212.40

emailed 4/30/25

▲ PLEASE RETURN TOP PORTION OF INVOICE WITH PAYMENT ▲

Contract Item	Quantity	Unit Price	U/M	Amount
10 Kleopfer-#118 to South E Side- B	267.00	2.90	SY	774.30
11 Maple- S Boise to West- B	213.00	2.90	SY	617.70
12 River St- East end to Wset- B	1,222.00	2.90	SY	3,543.80
13 Parking- B	244.00	2.90	SY	707.60
14 2nd- Washburn to East- B	653.00	2.90	SY	1.893.70
15 Glasglow- Railroad to Hwy 22- B	467.00	2.90	SY	1,354.30
6 Railroad- Washington to East End- B	1,773.00	2.90	SY	5,141.70
7 Washington- Hwy 22 to South- B	1,332.00	2.90	SY	3,862.80
8 Cold Mix Patching	17.15	310.00	TON	5,316.50

Contract terms prevail if contract and terms are present. Otherwise, payment is due on receipt of invoice. 1 3/4% Service Fee will be charged on all past due accounts (21% per annum). Any expenses incurred to collect past due accounts, including attorney fees, will be reimbursed by owner.

Total Due This Invoice :

23,212.40

RESOLUTION #2025-XX

RESOLUTION TO RESCIND RESOLUTION #2025-25 AND REAPPROVE STREET MAINTENANCE INVOICE FROM L.L. PELLING

WHEREAS, the City of Riverside City Council, at the recommendation of the Streets & Parks Department, approved Resolution #2025-25 for street repairs and maintenance from L.L. Pelling in an amount not to exceed \$25,545.90 on March 17, 2025.

WHEREAS, the invoice underestimated the amount of cold patch needed and resulted in a cost overage of \$666.50.

NOW, THEREFORE, BE IT RESOLVED, the City of Riverside City Council does hereby rescind Resolution #2025-25 and approves the street repair and maintenance work completed by L.L. Pelling in the amount of \$26,212.40.

BE IT FURTHER RESOLVED, by the City Council of Riverside, Iowa, that the Mayor and City Administrator are hereby authorized and directed to execute said resolution.

seconded by Councilperson

It was moved by Councilperson

	noved by Councilperson g resolution.	, seconded by Councilperson	_ to approve the
Roll Cal	II: Rogerson, Kiene, Sexton, Schne	eider, Mills	
Ayes:			
Nays:			
Absents	:		
PASSEI	D AND APPROVED by the Riversi	ide City Council on this 5 th day of May	<i>ı</i> 2025.
Signed:		_ Date:	_
	Allen Schneider, Mayor		
Signod:		Data	
Signed:		_ Date:	_
	Stephanie Thomann, City Clerk		

RESOLUTION #2025-XX

RESOLUTION TO APPROVE THE HIRE OF A PART TIME EMPLOYEE FOR SEASONAL PARK MAINTENANCE

WHEREAS, the City of Riverside, Iowa, wishes to provide well maintained public areas.
NOW, THEREFORE, BE IT RESOLVED, the City of Riverside City Council, hereby approves the part time employment of for Seasonal Parks Maintenance at a rate of \$18.00 per hour with IPERS.
BE IT FURTHER RESOLVED, by the City Council of Riverside, lowa that the Mayor and Cit Administrator are hereby authorized and directed to execute said resolution.
It was moved by Councilperson, seconded by Councilperson to approve the foregoing resolution.
Roll Call: Rogerson, Kiene, Sexton, Schneider, Mills
Ayes:
Nays:
Absents:
PASSED AND APPROVED by the Riverside City Council on this 5 th day of May 2025.
Signed: Date:
Allen Schneider, Mayor
Signed: Date:
Stephanie Thomann, City Clerk

Keeping insurance human



EMC ACV Work Sheet

Owner:			City of Riv	verside			Date:
Claim #:	Y00020708	Branch:		Date of Loss:	4/6/2025		Adjuster:
Year:	2010	Make:	Polaris	Model:			Ranger
VIN #:	4	XATH76A	6A2884814	Mileage:			
	Average of DC tments:	l Market R	eport and J.D. Skid atta		= + +	\$ \$ \$	5,549.00 5,951.00 - -
Experian In Prior Dama	fo: (ge Deduction	Clean title =	None	Tax @ %	+ - - - - ACV = 0 ransfer Fees	\$ \$ \$ \$ \$	11,500.00
EMC Ta	kes Posse	ession (of Vehicle		(If Applicable) ement Offer	\$	11,500.00 500.00
	settle	d on-		Net Settlement	Offer =	\$ \$	11,000.00
Salvage	Location:	(Complete Burn	Reference #			
Appr	raiser:		Kristie Keller				