



One University Place Construction Update 5
02/14/16

The upper deck for the second floor has been poured and we will begin seeing more construction on the condominiums on the second floor. Concrete block walls for the first floor have been completed. Plumbing and electrical work continues on the lower level and the first floor. These areas are heated and enables construction to progress at a good pace. Cold weather has slowed some of the outside work. A landscaping plan for the east ravine should be completed in March. The City Council and residents will be looking at drawings for the addition of a left hand turning lane on Melrose into the development and the modification of the Sunset-Melrose intersection for greater efficiency at a Public Hearing on March 8.

Attached to this report is the portion of the February 2016 [City Engineer's report](#) to City Council that relate to the OUP project, and to the public improvements project for the Sunset/Melrose intersection. MMS Engineering has submitted [Public Improvements Plan](#) drawings. There is also a link to a [water main improvement document](#) that was the subject of council discussion. At this time a route for the water main has not been decided. Also attached is [City Building Inspector Terry Goerdts' update](#) in the February 2016 Building/Zoning/Sanitation Report. The [McComas-Lacina minutes](#) of the weekly construction update meeting for 2-10-16 is also included

MEMORANDUM

TO: University Heights, Mayor, Council, and Staff
FROM: Josiah Bilskemper, P.E.
DATE: February 6, 2016
RE: City Engineer's Report

(3) One University Place – East Ravine Work

- a. Jeff Maxwell reports that their landscape architect (Confluence) has already started working with Judy Joyce to prepare an updated landscaping plan for the east ravine. This design exercise is not completed yet, but a draft of the proposed landscaping will be provided to the city council for review as soon as it is ready.
- b. The grading work in the east ravine got underway last fall, but was not fully completed before the winter weather moved in. Conditions remain the same with final grading and as-built survey for verification still to come when the weather improves.

(4) One University Place – Public Improvements Project

- a. Review of the construction drawings and specifications are underway. We have attended meetings with MMS to discuss water main with the City of Iowa City water department, coordination meetings for the new traffic signals, and correspondence from MidAmerican Energy regarding overhead utility poles at the intersection.
- b. Here is the current schedule developed by MMS:

Tuesday, March 8, 2016	Public Hearing (Proposed Plans and Specs)
Thursday, March 24, 2016	Receive and Open Bids
Tuesday, March 29, 2016	Special Council Meeting – Award Contract
April 5, 2016	Earliest Construction Start Date
T.B.D.	Construction Completion Date

- c. The schedule above proposes holding a special council meeting on Tuesday, March 29th to consider the bids and award a construction contract. Confirming and setting the date for the special meeting can occur at the March council meeting.
- d. One particular item of review that I would like to bring to your attention is the planned new water main to be extended north on Sunset Street along the length of the developer's property.
 - i. It is the policy of the Iowa City Water Department that when new development occurs, they require the project extend water main to the edge of the property for future extension.
 - ii. It just so happens that in this case, there is an existing water main with a dead- end on the east side of the Sunset and Grand intersection. Extending the water main north along Sunset Street to the edge of the development property will bring a water main closer to the dead-end pipe on Grand.
 - iii. This will allow the City of Iowa City to undertake a project in the future to connect these water mains, creating a loop feed that will improve water pressures and reduce the number of future outages in situation where repairs are needed (because they can isolate the repair area and continue supplying water from two directions).

- iv. The last draft of the construction drawings showed installing this water main on the west side of the street (the ravine side of the street). The water main would be drilled underground at two locations to get under two large trees along the edge of the ravine. Since there is not much room between the street and the edge of the ravine, the alignment of the water main pipe would be very near the trunk of the trees. This creates an unknown risk that even though the pipe is drilled underground, there could be possible impact to any deep roots directly below the trunk.
 - v. We are planning to proceed by moving this water main to the east side of the street, thereby eliminating this potential impact to the two existing large trees along the top of the ravine (both now from a construction standpoint, and possibly in the future from a maintenance or repair standpoint). The new water main would be located behind the sidewalk on the east side of the street, within the city's right-of-way, and extended to a point equal to the north corner of the developer's property. A hydrant will be located at the end of the main and placed near this property line.
 - vi. I'll review this again briefly with council during my engineering report, be available for questions, and will seek consensus from council on proceeding with this revised location to avoid potential impact to the trees along the top of the ravine.
 - vii. Attached sketch shows initial routing considered on the west side, and the revised concept to install water main on the east side of Sunset Street.
- e. The developer still needs to provide, and the council will need to take action on, required legal documentation for the acquisition of additional right-of-way on the north side of the intersection. As shown in the approved PUD, and on the construction drawings, a portion of the developer's property will be converted to city right-of-way near the intersection to accommodate the realignment. This item will likely be addressed at the March council meetings.

Please feel free to contact me if you have any questions about these or any other items.

JDB

ONE UNIVERSITY PLACE - PUBLIC IMPROVEMENTS

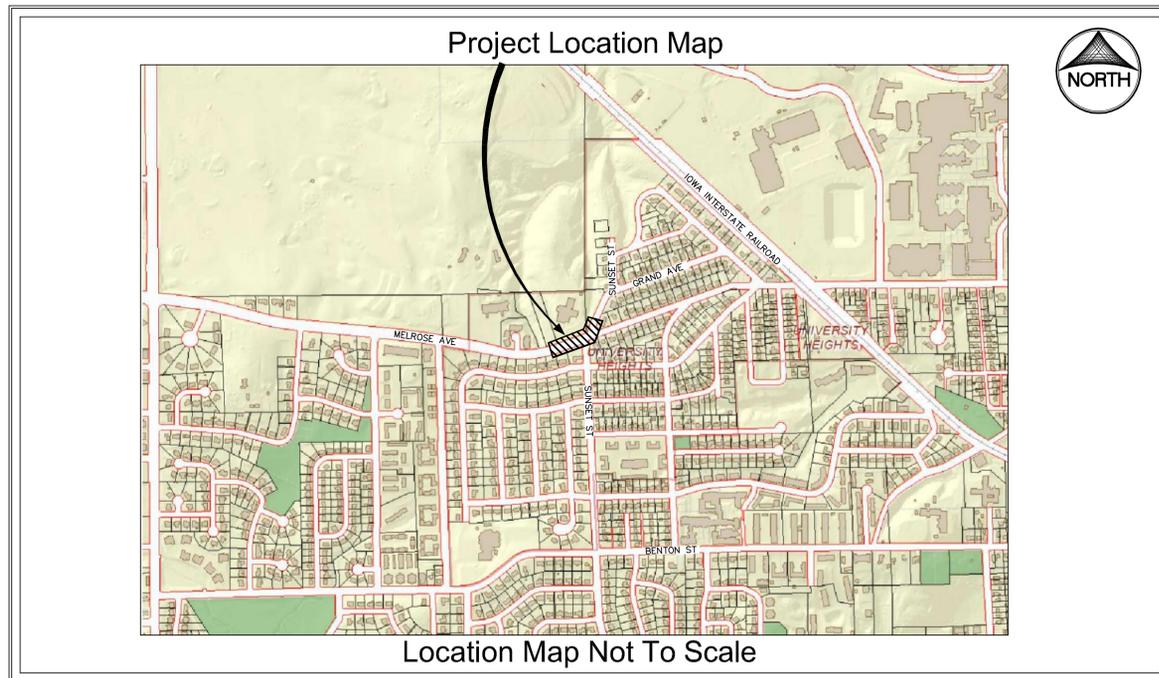
UNIVERSITY HEIGHTS, IOWA



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
08/07/15	90% CONSTRUCTION SET
10/27/15	PER CITY COMMENTS -JRM
11/04/15	PER CITY COMMENTS -JRM/MAK
01/08/15	PER CITY COMMENTS -PVA/MAK



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
-	BENCHMARK
-	RECORDED DIMENSIONS
-	CURVE SEGMENT NUMBER
-	POWER POLE
-	POWER POLE W/DROP
-	POWER POLE W/TRANS
-	POWER POLE W/LIGHT
-	GUY POLE
-	LIGHT POLE
-	SANITARY MANHOLE
-	FIRE HYDRANT
-	WATER VALVE
-	DRAINAGE MANHOLE
-	CURB INLET
-	FENCE LINE
-	EXISTING SANITARY SEWER
-	PROPOSED SANITARY SEWER
-	EXISTING STORM SEWER
-	PROPOSED STORM SEWER
-	WATER LINES
-	ELECTRICAL LINES
-	TELEPHONE LINES
-	GAS LINES
-	CONTOUR LINES (1' INTERVAL)
-	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.

Sheet Index

1.	COVER SHEET
2.	DETAILS
3.	DETAILS AND OFFSITE TEMPORARY SIDEWALK GRADING
4.	DEMOLITION PLAN
5.	GRADING AND UTILITY PLAN
6.	DIMENSION PLAN
7.	PAVEMENT JOINTING PLAN
8.	STRIPING AND SIGNAGE PLAN
9.	TRAFFIC CONTROL PLAN: PHASE 1 & 7
10.	TRAFFIC CONTROL PLAN: PHASE 2
11.	TRAFFIC CONTROL PLAN: PHASE 3
12.	TRAFFIC CONTROL PLAN: PHASE 4
13.	TRAFFIC CONTROL PLAN: PHASE 5
14.	TRAFFIC CONTROL PLAN: PHASE 6
15.	TRAFFIC CONTROL PLAN: WESTBOUND DETOUR ROUTE FOR PHASES 2 AND 3

BENCHMARK INFORMATION	
BM NO. 1	CUT "X" SET ON THE BACK OF A 4" CONCRETE SIDEWALK, LOCATED IN THE SOUTH RIGHT OF WAY OF MELROSE AVENUE, IN LINE WITH THE EAST BACK OF CURB LINE OF BIRKDALE COURT, AND 22.8± EAST/NORTHEAST OF A POWER POLE WITH A TRANSFORMER. ELEVATION: 776.60 (NAVD 88) DATUM
BM NO. 2	CUT "X" SET IN THE MIDDLE OF AN INTAKE, AT THE BACK OF CURB LINE, SAID INTAKE IS LOCATED ON THE NORTH EDGE OF MELROSE AVENUE, 52± WEST OF THE ENTRANCE TO ST. ANDREWS CHURCH, 1300 MELROSE AVENUE, IOWA CITY. ELEVATION: 779.55 (NAVD 88) DATUM

HORIZONTAL CONTROL			
POINT	NORTHING	EASTING	DESCRIPTION
H1	1947.03	1751.85	SEE BENCHMARK NO. 1 DESCRIPTION
H2	2010.77	2204.91	CUT "X" SET ON THE FACE OF A 4" CONCRETE SIDEWALK, LOCATED IN THE SOUTH RIGHT OF WAY OF MELROSE AVENUE, WHERE SAID SIDEWALK TAKES SOUTH TO STAY PARALLEL WITH THE RIGHT TURN LANE, 112.8± EAST OF THE ENTRANCE TO ST. ANDREWS CHURCH, 1300 MELROSE AVENUE, IOWA CITY.
H3	2415.97	2573.71	CUT "X" SET IN THE MIDDLE OF A 4" CONCRETE SIDEWALK, LOCATED IN THE SOUTH RIGHT OF WAY OF SUNSET STREET, SAID "X" BEING 203.9± NORTH OF THE NORTH EDGE OF A DRIVE FOR A RESIDENCE WITH AN ADDRESS OF 104 SUNSET STREET, IOWA CITY.

UTILITIES

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL 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.

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

RONALD L. AMELON, P.E. Iowa Lic. No. 14201

My commission expires on December 31, 20____.

Pages covered by this seal: _____

SEAL

DRAFT

COVER SHEET

ONE UNIVERSITY PLACE
PUBLIC IMPROVEMENTS

UNIVERSITY HEIGHTS
JOHNSON COUNTY
STATE OF IOWA

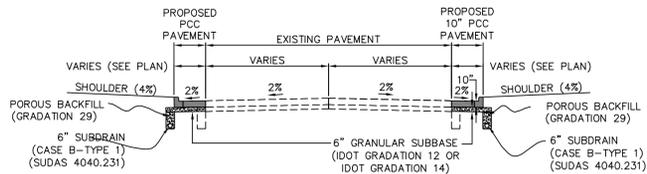
MMS CONSULTANTS, INC.

Date: **7-27-2015**

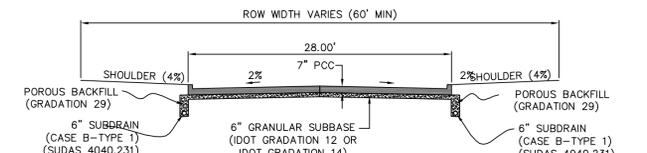
Designed by: RLA	Field Book No:
Drawn by: MAK	Scale: N/A
Checked by: RLA	Sheet No: 1

Project No: IOWA CITY 5136012

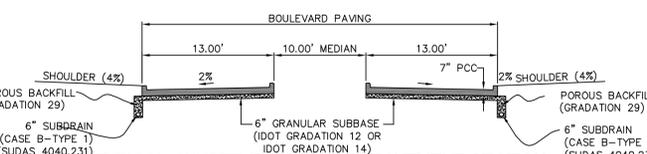
of 15



TYPICAL MELROSE PAVEMENT SECTION
N.T.S.



TYPICAL SUNSET (NON BOULEVARD) PAVEMENT SECTION
N.T.S.

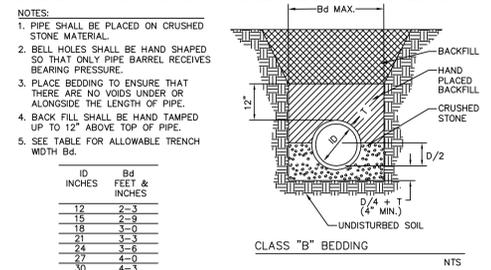


TYPICAL SUNSET (BOULEVARD) PAVEMENT SECTION
N.T.S.

STORM SEWER CONSTRUCTION NOTES

- CITY OF UNIVERSITY HEIGHTS DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES PREVAIL. ALL MANHOLE AND INTAKE CASTINGS SHALL HAVE THE WORDS "STORM SEWER" CAST INTO THE LID.
- ALL STORM SEWERS SHALL BE CLASS 3 RCP UNLESS NOTED OTHERWISE IN THE PLANS.
- AT PLACES WHERE A FLARED END SECTION IS REQUIRED, PIPE LENGTH INCLUDES THE FLARED END. THE LAST TWO JOINTS ARE TO BE TIED WHERE FLARED END SECTIONS ARE REQUIRED.
- ALL STORM SEWERS SHALL BE PROVIDED WITH CLASS "B" BEDDING, UNLESS NOTED OTHERWISE.
- STORM SEWER TRENCHES SHOWN ON THE PROFILE VIEW SHALL BE BACKFILLED WITH EITHER OF THE FOLLOWING COMPACTED TO 95% STANDARD PROCTOR DENSITY:
 - SUITABLE EXCAVATED MATERIAL. IF EXCAVATED MATERIAL IS NOT SUITABLE, THEN
 - CRUSHED STONE AS SPECIFIED FOR GRANULAR TRENCH BACKFILL SHALL BE USED.
- GRANULAR TRENCH BACKFILL SHALL BE CRUSHED STONE CONFORMING TO I.D.O.T. STANDARD SPECIFICATION 4120.04 WITH 1" MAXIMUM AGGREGATE SIZE. COMPACT TO 95% STANDARD PROCTOR DENSITY.
- THE ENTIRE DEPTH OF TRENCH FOR STORM SEWERS UNDER PUBLIC STREET PAVEMENT SHALL BE BACKFILLED WITH CLASS "A" CRUSHED STONE.
- ALL STORM SEWERS SHALL HAVE CONFINED "O" RING GASKETS OR PROFILE GASKETS. STORM SEWERS 36" AND SMALLER SHALL HAVE BELL AND SPIGOT JOINTS. STORM SEWERS LARGER THAN 36" MAY HAVE TONGUE AND GROOVE JOINTS. NO MASTIC JOINTS ALLOWED.
- ALL PIPE SHALL BE CERTIFIED.
- ALL STORM INTAKES SHALL BE A MINIMUM OF 48 INCHES FROM TOP OF CURB/RIM TO SUBGRADE. IF INVERT ELEVATIONS ARE INSUFFICIENT TO PROVIDE THIS REQUIRED DEPTH, THE CONTRACTOR TO PROVIDE DEEPER STRUCTURE AND POUR CONCRETE FILLET IN INTAKE TO MAKE INTAKE PIPES DRAIN AT INVERT ELEVATIONS LISTED.
- LIFT HOLES IN STORM SEWER WILL NOT BE ALLOWED.
- PROVIDE CONCRETE FILLETS IN ALL NEW & EXISTING DRAINAGE STRUCTURES PER REFERENCED DETAILS.
- CONTRACTOR SHALL PROVIDE A 5 YEAR MAINTENANCE BOND FOR ALL PUBLIC STORM SEWER.

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 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.

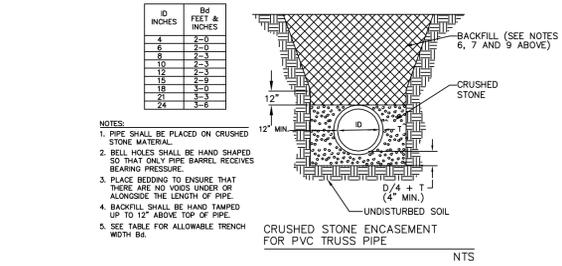


ID INCHES	Bd FEET & INCHES
12	2'-3"
15	2'-9"
18	3'-0"
21	3'-6"
24	3'-6"
30	4'-3"
36	4'-9"
42	5'-6"

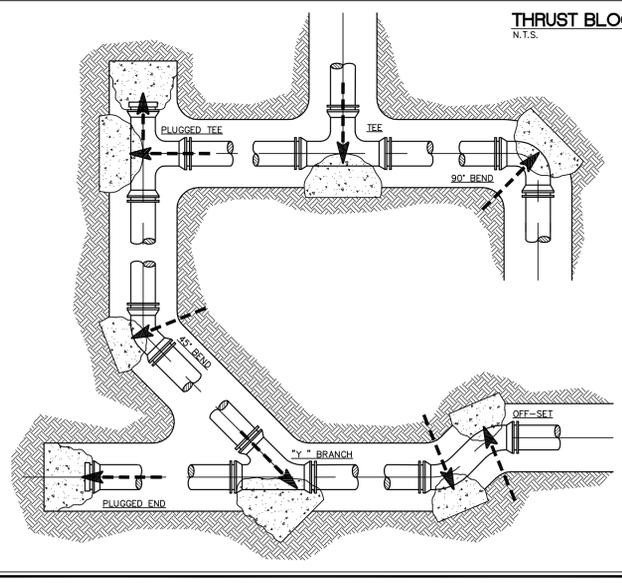
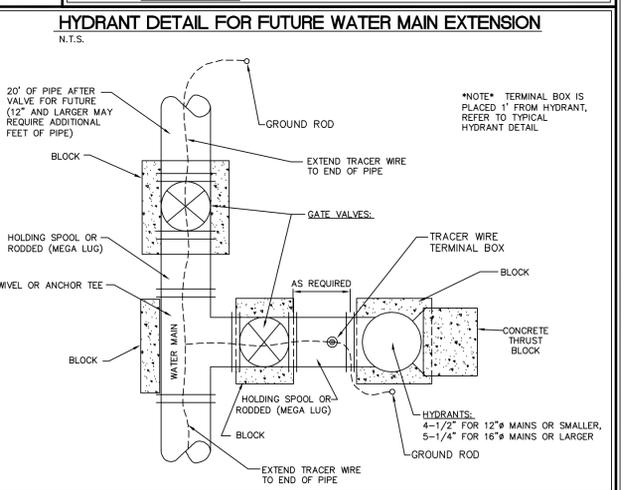
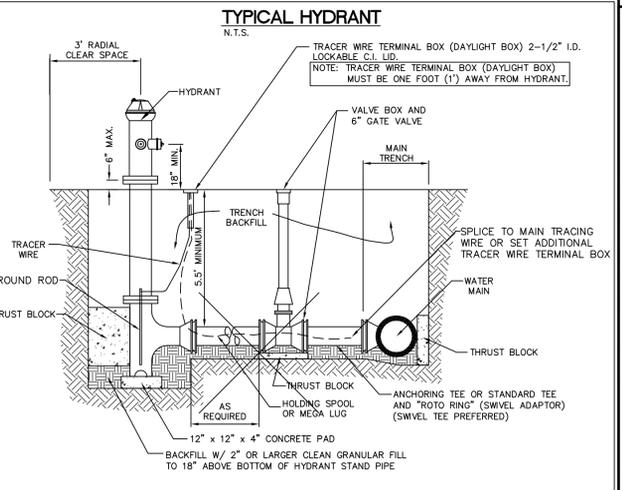
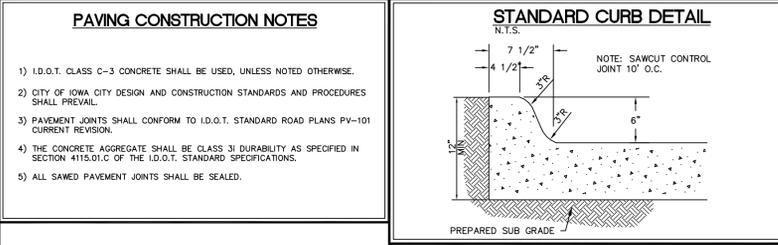
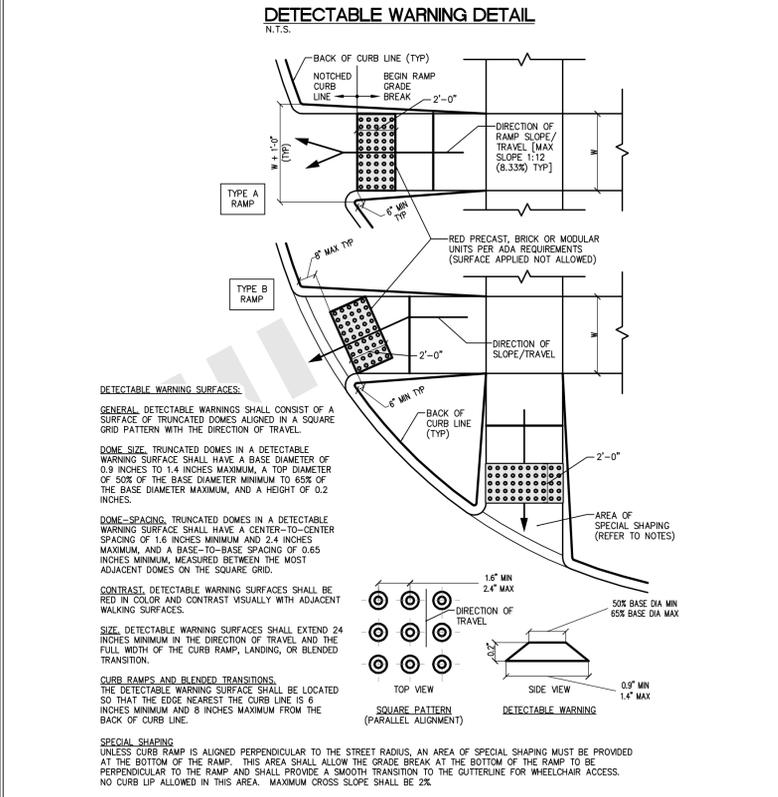
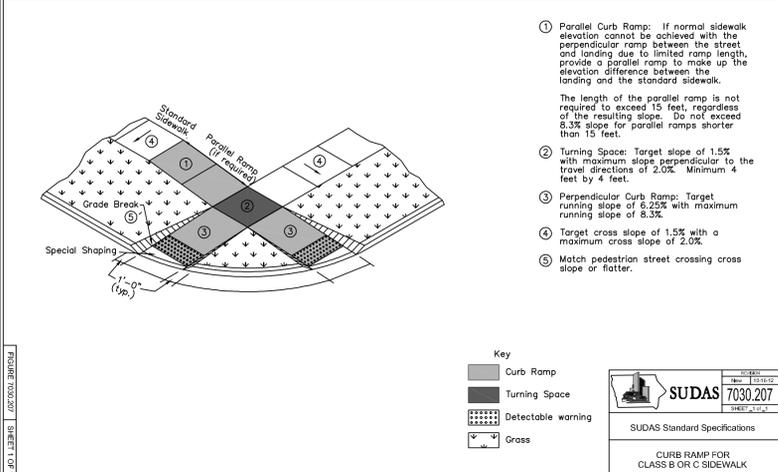
SANITARY SEWER AND WATER MAIN CONSTRUCTION NOTES

- SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND CONSTRUCTION STANDARDS AND PROCEDURES SHALL PREVAIL. CITY OF IOWA CITY DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES SHALL PREVAIL.
- CONTRACTOR SHALL PROVIDE CRUSHED STONE ENCASUREMENT BEDDING FOR ALL SANITARY SEWER UNLESS NOTED OTHERWISE ON THE PLANS.
- SANITARY SEWERS TO BE PVC TRUSS PIPE UNLESS NOTED OTHERWISE. SANITARY SEWER SERVICE LINES SHALL BE PVC, SDR 23.5 WITH GASKETED JOINTS.
- CONTRACTOR TO PROVIDE CLOW "BAND-SEAL" COUPLINGS FOR DISSIMILAR PIPE CONNECTIONS.
- 6" AND 8" DIAMETER WATER MAINS SHALL BE DR-18 PVC PIPE, EXCEPT UNDER PUBLIC ROADWAYS AND ALONG SMALL RADIUS CURVES WHERE CLASS 52 DIP SHALL BE USED. UNLESS OTHERWISE NOTED ON THE PLANS, ALL FITTINGS FOR WATER MAIN SHALL BE RESTRAINED WITH BOTH MEGA-LUGS AND THRUST BLOCKS.
- 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.
- WATER MAINS 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:
 - SUITABLE EXCAVATED MATERIAL. IF EXCAVATED MATERIAL IS NOT SUITABLE, THEN
 - CRUSHED STONE AS SPECIFIED FOR GRANULAR TRENCH BACKFILL SHALL BE USED.
- THE ENTIRE DEPTH OF TRENCH FOR SANITARY SEWERS AND WATER MAINS LOCATED UNDER STREET PAVEMENT SHALL BE BACKFILLED WITH CLASS A CRUSHED STONE.
- ALL SANITARY SEWER SERVICE LINES CROSSING STREET RIGHT-OF-WAY SHALL BE BACKFILLED IN ACCORDANCE WITH THE PRECEDING NOTE.
- THE FOLLOWING MINIMUM CLEARANCES MUST BE MAINTAINED :
 - WATER MAIN SHALL BE LOCATED 10 FEET HORIZONTALLY DISTANT FROM ALL SANITARY SEWER AND STORM SEWER.
 - WATER MAIN SHALL NOT PASS THROUGH NOR CONTACT A SEWER OR A SEWER MANHOLE. A MINIMUM HORIZONTAL SEPARATION OF 3 FEET SHALL BE MAINTAINED.
 - 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 WATER TIGHT JOINTS. A LOW PERMEABILITY SOIL SHALL BE USED FOR BACKFILL MATERIAL WITHIN 10 FEET OF THE POINT OF CROSSING.
 - 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 OF CROSSING.
 - NOMINAL DEPTH OF WATER MAIN = 5.5 FEET TO TOP OF PIPE.
- ALL SANITARY SEWER AND SERVICE LINES SHALL BE AIR TESTED TO PASS THE FOLLOWING TEST:
 - PERFORM FROM MANHOLE-TO-MANHOLE AFTER BACKFILL.
 - 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.
 - INTRODUCE LOW-PRESSURE AIR INTO SEALED LINE AND ACHIEVE INTERNAL AIR PRESSURE 4 PSIG GREATER THAN MAXIMUM PRESSURE EXERTED BY GROUNDWATER ABOVE PIPE INVERT.
 - LIMIT INTERNAL PRESSURE IN SEALED LINE BELOW 8 PSIG.
 - ALLOW 2 MINUTES MINIMUM FOR AIR PRESSURE TO STABILIZE. DISCONNECT LOW-PRESSURE AIR HOSE FROM CONTROL PANEL.
 - 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, INCHES	MINIMUM TIME, min:s	MINIMUM TIME, LONGER LENGTH, ft	TIME FOR
4	3:46	597	0.380 L
6	5:40	398	0.854 L
8	7:34	298	1.520 L
10	9:26	239	2.374 L
12	11:20	199	3.418 L
15	14:10	159	5.342 L
18	17:00	133	7.692 L
21	19:50	114	10.470 L
24	22:40	99	13.674 L
27	25:30	88	17.306 L
30	28:20	80	21.366 L
33	31:10	72	25.852 L
36	34:00	66	30.768 L
- 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.
- LOCATE, REPAIR AND RETEST LEAKS.
- AIR TESTING SHALL BE CONSIDERED INCIDENTAL TO SANITARY SEWER CONSTRUCTION.
- ALL PVC TRUSS SEWERS SHALL HAVE A DEFLECTION TEST PERFORMED AS FOLLOWS:
 - DEFLECTION TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS.
 - 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.
 - NO PIPE SHALL EXCEED A DEFLECTION OF 5%.
- MANHOLE FRAME AND LID TO BE NEENAH R-1642 SELF SEALING OR APPROVED EQUAL.



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, 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 BEING 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. THE MINIMUM THICKNESS OF ANY THRUST BLOCK SHALL BE 18 INCHES.

PIPE SIZE	DEAD END OR TEE	90° BEND	45° BEND	11-1/4 OR 22-1/2 BEND
4"	3.0	4.0	2.0	1.5
6"	6.0	8.0	4.5	2.5
8"	10.0	14.0	7.5	4.0
10"	14.5	20.5	11.0	6.0
12"	20.5	29.0	16.0	8.0
14"	27.5	39.0	21.0	11.0
16"	35.5	50.5	27.5	14.0
20"	55.0	78.0	42.0	21.5
24"	78.5	111.0	60.0	30.5

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
08/07/15	90% CONSTRUCTION SET
10/27/15	PER CITY COMMENTS -JUR
11/04/15	PER CITY COMMENTS -JRM/MAK
01/08/15	PER CITY COMMENTS -PVA/MAK

DETAILS

ONE UNIVERSITY PLACE PUBLIC IMPROVEMENTS

UNIVERSITY HEIGHTS JOHNSON COUNTY STATE OF IOWA

MMS CONSULTANTS, INC.

Date: 7-27-2015

Designed by: RLA Field Book No:

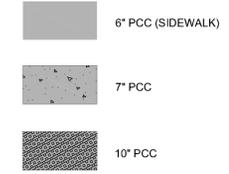
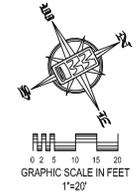
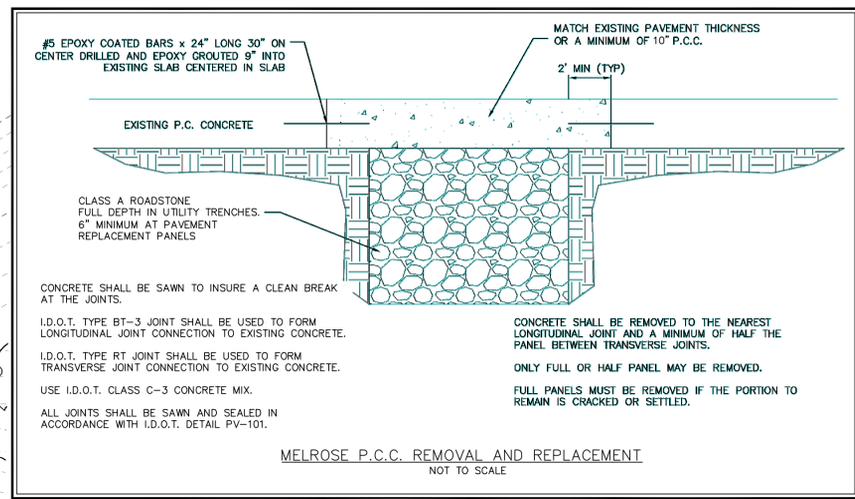
Drawn by: MAK Scale: N/A

Checked by: RLA Sheet No:

Project No: IOWA CITY 5136012

2 of 15

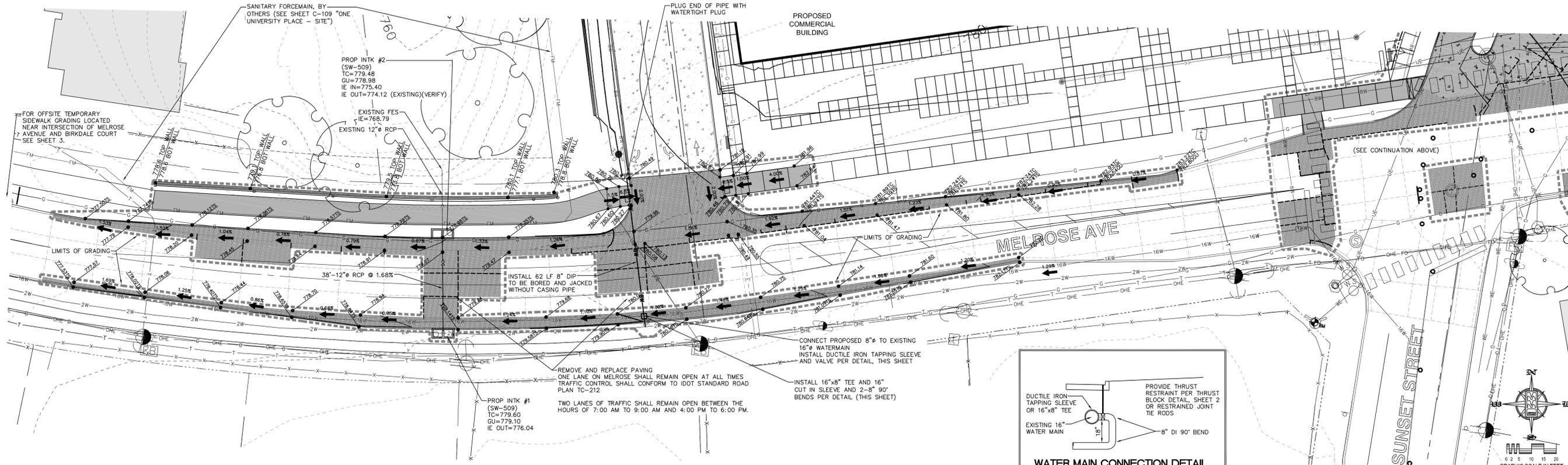
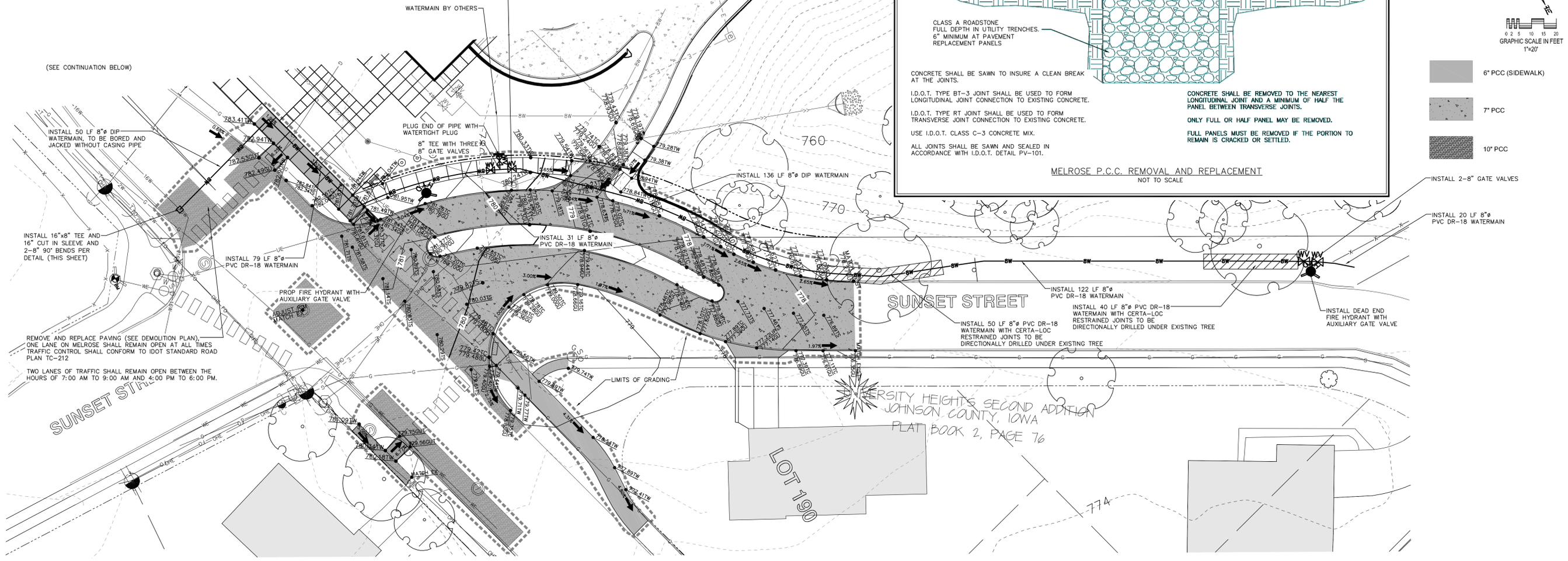
CONSTRUCT TOP, CASTING AND THROAT TO EXISTING SW-507 INTAKE (SEE SHEET C-109 "ONE UNIVERSITY PLACE - SITE")
 TC=780.18
 GU=779.68
 IE IN=776.28 (EXISTING)
 IE OUT=776.18 (EXISTING)



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
08/07/15	90% CONSTRUCTION SET
10/27/15	PER CITY COMMENTS -JUR
11/04/15	PER CITY COMMENTS -JRM/MAK
01/08/15	PER CITY COMMENTS -PVA/MAK



GRADING AND UTILITY PLAN

ONE UNIVERSITY PLACE PUBLIC IMPROVEMENTS

UNIVERSITY HEIGHTS JOHNSON COUNTY STATE OF IOWA

MMS CONSULTANTS, INC.

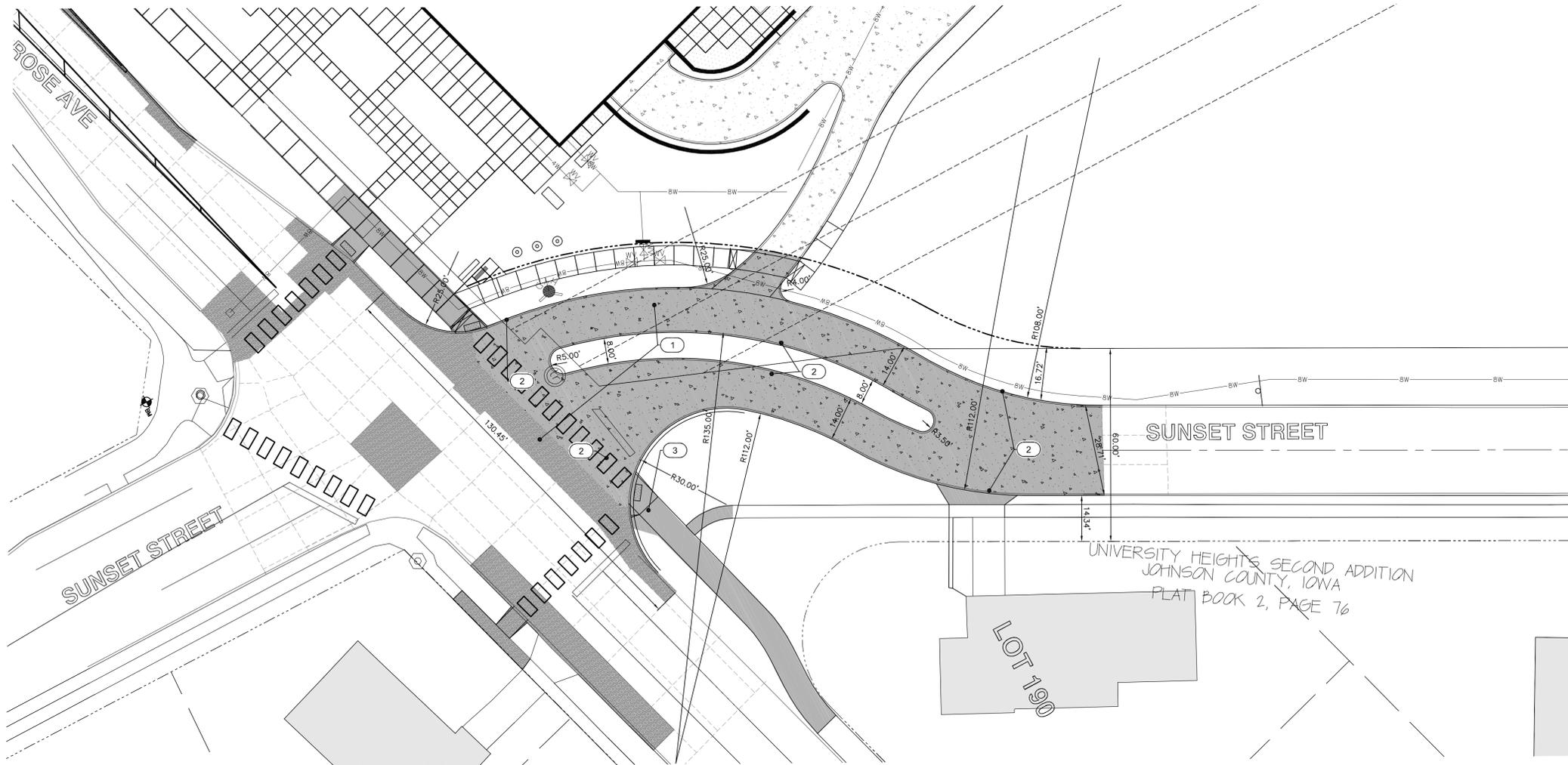
Date: 7-27-2015

Designed By: RLA Field Book No:

Drawn By: MAK Scale: 1"=20'

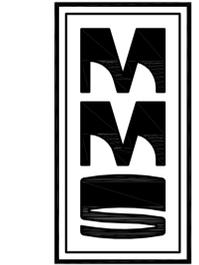
Checked By: RLA Sheet No: 5

Project No: IOWA CITY 5136012 of. 15



NUMBER	KEYNOTE	DETAIL
1	INSTALL DRIVE PER DETAIL (THICKNESS AND MATERIAL AS NOTED)	
2	INSTALL 6" STANDARD CURB	
3	INSTALL 6" P.C.C. SIDEWALK PER MUNICIPAL DESIGN STANDARDS	
4	INSTALL CURB RAMP PER ADA REQUIREMENTS	
5	PROPOSED MODULAR BLOCK RETAINING WALL WITH HANDRAIL. (GEOTECHNICAL ENGINEER SHALL CERTIFY WALL PLANS PRIOR TO CONSTRUCTION)	

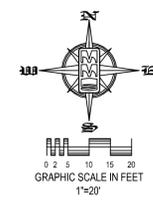
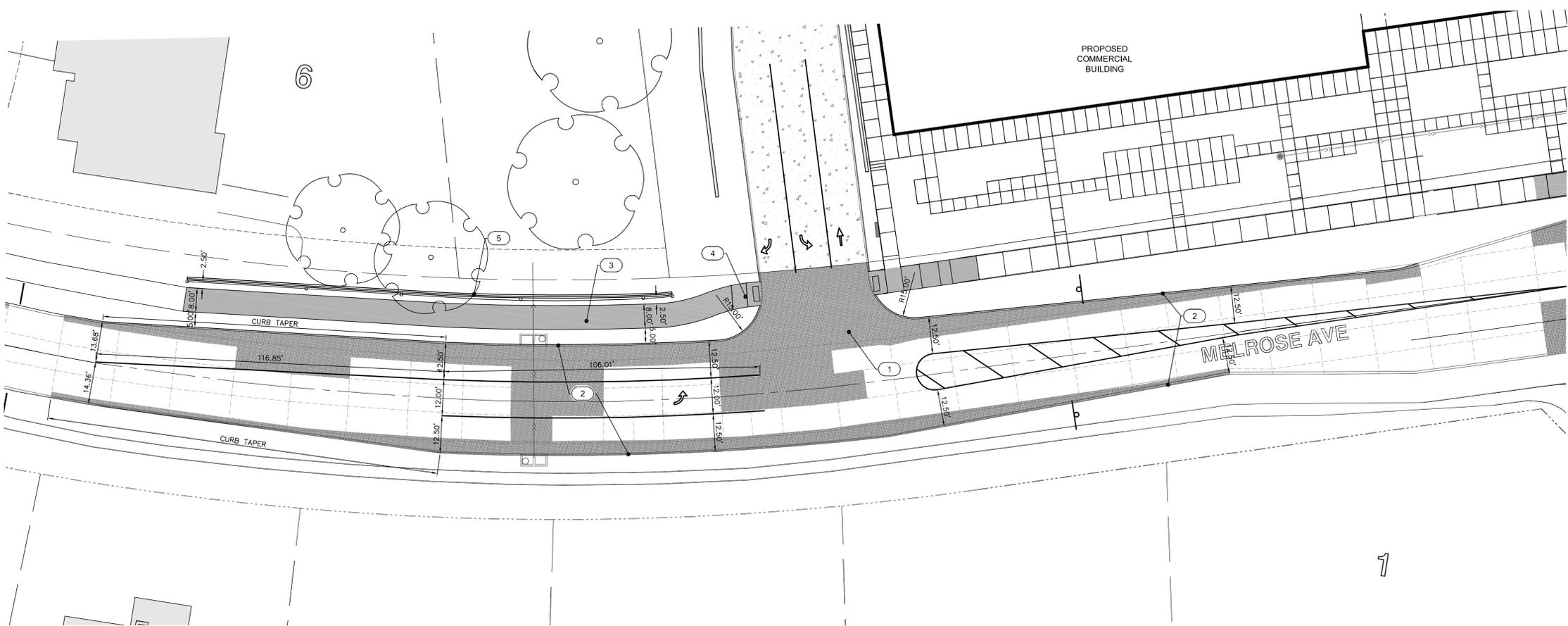
- 6" PCC (SIDEWALK)
- 7" PCC
- 10" PCC



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
08/07/15	90% CONSTRUCTION SET
10/27/15	PER CITY COMMENTS -JUR
11/04/15	PER CITY COMMENTS -JRM/MAK
01/08/15	PER CITY COMMENTS -PVA/MAK



DIMENSION PLAN

**ONE UNIVERSITY PLACE
 PUBLIC IMPROVEMENTS**

UNIVERSITY HEIGHTS
 JOHNSON COUNTY
 STATE OF IOWA

MMS CONSULTANTS, INC.

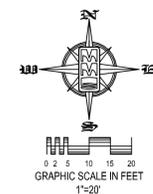
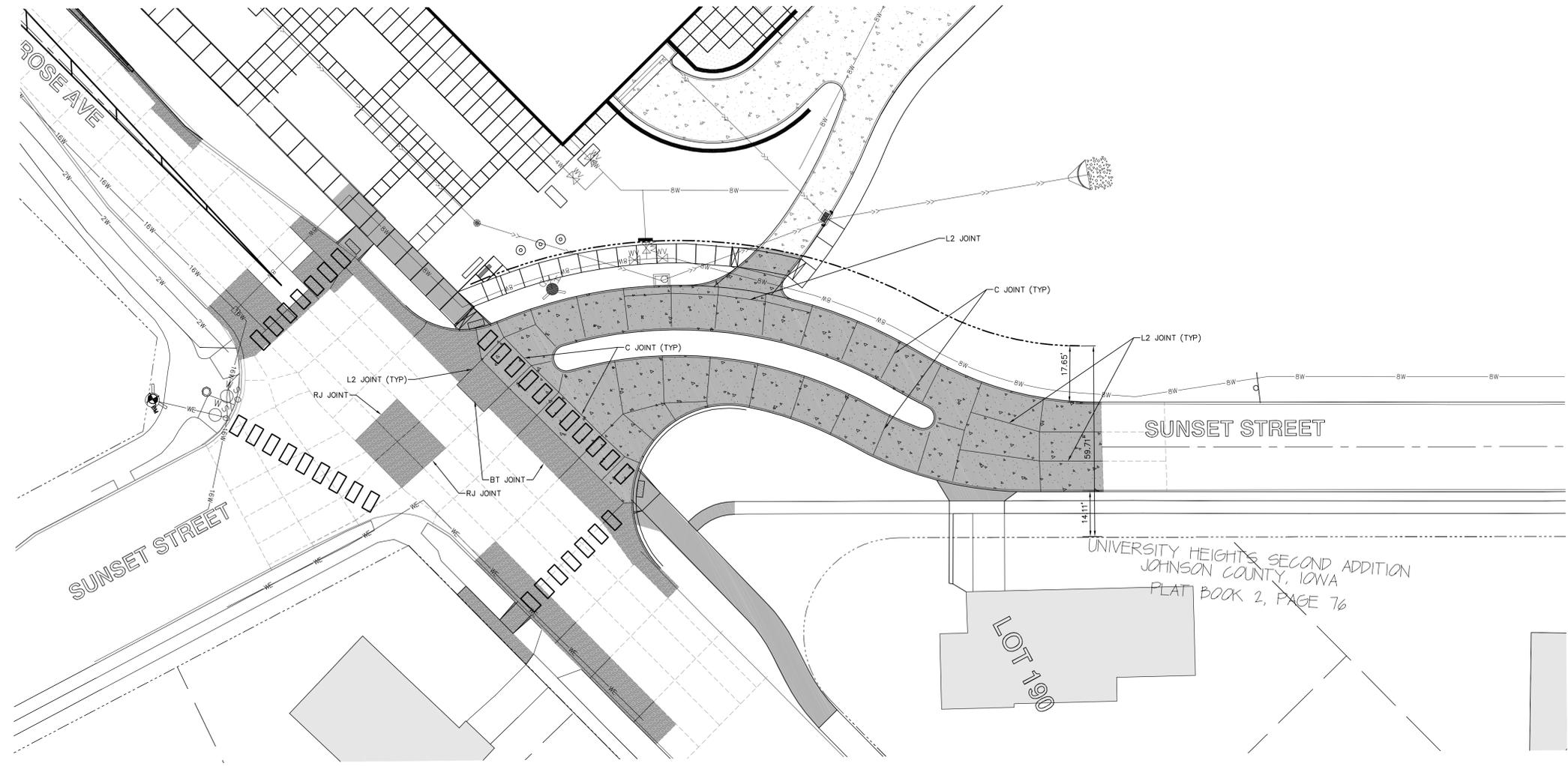
Date:	7-27-2015
Designed By:	RLA
Field Book No.:	
Drawn By:	MAK
Scale:	1"=20'
Checked By:	RLA
Sheet No.:	6
Project No.:	IOWA CITY 5136012
of:	15



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
08/07/15	90% CONSTRUCTION SET
10/27/15	PER CITY COMMENTS -JUR
11/04/15	PER CITY COMMENTS -JRM/MAK
01/08/15	PER CITY COMMENTS -PVA/MAK



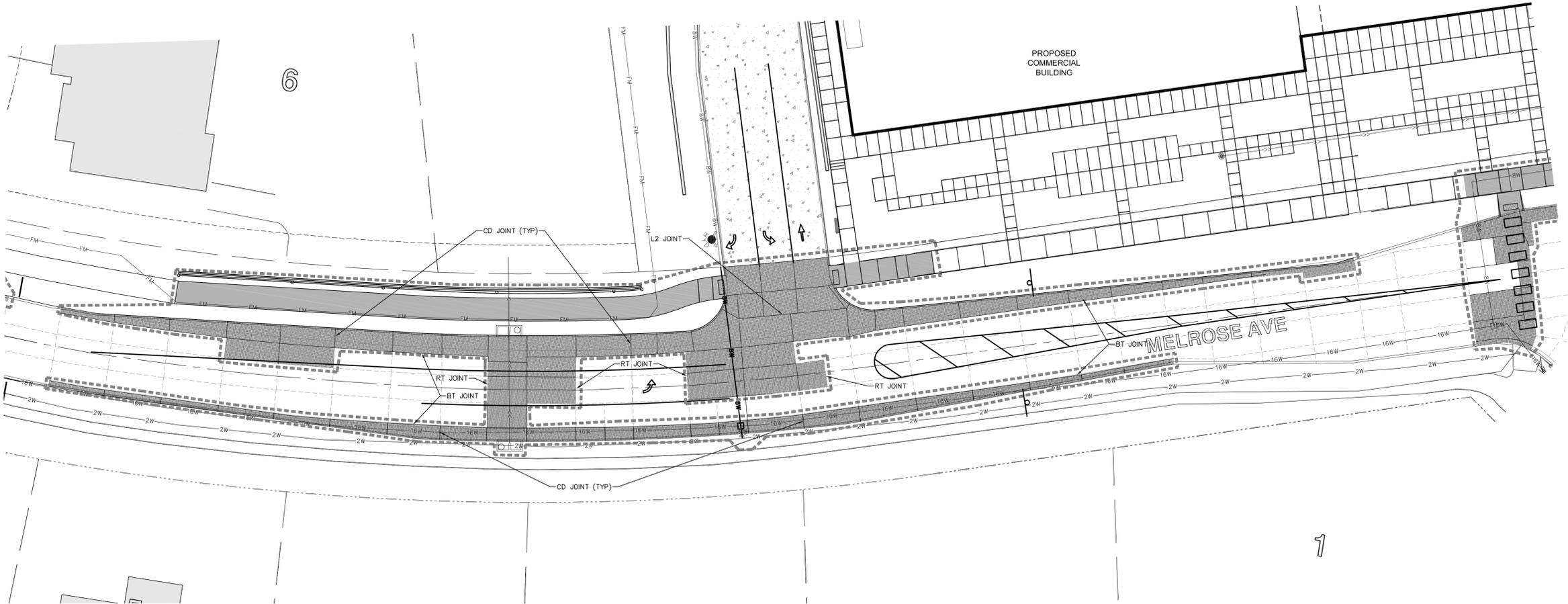
PAVEMENT JOINTING PLAN

ONE UNIVERSITY PLACE PUBLIC IMPROVEMENTS

UNIVERSITY HEIGHTS
 JOHNSON COUNTY
 STATE OF IOWA

MMS CONSULTANTS, INC.

Date:	7-27-2015
Designed By:	RLA
Drawn By:	MAK
Checked By:	RLA
Project No.:	IOWA CITY 5136012
Field Book No.:	
Scale:	1"=20'
Sheet No.:	7
of:	15

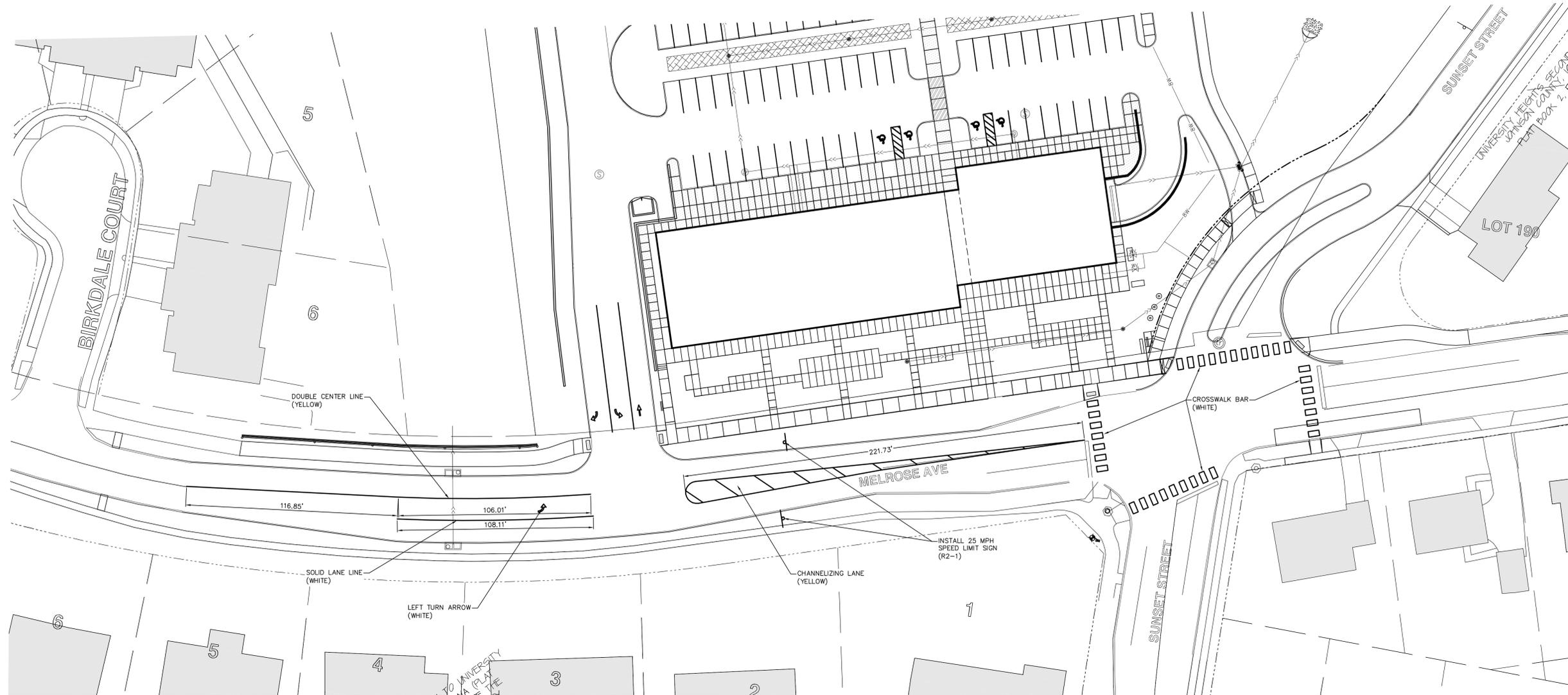




CIVIL ENGINEERS
 LAND PLANNERS
 LAND SURVEYORS
 LANDSCAPE ARCHITECTS
 ENVIRONMENTAL SPECIALISTS

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

Date	Revision
08/07/15	90% CONSTRUCTION SET
10/27/15	PER CITY COMMENTS -JUR
11/04/15	PER CITY COMMENTS -JRM/MAK
01/08/15	PER CITY COMMENTS -PVA/MAK



NOTE: ALL PAVEMENT MARKINGS SHALL BE EXOPY MARKINGS

STRIPING AND SIGNAGE PLAN

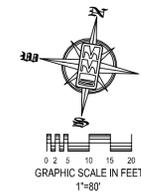
ONE UNIVERSITY PLACE PUBLIC IMPROVEMENTS

UNIVERSITY HEIGHTS
 JOHNSON COUNTY
 STATE OF IOWA

MMS CONSULTANTS, INC.

Date:	7-27-2015
Designed By:	RLA
Drawn By:	MAK
Checked By:	RLA
Project No:	IOWA CITY 5136012
Field Book No:	
Scale:	1"=30'
Sheet No:	8
of:	15

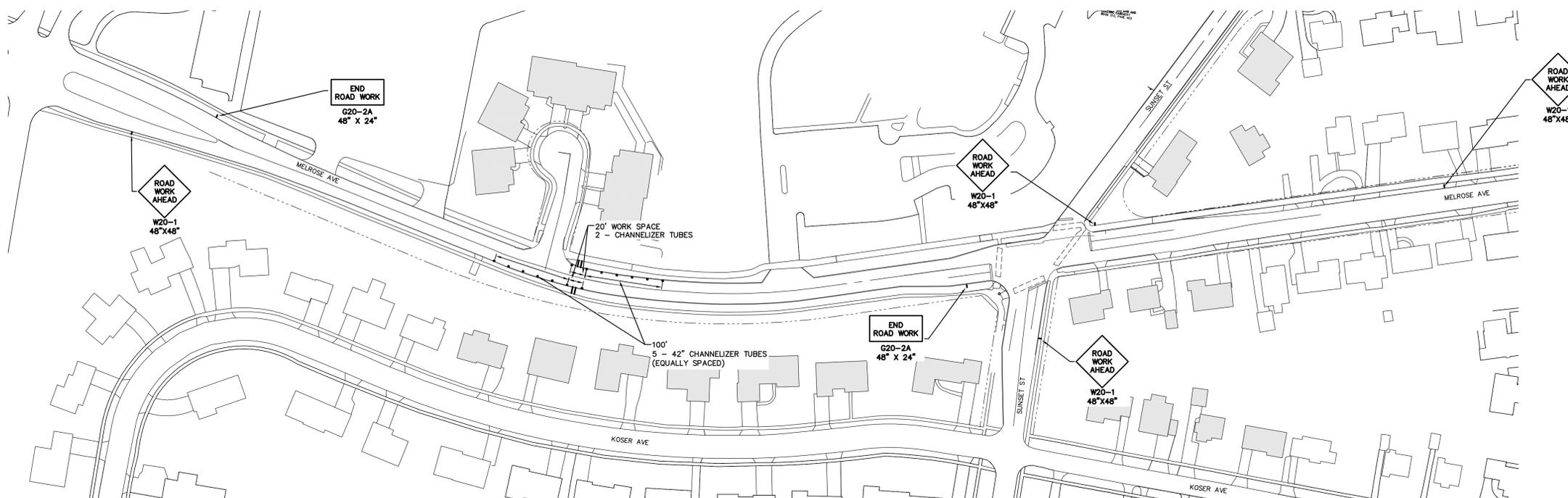
© 2015 MMS CONSULTANTS, INC. V:\2015\5136012\5136012-08.DWG



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
08/07/15	90% CONSTRUCTION SET
10/27/15	PER CITY COMMENTS -JUR
11/04/15	PER CITY COMMENTS -JUR/MAK
01/08/15	PER CITY COMMENTS -PVA/MAK



- PHASE 1 NOTES:
1. PHASE 1 SHALL BE COMPLETED PRIOR TO STARTING PHASE 2.
 2. PHASE 7 MAY COMMENCE FOLLOWING COMPLETION OF PHASE 4.
 3. TWO-WAY TRAFFIC ON MELROSE SHALL BE MAINTAINED AT ALL TIMES.
 4. WORK MAY NOT OCCUR SIMULTANEOUSLY AT NORTH SIDE OF MELROSE AVENUE AND SOUTH SIDE OF MELROSE AVENUE.
 5. TRAFFIC CONTROL FOR THIS STAGE SHALL CONFORM TO IDOT STANDARD ROAD PLAN TC-202.
 6. TRAFFIC CONTROL MEASURES SHALL BE IN PLACE AT ALL TIMES.

PHASE 1
TEMPORARY SIDEWALK CROSSING CONSTRUCTION.
2 WAY TRAFFIC ON MELROSE AVENUE MAINTAINED.

PHASE 7
REMOVAL OF TEMPORARY SIDEWALK CROSSING.

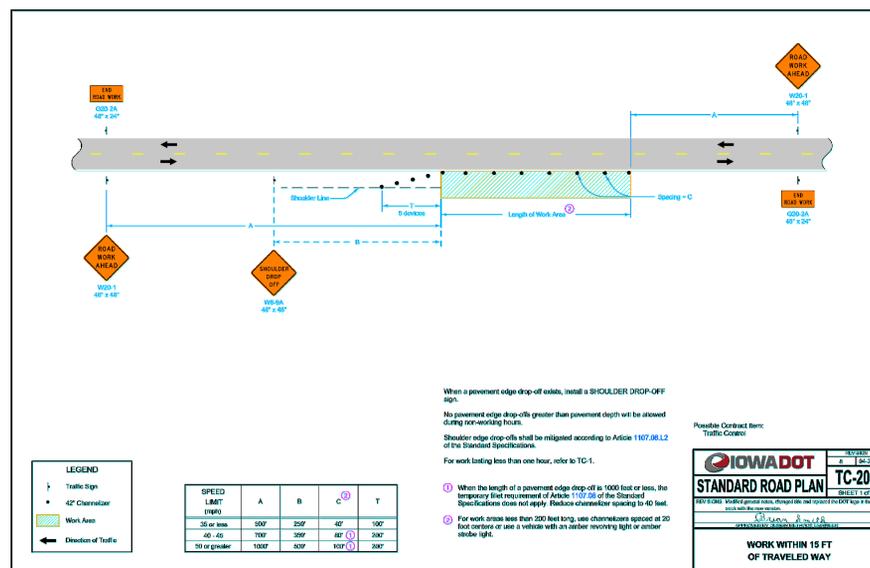
TRAFFIC CONTROL PLAN:
PHASE 1 & 7

ONE UNIVERSITY PLACE
PUBLIC IMPROVEMENTS

UNIVERSITY HEIGHTS
JOHNSON COUNTY
STATE OF IOWA

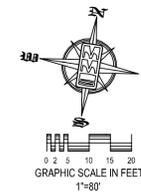
MMS CONSULTANTS, INC.

Date: 7-27-2015
Designed by: RLA Field Book No:
Drawn by: MAK Scale: 1"=80'
Checked by: RLA Sheet No:
Project No: IOWA CITY 5136012



GENERAL TRAFFIC CONTROL NOTES:

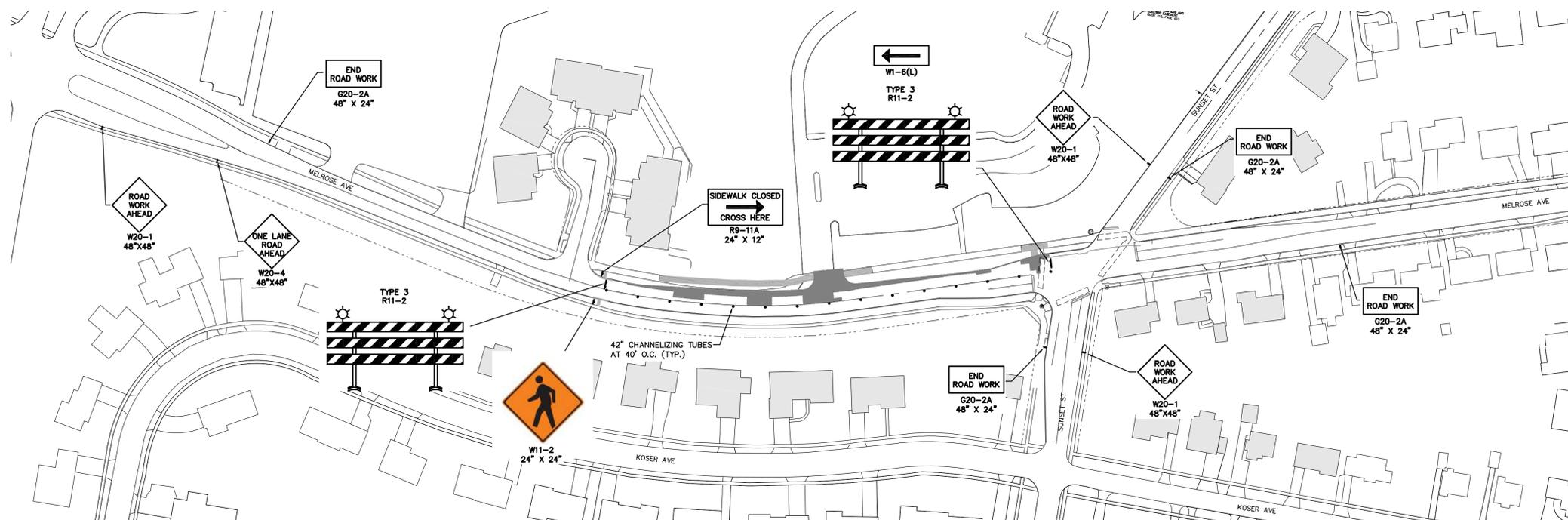
1. TRAFFIC CONTROL FOR THIS PROJECT SHALL CONFORM TO THE MANUAL ON UNIFORM CONTROL DEVICES (MUTCD), LATEST VERSION.
2. ALL TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR.
3. TRAFFIC CONTROL MEASURES SHALL BE IN PLACE AT ALL TIMES THAT THE CONTRACTOR IS PERFORMING WORK.
4. A 'SIDEWALK CLOSED' SIGN ON A TYPE II BARRICADE SHALL BE POSTED ON SIDEWALKS PRIOR TO ANY PORTION OF REMOVED OR UNSUITABLE SIDEWALK.
5. TEMPORARY PORTABLE SAFETY FENCE AS SPECIFIED IN SECTION 00.74.13 ITEM 10.E SHALL BE PLACED AROUND ANY OPEN TRENCH DURING NON WORKING HOURS. TEMPORARY PORTABLE SAFETY FENCE SHALL BE PLACED BETWEEN ANY PEDESTRIAN ROUTE AND THE CONSTRUCTION LIMITS DURING PERIODS OF CONSTRUCTION ACTIVITY. IT IS NOT REQUIRED THAT THE SAFETY FENCE BE INSTALLED AND MAINTAINED ALONG THE ENTIRE LENGTH OF THE PROJECT THROUGHOUT THE DURATION OF CONSTRUCTION.



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
08/07/15	90% CONSTRUCTION SET
10/27/15	PER CITY COMMENTS -JUR
11/04/15	PER CITY COMMENTS -JUR/MAK
01/08/15	PER CITY COMMENTS -PVA/MAK



PHASE 2

WESTBOUND MELROSE AVENUE IMPROVEMENTS.
EASTBOUND MELROSE AVENUE TRAFFIC MAINTAINED.
WESTBOUND MELROSE AVENUE TRAFFIC FOLLOWS DETOUR ROUTE (SEE SHEET 15).

- PHASE 2 NOTES:
1. PHASE 1 SHALL BE COMPLETED PRIOR TO STARTING PHASE 2.
 2. PLACE TRAFFIC CONTROL DEVICES AS REQUIRED FOR PAVEMENT REMOVAL, UTILITY CONSTRUCTION, RETAINING WALL, SIDEWALK CONSTRUCTION AND REPLACEMENT OF NORTH PORTION OF MELROSE AVENUE.
 3. TRAFFIC CONTROL MEASURES SHALL BE IN PLACE AT ALL TIMES UNTIL WESTBOUND LANE IS ACCEPTED FOR TRAFFIC.

TRAFFIC CONTROL PLAN: PHASE 2

ONE UNIVERSITY PLACE PUBLIC IMPROVEMENTS

UNIVERSITY HEIGHTS
JOHNSON COUNTY
STATE OF IOWA

GENERAL TRAFFIC CONTROL NOTES:

1. TRAFFIC CONTROL FOR THIS PROJECT SHALL CONFORM TO THE MANUAL ON UNIFORM CONTROL DEVICES (MUTCD), LATEST VERSION.
2. ALL TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR.
3. TRAFFIC CONTROL MEASURES SHALL BE IN PLACE AT ALL TIMES THAT THE CONTRACTOR IS PERFORMING WORK.
4. COORDINATE WITH THE IOWA CITY TRAFFIC ENGINEERING SUPERINTENDENT (PUBLIC WORKS DEPARTMENT) TO MODIFY OPERATION OF THE TRAFFIC SIGNALS AT THE MELROSE AVENUE - SUNSET STREET INTERSECTION TO PROVIDE ALTERNATING TRAFFIC MOVEMENT IN THE EAST - WEST DIRECTIONS DURING THIS PHASE OF TRAFFIC CONTROL.
5. A "SIDEWALK CLOSED" SIGN ON A TYPE II BARRICADE SHALL BE POSTED ON SIDEWALKS PRIOR TO ANY PORTION OF REMOVED OR UNSUITABLE SIDEWALK.
6. TEMPORARY PORTABLE SAFETY FENCE AS SPECIFIED IN SECTION 00 74 13 ITEM 10.E SHALL BE PLACED AROUND ANY OPEN TRENCH DURING NON WORKING HOURS. TEMPORARY PORTABLE SAFETY FENCE SHALL BE PLACED BETWEEN ANY PEDESTRIAN ROUTE AND THE CONSTRUCTION LIMITS DURING PERIODS OF CONSTRUCTION ACTIVITY. IT IS NOT REQUIRED THAT THE SAFETY FENCE BE INSTALLED AND MAINTAINED ALONG THE ENTIRE LENGTH OF THE PROJECT THROUGHOUT THE DURATION OF CONSTRUCTION.

MMS CONSULTANTS, INC.

Date: 7-27-2015

Designed by: RLA Field Book No:

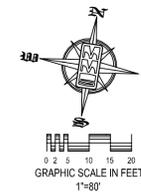
Drawn by: MAK Scale: 1"=80'

Checked by: RLA Sheet No:

Project No: 10

IOWA CITY

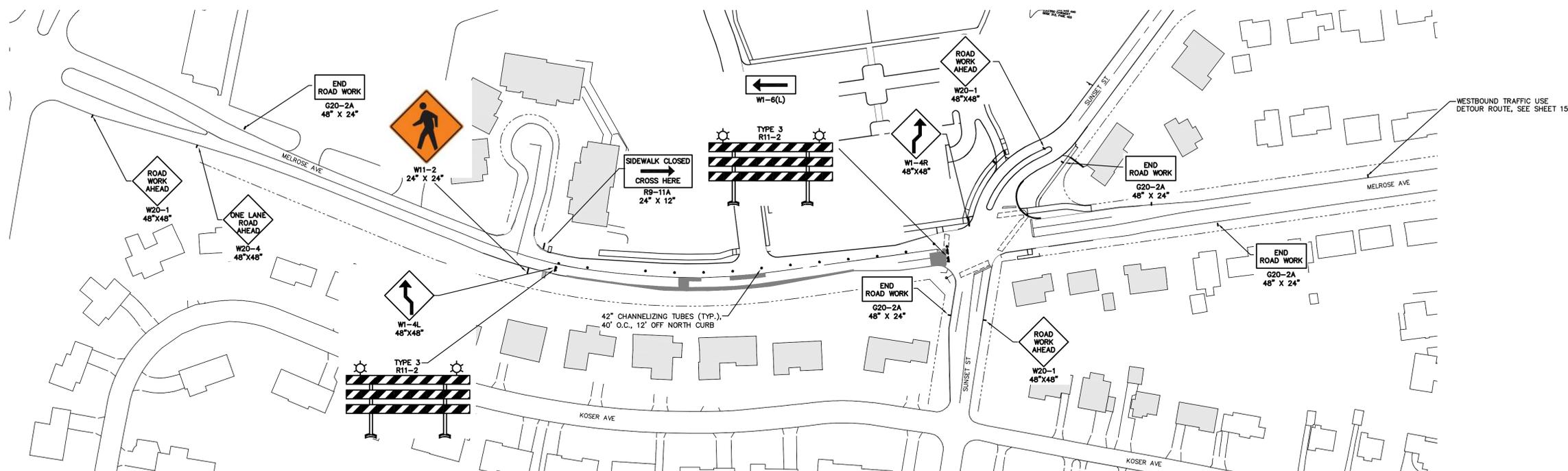
5136012 of 15



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
08/07/15	90% CONSTRUCTION SET
10/27/15	PER CITY COMMENTS -JUR
11/04/15	PER CITY COMMENTS -JRM/MAK
01/08/15	PER CITY COMMENTS -PVA/MAK



PHASE 3
EASTBOUND MELROSE IMPROVEMENTS;
EASTBOUND MELROSE AVENUE TRAFFIC
DETOURED TO NORTH SIDE OF MELROSE AVENUE.
WESTBOUND MELROSE AVENUE TRAFFIC FOLLOWS
DETOUR ROUTE, SEE SHEET 15.

PHASE 3 NOTES:
1. PHASE 2 SHALL BE COMPLETED PRIOR TO STARTING PHASE 3.
2. PLACE TRAFFIC CONTROL DEVICES AS REQUIRED FOR PAVEMENT REMOVAL, UTILITY CONSTRUCTION AND REPLACEMENT OF SOUTH PORTION OF MELROSE AVENUE.
3. TRAFFIC CONTROL MEASURES SHALL BE IN PLACE AT ALL TIMES UNTIL EASTBOUND LANE IS ACCEPTED FOR TRAFFIC.

**TRAFFIC CONTROL PLAN:
PHASE 3**

**ONE UNIVERSITY PLACE
PUBLIC IMPROVEMENTS**

UNIVERSITY HEIGHTS
JOHNSON COUNTY
STATE OF IOWA

GENERAL TRAFFIC CONTROL NOTES:

- TRAFFIC CONTROL FOR THIS PROJECT SHALL CONFORM TO THE MANUAL ON UNIFORM CONTROL DEVICES (MUTCD), LATEST VERSION.
- ALL TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR.
- TRAFFIC CONTROL MEASURES SHALL BE IN PLACE AT ALL TIMES THAT THE CONTRACTOR IS PERFORMING WORK.
- COORDINATE WITH THE IOWA CITY TRAFFIC ENGINEERING SUPERINTENDENT (PUBLIC WORKS DEPARTMENT) TO MODIFY OPERATION OF THE TRAFFIC SIGNALS AT THE MELROSE AVENUE - SUNSET STREET INTERSECTION TO PROVIDE ALTERNATING TRAFFIC MOVEMENT IN THE EAST - WEST DIRECTIONS DURING THIS PHASE OF TRAFFIC CONTROL.
- A 'SIDEWALK CLOSED' SIGN ON A TYPE II BARRICADE SHALL BE POSTED ON SIDEWALKS PRIOR TO ANY PORTION OF REMOVED OR UNSUITABLE SIDEWALK.
- TEMPORARY PORTABLE SAFETY FENCE AS SPECIFIED IN SECTION 00 74 13 ITEM 10.E SHALL BE PLACED AROUND ANY OPEN TRENCH DURING NON WORKING HOURS. TEMPORARY PORTABLE SAFETY FENCE SHALL BE PLACED BETWEEN ANY PEDESTRIAN ROUTE AND THE CONSTRUCTION LIMITS DURING PERIODS OF CONSTRUCTION ACTIVITY. IT IS NOT REQUIRED THAT THE SAFETY FENCE BE INSTALLED AND MAINTAINED ALONG THE ENTIRE LENGTH OF THE PROJECT THROUGHOUT THE DURATION OF CONSTRUCTION.

MMS CONSULTANTS, INC.

Date:	7-27-2015
Designed by:	RLA
Drawn by:	MAK
Checked by:	RLA
Project No.:	IOWA CITY 5136012
Field Book No.:	
Scale:	1"=80'
Sheet No.:	11
of:	15

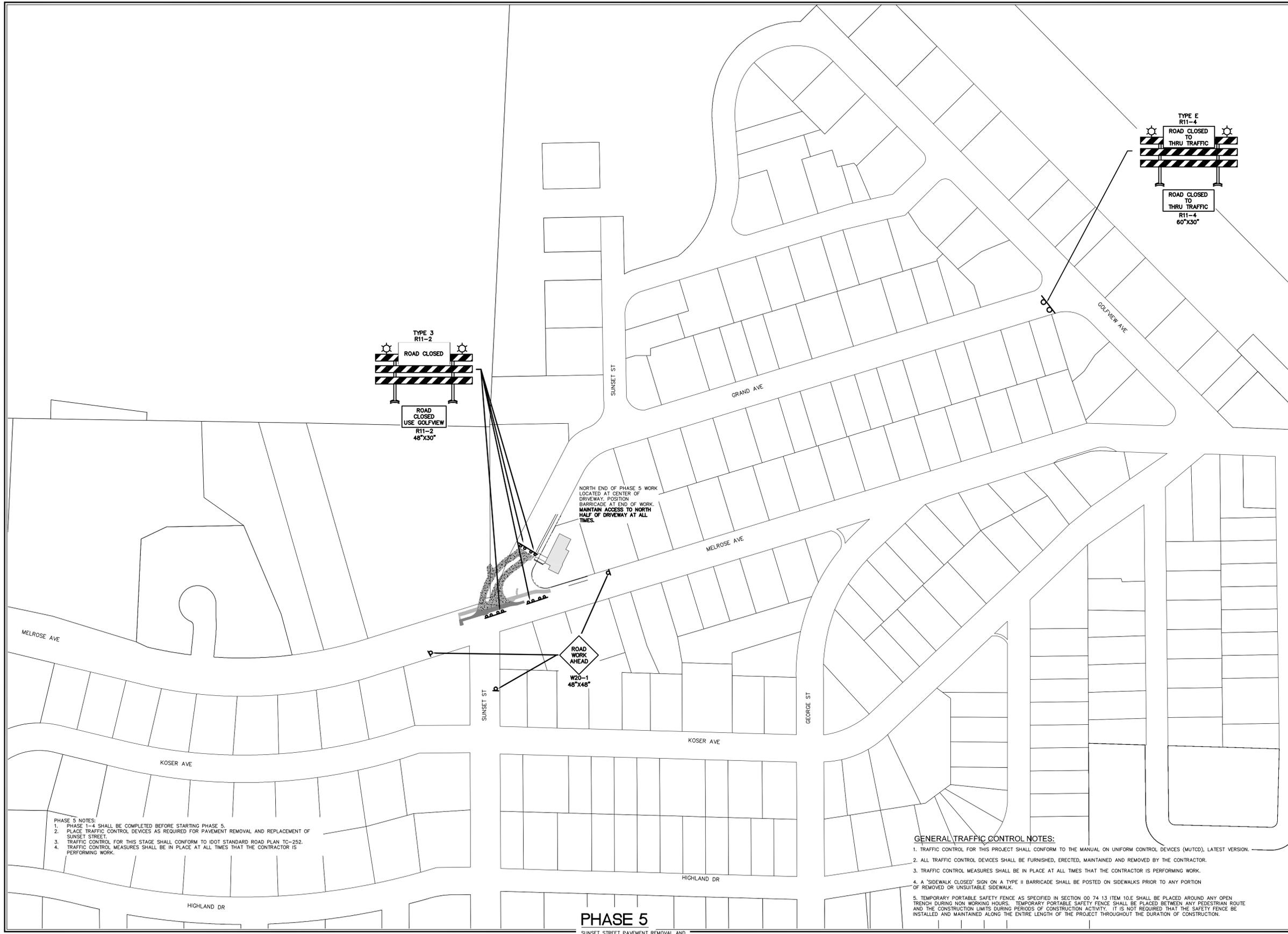


CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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



Date	Revision
08/07/15	90% CONSTRUCTION SET
10/27/15	PER CITY COMMENTS -JUR
11/04/15	PER CITY COMMENTS -JRM/MAK
01/08/15	PER CITY COMMENTS -PVA/MAK



PHASE 5 NOTES:
1. PHASE 1-4 SHALL BE COMPLETED BEFORE STARTING PHASE 5.
2. PLACE TRAFFIC CONTROL DEVICES AS REQUIRED FOR PAVEMENT REMOVAL AND REPLACEMENT OF SUNSET STREET.
3. TRAFFIC CONTROL FOR THIS STAGE SHALL CONFORM TO IDOT STANDARD ROAD PLAN TC-252.
4. TRAFFIC CONTROL MEASURES SHALL BE IN PLACE AT ALL TIMES THAT THE CONTRACTOR IS PERFORMING WORK.

GENERAL TRAFFIC CONTROL NOTES:
1. TRAFFIC CONTROL FOR THIS PROJECT SHALL CONFORM TO THE MANUAL ON UNIFORM CONTROL DEVICES (MUTCD), LATEST VERSION.
2. ALL TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR.
3. TRAFFIC CONTROL MEASURES SHALL BE IN PLACE AT ALL TIMES THAT THE CONTRACTOR IS PERFORMING WORK.
4. A 'SIDEWALK CLOSED' SIGN ON A TYPE II BARRICADE SHALL BE POSTED ON SIDEWALKS PRIOR TO ANY PORTION OF REMOVED OR UNSUITABLE SIDEWALK.
5. TEMPORARY PORTABLE SAFETY FENCE AS SPECIFIED IN SECTION 00 74 13 ITEM 10.E SHALL BE PLACED AROUND ANY OPEN TRENCH DURING NON WORKING HOURS. TEMPORARY PORTABLE SAFETY FENCE SHALL BE PLACED BETWEEN ANY PEDESTRIAN ROUTE AND THE CONSTRUCTION LIMITS DURING PERIODS OF CONSTRUCTION ACTIVITY. IT IS NOT REQUIRED THAT THE SAFETY FENCE BE INSTALLED AND MAINTAINED ALONG THE ENTIRE LENGTH OF THE PROJECT THROUGHOUT THE DURATION OF CONSTRUCTION.

PHASE 5
SUNSET STREET PAVEMENT REMOVAL AND
REPLACEMENT AND WATERMAIN EXTENSION

TRAFFIC CONTROL PLAN: PHASE 5

ONE UNIVERSITY PLACE PUBLIC IMPROVEMENTS

UNIVERSITY HEIGHTS
JOHNSON COUNTY
STATE OF IOWA

MMS CONSULTANTS, INC.

Date:	7-27-2015
Designed by:	RLA
Drawn by:	MAK
Checked by:	RLA
Project No.:	IOWA CITY 5136012
Field Book No.:	N/A
Scale:	N/A
Sheet No.:	13
of:	15

© 2015 MMS CONSULTANTS, INC. IOWA CITY, IOWA



DETOUR ROUTE

- DETOUR NOTES:**
- PHASE 1-4 SHALL BE COMPLETED BEFORE STARTING PHASE 5.
 - PLACE TRAFFIC CONTROL DEVICES AS REQUIRED FOR PAVEMENT REMOVAL AND REPLACEMENT OF SUNSET STREET.
 - TRAFFIC CONTROL FOR THIS STAGE SHALL CONFORM TO IDOT STANDARD ROAD PLAN TC-252.
 - TRAFFIC CONTROL MEASURES SHALL BE IN PLACE AT ALL TIMES THAT THE CONTRACTOR IS PERFORMING WORK.
- GENERAL TRAFFIC CONTROL NOTES:**
- TRAFFIC CONTROL FOR THIS PROJECT SHALL CONFORM TO THE MANUAL ON UNIFORM CONTROL DEVICES (MUTCD), LATEST VERSION.
 - ALL TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR.
 - TRAFFIC CONTROL MEASURES SHALL BE IN PLACE AT ALL TIMES THAT THE CONTRACTOR IS PERFORMING WORK.
 - A "SIDEWALK CLOSED" SIGN ON A TYPE II BARRICADE SHALL BE POSTED ON SIDEWALKS PRIOR TO ANY PORTION OF REMOVED OR UNSUITABLE SIDEWALK.
 - TEMPORARY PORTABLE SAFETY FENCE AS SPECIFIED IN SECTION 00 74 13 ITEM 10.E SHALL BE PLACED AROUND ANY OPEN TRENCH DURING NON WORKING HOURS. TEMPORARY PORTABLE SAFETY FENCE SHALL BE PLACED BETWEEN ANY PEDESTRIAN ROUTE AND THE CONSTRUCTION LIMITS DURING PERIODS OF CONSTRUCTION ACTIVITY. IT IS NOT REQUIRED THAT THE SAFETY FENCE BE INSTALLED AND MAINTAINED ALONG THE ENTIRE LENGTH OF THE PROJECT THROUGHOUT THE DURATION OF CONSTRUCTION.



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
08/07/15	90% CONSTRUCTION SET
10/27/15	PER CITY COMMENTS -JRM
11/04/15	PER CITY COMMENTS -JRM/MAK
01/08/15	PER CITY COMMENTS -PVA/MAK

**TRAFFIC CONTROL PLAN:
 WESTBOUND
 DETOUR ROUTE
 FOR PHASES 2
 AND 3**

**ONE UNIVERSITY PLACE
 PUBLIC IMPROVEMENTS**

UNIVERSITY HEIGHTS
 JOHNSON COUNTY
 STATE OF IOWA

MMS CONSULTANTS, INC.

Date: 7-27-2015

Designed by: RLA Field Book No:

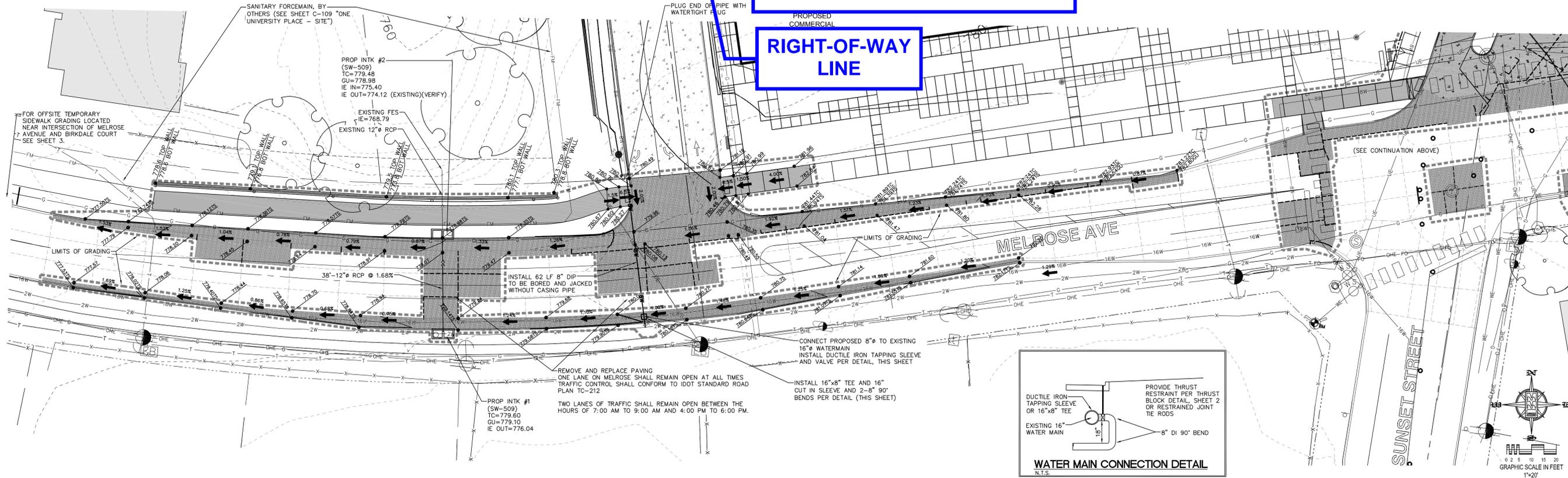
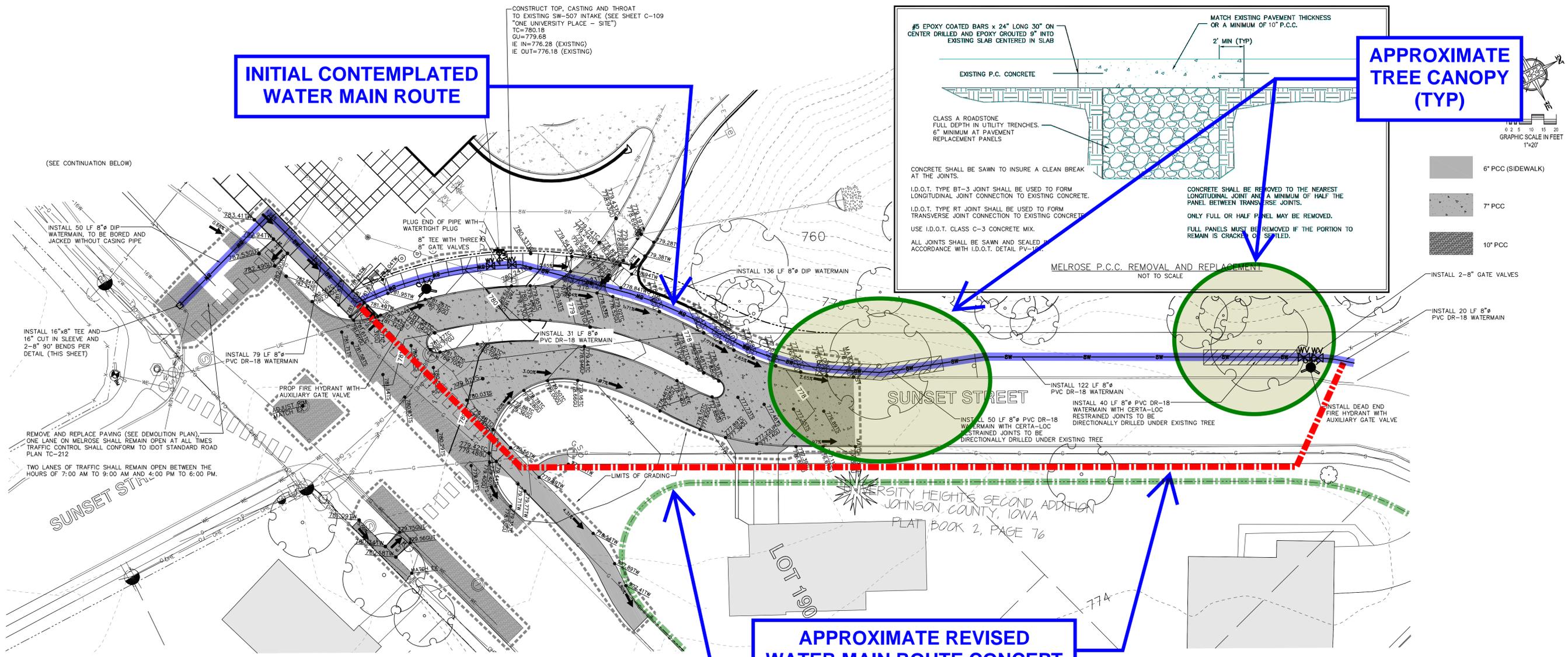
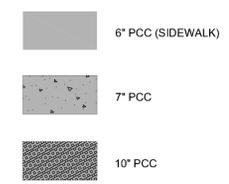
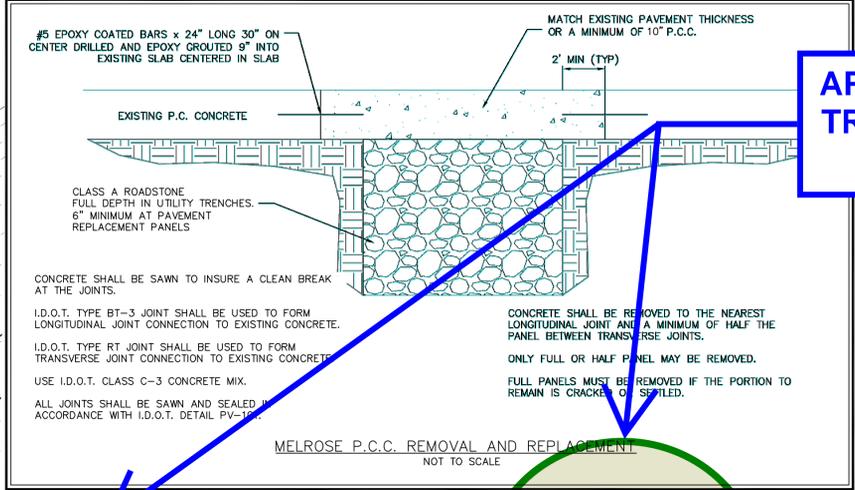
Drawn by: MAK Scale: 1"=200'

Checked by: RLA Sheet No: 15

Project No: IOWA CITY 5136012 of 15

INITIAL CONTEMPLATED WATER MAIN ROUTE

APPROXIMATE TREE CANOPY (TYP)



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
08/07/15	90% CONSTRUCTION SET
10/27/15	PER CITY COMMENTS -JUR
11/04/15	PER CITY COMMENTS -JRM/MAK
01/08/15	PER CITY COMMENTS -PVA/MAK

GRADING AND UTILITY PLAN

ONE UNIVERSITY PLACE PUBLIC IMPROVEMENTS

UNIVERSITY HEIGHTS JOHNSON COUNTY STATE OF IOWA

MMS CONSULTANTS, INC.

Date: 7-27-2015

Designed by: RLA Field Book No:

Drawn by: MAK Scale: 1"=20'

Checked by: RLA Sheet No: 5

Project No: IOWA CITY 5136012 of. 15

**Building Zoning & Sanitation Committee
January 2016 Report ♦ By Silvia Quezada**

Inspector Reports

Building Inspector (Terry Goerd)

1300 Melrose Ave is progressing along at a normal pace. Over the last month I have been there numerous times. The lower level parking garage has been poured there is electrical and plumbing in this floor. The contractor has been working on the first floor (office area) and have already poured a portion of this area. The weather has had a lot of influence on what has been done. Things are going well. I have been receiving special inspection reports and have been kept in the loop with everything that has been going on.

Things are proceeding smoothly with 1300 Melrose Ave consuming a lot of time with inspections.

One University Place
Progress Meeting #9

MLC JOB: 2343
Date: 2-10-16

A meeting was held on

A. Those in attendance:

Rob McComas MLC 319-631-0897 rmccomas@mccomaslacina.com

See attached sign in sheet with phone and emails.

B. Minutes of the meeting will be mailed to only one member of each interested organization. It will be the responsibility of the person receiving the minutes to distribute them to interested people in their organization of subcontractors and vendors that they may have a contract with.

C. Review Shop Drawing Progress:

- Need revised east end site drawing with retaining wall location and elevations and transformer location and elevations. Revised drawing coming from MMS after UH city council provides option, 2-9-16 meeting was to have this resolved.
- Need direction on water service to south building and resolution on Mediacom, Century link and Mid-American energy as it relates to Sunset and Melrose intersection work from Owner/Design team.
- Masonry mock has been reviewed by NM. No acid washed, it is left as is. Brick material to site by end of February.
- New paint samples (3rd round) to be delivered to NM the week of 2-15-16.
- TJI's final review uploaded and sent to Bowker and Tri-state 2-3-16. Shift 4" in the mix to miss interior wall issues. All other MEP coordination to be done in field.
- Tapered insulation and TPO roofing info returned and re-submittal required from West Branch roofing. Revised drawing still to come.
- Tri city submittals returned the week of 2-1-16. North building uploaded. Tri city needs direction on lift station temp power, PV engineered drawings and house panel info from Modus.
- Wood doors and hardware uploaded on Monday 12-28-15. Sample warranty too. Revised interior doors and hardware were uploaded on 2-9-16 with meeting at NM on 2-10-16. New louvered door at mechanical room pricing sent to NM. Revisions to pocket doors discussion for 2'-8" clearance.
- Cabinet and Countertops uploaded 12-11-15 and 12-24-15 respectfully. MLC had meeting with NM on Monday 1-11-16. Two countertop samples sent back to Cambrian for revisions. Cabinet and countertop revised drawings uploaded week of 2-8-16. Mark Schweer picked up sinks for countertop rough in from NM on 2-4-16.
- Bowker plumbing fixtures and duct shops uploaded 2-9-16.

- Need resolution on level 1 doors (9' to 8' doors) and final revisions so materials can be ordered from Netom ASAP.
- Mid States to get precast drawings to MLC shortly for North building.

Need all subs to get submittals in to MLC for south building by end of February 2016.

D. Material Schedule & Delivery:

- All footing and wall bar to site for foundation, masonry and exterior stoops. Foundations unlimited to be back as soon as weather breaks.
- TJI's delivered to site 1-13-16.
- Lumber package for framers to be delivered as needed form Jensen framing.
- NM to verify and pick retaining wall color from samples on site. Shops uploaded for west retaining wall on 2-1-16.

E. Review Request for Information (RFI):

- RFI #1 West retaining wall elevations, clarification. Discussion with design after meeting. Pending. ITC coming.
- RFI #2 Area well floor condition and drain tile tie in. Louver at West end re-design discussed. Pending. Answered 11-11-15, scupper drain. Use at both east and west area wells.
- RFI #3 – FEC locations returned.
- RFI #4 – South Building electrical service. Mid-American OK with south building but Modus to review and re-draw north building electrical so Tri-city can get shops coming.
- RFI #5 – Paint colors for Hollow metal doors and frames. Returned. P2 chosen.
- RFI #6 – Tri city service conduit, where to enter NE corner of building. Returned.
- RFI #7 – Framing material species. Returned for south building. Questions on North building, Nagle to price up and present prior to design team decision.
- RFI #8 – TJI bearing condition questions. ITC issued and submittal in RR review.
- RFI #9 – Sand/Oil interceptor- Venting clarified in ITC #6.
- RFI #10- Arc fault/GFI Breakers. Returned.
- RFI #11- Site IT, where should Tri city take piping outside of building. Pending.
- RFI #12- Masonry to pre-cast detail. Returned
- RFI #13- Pre-cast beams 2” too tall. Returned, they will be cut down.
- RFI #14- Embed locations for beams 17 and 22. Returned.
- RFI #15- Keying-core info. Returned. Doors inc. at 12-2-15 meeting to site, additional questions answered and clarified.
- RFI #16- Low voltage clarifications 1A returned.
- RFI #17- Tri-state sprinkler design questions- Returned 12-15-15. ITC to change from Dry to wets system in the lower level coming from Modus.
- RFI #18- Low voltage clarification 2A. Returned 1-12-16
- RFI #19- Lower level electrical revisions-Pending
- RFI #20- Control joint layout and expansion around pre-cast columns. Returned
- RFI #21- Mounting of vanity fixtures W2 and W8. PR #5 with pricing coming from Tri city.
- RFI #22- Exterior wall CMU to LVL 2 block detail. Returned 12-22-15. Review framing detail.
- RFI #23- South building electrical questions. Returned 12-24-15.
- RFI #24- Topping slab mix request. Returned 12-22-15.

- RFI #25- East end footing reinforcing- post installed. Returned 12-22-15.
- RFI #26- PV Array system. Pending. ITC for additional permit and engineered drawings coming from Modus.
- RFI #27- fence and gate questions. Pending.
- RFI #28- Rough in elevations in LL from Tri-city. Resolved.
- RFI #29- Exterior lighting questions. Pending

F. Review ASI's, CARs, and COs:

- ITC #1- Misc. South building revisions, top and bottom plate WW, 7/16" OSB on demising walls.
 - ITC #2- Door schedule revisions for U.H. Community space door changes.
 - ITC #3- Not issued- North building unit numbers.
 - ITC #4- Structural revisions.
 - ITC #5-Not issued to date- Egress stair wall type clarification
 - ITC #6- Oil Separator vent piping.
 - ITC #7-Elevator masonry.
 - ITC #8- Wall framing revisions, sent to all subs for pricing 2-1-16
 - ITC #9- Alternate unit color selections. Sent to all subs for pricing 2-1-16
 - ITC #11- Cover sheet shows #10. Steel overhang drawings for patio fixes.
 - ITC #12- Laundry room wall revisions. Sent out for pricing.
-
- PR #1-Electrical Service revisions- Pricing coming from Tri-City.
 - PR #2- Sun room wall deleted and numerous layout items-Pricing coming all subs.
 - PR #3- Power and Telecom Revisions. Tri city pricing coming.
 - PR #4- West end retaining wall revisions. Pricing needed from Superior weld.
 - PR #5- Vanity lighting. New fixtures proposed and new pricing coming 2-
-
1. COR #1- Cabinet change- approved.
 2. COR #2- Electrical service revisions per PR #1.
 3. COR #3- Power and TC revisions per PR #3.
 4. COR #4- Framing revisions per PR #1.
 5. COR #5- Kone wireless devices for emergency call out.
 6. COR #6- Framing revisions per ITC #4.
 7. COR #7- Vanity light changes per PR #5.
 8. COR #8- Operable window deduct. Approved but revisions to exterior windows and doors requested from NM.

G. Work Progress:

Last Two (2) Weeks:

- **Tri-city and Bowker continued with lower level, 1st floor and level 2 topping slab rough ins.**
- **MLC continued prepping last LL SOG and poured 1st half of 2nd floor topping. Tenting and temp heat for masonry. Cleaning off LVL 2 and completing handrail.**
- **Moyle masonry continued with remaining masonry from grids 5-8.**

Next Two (2) Weeks:

- Foundations unlimited to return for east end radius wall pours and exterior stoops as soon as weather and frost allows.
- Maxwell to layout transformer pad and build up grade so Tri city can pour transformer. MLC covered area with thermal blankets. Final revisions from Mid-American coming. New pad design will be required.
- Bowker/Tri city to continue last of SOG rough in the lower level, east end and rough ins on LVL 2 ahead of 2nd topping slab pour.
- MLC to complete last SOG pour and at 2nd half of level 2 topping pours. Tenting for masonry to come down. Forming on Level 2 and handrails around perimeter of level 2 to be completed. Fix at West end precast head height too. Last two steel fixes (as reported by Terracon) at the east end patios to be completed next week.
- Maxwell completed backfilling up first few feet right behind all wall pours. Maxwell to get water line install information to MLC.

- Moyle masonry to complete on with LVL 1 to LVL 2 block from grids 5-8. Should just be couple days total to complete.
- Jensen framing to start 2nd floor framing and UH community center.

H. Old Business:

- Building permit from City of University Heights delivered to Jeff Price at MLC trailer.
- Fire/smoke and sprinkler review to be through the City of Iowa City. Iowa City to be AHJ tentatively at this time. Need to verify for submittals.
- Owner 3rd party testing to be Terracon for soils, rebar and concrete cylinders. Please give Terracon 1 day notice prior to pours for both rebar and concrete testing.

I. New Business:

- Please contact Polly Carlson at 515-393-2227 with any questions, comments or access issues for Submittal exchange. New contact at Submittal exchange will be Justan Spaid at 515-393-2442 or justan.spaid@texturacorp.com Please send any all contacts that you want to have on submittal exchange to Rob at MLC.

- Sub-contractors to have all submittals for the south building in to MLC before the end of February 2016.
- Please sign and send all SWPPP Co permittee forms.
- Shive Hattery quarterly report on the SWPPP plan was released and distributed at 2-10-16 progress meeting. To be resolved by the end of the week 2-15-16.
- Construction entering and exiting through east end construction access only. No driving on front drive with construction equipment. MLC to sweep street and lot daily.

- MEP weekly meetings are on hold at this point. All TJI, MEP issues have been coordinated at this time and all remaining coordination for the south building will be done on site with Bowker, Ladco,

Tri city Electric and Tri state sprinklers. Sprinkler drawings be completed and rough ins to commence in lower level and 1st floor as soon as design completed.

- Terry Goerdts has been added to submittal exchange. UH building inspector and AHJ. All meeting minutes to be sent to City of UH as well per Jeff Maxwell.

Safety:

- **Hard hats required on job at all times. High visibility PPE enforced during precast erection.**
- **MLC will stop any activities deemed un-safe and please watch out for all subs.**
- **St Andrews is a fully operational facility and will remain open during the entire construction of the south building. Please make sure we respect their facility and members and the surrounding neighborhood. 7 AM noise ordinance in affect in University Heights.**

Schedule:

- Schedule has been uploaded to submittal exchange 2-9-16. Punch list and city inspections scheduled for early July 2016 with tenant occupancy August 1st, 2016. Please plan manpower and materials accordingly.

Next meeting to be held Wednesday, 2-24-16 at 8 AM in St Andrews room 306. MEP coordination meetings weekly on Wednesday at 9 AM have been completed and we will use that time as needed for the remainder of the project.

Discussion Items from 2-10-16 meeting:

- Electrical Item review, conference call with NM/Modus/Tri City/MLC. Owner/Design team to determine where The primary utility locations are to be located on the site from Mediacom and Century link so Tri-city knows where to take stub out to. Ashton Wagner with Mid-American to be at meetings from here out.
- Additional transformer will not be needed. The fire pump will be required to be metered per Mid-American.
- Mid-American has OK'd additional conduit from secondary side.
- Wood species clarification final verification meeting with Nagle for the North building. Per the specs.
- Kone and Simplex Grinnell to price up and add point to point to the project to eliminate phone lines, approved.
- East overhead door clearance and east stair issue, headroom reviewed with design after 2-10-16 meeting.
- Gas loads from Design team, service only to the building, no rough ins except for LVL 1 commercial.
- Bowker, utility poles relocated, Power pole on North side being removed?

The aforementioned is our understanding of the discussion that occurred for the referenced project. However, should any participant have an understanding to the contrary, contact the undersigned within seven (7) working days and revised meeting minutes will be issued as required.

Minutes Submitted by: *Rob McComas, LEED AP BD&C*



One University Place

Sign-In Sheet

MLC JOB: 2343

Date: 2-10-16

Meeting:

NAME	COMPANY	PHONE	EMAIL
Rob McComas	Mlc	631-0897	
Corey Neff	TCE	565-594-9111	
Trevor Conrad	MODUS		
Tyrone Powers	Bowker	319-521-6623	
John Winegarden	Bowker	319-521-6634	
Chris Langley	Tri-State	(563) 588-9119	
Ron Arnelan	MM's	319-631-2703	
Jeff Pina	Mlc	319-631-0889	
DAN BROFFITT	NM	319-338-7878	
Tom Lisi	TERRACON	319-493-0228	tlisi@terracon.com
Ashton Wagner	MidAm	319-329-4267	ajwagner@midamerican.com