AGENDA

PLEASANT HILL PLANNING & ZONING COMMISSION
5160 MAPLE DRIVE
PLEASANT HILL, IOWA 50327

REGULAR MEETING

MONDAY, AUGUST 7, 2023
5:30 PM

1. OATH OF OFFICE
2. CALL TO ORDER / ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES OF JULY 10, 2023 REGULAR MEETING
5. TIME TO ADDRESS THE COMMISSION – FIVE (5) MINUTE LIMIT
6. BUSINESS ITEMS
   a. CONSIDERATION OF REZONING OF 876 N SHADYVIEW BLVD
   b. SITE PLAN – TACO BELL
   c. 2024 MEETING SCHEDULE
7. DIRECTOR'S REPORT
8. ADJOURNMENT
1. OATH OF OFFICE
Chairperson Sand administered the oath of office to Commissioner Pam Mollenhauer.

2. CALL TO ORDER/ROLL CALL
Pleasant Hill Planning & Zoning Regular Session was called to order at 5:30 pm on Monday, July 10, 2023 by Chairperson Sand. The City Council Chambers were open and available to the public. Present: Meredith Emory, Jeromy Geiken, Pam Mollenhauer, Kate Sand, Jeffery Vroom, and Keith Williamson. Absent: None

3. APPROVAL OF AGENDA
WILLIAMSON/MOLLENHAUER moved to approve the agenda. Ayes: Unanimous. Motion carried.

4. APPROVAL OF MINUTES JUNE 5, 2023 REGULAR SESSION
WILLIAMSON/GEIKEN moved to approve the June 5, 2023 Regular Session minutes. Ayes: Unanimous. Motion carried.

5. TIME TO ADDRESS THE COMMISSION
None

6. BUSINESS ITEMS
   A. SITE PLAN – SOUTHEAST POLK SCHOOL DISTRICT SKILLED TRADES BUILDING –
   Site plan submitted for 0.5 acres of ground located at 8375 NE University Ave, zoned A-1 Agricultural, owned by Southeast Polk Community School District, for the construction of a 2,880 sq.ft., metal walled, skilled trades building.

   Site improvements include connection to existing private frontage road and sidewalk connections to existing parking lot; utility connections via existing sanitary and water; stormwater improvements not required; and screening of building mechanicals and dumpsters via proposed landscaping.

   Commissioners, FEH Engineer Cory Sharp, and City Staff discussed use of Sycamore trees; use of and access to mezzanine; building use as expanded skilled trades education center; and hydrant coverage areas.

   WILLIAMSON/VROOM motioned to recommend approval of Southeast Polk School District Skilled Trades Building – Site Plan. Ayes: Unanimous. Motion carried.

7. DIRECTOR’S REPORT
   • Next meeting – August 7, 2023 at 5:30 pm; anticipated full agenda
   • Splash Pad now open
   • Public Art – Mural on Parks Maintenance building complete
   • Prairie Meadows Legacy Grant – funding awarded; expansion of Pickleball facilities
   • RAGBRAI – July 27, 2023; route closures from 5am – 12pm.
   • Planning Manager – Rose Schroder introduced
8. ADJOURNMENT
MOLLENHAUER/GEIKEN motioned to adjourn. Ayes: Unanimous. Motion carried. Meeting adjourned at 5:50pm.

Jennifer Bartles
Community Development Clerk
REQUESTED BY: ROSE SCHRODER, AICP
PLANNING MANAGER

REFER TO: PLANNING AND ZONING COMMISSION

SUBJECT: ZONING ASSIGNMENT FROM R-1 TO C-1
876 N. SHADYVIEW BOULEVARD

BACKGROUND:
The City Council has the authority in accordance with Municipal Code: Chapter 165 Zoning Code General Provisions and Administration Section 09 Amendments, on its own action after public notice and hearings, and after report by the Zoning Commission, to amend, supplement, or change the boundaries or regulations established by the zoning text and/or map.

The City Council passed Resolution #071123-03 on July 11, 2023 to refer the matter of rezoning property commonly known as 876 N. Shadview Boulevard to the Planning and Zoning Commission.

The City of Pleasant Hill entered into an agreement with John O. and Ellen Sunblad concerning the extension of Maple Drive in a document dated August 10, 1981. In part, the agreement stated that the City would initiate a change in zoning of the property commonly known as 876 N. Shadyview Boulevard from R-1 to C-1.

The City Council passed and approved Ordinance 583 on February 11, 2003 rezoning the property. However, the amendment was not mapped at that time and the official zoning map of the City has been repealed and replaced since that time. Because the zoning map has been wholly repealed and replaced there is not an administrative remedy to modify the official map.

SURROUNDING USES, ZONING, AND FUTURE LAND USE:
The subject property is undeveloped and zoned R-1 Single Family Detached Residential. The property located north and west is zoned C-1 Neighborhood Commercial and is occupied by a real estate office and undeveloped property. The property located on the east side of N. Shadyview Boulevard is occupied by single family residential homes and is zoned R-1. The future Land Use Plan identifies the property as Local Commercial which is considered compatible with the C-1 Neighborhood Commercial Zoning District in accordance with the Zoning Compatibility Matrix.

NOTIFICATION:
Notice of the Planning and Zoning Commission public meeting and the public hearing set for the City Council on August 8, 2023 was sent by regular mail to the property owners.
of record within 200 feet of the subject property. At the time of this report one surrounding property owner contacted the City, stating concern that if the property is rezoned it could become a gas station with operations late into the night.

RECOMMENDATION:
Zoning assignment of the property commonly known as 876 N. Shadyview Boulevard from R-1 Single Family Detached Residential to C-1 Neighborhood Commercial, consistent with the Future Land Use Plan, as adopted in the City of Pleasant Hill Comprehensive Plan (2015).

ATTACHMENTS:
Agreement between City and John O. and Ellen Sundblad
General Location Map
Existing Zoning Map
Future Land Use Plan Map
Zoning Compatibility Matrix
AGREEMENT

THIS AGREEMENT, made and entered into, by and between JOHN O. SUNDBLAD and ELLEN SUNDBLAD, husband and wife, (hereinafter called the land owner) and the CITY OF PLEASANT HILL (hereinafter called City).

WITNESSETH: the parties agree as follows:

1. **Scope of Work.** That the land owner will demolish, remove or otherwise clear the house and other structures on the following legally described land:

   Ex. E. 190', S. 130', Lot 17 BECHTOLD HEIGHTS an Official Plat, now included in and forming a part of the Town of Pleasant Hill, Polk County, Iowa,

and locally known as: 876-1/2 Shadyview Blvd. Pleasant Hill, Iowa, and the land owner will further clean up, so as to allow the City to extend Maple Drive over and across the above described land. The City will remove the slab and foundation only.

2. **Time.** That the land owner shall complete his work within thirty (30) days after the City, through the City Engineer, has notified the land owner to proceed with said work. Should the land owner be unable to complete the work within the thirty (30) days, for whatever reason, the City may remove said home and charge the costs for demolishing, removing, or otherwise clearing the structures on said land, to the Contractor and the City shall further have the right to charge the land owner for clean-up of said property.

3. **Compensation.** The City hereby agrees that the land owner shall receive all rights, title and interest to the salvage of the structures which the Contractor shall demolish, remove or otherwise clear on the aforementioned land, and the land owner agrees that he shall receive no other compensation.
5. Approval. The City Engineer shall approve or disapprove the work of the land owner.

6. Duties. The land owner's duties and rights in connection with the removal and demolition herein are as follows:

A. The land owner shall be solely responsible for the removal of all of the structures on the aforementioned property and shall have the sole responsibility therefor.

B. The land owner shall pay for all laborers and equipment and services necessary for the proper completion of the work herein.

C. The land owner shall obtain all permits necessary for compliance in this demolition and other work and shall comply with all laws, ordinances, rules and regulations of all public authorities relating to this work.

D. The land owner shall assume all responsibility for acts, negligence or omissions of any of his employees on the project, or sub-contractors and their employees, and those of all other persons doing work under a contract with said land owner.

E. The land owner agrees to keep the work premises and joining premises free from waste and rubbish caused by his work and he further agrees to remove all waste, material and rubbish upon termination of his work and to conduct general clean-up operations including the filling in of the basement which will remain after the removal of the home.

F. The land owner agrees to furnish the City Engineer, prior to the execution of this contract, a list of names of sub-contractors to whom he proposes to award the principal portions of the work to be sub-contracted by him. A sub-contractor, for the purposes of this contract, shall be a person with whom the land owner has a direct contract for work at the project site. The land owner agrees not to employ a sub-contractor to whose employment the City Engineer reasonably objects. All contracts between the land owner and sub-contractors shall conform to the provisions of this Agreement, and shall incorporate in them the relevant provision of this Agreement.

7. Indemnity and Hold Harmless Agreement. The land owner agrees to hold harmless the City and all their agents and employees from any and all claims, damages, losses and
shall be necessary to file an action arising out of the performance of the work herein, which is, a) for body injury, illness or death, or b) for property damage including loss of use, caused in part by the land owner's negligence or omission or that of the sub-contractor or that of any person employed by him for those acts which the land owner or sub-contractor may be liable.

8. **Time is of the Essence.** At all times herein or in this Agreement, time is of the essence. Times may be extended by written approval of the City Engineer only.

9. **Liability Insurance.** The land owner agrees to keep in force, at his own expense, during the entire period of demolition on said project liability insurance as will protect him from claims under Workmen's Compensation or other employee benefit laws, for bodily injury, and death and for property damage that may arise out of or under this contract whether directly or indirectly by the land owner or directly or indirectly by the sub-contractor.

10. **Quit Claim.** The City will Quit Claim to JOHN O. SUNDBLAD, approximately the North 60 feet, more or less of the Anderson Property, legally known as:

The East 190 feet of the South 130 feet of Lot 17 in BECHTOLD HEIGHTS, an Official Plat, in the Town of Pleasant Hill, Polk County, Iowa.

locally known as: 876 Shadyview Blvd., if and when the City acquires such property and the City no longer has need of such land in connection with the Maple Drive Paving Project. The City agrees to Deed this above described land upon completion and final acceptance of the Maple Drive Project. The City agrees to initiate a change in zoning for the aforementioned property, from R-1 to C-1 (Commercial)

11. **3 Water Service Lines.** The City agrees to provide three (3) water service lines across Maple Drive to land
the Anderson property, legally known as:

The East 190 feet of the South 130 feet of Lot 17
in BECHTOLD HEIGHTS, an Official Plat, in the Town
of Pleasant Hill, Polk County, Iowa.

locally known as: 876 Shadyview Blvd., if and when the City
acquires such property and the City no longer has need of
such land in connection with the Maple Drive Paving Project.
The City agrees to Deed this above described land upon
completion and final acceptance of the Maple Drive Project.
The City agrees to initiate a change in zoning for the
aforementioned property, from R-1 to C-1 (Commercial)

11. 3 Water Service Lines. The City agrees to provide
three (3) water service lines across Maple Drive to land
owner's south property, in connection with the Maple Drive Paving Project, at no expense to the land owners.

12. Water Main. The City agrees to install the water main in Maple Drive from the existing water main in Maple Drive East to North Shadyview Drive at the expense of the City and not to be assessed to the land owners. However, the land owners will be responsible for the costs of any hook-up or connection from the main water main to their property.

13. The City agrees to extend a sanitary sewer to the North property line of Lot 17 BECHTOLD HEIGHTS, an Official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa.

14. Successors in Interest. That this Agreement shall apply to and bind the successors in interest of the respective parties.

15. That the words and phrases herein, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

IN WITNESS WHEREOF, the parties have executed this Agreement on the following day and year:

Signed this 10th day of August, 1981.

[Signatures]

The City Council of Pleasant Hill, Iowa, has caused this Agreement to be executed in its corporate name by the Mayor and attested by its Clerk and its seal affixed.
15. That the words and phrases herein, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

IN WITNESS HEREOF, the parties have executed this Agreement on the following day and year:

Signed this 10 day of August, 1981.

John O. Sundblad

Ellen Sundblad

ELLEN SUNDBLAD

The City Council of Pleasant Hill, Iowa, has caused this Agreement to be executed in it's corporate name by the Mayor and attested by it's Clerk and it's seal affixed.

Lawrence Hopper, Mayor

Attest:

Mark Miller, City Clerk

August 13, 1981
## ZONING COMPATIBILITY MATRIX

<table>
<thead>
<tr>
<th>Land Use Category</th>
<th>Agricultural/Open Space (A-1)</th>
<th>SF Detached Residential (R-1)</th>
<th>SF Attached Residential (R-2)</th>
<th>Multi-Family Residential (R-3)</th>
<th>Mobile Home Park (R-4)</th>
<th>Neighborhood Com (C-1)</th>
<th>Regional Commercial (C-2)</th>
<th>Town Center (RAOC)</th>
<th>Commerce Park (CP)</th>
<th>Office / BP (I-1)</th>
<th>Light Industrial (I-2)</th>
<th>Heavy Industrial (I-3)</th>
<th>Road Plan &amp; Conservation (U-1)</th>
<th>Planned Unit Development (PUD)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agricultural/Rural Residential</td>
<td>C</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Low Density Residential</td>
<td>C</td>
<td>C</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medium Density Residential</td>
<td>C</td>
<td>C</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>High Density Residential</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential/Commercial Flex</td>
<td>P</td>
<td>P</td>
<td>C</td>
<td>C</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Local Commercial</td>
<td>C</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Regional Commercial</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office/Business Park</td>
<td>P</td>
<td>P</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office/Industrial Flex</td>
<td>P</td>
<td>P</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Heavy Industrial</td>
<td>P</td>
<td>P</td>
<td>C</td>
<td>C</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parks &amp; Open Space</td>
<td>C</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public/Semi-Public</td>
<td>C</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utility/Infrastructure</td>
<td>C</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

C = Compatible  
P = Partially Compatible
REQUESTED BY: ROSE SCHRODER, AICP
PLANNING MANAGER

REFER TO: PLANNING AND ZONING COMMISSION

SUBJECT: SITE PLAN
TACO BELL – 5295 E UNIVERSITY AVE

REQUEST/BACKGROUND:
The attached site plan has been submitted by Black River Bells, LLC for the consideration of a Taco Bell restaurant at property commonly known as 5295 E University Avenue. The property is located within the C-2 Regional Commercial Zoning District which permits restaurants with drive-through facilities.

The property is approximately .9 acres at the northwest corner of East University Avenue and North Shadyview Boulevard. The site plan for the project shows the construction of a 2,076 square foot new building with a drive-through facility and 15 associated surface parking spaces. All of the existing structures and improvements on the site will be demolished as part of the project.

Connection to the sanitary sewer will require a new manhole near the northerly end of the property located within an existing easement. Water connection will be made on the easterly side of the property adjacent to North Shadyview Boulevard. The connection will require the existing water valve and hydrant to be moved out of the alignment of the proposed public sidewalk. Storm water management will be accomplished on the site with an underground chamber system and connection to an existing storm sewer manhole in the NE 12th Avenue right-of-way.

The applicant has expressed interest in the addition of canopies that would be attached to the building façade and encroach into the east yard setback. A variance application has not been received. Any resulting design changes following approval of the site plan may require subsequent review and public meetings.

REVIEW COMMENTS:

General site and landscaping:
1. The minimum vertical clearance for the drive-through canopy is fourteen-feet, as required in Municipal Code Chapter 167.16(9)B. The lesser clearance height of 8'-7” as shown on the submittal is acceptable as it has been placed such that a pass-by lane for vehicles that exceed the height.
2. The dumpster location as shown is not in accordance with Municipal Code Chapter 167.16: Performance Standards for all Zoning Districts. The materials are
acceptable, however the location of the enclosure must be moved to a different location on the property. The proposed location at the corner of E University and N Shadyview Lane is highly visible to the public. The performance standard requires that the enclosure be located out of public view and constructed to visibly screen the views from the adjoining properties.

3. The proposed landscaping plan meets/exceeds the minimum requirements. It should be noted that there will not be in a tree, shrub, plantings located within the water/sanitary sewer easement near the northerly property line. Hardwood mulch is provided in all landscaping areas with the exception of the planting surrounding the building.

4. Chapter 168.06(5) provides for a buffer reduction. This is allowable on the west property line in order to reduce the width of the landscaping buffer. The combination of retaining wall and fence will accomplish the standard.

5. A ten-foot wide trail is required along 12th Avenue.

6. A striped pavement pedestrian connection is shown from the proposed public sidewalk on N Shadyview Boulevard to the sidewalk at the northeast corner of the proposed building.

7. The proposed building meets and/or exceeds the minimum building design standards.

8. The driveway location shall be as directed by the City of Pleasant Hill and subject to comments provided by City Engineer, Snyder and Associates, Inc.

9. Sidewalk, trail, and pedestrian ramp location(s) shall be directed by the City of Pleasant Hill and/or specifications shall be subject to comments provided by City Engineer, Snyder and Associates, Inc.

10. The pavement specification shall be as directed by the City of Pleasant Hill and subject to comments provided by City Engineer, Snyder and Associates in conformance with the most recent SUDAS standard.

Traffic:

1. A traffic study is required for the project and is currently underway by the developer in relation to the intersection of East University Avenue and Shadyview Boulevard. Improvements that are warranted by the traffic study findings shall be the responsibility of the developer unless otherwise agreed about by formal development agreement with the City of Pleasant Hill.

RECOMMENDATION:

Appropriate Commission action would be to receive presentations on the site plan and the staff review of the proposed project. Following discussion, appropriate commission action would be to consider approval of the site plan contingent on the applicant addressing remaining staff and engineering comments.

ATTACHMENTS

General location map
Civil and architectural plan set
NEW BUILDING FOR:

TACO BELL - BLACK RIVER BELLS

5295 E UNIVERSITY AVE ● PLEASANT HILL, IA 50327

NOT FOR CONSTRUCTION

PRELIMINARY DATES

C2.1

CIVIL DETAILS

JULY 3, 2023
JULY 6, 2023
JULY 31, 2023

1'-0" MIN. DIA. CONC. BASE COMPACTED SUB-GRADE

8"x8"x1/8" STEEL BASE PL STEEL SLEEVE

6" DIA. STEEL PIPE FILLED WITH CONCRETE CONCRETE MOUNDED OVER THE TOP OF PIPE

NOTE:
OWNER TO PROVIDE IDEAL SHIELD BOLLARD COVERS. COLOR YELLOW.

8" HEAVY DUTY COLORED CONCRETE PAD AND APPROACH (COLOR BY OWNER)

BOLLARD (TYP)

DUMPSTER DUMPSTER

ENCLOSURE WALLS WITH CAST STONE CAP - SEE DETAILS

8" 21'-8"
12'-4" 13'-0"
10'-0"
2'-10"
5'-0" 6'-0"
5'-0" 2'-10"
17'-4" 11'-2"
48" DEEP x 24" DIA. POURED CONCRETE FOOTING w/#5∅ REINFORCING

HSS 6x6x1/4 w/ 1/4" FLUSH CAP PLATE

SECURE BOARDS TO GATE PER MANUF. INSTRUCTIONS.

2"x2"x3/16" ANGLE GATE FRAME (PAINT) - TYP.

6"x6"x1/4" STEEL PLATE

6"
4"
6" SPACER

HEAVY DUTY HINGE, TOP AND BOTTOM

5/8" X 6" X 76" HDPE PLASTIC LUMBER PICKETS BY MAX-R LUMBER OR EQUIVALENT.

MATERIAL: MINIMUM 95% RECYCLED HDPE TYPE 2 COMPOSITE MIXTURE. PLASTIC SHALL BE IMPREGNATED W/ COLORANT AND UV RESISTANCE THAT WILL PROTECT THE MATERIAL FROM PHYSICAL DEGRADATION, FLAKING AND COLOR. COLOR TO MATCH SHERWIN WILLIAMS SW7055.

NOTES:
· VERIFY DUMPSTER ENCLOSURE LAYOUT WITH OWNER.
· ALL POLES, RAILS AND HARDWARE SHALL BE GALVANIZED STEEL.

4'-0" 6'-0"
6'-0"
4'-0" 6'-0"
6'
11'-2" 11'-2"
4'

11'-2" 48" DEEP x 24" DIA. POURED CONCRETE FOOTING w/#5∅ REINFORCING

3) #4Ø CONT. @ 12" O.C.

#4Ø VERTS. W/ STD. 90° HOOK @ 12" O.C.

CONC. FOOTING SHALL NOT BE LESS THAN 4" WIDER THAN THE WIDTH OF WALL

IF GRADES ALLOW SLOPE TO THE BACK OF THE ENCLOSURE

BACK WALL ONLY OPENING AT BOTTOM OF CONCRETE WALL FOR DRAINAGE. OPENING SIZE TO MATCH EMBOSSED BRICK SIZE. PROVIDE 3 OPENINGS.

BRICK EMBOSSED POURED CONCRETE WALL. PAINT TO MATCH THE LIGHT COLOR OF BRICK ON MAIN BUILDING.

CONC. FOOTING SHALL NOT BE LESS THAN 4" WIDER THAN THE WIDTH OF WALL

(3) #4Ø CONT. @ 12" O.C.

#4Ø VERTS. W/ STD. 90° HOOK @ 12" O.C.
NOTES
1. ALL AREAS OF THE MB MUST BE VISIBLE TO DRIVER LOCATED AT SPEAKER POST. ASSUME DRIVERS LOCATION IS 24" FROM FACE OF CURB, CENTERED ON SPEAKER POST.
2. CENTER OF MB TO BE 5'-6" TO 9'-0" FROM DRIVERS POINT OF VIEW.
3. PROVIDE (2) 1" CONDUITS FROM BUILDING TO SPEAKER POST FOR LOW VOLTAGE WIRING
4. DIGITAL MENU BOARD WITH FRONT SWING UP ACCESS CENTER POINT OF MENU BOARD BASE. SEE VENDOR DRAWINGS FOR FOOTING DETAIL
5. PROVIDE 4" STAMPED CONCRETE. COLOR AND STYLE TO MATCH PROPOSED BUILDING STYLE, OR AS DIRECTED BY THE OWNER. DO NOT RINSE EXCESS STAIN ONTO ADJACENT UNSTAINED CONCRETE CURB & DRIVE THRU-LANE.

LISTED MATERIALS

FOUNDATION DETAILS ARE BY VENDOR.
MC-7200 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-7200.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPede FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE ASHHTO U-PVC BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOAD AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE ASHHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS..
7. LOAD CONFIGURATIONS SHALL INCLUDE: 1) INERTIANGULAR (45°) ASHHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (5T-9T) COVER LOAD AND 3) ALLOWABLE COVER WITH PAIRED (1 WEEK) ASHHTO DESIGN TRUCK.
8. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   a. TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPING AND HANDLING, CHAMBERS SHALL HAVE INTERLOCKING STORAGIN LODG.
   b. TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   c. TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 45O L/D PT.
9. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOWLLS:
   a. THE STRUCTURAL EVALUATION SHALL BE SEALRED BY A REGISTERED PROFESSIONAL ENGINEER.
   b. THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD. THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE ASHHTO U-PVC BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   c. THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DEsign EXCEPT THAT IT SHALL BE THE 50-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-7200 CHAMBER SYSTEM

1. STORMTECH MC-7200 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-7200 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-7200 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 5 BACKFILL METHODS:
   a. STORED SOILS LOCATED OFF THE CHAMBER BED.
   b. BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   c. BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG R&OM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMERGENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE ASHHTO M3 DESIGNATION OF #3 CR-64.
9. STONE SHALL BE BROUGHT UP EVENLY AROUND CHAMBERS SO AS TO DISTORT THE CHAMBER SHAPE. STONE DEPTHS SHOULD NEVER DIFFER BY MORE THAN 12" (300 mm) BETWEEN ADJACENT CHAMBER ROWS.
10. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
11. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIAL BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
12. STORMTECH RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH MC-7200 CHAMBERS SHALL NOT BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-7200 CONSTRUCTION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-7200 CHAMBERS IS LIMITED:
   a. NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   b. NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-7200 CONSTRUCTION GUIDE".
3. WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-7200 CONSTRUCTION GUIDE".

USE OF A DOZER TO PUSH EMERGENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-692-2894 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.
NEW BUILDING FOR:
TACO BELL - BLACK RIVER BELLS
5295 E UNIVERSITY AVE ● PLEASANT HILL, IA 50327

NOT FOR CONSTRUCTION

NOTES:

1. MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. REF: TECH NOTE #32 FOR MANIFOLD SIZING GUIDANCE.
2. DUE TO THE ADJUSTMENT OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
3. CHAMBERS MIGHT REQUIRE ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
4. THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE ABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS DOCUMENTED.
5. NOT FOR CONSTRUCTION: THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.
## ACCEPTABLE FILL MATERIALS: STORMTECH MC-7200 CHAMBER SYSTEMS

### MATERIAL LOCATION

<table>
<thead>
<tr>
<th>Description</th>
<th>AASHO Material Classifications</th>
<th>Compaction / Density Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>D</strong> FINAL FILL: FILL MATERIAL FOR LAYER D STARTS FROM THE TOP OF THE C LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE C LAYER.</td>
<td>ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.</td>
<td>PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVEMENT INSTALLATION MAY HAVE STRONGER MATERIAL AND PREPARATION REQUIREMENTS.</td>
</tr>
<tr>
<td><strong>C</strong> INITIAL FILL: FILL MATERIAL FOR LAYER C STARTS FROM THE TOP OF THE B LAYER UP TO 24&quot; (600 MM) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE C LAYER.</td>
<td>GRANULAR WELL-GRACED SOLID/AGGREGATE MIXTURES, &lt;35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.</td>
<td>BEGINS COMPACTIONS AFTER 24&quot; (600 MM) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 1'-0&quot; (300 MM) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 90% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.</td>
</tr>
<tr>
<td><strong>B</strong> ENHANCEMENT STONE: FILL SURROUNDS THE CHAMBERS FROM THE FOUNDATION STONE (D LAYER) TO THE C LAYER.</td>
<td>CLEAN, CRUSHED, ANGULAR STONE</td>
<td>NO COMPACTION REQUIRED.</td>
</tr>
<tr>
<td><strong>A</strong> FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.</td>
<td>CLEAN, CRUSHED, ANGULAR STONE</td>
<td>PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.</td>
</tr>
</tbody>
</table>

### NOTES:

1. THE DATED AS-BUILT DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR "C" STONE WOULD STATE: "CLEAN CRUSHED, ANGULAR NO. 4 (AASHO M42) STONE".
2. STORMTECH COMPACTIOM REQUIREMENTS ARE MET PER W LOCATIONS WHERE MATERIALS ARE PLACED AND COMPACTED IN 9" (230 MM) MAX LIFTS USING TWO FULL COVERAGE WITH A VIBRATORY COMPACTOR.
3. WHERE INFLUENT SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRESSING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER C IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER D UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER C OR D AT THE SITE DESIGN ENGINEER'S DISCRETION.

### CIVIL DETAILS

**PERIMETER STONE (SEE NOTE 4)**

**EXCAVATION WALL (CAN BE SLOPED OR VERTICAL)**

**PAVEMENT LAYER (DESIGNED BY SITE DESIGN ENGINEER)**

**SUBGRADE SOILS (SEE NOTE 5)**

**MC-7200 END-CAP**

**PREDICTION**

**STORMTECH SYSTEM**

**TAGGED BY LEE MURPHY**

**DATE: 07/07/23**
INSPECTION & MAINTENANCE

STEP 1
1. INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
3. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
4. IF SEDIMENT IS AT, OR ABOVE, 3" (60 mm) PROCEED TO STEP 2.
5. IF NOT, PROCEED TO STEP 3.

STEP 2
1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
2. USING A FLASHLIGHT, INSPECT DOWN THE ISOILATOR ROW PLUS THROUGH OUTLET PIPE.
3. MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINE SPACE ENTRY.
4. FOLLOW OSHA REGULATIONS FOR CONFINE SPACE ENTRY IF ENTERING MANHOLE.
5. IF SEDIMENT IS AT, OR ABOVE, 3" (60 mm) PROCEED TO STEP 2.
6. IF NOT, PROCEED TO STEP 3.

STEP 3
1. CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
2. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
3. VACUUM STRUCTURE (SUMP AS REQUIRED)

STEP 4
1. REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS.
2. RECORD OBSERVATIONS AND ACTIONS.
3. INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES
1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.
NEW BUILDING FOR:
TACO BELL - BLACK RIVER BELLS
5295 E UNIVERSITY AVE ● PLEASANT HILL, IA 50327

NOT FOR CONSTRUCTION
PRELIMINARY DATES
C2.7

MC-SERIES END CAP INSERTION DETAIL

NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.
**NYLOPLAST DRAIN BASIN**

INTEGRATED DUCTILE IRON FRAME & GRATER/SOLID COVER TO MATCH BASIN O.D.

INVERT ACCORDING TO PLANSTARE OFF

12" (305 mm) MIN (FOR NYLOPLAST H-20)

18" (457 mm) MIN WIDTH

AASHT10 H-20 CONCRETE SLAB
6" (152 mm) MIN THICKNESS

TRAFFIC LOADS: CONCRETE DIMENSIONS ARE FOR GUIDELINES PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED GIVING CONSIDERATION FOR LOCAL SOIL CONDITIONS, TRAFFIC LOADING & OTHER APyPLICABLE DESIGN FACTORS

ADAPTER ANGLES VARY BETWEEN 0° - 30° ACCORDING TO PLANS

VARIABLE SWEEP DEPTH

8" (152 mm) MIN ON R-2 (250-650 mm), 10" (254 mm) MIN ON R-3 (750 mm)

4" (102 mm) MIN ON R-3 (250-650 mm)

BACKFILL MATERIAL BELOW AND TO SIZES OF STRUCTURE SHALL BE ASTM D321 CLASS 1 OR 6 CRUSHED STONE OR GRAVEL AND BE PLACED UNIFORMLY IN 12" (305 mm) LIFTS AND COMPACTED TO MIN OF 90%

NOTES

1. 8-1/2" (215-155 mm) GRATE/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A353
2. 1-1/2" (300-750 mm) Frames shall be ductile iron per ASTM A39 grade 70-55-05
3. DRAIN BAG TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
4. DRAINAGE CONNECTION STUD JOINT TIGHTNESS SHALL CONFORM TO ASTM D321 FOR CORRUGATED HOPE (ADS & HANCO DUAL WALL) & SDR 35 PVC
5. FOR COMPLETE DESIGN AND PRODUCT INFORMATION, WWW.NYLOPLAST-US.COM
6. TO ORDER CALL: 888-621-6710

<table>
<thead>
<tr>
<th>A</th>
<th>PART #</th>
<th>GRATE/SOLID COVER OPTIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>6&quot;</td>
<td>2608AG</td>
<td>PEDESTRIAN LIGHT DUTY</td>
</tr>
<tr>
<td></td>
<td></td>
<td>STANDARD LIGHT DUTY</td>
</tr>
<tr>
<td></td>
<td></td>
<td>SOLID LIGHT DUTY</td>
</tr>
<tr>
<td>10&quot;</td>
<td>2610AG</td>
<td>PEDESTRIAN LIGHT DUTY</td>
</tr>
<tr>
<td></td>
<td></td>
<td>STANDARD LIGHT DUTY</td>
</tr>
<tr>
<td></td>
<td></td>
<td>SOLID LIGHT DUTY</td>
</tr>
<tr>
<td>12&quot;</td>
<td>2612AG</td>
<td>PEDESTRIAN DUTY</td>
</tr>
<tr>
<td></td>
<td></td>
<td>AASHTO H-10</td>
</tr>
<tr>
<td></td>
<td></td>
<td>AASHTO H-20</td>
</tr>
<tr>
<td>15&quot;</td>
<td>2615AG</td>
<td>PEDESTRIAN DUTY</td>
</tr>
<tr>
<td></td>
<td></td>
<td>AASHTO H-10</td>
</tr>
<tr>
<td></td>
<td></td>
<td>AASHTO H-20</td>
</tr>
<tr>
<td>18&quot;</td>
<td>2618AG</td>
<td>PEDESTRIAN DUTY</td>
</tr>
<tr>
<td></td>
<td></td>
<td>AASHTO H-10</td>
</tr>
<tr>
<td></td>
<td></td>
<td>AASHTO H-20</td>
</tr>
<tr>
<td>24&quot;</td>
<td>2624AG</td>
<td>PEDESTRIAN DUTY</td>
</tr>
<tr>
<td></td>
<td></td>
<td>AASHTO H-10</td>
</tr>
<tr>
<td></td>
<td></td>
<td>AASHTO H-20</td>
</tr>
<tr>
<td>30&quot;</td>
<td>2630AG</td>
<td>PEDESTRIAN DUTY</td>
</tr>
<tr>
<td></td>
<td></td>
<td>AASHTO H-10</td>
</tr>
<tr>
<td></td>
<td></td>
<td>AASHTO H-20</td>
</tr>
</tbody>
</table>
EXTERIOR GREASE INTERCEPTOR SCHEDULE (GI)

<table>
<thead>
<tr>
<th>NO.</th>
<th>MAT'L</th>
<th>LENGTH (IN)</th>
<th>DIAMETER (IN)</th>
<th>LIQUID LEVEL (IN)</th>
<th>CAPACITY (GAL.)</th>
<th>VOLUME (CU. FT.)</th>
<th>VOLUME (GALLONS)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>HDPE</td>
<td>104</td>
<td>86</td>
<td>47</td>
<td>1250</td>
<td>4.75</td>
<td>2100</td>
</tr>
<tr>
<td>2</td>
<td>HDPE</td>
<td>3</td>
<td>102</td>
<td>12</td>
<td>11382</td>
<td>6.30</td>
<td>50860</td>
</tr>
<tr>
<td>3</td>
<td>HDPE</td>
<td>1</td>
<td>21</td>
<td>14</td>
<td>4704</td>
<td>0.22</td>
<td>200</td>
</tr>
</tbody>
</table>

TOTAL (MINIMUM FLOW RATE) 392 GALLONS

MINIMUM GREASE HOLDING CAPACITY 783 GALLONS

REQUIRED LIQUID HOLDING CAPACITY 392 GALLONS

(1) SEE EXTERIOR GREASE INTERCEPTOR DETAIL FOR ADDITIONAL INFORMATION.

(2) SEE SITE UTILITY DRAWINGS FOR COVER DEPTH TO DETERMINE RISER LENGTH. DEPTH SHOWN IS AN ESTIMATION.

EXTERIOR GREASE INTERCEPTOR SCHEDULE (GI)

<table>
<thead>
<tr>
<th>FIXTURE</th>
<th>NUMBER</th>
<th>LENGTH (IN)</th>
<th>DEPTH (IN)</th>
<th>VOLUME (CU. FT.)</th>
<th>VOLUME (GALLONS)</th>
</tr>
</thead>
<tbody>
<tr>
<td>S-1</td>
<td>3</td>
<td>10</td>
<td>5</td>
<td>2100</td>
<td>90</td>
</tr>
<tr>
<td>S-2</td>
<td>3</td>
<td>102</td>
<td>12</td>
<td>11382</td>
<td>493</td>
</tr>
<tr>
<td>S-3</td>
<td>1</td>
<td>21</td>
<td>14</td>
<td>4704</td>
<td>20</td>
</tr>
</tbody>
</table>

TOTAL (MINIMUM FLOW RATE) 392 GALLONS

MINIMUM GREASE HOLDING CAPACITY 783 GALLONS

REQUIRED LIQUID HOLDING CAPACITY 392 GALLONS

(1) SEE EXTERIOR GREASE INTERCEPTOR DETAIL FOR ADDITIONAL INFORMATION.

(2) SEE SITE UTILITY DRAWINGS FOR COVER DEPTH TO DETERMINE RISER LENGTH. DEPTH SHOWN IS AN ESTIMATION.

EXTERIOR GREASE INTERCEPTOR SCHEDULE (GI)

<table>
<thead>
<tr>
<th>FIXTURE</th>
<th>NUMBER</th>
<th>LENGTH (IN)</th>
<th>DEPTH (IN)</th>
<th>VOLUME (CU. FT.)</th>
<th>VOLUME (GALLONS)</th>
</tr>
</thead>
<tbody>
<tr>
<td>S-1</td>
<td>3</td>
<td>10</td>
<td>5</td>
<td>2100</td>
<td>90</td>
</tr>
<tr>
<td>S-2</td>
<td>3</td>
<td>102</td>
<td>12</td>
<td>11382</td>
<td>493</td>
</tr>
<tr>
<td>S-3</td>
<td>1</td>
<td>21</td>
<td>14</td>
<td>4704</td>
<td>20</td>
</tr>
</tbody>
</table>

TOTAL (MINIMUM FLOW RATE) 392 GALLONS

MINIMUM GREASE HOLDING CAPACITY 783 GALLONS

REQUIRED LIQUID HOLDING CAPACITY 392 GALLONS

(1) SEE EXTERIOR GREASE INTERCEPTOR DETAIL FOR ADDITIONAL INFORMATION.

(2) SEE SITE UTILITY DRAWINGS FOR COVER DEPTH TO DETERMINE RISER LENGTH. DEPTH SHOWN IS AN ESTIMATION.

EXTERIOR GREASE INTERCEPTOR SCHEDULE (GI)

<table>
<thead>
<tr>
<th>FIXTURE</th>
<th>NUMBER</th>
<th>LENGTH (IN)</th>
<th>DEPTH (IN)</th>
<th>VOLUME (CU. FT.)</th>
<th>VOLUME (GALLONS)</th>
</tr>
</thead>
<tbody>
<tr>
<td>S-1</td>
<td>3</td>
<td>10</td>
<td>5</td>
<td>2100</td>
<td>90</td>
</tr>
<tr>
<td>S-2</td>
<td>3</td>
<td>102</td>
<td>12</td>
<td>11382</td>
<td>493</td>
</tr>
<tr>
<td>S-3</td>
<td>1</td>
<td>21</td>
<td>14</td>
<td>4704</td>
<td>20</td>
</tr>
</tbody>
</table>

TOTAL (MINIMUM FLOW RATE) 392 GALLONS

MINIMUM GREASE HOLDING CAPACITY 783 GALLONS

REQUIRED LIQUID HOLDING CAPACITY 392 GALLONS

(1) SEE EXTERIOR GREASE INTERCEPTOR DETAIL FOR ADDITIONAL INFORMATION.

(2) SEE SITE UTILITY DRAWINGS FOR COVER DEPTH TO DETERMINE RISER LENGTH. DEPTH SHOWN IS AN ESTIMATION.

EXTERIOR GREASE INTERCEPTOR SCHEDULE (GI)

<table>
<thead>
<tr>
<th>FIXTURE</th>
<th>NUMBER</th>
<th>LENGTH (IN)</th>
<th>DEPTH (IN)</th>
<th>VOLUME (CU. FT.)</th>
<th>VOLUME (GALLONS)</th>
</tr>
</thead>
<tbody>
<tr>
<td>S-1</td>
<td>3</td>
<td>10</td>
<td>5</td>
<td>2100</td>
<td>90</td>
</tr>
<tr>
<td>S-2</td>
<td>3</td>
<td>102</td>
<td>12</td>
<td>11382</td>
<td>493</td>
</tr>
<tr>
<td>S-3</td>
<td>1</td>
<td>21</td>
<td>14</td>
<td>4704</td>
<td>20</td>
</tr>
</tbody>
</table>

TOTAL (MINIMUM FLOW RATE) 392 GALLONS

MINIMUM GREASE HOLDING CAPACITY 783 GALLONS

REQUIRED LIQUID HOLDING CAPACITY 392 GALLONS

(1) SEE EXTERIOR GREASE INTERCEPTOR DETAIL FOR ADDITIONAL INFORMATION.

(2) SEE SITE UTILITY DRAWINGS FOR COVER DEPTH TO DETERMINE RISER LENGTH. DEPTH SHOWN IS AN ESTIMATION.

EXTERIOR GREASE INTERCEPTOR SCHEDULE (GI)

<table>
<thead>
<tr>
<th>FIXTURE</th>
<th>NUMBER</th>
<th>LENGTH (IN)</th>
<th>DEPTH (IN)</th>
<th>VOLUME (CU. FT.)</th>
<th>VOLUME (GALLONS)</th>
</tr>
</thead>
<tbody>
<tr>
<td>S-1</td>
<td>3</td>
<td>10</td>
<td>5</td>
<td>2100</td>
<td>90</td>
</tr>
<tr>
<td>S-2</td>
<td>3</td>
<td>102</td>
<td>12</td>
<td>11382</td>
<td>493</td>
</tr>
<tr>
<td>S-3</td>
<td>1</td>
<td>21</td>
<td>14</td>
<td>4704</td>
<td>20</td>
</tr>
</tbody>
</table>

TOTAL (MINIMUM FLOW RATE) 392 GALLONS

MINIMUM GREASE HOLDING CAPACITY 783 GALLONS

REQUIRED LIQUID HOLDING CAPACITY 392 GALLONS

(1) SEE EXTERIOR GREASE INTERCEPTOR DETAIL FOR ADDITIONAL INFORMATION.

(2) SEE SITE UTILITY DRAWINGS FOR COVER DEPTH TO DETERMINE RISER LENGTH. DEPTH SHOWN IS AN ESTIMATION.
CITY OF PLEASANT HILL, IOWA
2024 PLANNING AND ZONING COMMISSION SCHEDULE

<table>
<thead>
<tr>
<th>MONTH</th>
<th>P &amp; Z MEETING</th>
<th>SUBMIT BY</th>
<th>DRC MEETING</th>
<th>REVIEW BY</th>
<th>RESUBMIT FOR P &amp; Z</th>
<th>P &amp; Z PACKET</th>
<th>RESUBMIT FOR COUNCIL</th>
<th>COUNCIL DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>JANUARY</td>
<td>1-8-2024</td>
<td>12-4-2023</td>
<td>12-13-2023</td>
<td>12-18-2023</td>
<td>12-25-2023</td>
<td>1-4-2024</td>
<td>1-16-2024</td>
<td>1-23-2024</td>
</tr>
<tr>
<td>MARCH</td>
<td>3-4-2024</td>
<td>2-5-2024</td>
<td>2-14-2024</td>
<td>2-19-2024</td>
<td>2-26-2024</td>
<td>2-29-2024</td>
<td>3-19-2024</td>
<td>3-26-2024</td>
</tr>
<tr>
<td>APRIL</td>
<td>4-1-2024</td>
<td>3-4-2024</td>
<td>3-13-2024</td>
<td>3-18-2024</td>
<td>3-25-2024</td>
<td>3-28-2024</td>
<td>4-16-2024</td>
<td>4-23-2024</td>
</tr>
<tr>
<td>MAY</td>
<td>5-6-2024</td>
<td>4-1-2024</td>
<td>4-10-2024</td>
<td>4-15-2024</td>
<td>4-29-2024</td>
<td>5-2-2024</td>
<td>5-21-2024</td>
<td>5-28-2024</td>
</tr>
<tr>
<td>JULY</td>
<td>7-1-2024</td>
<td>6-3-2024</td>
<td>6-12-2024</td>
<td>6-17-2024</td>
<td>6-24-2024</td>
<td>6-27-2024</td>
<td>7-16-2024</td>
<td>7-23-2024</td>
</tr>
</tbody>
</table>

SPECIAL MEETINGS WILL BE SCHEDULED ON THE THIRD MONDAY OF EACH MONTH AS NEEDED.

NOTES:
1. See Development Review Application and related Submittal Checklist for submission details and requirements.
2. Failure to meet any of the above deadlines with the proper submittal materials will cause the project to be delayed until the next scheduled P&Z or Council meeting.

The above schedule is subject to change. City staff reserves the right to make all agenda and scheduling changes.

*Note: January and September meeting is scheduled for the second Monday of the month due to the holiday.
The attached meeting schedule had been provided for the 2024 calendar year. This schedule identifies the commissions meetings as the first Monday of each month and outlines the submittal schedule for projects to be considered at Planning and Zoning Commission and City Council. The Commission’s January and September meetings will be moved one week later to accommodate the holidays. The Commission will continue to reserve the third Monday of the month for an as-needed meeting if necessary. The schedule will be available on the City’s website to provide predictability for the development community.

Recommended action for the Commission is to review and approve the 2024 Meeting Schedule.