



**North Liberty
Planning
Commission
Meeting Information**

Tuesday, March 1, 2016

6:30 PM

City Council Chambers

If you would like additional information, larger-scale maps, or other information before the meeting, please contact Dean Wheatley at 626-5747 or at dwheatley@northlibertyiowa.org



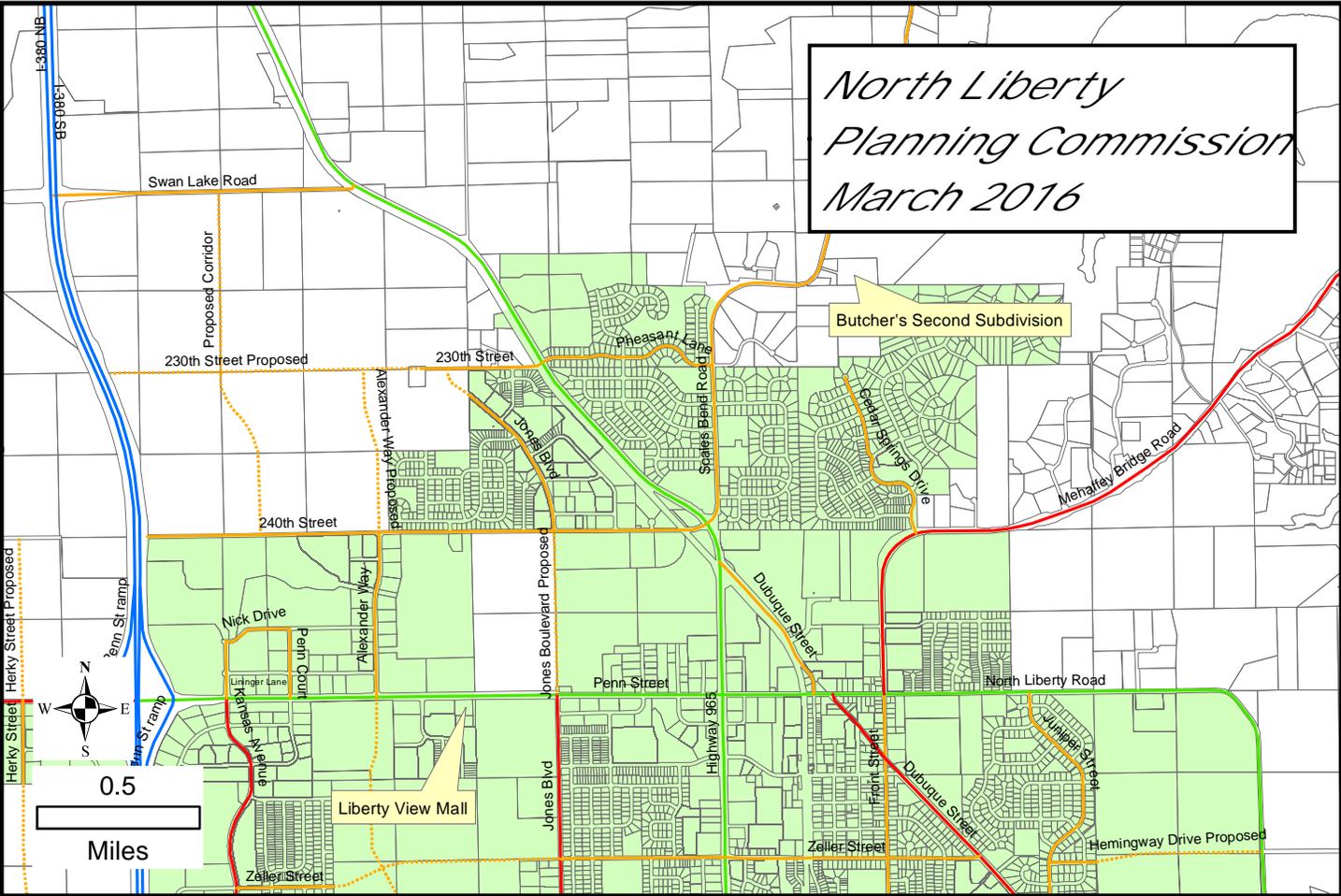
NORTH LIBERTY PLANNING COMMISSION

MEETING NOTICE AND AGENDA

Tuesday, March 1, 2016, 6:30 PM

- 1. ROLL CALL**
- 2. AGENDA APPROVAL**
- 3. SITE PLAN:** Request of Lien T. Vu and Sankar Baruah to approve a site plan for commercial property located at the southwest corner of West Penn Street and Country Lane, west of LL Pelling.
 - a. Staff Presentation
 - b. Applicants Presentation
 - c. Public Comments
 - d. Questions and Comments
 - e. Recommendation to the City Council
- 4. FRINGE AREA PRELIMINARY PLAT:** Request of Stephen D & Cynthia A Butcher to approve Butcher's Second Subdivision, a plat for property located on the east side of Scales Bend Road beyond the corporate limits but within the Fringe Area Agreement area with Johnson County.
 - a. Staff Presentation
 - b. Applicants Presentation
 - c. Public Comments
 - d. Questions and Comments
 - e. Recommendation to the City Council
- 5. ZONING ORDINANCE AMENDMENT:** Request from staff to consider parking and storage regulations. Tabled at 11/2015 meeting.
 - a. Staff Presentation
 - b. Public Comments
 - c. Questions and Comments
 - d. Recommendation to the City Council
- 6. APPROVAL OF PREVIOUS MINUTES**
- 7. OLD BUSINESS**
- 8. NEW BUSINESS**
- 9. ADJOURNMENT**

*North Liberty
Planning Commission
March 2016*



Butcher's Second Subdivision (Fringe Area)

2014 Aerial Photography
No scale



Liberty View Mall Site Plan



February 24, 2016

Memo

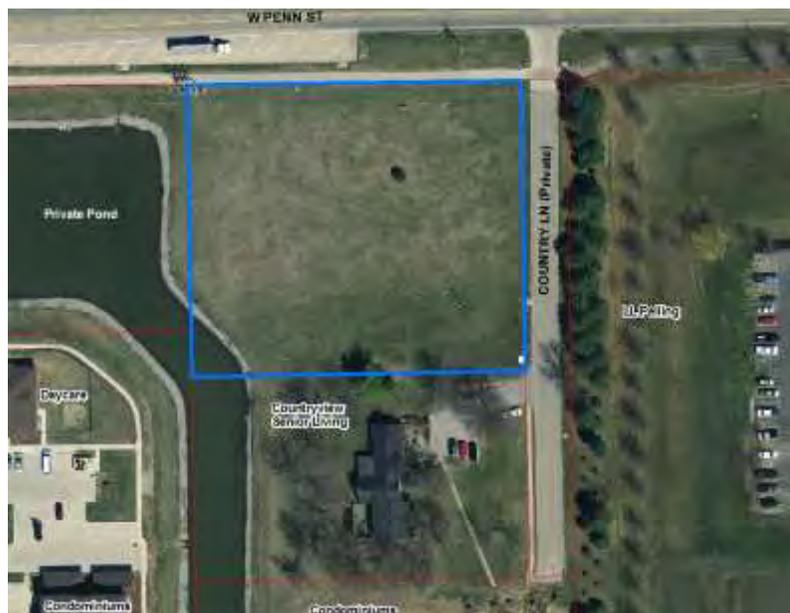
To: North Liberty Planning Commission
From: Dean Wheatley, Planning Director
Subject: Site Plan Approval Request
(Lot 1, Liberty View Subdivision)

Your North Liberty city staff has reviewed the subject submission, and offer comments presented in this memo. The staff review team includes the following personnel:

Ryan Heiar, City Administrator
Tracey Mulcahey, Assistant City Administrator
Tom Palmer, City Building Official
Scott Peterson, City Attorney
Kevin Trom, City Engineer
Dean Wheatley, Planning Director

This request is to approve a site plan for development at the Liberty View Subdivision on West Penn Street just west of LL Pelling. The proposal is for construction of a new multi-tenant commercial building and accompanying ground level commercial parking. Vehicular access is from the existing private "Country Lane" to West Penn Street. An 8' wide sidewalk currently exists across the front of the lot.

The site is logically arranged, presenting mostly building and parking, with little green space except those areas required for parking lot screening along Penn Street. Eliminating a few parking spots, if deemed appropriate by the developer, could provide additional green space and potentially provide an attractive pedestrian entranceway from Penn Street to the front of the building, but the owner chose not to pursue that option. Pedestrian-scale feature(s) required by the Zoning Ordinance include a nicely-scaled building plan, a seating area near the west end of the storefront sidewalk, and enhanced screening landscaping at the rear of the building. A private sidewalk along Country Lane is also extended north through this property to the Penn Street wide sidewalk.



The building is attractively designed and meets code requirements. It has a signature look with the two short tower structures that will provide an identity and add to the character of the area. Staff

recommended that the rear of the building be enhanced with windows, awnings, or other features to look somewhat less bleak from the neighboring property, but the owner chose instead to show more landscaping along the rear of the building. The applicant's engineer and architect have responded very positively to staff comments and code requirements in refining the plan after initial submittal.

Staff recommends approval of the site plan.

Notes:

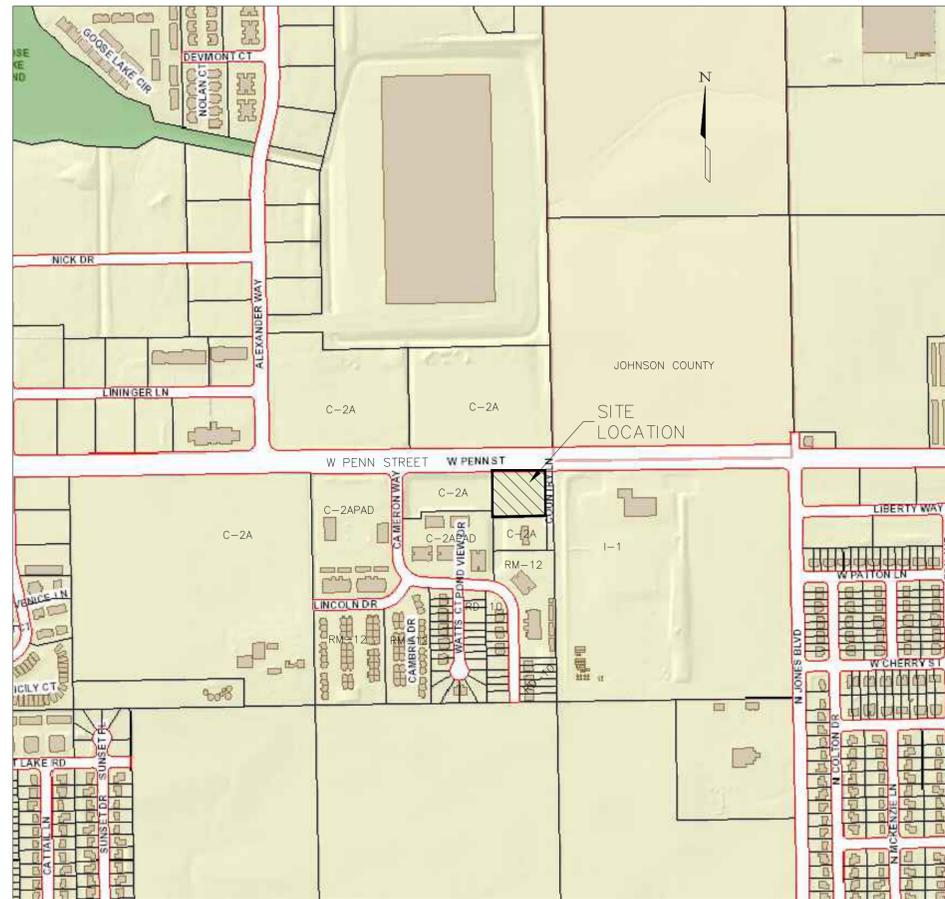
Outside eating areas require a conditional use permit separate from this site plan prior to use.

A Site Plan Agreement will be required for consideration prior to or at the time of Council action.

SITE PLAN LIBERTY VIEW MALL LOT 1, LIBERTY VIEW SUBDIVISION

W. PENN STREET
CITY OF NORTH LIBERTY, IOWA

LOCATION MAP



(SCALE: APPROX. 1" = 500')

UTILITY AND EMERGENCY TELEPHONE NUMBERS	
AGENCY	CONTACT NUMBER
CITY OF NORTH LIBERTY, IOWA	
WATER AND WASTE WATER	(319)626-5700
POLICE DEPARTMENT	
BUSINESS	(319)626-5724
EMERGENCY	911
FIRE DEPARTMENT	
BUSINESS	(319)626-5717
EMERGENCY	911
IOWA ONE CALL (UTILITIES)	(319)292-8989
MIDAMERICAN ENERGY (NAT. GAS)	
BUSINESS	(800)329-6261
EMERGENCY	(800)595-5325
ALLIANT ENERGY (ELECTRIC)	
BUSINESS	(800)255-4268
LINN COUNTY R.E.C. (ELECTRIC)	
BUSINESS	(800)332-5400
SOUTH SLOPE (TELEPHONE, CABLE TV)	
BUSINESS	(319)626-2211
LOCATES	(800)292-8989
MEDIACOM (CABLE TV)	
BUSINESS	(800)332-0245
LOCATES	(800)292-8989

INDEX OF SHEETS	
NO.	DESCRIPTION
C1	TITLE SHEET
C2	GENERAL NOTES, LEGEND & BENCHMARKS
C3	SITE LAYOUT AND LANDSCAPE PLAN
C4	UTILITY AND PAVING PLAN
C5	GRADING AND EROSION CONTROL PLAN
C6	SITE LIGHTING PLAN

LEGAL DESCRIPTION

LOT 1, LIBERTY VIEW SUBDIVISION,
NORTH LIBERTY, IOWA.

DEED HOLDER:
RODNEY W. LYNCH
KIM L. WEILER-LYNCH
2027 GOLDEN GLADE TRAIL
OSAGE BEACH, MO. 65065
PH: 573-873-4294

CONTRACT OWNER/APPLICANT:
LIEN T. VU
SANKAR BARUAH
1898 BROWN DEER ROAD
CORALVILLE, IOWA 52241

ENGINEER/CONTACT:
BRAIN ENGINEERING, INC.
1540 MIDLAND COURT NE
CEDAR RAPIDS, IOWA 52402
PH: 294-9424
FAX: 294-1056

ZONING INFORMATION

EXISTING ZONING & USE

EXISTING ZONING: C-2A
PROPOSED ZONING: NO CHANGE
PROPOSED USE: RESTAURANT, AND COMMERCIAL
RETAIL LEASE SPACE

C-2A SETBACK REQUIREMENTS

FRONT YARD: 25 FEET
REAR YARD: 20 FEET
SIDE YARD: 10 FEET

SITE AREA CALCULATION

TOTAL SITE AREA: 74,488 SQ. FEET = 1.71 ACRES
BUILDING AREA: 14,533 SQ. FEET = 19.5%
PAVED AREA: 36,274 SQ. FEET = 48.7%
TOTAL HARD SURFACE: 50,807 SQ. FEET = 68.2%
TOTAL OPEN AREA: 23,681 SQ. FEET = 31.8%

BUILDING INFORMATION

RESTAURANT AND RETAIL - SINGLE STORY, 14,228 SF

PARKING REQUIREMENTS

TOTAL PARKING SPACES REQUIRED:
RESTAURANT: 1/100 S.F. GFA = 38 SPACES (3,760 SQ. FT.)
COMMERCIAL/RETAIL SPACE: 1/200 S.F. GFA = 53 SPACES (10,468 SQ. FT.)

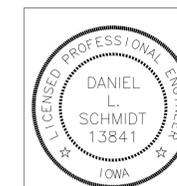
SPACES REQUIRED = 91 SPACES

TOTAL PARKING PROVIDED: 94 SPACES

ADA SPACES REQUIRED: 4 INCL. 1 VAN ACCESSIBLE
ADA SPACES PROVIDED: 4 INCL. 4 VAN ACCESSIBLE

CONTACT PERSON

Contact Person	Daniel L. Schmidt
Telephone Number	(319) 294-9424
Fax Number	(319) 294-1056
Mailing Address	1540 Midland Court NE
Date Submitted	2/1/2016
Date Revised	2/19/2016



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

Signed _____ Date _____

Daniel L. Schmidt, P.E.
My License Renewal Date is December 31, 2016
License Number 13841
Pages or sheets covered by this seal: 6



CHECK BY:	REVISION DATE
DATE:	2/19/16
REVIEWED BY:	CITY FILE NO:
DATE:	Project No:
	169815-20

GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF NORTH LIBERTY REQUIREMENTS AND THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), LATEST EDITION, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- SITE SAFETY AND PEDESTRIAN SAFETY IS OF EXTREME IMPORTANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXECUTING THE WORK IN A SAFE MANNER. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLIANCE WITH ALL OSHA REGULATIONS. COMPLIANCE IS MANDATORY.
- NOTIFY THE GOVERNING AUTHORITY 48-72 HOURS PRIOR TO BEGINNING CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY. ALL WORK IN RIGHT-OF-WAY PERMITS SHALL BE OBTAINED PRIOR TO WORK WITHIN THE RIGHT-OF-WAY.
- THE MEANS OF THE WORK AND THE SAFETY OF THE CONTRACTOR'S EMPLOYEES ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
- SITE CLEAN-UP AND SWEEPING SHALL BE PERFORMED ON A DAILY BASIS, SIDEWALKS, PARKING LOTS, ROADWAYS, ETC. SHALL BE KEPT CLEAN AT ALL TIMES.
- NO WORK SHALL BE PERFORMED BEYOND THE PROJECT LIMITS WITHOUT PRIOR AUTHORIZATION FROM THE OWNER'S REPRESENTATIVE.
- OPEN EXCAVATIONS ON SITE MUST BE FENCED OFF AND MOVED ACCORDINGLY.
- CONTRACTOR SHALL REFER TO BUILDING PLANS FOR BUILDING DIMENSIONS, STOOP SIZES AND LOCATIONS, AND BUILDING UTILITY ENTRANCE LOCATIONS AND ELEVATIONS.
- CONTROL DUST SPREADING FROM ALL WORK AND STAGING AREAS.
- THE LOCATIONS OF UTILITY MAINS, STRUCTURES, AND SERVICE CONNECTIONS PLOTTED ON THIS DRAWING ARE APPROXIMATE ONLY AND WERE OBTAINED FROM PLANS OF RECORD. THERE MAY BE OTHER EXISTING UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS NOT KNOWN AND MAY NOT BE SHOWN ON THIS DRAWING.
- NOTIFY UTILITY COMPANIES WHOSE FACILITIES ARE SHOWN ON THE PLANS OR KNOWN TO BE WITHIN CONSTRUCTION LIMITS OF THE SCHEDULE PRIOR TO EACH STAGE OF CONSTRUCTION.
- PROVIDE TRAFFIC AND PEDESTRIAN CONTROL MEASURES (SIGNS, BARRICADES, FLAGGERS, ETC.) IN COMPLIANCE WITH PART VI OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION AND SUDAS STANDARDS.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION.
- IOWA CODE 480, UNDERGROUND FACILITIES INFORMATION, REQUIRES VERBAL NOTICE TO IOWA ONE-CALL 1-800-292-8989, NOT LESS THAN 48 HOURS BEFORE EXCAVATING, EXCLUDING WEEKENDS AND HOLIDAYS.

GRADING NOTES:

- STRIP EXISTING TOPSOIL WITHIN THE PROJECT LIMITS AND AREAS TO RECEIVE FILL. STOCKPILE TOPSOIL FOR RESPREAD ON DISTURBED AREAS NOT TO BE HARD SURFACED.
- PROOFROLL ALL FILL AREAS TO IDENTIFY SOFT OR DISTURBED AREAS IN THE SUBGRADE. ALL UNSUITABLE MATERIAL IDENTIFIED SHALL BE REMOVED AND RECOMPACTED. PROOFROLL WITH 25 TON MINIMUM GROSS VEHICLE WEIGHT.
- REMOVE AND RECOMPACT AREAS OF SUBGRADE WHICH ARE SOFT OR UNSTABLE TO MEET SPECIFIED LIMITS FOR DENSITY AND MOISTURE CONTENT
- SCARIFY EXISTING SUBGRADE TO DEPTH OF 8 INCHES AND RECOMPACT TO 95% STANDARD PROCTOR DENSITY (ASTM D698) PRIOR TO PLACEMENT OF FILL.
- DO NOT PLACE, SPREAD, OR COMPACT ANY FILL MATERIAL DURING UNFAVORABLE WEATHER CONDITIONS AND DO NOT RESUME COMPACTION OPERATIONS UNTIL MOISTURE CONTENT AND DENSITY OF IN-PLACE MATERIAL ARE WITHIN SPECIFIED LIMITS.
- PLACE FILL MATERIAL IN MAXIMUM 9" LIFTS.
- FILLS PLACED IN LAWN AREAS SHALL BE COMPACTED TO 90% STANDARD PROCTOR DRY DENSITY (ASTM D698).
- SCARIFY SUBGRADE TO DEPTH OF 3 INCHES WHERE TOPSOIL IS SCHEDULED. SCARIFY AREAS WHERE EQUIPMENT USED FOR HAULING AND SPREADING TOPSOIL HAS COMPACTED SUBSOIL.
- IF REQUIRED, FILL MATERIAL OBTAINED FROM OFF-SITE SOURCES SHALL BE SOIL AND ROCK MIXTURE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES. IT SHALL CONTAIN NO ROCKS OR LUMPS OF 6 INCHES IN GREATEST DIMENSION AND NOT MORE THAN 15% OF THE ROCKS OR LUMPS SHALL BE LARGER THAN 2-1/2 INCHES IN GREATEST DIMENSION.
- SCARIFY AND RECOMPACT THE TOP 9" OF SUBGRADE IN ALL CUT AREAS AFTER ROUGH GRADING IS COMPLETED. COMPACT THE ENTIRE PAVING AND BUILDING SUBGRADE TO 95% STANDARD PROCTOR DRY DENSITY TO WITHIN 1.0' OF FINAL SUBGRADE. THE FINAL 1.0' OF FILL TO BE COMPACTED TO 98% STANDARD PROCTOR DENSITY (ASTM D698).
- FINISH CONTOURS SHOWN ARE TOP OF PAVEMENT OR TO TOP OF TOPSOIL.
- NO ROCK EXCAVATION IS ANTICIPATED ON THIS PROJECT. SHOULD ROCK BE ENCOUNTERED DURING CONSTRUCTION, NOTIFY THE OWNER'S REPRESENTATIVE.
- FILL PLACED WITHIN THE BUILDING AREA AND IN AREAS TO BE PAVED SHOULD CONSIST OF APPROVED MATERIALS WHICH ARE FREE OF ORGANIC MATTER AND DEBRIS. THE FILL SHOULD BE PLACED AND COMPACTED IN LIFTS OF 9 INCHES OR LESS IN LOOSE THICKNESS. FILL PLACED ABOVE SHALLOW FOOTING BASE ELEVATION FOR FLOOR SLAB SUPPORT IN THE BUILDING AREA AND MORE THAN 12 INCHES BELOW FINISHED SUBGRADE ELEVATION IN AREAS TO BE PAVED SHOULD BE COMPACTED TO AT LEAST 95% STANDARD PROCTOR DENSITY (ASTM D698). THE UPPER 12 INCHES OF SUBGRADE IN AREAS TO BE PAVED AND FILL PLACED BELOW SHALLOW FOOTING BASE ELEVATION IN THE BUILDING AREA SHOULD BE COMPACTED TO AT LEAST 95% STANDARD PROCTOR DENSITY (ASTM D-698).

EROSION CONTROL NOTES:

- THE CONTRACTOR SHALL COMPLY WITH THE SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES NPDES PERMIT, AND LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT AGAINST EROSION AND DUST POLLUTION ON THIS SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING CONSTRUCTION OR AS A RESULT OF CONSTRUCTION.
- THIS PROJECT REQUIRES THE OBTAINING OF A NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY FOR CONSTRUCTION ACTIVITIES FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR). THE OWNER SHALL OBTAIN THE PERMIT. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE AND FULFILLING ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 INCLUDING THE STORM WATER POLLUTION PREVENTION PLAN.
- ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO THE IOWA DNR UPON REQUEST WHICH INCLUDE THE NOTICE OF INTENT, PROOF OF PUBLICATION, POLLUTION PREVENTION PLAN, PROJECT INSPECTION REPORT, AND OTHER ITEMS. FAILURE TO COMPLY WITH THE DISCHARGE REQUIREMENTS IS IN VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.
- THE CONTRACTOR SHALL PROTECT ADJOINING PROPERTY INCLUDING PUBLIC UTILITIES, SANITARY SEWER, STORM DRAINAGE SYSTEMS, AND STREETS FROM ANY DAMAGE RESULTING FROM EARTH MOVING ACTIVITIES OR OTHER DEBRIS FROM PROJECT SITE. REPAIR DAMAGE IMMEDIATELY AT NO ADDITIONAL COST.
- THE CONTRACTOR SHALL PREVENT ACCUMULATION OF EARTH, SILTATION, OR DEBRIS ON ADJOINING PUBLIC OR PRIVATE PROPERTY FROM THE PROJECT SITE. REMOVE ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR PREVENTION.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY AND/OR PERMANENT SEEDING OF AREAS UPON COMPLETION OF GRADING AS SOON AS PRACTICAL. FINAL STABILIZATION MEANS ALL SOIL DISTURBING ACTIVITIES ARE COMPLETE AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% FOR THE AREA HAS BEEN ESTABLISHED OR AN EQUIVALENT STABILIZATION MEASURE.
- IF CONSTRUCTION ACTIVITIES ARE NOT PLANNED TO OCCUR IN A DISTURBED AREA FOR AT LEAST 21 DAYS THE AREA SHALL BE STABILIZED BY TEMPORARY EROSION CONTROLS WITHIN 14 DAYS OF CEASING CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL TEMPORARY EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEANING OF SILT CONTROL DEVICES SHALL BEGIN WHEN THE FEATURES HAVE LOST 50% OF THEIR CAPACITY.
- SILT FENCE SHALL BE INSTALLED AROUND ALL STOCKPILED TOPSOIL.

SITE PREPARATION NOTES:

- PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIAL (EXCAVATED MATERIAL OR BROKEN CONCRETE) WHICH IS NOT DESIRABLE TO BE INCORPORATED INTO THE WORK. DISPOSAL SITES MUST BE APPROVED BY THE ENGINEER. OFF-SITE DISPOSAL SHALL BE IN ACCORDANCE WITH THE APPLICABLE GOVERNMENTAL REGULATIONS.
- PROTECT ADJACENT PROPERTY DURING DEMOLITION AND SITE GRADING.
- MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.
- KEEP ADJACENT PUBLIC STREETS FREE FROM SOIL AND DEBRIS GENERATED BY THE PROJECT. CLEAN SOIL AND DEBRIS FROM THE ADJACENT STREETS ON A DAILY BASIS.
- DURING CONSTRUCTION CONTROL DUST SPREADING FROM ALL WORK AND STAGING AREAS.
- REMOVAL OR ABANDONMENT OF PUBLIC UTILITIES SHALL BE FULLY COORDINATED WITH APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
- ANY EXISTING FACILITIES (CURBS, PAVEMENT, UTILITIES, ETC.) THAT THE CONTRACTOR'S OPERATIONS DAMAGE SHALL BE REPAIRED BY THAT CONTRACTOR AT HIS/HER COST.
- WHERE A SECTION OF PAVEMENT, CURB AND GUTTER OR SIDEWALK IS CUT OR OTHERWISE DAMAGED BY THE CONTRACTOR, THE ENTIRE SECTION SHALL BE REMOVED AND REPLACED. PAVEMENT, CURBS, GUTTERS, AND SIDEWALKS SHALL BE REMOVED A MINIMUM OF TWO FEET BEYOND THE EDGE OF THE TRENCH CUT AND TO THE NEAREST JOINT.
- SAWCUT EDGES OF PAVEMENT FULL DEPTH PRIOR TO REMOVAL TO PREVENT DAMAGE TO ADJACENT SLABS AND FIXTURES.
- EXISTING FIELD TILE LINES ENCOUNTERED IN THIS PROJECT SHALL BE REPAIRED BY THE CONTRACTOR IN ONE OF THE FOLLOWING WAYS:
 - REPAIR THE TILE AND CONTINUE SERVICE.
 - CONNECT TILE TO NEAREST STORM SEWER.
 THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF A TILE IS ENCOUNTERED AND SHALL INDICATE THE METHOD OF RESOLVING THE CONFLICT. THE ENGINEER SHALL APPROVE THE METHOD.

UTILITY NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF NORTH LIBERTY REQUIREMENTS AND THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), LATEST EDITION, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL OPEN EXCAVATIONS SHALL BE PROTECTED WITH SAFETY FENCE, BARRIERS OR BARRICADES IN ACCORDANCE WITH OSHA.
- CONTRACTOR SHALL REFER TO BUILDING PLANS FOR UTILITY ENTRANCE LOCATIONS, SIZES, AND ELEVATIONS PRIOR TO BEGINNING UTILITY CONSTRUCTION.
- THE LOCATIONS OF UTILITY MAINS, STRUCTURES, AND SERVICE CONNECTIONS PLOTTED ON THIS DRAWING ARE APPROXIMATE ONLY AND WERE OBTAINED FROM PLANS OF RECORD. THERE MAY BE OTHER EXISTING UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS NOT KNOWN AND MAY NOT BE SHOWN ON THIS DRAWING.
- NOTIFY UTILITY COMPANIES WHOSE FACILITIES ARE SHOWN ON THE PLANS OR KNOWN TO BE WITHIN CONSTRUCTION LIMITS OF THE SCHEDULE PRIOR TO EACH STAGE OF CONSTRUCTION.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION.
- IOWA CODE 480, UNDERGROUND FACILITIES INFORMATION, REQUIRES VERBAL NOTICE TO IOWA ONE-CALL 1-800-292-8989, NOT LESS THAN 48 HOURS BEFORE EXCAVATING, EXCLUDING WEEKENDS AND HOLIDAYS.

PAVEMENT GENERAL NOTES:

- ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
- COMPACT SUBGRADE BENEATH PAVEMENTS IN ACCORDANCE WITH GRADING NOTES.
- GRANULAR SUBBASE FOR PAVEMENTS SHALL BE MODIFIED SUBBASE MATERIAL MEETING THE LIMITS OF GRADATION NO. 11, IOWA DOT STANDARD SPECIFICATION FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4120.04. SUBSTITUTIONS SHALL BE APPROVED BY THE ENGINEER.
- PROOF-ROLL SUBGRADE WITH A MINIMUM 25 TON G.V.W. TRUCK TO IDENTIFY AREAS OF SOFT OR UNSTABLE SUBGRADE. REMOVE AND REPLACE UNSTABLE AREAS WITH SUITABLE COMPACTED MATERIAL.

PCC PAVEMENT NOTES:

- PCC PAVING THICKNESS SHALL BE AS NOTED ON THE PLANS AND DETAILS.
- MATERIALS AND CONSTRUCTION FOR PORTLAND CEMENT CONCRETE PAVEMENTS SHALL MEET THE REQUIREMENT OF IOWA DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, LATEST REVISION, SECTION 2301. THE PARAGRAPHS FOR MEASUREMENT AND PAYMENT SHALL NOT APPLY.
- MINIMUM 28-DAY COMPRESSIVE STRENGTH FOR CONCRETE USED FOR PAVEMENTS SHALL BE 4000 PSI. CONCRETE SHALL BE C-3 OR C-4 WITH TYPE 1 CEMENT. AIR CONTENT SHALL BE 6-1/2% +/- 1.5% LESTONE AGGREGATE SHALL BE 1-1/2" MAXIMUM SIZE. AIR ENTRAINMENT ADMIXTURES AND WATER REDUCING ADMIXTURES SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4103. DURABILITY FOR PORTLAND CEMENT CONCRETE SHALL BE CLASS 2. JOINT SEALER SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4136 FOR HOT POURED JOINT SEALER.
- CURING COMPOUND (WHITE, DARK, OR CLEAR) SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4105. APPLICATION METHOD SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 2301.19.
- FLYASH PER IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4108 MAY BE SUBSTITUTED FOR CEMENT AT THE RATES SPECIFIED IN SECTION 2301.04E AFTER NOTIFICATION AND AUTHORIZATION BY THE OWNER'S REPRESENTATIVE.
- PAVEMENT TIE BARS AND DOWEL BARS SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4151. EPOXY COATING, WHEN SPECIFIED, SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4151.03B.
- CURBS SHALL BE CAST INTEGRAL WITH THE CONCRETE PAVEMENT UNLESS NOTED OTHERWISE. EDGES SHALL BE ROUNDED BUT NOT ROLLED.
- SIDEWALKS SHALL HAVE A CROSS SLOPE OF NO LESS THAN 1.5% AND NO GREATER THAN 2.0%.
- PCC SIDEWALKS SHALL BE 4 INCHES THICK, EXCEPT AT DRIVEWAYS. THICKNESS OF PCC WALKS AT DRIVEWAYS SHALL MATCH THAT OF THE ADJACENT DRIVEWAY. TRANSVERSE CONSTRUCTION JOINTS SHALL BE AT MAXIMUM CENTERS EQUAL TO WIDTH OF WALK AND NO GREATER THAN 6 FEET FOR WALKS WIDER THAN 5 FEET. LONGITUDINAL CONSTRUCTION JOINTS SHALL BE CONSTRUCTED IN SLABS WIDER THAN 8 FEET. PLACE EXPANSION JOINTS WHERE WALK MEETS OTHER WALKS, BACK OF CURBS, FIXTURES, OR OTHER STRUCTURE, AND AT INTERVALS NOT EXCEEDING 50 FEET.
- ONE INCH PREFORMED FOAM EXPANSION JOINT MATERIAL SONOFLEX "F" BY SONOBORN OR APPROVED EQUAL SHALL BE PLACED BETWEEN NEW PAVEMENT CONSTRUCTION AND THE FACES OF BUILDINGS, STOOPS, EXISTING SLABS, AND OTHER FIXTURES, UNLESS NOTED ON THE DRAWINGS. ALL JOINTS SHALL BE SEALED WITH A SELF LEVELING POLYURETHANE SUCH AS SONOLASTIC SL-1 OR APPROVED EQUAL.
- ALL PCC SHALL BE JOINTED AT 12 FEET O.C. MAXIMUM DISTANCE. JOINTING SHALL BE IN ACCORDANCE WITH CEDAR RAPIDS METROPOLITAN AREA STANDARD DETAILS FOR PUBLIC IMPROVEMENTS NUMBERS 2700-021, 2700-022, AND 2700-023.
- CONSTRUCT 1" EXPANSION JOINTS ON PCC CURBS AT ALL ENDS OF RETURN RADII.

PAVEMENT MARKING NOTES:

- PAINT PARKING STRIPING AND SIDEWALK CURBS, TRAFFIC DIRECTION ARROWS, HANDICAP SYMBOLS AND FACE OF LIGHT POLE BASES "WHITE" WHERE SHOWN ON PLANS.
- PAVEMENT MARKINGS SHALL BE FAST DRY TRAFFIC LANE MARKING PAINT CONFORMING TO IDOT STANDARD SPECIFICATIONS, LATEST EDITION, SECTION 4183.03. REFLECTORIZED SPHERES FOR TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF IDOT STANDARD SPECIFICATIONS, SECTION 4184.
- PAINTING SHALL NOT BEGIN UNTIL PAVEMENT SURFACE HAS BEEN POWER BROOMED AND HAND SWEEP AS NECESSARY TO REMOVE LOOSE MATERIALS AND DIRT; AND NOT BEFORE ADEQUATE CURING TIME HAS BEEN OBTAINED ON THE PAVEMENT.
- APPLY PAINT AT MANUFACTURER'S RECOMMENDED RATES IN TWO SEPARATE COATS FOR ALL PAVEMENT MARKINGS. ALL STRIPES ARE 4 INCHES WIDE UNLESS OTHERWISE INDICATED. HANDICAP SYMBOLS SHALL CONFORM TO APPLICABLE A.D.A. REGULATIONS.

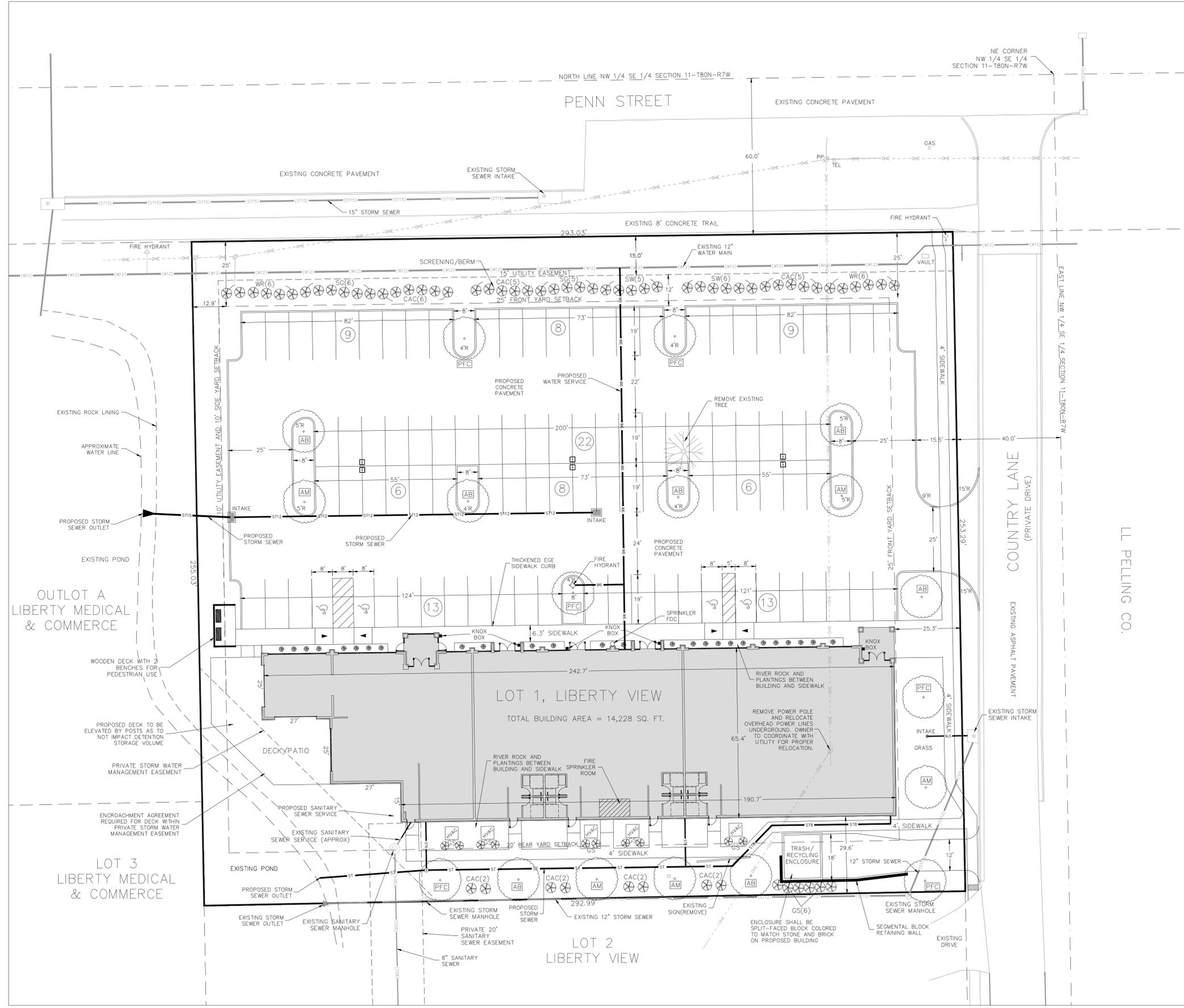
LEGEND

- FIRE HYDRANT 
- VALVE OR BLOWOFF 
- STREET LIGHT 
- UTILITY POLE 
- GUY WIRE 
- TRAFFIC SIGN 
- MANHOLE 
- EXISTING STORM SEWER INTAKE 
- PROPOSED INTAKE 
- TELEPHONE TERMINAL 
- CABLE TV TERMINAL 
- OVERHEAD ELECTRICAL 
- UNDERGROUND ELECTRICAL 
- OVERHEAD TELEPHONE 
- UNDERGROUND TELEPHONE 
- GAS LINE 
- CABLE TV LINE 
- STORM SEWER w/SIZE 
- SANITARY SEWER w/SIZE 
- WATER MAIN w/SIZE 
- FENCE 
- RIGHT-OF-WAY 
- BACK OF CURB TO BACK OF CURB 
- DECIDUOUS TREE 
- CONIFEROUS TREE 
- SILT FENCE FOR DITCH CHECK 
- UTILITY EASEMENT 
- DRAINAGE EASEMENT 
- BENCH MARK w/NUMBER 
- CONTROL POINT 
- TOP OF SLAB ELEVATION 

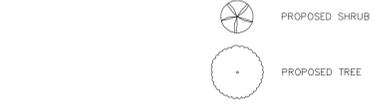
BENCHMARKS:

- RIM OF STORM INTAKE, WEST SIDE OF COUNTRY LANE
ELEV. = 762.66
- RIM OF STORM MANHOLE, SE CORNER OF PROPERTY
ELEV. = 761.10
- RIM OF STORM MANHOLE, SW CORNER OF PROPERTY
ELEV. = 760.59
- RIM OF SANITARY MANHOLE, SW CORNER OF PROPERTY
ELEV. = 761.16

Title: GENERAL NOTES, LEGEND, AND BENCHMARKS LIBERTY VIEW MALL - LOT 1, LIBERTY VIEW ADDITION	Drawn: DLS	Checked: 1	Reviewed: NA	Revision: No.
	Date: 2/19/16	Scale: NA	Project No. 169815-20	

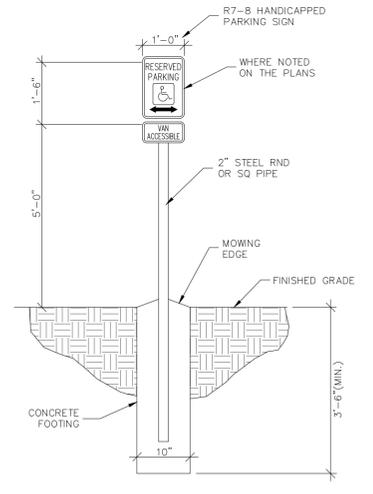


LANDSCAPE SCHEDULE						
QTY	ID	DESCRIPTION	MIN. SIZE	ROOT	SPACING	NOTES
TREES						
7	AB	"AUTUMN BRILLIANCE SERVICEBERRY"	1.5" DBH	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
6	PFC	"PRAIRIEFIRE CRABAPPLE"	1.5" DBH	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
5	AM	"AMUR MAPLE"	1.5" DBH	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
SHRUBS						
24	CAC	"COMPACT AMERICAN CRANBERRYBUSH"	#2	CONTAINER	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
12	WR	"WINE & ROSES WEIGELA"	#2	CONTAINER	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
11	SW	"SUMMERWINE NINEBARK"	#2	CONTAINER	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
11	SG	"SEA GREEN SPREADING JUNIPER"	#2	CONTAINER	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
16	GS	"GOLDFLAME SPIREA"	#2	CONTAINER	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN

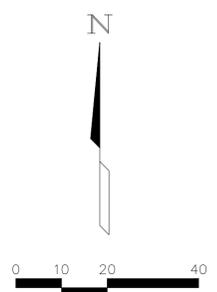


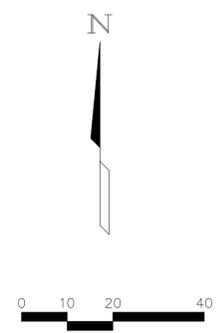
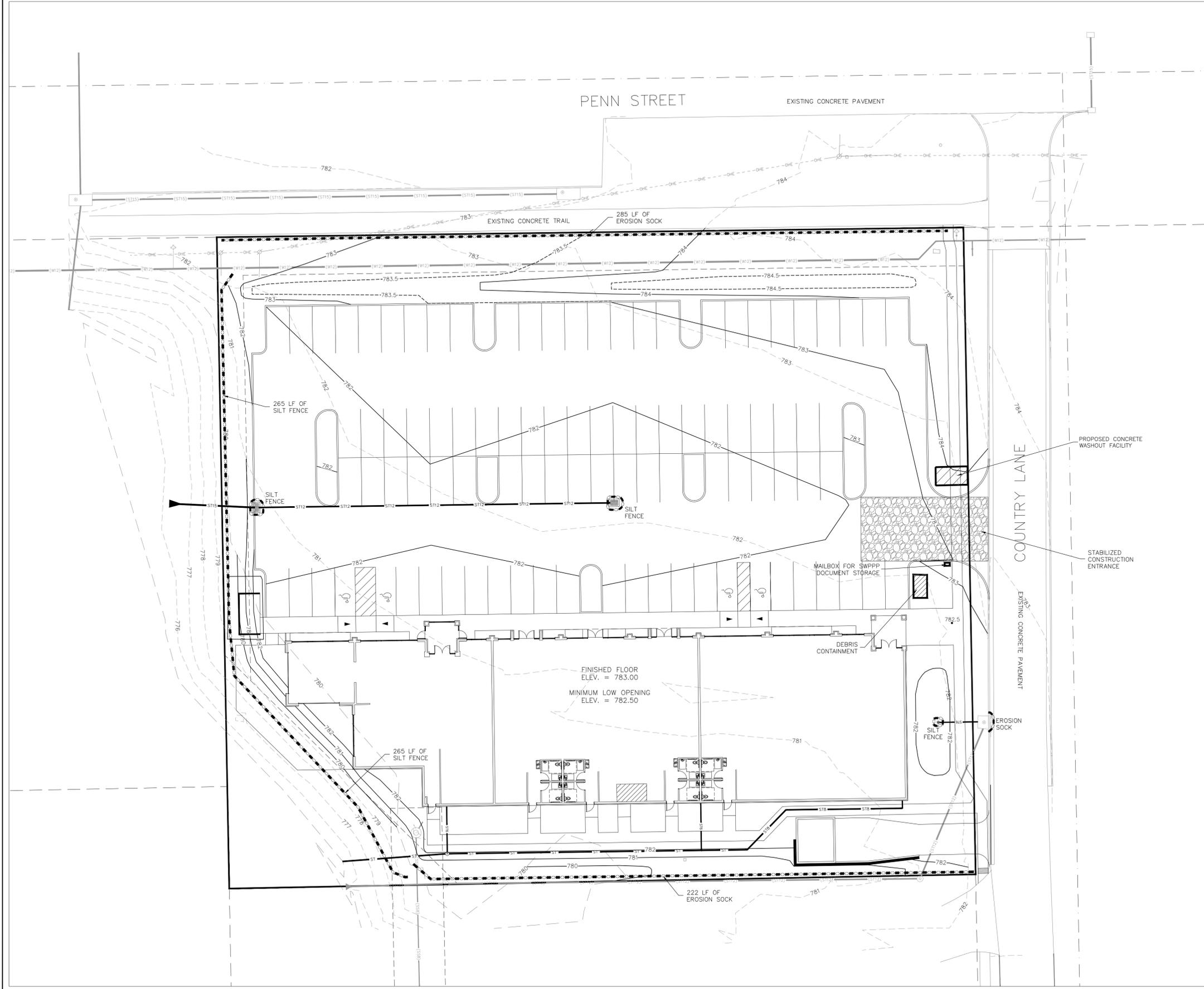
PARKING LOT INTERNAL LANDSCAPING:
 PARKING LOT SIZE = 32,400 SQ. FEET < 49,000 SQ. FT.
 LANDSCAPE ISLAND REQUIREMENT = 32,400 x 0.03 = 972 SQ. FEET
 LANDSCAPE ISLANDS PROVIDED = 1,250 SQ. FEET > 972 SQ. FEET.
 ALL PARKING SPACES ARE WITHIN 40 FEET OF A TREE.

TREE REQUIREMENT:
 BUILDING SIZE = 14,228 SQ. FEET
 TREE REQUIREMENT = 14,228/2,000 = 8 TREES
 TREES PROVIDED = 18 TREES



NOTE:
 INSTALL SIGNS 12" BEHIND PCC SIDEWALK AT THE CENTER OF THE HANDICAPPED PARKING SPACES, OR ON BUILDING WHERE REQUIRED.
HANDICAPPED PARKING SIGN
 NOT TO SCALE





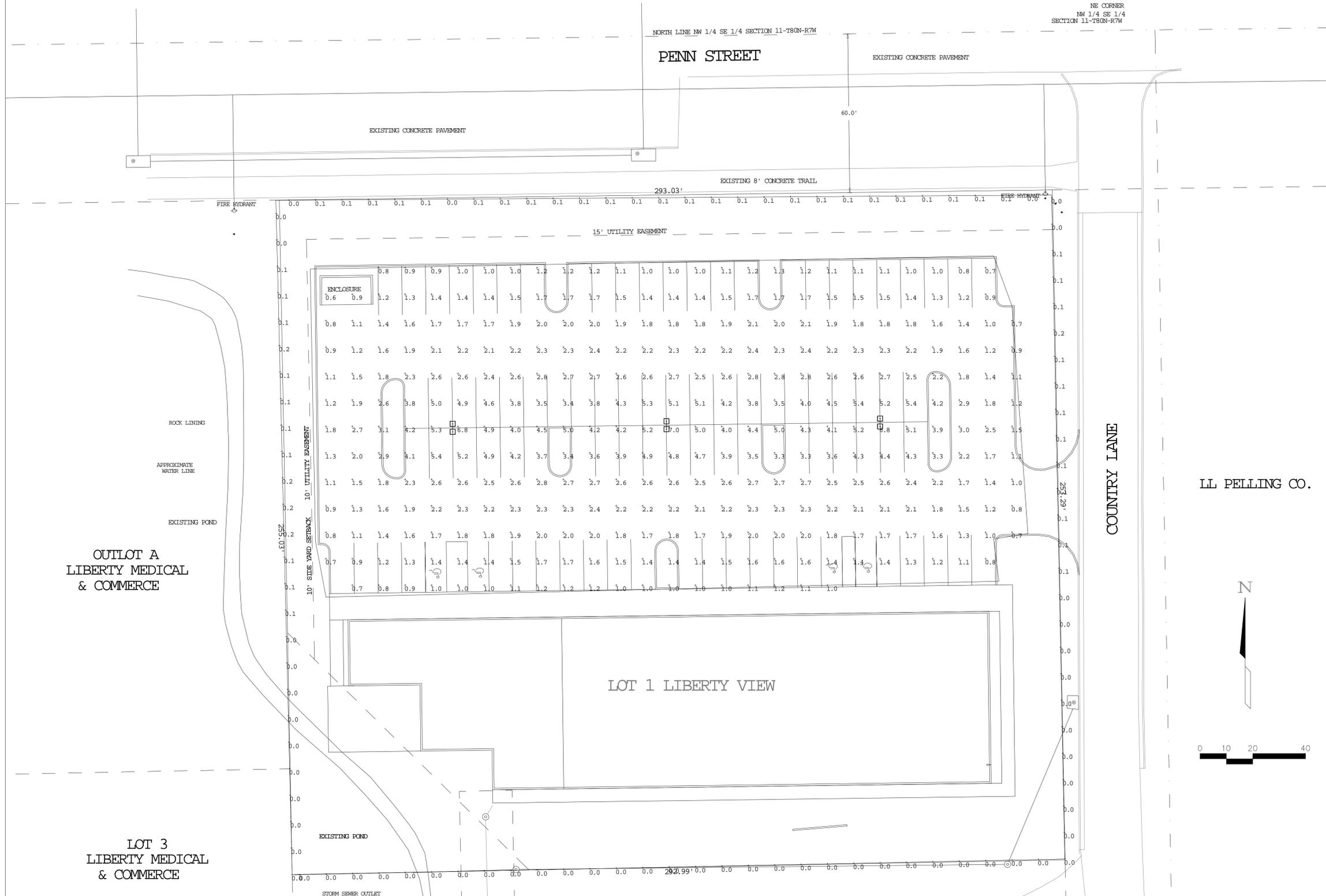
Drawn: DLS	Checked:	Reviewed:	Scale: 1" = 20'	No.
1/29/2016				1.
Book:				2.
				3.
BRAIN ENGINEERING, INC.				Date
GRADING AND EROSION CONTROL PLAN LIBERTY MALL - LOT 1, LIBERTY VIEW ADDITION				Revision
Title:	Page:	of	Project No.	
	C5		169815-20	

Calculation Summary

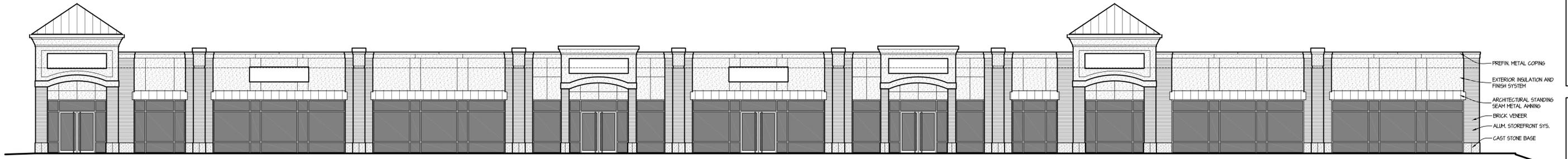
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING	Illuminance	Fc	2.25	7.0	0.6	3.75	11.67
PROPERTY LINE	Illuminance	Fc	0.05	0.2	0.0	N.A.	N.A.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	Description
☐+☐	3	S2	BACK-BACK	N.A.	Philips ECF-4-135LA-6470-NW-22FT ROUND STEEL POLE KW INDUSTRIES # RSP22



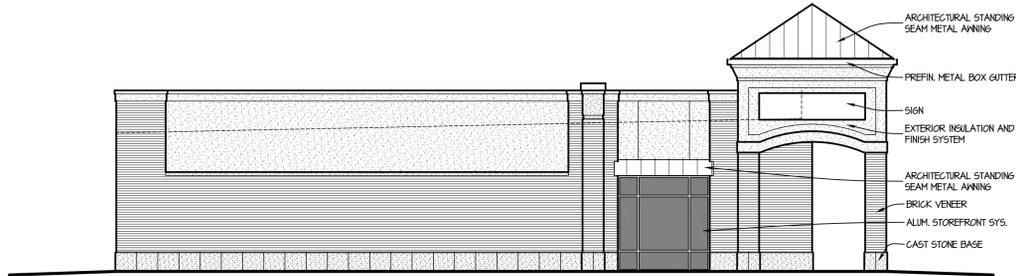
LIBERTY VIEW MALL - LOT 1, LIBERTY VIEW ADDITION
 LL PELLING CO.



North Elevation

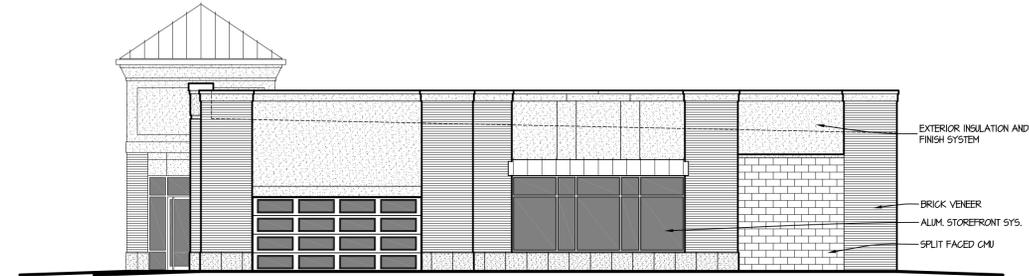
SCALE: 1/8" = 1'-0"

REVISION	DATE
1	4
2	5
3	6
DATE OF ISSUE	
2.19.2016	



East Elevation

SCALE: 1/8" = 1'-0"

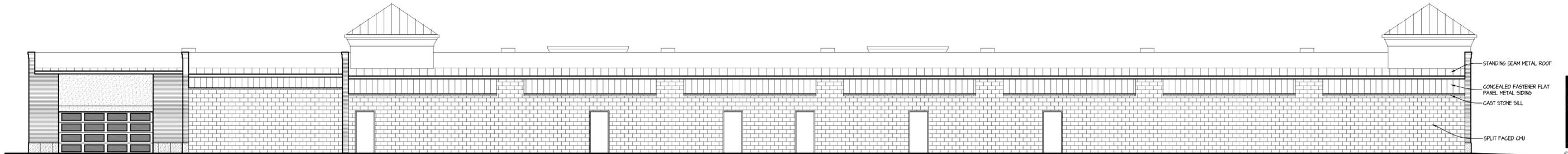


West Elevation

SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION CALCULATIONS:

Total exterior elevations square footage	9,734 SF
Total window and door area	2,322 SF
Base area	7,412 SF
Masonry required (60% of Base area)	4,447 SF
Masonry proposed	4,450 SF



South Elevation

SCALE: 1/8" = 1'-0"

Liberty View Mall

WEST PENN STREET, North Liberty, Iowa

Design Dynamics, Inc.
1900 2nd Ave. SE, Suite 212
Cedar Rapids, Iowa 52405-2271
TEL: 319-298-0400
FAX: 319-247-0558
e-mail: DDI@DesignDynamics.biz



© 2016 Design Dynamics, Inc.

SHEET TITLE
ELEVATIONS

A.1

PROJECT NUMBER
005-16













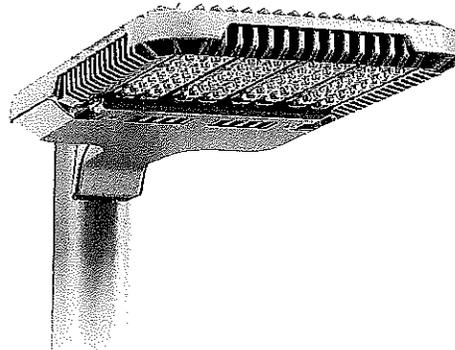






Site & Area

EcoForm



Project: _____
 Location: _____
 Cat.No: _____
 Type: _____
 Qty: _____
 Notes: _____

Philips Gardco EcoForm LED luminaire combines economy with performance. Capable of delivering up to 20,000 lumens or more in a compact, low profile housing, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems, including motion response and wireless controls are available for further energy savings during off peak hours.

Ordering guide

example: ECF-APD-MRO-1-4-75LA-NW-120-NP-LF

Prefix	Controls	Mounting	Optical System	Wattage	Color Temp	Voltage	Finish	Options
ECF								
ECF EcoForm	Standard luminaire (leave blank) DIM 0-10V Dimming APD ¹ Auto Profile Dimming APD-MRO ² Auto Profile Dimming and Motion Response Override pole mounted motion sensor APD-MRI ^{2,3} APD with Motion Response Override luminaire sensor MRI ^{2,3} Motion Response at 50% low luminaire sensor MR50 ² Motion Response at 50% low, pole mounted sensor LimeLight Wireless Controls LLC2 ⁴ #2 lens for 8-15' mounted heights LLC3 ⁴ #3 lens for 15-25' mounted heights LLC4 ⁴ #4 lens for 25-40' mounted heights	1 Standard 2 2@180 2@90 2@90 3 3@90 3@120 3@120 4 4@90 WS Wall mount including surface conduit rear entry permitted MA Mast Arm Filter (requires 2-3/8" O.D. Mast Arm)	2 Type 2 3 Type 3 4 Type 4 5 Type 5	530 mA 55LA-3253 ¹ 75LA-4853 100LA-6453 700mA 70LA-3270 105LA-4870 135LA-6470 1050mA 105LA-321A ¹ 160LA-481A 215LA-641A	CW Cool White 5,700K 70 CRI (nominal) NW Neutral White 4,000K 70 CRI (nominal) WW ⁵ Warm White 3,000K 70 CRI (nominal)	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV 120-277V 50hz/60hz HVV 347-480V 50hz/60hz	BRP Bronze Paint BLP Black Paint WP White Paint NP Natural Paint OC Optional Color Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) SC Special color Specify, must supply color chip. Requires factory quote.	TL Tool-Less entry and driver removal hardware TB ³ Terminal Block IS ⁶ Internal Shield LF ⁷ Line Fusing LFC ⁷ Line Fusing for Canada PC ^{5,7,8} Receptacle with Photocell (includes PCR5) PCB ^{4,7,8} Photocell Button PCR5 ^{4,8,10} Photocell Receptacle only with 2 dimming connections PCR7 ^{4,8,11} Photocell Receptacle only with 2 dimming and 2 auxiliary connections RAM Retrofit Arm Mount kit PTF2 ¹² Pole Top Filter for 2 3/8"-3" Tenon PTF3 ¹² Pole Top Filter for 3"-3 1/2" Tenon PTF4 ¹² Pole Top Filter for 3 1/2"-4" Tenon RPA ¹³ Round Pole Adapter for 3"-3.9" O.D. BD Bird Deterrent (field installed only)

- Available in 120V-277V Voltages only (UNV, 120, 208, 240 & 277).
- MR50 and APD-MRO luminaires require one motion sensor per pole, ordered separately. See page 2 for Accessories. Available in 120V or 277V only.
- ECF-MRI requires outboard sensor when used with Terminal Block (TB) Option.
- LLC2/LLC3/LLC4 Wireless Controls are not configurable with PC/PCB/PCR5/PCR7 Options. See page 7-8 for more info.
- Contact factory for lead times on warm white.
- Not configurable with Type 5 (5) Optics.
- Not configurable with 120-277V (UNV) Voltage. Voltage must be specified.
- Not configurable with 480V (480) Voltage.
- Works with 3-pin or 5-pin NEMA photocell/dimming device.
- If ordered with DIM, APD, MRI, MR50, APD-MRI, APD-MRO, dimming will not be connected to NEMA receptacle.
- Works with 3-pin or 5-pin NEMA photocell/dimming device and auxiliary connections are not connected (for future use only).
- Not configurable with 3@120 (3@120) Mounting.
- No adaptor required for 4" round poles. RPAs provided with Black Paint standard.

ECF EcoForm LED luminaire

EcoForm Accessories (order separately)

FS1R-100

MR hand held programmer

For use with 'MRI' motion response when field programming is required. If desired, only one is needed per job.

MS-A-120V

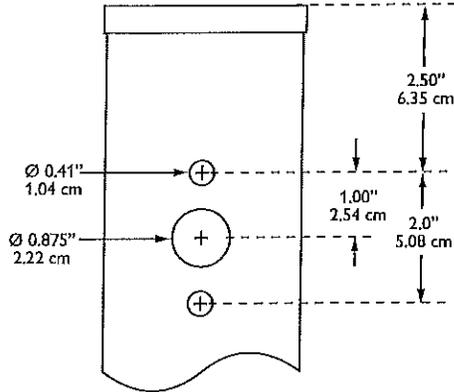
120V Input Area Motion Sensor
For MR50 (Motion Response) or APD-MRO (Automatic Profile Dimming with Motion Response Override)

MS-A-277V

277V Input Area Motion Sensor
For MR50 (Motion Response) or APD-MRO (Automatic Profile Dimming with Motion Response Override)

Note: Motion Sensors are ordered separately, with one (1) motion sensor required per pole location for MR50 or APD-MRO luminaires. See Luminaire Configuration information on page 5 for more details. Area motion sensor color is Arctic White. MRI and APD-MRI luminaires include an integral motion sensor.

EcoForm Drill Template (standard arm mount)



LED Wattage and Lumen Values (standard EcoForm luminaire)

Ordering Code	No. of LED Modules (16 LEDs per Module)	Total LEDs	LED Current (mA)	Average System Watts ¹	Color Temp.	Type 2			Type 3			Type 4			Type 5		
						Delivered Lumens ²	Efficacy (LPW)	BUG Rating	Delivered Lumens ²	Efficacy (LPW)	BUG Rating	Delivered Lumens ²	Efficacy (LPW)	BUG Rating	Delivered Lumens ²	Efficacy (LPW)	BUG Rating
55LA-3253	2	32	530	52	4000K	6,294	122	B1-U0-G1	6,190	120	B2-U0-G2	6,105	118	B1-U0-G2	5,867	114	B3-U0-G2
70LA-3270	2	32	700	69	4000K	7,754	112	B2-U0-G2	7,955	115	B2-U0-G2	7,659	111	B2-U0-G2	7,421	107	B3-U0-G2
75LA-4853	3	48	530	77	4000K	9,344	121	B2-U0-G2	9,191	119	B2-U0-G2	9,086	117	B2-U0-G2	8,712	113	B3-U0-G2
105LA-321A	2	32	1050	107	4000K	10,709	100	B2-U0-G2	10,981	103	B3-U0-G2	10,576	99	B2-U0-G2	10,255	96	B4-U0-G2
105LA-4870	3	48	700	104	4000K	11,513	111	B2-U0-G2	11,812	114	B3-U0-G2	11,373	110	B2-U0-G2	11,019	106	B4-U0-G2
100LA-6453	4	64	530	103	4000K	12,491	121	B2-U0-G2	12,285	119	B3-U0-G2	12,129	118	B2-U0-G2	11,645	113	B4-U0-G2
135LA-6470	4	64	700	139	4000K	15,390	111	B3-U0-G2	15,789	114	B3-U0-G2	15,192	110	B3-U0-G3	14,729	106	B4-U0-G2
160LA-481A	3	48	1050	158	4000K	15,901	101	B3-U0-G3	16,343	103	B3-U0-G2	15,696	99	B3-U0-G3	15,188	96	B4-U0-G2
215LA-641A	4	64	1050	211	4000K	21,255	101	B3-U0-G3	21,265	100	B4-U0-G3	20,984	99	B3-U0-G3	20,874	99	B5-U0-G3

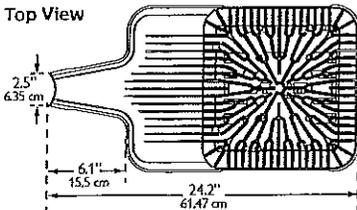
1. System input wattage may vary based on input voltage, by up to +/- 10%, and based on manufacturer forward voltage, by up to +/- 8%.

2. Lumen values based on photometric tests performed in compliance with IESNA LM-79.

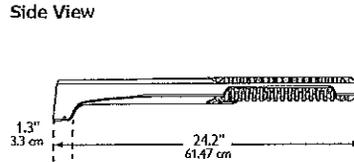
Note: Some data may be scaled based on tests of similar, but not identical, luminaires.

Dimensions – Standard EcoForm luminaire

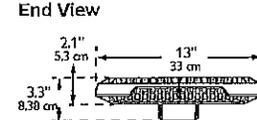
Top View



Side View



End View



EPA (ft²/m²)

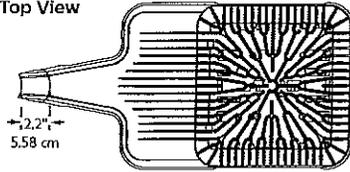
Single	Twin (2@180)	3/4@90
0.2 / 0.019	0.5 / 0.046	0.5 / 0.046

Approximate Luminaire Weight:
20 Lbs (9.07 Kg)

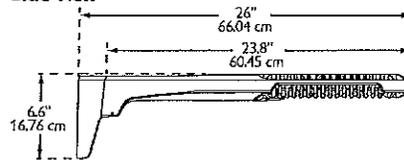
ECF EcoForm LED luminaire

Dimensions – EcoForm with Retrofit Arm Mount (RAM)

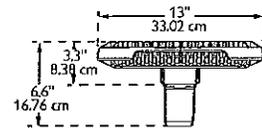
Top View



Side View



End View



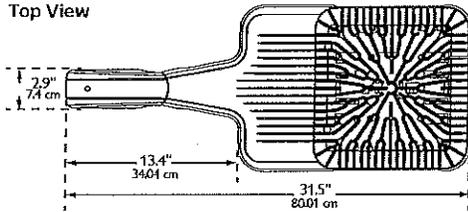
EPA (ft²/m²)

Single	Twin (2@180)	3/4@90
0.3 / 0.028	0.6 / 0.056	0.7 / 0.065

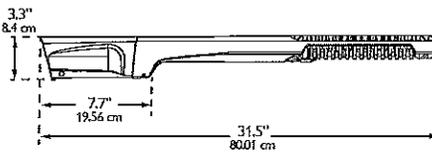
Approximate Luminaire Weight:
21 Lbs (9.53 Kg)

Dimensions – EcoForm with Mast Arm Fitter (MA)

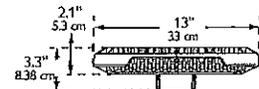
Top View



Side View



End View



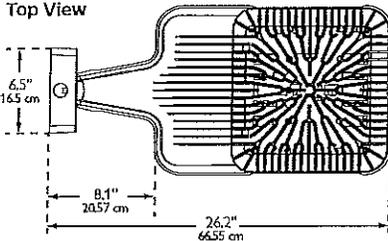
EPA (ft²/m²)

Single
0.51 / 0.047

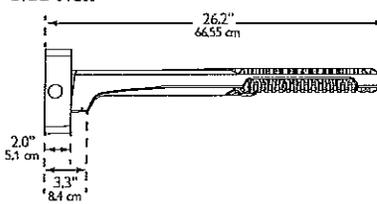
Approximate Luminaire Weight:
21.5 Lbs (9.77 Kg)

Dimensions – EcoForm with Wall Mount (WS)

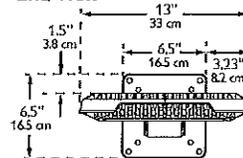
Top View



Side View



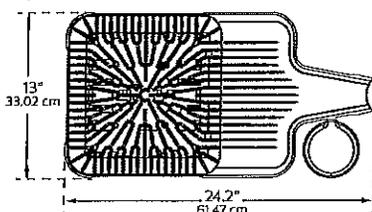
End View



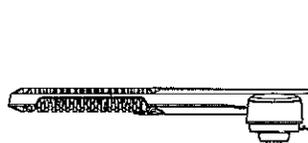
Approximate Luminaire Weight:
23.36 Lbs (10.6 Kg)

Dimensions – EcoForm with LimeLight Luminaire mounted controller

Top View



Side View



End View



ECF EcoForm LED luminaire

Luminaire Configuration Information

ECF

Philips Gardco EcoForm LED standard luminaire providing constant wattage and constant light output when power to the luminaire is energized.

ECF-DIM

Philips Gardco EcoForm LED luminaire provided with 0-10V dimming for connection to a control system provided by others.

ECF-APD

Philips Gardco EcoForm LED luminaire with Automatic Profile Dimming. Luminaire is provided with a Philips DynaDimmer module, programmed to go to 50% power, 50% light output two (2) hours prior to night time mid-point and remain at 50% for six (6) hours after night time mid-point. Mid-point is continuously recalculated by the Philips DynaDimmer module based on the average mid-point of the last two full night cycles. Short duration cycles, and power interruptions are ignored and do not affect the determination of mid-point.

ECF-APD is available in 120V-277V input only.

ECF-APD Dimming Profile:

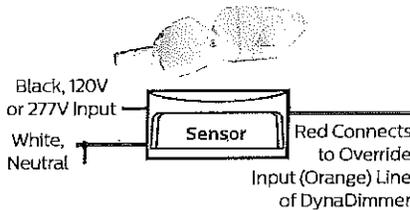
100%	2 hours 50%	6 hours 50%	100%
Power On	Mid Point		Power Off

ECF-MR50

Philips Gardco EcoForm LED luminaire with motion response, providing a 50% power reduction on low and a commensurate reduction in light output. The power and light output reduction is accomplished utilizing the Philips DynaDimmer module, programmed for a constant 50% power. Power supplied by the motion sensor connected to the override line on the DynaDimmer takes the luminaire to high setting, 100% power and light output, when motion is detected. The luminaire remains on high until no motion is detected for the motion sensor duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes, and is field adjustable from 5 minutes up to 15 minutes.

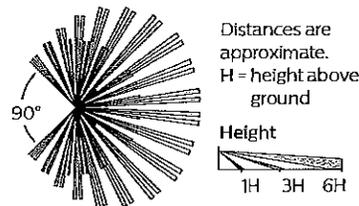
ECF-MR50 is available in 120V-277V input only to the luminaire. Motion sensors require single voltage 120V or 277V input.

The Area PIR motion sensor is the WattStopper EW-200-120-W (120V Input - MSA-120V) or the WattStopper EW-200-277-W (277V Input - MSA-277V). One motion sensor per pole is required and is ordered separately. Area sensors require single voltage 120V or 277V input.



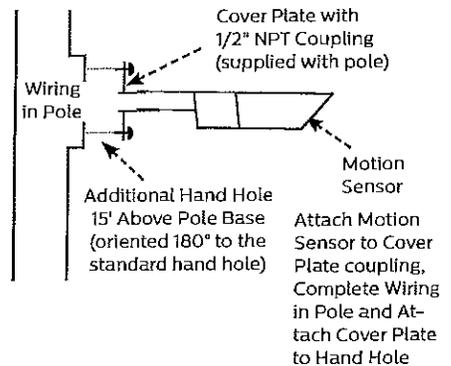
The area motion detector provides coverage equal to up to 6 times the sensor height above ground, 270° from the front-center of the sensor.

Area PIR Motion Sensor Coverage Pattern:



Motion response requires that the pole include an additional hand hole 15 feet above the pole base, normally oriented 180° to the standard hand hole. For Philips Gardco poles, order the pole with the Motion Sensor Mounting (MSM) option which includes the hand hole and a special hand hole cover plate for the sensor with a 1/2" NPT receptacle centered on the hand hole cover plate into which the motion sensor mounts. Once the motion sensor is connected to the hand hole cover plate, then wiring connections are completed in the pole. The plate (complete with motion sensor attached and wired) is then mounted to the hand hole. If poles are supplied by others, the customer is responsible for providing suitable mounting accommodations for the motion sensor in the pole.

Mounting to a Philips Gardco Pole:



ECF-APD-MRO

Philips Gardco EcoForm LED luminaire with Automatic Profile Dimming, with Motion Response Override. The ECF-APD-MRO combines the benefits of both automatic profile dimming and motion response, using the Philips DynaDimmer module. The luminaire will dim to 50% power, 50% light output, per the dimming profile shown for the ECF-APD. If motion is detected during the time that the luminaire is operating at 50%, the luminaire returns to 100% power and light output. The luminaire remains on high until no motion is detected for the duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes, and is field adjustable from 5 minutes up to 15 minutes.

Notes:

ECF-APD-MRO is available in 120V through 277V input only to luminaire. The motion sensor requires either 120V or 277V input to the motion sensor.

The ECF-APD-MRO has the same pole requirements and utilizes the same motion sensors as the ECF-MR50. The motion sensor mounts and wires identically as well. The ECF-APD-MRO utilizes the identical dimming profile as shown for the ECF-APD.

By combining the benefits of automatic profile dimming and motion response, the ECF-APD-MRO assures maximum energy savings, and insures that adequate light is present if motion is detected.

All motion sensors utilized consume 0.0 watts in the off state.

ECF EcoForm LED luminaire

Luminaire Configuration Information (Continued)

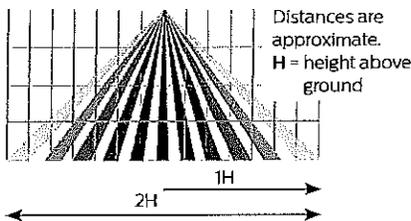
ECF-MRI

Luminaires with Motion Response include a LED driver and an integral programmable motion sensor. The motion sensor is set to a constant 50%. When motion is detected, the luminaire goes to 100%. The luminaire remains on high until no motion is detected for the motion sensor duration period, after which the luminaire returns to low. Duration period is factory set at 5 minutes. Available with 120V or 277V only.

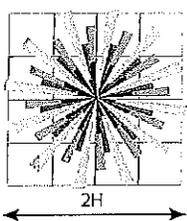
Luminaires include a passive infrared (PIR) motion sensor, WattStopper® FSP-211 equipped with an FSP-L3 lens, capable of detecting motion within 20 feet of the sensor, 180° around the luminaire, when placed at a 20 foot mounting height, or mounted on a wall. Available in 120V or 277V input only. Motion sensor off state power is 0.0 watts.

The approximate motion sensor coverage pattern is as shown below.

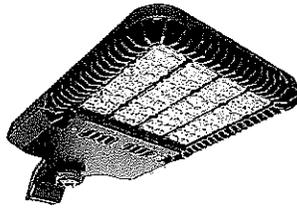
Side Coverage Pattern



Top Coverage Pattern



ECF-APD-MRI



Luminaires with Automatic Profile Dimming and Motion Response Override combine the benefits of both automatic profile dimming and motion response. APD-MRI luminaires utilize Philips DynaDimmer. The luminaire will dim to 50% power, 50% light output, per the dimming profile shown for APD luminaires (see page 4). If motion is detected during the time that the luminaire is operating at 50%, the luminaire goes to 100% power and light output. The luminaire remains on high until no motion is detected for the duration period, after which the luminaire returns to low. Duration period is factory set at 5 minutes.

APD-MRI luminaires are available with 120V or 277V input voltages only.

APD-MRI luminaires use the identical motion sensor as MRI luminaires. See motion sensor details for ECF-MRI.

FSIR-100 Wireless Remote Programming Tool

The FSIR-100 Remote Programming Tool accessory permits adjustment of ECF-MRI and ECF-APD-MRI sensor settings, including duration and dimming level on low, without the need to connect any wires to the luminaire.

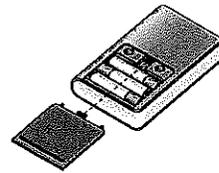
The FSIR-100 Wireless IR Programming Tool is a handheld tool for setup and testing of WattStopper FSP-211. It provides wireless access to the FSP-211 sensors for setup and parameter changes.

The FSIR-100 display shows menus and prompts to lead you through each process. The navigation pad provides a familiar way to navigate through the customization fields.

Within a certain mounting height of the sensor, the FSIR-100 allows modification of the system without requiring ladders or tools simply with a touch of a few buttons.

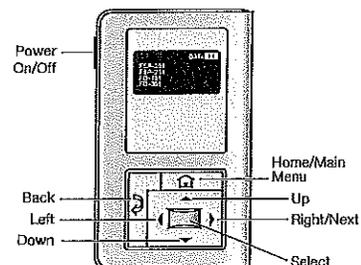
The FSIR-100 IR transceiver allows bi-directional communication between the FSP-211 and the FSIR-100 programming tool. Simple menu screens let you see the current status of the system and make changes. It can change FSP-211 sensor parameters such as high/low mode, sensitivity, time delay, cut off and more. With the FSIR-100 you can also establish and store FSP-211 parameter profiles.

The FSIR-100 operates on three standard 1.5V AAA Alkaline batteries or three rechargeable AAA NiMH batteries. The battery status displays in the upper right corner of the display. Three bars next to BAT= indicates a full battery charge. A warning appears on the display when the battery level falls below a minimum acceptable level. To conserve battery power, the FSIR-100 automatically shuts off 10 minutes after the last key press.



You navigate from one field to another using (up) or (down) arrow keys. The active field is indicated by flashing (alternates between yellow text on black background and black text on yellow background.)

Once active, use the Select button to move to a menu or function within the active field. Value fields are used to adjust parameter settings. They are shown in "less-than/greater-than" symbols: <value>. Once active, change them using (left) and (right) arrow keys. In general the up key increments and the down key decrements a value. Selections wrap-around if you continue to press the key beyond maximum or minimum values. Moving away from the value field overwrites the original value. The Home button takes you to the main menu. The Back button can be thought of as an undo function. It takes you back one screen. Changes that were in process prior to pressing the key are lost. More information on the FSIR-100 Remote Programming Tool is available at wattstopper.com.

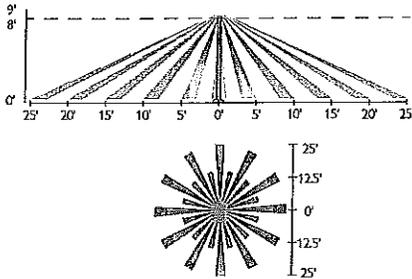


ECF EcoForm LED luminaire

Luminaire Configuration Information – EcoForm with LimeLight

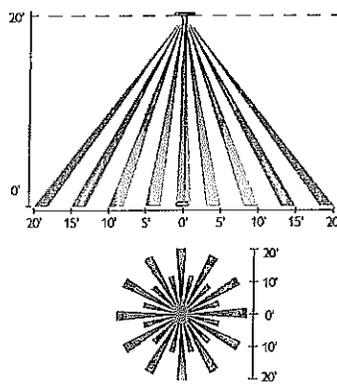
ECF-LLC2

EcoForm with LimeLight wireless technology
Controller pod attached to luminaire arm and includes radio, photocell and motion sensor with #2 lens for 8-15' mounting heights.



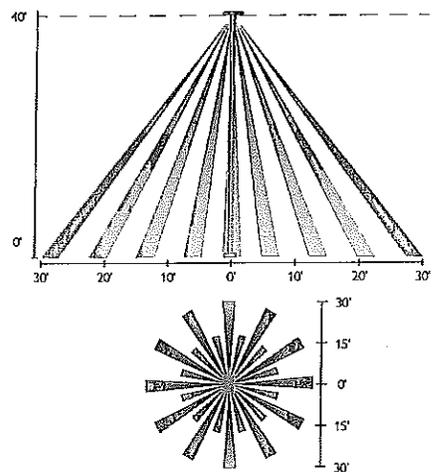
ECF-LLC3

EcoForm with LimeLight wireless technology
Controller pod attached to luminaire arm and includes radio, photocell and motion sensor with #3 lens for 15-25' mounting heights.



ECF-LLC4

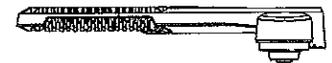
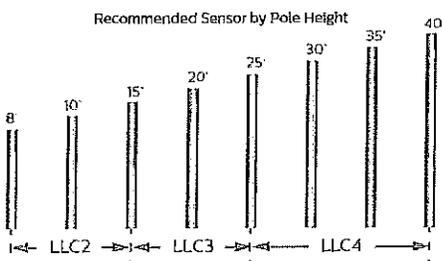
EcoForm with LimeLight wireless technology
Controller pod attached to luminaire arm and includes radio, photocell and motion sensor with #4 lens for 25-40' mounting heights.



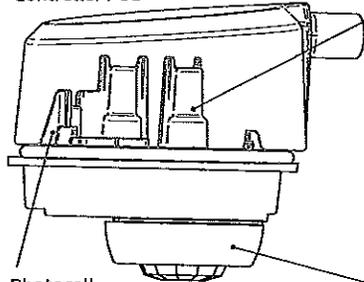
Luminaire Configuration Information – EcoForm with LimeLight

ECF-LLC(#)

With this configuration, the controller pod is mounted to the luminaire arm. One controller is required per luminaire. There are three different motion sensor configurations available. Each one corresponds to the desired mounting height of your specific application. See motion response detection ranges below.



Controller Pod



Wireless Radio

- 1.8 Watts max (no load draw)
- Operating voltage 102-277V RMS
- Communicates using the ZigBee protocol
- Carries out dimming commands from gateway
- Reports internal PCB temperature
- Transmission Systems Operating within the band 2400-2483.5Mhz. IEEE 802.15.4
- ROHS Compliant

Photocell

- Ambient light photocell on every wireless radio that averages the light levels of up to 5 controllers for an accurate reading and optimal light harvesting activity.
- Reports ambient light readings to 1500 Fc.

Motion Response

- Three different lens configurations
- Detects motion through passive InfraRed sensing technology
- Connects directly to radio through modular jack
- Three different mounting heights and detection ranges available

ECF EcoForm LED luminaire

Specifications

Housing

One piece die cast aluminum housing with integral arm and separate, self retained hinged, one piece die cast door frame.

IP Rating

LED light engine rated IP66.

Vibration Resistance

EcoForm with Standard Arm carries a 3G vibration rating that conforms to standards set forth by ANSI C136.31. Testing includes vibration to 3G acceleration in three axes, all performed on the same luminaire.

Electrical

Driver efficiency (>90% standard). 120-480V available (restrictions apply). Open/short circuit protection. Optional 0-10V dimming to 10% power. RoHS compliant. Surge protector standard. 10KA per ANSI/IEEE C62.41.2.

LED Board and Array

32, 48, or 64 LEDs. Color temperatures: 3000K, 4000K, 5700K +/- 250K. Minimum CRI of 70. Aluminum metal clad board. RoHS compliant.

LED Thermal Management

The housing design allows the one piece housing to provide excellent thermal management critical to long LED system life.

Energy Saving Benefits

System efficacy up to 95 lms/W with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide added energy savings during unoccupied periods.

LED Performance

Predicted Lumen Depreciation Data¹

Ambient Temperature °C	Driver (mA)	Calculated L ₇₀ Hours ^{1,2}	L ₇₀ Per TM-21 ^{2,3}	Lumen Maintenance % @ 60,000 hours
Up to 40 °C	Up to 1050 mA	> 350,000 hours	> 60,000 hours	97%

1. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.
2. L₇₀ is the predicted time when LED performance depreciates to 70% of initial lumen output.
3. Calculated per IESNA TM21-II. Published L70 hours limited to 6 times actual LED test hours.

Wireless Controls

The LimeLight wireless Controls System includes: gateway, controller pod (with wireless radio, motion response, and photocell), and commissioning/training. LimeLight is an intelligent web-based system that operates through a high density mesh (HDM) wireless technology. Wireless radios with motion response and photocell sensors are integrated with PureForm luminaires, and enable the fixtures to communicate via the ZigBee protocol. The gateway is a mini computer that connects to the internet, and is located in a secure location. The central LimeLight database channels communication to and from the gateway, allowing data to be viewed or managed through the web-based graphical user interface (GUI). See LimeLight pages for details and technical information.

Motion Sensors

ECF-MR50, ECF-APD-MRO, ECF-MRI, ECF-APD-MRI luminaires may be specified for additional energy savings during unoccupied periods. See pages 4-6 for complete details.

Optical Systems

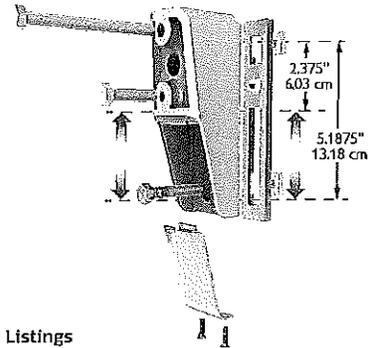
Type 2, 3, 4, and 5 distributions available. Internal Shield option mounts to LED optics and is available with Type 2, 3, and 4 distributions to control backlight.

Mounting

Standard luminaire arm mounts to 4" round poles. Square pole adapter included with every luminaire. Round Pole Adapter (RPA) required for 3-3.9" poles.

Retrofit Arm Mount

EcoForm features an innovative retrofit arm kit. When specified with the retrofit arm (RAM) option, EcoForm seamlessly simplifies site conversions to LED by eliminating the need for additional pole drilling on most existing poles. RAM will be boxed separately.



Listings

ETL/cETL listed to the UL 1598 standard, suitable for Wet Locations. Suitable for use in ambients from -40° to 40°C (-40° to 104°F). The quality systems of this facility have been registered by UL to the ISO 9001 series standards. All EcoForm luminaires equipped with NW and CW are DesignLights Consortium® qualified.

Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BRP), black (BLP), white (WP), and natural aluminum (NP). Consult factory for specs on optional or custom colors.

Warranty

EcoForm luminaires feature a 5 year limited warranty. Philips Gardco LED luminaires with LED arrays feature a 5 year limited warranty covering the LED arrays. LED Drivers also carry a 5 year limited warranty. Motion sensors are covered by warranty for 5 years by the motion sensor manufacturer.





RSP Round Non-Tapered Steel Poles



RSP

Pole Shaft

The pole shaft is one piece construction, being fabricated from a weldable grade carbon steel structural tubing which has a uniform wall thickness of 11 gauge (0.1196") steel. The pole shaft material shall conform to ASTM A-500 Grade C with a minimum yield strength of 50,000 psi. The pole shaft has a full length longitudinal resistance weld and is uniformly cylindrical in cross-section with round sides and excellent torsional properties.

Base Plate

The anchor base is fabricated from a structural quality hot rolled carbon steel plate that meets or exceeds a minimum yield strength of 36,000 psi. The anchor base telescopes the pole shaft and is circumferentially welded top and bottom. All welds are performed in accordance with the American Welding Society specification AWS D1.1, latest edition.

Bolt Circle: 11.0" **Sq. Dim. :** 12.0" **Thickness:** 1.00" **Conduit Opening:** 4"
Consult KW representative for non-standard dimensions.

Anchor Bolts

Anchor bolts are fabricated from commercial quality hot rolled carbon steel bar that meets or exceeds a minimum yield strength of 55,000 psi. Four properly sized anchor bolts, each with two regular hex nuts and washers, are furnished and shipped with all poles unless otherwise specified. Anchor bolts shall have the threaded end galvanized a minimum of 8 inches in accordance with ASTM A-153. Fully galvanized anchor bolts are available upon request.

Handhole

An oval reinforced gasketed handhole, having a nominal 3" x 5" inside opening, located 1' - 6" above base, is standard on all poles. A grounding provision is located inside the handhole ring.

Finish

Color to be determined.

Series: **RSP** - Round Non-Tapered Steel Poles
 Nominal Height: **22'** Base Diameter: **5.0"** Gauge: **11**
 Finish: **(F)** - TBD - Color to be determined
 Mounting Designation: **DM2180** - Drilled for 2 Luminaires @ 180°
 Options: **BC** - Base Cover

Height (ft.)	Pole Shaft (in.) x (ft.)	Gauge	Handhole Size (in.)	Anchor Bolt (in.) x (in.) x (in.)	Bolt Circle (in.)	80 MPH (ft. ²)	90 MPH (ft. ²)	100 MPH (ft. ²)	Ship WT. (lbs.)
22	5 x 22.0	11	3 x 5	1.00 x 36 x 4	11	17.3	13.5	10.5	202

RSP22-5.0-11-(F)-DM2180-BC

[Print This Page](#) [Email This Page](#) [View PDF Version](#)

[Generate New RSP Logic](#) [Choose Different Pole Type](#) [Main Menu](#)



January 27, 2016

Memo

To: North Liberty Planning Commission
From: Dean Wheatley, Planning Director
Subject: Request of Steve Butcher to approve Butcher's Second Subdivision, a plat for property located outside the City boundary on Scales Bend Road, but within the Fringe Area for City review.

Your North Liberty city staff has reviewed the subject submission, and offer comments presented in this memo. The staff review team includes the following personnel:

Ryan Heiar, City Administrator
Tracey Mulcahey, Assistant City Administrator
Tom Palmer, City Building Official
Scott Peterson, City Attorney
Kevin Trom, City Engineer
Dean Wheatley, Planning Director

This request is to create a three lot subdivision in the county beyond the corporate limits on Scales Bend Road by subdividing an existing platted lot (Lot 3, Butcher's Subdivision). Scales Bend Road is a collector street in the Major Street Network. There is an existing home on the lot, and utilities will be private.

The Fringe Area provisions for this area are:

FRINGE AREAS F2 - NEAR-TERM URBAN GROWTH AREA.

City near- term growth is anticipated, and unincorporated development is strongly discouraged.

- *Residential, commercial and industrial land uses are encouraged as recommended and described in the City's Comprehensive Plan.*
- *Rezoning and site plans shall be reviewed by the City, and comments forwarded to the County.*
- *Subdivisions shall be reviewed and approved by the City prior to action by the Board of Supervisors. City subdivision design standards shall apply for streets, storm water management and sidewalks. Water and sanitary sewer facilities shall be constructed upon development. Otherwise, County subdivision standards shall apply. Farmstead splits are exempt from City review.*
- *Annexation shall be voluntary, per State Code, and may include nonconsenting owners if necessary to avoid islands of unincorporated areas or irregular boundaries.*
- *All construction shall be performed in accordance with the County building permitting process if not annexed.*

In this case, the property is outside of the City's ability to provide sanitary sewer services according to the 2011 Sanitary Sewer Service Study, and there are no plans for annexation, and so County subdivision standards apply. Staff recommends approval of the subdivision.



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

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

Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers

January 27, 2016

Mr. Josh Busard
Johnson County Planning, Development, & Sustainability Dept.
913 S. Dubuque St, Suite 204
Iowa City, IA 52240

RE: Letter of Intent for Butcher's Second Subdivision

Dear Josh:

Steve Butcher desires to complete a three lot minor subdivision for his property located at 2242 Scales Bend Road NE, North Liberty, Iowa 52317.

An existing house and outbuilding are located on this site. There is also an existing well which will be utilized by all three lots. The existing septic system will be used by lot two. Individual wastewater systems will be installed by the owner of each new lot (1 & 3) at the time that a new home is constructed. Mr. Butcher will construct Butcher Lane as illustrated on the plat according to county standards.

This application will be forwarded to the City of North Liberty.

Respectfully submitted,

Glen D. Meisner, P.E. & P.L.S.

2211008LetterofIntent.docx

JOHNSON COUNTY, IOWA

APPLICATION FOR SUBDIVISION PLAT APPROVAL

PRELIMINARY / FINAL

DATE FILED 0/27/16

FEE: \$380.00

APPLICATION #: _____

PARCEL NUMBER(S): 0601103001

I. APPLICATION IS HEREBY MADE FOR APPROVAL OF A PRELIMINARY/FINAL SUBDIVISION PLAT ON PROPERTY LOCATED AT (LAYMAN'S DESCRIPTION):

2242 Scales Bend Road NE

COMPOSED OF 6.84 ACRES, CONSISTING OF 3 PROPOSED BUILDABLE LOTS AND 0 OUT LOT.

II. THE PROPOSED USE OF THE SUBDIVISION IS residential

III. THE FOLLOWING SHALL BE SUBMITTED TO COMPLETE THIS APPLICATION:

- A SIGNED CERTIFICATE OF THE AUDITOR FOR THE SUBDIVISION NAME.
- TEN COPIES OF THE PRELIMINARY/FINAL PLAT INCLUDING THE INFORMATION REQUIRED BY THE JOHNSON COUNTY SUBDIVISION REGULATIONS.
- ELECTRONIC OR DIGITIZED COPY OF PROPOSED PLAT AND A PDF COPY OF ENTIRE APPLICATION.
- THE NAMES AND ADDRESSES OF THE OWNERS OF ALL PROPERTY WITHIN FIVE HUNDRED (500) FEET OF THE LARGER PARCEL.
- THE APPLICATION FEE (VARIES UPON NATURE OF APPLICATION) PLUS A \$10.00 SIGN FEE.
- LEGAL DOCUMENTS TO BE SUBMITTED NO LATER THAN ONE WEEK PRIOR TO THE PLANNING AND ZONING COMMISSION PUBLIC HEARING. (LIST AVAILABLE UPON REQUEST)
- A BRIEF EXPLANATION OF APPLICATION. (LETTER OF INTENT)
- DOES THIS REQUEST ADDRESS AFFORDABLE HOUSING IN JOHNSON COUNTY, IOWA? NO
- RESOLUTION AFFIRMING THE STABILITY OF THE CURRENT ROAD SYSTEM SIGNED AND NOTARIZED.

Steve Butcher
NAME OF APPLICANT (PRINT OR TYPE)

2242 Scales Bend Road NE
ADDRESS

North Liberty, IA 52317
CITY, STATE AND ZIP

319-626-2356
TELEPHONE


SIGNATURE

Glen Meisner
AGENT (PRINT OR TYPE)

1917 S. Gilbert Street
ADDRESS

Iowa City, IA 52240
CITY, STATE AND ZIP

319-351-8282
TELEPHONE

SIGNATURE

PLEASE ATTACH A LIST OF THE PARCEL NUMBERS OF THE PARENT FARM AND BOOK AND PAGES RECORDED PRIOR TO DECEMBER 2000.

FINAL PLAT

BUTCHER'S SECOND SUBDIVISION

A RESUBDIVISION OF LOT 3 OF BUTCHER'S SUBDIVISION

JOHNSON COUNTY, IOWA

-PREPARED BY AND RETURN TO: MMS CONSULTANTS, INC. 1917 S. GILBERT ST. IOWA CITY, IOWA 52240 (319)351-8282



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

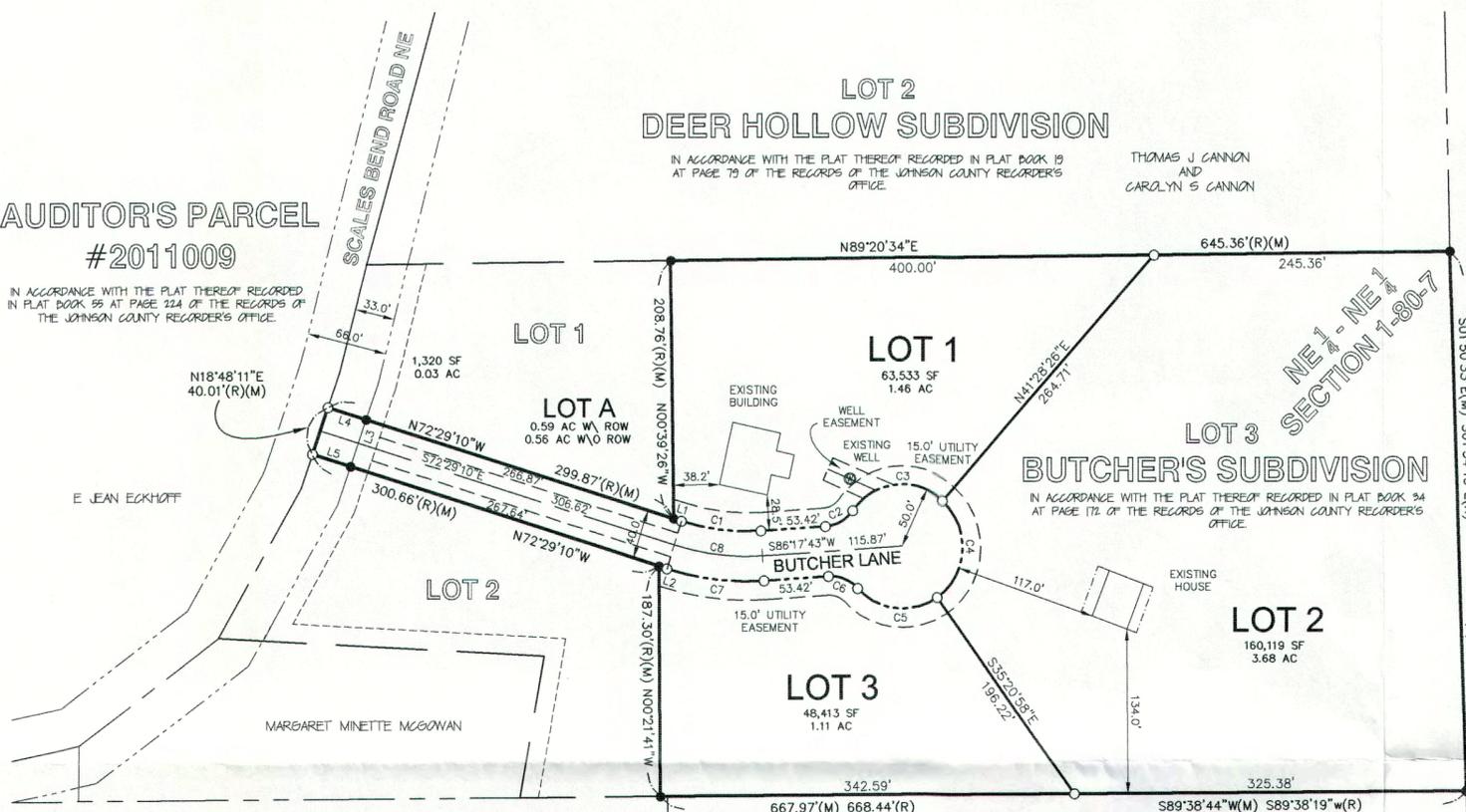
1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

6.84 AC

Date	Revision
------	----------

AUDITOR'S PARCEL
#2011009

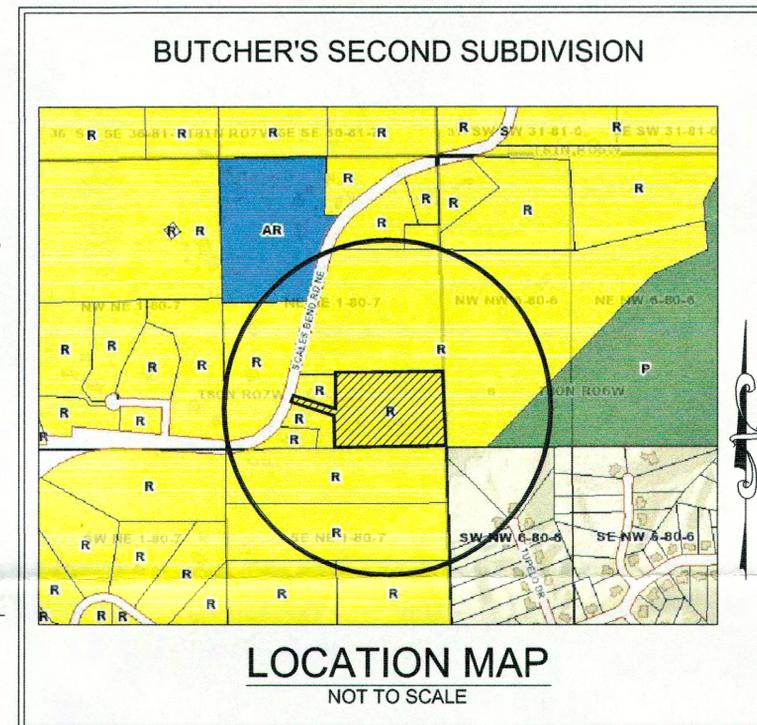
IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 55 AT PAGE 224 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.



PLAT PREPARED BY: MMS Consultants Inc. 1917 S. Gilbert Street Iowa City, IA 52240

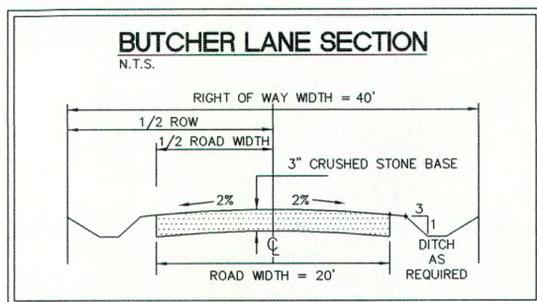
OWNER/SUBDIVIDER: Stephen D & Cynthia A Butcher 2242 Scales Bend Rd NE North Liberty, IA 52317-9324

OWNER'S ATTORNEY: Douglas D Ruppert 122 S. Linn Street Iowa City, IA 52240



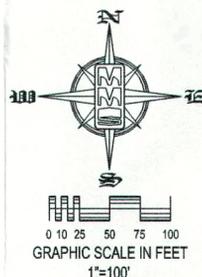
DESCRIPTION - BUTCHER'S SECOND SUBDIVISION

I CERTIFY THAT DURING THE MONTH OF JANUARY, 2016, AT THE DIRECTION OF STEPHEN D. BUTCHER, A SURVEY WAS MADE UNDER MY SUPERVISION OF LOT 3 OF BUTCHER'S SUBDIVISION IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 80 NORTH, RANGE 7 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 34, AT PAGE 172 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE. SAID LOT 3 CONTAINS 6.84 ACRES, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



LEGEND AND NOTES	
	- CONGRESSIONAL CORNER, FOUND
	- CONGRESSIONAL CORNER, REESTABLISHED
	- CONGRESSIONAL CORNER, RECORDED LOCATION
	- PROPERTY CORNER(S), FOUND (as noted)
	- PROPERTY CORNER(S) SET (5/8\"/>
	- CUT "x"
	- PROPERTY & FOR BOUNDARY LINES
	- CONGRESSIONAL SECTION LINES
	- RIGHT-OF-WAY LINES
	- CENTER LINES
	- LOT LINES, INTERNAL
	- LOT LINES, PLATTED OR BY DEED
	- EASEMENT LINES, WIDTH & PURPOSE NOTED
	- EXISTING EASEMENT LINES, PURPOSE NOTED
	- RECORDED DIMENSIONS
	- MEASURED DIMENSIONS
	- CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

GLEN D. MEISNER
L.S. Iowa Lic. No. 8155
My license renewal date is December 31, 20____.

Pages or sheets covered by this seal: _____

SEAL

DRAFT

Signed before me this ____ day of _____, 20____.

Notary Public, in and for the State of Iowa.

FINAL PLAT

BUTCHER'S SECOND SUBDIVISION

A
RESUBDIVISION
OF LOT 3 OF
BUTCHER'S
SUBDIVISION

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 12-03-2015

Designed by: GDM	Field Book No: 1125
Drawn by: RLW	Scale: 1"=100'
Checked by: GDM	Sheet No: 1
Project No: 2211008	IOWA CITY
	of: 1

PLAT/PLAN APPROVED BY: CITY OF NORTH LIBERTY	DATE:
CITY CLERK	DATE:
UTILITY EASEMENTS APPROVED BY:	DATE:
MIDAMERICAN ENERGY	DATE:
MEDIACOM	DATE:
LINN COUNTY R.E.C.	DATE:
SOUTH SLOPE COOPERATIVE TELEPHONE CO.	DATE:

PLAT APPROVED BY: JOHNSON COUNTY BOARD OF SUPERVISORS:	DATE:
CHAIRPERSON	DATE:



PLANNING COMMISSION

Minutes

February 2, 2016

Roll Call

At 6:30 p.m., Chair Ronda Detlefsen called the February 2, 2016 Planning Commission meeting to order. Commissioners present: Jennifer Bleil, Josh Covert, Ronda Detlefsen, Adam Gebhart, Jason Heisler, Kylie Pentecost, and Patrick Staber; absent: Adam Gebhart.

Others present: Dean Wheatley, Ryan Heiar, Tracey Mulcahey, Scott Peterson, Kevin Trom, Stefan Juran, Duane Musser, Carter Kurdlre and other interested parties.

Agenda Approval

Covert moved, Heisler seconded to approve the agenda. The vote was all ayes – Agenda approved.

Creekside South Preliminary Plat

Staff Presentation

Wheatley presented the request of H & O LC to approve Creekside South, a preliminary plat for property located on the north side of Forevergreen Road, west of Front Street. Staff recommends approval of the plat with no conditions.

Applicants Presentation

Duane Musser, MMS Consultants, was present on behalf of the applicants. He provided additional information on the application.

Public Comments

No public comment was offered.

Questions and Comments from the Commission

The Commission had no questions.

Recommendation to the City Council

Bleil moved, Covert seconded to recommend approval of the Creekside South Preliminary Plat to the City Council with no conditions. The vote was: ayes – Pentecost, Heisler, Bleil, Covert, Staber, Detlefsen; nays – none. Motion carried.

Roseberry Stop Preliminary Plat

Staff Presentation

Wheatley presented the request of Francis and Christine Lenane to approve Roseberry Stop, a preliminary plat for property located on the west side of Front Street, midway between Forevergreen Road and Golfview Drive. Staff recommends approval of the application with street extension shown extending through the property on the Major Street network being deleted.

Applicants Presentation

Musser was present on behalf of the applicant and presented additional information on the application.

Public Comments

No public comments were offered.

Questions and Comments from the Commission

The Commission asked about the revision to the major street plan.

Recommendation to the City Council

Covert moved, Heisler seconded to recommend approval of the Roseberry Stop Preliminary Plat to the City Council with the proposed amendment to the major street plan eliminating the Ashley Court connection to Front Street. After discussion, the vote was: ayes – Covert, Heisler, Staber, Pentecost, Bleil, Detlefsen; nays – none. Motion carried.

Zoning Ordinance Amendment

Bleil moved, Covert seconded to remove from the table. The vote was all ayes. The item was removed from the table.

Staff Presentation

Wheatley presented the request from staff to consider parking and storage regulations. The Commission discussed the proposed amendments. The Commission took no action on the item, but requested it come back at a future meeting for further discussion and possible consideration. Carter Kurdre asked about storage of a trailer on his lot. Wheatley requested that he visit with him at City Hall.

Covert moved, Bleil seconded to table the Zoning Ordinance Amendment. The vote was all ayes. Item tabled.

Approval of Previous Minutes

Covert moved, Heisler seconded to approve the minutes from the January 5, 2016 meeting. The vote was all ayes. Minutes approved.

Old Business

No old business was offered.

New Business

Wheatley reported that there is one case on March agenda, a commercial site plan, and one county he fringe review area.

Adjournment

At 7:15 p.m., Covert moved, Bleil seconded to adjourn. All ayes. Meeting adjourned.