North Liberty Board of Adjustment
Information Packet

Wednesday, June 15, 2016
6:30 PM

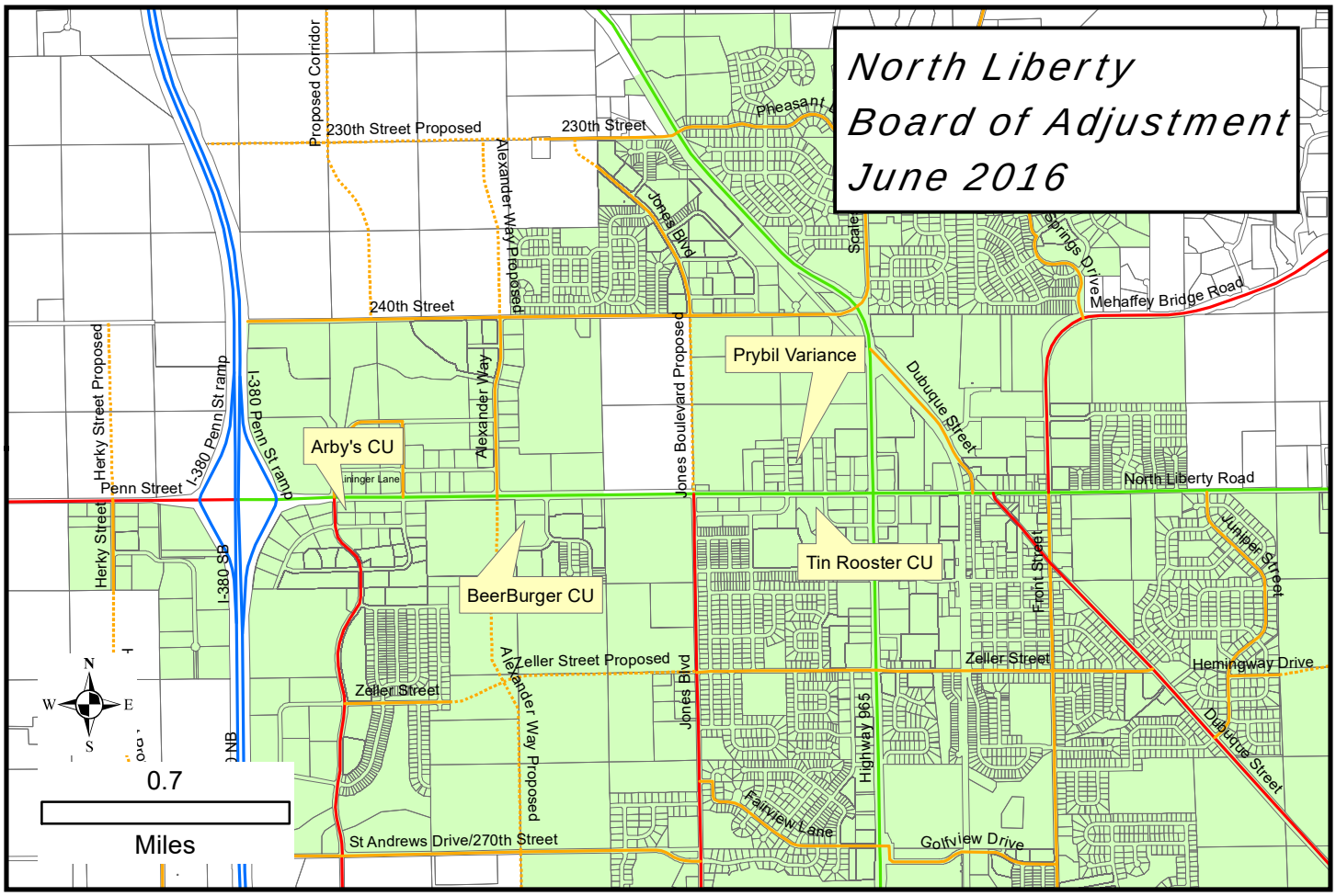
If you would like additional information, larger-scale maps, or other information before the meeting, please contact Dean Wheatley at 626-5747 or at dwheatley@ci.north-liberty.ia.us

NORTH LIBERTY BOARD OF ADJUSTMENT
MEETING NOTICE AND AGENDA
June 15, 2016, 6:30 PM

1. **Roll Call.**
2. **Public Comment**
3. **Conditional Use:** Request of Restaurant Concepts Inc. to approve outdoor eating for an Arby's restaurant located at the southeast corner of West Penn Street and Kansas Avenue, Lot 24 Liberty's Gate Part 2.
   a. Staff Presentation and Planning Commission Recommendation
   b. Applicant's Presentation
   c. Public Hearing
   d. Questions and Comments
   e. Formal Action
4. **Conditional Use:** Request of Cameron Way Partners to approve an outside eating conditional use at the new BeerBurger restaurant located at the southwest corner of West Penn Street and Cameron Way (former Kyodai restaurant location).
   a. Staff Presentation and Planning Commission Recommendation
   b. Applicant's Presentation
   c. Public Hearing
   d. Questions and Comments
   e. Formal Action
5. **Conditional Use:** Request of PFS, LLC to approve a plan for outside eating at a new restaurant to be located at the southwest corner of West Penn Street and Community Drive, Lot 12 Liberty Centre Part 1.
   a. Staff Presentation and Planning Commission Recommendation
   b. Applicant's Presentation
   c. Public Hearing
   d. Questions and Comments
   e. Formal Action

6. **Variance:** Request of Gerald T. Prybil Family trust to approve a variance to allow expansion of an existing commercial warehouse building into a required side yard at 720 Liberty Way, Lot 12 of Inter-City Industrial Park.
    a. Staff Presentation and Planning Commission Recommendation
    b. Applicant's Presentation
    c. Public Hearing
    d. Questions and Comments
    e. Formal Action
7. **Minutes of Previous Meeting (July 2015)**
8. **Old Business**
9. **New Business**

Adjournment



Restaurant Concepts (Arby's) Conditional Use

Prybil Side Yard Variance

2014 Aerial Photography
No scale

Cameron Way Partners (BeerBurger) Cond Use

PFS, LLC (Tin Rooster) Conditional Use

Recommended by Planning Commission for approval on 6/7/2016

May 31, 2016

Memo

To: North Liberty Planning Commission
From: Dean Wheatley, Planning Director
Subject: Site Plan and Outside Eating Approval Request
(Lot 24 Liberty's Gate Part 2)

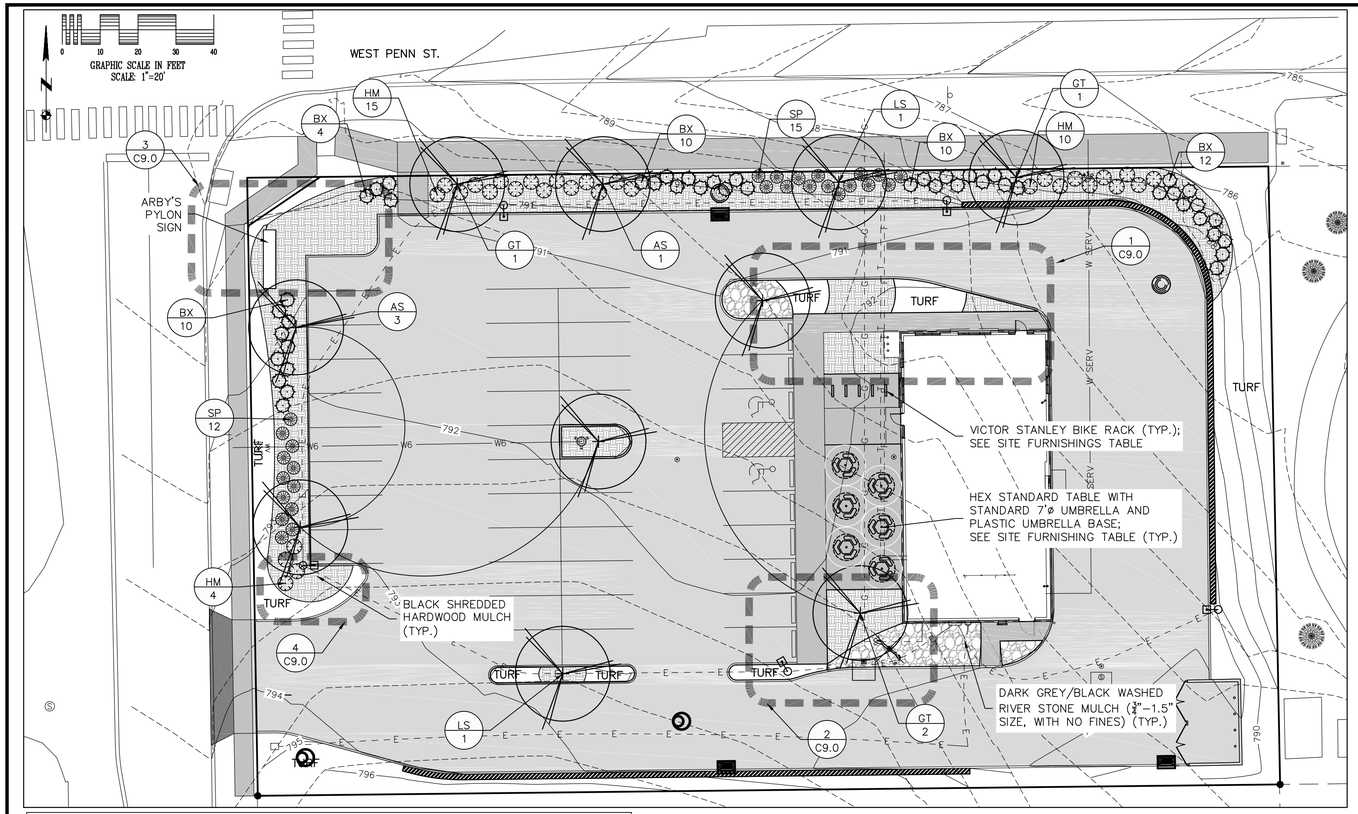
Your North Liberty city staff has reviewed the subject submission, and offer comments presented in this memo. The staff review team includes the following personnel:
Ryan Heiar, City Administrator
Tracey Mulcahey, Assistant City Administrator
Tom Palmer, City Building Official
Scott Peterson, City Attorney
Kevin Trom, City Engineer
Dean Wheatley, Planning Director

This request is to approve a site plan including outside eating for a new Arby's restaurant located at the southeast corner of West Penn Street and Kansas Avenue.

The site layout is straightforward, with ample parking (30 required, 41 provided), good vehicular circulation, and drive-through services. The landscaping plan is very well developed, with tree and shrub plantings well beyond minimum requirements as well as a landscape area at the northwest corner of the site, which will soften the site considerably and fit well into the North Liberty aesthetic expectations. The commercial site feature requirement is met through detailed outside eating areas featuring colored concrete and permanent seating with shade. A bike rack is provided.

The building is a clean corporate design that meets design standards. During the review process the developer moved the outside ladder access to inside the building, has proposed an excellent screening system for the roof-mounted HVAC, and has maintained an outstanding working relationship in completing other details.

Staff recommends approval of the site plan and outside eating conditional use.



GENERAL LANDSCAPE NOTES

1. CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO EXCAVATION. BEFORE COMMENCEMENT OF ANY WORK, CONTACT IOWA ONE CALL (1–800–292–8989) OR 811 AT LEAST 48 HOURS PRIOR TO DIGGING. REPAIR DAMAGE TO UTILITIES AND STRUCTURES IMMEDIATELY AT CONTRACTORS EXPENSE.
2. PRIOR TO PLANT MATERIAL INSTALLATION, THE LANDSCAPE OR OWNER'S REPRESENTATIVE SHALL APPROVE PLANT LOCATIONS. FIELD ADJUSTMENTS OF PROPOSED PLANT LOCATIONS MAY BE REQUIRED TO MINIMIZE POTENTIAL INTERFERENCE WITH EXISTING UTILITIES, TO MINIMIZE HAZARDS TO PLANT GROWTH AND TO IMPROVE MAINTENANCE CONDITIONS.
3. PRIOR TO INSTALLATION, ALL TREE PLANTING LOCATIONS SHALL BE FLAGGED AND PLANTING BEDS SHALL BE DELINEATED FOR APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. CONTACT THE PROJECT LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE ONE WEEK PRIOR TO ANTICIPATED PLANT MATERIAL INSTALLATION DATE FOR LAYOUT APPROVAL.
4. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1–LATEST EDITION).
5. PLANT QUANTITIES ARE FOR CONTRACTOR'S CONVENIENCE. DRAWINGS SHALL PREVAIL WHERE DISCREPANCIES OCCUR.
6. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.

BED PREPARATION AND MULCHING NOTES:

7. IMPORTED TOPSOIL, IF REQUIRED, SHALL BE:
   FERTILE, FRIABLE, NATURAL TOPSOIL, WITH A CLAY CONTENT NOT EXCEEDING 30% AND ORGANIC MATTER CONTENT NOT LESS THAN 5% FREE FROM LUMPS, COARSE SANDS, STONES, ROOTS, STICKS, AND OTHER FOREIGN MATERIAL, WITH ACIDITY RANGE OF BETWEEN Ph 6.0 and 6.8.
8. PLANTING SOIL:
   PLANTING SOIL (i.e. BACKFILL AREAS AROUND ROOT BALLS AS SHOWN ON TREE/SHRUB INSTALLATION DETAIL) SHALL BE AMENDED. THOROUGHLY MIX 4 PARTS TOPSOIL, 1 PART COMPOST, 1 PART SAND.

   TOPSOIL SHALL BE AS SPECIFIED WITHIN THE NOTE ABOVE.
   COMPOST SHALL BE FINELY SCREENED GRADED TO PASS SIEVE AS FOLLOWS:
   –MINIMUM OF 85% BEING 1/4" OR SMALLER (DRY BASIS RESULT).
   –MINIMUM OF 70% BEING 5/32" OR SMALLER (DRY BASIS RESULT).
   –WITH CLUMPS OR PARTICLES 3/4" DIAMETER OR GREATER.
   SAND SHALL BE C33 WASHED CONCRETE SAND, OR APPROVED EQUAL.
9. PROVIDE A MINIMUM 3" DEPTH OF SHREDDED HARDWOOD MULCH IN ALL TREE PLANTING BEDS. MULCH RINGS FOR TREES SHALL BE A MINIMUM SIX FOOT (6') DIAMETER AND CONTAIN SPADE EDGING AT MULCH RING EDGE.
10. PROVIDE MIN. 2" –3" MAX. DEPTH OF SHREDDED HARDWOOD MULCH IN ALL SHRUB/ORNAMENTAL GRASS/PERENNIAL BEDS.
11. PROVIDE 3" DEPTH OF DARK GREY/BLACK WASHED RIVERSTONE MULCH FROM LOCAL SOURCES WITHIN 200 MILES OF NORTH LIBERTY, IOWA.
12. NURSERY TAGS SHALL BE LEFT ON PLANT MATERIAL UNTIL LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE HAS COMPLETED THE INITIAL ACCEPTANCE.
13. CONTAINER GROWN STOCK SHALL HAVE THE CONTAINER REMOVED AND THE ROOT BALL CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
14. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING.
15. AS NEEDED, STAKE ALL NEWLY PLANTED TREES RELATIVE TO WIND EXPOSURE. ALL PLANTS SHALL BE SET PLUMB TO GROUND AND FACED FOR BEST APPEARANCE. AS NECESSARY, PRUNE DEAD BRANCHES OR THOSE THAT COMPROMISE APPEARANCE AND STRUCTURE TO A MAX OF ⅓ THE PLANT.
16. CONTRACTOR SHALL WATER AND MAINTAIN ALL SEEDED AREAS AS WELL AS ALL PLANTS UNTIL GROUND FREEZES. MAINTENANCE INCLUDES WEEDING, MULCHING, AND OTHER NECESSARY RELATED OPERATIONS UNTIL INITIAL ACCEPTANCE. INITIAL ACCEPTANCE IS CONSIDERED TO BE THE DATE AT WHICH PLANTING AND MULCHING, ETC., PER LANDSCAPE PLAN, HAS BEEN COMPLETED AND APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
17. ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN VIGOROUS GROWING CONDITIONS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF INITIAL ACCEPTANCE. REPLACE ALL PLANT MATERIAL UP TO ONE YEAR OF INITIAL ACCEPTANCE, IN ACCORDANCE WITH LANDSCAPE PLANS. ALL PLANTS THAT ARE DEAD OR IN AN UNHEALTHY OR UNSIGHTLY STATE ARE REQUIRED TO BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
18. ALL AREAS DISTURBED BY CONSTRUCTION SHALL HAVE FULL SURFACE RESTORATION IMPLEMENTED BY MEANS OF TURF GRASS LAWN SEED AND/OR SOD, CONTRACTOR TO VERIFY/COORDINATE WITH OWNER UNLESS NOTED OTHERWISE.
19. ALL SEEDING APPLICATION NOTES ARE LISTED IN SOD/SEED APPLICATION NOTES. CONTRACTOR SHALL FOLLOW SEED MANUFACTURER'S RECOMMENDED SPECIFICATIONS FOR PRODUCT INFORMATION & INSTALLATION. FOR ALL OTHER LANDSCAPING WORK NOT ADDRESSED VIA MANUFACTURER'S SPECIFICATIONS, CONTRACTOR SHALL FOLLOW THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) SECTION 9010 FOR ANY DISCREPANCIES THAT MAY ARISE, THE PLAN AND NOTES ON THIS SHEET SHALL SUPERCEDE SUDAS.
20. ALL TREES TO BE PLACED WITHIN PARKING LOT ISLANDS ARE TO STRICTLY FOLLOW THE CEDAR RAPIDS METROPOLITAN AREA STANDARD DETAIL '2910–010 STANDARD PLANTING PIT'. FOR SPECIAL USE SITUATIONS WHEN PLACING TREES WITHIN A PARKING LOT WITHOUT A PROTECTIVE ISLAND, THE DETAIL '2910–015 SPECIAL USE PLANTING PIT' SHALL BE USED. SEE CITY DETAIL THIS SHEET.
21. NURSERY SOURCE FOR LANDSCAPE PLANTS SHOWN HEREON SHALL BE WITHIN A 500 MILE RADIUS OF NORTH LIBERTY, IOWA AND GROWN IN A CLIMATE ZONE OF 5A OR COLDER.
22. PROVIDE AND MAINTAIN POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION AND INSTALLATION. DO NOT ALLOW ADDITION OF TOPSOIL, PLANTING SOIL OR MULCH TO DETER POSITIVE DRAINAGE OR TO CREATE AREA OF LOCALIZED PONDING.
23. PROVIDE ALUMINUM EDGING BETWEEN ALL MULCHED BEDS AND LAWN AREAS (SOD AND/OR SEED). ALUMINUM EDGING SHALL BE PERMALOC CLEANLINE 3/16" x 5.5" WITH MILL FINISH – NATURAL ALUMINUM, OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS. PRODUCT INFORMATION SEE: www.permaloc.com

PLANTING SCHEDULE

QTY	ID	BOTANICAL/COMMON NAME	MIN. SIZE	ROOT	SPACING	NOTES
OVERSTORY / SHADE TREES						
4	AS	Acer saccharum 'Sugar Cone' SUGAR CONE SUGAR MAPLE	2 1/2" DBH	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
4	GT	Gleditsia tricanthos var. Inermis 'Street Keeper' STREET KEEPER HONEYLOCUST	2 1/2" DBH	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
2	LS	Luquidambar styraciflua SWEETGUM	2 1/2" DBH	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
SHRUBS						
46	BX	Buxus microphylla 'Wintergreen WINTERGREEN BOXWOOD	3 GAL.	CONTAINER	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
88	CA	Calmagrostis x. acutiflora 'Karl Foerster' FEATHER REED GRASS	3 GAL.	CONTAINER	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
13	EA	Euonymus alatus 'Compactus' COMPACT BURNING BUSH	3 GAL.	CONTAINER	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
100	HC	Hemerocalis ssp. 'Chicago Sunrise' CHICAGO SUNRISE DAYLILY	3 GAL.	CONTAINER	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
29	HM	Hydrangea macrophylla 'Endless Summer' ENDLESS SUMMER HYDRANGEA	3 GAL.	CONTAINER	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
27	SP	Syringa X prestoniae 'Donald Wyman' DONALD WYMAN LILAC	3 GAL.	CONTAINER	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
26	VD	Viburnum dentatum 'Christom (Blue Muffin)' BLUE MUFFIN ARROWWOOD VIBURNUM	3 GAL.	CONTAINER	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN

PARKING LOT INTERNAL LANDSAPING
PARKING LOT SIZE= 19410 SF < 49000 SF
LANDSCAPE ISLAND REQUIREMENT= 19410 x 0.03= 582 SF
LANDSCAPE ISLAND PROVIDED= > 582 SF

ALL PARKING SPACES ARE WITHIN 40 FEET

TREE REQUIREMENT
BUILDING SIZE: 3000 SF
TREE REQUIREMENT: $\frac{3000}{2000}$=1.5
TREES REQUIRED: 2
TREES PROVIDED: 10

SITE FURNISHINGS TABLE

	MANUFACTURER	MODEL	SIZE	COLOR	NO.	QTY
TABLE	TREE TOP PRODUCTS	HEX STANDARD TABLE	40" TABLE	BLACK W/ BLACK FRAME	1ZK5661	6
UMBRELLA	TREE TOP PRODUCTS	DIXON OCTAGON	7.5' UMBRELLA WITH CRANK	RED W/ BLACK POLE	1WE5666–LR	6
UMBRELLA BASE	TREE TOP PRODUCTS	PLASTIC BASE UMBRELLA	N/A	BLACK	1ZU5500	6
BIKE RACK	VICTOR STANLEY	BRWS	N/A	BLACK	BRWS	5
*ALL SITE FURNISHINGS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS						
**CONTRACTOR TO USE SITE FURNISHING AS SPECIFIED or APPROVED EQUAL						

STAKING NOTES:
(SEE GENERAL LANDSCAPE NOTES FOR MORE DETAIL).

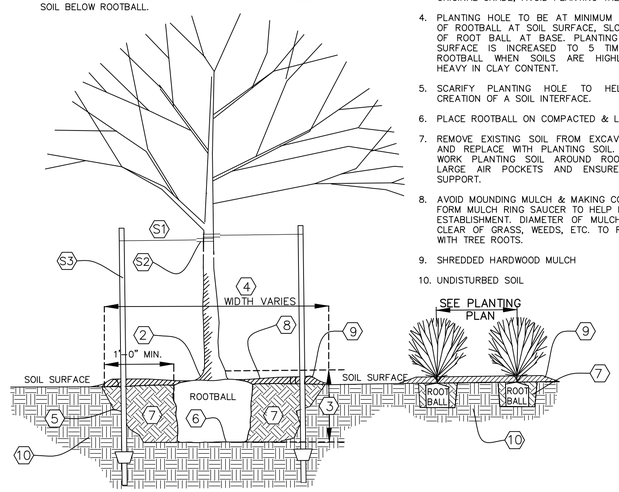
S1. STAKING WIRE

S2. RUBBER HOSE SET LOOSE TO ALLOW FOR TRUNK TAPER AND LESS DETRIMENTAL GROWTH.

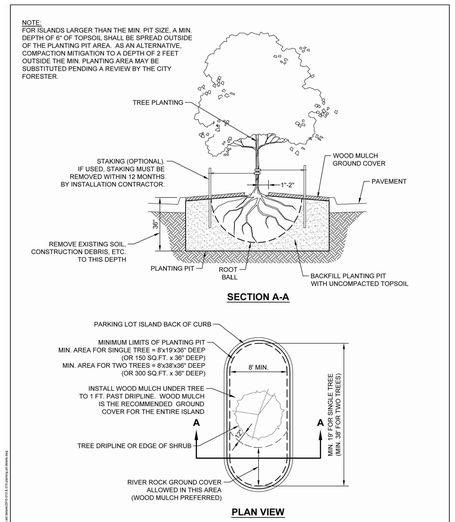
S3. STEEL FENCE POST STAKE DRIVEN INSIDE MULCH RING DIAMETER. DRIVE STAKES 6" TO 1'–0" INTO UNDISTURBED SOIL BELOW ROOTBALL.

TREE & SHRUB PLANTING NOTES:

1. REMOVE TOP ⅓ OF WIRE BASKET AND BURLAP ONCE PLACED INTO PLANTING HOLE. REMOVE ALL SISAL AND SYNTHETIC TWINE.
2. TRUNK FLARE SHOULD BE EXPOSED BEFORE DETERMINING PLANTING HOLE DEPTH.
3. PLANT TREE WITH TRUNK FLARE 1–2" MAXIMUM ABOVE ORIGINAL GRADE, AVOID PLANTING TREE TOO DEEPLY.
4. PLANTING HOLE TO BE AT MINIMUM 3 TIMES THE WIDTH OF ROOTBALL AT SOIL SURFACE, SLOPING TO THE WIDTH OF ROOT BALL AT BASE. PLANTING HOLE WIDTH NEAR SURFACE IS INCREASED TO 5 TIMES THE WIDTH OF ROOTBALL WHEN SOILS ARE HIGHLY COMPACTED OR HEAVY IN CLAY CONTENT.
5. SCARIFY PLANTING HOLE TO HELP ELIMINATE THE CREATION OF A SOIL INTERFACE.
6. PLACE ROOTBALL ON COMPACTED & LEVELED SUBGRADE
7. REMOVE EXISTING SOIL FROM EXCAVATED PLANTING PIT AND REPLACE WITH PLANTING SOIL. WHILE BACKFILLING, WORK PLANTING SOIL AROUND ROOTBALL TO MINIMIZE LARGE AIR POCKETS AND ENSURE BETTER VERTICAL SUPPORT.
8. AVOID MOUNDING MULCH & MAKING CONTACT WITH TRUNK. FORM MULCH RING SAUCER TO HELP HOLD WATER DURING ESTABLISHMENT. DIAMETER OF MULCH AREA SHOULD BE CLEAR OF GRASS, WEEDS, ETC. TO REDUCE COMPETITION WITH TREE ROOTS.
9. SHREDDED HARDWOOD MULCH
10. UNDISTURBED SOIL



1 / L1.0 TREE / SHRUB / PERENNIAL INSTALLATION DETAIL
NOT TO SCALE



FILE NO.:	CEDAR RAPIDS METROPOLITAN AREA STANDARD DETAILS FOR PUBLIC IMPROVEMENTS
APPROVAL DATE: JULY 2012	
REVISION NO.:	STANDARD PLANTING PIT DETAIL — NO. 2910-010
REVISION DATE:	

2 / L1.0 TYPICAL PLANTING PIT DETAIL FOR PARKING LOT ISLANDS
CITY DETAIL 2910-010

SURFACE RESTORATION APPLICATION NOTES

1. FOR ALL TURF GRASS LAWN SEED, ALL SEEDING APPLICATION AREAS SHALL BE PROVIDED BY UNITED SEEDS INC, OR APPROVED EQUAL, CONTACT INFORMATION IS LISTED BELOW
2. ALL TURF GRASS LAWN AREAS, UNLESS NOTED OTHERWISE, ARE TO BE PLANTED AND INSTALLED AS PER THE 'TECHNICAL BULLETIN' FOR 'SOD GROWER II KENTUCKY BLUEGRASS BLEND' PROVIDED BY UNITED SEEDS, OR APPROVED EQUAL. TECHNICAL BULLETIN FOR 'SOD GROWER II KENTUCKY BLUEGRASS BLEND' CAN BE FOUND ON THE UNITED SEEDS WEBSITE: www.unitedseeds.com

SEED/ SOD APPLICATION NOTES

1. IF TURF GRASS LAWN SEED ALTERNATE IS USED IN LIEU OF SOD, ALL SEEDING APPLICATION AREAS SHALL BE PROVIDED BY UNITED SEEDS INC, OR APPROVED EQUAL, CONTACT INFORMATION IS LISTED BELOW
2. ALL TURF GRASS LAWN AREAS, WHETHER SODDED OR SEEDED, UNLESS NOTED OTHERWISE, ARE TO BE PLANTED AND INSTALLED AS PER THE 'TECHNICAL BULLETIN' FOR 'SOD GROWER II KENTUCKY BLUEGRASS BLEND' PROVIDED BY UNITED SEEDS, OR APPROVED EQUAL. TECHNICAL BULLETIN FOR 'SOD GROWER II KENTUCKY BLUEGRASS BLEND' CAN BE FOUND ON THE UNITED SEEDS WEBSITE: www.unitedseeds.com
3. ALL TURF GRASS SOD TO BE OF THE SAME PERFORMANCE QUALITY AND SPECIES TYPE OF THE 'SOD GROWER II KENTUCKY BLUEGRASS BLEND' PROVIDED BY UNITED SEEDS, OR APPROVED EQUAL. BLUEGRASS VARIETIES SHALL INCLUDE: 'CONCERTO', 'NU BLUE', 'BEYOND', AND 'EVEREST'.

CONTACT INFO:
United Seeds Inc.
1800 Dixon Ave, Suite A
Des Moines, IA 50316
Ph: 1–800–365–6674
Contact Person: Mark Ackerman
Email: mackerman@unitedseeds.com
Web: www.unitedseeds.com

DRAWN BY: NHS			/ /
CHECKED BY: KWD			/ /
APPROVED BY: KWD			/ /
DATE: 5/19.06	1	APPROVAL SUBMITTAL	5/19.06
FIELD BOOK: OT97	NO.		DATE

NORTH LIBERTY

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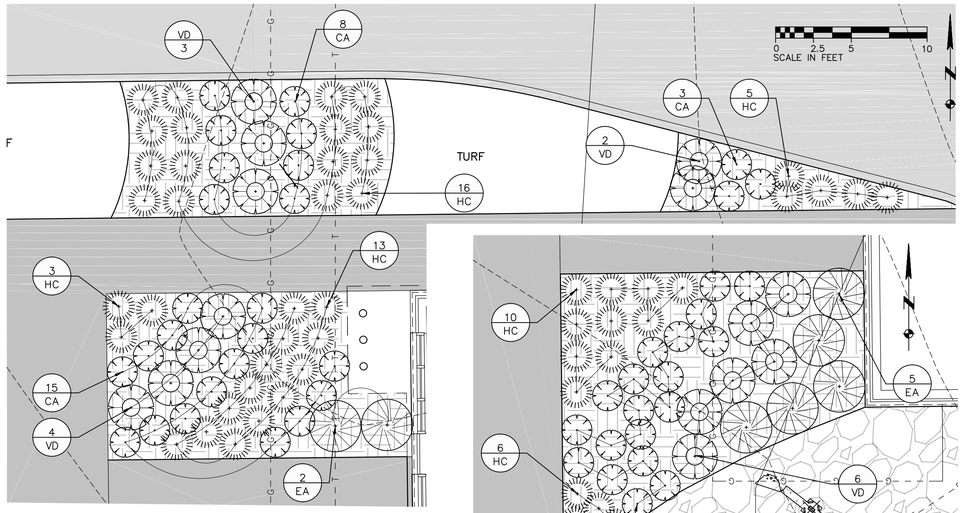
ARBY'S
LOT 24 LIBERTY'S GATE PART TWO

SITE LANDSCAPE PLAN

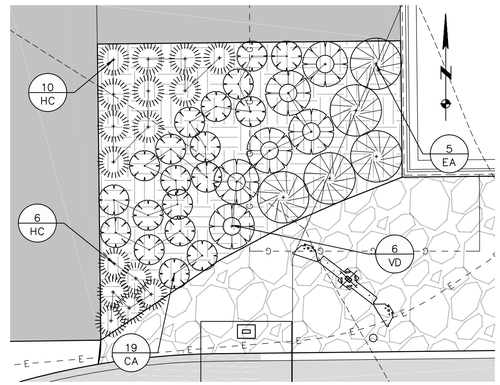
PROJECT NO: 20274

SHEET **C8.0**

CAD File: I:\projects\20200\20274-Arbys\DWG\PDN\20274 Arbys North Liberty LA C8.0.dwg Date Plotted : May 26, 2016 – 3:34pm Plotted By : KENDEKEYSER

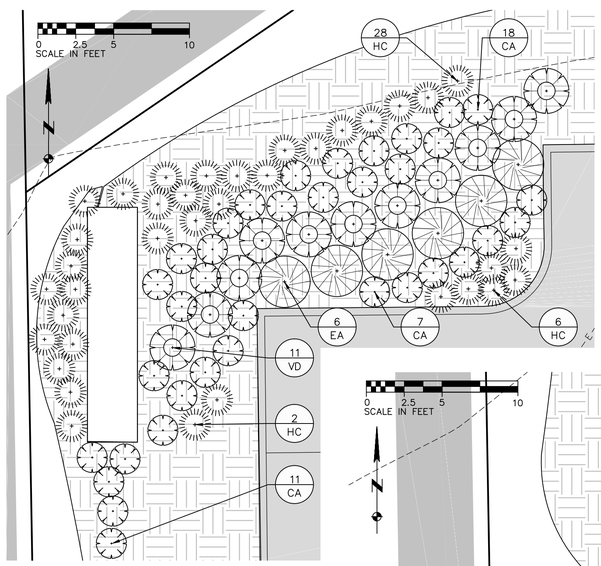


1 C9.0 SHRUB AND PERENNIAL DETAIL A

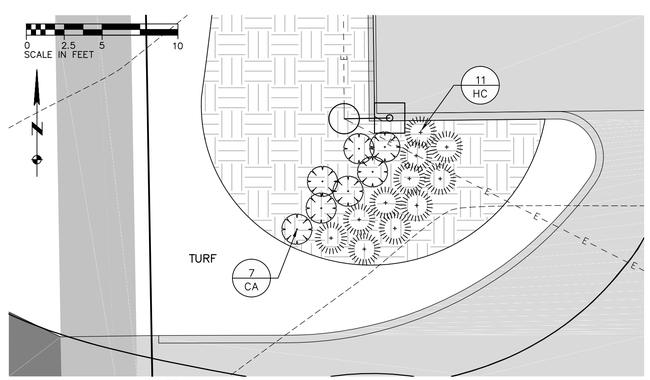


2 C9.0 SHRUB AND PERENNIAL DETAIL

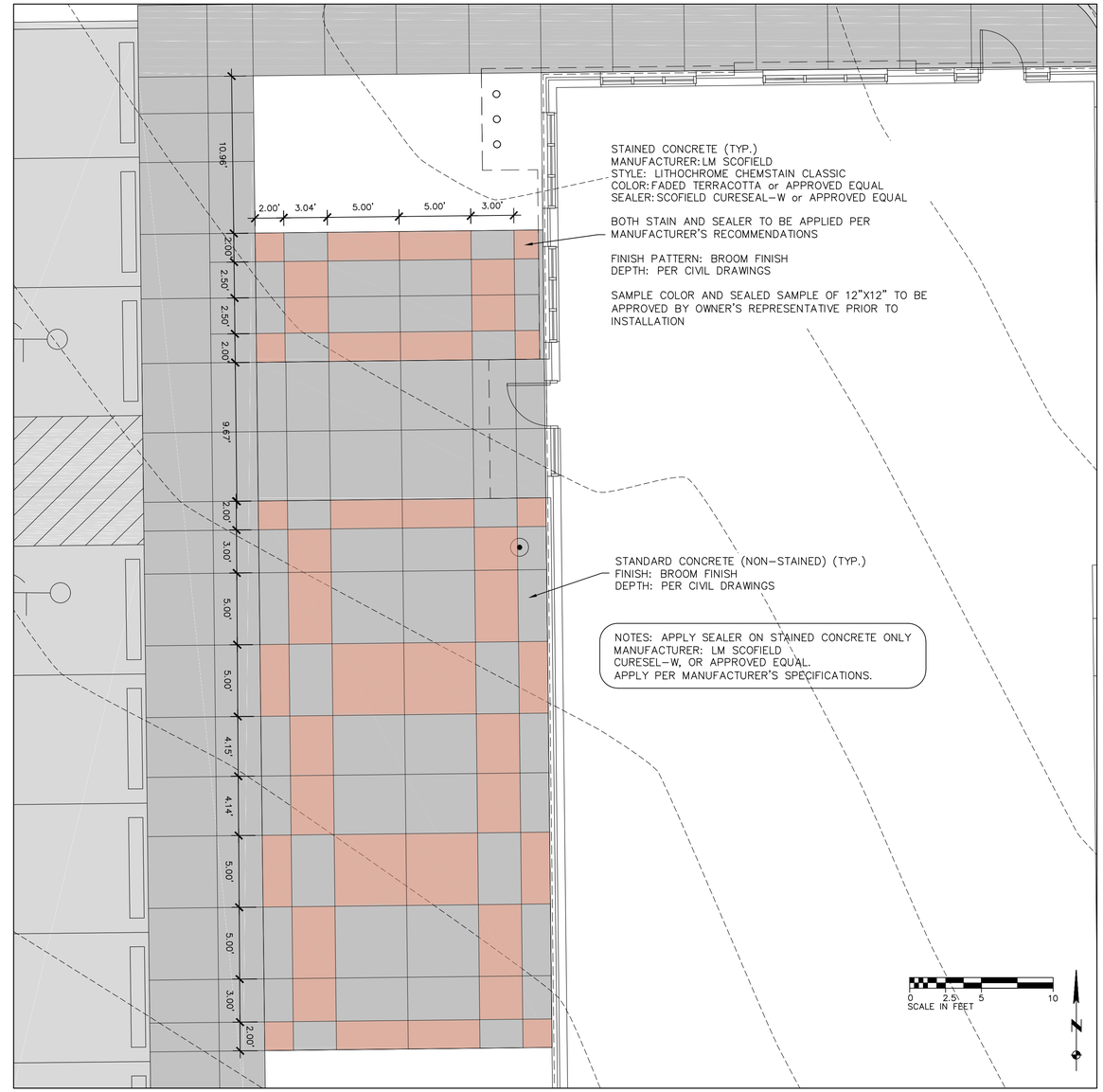
0 2.5 5 10
SCALE IN FEET



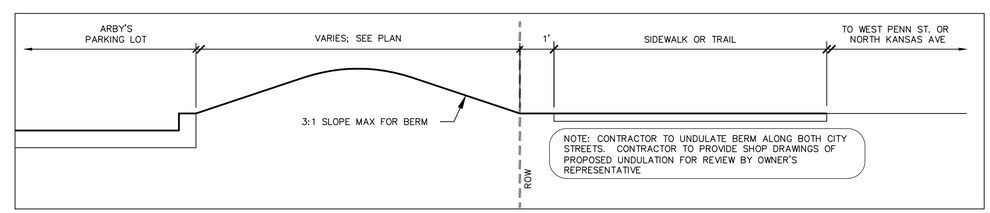
3 C9.0 SHRUB AND PERENNIAL DETAIL



4 C9.0 SHRUB AND PERENNIAL DETAIL



5 C9.0 OUTDOOR EATING AREA CONCRETE LAYOUT



6 C9.0 TYPICAL BERM CROSS SECTION
SCALE : NTS

DRAWN BY: NHS			/ /
CHECKED BY: KWD			/ /
APPROVED BY: KWD	2	CITY COMMENT – ADD BERMING BEHIND KANSAS AVENUE SIDEWALK	5/24/16
DATE: 5/24/16	1	APPROVAL SUBMITTAL	5/19/16
FIELD BOOK: OT97	NO.		DATE

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ARBY'S
LOT 24 LIBERTY'S GATE PART TWO

SITE LANDSCAPE PLAN

PROJECT NO: 20274

SHEET
C9.0

CAD File: I:\projects\20200\20274-Arbys\DWG\P01\20274 Arbys North Liberty LA C8.0.dwg Date Plotted : May 26, 2016 – 3:35pm Plotted By : KEN.DEKEYSER

Recommended by Planning Commission for approval on 6/7/2016

May 31, 2016

Memo

To: North Liberty Planning Commission
From: Dean Wheatley, Planning Director
Subject: Accessory Outside Eating at BeerBurger Restaurant
(Legal: Lots 1 & 2, Liberty Medical & Commerce; AKA AP 2014031)

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 allow a large outside eating area at the planned BeerBurger restaurant at the Liberty Medical & Commerce development area located at the southwest corner of West Penn Street and Cameron Way. The property is zoned C-2-A Commercial PAD, and the owner of the plaza has endorsed this project for the tenant. The closest residential buildings are on the same lot as the proposed outside eating area.

The specific plans for the patio are to use wrought iron fencing to establish an approximately 1,200 square foot area at the front of the restaurant with access to the restaurant through a roll-up overhead door. Exhibit photos intended to be replicated here include wrought iron fencing, large planting areas, and lighting, and pergola-type coverings. Food and alcohol will be served if approved.

Due to the very close residential uses, noise will be a major issue. This outside eating area should be developed as a quiet urban space and not a noisy venue.

The Zoning Ordinance specifies provisions that apply to every outdoor eating accessory use:

- *All businesses shall be subject to the approval of a conditional use permit and approval by the Council of a site plan meeting requirements of this code. Any City action against the outdoor eating accessory use shall also be enforceable against the associated restaurant operation, and may include withdrawal of certifications or permits for both the accessory use and for the principal restaurant use on the property. The City shall have the discretion to require a formal agreement, specifying conditions for operations, to be approved in any case.*
- *All Zoning Ordinance requirements shall be observed, including parking, yards, and signage. No additional signage is allowed in conjunction with the outside eating area.*

- *The area used for the establishment shall be clearly delineated by fencing, plant materials or other landscaping or other aesthetically pleasing means, to be specified and approved through the site plan process.*
- *The area used for the establishment shall be hard-surfaced with concrete, asphalt, or other suitable permanent materials.*
- *The principal use on the site must meet all Zoning Ordinance and site plan requirements.*
- *Temporary structures or other facilities may be approved through the site plan review.*
- *Businesses must provide evidence that appropriate State and local licensing has been obtained.*
- *All applicable local, county, and State regulations must be met.*
- *Businesses may not serve alcoholic beverages unless specifically approved by formal agreement.*
- *Businesses may not provide lighting unless specifically approved by formal agreement.*
- *Businesses may not provide any amplified music or public address system unless specifically approved by formal agreement.*

This application meets the requirements of the Zoning Ordinance and the conditional use is recommended for approval with the following conditions:

1. Permit is for this owner only (future owners would need to reapply),
2. Alcoholic beverage sales allowed,
3. Only low-wattage lighting to be added – no floodlighting,
4. Amplified music levels to be agreed to in the field by the owner and City staff, and
5. No more seats than allowed by the Building and Fire Codes for this location.

A building permit will need to be obtained from Building Department for construction of the area.

City of North Liberty
Site Plan, Rezoning, Conditional Use, PAD
Application Form

Request – check all that apply		Fee
	Site Plan	$750
	Revised Site Plan	$250
X	Conditional Use	$300
	Rezoning	$300
	Planned Area Development (PAD)	$750
	Revised Planned Area Development	$250

Project name: BeerBurger (Bar and restaurant)		
Site location (address or legal description): 575 Cameron Way Suite #200		
Existing zoning district: Commercial		
Project description: Adding an outdoor patio for additional seating to an existing building.		

Property owner: Cameron Way Partners, LLC		
Owner mailing address: 550 Pond View Dr #1, North Liberty, IA 52317		
Phone: 319-321-5500	Fax:	Email: mikebails@urbanacres.com

Applicant if different from owner: N/A		
Applicant mailing address:		
Applicant contact person:		
Phone:	Fax:	Email:

Applicant's engineer (Contact Person): Duane Musser		
Company: MMS		
Address: 1917 S Gilbert St, Iowa City, IA 52240		
Phone: 351-8282	Fax:	Email: d.musser@mmsconsultants.net

Applicant's attorney: Doug Ruppert		
Company: Meardon, Sueppel & Downer		
Address: 122 S. Linn St, Iowa City, IA 52240		
Phone: 338-9222	Fax:	Email: douglasr@meardonlaw.com

OFFICE USE ONLY
Date submitted:
Fee amount:

SITE EXHIBIT
LMC
NORTH LIBERTY, IOWA

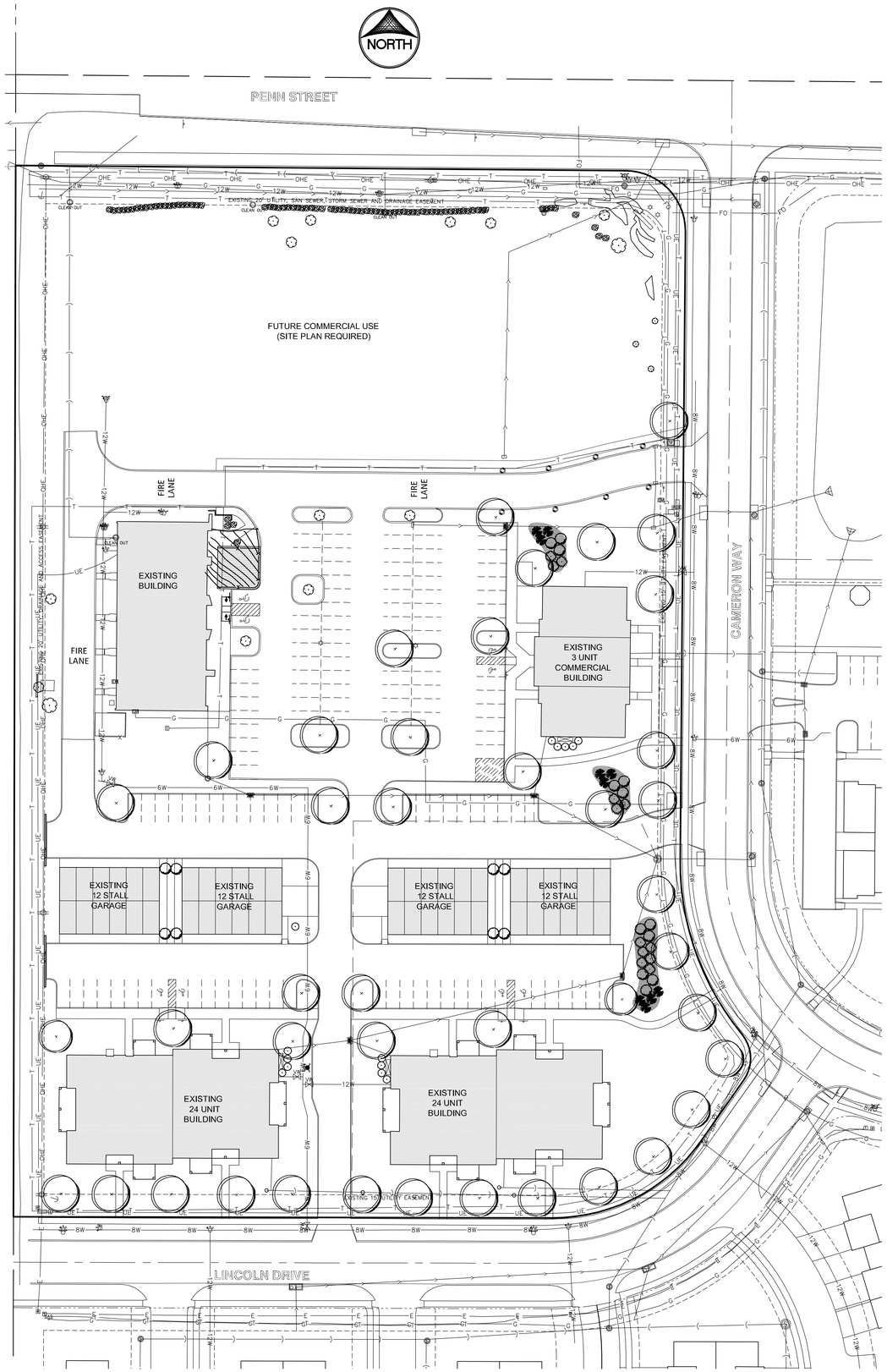
PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

OWNER LOT 1:
LMC INVESTMENT GROUP LC.
2871 HEINZ RD STE B
IOWA CITY, IA 52240

OWNER LOT 2:
LMC PARTNERS LLC
2871 HEINZ RD STE B
IOWA CITY, IA 52240

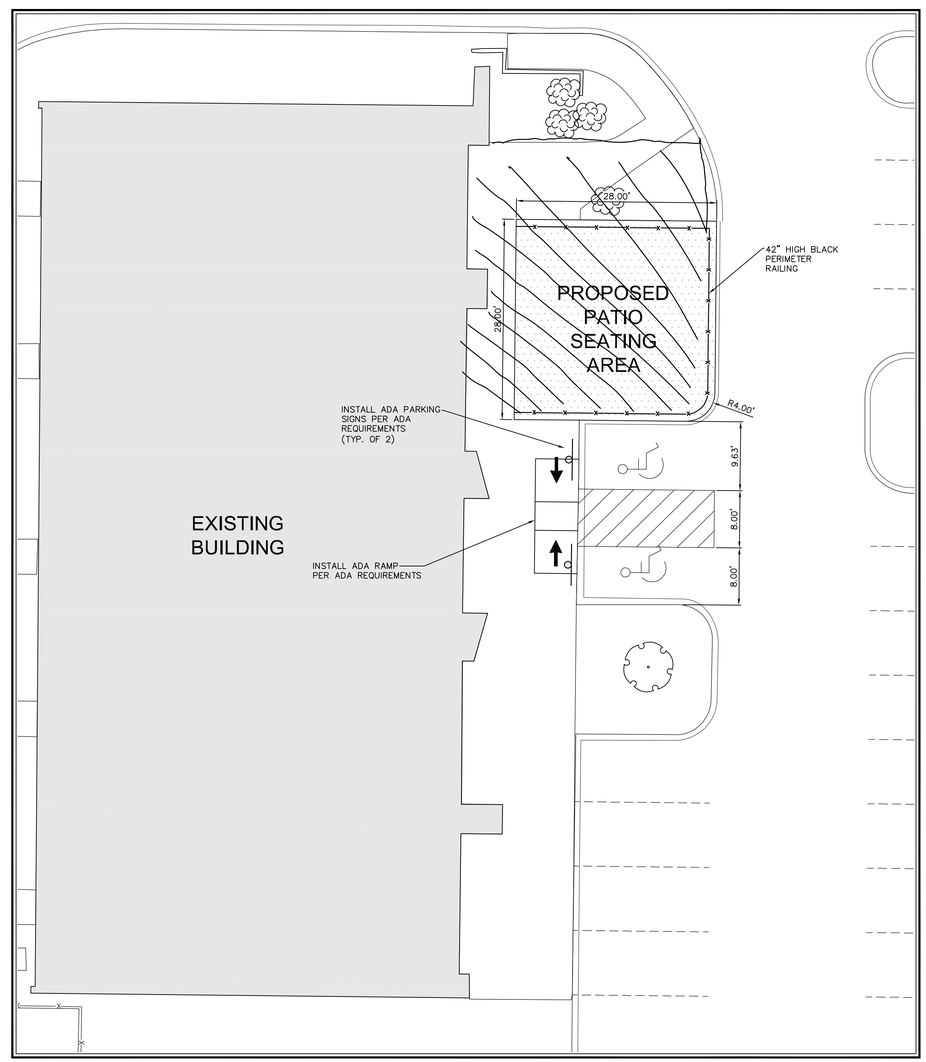
APPLICANT:
CAMERON WAY PARTNERS
C/O MIKE BAILS
1580 IRONWOOD LANE
NORTH LIBERTY, IA 52317

APPLICANT'S ATTORNEY:
MIKE KENNEDY
920 S. DUBUQUE STREET
IOWA CITY, IA 52240



PATIO DETAIL

SCALE: 1"=10'



STANDARD LEGEND AND NOTES

- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- EXISTING RIGHT-OF-WAY LINES
- CENTER LINES
- EXISTING CENTER LINES
- LOT LINES, INTERNAL
- LOT LINES, PLATTED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- BENCHMARK
- (R) RECORDED DIMENSIONS
- 22-1 CURVE SEGMENT NUMBER
- EXIST / PROP
- POWER POLE
- POWER POLE W/DROP
- POWER POLE W/TRANS
- POWER POLE W/LIGHT
- GUY POLE
- LIGHT POLE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE MANHOLE
- CURB INLET
- FENCE LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- WATER LINES
- ELECTRICAL LINES
- TELEPHONE LINES
- GAS LINES
- CONTOUR LINES (1' INTERVAL)
- PROPOSED GROUND
- EXISTING GROUND
- EXISTING TREE LINE
- EXISTING DECIDUOUS TREE & SHRUB
- EXISTING EVERGREEN TREES & SHRUBS

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

PAVEMENT LEGEND

5" PCC

BUILDING CHARACTERISTICS:
1 – EXISTING COMMERCIAL BUILDING @ 7,500 SF (TOTAL 7,500 SF)
2 – 24-PLEX BUILDINGS @ 9,420 SF (TOTAL 18,840 SF)
1 – COMMERCIAL BUILDING @ 5,888 SF (TOTAL 5,888 SF)
4 – 12 STALL GARAGES @ 2,904 SF (TOTAL 11,616 SF)

PARKING REQUIREMENTS:
EXISTING COMMERCIAL
1 / 100 SF
5,500/100 = 55 SPACES
1 / 200 SF
2,000/200 = 10 SPACES
PROPOSED COMMERCIAL
1 / 200 SF
5,888/200 = 30 SPACES
RESIDENTIAL
2.2 / DU
48 DU X 2.2 = 106 SPACES
TOTAL PARKING REQUIRED = 201 SPACES

PARKING LOT SPACES = 142 SPACES (8 ACCESSIBLE)
GARAGE SPACES = 48 SPACES
TOTAL PARKING PROVIDED = 190 SPACES

7.09 ACRES

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

Date	Revision

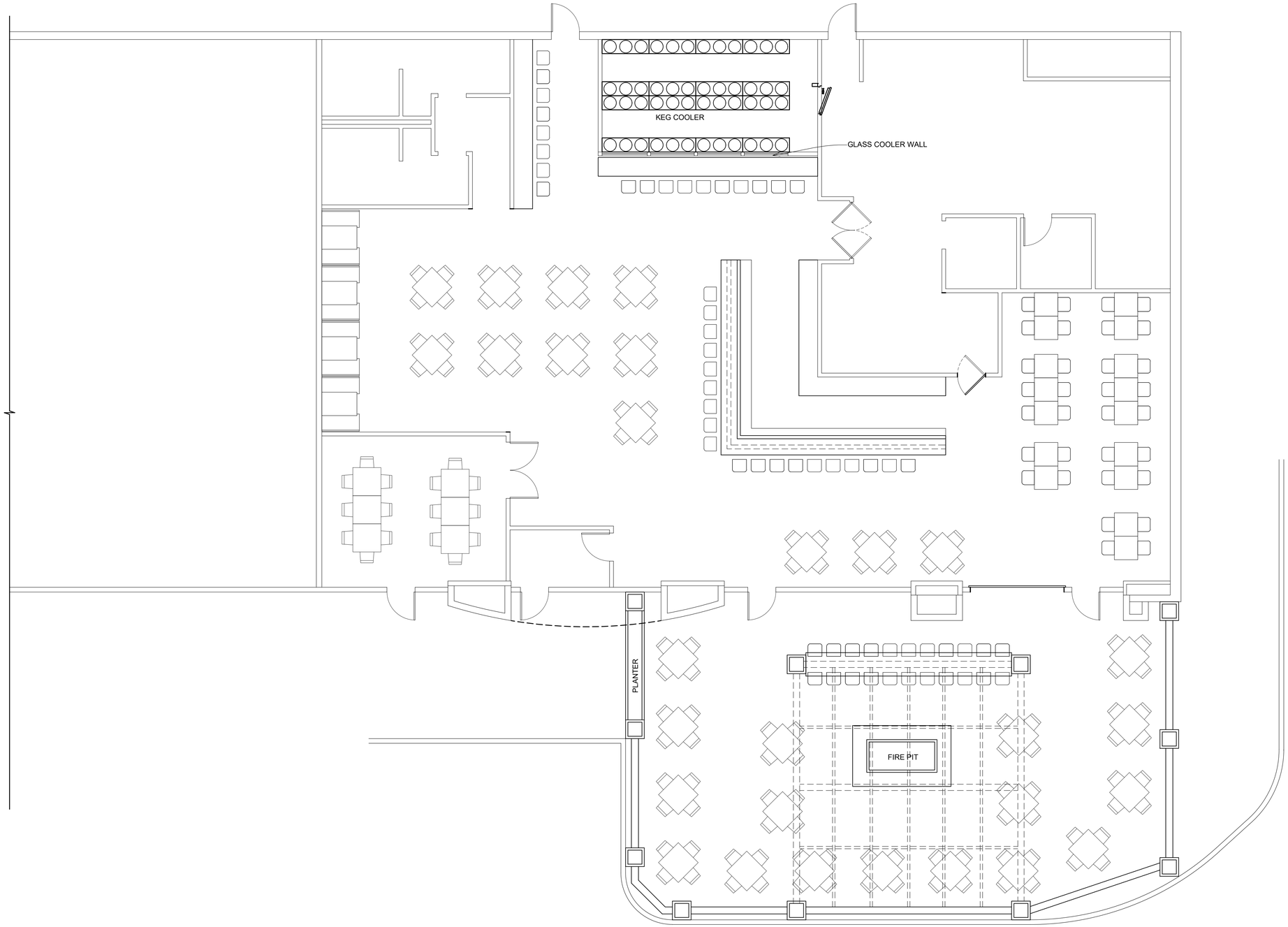
SITE EXHIBIT

LMC

NORTH LIBERTY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	06-19-14
Designed by: DAM	Field Book No: 1054
Drawn by: LLS	Scale: 1"=40'
Checked by: DAM	Sheet No: 1 of 1
Project No: IOWA CITY 8897002	



ARCHITECTS • ENGINEERS
paradigm design
550 3 MILE N.W.
SUITE B
GRAND RAPIDS, MI 49544
PHONE (616) 785 - 5656
WEB PARADIGMAE.COM

PROJECT
BEERBURGER
N. LIBERTY, IOWA

RELEASE DATE
4-28-16 PRELIMINARY

PROJECT
1604053

SHEET
A 101

Thursday, April-28-2016 at 10:08am O:\1604053 BeerBurger North Liberty, IA\Drawings\Architectural\A101.dwg kkv

CHOP HOUSE

CHOP HOUSE

CHOP HOUSE

Recommended by Planning Commission for approval on 6/7/2016

May 31, 2016

Memo

To: North Liberty Planning Commission
From: Dean Wheatley, Planning Director
Subject: Accessory Outside Eating at Tin Rooster Restaurant
(Legal: Lot 12 Liberty Centre Part One)

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 allow a large outside eating area at the planned Tin Rooster restaurant at the Liberty Centre development area located at the southwest corner of West Penn Street and Community Drive. The property is zoned C-2-A Commercial, and the proposed outdoor eating area is adjacent to the Liberty Centre Pond. The closest residential buildings are condominiums about 400' to the southwest, then duplexes along Cherry Street, about 900' away.

The specific plans for the patio are to use stonework and wrought iron fencing to establish a large, 197-seat area with outdoor lighting, alcohol service, and amplified music. Because of the building layout and situation on the lot, the outdoor patio is screened from Penn Street and mostly from Community Drive, with maximum exposure toward Liberty Centre Pond.

Although Liberty Centre is a commercial area and the pond was intended for just the sort of use proposed, the level of music amplification will need to be carefully modulated to avoid nuisance levels for nearby residential areas. This outside eating area should be developed as a commercial adult urban space and not a loud venue.

The Zoning Ordinance specifies provisions that apply to every outdoor eating accessory use:

- *All businesses shall be subject to the approval of a conditional use permit and approval by the Council of a site plan meeting requirements of this code. Any City action against the outdoor eating accessory use shall also be enforceable against the associated restaurant operation, and may include withdrawal of certifications or permits for both the accessory use and for the principal restaurant use on the property. The City shall have the discretion to require a formal agreement, specifying conditions for operations, to be approved in any case.*

- *All Zoning Ordinance requirements shall be observed, including parking, yards, and signage. No additional signage is allowed in conjunction with the outside eating area.*
- *The area used for the establishment shall be clearly delineated by fencing, plant materials or other landscaping or other aesthetically pleasing means, to be specified and approved through the site plan process.*
- *The area used for the establishment shall be hard-surfaced with concrete, asphalt, or other suitable permanent materials.*
- *The principal use on the site must meet all Zoning Ordinance and site plan requirements.*
- *Temporary structures or other facilities may be approved through the site plan review.*
- *Businesses must provide evidence that appropriate State and local licensing has been obtained.*
- *All applicable local, county, and State regulations must be met.*
- *Businesses may not serve alcoholic beverages unless specifically approved by formal agreement.*
- *Businesses may not provide lighting unless specifically approved by formal agreement.*
- *Businesses may not provide any amplified music or public address system unless specifically approved by formal agreement.*

This application meets the requirements of the Zoning Ordinance and the conditional use is recommended for approval with the following conditions:

1. Permit is for this owner only (future owners would need to reapply),
2. Alcoholic beverage sales allowed,
3. Only low-wattage lighting to be added – no floodlighting,
4. Amplified music levels to be agreed to in the field by the owner and City staff, and
5. No more seats than allowed by the Building and Fire Codes for this location.

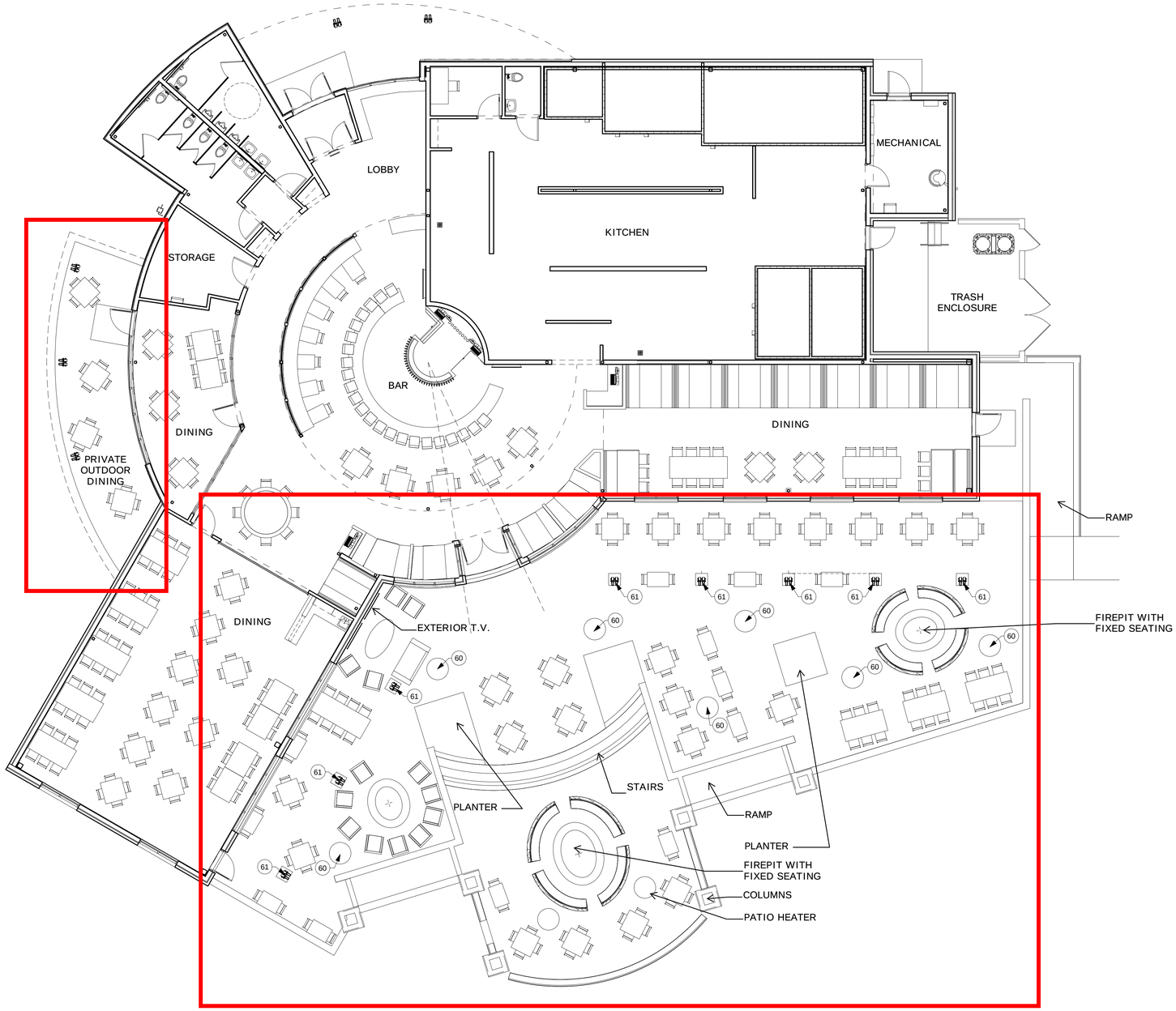
A building permit will need to be obtained from Building Department for construction of the area.

FURNITURE PLAN SHEET NOTES

1. ALL FURNITURE SHOWN FOR REFERENCE ONLY. ALL FURNITURE TO BE PROVIDED AND INSTALLED BY OWNER UNLESS NOTED OTHERWISE. FINAL LOCATIONS AND TYPES OF FURNITURE TO BE DETERMINED BY OWNER.
2. PROVIDE AND INSTALL BLOCKING FOR ALL EQUIPMENT AND FIXTURES.

KEYNOTE LEGEND

60	PATIO HEATER; REFER TO MECHANICAL
61	PERGOLA COLUMNS



1 FIRST FLOOR FINISH PLAN
1/8" = 1'-0"

0 1/4" 1/2" 1" 2"

5/17/2016 10:38:21 AM

ISG

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ESTD 2016
TIN ROOSTER

PRELIMINARY
NOT FOR CONSTRUCTION

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PROJECT

TIN ROOSTER RESTAURANT

NORTH LIBERTY IOWA

REVISION SCHEDULE

NO	DATE	DESCRIPTION

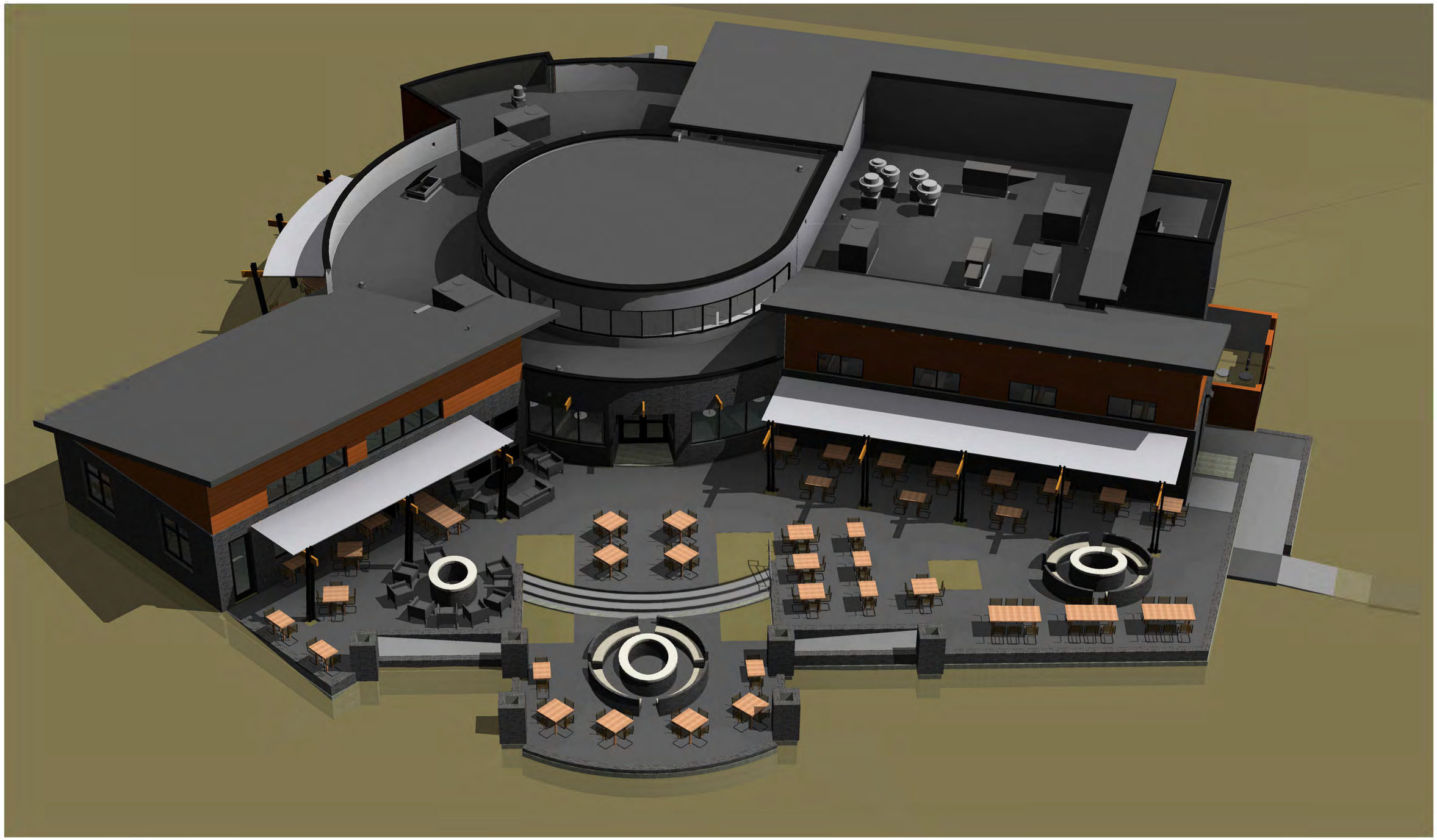
PROJECT NO.	15-18546
FILE NAME	18546 Arch 16.rvt
DRAWN BY	
DESIGNED BY	
REVIEWED BY	
ORIGINAL ISSUE DATE	
CLIENT PROJECT NO.	

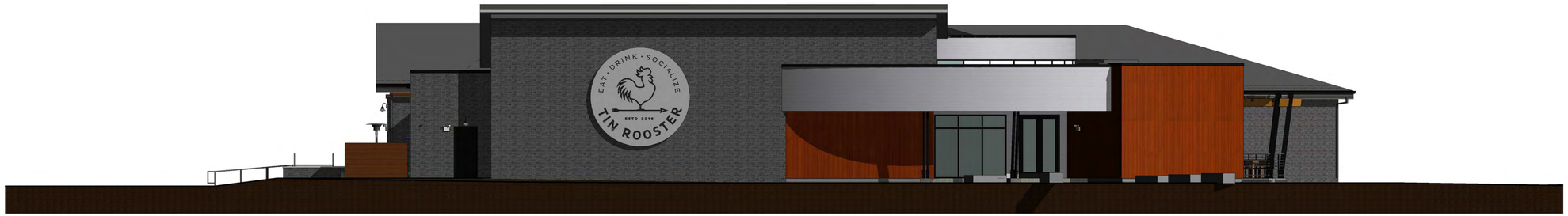
TITLE

FIRST FLOOR FURNITURE PLAN

SHEET

A1.61





1 NORTH ELEVATION
1/8" = 1'-0"

2 WEST ELEVATION
1/8" = 1'-0"

3 SOUTH ELEVATION
1/8" = 1'-0"

4 EAST ELEVATION
1/8" = 1'-0"

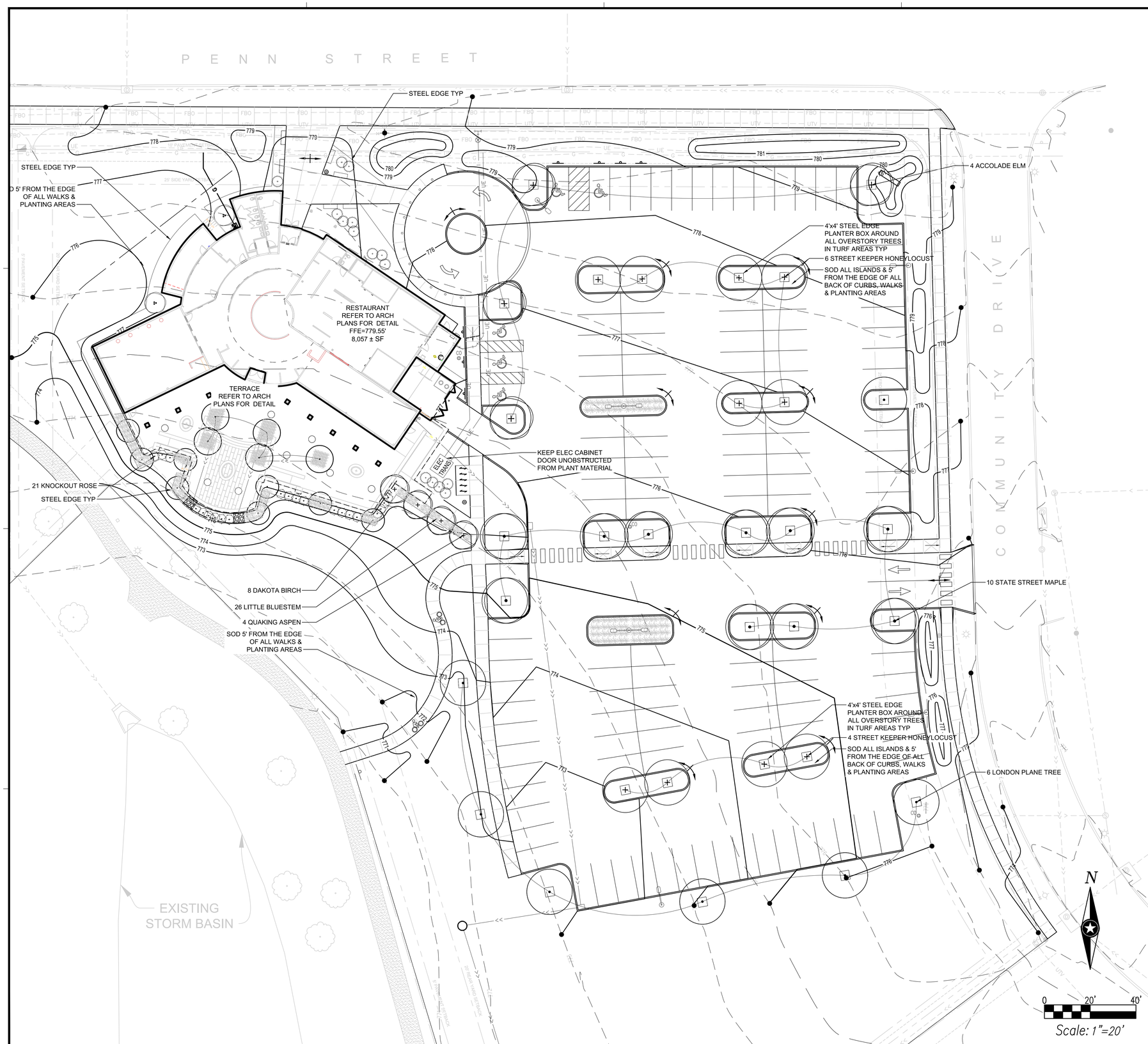
BUILDING ELEVATIONS

REFERENCE SCALE
1" = 1"
0 1/4" 1/2" 1" 2"

TIN ROOSTER RESTAURANT

NORTH LIBERTY, IOWA - 15-18546 -

ISG



NORTH LIBERTY LANDSCAPE NOTES:

1. NO TREES, SHRUBS, OR BUSHES MAY BE PLANTED ON ANY PUBLIC PROPERTY OR WITHIN ANY PUBLIC UTILITY EASEMENT WITHOUT WRITTEN PERMISSION OF THE CITY. NO TREES, SHRUBS, OR BUSHES SHALL BE PLANTED UNDER EXISTING LINES IF, AT MATURITY, IT IS LIKELY TO CAUSE INTERFERENCE WITH THOSE LINES.
2. TREES REQUIRED BY CITY ORDINANCE OR APPROVED SITE PLANS TO BE PLANTED IN AND AROUND PARKING LOTS, WITH THE INTENT TO PROVIDE SHADE FOR SUCH PARKING LOTS, SHALL HAVE A CALIPER OF AT LEAST TWO (2) INCHES AT THE TIME OF PLANTING AND AN ANTICIPATED MATURE HEIGHT OF AT LEAST FIFTEEN (15) FEET.

TEMPORARY EROSION CONTROL & STABILIZATION NOTE

TEMPORARY STABILIZATION MEASURES, INCLUDING EROSION CONTROL FENCE, INLET PROTECTION, ETC. MUST BE MAINTAINED UNTIL FINAL SEEDING AND STABILIZATION MEASURES ARE IN PLACE AND APPROVED BY THE OWNER'S REPRESENTATIVE. REFER TO CIVIL SHEETS FOR EROSION AND SEDIMENT CONTROL PLAN FOR ADDITIONAL INFORMATION.

IRRIGATION NOTE

IRRIGATION SYSTEM DESIGN SHALL BE BID AS ADD ALTERNATE DESIGN FOR ALL PLANTING AND TURF GRASS AREAS. CONTRACTOR SHALL DESIGN THE SYSTEM IN ACCORDANCE TO THE SPECIFICATIONS OUTLINE IN THE PROJECT MANUAL AND SUBMIT FINIAL LAYOUT TO LANDSCAPE ARCHITECT AND MECHANICAL ENGINEER FOR APPOVAL.

LEGEND

EXISTING

- PROPERTY LINE
- PROPERTY LINE (OTHER)
- SETBACK
- 990 — CONTOUR (MAJOR)
- 989 — CONTOUR (MINOR)

PROPOSED

- 1015 — CONTOUR (MAJOR)
- 1015 — CONTOUR (MINOR)

PROPOSED PLANTS

- OVERSTORY TREE
- UNDERSTORY TREE
- CONIFEROUS SHRUB
- NATIVE GRASS/ PERENNIAL
- AREAS RECEIVING KENTUCKY BLUEGRASS SOD IN 2'x5' ROLLS THAT IS HEALTHY & LOCALLY GROWN.
- ALL PLANTING BEDS AND TREE LOCATIONS SHALL RECIEVE (3" DEPTH SHREDDED HARDWOOD MULCH, NATURAL COLOR ONLY)
- SEED ALL AREAS WITH UNITED SEEDS 'SURE SHOT' KENTUCKY BLUEGRASS BLEND AT A RATE OF 3 LBS PER 1,00 SF

ISG

EAT · DRINK · SOCIALIZE
ESTD 2016
TIN ROOSTER

IOWA ONE CALL℠
1-800-292-8989
www.iowaonecall.com
811 Know what's below. Call before you dig.

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PROJECT

PROJECT CLIENT

TIN ROOSTER RESTAURANT

NORTH LIBERTY IOWA

REVISION SCHEDULE

	DATE	DESCRIPTION
	4/29/2016	1st CITY SUBMITTAL
	5/19/2016	2nd CITY SUBMITTAL

PROJECT NO.	15-18546
FILE NAME	18546 L1.1-LANDSCAPE PLAN
DRAWN BY	NSG
DESIGNED BY	NSG
REVIEWED BY	DAJ
ORIGINAL ISSUE DATE	2016-04-29
CLIENT PROJECT NO.	

TITLE

LANDSCAPE PLAN

SHEET

L1.11

Letter of Transmittal

UTILITY INFRASTRUCTURE SOLUTIONS hbk ENGINEERING

Date: April 27, 2016
Project: Prybil Heating & Air Building Addition - 640 Liberty Way No. 2

To:
Dean Wheatley
City of North Liberty
3 Quail Creek Circle
North Liberty, IA

From:
Brian Boelk
HBK Engineering, LLC
509 S. Gilbert St.
Iowa City, IA 52240

DISTRIBUTION		Thumb Drive	Email (Electronic)		Hard Copy			
Name	Company	Copy	FULL	HALF	Check	8.5"x11"	24"x36"	11"x17"
Variance Application	City of North Liberty					1		
Building Addition Construction Drawings	City of North Liberty							1
Site Plan	City of North Liberty							1
Project File	HBK							

SIGNATURE Brian Boelk

Brian A. Boelk, P.E., CMS4S, CPESC

~509 South Gilbert St. • Iowa City, IA 52240 • 319-338-7557~
~921 W. Van Buren Street Suite 100 • Chicago, IL 60607 USA • 312-432-0076~
~705 General Washington Ave. Ste. 500 • Norristown, PA 19403 • 610-879-7525~

Print Form

APPLICATION FOR NORTH LIBERTY ZONING ORDINANCE VARIANCE

Please print or type the following information. Use additional sheets, if necessary. Owner/agent must submit an accurate scaled plot plan indicating the request.

Property owner's name: Gerald T. Prybil Family Trust

Property owner's address & phone: 2985 Dubuque Street NE, Iowa City, IA; Phone: (319)530-4861

Owner's agent name & phone (if applicable): N/A

Property legal description (lot, block, subdivision: Lot 12, Inter-City Industrial Park, North Liberty, IA (660 Liberty Way)

Property current zoning and current use: I-1

Variance request: Add thirty-eight (38) feet to the existing building

Please thoroughly read and complete the second page of this form, and be sure to include it in your submission. It outlines the criteria the City of North Liberty uses in reviewing and acting on variance requests.

Signature of owner: Jerald Prybil

This section for staff use only.

Application received by: _____ Date: _____

Date and time of Board of Adjustment meeting: _____

Board of Adjustment action: _____

☐ Request granted. Conditions of approval: _____

☐ Request denied. Reasons for denial: _____

_____
Chairperson, Board of Adjustment

Attest: _____

203.7.4 Decisions. The Zoning Ordinance is a document that lays out very specific requirements deemed to be in the best interest of the city by the Planning and Zoning Commission and the City Council. In most cases, those requirements must be met by property owners and developers; however, in some rare cases the enforcement of those requirements may be found to cause extreme hardship for an individual, and a variance may be granted. Variances shall not be granted by the Board of Adjustment simply because no one objects, or because it seems harmless in an isolated circumstance. Any variance granted shall reflect the spirit and intent of the code and shall not constitute the granting of a special privilege. The following variance criteria is utilized by the Board of Adjustment in hearing variance requests. No variance shall be granted by the Board unless affirmative findings can be made for each of the applicable following criteria:

1. Unique Circumstances. The subject property is unique or exceptional as compared to other properties subject to the same provisions by reason of irregularity, narrowness, shallowness, substandard or marginal size; exceptional topographical features; or other extraordinary conditions peculiar to and inherent in the subject property and that relate to or arise out of the property rather than the personal situation of the current owner of the property; and that amount to more than a mere inconvenience to the owner.

Your comments: Variance due to setbacks on existing lot.

2. Not Exclusively for Financial Gain. The purpose of the variance is not based exclusively upon a desire to increase financial gain from the property. Proof that the property cannot be used for its highest or best use under the regulations applicable to it, or that it could be used more profitably if not subject to such regulations, should not in itself justify granting a variance.

Your comments: Variance is to accommodate needs and expansion of existing longer term tenant.

3. Hardship Not Self-Created. The unique or special condition referenced in subsection 1 above a. existed at the time of the enactment of the provisions of this Ordinance that affect it, or b. was the result of government action, other than adoption of this Ordinance, for which no compensation was paid, and has not been created by any persons presently having an interest in the property.

Your comments: Set backs at date of construction were allowed.

4. Substantial Rights Denied. Carrying out the strict letter of the provisions of the Zoning Ordinance would deprive the property owner of substantial rights commonly enjoyed by other property owners subject to the same provisions.

Your comments: Current property at 720 Libertway was granted some variance.

5. Not Special Privilege. The hardship affecting the property is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other property subject to the same provisions.

Your comments: Would help to stop flow of non-customer traffic through the property.

6. Not Detrimental. Granting the variance will not be detrimental to the public welfare or materially injurious to the enjoyment, use, or development of property in the vicinity; would not materially impair an adequate supply of light and air to adjacent properties; would not substantially increase congestion in the public streets, nor increase the danger of flood or fire, or endanger the public safety, nor substantially diminish or impair property values in the vicinity.

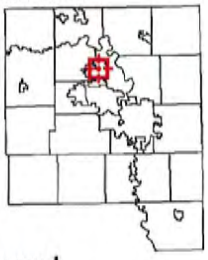
Your comments: All items are true. Furthermore, the variance would be consistent with the setbacks of 620, 640 and 740 Liberty Way. Please see attached Johnson County Beacon Aerial Photo.

7. No Other Remedy. There are no means other than the requested variance by which the hardship can be avoided or remedied to a degree sufficient to permit a reasonable use of the property.

Your comments: True statement, in order to stay with City Code.

Beacon™ Johnson County, IA

Overview



Legend

- Political Boundarie
- Subdivisions
- Parcels

Parcel ID	0612277006	**Alternate ID**	06-12-2S	**Owner Address**	GERALD T PRYBIL FAMILY TRUST
Sec/Twp/Rng	12-80-7	**Class**	Commercial		2985 DUBUQUE ST NE
Property Address	660 LIBERTY WAY	**Acreage**	0.473		IOWA CITY IA 52240
				Value	$269900

District NLI

Brief Tax Description INTER-CITY INDUSTRIAL PARK LOT 12

(Note: Not to be used on legal documents)

Date created: 4/20/2016

Developed by
The Schneider Corporation

April 6, 2016

Lucas Grout
Eastern Iowa Building Inc.
104 Williams Blvd
Fairfax, IA 52228

Office: (319) 845 - 8000
Cell: (319) 540 - 3443

Prybil Heating & Air Inc
640 Liberty Way No 2
North Liberty, IA 52317

Building Description: 50' x 38' x 15'6"
Building Area: 1,906 sq ft addition
Building Code: IBC 2009
Construction Type: V B
Building Use: Storage
Lester Order: #270260

Enclosed are sealed construction drawings for the 50' x 38' x 15'6" storage building addition for Prybil Heating. The building is located in Johnson County in the City of North Liberty.

The building has been designed in accordance with the IBC 2009 building code for a 25 psf ground snow load (21 psf sloped roof snow load) and a 90 mph Exposure C wind load to meet the requirements of the City of North Liberty Building Code.

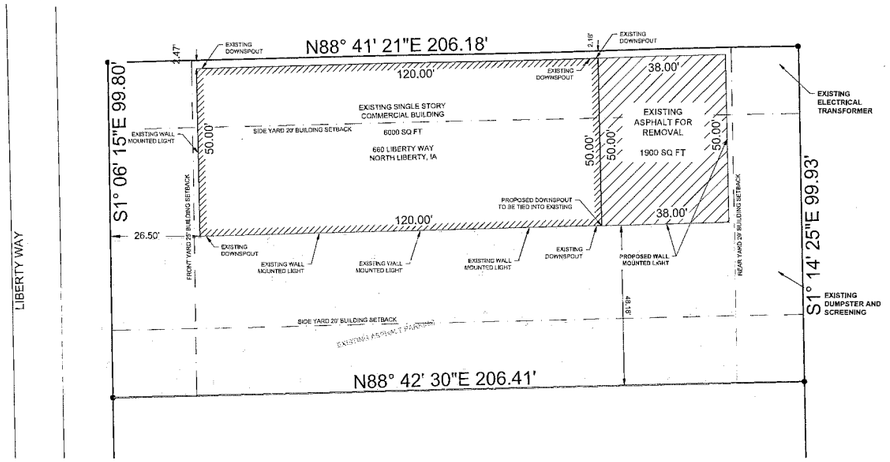
These drawings are for your use in obtaining the building permits. If you have any questions, please feel free to give me a call at (320) 395 - 5271.

Sincerely,

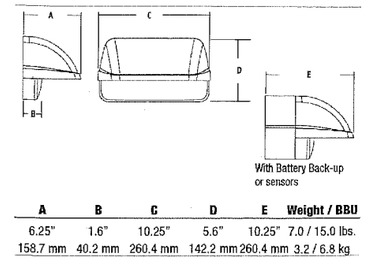
John Dierauer

John Dierauer, P.E.
Senior Engineer
Lester Building Systems

Cc: Job File: #270260



SITE OVERVIEW
SCALE: 1" = 20'



A	B	C	D	E	Weight / BBU
6.25"	1.6"	10.25"	5.6"	10.25"	7.0 / 15.0 lbs.
158.7 mm	40.2 mm	260.4 mm	142.2 mm	260.4 mm	3.2 / 6.8 kg

1 Lighting Detail
SCALE: NTS

NOTE:
Primary use of building addition is for shop equipment storage and potential vehicle parking.

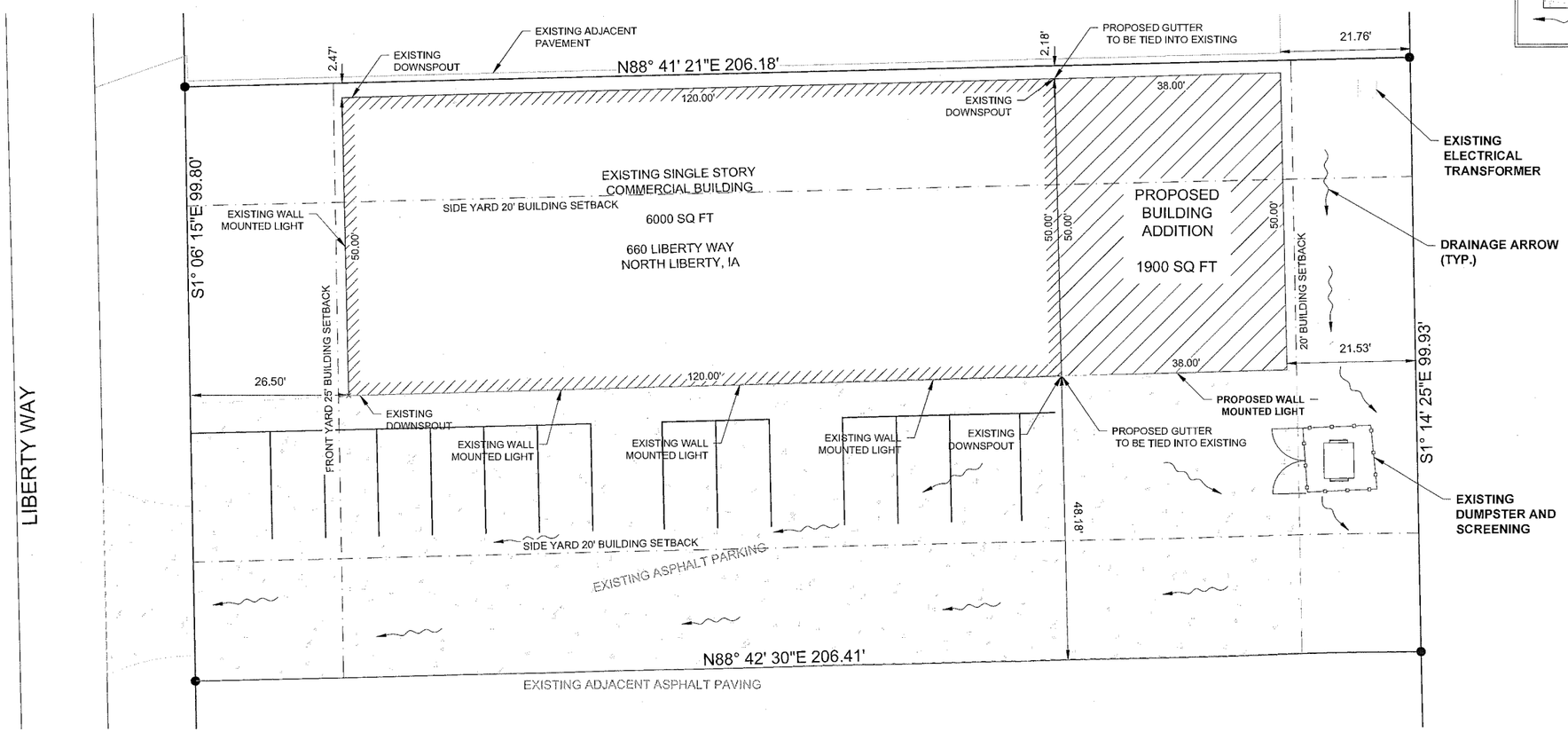
MINOR SITE PLAN GRADING PLAN

SITE ADDRESS:
660 Liberty Way, North Liberty, IA 52317
ZONING: *I-1*
LOT SIZE:
North/South - *206.18 ft /206.41 ft*
East/West - *99.93 ft/99.80 ft*
REQUIRED SETBACKS:
Front Yard - *25'*
Side Yard - *20'*
Rear Yard - *20'*
EASEMENTS:
Electric and Utility (Rear) - 10'
MAIN LEVEL: *Commercial*
DEVELOPMENT AREAS:
Net Area - 20,600 ft²
Commercial Floor Area - 6,000 ft²
Total Paved Area - 9,256 ft²
Total Impervious Area - 15,256 ft²
Green Space - 3,410 ft²
Area Disturbed (est.) - 1,900 ft² (0.045 Acres)
PARKING:
Usage - Staff Parking
Total Stolls Shown - 12

LEGAL DESCRIPTION:
Lot 12, Inter-City Industrial Park, North Liberty, Iowa, as recorded on Page 15, Book 88 with the Plat Records of Johnson County, Iowa.

PROJECT LEGEND

- EASEMENT LINES
- BUILDING
- EXISTING FENCE
- EXISTING ASPHALT
- DRAINAGE ARROW



SITE LAYOUT PLAN
SCALE: 1" = 10'

SIZE IN ACRES: **0.47**

NOTES:
MINOR SITE PLAN FOR BUILDING ADDITION OF PRYBIL HEATING & AIR CONDITIONING

WWW.HBKENGINEERING.COM

PREPARED BY:
hbk ENGINEERING
HBK ENGINEERING, LLC
509 S. Gilbert St.
Iowa City, IA 52240
Phone: (319) 338-7557
Fax: (319) 358-2937
STATE OF IOWA, DEPARTMENT OF PROFESSIONAL LICENSE NO. 00527328

OWNER:
Prybil Heating & Air Conditioning
640 Liberty Way #2
North Liberty, IA 52317
PHONE NO. (319) 626-2333

ATTORNEY:

CONTRACTOR:

TITLE:
MINOR SITE PLAN

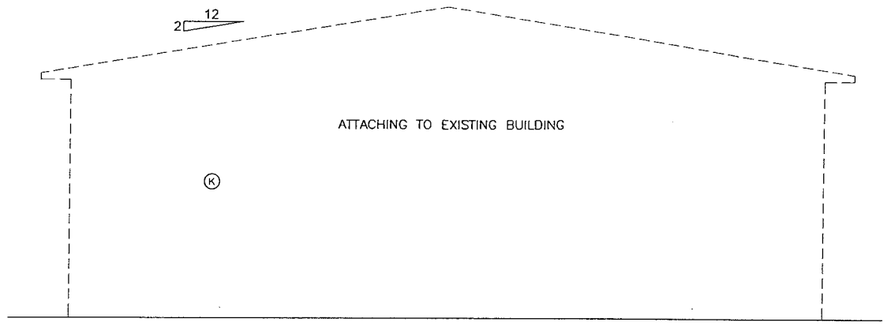
REVISIONS

REV	DATE	DESCRIPTION	BY
01			
02			
03			
04			
05			
06			
07			
08			
09			
10			
11			
12			

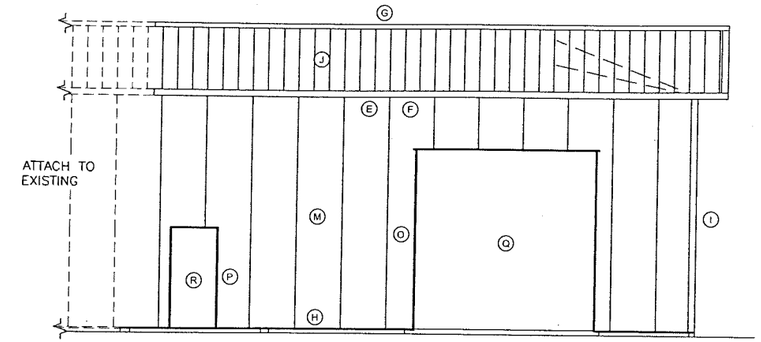
DRAWN BY:	CHECKED BY:	APPROVED BY:
EMS	JPL	BAB

PROJECT NUMBER:	16-0250
FILE NAME:	160250
DATE DRAWN:	03-22-2016
SCALE:	1"=10'

SHEET: 1 OF: 1



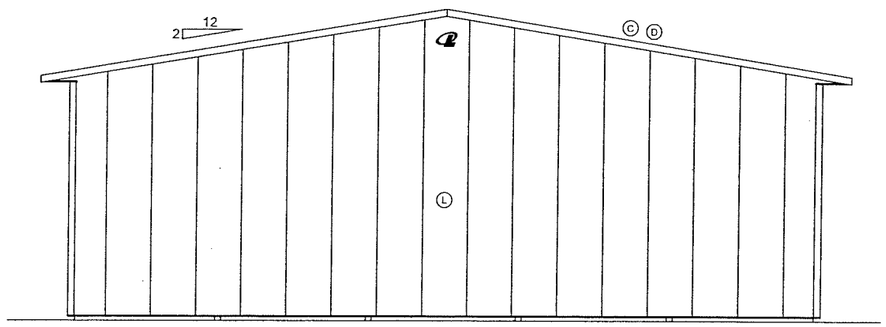
A2 ENDWALL 1 ELEVATION
3/32" = 1'-0"



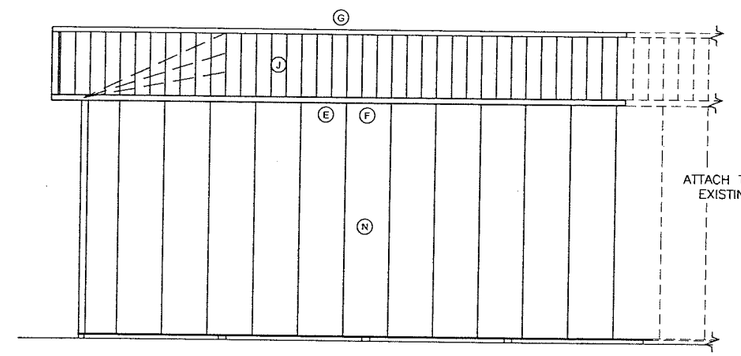
B2 SIDEWALL 1 ELEVATION
3/32" = 1'-0"

ATTENTION

SEE DETAIL JF068 FOR LAP SEALANT INSTRUCTIONS



C2 ENDWALL 2 ELEVATION
3/32" = 1'-0"



D2 SIDEWALL 2 ELEVATION
3/32" = 1'-0"

BUILDING COLORS

ROOF METAL	BONE WHITE	SLDG DR. PANEL	--
SIDEWALL	CLAY	SLDG DR. VERT.	--
ENDWALL	CLAY	SL. DR JAMB TR	--
GABLES	--	SLD. DR TRACK	--
BASE	QUAKER GRAY	OVHD DR TRIM	QUAKER GRAY
CORNER	QUAKER GRAY	OVHD DOOR	--
EAVE/FASCIA	QUAKER GRAY	WALK DOOR	AJ WHITE
GABLE/RAKE	QUAKER GRAY	WALK DOOR TRIM	QUAKER GRAY
SOFFIT	BONE WHITE	WINDOW	--
WAINSCOT	--	WINDOW TRIM	--
ACCENT PANEL	--	SHUTTERS	--
GABLE LOUVER	--	SIG DR FIELD	--
INS-WL BATTN	--	SIG DR TRIM	--
RIDGE CAP	BONE WHITE	SIG DR JAMB TR	--
RIDGE VENT	--	SIG DR WINDOW	--
CUPOLA ROOF	--	SIG DR TRACK	--
CUPOLA BODY	--	LARGE DOOR	--
CUPOLA BASE	--	LARGE DOOR TRIM	--
GUTTER	--	DUTCH DR.FRAME	--
DOWNSPOUT	--	DUTCH DR.INSERT	--
PORCH ROOF	--	SHINGLES	--
PORCH COL CVR	--	MANSARD RF	--
PORCH CRWN/VBLK	--	MANSARD EAVE	--
PORCH SOFT/CLG	--	MANSARD SOFFIT	--
CLEAR OPNG TRIM	--	MODERRA	--
CURTAIN OPNG TRIM	--	BOX STALL GRILLS	--

FINISH SCHEDULE

ID	Location	Description	Detail
A	FINISH	ELEVATIONS ARE NOT FOR PANEL LAYOUT	
B	FINISH	SEE PANELGEN REPORTING FOR ACTUAL LAYOUT	
C	RAKE TRIM	#820 RAKE AND CORNER	JF330
D	RAKE TRIM	#672 FASCIA WITH STIFFENER	JF153
E	EAVE TRIM	#175 STANDARD EAVE	JF154
F	EAVE TRIM	#672 FASCIA WITH STIFFENER	JF153
G	RIDGE TRIM	#153 VENTED RIDGECAP	OA050,OA053
H	BASE TRIM	#190 BOTTOM CLOSURE	MF113
I	CORNER TRIM	#820 RAKE AND CORNER	MF511
J	R1	UNI-RIB 29GA - G60 SMP	JF044,JF068
K	E1	OPEN WALL- ATTACHING TO EXISTING	SEE SHEET #5
L	E2	UNI-RIB 29GA - G60 SMP	MF044
M	S1	UNI-RIB 29GA - G60 SMP	MF044
N	S2	UNI-RIB 29GA - G60 SMP	MF044
O	OVHD DR TRIM	#890 SIDE JAMB C TRIM	LK424
P	WALK DR TRIM	#890 SIDE JAMB C TRIM	KC471,KC470,KC598
Q	OPENING-B	12' High Overhead Door Opening	D1
R	OPENING-C	Walk Door - Furnished By Others	D4

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.

JOHN DIERAUER

John Dierauer

DATE 04/06/2016 LICENSE #9632

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016

DA009 | JOHN DIERAUER IOWA ENG STAMP FULL | 384 R0

AE270260 | 50x38x15'-6" Uni-1 Prybil Heating | 3 PRE

DATE: 4/6/2016

JOB-NUMBER 270260

SHEET 02 OF 15

DRWN BY: Eric (5363)

CHKD BY: .

REV NO: 0

JOB DESCRIPTION: 50x38x15'-6, Uni-1 Prybil Heating .

CUSTOMER: Prybil Heating 640 Liberty Way North Liberty, IA 52317

DEALER: Eastern Iowa Building Inc. 104 Williams Blvd. Fairfax, IA 52228

LESTER BUILDINGS
LESTER PRAIRIE, MN 800-238-4412...Ext.5000+
CHARLESTON, IL 800-626-4439.....Ext.3100+
CLEARBROOK, VA 800-826-4439.....Ext.6000+