



**North Liberty  
Planning  
Commission  
Meeting Information**

**Tuesday, August 2, 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](mailto:dwheatley@northlibertyiowa.org)



NORTH LIBERTY PLANNING COMMISSION  
MEETING NOTICE AND AGENDA  
**Tuesday, August 2, 2016, 6:30 PM**

- 1. ROLL CALL**
- 2. AGENDA APPROVAL**
- 3. SITE PLAN:** Request of Tallman Properties LC to approve a site plan for a commercial-industrial development, Alpha Graphics, on Kennel Court, Lot 1 of North Park Subdivision, west of 965 off of 240<sup>th</sup> Street.
  - a. Staff Presentation
  - b. Applicants Presentation
  - c. Public Comments
  - d. Questions and Comments
  - e. Recommendation to the City Council
- 4. CONDITIONAL USE:** Request of Vito's restaurant, located at the northwest corner of Ashley Court and Jordan Street, to approve a conditional use for outside eating and drinking.
  - a. Staff Presentation
  - b. Applicants Presentation
  - c. Public Comments
  - d. Questions and Comments
  - e. Recommendation to the Board of Adjustment
- 5. APPROVAL OF PREVIOUS MINUTES**
- 6. OLD BUSINESS**
- 7. NEW BUSINESS**
- 8. ADJOURNMENT**





July 25, 2016

## **Memo**

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

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 commercial warehouse development on Kennel Court, Lot 1 North Park subdivision. The development is at the northwest corner of Kennel Court and 240<sup>th</sup> Street.

The site layout is straightforward, with a large L-shaped industrial metal building and a small parking area. The landscaping plan, building design, and overall layout meet basic requirements for development. There is no outside storage shown so none will be allowed unless specifically approved at a later time. Parking is minimal for many uses in a building of this size, but meets the requirement for the category of "industry," and there is room on the site for potential expansion if necessary in the future. Even though the property is zoned Industrial it is in a very visible location on 240<sup>th</sup> Street, and there is very limited landscaping shown. Other industrial sites in less visible areas have made a greater effort to include a higher degree of landscaping, and this site would benefit from the same. Note that some additional landscaping was added after initial staff comments.

Staff recommends approval of the commercial-industrial site plan.

### Notes:

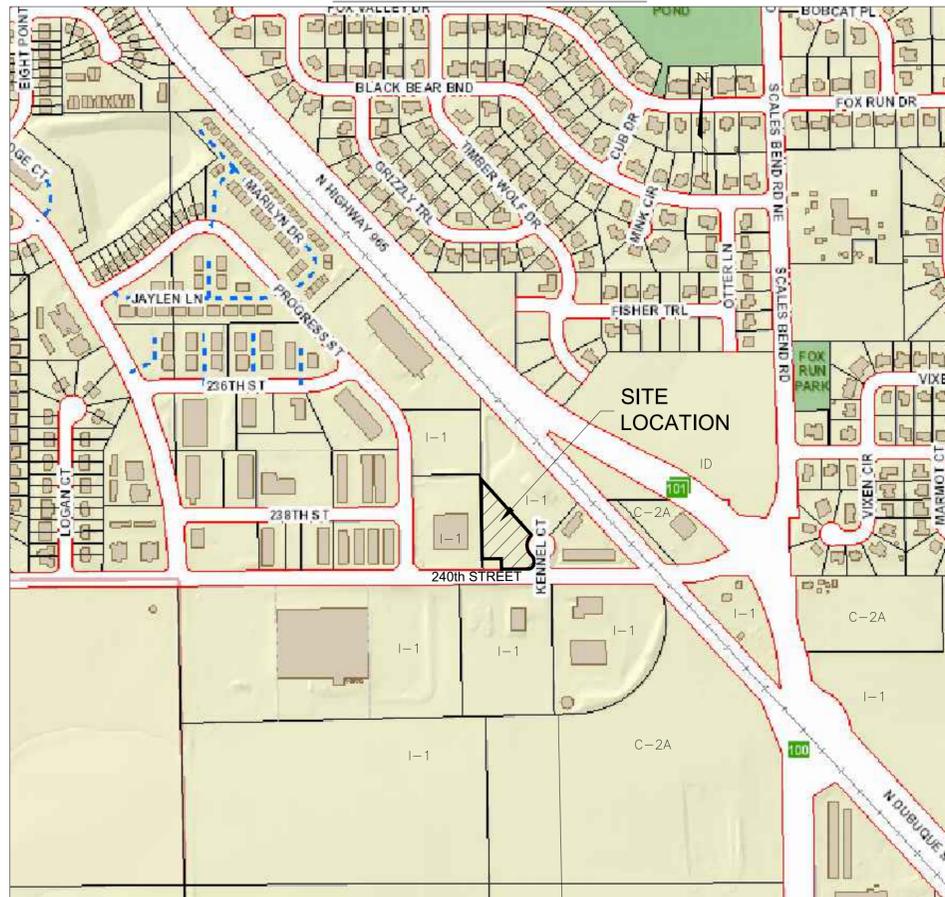
The Fire Department will need verification that the 6" pavement planned will support 75,000 lbs. during construction plan review.

# SITE PLAN ALPHA GRAPHICS LOT 1, NORTH PARK

1325 KENNEL COURT  
CITY OF NORTH LIBERTY, IOWA

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

## LOCATION MAP



(SCALE: APPROX. 1" = 400')

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

### LEGAL DESCRIPTION

LOT 1, NORTH PARK, NORTH LIBERTY, IOWA.

OWNER/APPLICANT:  
TALLMAN PROPERTIES, L.C.  
C/O DENNIS TALLMAN  
1999 BLUE HERON ROAD NE  
NORTH LIBERTY, IOWA 52317  
PH: 319-626-3700

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: I-1, INDUSTRIAL DISTRICT  
PROPOSED ZONING: NO CHANGE  
PROPOSED USE: PRINTING

#### I-1 SETBACK REQUIREMENTS

**BUILDING SETBACKS:**  
FRONT YARD - 25 FEET  
REAR YARD - 20 FEET  
SIDE YARD - 20 FEET

**PARKING SETBACKS:**  
FRONT YARD - 10 FEET  
REAR YARD - 5 FEET  
SIDE YARD - 5 FEET

#### SITE AREA CALCULATION:

TOTAL SITE AREA: 54,328 SQ. FEET = 1.25 ACRES  
BUILDING AREA: 6,580 SQ. FEET = 12.1%  
PAVED AREA: 7,568 SQ. FEET = 13.9%  
TOTAL HARD SURFACE: 14,068 SQ. FEET = 25.9%  
TOTAL OPEN AREA: 40,260 SQ. FEET = 74.1%

#### BUILDING INFORMATION:

PRINTING: ALPHA GRAPHICS - SINGLE STORY, 6,580 SF

#### PARKING REQUIREMENTS

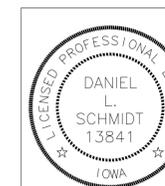
TOTAL PARKING SPACES REQUIRED:  
INDUSTRY: 1/500 S.F. GFA = 14 SPACES (6,580 SQ. FT.)

TOTAL PARKING PROVIDED: 14 SPACES

ADA SPACES REQUIRED: 1 INCL. 1 VAN ACCESSIBLE  
ADA SPACES PROVIDED: 1 INCL. 1 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	7/1/2016
Date Revised	7/21/2016



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: 5



CHECK BY:	REVISION DATE
DATE:	7/21/16
REVIEWED BY:	CITY FILE NO:
DATE:	Project No:
	434316-10

GENERAL NOTES:

- 1. 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.
2. 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.
3. 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.
4. THE MEANS OF THE WORK AND THE SAFETY OF THE CONTRACTOR'S EMPLOYEES ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
5. SITE CLEAN-UP AND SWEEPING SHALL BE PERFORMED ON A DAILY BASIS, SIDEWALKS, PARKING LOTS, ROADWAYS, ETC. SHALL BE KEPT CLEAN AT ALL TIMES.
6. NO WORK SHALL BE PERFORMED BEYOND THE PROJECT LIMITS WITHOUT PRIOR AUTHORIZATION FROM THE OWNER'S REPRESENTATIVE.
7. OPEN EXCAVATIONS ON SITE MUST BE FENCED OFF AND MOVED ACCORDINGLY.
8. CONTRACTOR SHALL REFER TO BUILDING PLANS FOR BUILDING DIMENSIONS, STOOP SIZES AND LOCATIONS, AND BUILDING UTILITY ENTRANCE LOCATIONS AND ELEVATIONS.
9. CONTROL DUST SPREADING FROM ALL WORK AND STAGING AREAS.
10. 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.
11. 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.
12. 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.
13. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION.
14. 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:

- 1. STRIP EXISTING TOPSOIL WITHIN THE PROJECT LIMITS AND AREAS TO RECEIVE FILL. STOCKPILE TOPSOIL FOR RESPIREAD ON DISTURBED AREAS NOT TO BE HARD SURFACED.
2. 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.
3. REMOVE AND RECOMPACT AREAS OF SUBGRADE WHICH ARE SOFT OR UNSTABLE TO MEET SPECIFIED LIMITS FOR DENSITY AND MOISTURE CONTENT
4. SCARIFY EXISTING SUBGRADE TO DEPTH OF 8 INCHES AND RECOMPACT TO 95% STANDARD PROCTOR DENSITY (ASTM D698) PRIOR TO PLACEMENT OF FILL.
5. 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.
6. PLACE FILL MATERIAL IN MAXIMUM 9" LIFTS.
7. FILLS PLACED IN LAWN AREAS SHALL BE COMPACTED TO 90% STANDARD PROCTOR DRY DENSITY (ASTM D698).
8. SCARIFY SUBGRADE TO DEPTH OF 3 INCHES WHERE TOPSOIL IS SCHEDULED. SCARIFY AREAS WHERE EQUIPMENT USED FOR HAULING AND SPREADING TOPSOIL HAS COMPACTED SUBSOIL.
9. 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.
10. 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).
11. FINISH CONTOURS SHOWN ARE TOP OF PAVEMENT OR TO TOP OF TOPSOIL.
12. NO ROCK EXCAVATION IS ANTICIPATED ON THIS PROJECT. SHOULD ROCK BE ENCOUNTERED DURING CONSTRUCTION, NOTIFY THE OWNER'S REPRESENTATIVE.
13. 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:

- 1. 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.
2. 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 (DNR). 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. SILT FENCE SHALL BE INSTALLED AROUND ALL STOCKPILED TOPSOIL.

SITE PREPARATION NOTES:

- 1. 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.
2. PROTECT ADJACENT PROPERTY DURING DEMOLITION AND SITE GRADING.
3. MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.
4. 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.
5. DURING CONSTRUCTION CONTROL DUST SPREADING FROM ALL WORK AND STAGING AREAS.
6. REMOVAL OR ABANDONMENT OF PUBLIC UTILITIES SHALL BE FULLY COORDINATED WITH APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
7. ANY EXISTING FACILITIES (CURBS, PAVEMENT, UTILITIES, ETC.) THAT THE CONTRACTOR'S OPERATIONS DAMAGE SHALL BE REPAIRED BY THAT CONTRACTOR AT HIS/HER COST.
8. 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.
9. SAWCUT EDGES OF PAVEMENT FULL DEPTH PRIOR TO REMOVAL TO PREVENT DAMAGE TO ADJACENT SLABS AND FIXTURES.
10. EXISTING FIELD TILE LINES ENCOUNTERED IN THIS PROJECT SHALL BE REPAIRED BY THE CONTRACTOR IN ONE OF THE FOLLOWING WAYS:
A) REPAIR THE TILE AND CONTINUE SERVICE.
B) 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:

- 1. 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.
2. ALL OPEN EXCAVATIONS SHALL BE PROTECTED WITH SAFETY FENCE, BARRIERS OR BARRICADES IN ACCORDANCE WITH OSHA.
3. CONTRACTOR SHALL REFER TO BUILDING PLANS FOR UTILITY ENTRANCE LOCATIONS, SIZES, AND ELEVATIONS PRIOR TO BEGINNING UTILITY CONSTRUCTION.
4. 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.
5. 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.
6. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION.
7. 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:

- 1. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
2. COMPACT SUBGRADE BENEATH PAVEMENTS IN ACCORDANCE WITH GRADING NOTES.
3. GRANULAR SUBBASE FOR PAVEMENTS SHALL BE MODIFIED SUBBASE MATERIAL MEETING THE REQUIREMENTS OF GRADATION NO. 14, IOWA DOT STANDARD SPECIFICATION FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4123. SUBSTITUTIONS SHALL BE APPROVED BY THE ENGINEER.
4. 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:

- 1. PCC PAVING THICKNESS SHALL BE AS NOTED ON THE PLANS AND DETAILS.
2. 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.
3. 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%. LIMESTONE 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.
4. 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.
5. 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.
6. PAVEMENT THE 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.
7. CURBS SHALL BE CAST INTEGRAL WITH THE CONCRETE PAVEMENT UNLESS NOTED OTHERWISE. EDGES SHALL BE ROUNDED BUT NOT ROLLED.
8. SIDEWALKS SHALL HAVE A CROSS SLOPE OF NO LESS THAN 1.5% AND NO GREATER THAN 2.0%.
9. 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.
10. 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.
11. 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.
12. CONSTRUCT 1" EXPANSION JOINTS ON PCC CURBS AT ALL ENDS OF RETURN RADII.

PAVEMENT MARKING NOTES:

- 1. PAINT PARKING STRIPING AND SIDEWALK CURBS, TRAFFIC DIRECTION ARROWS, HANDICAP SYMBOLS AND FACE OF LIGHT POLE BASES "WHITE" WHERE SHOWN ON PLANS.
2. 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.
3. 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.
4. 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

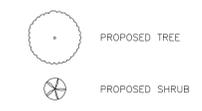
- FIRE HYDRANT
VALVE OR BLOWOFF
STREET LIGHT
UTILITY POLE
GUY WIRE
TRAFFIC SIGN
MANHOLE
EXISTING STORM SEWER INTAKE
PROPOSED INTAKE
TELEPHONE TERMINAL
CABLE TV TERMINAL
OVERHEAD ELECTRICAL
UNDERGROUND ELECTRICAL
OVERHEAD TELEPHONE
UNDERGROUND TELEPHONE
GAS LINE
CABLE TV LINE
STORM SEWER w/SIZE
SANITARY 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:

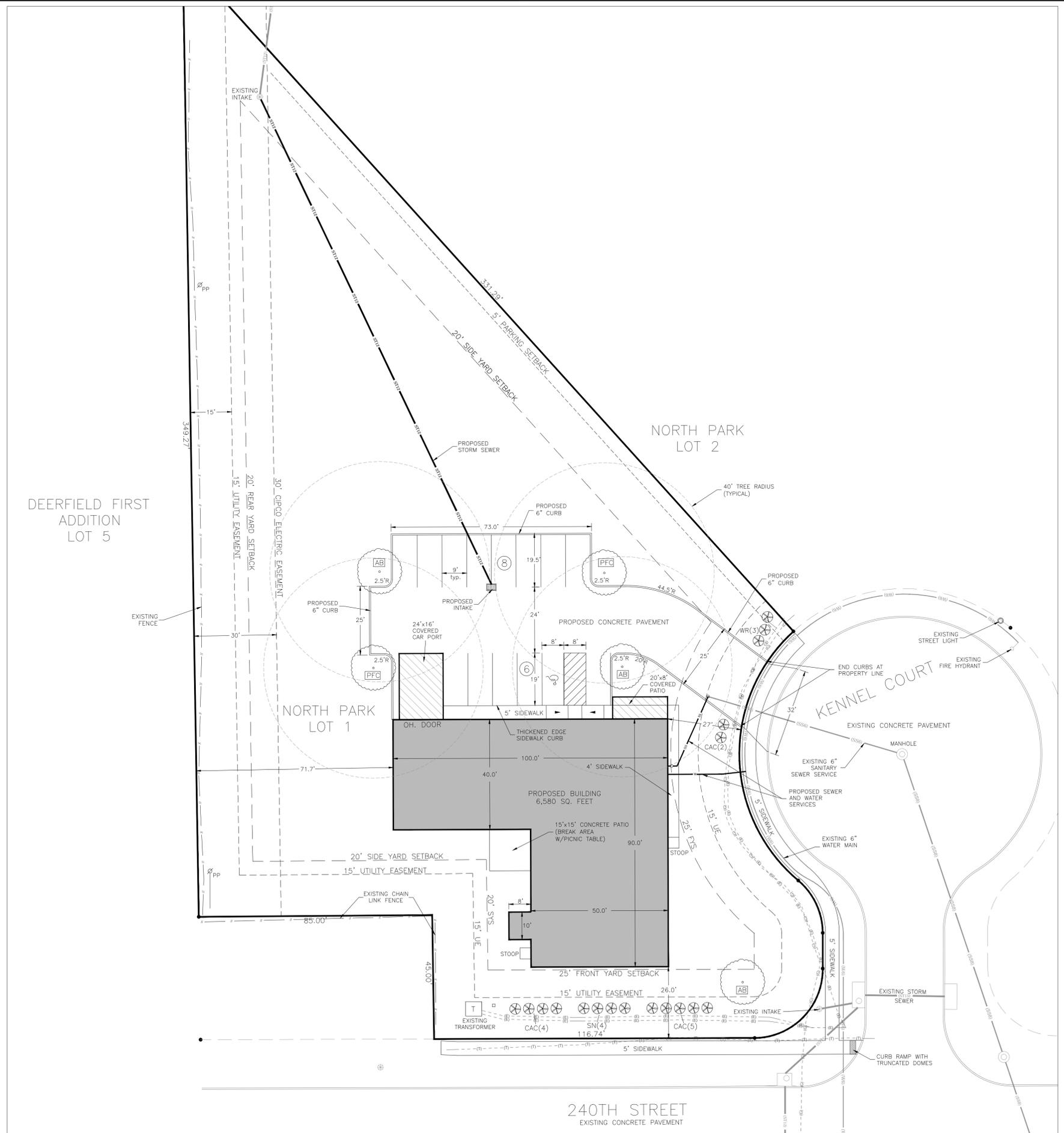
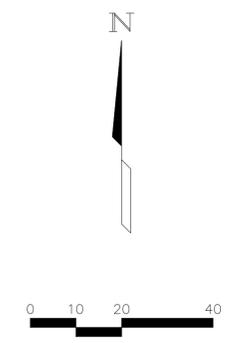
- 1) RIM OF STORM INTAKE, WEST SIDE OF KENNEL COURT ELEV. = 799.67
2) RIM OF STORM MANHOLE, NORTH SIDE OF 240th STREET ELEV. = 800.12
3) RIM OF SANITARY MANHOLE, CENTER OF KENNEL COURT ELEV. = 800.12

Revision table with columns for No., Date, and Revision. Includes title block information: Title: GENERAL NOTES, LEGEND, AND BENCHMARKS; Lot: 1, NORTH PARK - ALPHA GRAPHICS; Date: 7/20/16; Scale: NA; and company logo for BRAIN ENGINEERING, INC.

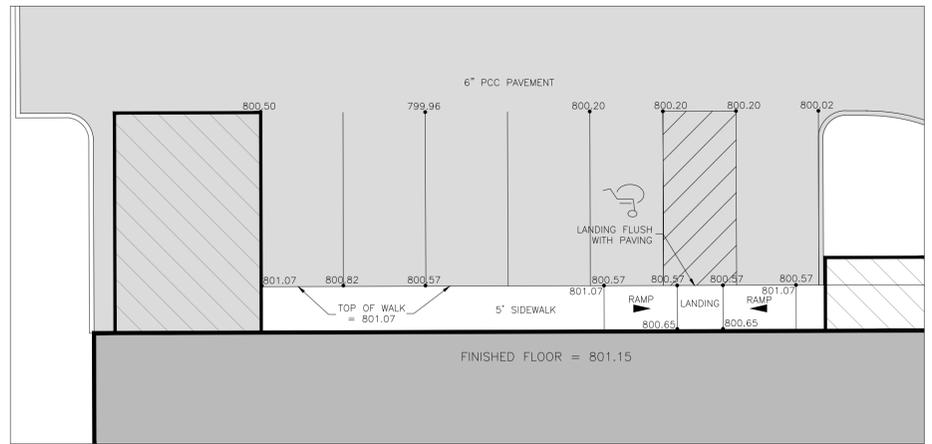
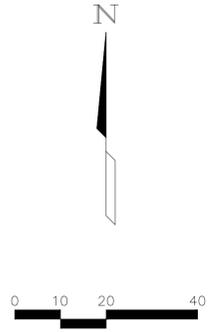
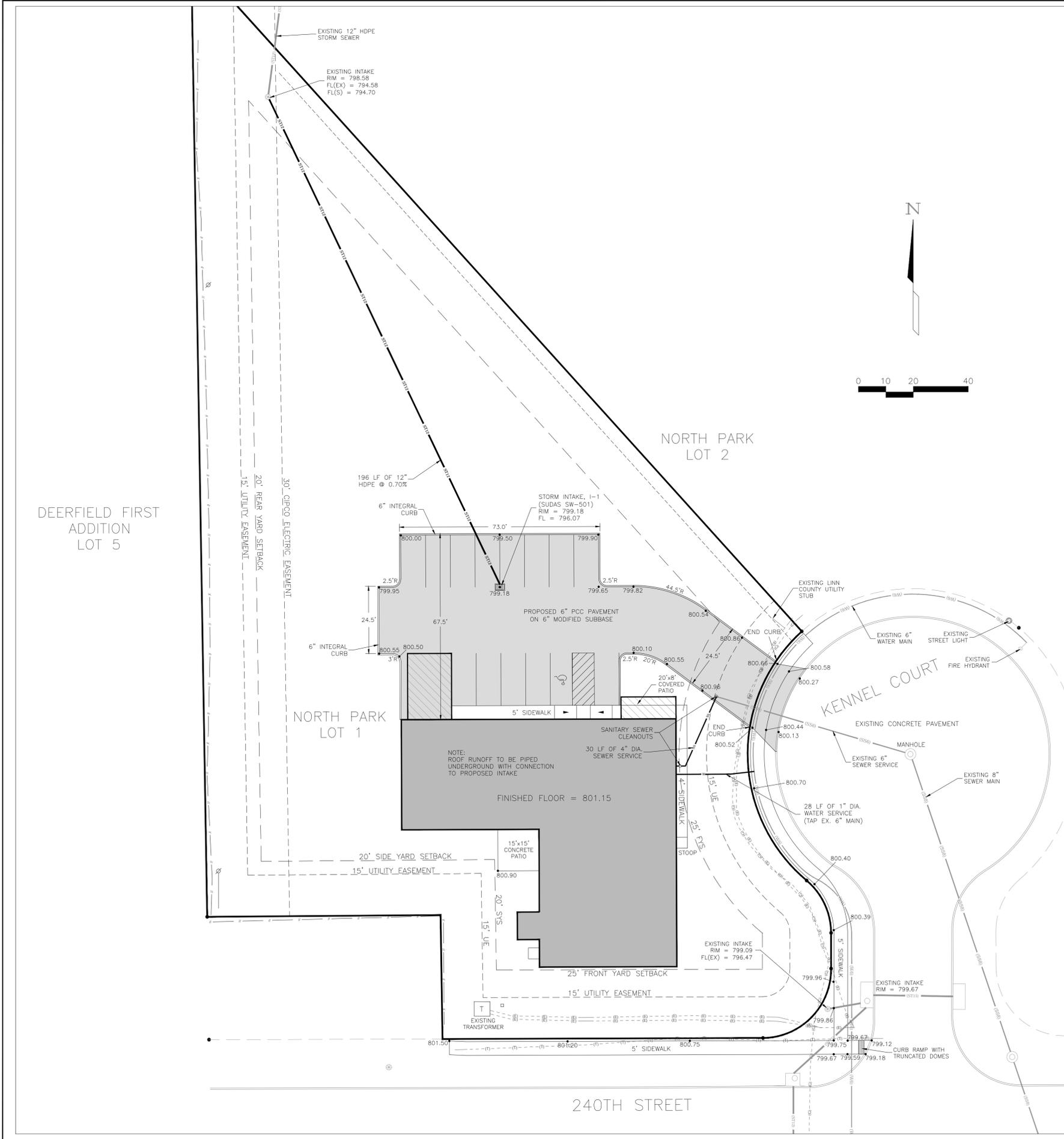
LANDSCAPE SCHEDULE						
QTY	ID	DESCRIPTION	MIN. SIZE	ROOT	SPACING	NOTES
<b>TREES</b>						
3	AB	"AUTUMN BRILLIANCE SERVICEBERRY" AMELANCHIER GRANDIFLORA	1.5" DBH	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
2	PFC	"PRAIRIEFIRE CRABAPPLE" MALUS 'PRAIRIEFIRE'	1.5" DBH	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
<b>SHRUBS</b>						
11	CAC	"COMPACT AMERICAN CRANBERRYBUSH" VIBURNUM TRILOBUM 'COMPACTUM'	#2	CONTAINER	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
3	WR	"WINE & ROSES WEIGELA" WEIGELA FLORIDA 'ALEXANDRA'	#2	CONTAINER	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
4	SN	"SUMMERWINE NINEBARK" PHYSOCARPUS OPULIFOLIUS 'SEWARD'	#2	CONTAINER	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN



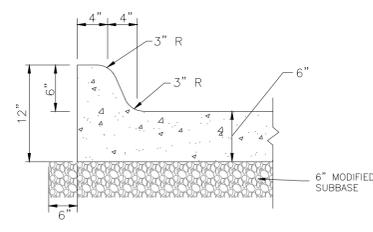
**TREE REQUIREMENTS:**  
 1 TREE WITHIN 40' OF EACH PARKING SPACE  
 1 TREE PER 2,000 SF OF BUILDING SPACES  
 6,580/2,000 = 4 TREES  
 TREES PROVIDED = 5 TREES



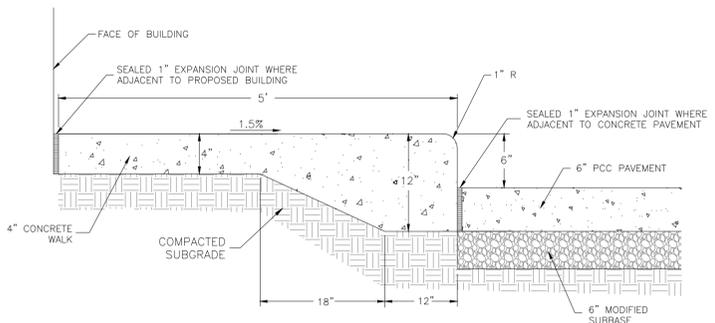
Drawn: DLS	Checked: [ ]	Reviewed: [ ]	Scale: 1" = 20'	No.:
Book: 7/19/2016				
<b>BRAIN</b> ENGINEERING, INC.				
SITE LAYOUT AND LANDSCAPE PLAN ALPHA GRAPHICS - LOT 1, NORTH PARK				
Title: C3	Page: 3	of Project No. 434316-10		



SIDEWALK ELEVATION DETAIL  
SCALE: 1" = 10'



6 INCH INTEGRAL CURB  
NO SCALE

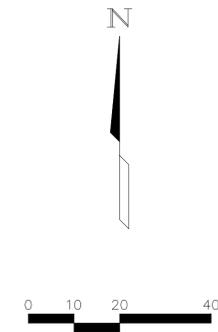
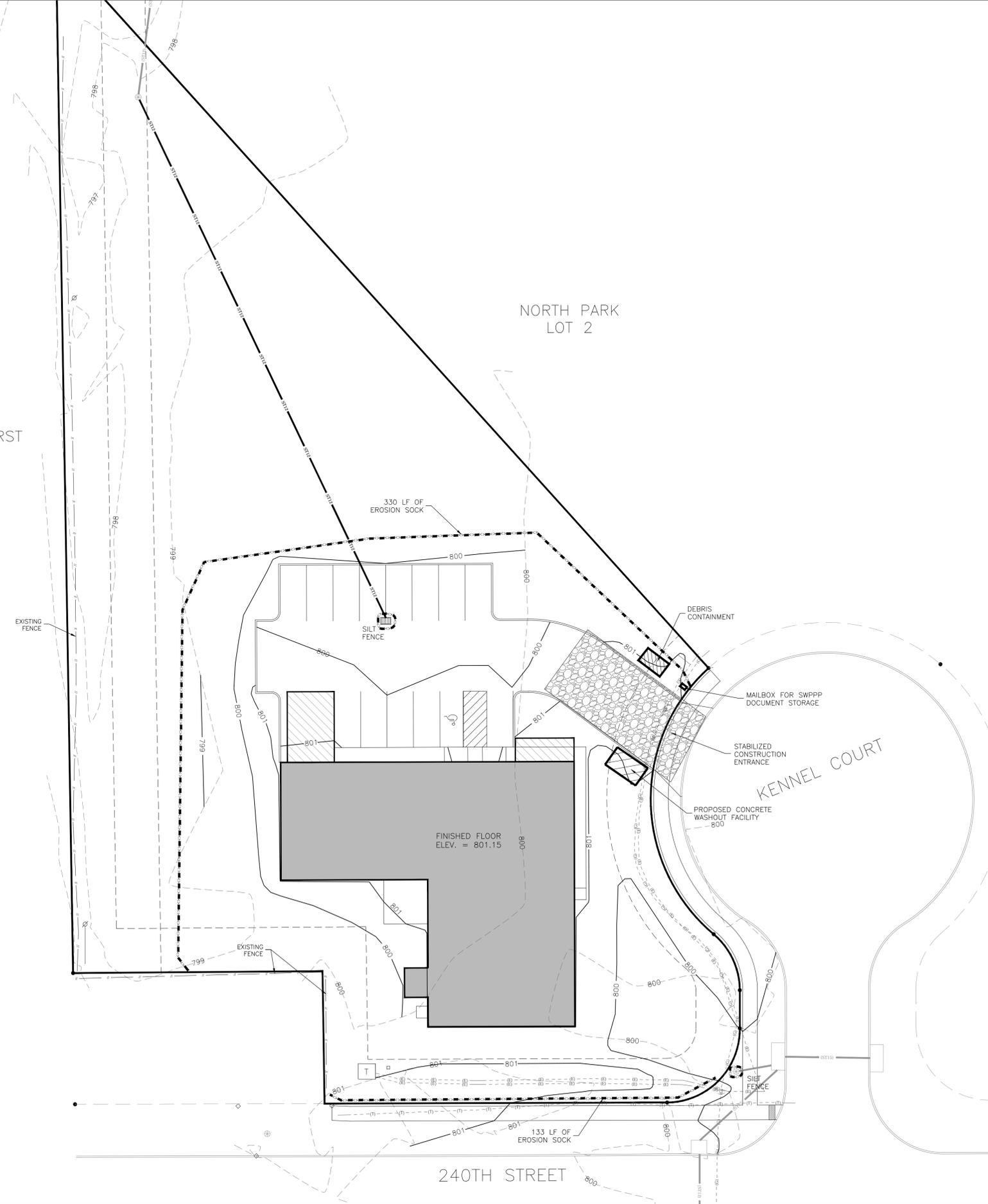


THICKENED EDGE SIDEWALK DETAIL  
NO SCALE

Drawn: DLS	Checked:	Reviewed:	Book: 7/21/2016	No.:
Title: UTILITY AND PAVING PLAN			Scale: 1" = 20'	Date:
Project No. 434316-10			Revision:	
Alpha Graphics - Lot 1, North Park				
Page C4				

DEERFIELD FIRST  
ADDITION  
LOT 5

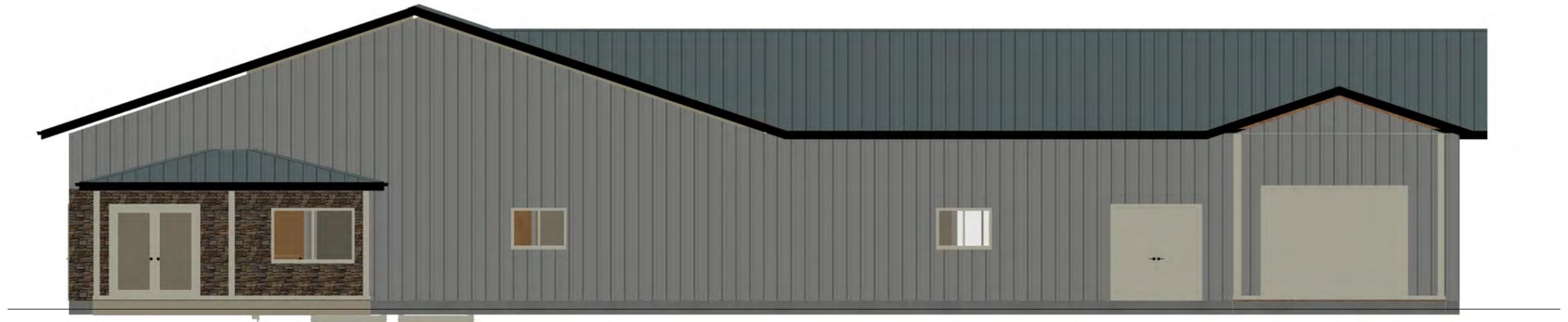
NORTH PARK  
LOT 2



Title: GRADING & EROSION CONTROL PLAN		Drawn: DLS		Date: 7/21/2016		Book:		3.	
Page: C5		Checked:		Scale: 1" = 20'		No.:		2.	
of Project No. 434316-10		Reviewed:		1" = 20'		No.:		1.	
						Revision		Date	



West Elevation



North Elevation



DRAWINGS PROVIDED BY:  
 Eastern Iowa Building, Inc.  
 104 Williams Blvd.  
 Fairfax, IA 52228  
 (319) 845-8000

PROJECT DESCRIPTION:  
 Alphagraphics  
 Dennis Tallman  
 North Liberty, IA

SHEET TITLE:  
 Elevation Views

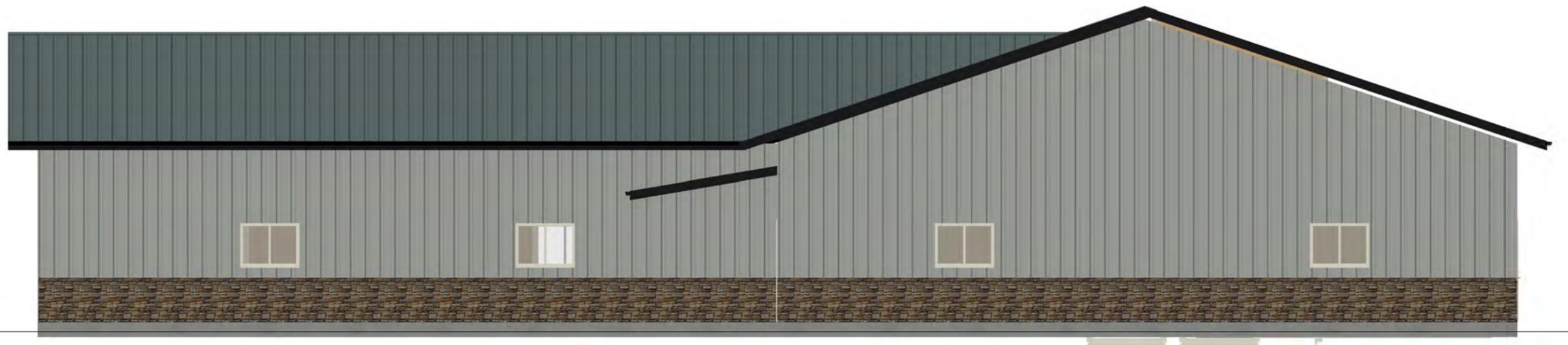
NO.	DESCRIPTION	BY	DATE

SCALE:  
 1/8"

DATE:  
 7/25/16



East Elevation



South Elevation



DRAWINGS PROVIDED BY:  
 Eastern Iowa Building, Inc.  
 104 Williams Blvd.  
 Fairfax, IA 52228  
 (319) 845-8000

PROJECT DESCRIPTION:  
 Alphagraphics  
 Dennis Tallman  
 North Liberty, IA

SHEET TITLE:  
 Elevation Views

NO.	DESCRIPTION	BY	DATE

SCALE:  
 1/8"

DATE:  
 7/25/16



DRAWINGS PROVIDED BY:  
 Eastern Iowa Building, Inc.  
 104 Williams Blvd.  
 Fairfax, IA 52228  
 (319) 845-8000

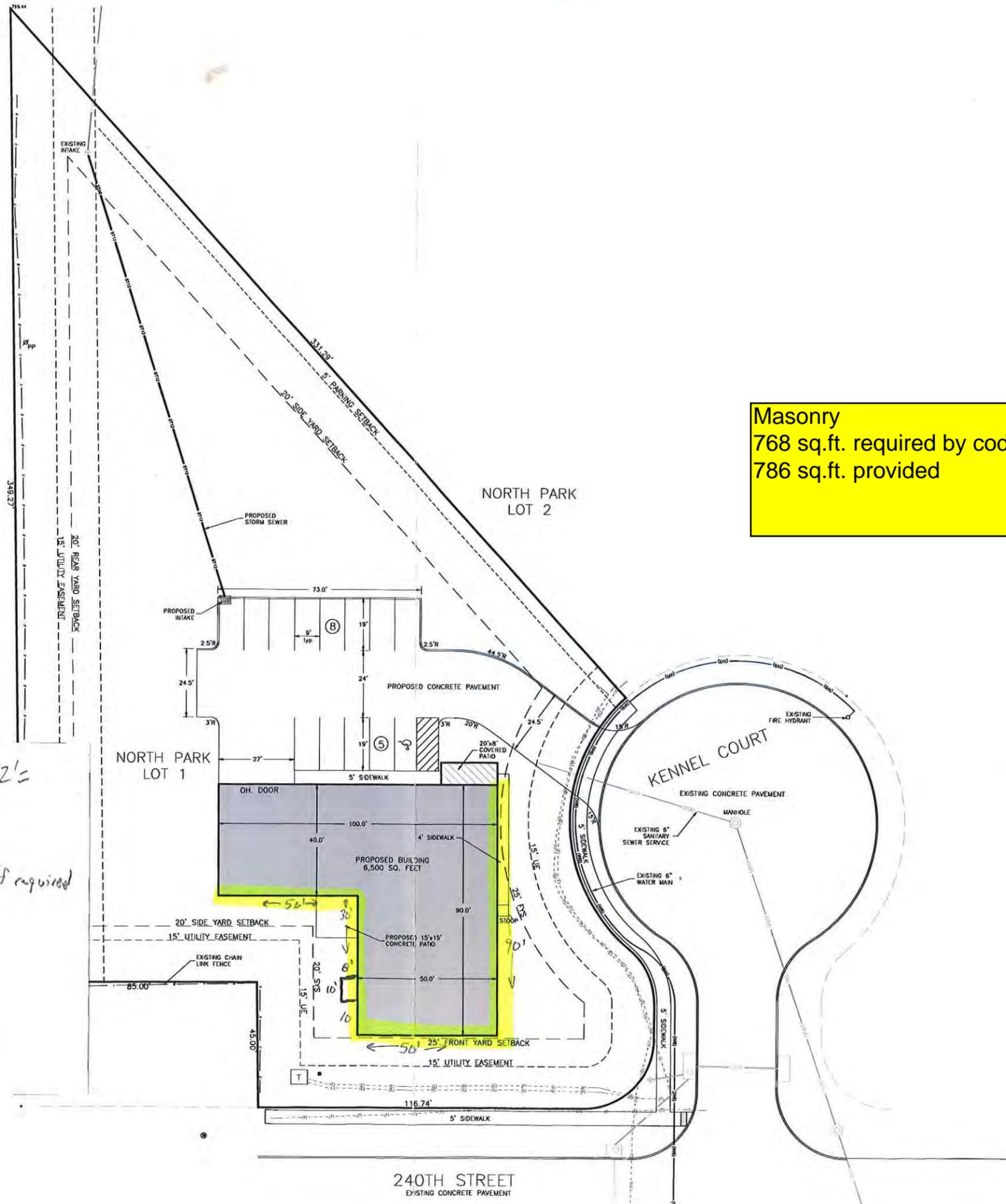
PROJECT DESCRIPTION:  
 Alphagraphics  
 Dennis Tallman  
 North Liberty, IA

SHEET TITLE:  
 Rendered Views

NO.	DESCRIPTION	BY	DATE

SCALE:  
 NONE

DATE:  
 6/15/16



Masonry  
 768 sq.ft. required by code.  
 786 sq.ft. provided

DEERFIELD FIRST  
 ADDITION  
 LOT 5

256 ft of wall x 12' =  
 3072 sf of wall  
 25% of 3,072 = 768 sf required

[www.sld-usa.com](http://www.sld-usa.com)  
 800-532-4107

240TH STREET  
 EXISTING CONCRETE PAVEMENT



July 26, 2016

## **Memo**

To: North Liberty Planning Commission  
From: Dean Wheatley, Planning Director  
Subject: Accessory Outside Eating at Vito's Restaurant  
(Legal: Lot 3, Corridor Commercial Part 1)

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 small outside eating area at the front of the planned Vito's restaurant at the Corridor Commercial development area located at the northwest west corner of Jordan Street and Ashley Court. The property is zoned C-2-A Commercial, and the association of the multi-tenant building has endorsed this project. The closest residential buildings are about 450' from the patio, both the North Liberty Living Center and row homes to the east on Ashley Court.

The specific plans for the patio are to use wrought iron fencing to establish an approximately 800 square foot area at the front of the restaurant, with string lighting and planters. Food and alcohol will be served if approved.

Due to residential uses in the vicinity, noise will be an issue, and loud music needs to be restricted.

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*

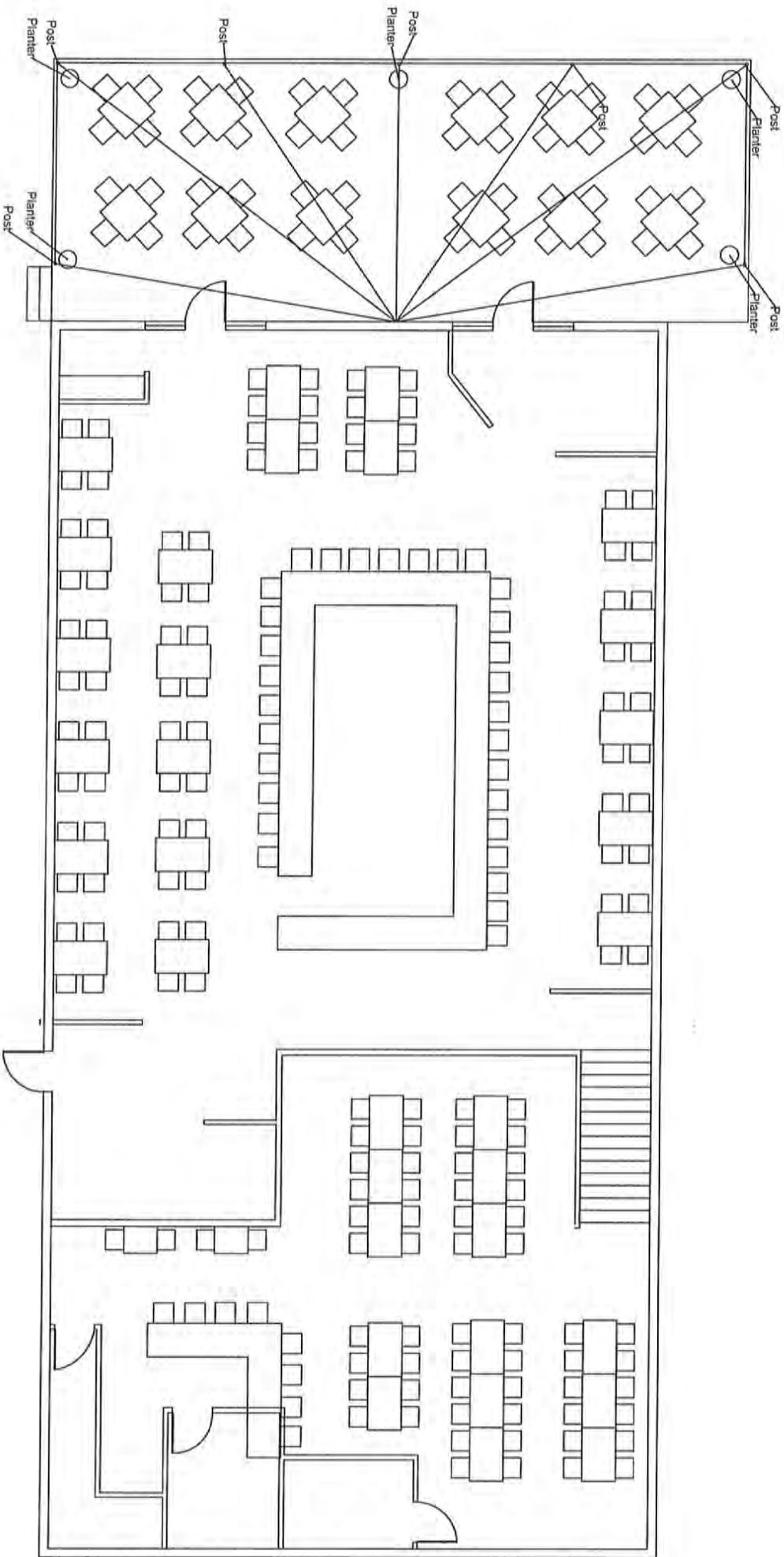
plan process.

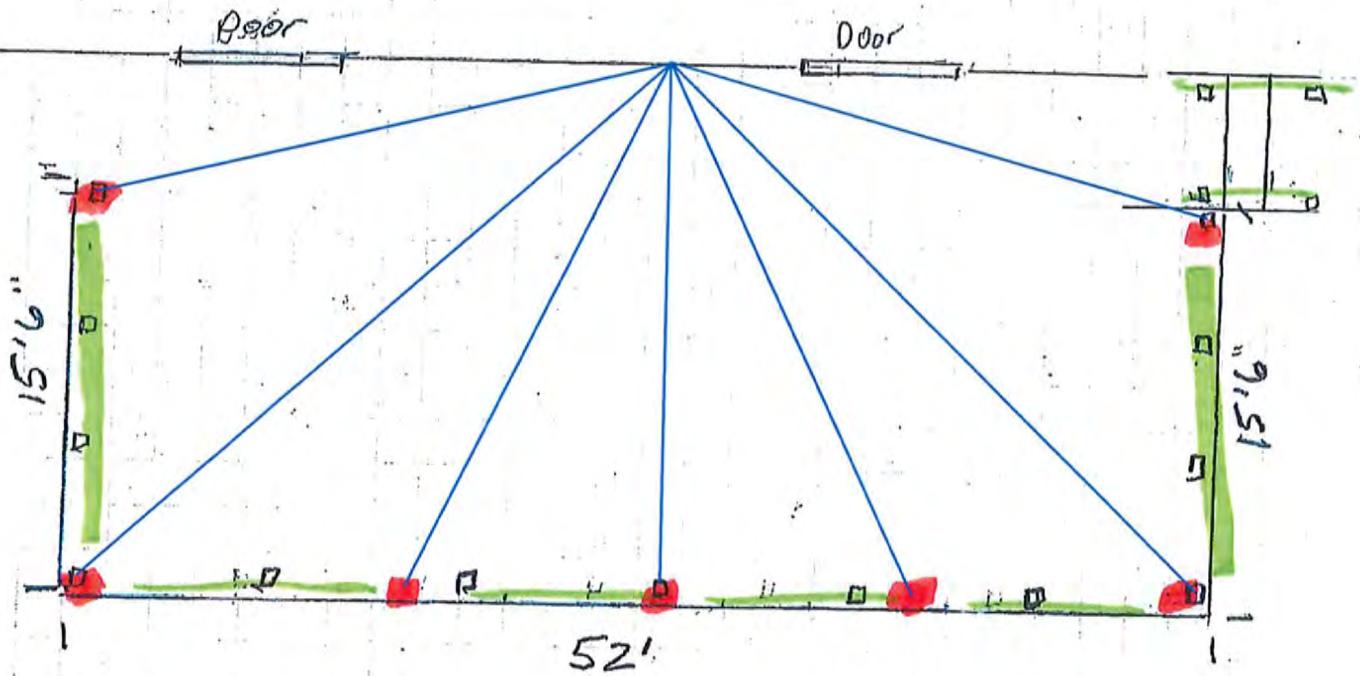
- *The area used for the establishment shall be hard-surfaced with concrete, asphalt, or other suitable permanent materials.*
- *The principal use on the site must meet all Zoning Ordinance and site plan requirements.*
- *Temporary structures or other facilities may be approved through the site plan 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:

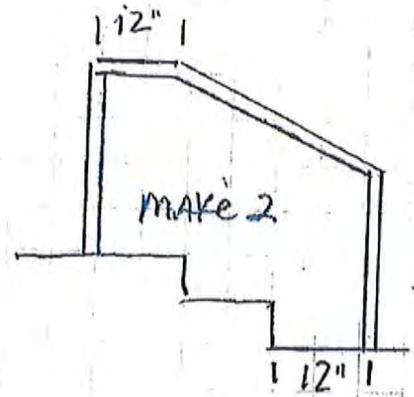
1. Permit is for this owner only (future owners would need to reapply),
2. Alcoholic beverage sales allowed,
3. Only low-wattage lighting to be added – no floodlighting,
4. Amplified music levels to be agreed to in the field by the owner and City staff, and
5. No more seats than allowed by the Building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

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





13 - 2x2 square steel Posts 8' tall  
 Capped with a ring welded @ the top to  
 hook lighting to. No gates 48" tall





## PLANNING COMMISSION

### Minutes

July 5, 2016

#### Roll Call

At 6:30 p.m., Detlefsen called the July 5, 2016 Regular Session of the North Liberty Planning Commission to order. Commission members present: Adam Gebhart, Jason Heisler, Kylie Pentecost, Patrick Staber, Ronda Detlefsen, Josh Covert; absent: Jennifer Bleil.

Others present: Dean Wheatley, Scott Peterson, Stefan Juran, Duane Musser, Frank Lenane, Carter Kudrle, Mary Byers, and other interested parties.

#### Agenda Approval.

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

#### Site Plan, Roseberry Stop Subdivision.

Request of Francis and Christine Lenane to approve a site plan for multi-family condominium development on South Front Street, proposed Lot 1 Roseberry Stop Subdivision.

#### Staff Presentation

Wheatley presented the request of Roseberry Stop Site Plan and feels this is an asset for the area. The buildings are an attractive rowhouse design with generous windows, roofline changes, offsets, masonry, and porches.

#### Applicants Presentation

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

#### Public Comments

No public comment was offered.

#### Questions and Comments

There was discussion on the trail system and how it will fit with the existing North Liberty Trail Systems.

### Recommendation to the City Council

Covert moved, seconded by Gebhart, to recommend approval of the Site Plan. The vote was: Gebhart, Heisler, Pentecost, Staber, Covert, Detlefsen; absent: Bleil. Motion carried.

### Approval of Minutes

Gebhart moved, seconded by Heisler, to approve the Planning and Zoning Minutes of June 7, 2016. The vote was: ayes—Gebhart, Heisler, Pentecost, Staber, Covert; nays—none; abstain—Detlefsen; absent—Bleil. Minutes approved.

### Old Business.

No old business was offered.

### New Business

Wheatley reported that there are two new cases for the next meeting.

### Adjournment.

At 6:50 p.m. Covert moved, seconded by Heisler, to adjourn the meeting. All ayes. Meeting was adjourned.