



**North Liberty  
Planning  
Commission  
Meeting Information**

**Tuesday, September 6, 2016**

**6:30 PM**

**City Council Chambers**

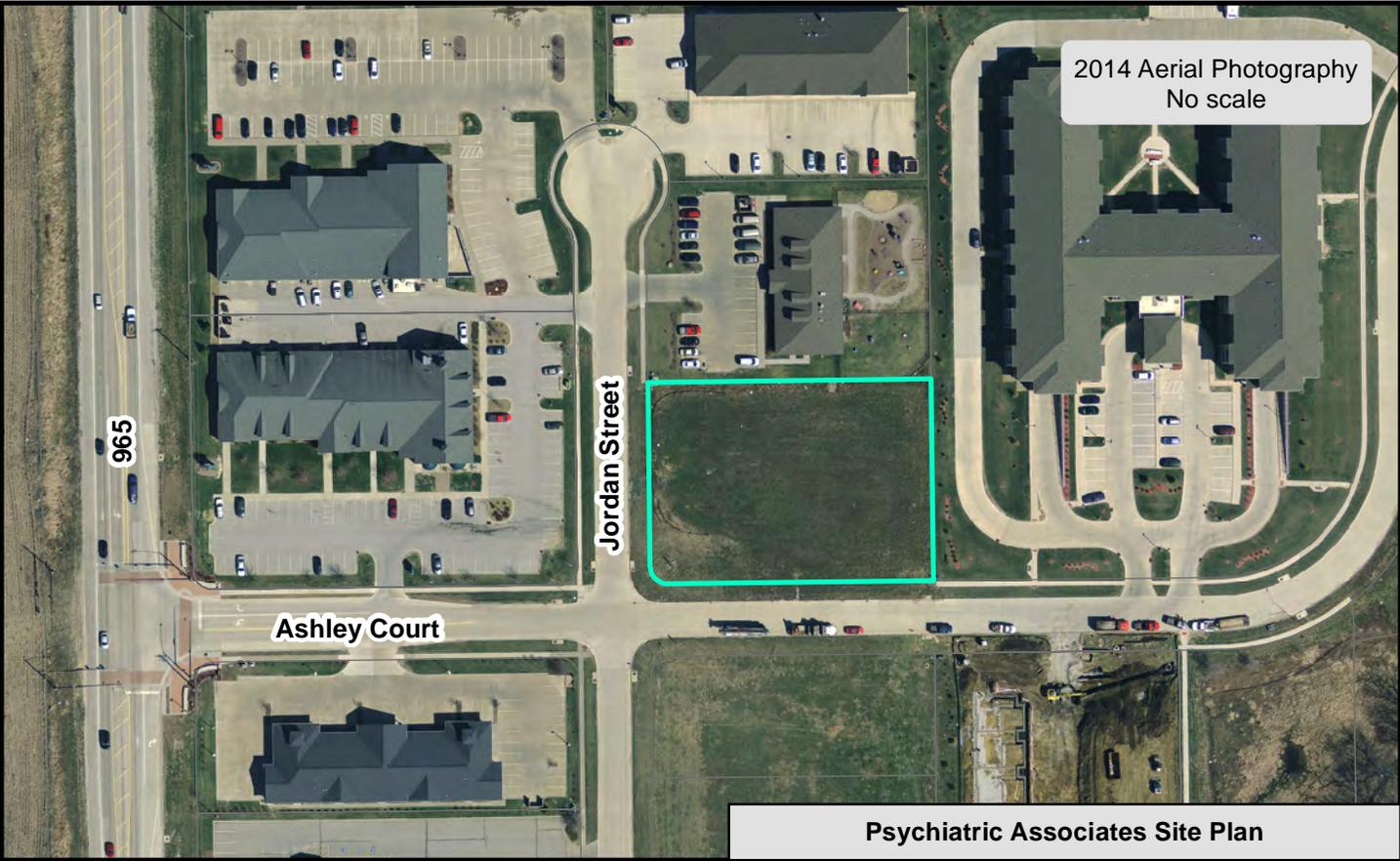
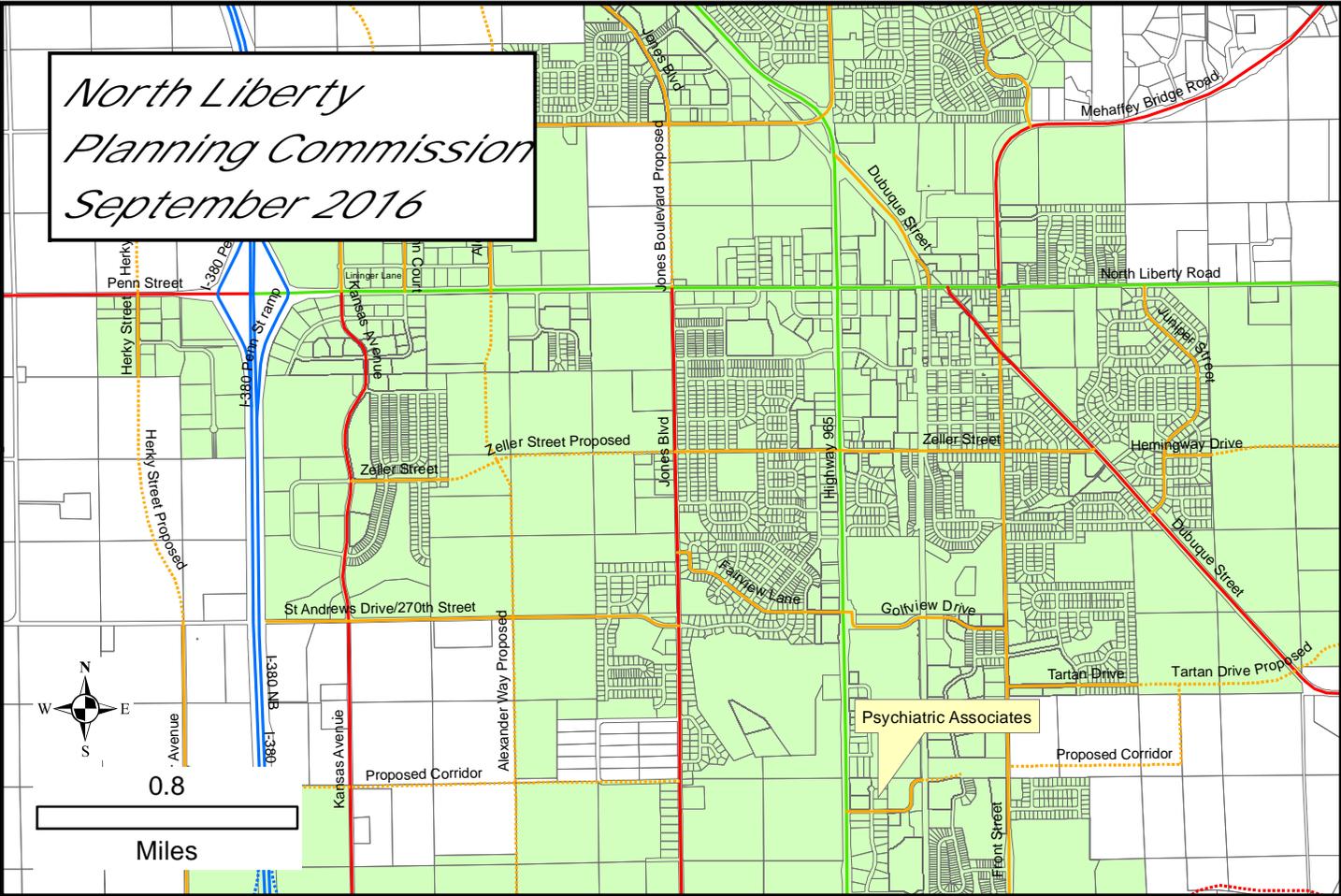
If you would like additional information, larger-scale maps, or other information before the meeting, please contact Dean Wheatley at 626-5747 or at [dwheatley@northlibertyiowa.org](mailto:dwheatley@northlibertyiowa.org)



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

- 1. ROLL CALL**
- 2. AGENDA APPROVAL**
- 3. SITE PLAN:** Request of Psychiatric Associates to approve a site plan for a commercial-office development at the northeast corner of Ashley Court and Jordan Street, Lot 8 of Corridor Commercial Part 1A.
  - a. Staff Presentation
  - b. Applicants Presentation
  - c. Public Comments
  - d. Questions and Comments
  - e. Recommendation to the City Council
- 4. ORDINANCE AMENDMENT:** Request of staff to consider an amendment to the Zoning Ordinance for athletic field lighting on public property.
  - a. Staff Presentation
  - b. Public Comments
  - c. Questions and Comments
  - d. Recommendation to the City Council
- 5. APPROVAL OF PREVIOUS MINUTES**
- 6. OLD BUSINESS**
- 7. NEW BUSINESS**
- 8. ADJOURNMENT**

*North Liberty  
Planning Commission  
September 2016*





August 31, 2016

## **Memo**

To: North Liberty Planning Commission  
From: Dean Wheatley, Planning Director  
Subject: Site Plan Approval Request  
(Lot 8 Corridor Commercial Part 1A)

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 a new office building at the northeast corner of Ashley Court and Jordan Street. The development is in the Corridor Commercial subdivision area, which has grown to include residential, commercial, senior housing, and office uses.

The site is flat and the layout is straightforward, with one large single-tenant office building at the corner and parking lot to the north and east. Landscaping on the proposed plan is minimal compared to others but meets Code requirements. The commercial site feature requirement is met through the siting of an outside patio and seating area at the southeast corner of the building.

The building is a clean modern design that meets masonry requirements in interesting ways.

A small number of code-related items were addressed during the internal review process by the applicant, and staff recommends approval of the site plan.

### Notes:

- Contact the City Streets Department to relocate the existing street name sign at the intersection.

# SITE PLAN

## CORRIDOR COMMERCIAL SUBDIVISION - PART ONE A, LOT 8

### NORTH LIBERTY, IOWA

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

APPLICANT:  
BUILD TO SUIT  
P.O. BOX 5462  
CORALVILLE, IOWA 52241

APPLICANT'S ATTORNEY:  
JOSEPH C. JUDGE  
220 N. MAIN STREET, SUITE 600  
DAVENPORT, IOWA 52801-1987

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

**KELLY J. BECKLER**  
14624  
IOWA  
Professional Engineer Seal

KELLY J. BECKLER, P.E. Iowa Lic. No. 14624  
Date of Approval: December 31, 20\_\_

Pages of sheets covered by this seal: \_\_\_\_\_

**LEGAL DESCRIPTION:**  
LOT 8, CORRIDOR COMMERCIAL SUBDIVISION - PART ONE A, NORTH LIBERTY, IOWA, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 44, AT PAGE 298, IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE CONTAINING 0.89 ACRE, (38,802 SQUARE FEET), AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

**SITE DESCRIPTION:**  
ONE-STORY COMMERCIAL BUILDING FOR PSYCHIATRIC ASSOCIATES

**PARKING REQUIREMENTS**

MEDICAL OFFICE	1 SPACE / 200 SF
TOTAL REQUIRED PARKING	8,518 SF / 200 = 43 SPACES
TOTAL PROVIDED PARKING	43 SPACES (41 REGULAR) (2 ADA)

ALL GROUND MOUNTED MECHANICAL UNITS, TELEPHONE PEDESTALS AND LIGHT FIXTURES SHALL BE SCREENED WITH LANDSCAPING, (SEE SHEET 4).

**DEVELOPMENT CHARACTERISTICS**  
CURRENT ZONING: C-2-A - COMMERCIAL, HIGHWAY  
LOT AREA: 38,802 SF (0.89 ACRE)

**SETBACK REQUIREMENTS**

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

**PARKING SETBACKS:**

FRONT	10 FEET
SIDE	5 FEET
REAR	5 FEET

**MINIMUM LOT REQUIREMENTS**

LOT SIZE	35 FEET
LOT FRONTAGE	35 FEET
LOT WIDTH	35 FEET
MAXIMUM BUILDING HEIGHT	45 FEET

**LOT CHARACTERISTICS**

LOT AREA	38,802 SF (100% (0.89 AC))
BUILDING AREA	8,518 SF (21.95%)
PAVING AREA - PROPOSED	16,978 SF (43.76%)
GREEN SPACE AREA	13,306 SF (34.29%)

**BUILDING CHARACTERISTICS:**  
1 - MEDICAL OFFICE @ 8,518 SF (TOTAL 8,518 SF)

**KEYNOTES**

NUMBER	KEYNOTE	DETAIL/SHEET
101	INSTALL DRIVE PER DETAIL (THICKNESS AND MATERIAL AS NOTED)	2/5
102	INSTALL 6" STANDARD CURB	4/5
103	INSTALL THICKENED EDGE SIDEWALK	5/5
104	INSTALL P.C.C. SIDEWALK PER NORTH LIBERTY MUNICIPAL DESIGN STANDARDS	
105	INSTALL ADA RAMP PER ADA STANDARDS	3/5
106	GRIND EXISTING CURB; INSTALL TYPE 'A' CONCRETE DRIVEWAY AND SIDEWALK PER SUDAS DETAIL 7030.101	12/5
107	INSTALL ACCESSIBLE PARKING, RAMPS, STRIPING AND SIGNAGE PER DETAILS.	7,8,9/5
108	DUMPSTER ENCLOSURE	6/5
109	LANDSCAPING BERM	2,3/4
110	INSTALL BIKE RACK	11/5
111	INSTALL 4" WIDE PAVEMENT MARKINGS (TYP)	
112	INSTALL THICKENED EDGE CURB AND GUTTER PER DETAIL	10/5
113	INSTALL MODULAR BLOCK RETAINING WALL PER DETAIL	13/5
114	PATIO AND SEATING AREA (SEE SHEET 4)	

**PAVING LEGEND**

	7" PCC (8,430 SF)
	6" PCC (7,826 SF)
	PCC SIDEWALK (3,327 SF)

(THESE QUANTITIES INCLUDE ALL SITE IMPROVEMENTS)

**HORIZONTAL CONTROL**

POINT	NORTHING	EASTING	DESCRIPTION
20300	-1828.09	818.88	CUT 'X' SE COR OF S INTK LOCATED ON ASHLEY COURT
20301	-1766.78	539.03	CUT 'X' SW COR OF NW INTK LOCATED AT ASHLEY COURT AND JORDAN STREET INTERSECTION
20303	-1614.58	841.73	CUT 'X' TOP OF CURB, PRIVATE DRIVE NE OF SITE
20304	-1808.84	609.21	PK NAIL, LOCATED EAST OF ASHLEY COURT AND JORDAN STREET INTERSECTION

**STANDARD LEGEND AND NOTES**

- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- EXISTING RIGHT-OF-WAY LINES
- CENTER LINES
- EXISTING CENTER LINES
- LOT LINES, INTERNAL
- LOT LINES, PLATTED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- BENCHMARK
- RECORDED DIMENSIONS
- CURVE SEGMENT NUMBER

**EXISTING:**

- POWER POLE W/DROP
- POWER POLE W/TRANS
- POWER POLE W/LIGHT
- GUY POLE
- LIGHT POLE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE MANHOLE
- CURB INLET
- FENCE LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- WATER LINES
- ELECTRICAL LINES
- TELEPHONE LINES
- GAS LINES
- CONTOUR LINES (1' INTERVAL)
- PROPOSED GROUND
- EXISTING TREE LINE
- EXISTING DECIDUOUS TREE & SHRUB
- EXISTING EVERGREEN TREES & SHRUBS

**PROPOSED:**

- 22-1

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.

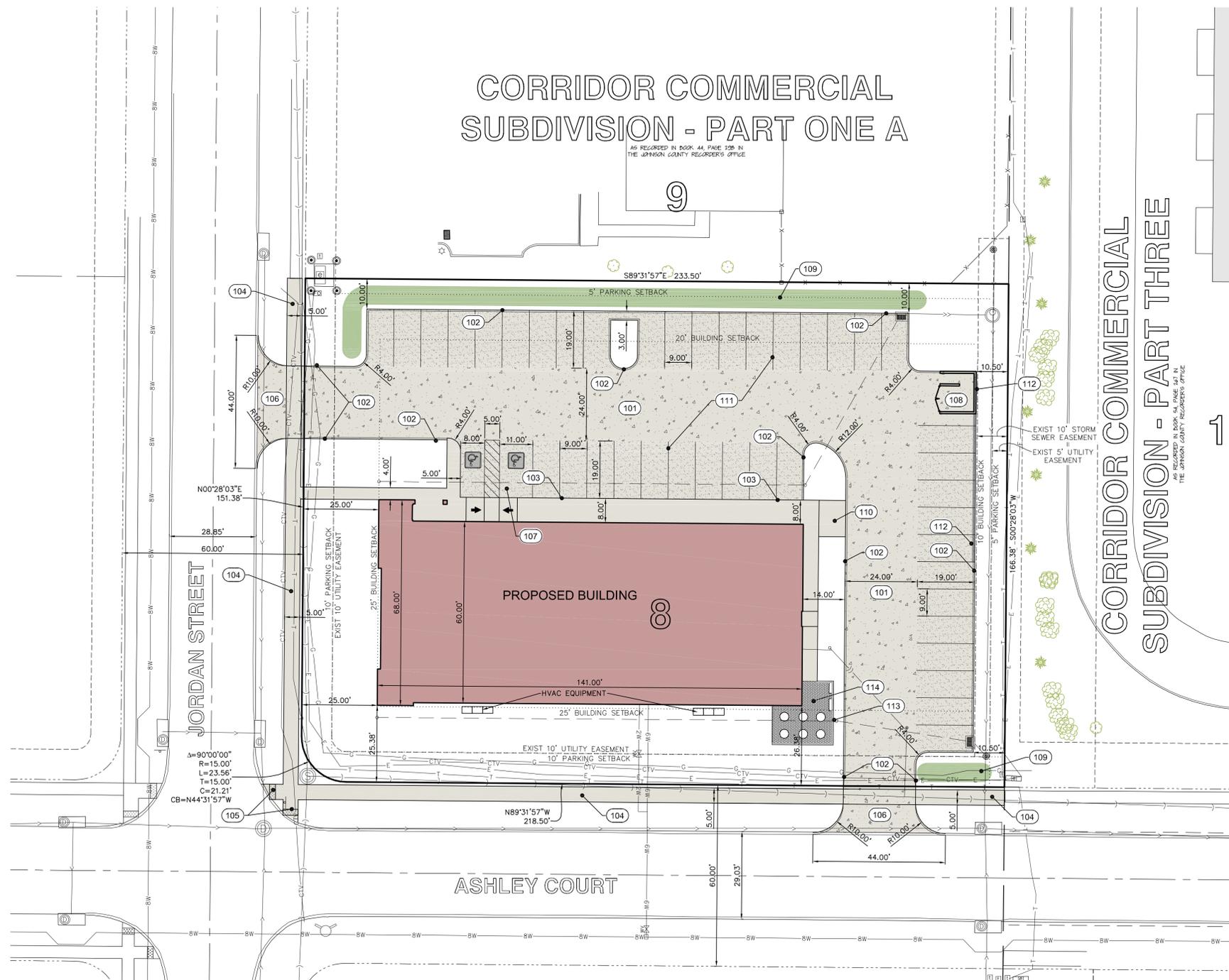
**MMS CONSULTANTS, INC.**

CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS

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

Date	Revision
08-23-16	PER CITY REVIEW -JDM
08-25-16	PER CITY COMMENTS -JDM

## CORRIDOR COMMERCIAL SUBDIVISION - PART ONE A



- SHEET INDEX**
- 1 SITE LAYOUT AND DIMENSION PLAN
  - 2 SITE GRADING PLAN AND SWPPP
  - 3 SITE UTILITY PLAN
  - 4 SITE LANDSCAPE PLAN
  - 5 GENERAL NOTES AND DETAILS

THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PER IDOT STANDARD ROAD PLANS AND CITY OF NORTH LIBERTY REQUIREMENTS AT ALL TIMES DURING WORK WITHIN PUBLIC R.O.W.

THE CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDERS FOR ANY REQUIRED RELOCATION OF EXISTING UTILITIES.

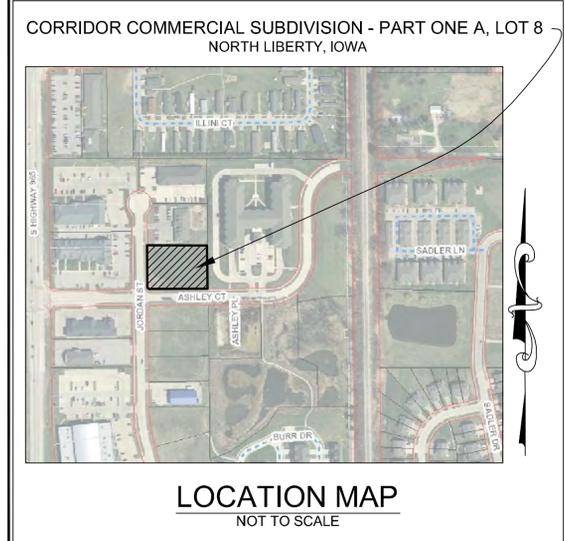
**UTILITY COMPANY CONTACTS**

SERVICE	SUPPLIER	PHONE NO.
COMMUNICATIONS	SOUTH SLOPE COOPERATIVE ATTN: BRIAN FRESE	319-227-7111
COMMUNICATIONS	MEDIACOM ATTN: KEVIN FOUNTAIN	319-351-0408
COMMUNICATIONS	AT&T TRANSMISSION ATTN: LENNY VOHS	816-275-4014
COMMUNICATIONS	UNIVERSITY OF IOWA ATTN: DOUG MOORE	
NATURAL GAS	MIDAMERICAN ENERGY ATTN: DONALD MASTON	319-341-4461
ELECTRIC	LINN COUNTY REC ATTN: JOHNA NUNEMAKER	319-377-1587
SEWER	CITY OF NORTH LIBERTY ATTN: MIKE KEATING	319-626-5719
WATER	CITY OF NORTH LIBERTY ATTN: MIKE KEATING	319-626-5719

**UTILITIES**

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERE TO, NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.



## SITE LAYOUT AND DIMENSION PLAN

CORRIDOR COMMERCIAL SUBDIVISION - PART ONE A, LOT 8  
NORTH LIBERTY  
JOHNSON COUNTY  
IOWA

**MMS CONSULTANTS, INC.**

Date: 08-01-16

Designed By: KJB Field Book No: 1145

Drawn By: JDM Scale: 1"=20'

Checked By: KJB Sheet No: 1

Project No: IOWA CITY 7331035 of. 5

# SITE PLAN

## CORRIDOR COMMERCIAL SUBDIVISION - PART ONE A, LOT 8

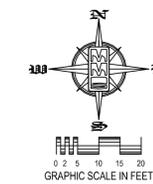
### NORTH LIBERTY, IOWA

0.89 AC

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

APPLICANT:  
BUILD TO SUIT  
P.O. BOX 5462  
CORALVILLE, IOWA 52241

APPLICANT'S ATTORNEY:  
JOSEPH C. JUDGE  
220 N. MAIN STREET, SUITE 600  
DAVENPORT, IOWA 52801-1987



#### STANDARD LEGEND AND NOTES

---	PROPERTY &/OR BOUNDARY LINES
---	CONGRESSIONAL SECTION LINES
---	RIGHT-OF-WAY LINES
---	EXISTING RIGHT-OF-WAY LINES
---	CENTER LINES
---	EXISTING CENTER LINES
---	LOT LINES, INTERNAL
---	LOT LINES, PLATTED OR BY DEED
---	PROPOSED EASEMENT LINES
---	EXISTING EASEMENT LINES
---	BENCHMARK
---	RECORDED DIMENSIONS
---	CURVE SEGMENT NUMBER
---	22-1
---	PROPOSED
---	EXISTING
---	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
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---	ELECTRICAL LINES
---	TELEPHONE LINES
---	GAS LINES
---	CONTOUR LINES (1' INTERVAL)
---	PROPOSED GROUND
---	EXISTING TREE LINE
---	EXISTING DECIDUOUS TREE & SHRUB
---	EXISTING EVERGREEN TREES & SHRUBS

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



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#### EROSION CONTROL LEGEND

---	SILT FENCE/FILTER SOCK	---	PERIMETER SILT FENCE
---	TEMPORARY ROCK CONSTRUCTION ENTRANCE/EXIT	---	TEMPORARY SOIL STOCKPILE AREA
---	TEMPORARY PARKING AND STORAGE	---	DIRECTION OF OVERLAND FLOW
---	CONCRETE TRUCK/EQUIPMENT WASHOUT	---	DUMPSTER FOR CONSTRUCTION WASTE
---	PORTABLE RESTROOM	---	RIP RAP OUTLET PROTECTION
---	DOCUMENT LOCATION (PERMITS, SWPPP, INSPECTION FORMS, ETC.)	---	OTHER MEASURE: 01
---	FILTER SOCK INLET PROTECTION	---	OTHER MEASURE: 02
---	FILTER SOCK BEHIND CURB AT CURB RAMP	---	OTHER MEASURE: 03

THE ABOVE LISTED ITEMS ARE SHOWN IN THEIR RECOMMENDED LOCATIONS. IF A CONTROL MEASURE IS ADDED OR MOVED TO A MORE SUITABLE LOCATION, INDICATE THE REVISION ON THIS SHEET. THE BLANKS LEFT FOR OTHER MEASURES SHOULD BE USED IF AN ITEM NOT SHOWN ABOVE IS IMPLEMENTED ON SITE. ADDITIONAL PRACTICES FOR EROSION PREVENTION AND SEDIMENT CONTROL CAN BE FOUND IN APPENDIX D OF THE SWPPP.

- #### GRADING NOTES
- 1.) MAXIMUM SLOPE ON CUTS AND FILLS SHALL BE 3.5: HORIZONTAL TO 1: VERTICAL.
  - 2.) NO EXCAVATION SHALL BE ALLOWED WITHIN 2' OF PROPERTY LINES.
  - 3.) WHERE HEIGHT OF FILL IS GREATER THAN 30' AN INTERMEDIATE TERRACE OF AT LEAST 6' WIDE SHALL BE ESTABLISHED AT MID HEIGHT. SEE TYPICAL FILL SECTION.
  - 4.) COMPACTION TO BE 90% MODIFIED PROCTOR WHERE > 6:1 SLOPE.
  - 5.) ALL TREES OUTSIDE THE LIMITS OF GRADING OPERATIONS SHALL BE SAVED, UNLESS OTHERWISE INDICATED TO BE REMOVED. TREES NEAR THE EDGES OF GRADING LIMITS AND IN THE STORM WATER DETENTION BASIN AREAS SHALL BE SAVED IF POSSIBLE, WITHIN THE REQUIREMENTS OF THE SPECIFICATIONS.
  - 6.) PRIOR TO ANY GRADING A CONSTRUCTION SAFETY FENCE SHALL BE INSTALLED 50 FEET FROM TRUNKS OF TREES TO BE PROTECTED.
  - 7.) STABILIZATION SEEDING SHALL BE COMPLETED AS SOON AS POSSIBLE, BUT NOT MORE THAN 14 DAYS, UPON COMPLETION OF GRADING IN ANY AREA OF GRADING OPERATIONS. DISTURBED AREAS SHALL BE KEPT AS SMALL AS POSSIBLE TO PREVENT LARGE SCALE EROSION PROBLEMS. IF THE GRADING CONTRACTOR STOPS GRADING OPERATIONS FOR MORE THAN 14 DAYS, THEN STABILIZATION SEEDING SHALL BE DONE ON ALL DISTURBED AREAS.
  - 8.) SILT FENCE LOCATIONS AND LENGTHS, AS INDICATED, ARE APPROXIMATE ONLY. FINAL LOCATIONS AND LENGTHS WILL BE DETERMINED, AS NEEDED, UPON COMPLETION OF GRADING OPERATIONS IN AN AREA.
  - 9.) ALL STREET SUBGRADES SHALL BE CONSTRUCTED AND COMPACTED IN ACCORDANCE WITH CITY OF NORTH LIBERTY DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES.

#### GRADING AND EROSION CONTROL NOTES

TOTAL SITE AREA: 0.89 ACRES  
TOTAL AREA TO BE DISTURBED: 0.89 ACRES

EROSION CONTROL MEASURES SHOWN SHALL BE USED DURING FILL ACTIVITIES. EROSION CONTROL MEASURES SHALL BE REEVALUATED AND MODIFIED, IF NECESSARY, AT THE TIME OF SITE DEVELOPMENT.

ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES THAT COULD BE USED ON SITE, IF NEEDED, CAN BE FOUND IN APPENDIX D OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) BINDER PREPARED FOR THE SITE. IF ADDITIONAL MEASURES ARE USED, INDICATE THE TYPE AND LOCATION OF SAID MEASURE ON THIS PLAN.

CONTRACTOR SHALL INSTALL A ROCK ENTRANCE AND PERFORM REGULAR CLEANING OF VEHICLES THAT LEAVE THE SITE.

FOLLOWING INSTALLATION OF PERIMETER SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR TO SCHEDULE A SITE INSPECTION PRIOR TO ANY SOIL DISTURBING ACTIVITIES.

THE CONTRACTOR SHALL FOLLOW THE NPDES PERMIT, SWPPP, AND THE CITY CSR REGULATIONS.

THE EROSION CONTROL CONTRACTOR SHALL INSTALL FILTER SOCKS OR OTHER APPROVED FORM OF INLET PROTECTION AT EACH STREET INTAKE ADJACENT TO THE SITE.

#### PERMANENT SEEDING OF URBAN AREAS

SUDAS TYPE 1 PERMANENT LAWN MIXTURE SHALL BE USED FOR PERMANENT SEEDING OF URBAN AREAS, INCLUDING ANY AREAS PREVIOUSLY MAINTAINED AS A LAWN. (SUDAS 9010.2.02). THE APPLICATION RATE SHALL BE AS LISTED BELOW.

TABLE 9010.06: TYPE 1 SEED MIXTURE (1)

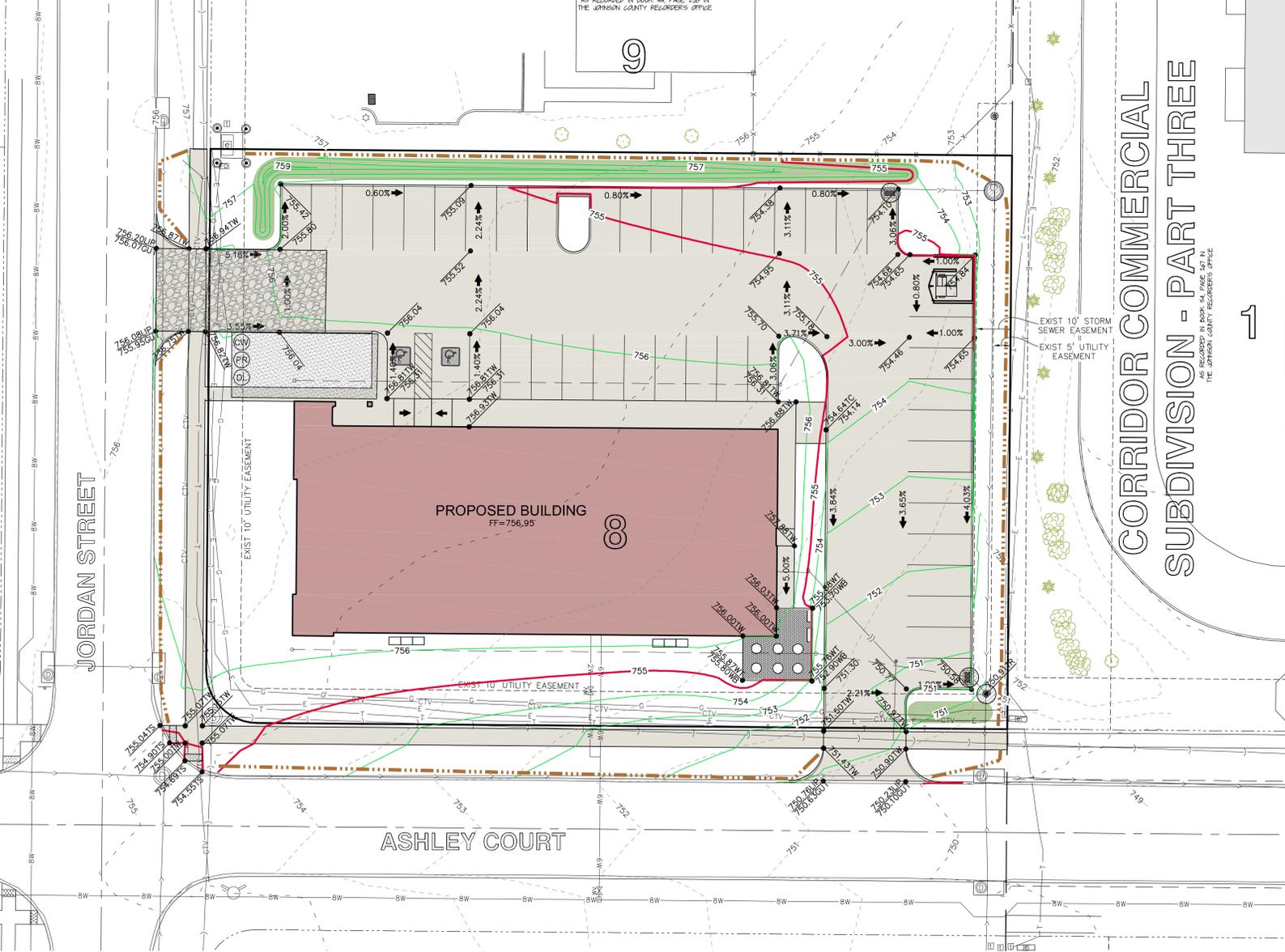
COMMON NAME	APPLICATION RATE lb/acre
CREeping RED FESCUE	25
TURF-TYPE PERENNIAL RYEGRASS (2)	20
TURF-TYPE PERENNIAL RYEGRASS (2)	20
KENTUCKY BLUEGRASS CULTIVAR (3)	65
KENTUCKY BLUEGRASS CULTIVAR (3)	65
KENTUCKY BLUEGRASS CULTIVAR (3)	65

(1) A COMMERCIAL MIXTURE MAY BE USED IF IT CONTAINS A HIGH PERCENTAGE OF SIMILAR BLUEGRASSES; IT MAY OR MAY NOT CONTAIN CREEPING RED FESCUE.  
(2) CHOOSE TWO DIFFERENT CULTIVARS OF TURF-TYPE PERENNIAL RYEGRASS, AT 20 LBS/ACRE EACH.  
(3) CHOOSE THREE DIFFERENT CULTIVARS OF KENTUCKY BLUEGRASS, AT 65 LBS/ACRE EACH.

GRADING TOPSOIL NOTE:  
PRIOR TO FINAL SEEDING, ALL GREEN SPACE SHALL BE TILLED TO A MINIMUM DEPTH OF 12" AND COVERED WITH A MINIMUM OF 6" OF TOPSOIL. CONTRACTOR SHALL BE RESPONSIBLE FOR STOCKPILING ADEQUATE TOPSOIL FOR ALL GREEN SPACE.

## SUBDIVISION - PART ONE A

AS RECORDED IN BOOK 44, PAGE 198 IN THE JOHNSON COUNTY RECORDERS OFFICE



#### STABILIZATION SEEDING

STABILIZATION SEEDING SHALL BE IN ACCORDANCE WITH SUDAS SECTION 9010.2.02 SEED MIXTURES AND SEEDING DATES.

TABLE 9010.06: TYPE 4 SEED MIXTURE

COMMON NAME	APPLICATION RATE lb/acre
SPRING - MARCH 1 - MAY 20	
ANNUAL RYEGRASS	40
OATS*	65
SUMMER - MAY 21 - AUGUST 14	
ANNUAL RYEGRASS	50
OATS*	95
FALL - AUGUST 15 - SEPTEMBER 30	
ANNUAL RYEGRASS	40
GRAIN RYE	65

\* ENGINEER MAY DELETE FOR PREVIOUSLY ESTABLISHED AREAS.

FERTILIZER SHALL BE APPLIED AT A RATE OF 300 LBS PER ACRE USING CHEMICALLY COMBINED COMMERCIAL 13-13-13 FERTILIZER (SUDAS SECTION 9010.2.03 A.2)

#### SILT FENCE DETAIL

N.T.S.

#### INSTALLATION

1. POSTS SHALL BE 1.33 POUNDS PER LINEAL FOOT STEEL WITH A MINIMUM LENGTH OF 5 FEET. STEEL POSTS SHALL HAVE PROJECTIONS FOR FASTENING WIRE TO THEM.
2. SILT FENCE FABRIC SHALL CONFORM TO I.D.O.T. STANDARD SPECIFICATION SECTION 4196.01A. SILT FENCING SHALL BE A MINIMUM OF 24" AND A MAXIMUM OF 36" HIGH WHEN COMPLETE.
3. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE FENCE TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, THE FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6" OVERLAP, AND SECURELY SEALED.
4. POSTS SHALL BE SPACED A MAXIMUM OF 8 FEET APART AND DRIVEN SECURELY INTO THE GROUND ALONG THE FENCE ALIGNMENT. POSTS SHALL BE DRIVEN INTO THE GROUND A MINIMUM OF 28".
5. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4" WIDE BY 12" DEEP ALONG THE UPSLOPE SIDE OF THE POSTS.
6. FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE POSTS SUCH THAT THE FABRIC EXTENDS INTO THE TRENCH AS SHOWN ABOVE. THE FABRIC SHALL BE FASTENED A MINIMUM OF THREE PLACES ON EACH POST.
7. THE TRENCH SHALL BE BACK FILLED WITH EXCAVATED MATERIAL AND THOROUGHLY COMPACTED.

#### MAINTENANCE

1. SILT FENCES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAIN-FALL EVENT OF 0.5 INCHES OR MORE. DURING PERIODS OF PROLONGED RAIN INSPECTIONS SHALL BE AT LEAST DAILY. ANY REPAIRS NEEDED TO MAINTAIN THE SILT FENCE'S EFFECTIVENESS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO STABILIZING THE UPSLOPE AREAS THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN THE DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE FENCE. SILTS REMOVED SHALL BE PLACED IN A PROTECTED PLACE THAT WILL PREVENT THEIR ESCAPE FROM THE CONSTRUCTION SITE.
4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER NEEDED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.
5. SILT FENCE SHALL REMAIN IN PLACE UNTIL IT IS NO LONGER NEEDED AS DIRECTED BY THE POLLUTION PREVENTION PLAN. GENERALLY SILT FENCES SHALL REMAIN UNTIL THE UPSLOPE AREAS ARE STABILIZED WITH AN ESTABLISHED GRASS COVER AS A MINIMUM.

THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PER IDOT STANDARD ROAD PLANS AND CITY OF NORTH LIBERTY REQUIREMENTS AT ALL TIMES DURING WORK WITHIN PUBLIC R.O.W.

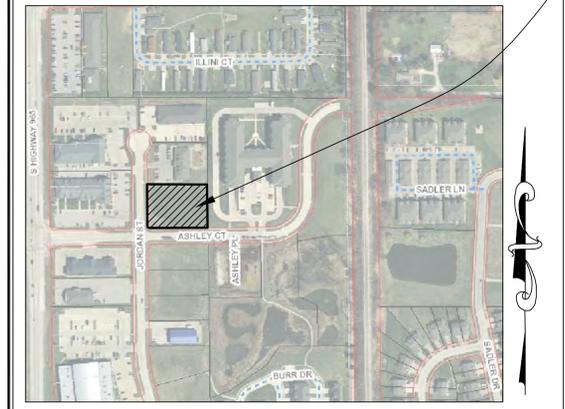
THE CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDERS FOR ANY REQUIRED RELOCATION OF EXISTING UTILITIES.

#### GRADING LEGEND

---	EXISTING SURFACE
---	TOP SLAB
---	TOP WALK
---	TOP CURB
---	TOP RIM
---	TOP WALL
---	BOTTOM WALL

- NOTES:
1. ALL ELEVATIONS ARE TOP OF SLAB UNLESS NOTED OTHERWISE.
  2. FINAL STABILIZATION SHALL BE IMPLEMENTED WITHIN 14 DAYS OF FINAL GRADING COMPLETION.

### CORRIDOR COMMERCIAL SUBDIVISION - PART ONE A, LOT 8 NORTH LIBERTY, IOWA



#### LOCATION MAP NOT TO SCALE

### SITE GRADING PLAN AND SWPPP

CORRIDOR COMMERCIAL  
SUBDIVISION - PART ONE A,  
LOT 8  
NORTH LIBERTY  
JOHNSON COUNTY  
IOWA

MMS CONSULTANTS, INC.

Date:	08-01-16
Designed By:	KJB
Field Book No.:	1145
Drawn By:	JDM
Scale:	1"=20'
Checked By:	KJB
Sheet No.:	2
Project No.:	IOWA CITY 7331035
of:	5



# CORRIDOR COMMERCIAL SUBDIVISION - PART ONE A, LOT 8

## NORTH LIBERTY, IOWA

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

APPLICANT:  
BUILD TO SUIT  
P.O. BOX 5462  
CORALVILLE, IOWA 52241

APPLICANT'S ATTORNEY:  
JOSEPH C. JUDGE  
220 N. MAIN STREET, SUITE 600  
DAVENPORT, IOWA 52801-1987

### STANDARD LEGEND AND NOTES

PROPERTY &/or BOUNDARY LINES  
CONGRESSIONAL SECTION LINES  
RIGHT-OF-WAY LINES  
EXISTING RIGHT-OF-WAY LINES  
CENTER LINES  
EXISTING CENTER LINES  
LOT LINES, INTERNAL  
LOT LINES, PLATTED OR BY DEED  
PROPOSED EASEMENT LINES  
EXISTING EASEMENT LINES  
BENCHMARK  
RECORDED DIMENSIONS  
CURVE SEGMENT NUMBER

EXISTING:  
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  
EXISTING 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 DECIDUOUS TREE & SHRUB  
EXISTING EVERGREEN TREES & SHRUBS

PROPOSED:  
22-1

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

0.89 AC

CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS

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

PLANT LIST - TREES							1
QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE SIZE	
3	CC	CERCIS CANADENSIS	EASTERN REDBUD	15" CAL.	D & D	25' X 25'	
1	AR	ACER RUBRUM	RED MAPLE	2" CAL.	D & D	50' X 30'	
2	GS	GLEDITSIA TRIACANTHOS INTERMIS 'SKYLINE'	SKYLINE THORNLESS HONEYLOCUST	2" CAL.	D & D	60' X 30'	

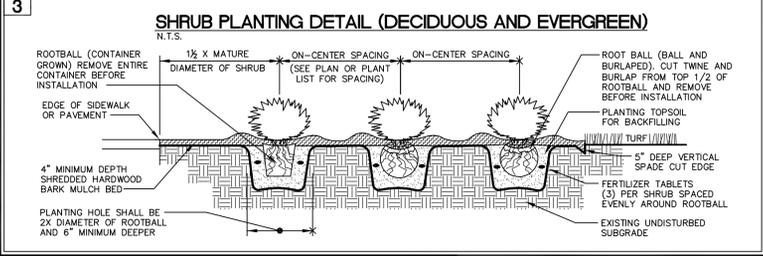
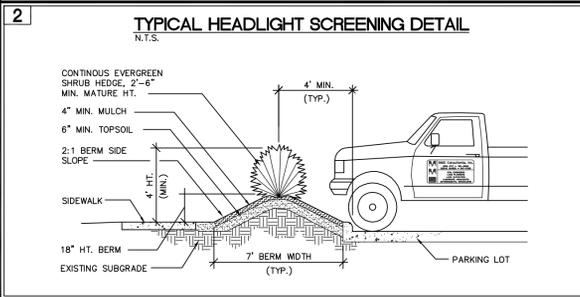
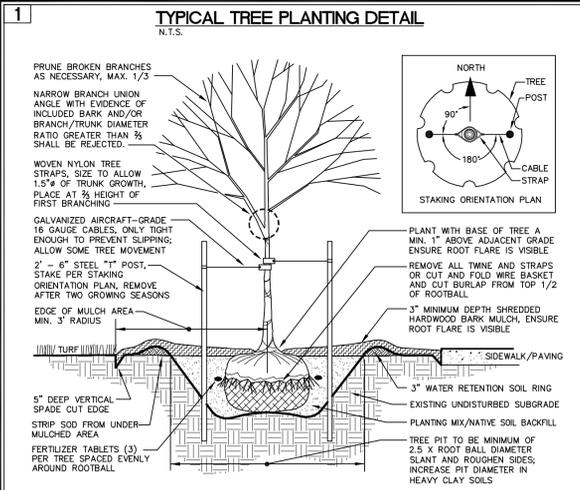
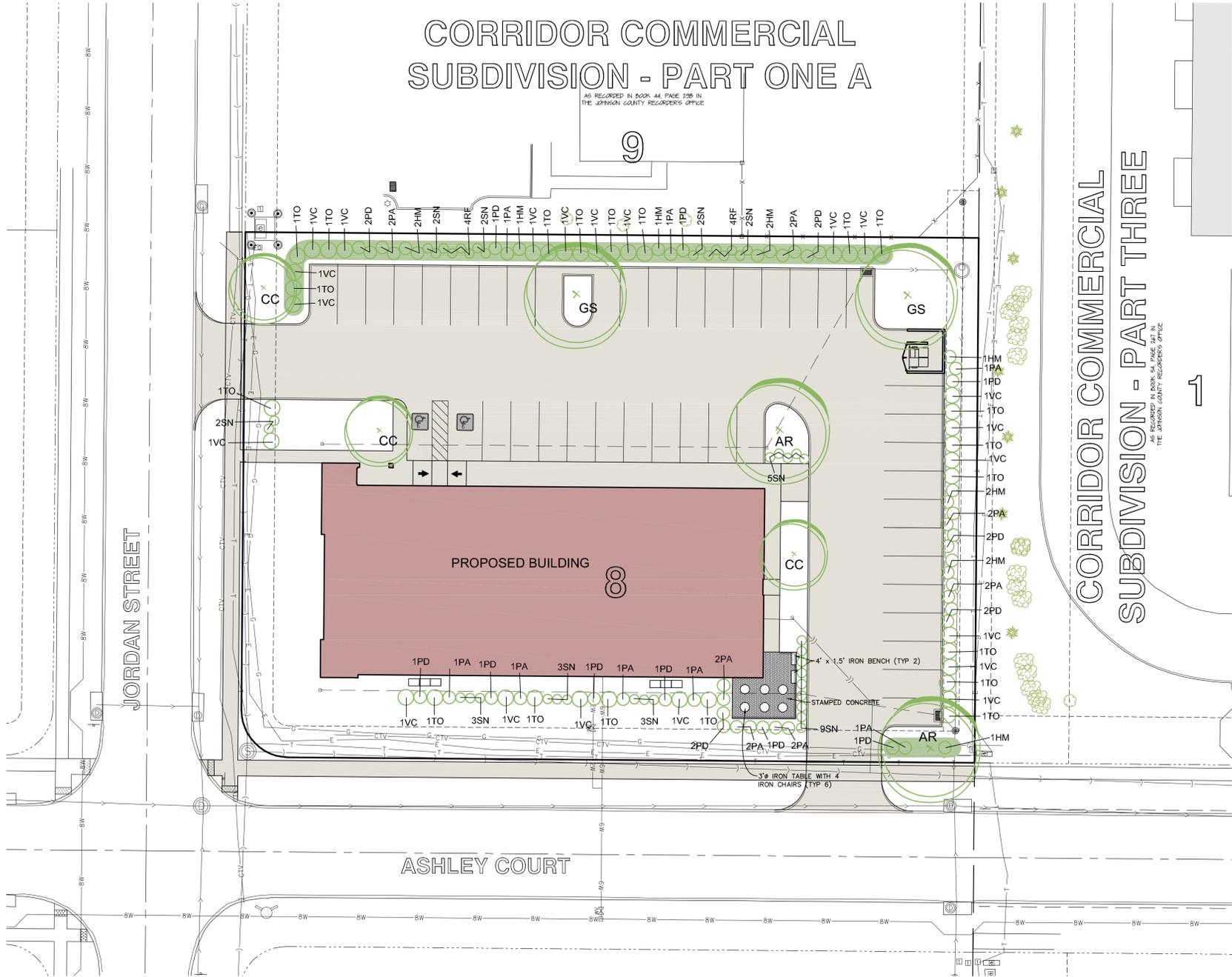
PLANT LIST - SHRUBS, PERENNIALS, ORNAMENTAL GRASSES & GROUNDCOVER							2   3
QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE SIZE	
21	VC	VIOLARIA TRICOLORUM 'COMFACIA'	COMPACT VIOLARIUM	24" HT.	CONT.	5' X 5'	
20	TO	THILIA OCCIDENTALIS 'WOODWARDI'	ELZERE ARBORVITAE	24" HT.	CONT.	5' X 5'	
10	PD	FINUS MURIO MURIO	DWARF MUGHO PINE	15" HT.	CONT.	4' X 4'	
22	PA	PLICEA ADES 'PUMILA'	DWARF NORWAY SPRUCE	15" HT.	CONT.	4' X 4'	
12	HM	HYDRANSEA MACROPHYLLA 'NIKKO BLUE'	NIKKO BLUE HYDRANSEA	15" HT.	CONT.	4' X 4'	
28	SN	SORHASTRUM NITANS	INDIAN GRASS	24" HT.	CONT.	5' X 3'	
8	RF	MISCANTHUS SACCHARIFLORUS 'PURPURASCENS'	RED FLAME GRASS	24" HT.	CONT.	5' X 3'	

NOTE:  
1. ALL HVAC EQUIPMENT LOCATED ON THE GROUND SHALL BE SCREENED FROM VIEW.  
8,818 @ 1/2,000 SF = 5 TREES

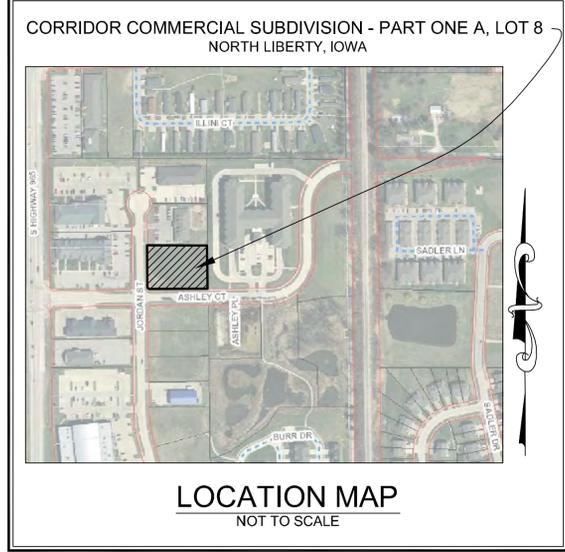
TREE REQUIREMENTS:  
1 TREE WITHIN 40' OF EACH SPACE  
PARKING LOT SCREENING WITH PLANTINGS AND BERMS

1 TREE / 2,000 SF COMMERCIAL BUILDING FOOTPRINT  
8,818 @ 1/2,000 SF = 5 TREES  
TOTAL TREES REQUIRED = 5 TREES  
TOTAL TREES PROVIDED = 7 TREES

## CORRIDOR COMMERCIAL SUBDIVISION - PART ONE A



- ### LANDSCAPE NOTES:
- THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL LOCATIONS OF UNDERGROUND UTILITIES ON SITE PRIOR TO LANDSCAPE INSTALLATION.
  - PLANT QUANTITIES ARE FOR INFORMATION ONLY; DRAWING SHALL PREVAIL IF CONFLICT OCCURS.
  - KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60 - 1990, OR MOST RECENT ADDITION.
  - LAYOUT OF PLANT MATERIAL AT SITE SHALL BE APPROVED BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION.
  - ALL PLANTING BED AREAS SHALL HAVE QUALITY TOPSOIL ADDED (IF NEEDED) BY LANDSCAPE CONTRACTOR TO BRING BED GRADES 3" - 4" BELOW EXISTING CONCRETE AREAS AND TOP OF DECORATIVE WALLS. (PRIOR TO DOING, CONTRACTOR IS RECOMMENDED TO VISIT SITE)
  - FINISH GRADING OF PLANT BED AND SOIL AREAS SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
  - ALL SHRUB AND PERENNIAL PLANTING AREAS SHALL HAVE A MINIMUM 3" DEEP BED OF DOUBLE SHREDDED HARDWOOD BARK MULCH AND AN APPLICATION OF A PRE-EMERGENT (PRENOR OR APPROVED EQUAL) FOR WEED CONTROL.
  - LANDSCAPE EDGING BETWEEN DARK MULCH AND LAWN AREAS SHALL BE A SPADE CUT EDGE. EDGE SHALL BE INSTALLED VERTICAL AND ACCORDING TO DETAILS.
  - STAKING SHALL BE REQUIRED ON ALL TREES (EXCEPT MULTI-STEM VARIETIES) STAKE USING (3) OR (5) 6" STEEL "T" POST PLACED OUTSIDE OF ROOTBALL AND ADHERED TO TRUNK OF TREE WITH 1/2 GAUGE CABLE AND WOVEN NYLON TREE STRAPS.
  - ALL TREES FREE-STANDING IN LAWN AREAS AND IN PLANTING BEDS SHALL BE WRAPPED WITH A STANDARD MANUFACTURED TREE WRAP AND FASTENED WITH TWINE OR APPROVED METHOD.
  - ALL TREES FREE-STANDING WITHIN LAWN AREAS SHALL HAVE A MINIMUM 4" DIA. RING OF DOUBLE SHREDDED HARDWOOD BARK MULCH AT A 3" NCH DEPTH.
  - ALL LANDSCAPE PLANTINGS AND SOIL AREAS SHALL BE THOROUGHLY WATERED UPON INSTALLATION AND A TOTAL OF (3) WATERINGS BEFORE INITIAL ACCEPTANCE AFTER ACCEPTANCE SOIL SHALL BE MAINTAINED FOR (90) DAYS OR UNTIL ROOTED IN.
  - LANDSCAPE CONTRACTOR MUST FOLLOW ALL DETAILS PROVIDED ON SHEETS DESCRIBING LANDSCAPE CONSTRUCTION TECHNIQUES.
  - ALL LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF INITIAL ACCEPTANCE.
  - SEED ALL REMAINING AREAS WITH DOT URBAN MIX.



Date	Revision
08-23-16	PER CITY REVIEW -JDM
08-25-16	PER CITY COMMENTS -JDM

## SITE LANDSCAPE PLAN

CORRIDOR COMMERCIAL SUBDIVISION - PART ONE A, LOT 8  
NORTH LIBERTY JOHNSON COUNTY IOWA

MMS CONSULTANTS, INC.  
Date: 08-01-16  
Designed By: KJB Field Book No: 1145  
Drawn By: JDM Scale: 1"=20'  
Checked By: KJB Sheet No:  
Project No: IOWA CITY 7331035  
4  
of 5



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IOWA CITY, IOWA 52240  
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**SANITARY SEWER AND WATER MAIN CONSTRUCTION NOTES**

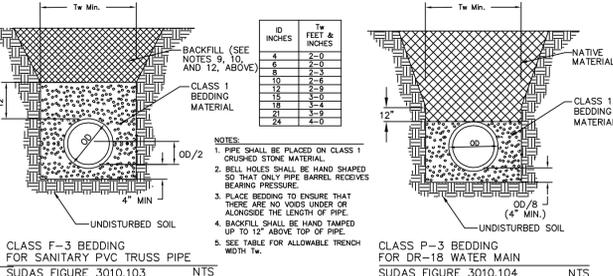
\*ALL SANITARY SEWER MANHOLE LIDS SHALL HAVE THE WORDS "SANITARY SEWER" CAST IN THE LID\*\*

- SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS BY MMS CONSULTANTS, INC. CONSTRUCTION SHALL ALSO CONFORM TO THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) MANUAL, AND TO THE CITY OF NORTH LIBERTY STANDARDS AND APPROVED MANUFACTURERS/MODELS.
- ALL TRENCH EXCAVATIONS SHALL BE COMPLETED IN ACCORDANCE WITH SUDAS SPECIFICATION SECTION 3010.
- CONTRACTOR SHALL PROVIDE CLASS 1 CRUSHED STONE ENCASMENT BEDDING ACCORDING TO SUDAS SPECIFICATION 3010.2.02.A FOR ALL SANITARY SEWER UNLESS NOTED OTHERWISE ON THE PLANS.
- SANITARY SEWERS TO BE PVC TRUSS PIPE (SUDAS 4010.2.01.E) UNLESS NOTED OTHERWISE. SANITARY SEWER SERVICE LINES SHALL BE PVC, SDR 23.5 WITH GASKETED JOINTS (SUDAS 4010.2.04.C).
- CONTRACTOR TO PROVIDE CLOW "BAND-SEAL" COUPLINGS FOR DISSIMILAR PIPE CONNECTIONS.
- WATER MAINS SHALL BE DR-18 PVC PIPE, IN COMPLIANCE WITH SUDAS SPECIFICATION SECTION 5010.2.01, UNLESS NOTED OTHERWISE ON THE PLANS.
- ALL CLASS 52 DIP SHALL BE WRAPPED WITH 8 MIL. POLYETHYLENE WRAP IN COMPLIANCE WITH SUDAS 5010.3.05.
- #12 AWG SOLID COPPER TRACER WIRE SHALL BE INSTALLED ALONG ENTIRE LENGTH OF NEW WATER MAIN, IN COMPLIANCE WITH SUDAS SPECIFICATION 5010.3.06 AND FIGURE 5010.102. THIN INSULATION IN YELLOW, ORANGE OR BLUE.
- SANITARY SEWER TRENCHES SHADED ON THE PROFILE VIEW SHALL BE BACKFILLED WITH EITHER OF THE FOLLOWING COMPACTED TO 95% STANDARD PROCTOR DENSITY:
  - SUITABLE EXCAVATED MATERIAL. IF EXCAVATED MATERIAL IS NOT SUITABLE, THEN
  - CRUSHED STONE AS SPECIFIED FOR GRANULAR TRENCH BACKFILL SHALL BE USED. \*REFER TO SUDAS SPECIFICATION 3010.2.01 FOR UNSUITABLE MATERIAL\*
- GRANULAR TRENCH BACKFILL SHALL BE CLASS 1 CRUSHED STONE CONFORMING TO SUDAS SPECIFICATION 3010.2.02.A. COMPACT TO 95% STANDARD PROCTOR DENSITY.
- WATER MAINS WITHIN STREET RIGHT OF WAYS OR WITHIN EASEMENTS ADJACENT TO THE STREET RIGHT OF WAYS SHALL BE BACKFILLED WITH EITHER OF THE FOLLOWING COMPACTED TO 95% STANDARD PROCTOR DENSITY:
  - SUITABLE EXCAVATED MATERIAL. IF EXCAVATED MATERIAL IS NOT SUITABLE, THEN
  - CRUSHED STONE AS SPECIFIED FOR GRANULAR TRENCH BACKFILL SHALL BE USED.
- ALL SANITARY SEWER SERVICE LINES CROSSING STREET RIGHT-OF-WAY SHALL BE BACKFILLED IN ACCORDANCE WITH THE PRECEDING NOTE.
- ALL SANITARY SEWER SERVICE LINES SHALL BE EXTENDED:
  - TO THE UTILITY EASEMENT LINE FOR THOSE LOCATIONS WHERE THE LOTS BEING SERVED ARE ON THE OPPOSITE SIDE OF THE STREET FROM THE SEWER MAIN.
  - TO THE UTILITY EASEMENT LINE FOR THOSE LOCATIONS WHERE THE LOTS BEING SERVED ARE ADJACENT TO THE SEWER MAIN.

THE FOLLOWING MINIMUM CLEARANCES MUST BE MAINTAINED, ACCORDING TO SUDAS SPECIFICATION 5010.3.07:
- WATER MAIN SHALL BE LOCATED 10 FEET HORIZONTALLY DISTANT FROM ALL SANITARY SEWER AND STORM SEWER.
- WATER MAIN SHALL NOT PASS THROUGH NOR CONTACT A SEWER OR A SEWER MANHOLE. A MINIMUM HORIZONTAL SEPARATION OF 3 FEET SHALL BE MAINTAINED.
- VERTICAL SEPARATION OF WATER MAINS CROSSING OVER ANY SANITARY SEWER SHOULD BE A MINIMUM OF 18-INCHES, MEASURED OUTSIDE TO OUTSIDE FROM THE CLOSEST EDGE OF EACH PIPE. IF PHYSICAL CONDITIONS PROHIBIT THIS SEPARATION, THE WATER MAIN SHALL NOT BE PLACED CLOSER THAN 6-INCHES ABOVE A SEWER OR 18-INCHES BELOW A SEWER. THE SEPARATION DISTANCE SHALL BE THE MAXIMUM FEASIBLE IN ALL CASES.
- WHERE THE WATER MAIN CROSSES SEWER, ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS ARE AS FAR AS POSSIBLE FROM THE SEWER. THE WATER AND SEWER PIPES MUST BE ADEQUATELY SUPPORTED AND HAVE WATER TIGHT JOINTS. A LOW PERMEABILITY SOIL SHALL BE USED FOR BACKFILL MATERIAL WITHIN 10- FEET OF THE POINT OF CROSSING.
- NOMINAL DEPTH OF WATER MAIN = 5.5 FEET TO TOP OF PIPE.
- WATER MAIN SHADED ON PLAN VIEW, AND ALL WATER SERVICE LINES CROSSING STREETS, SHALL BE INSTALLED PRIOR TO PAVING.
- VIDEO INSPECTION OF ALL SANITARY SEWER MAINS IS REQUIRED PRIOR TO CITY ACCEPTING OWNERSHIP OF THE SYSTEM.
- ALL SANITARY SEWER AND SERVICE LINES SHALL BE AIR TESTED TO PASS THE FOLLOWING TEST:

PIPE DIAMETER, (INCHES)	TEST PERIOD DURATION (MINUTES)
8	4.0
10	5.0
12	6.0
15	7.0
18	8.5
21	10.0
24	11.5
27	13.0
30	14.0
36	17.0
42	20.0
48	23.0
54	25.5
60	28.5

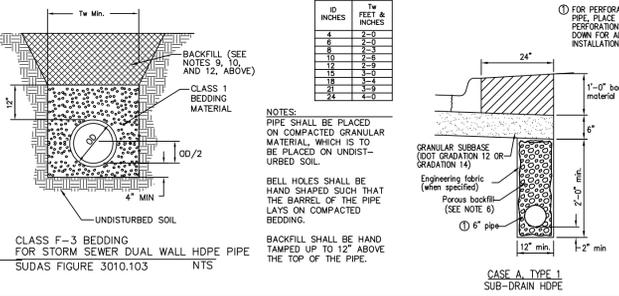
- PERFORM FROM MANHOLE-TO-MANHOLE AFTER BACKFILL, CLEAN AND WET PIPE LINE
  - PLUG ALL INLETS AND OUTLETS TO RESIST THE TEST PRESSURE.
  - USE THE TABLE TO THE RIGHT TO DETERMINE THE TEST DURATION FOR SECTION BEING TESTED. PRESSURE HOLDING TIME IS BASED ON AVERAGE HOLDING PRESSURE OF 3.0 PSI OR DROP FROM 3.5-2.5 PSI.
  - INTRODUCE LOW-PRESSURE AIR INTO SEALED LINE AND ACHIEVE INTERNAL AIR PRESSURE OF 4 PSIG GREATER THAN MAXIMUM PRESSURE EXERTED BY GROUNDWATER ABOVE PIPE INVERT. PRESSURE IN SEWER SHOULD NOT EXCEED 5.0 PSI.
  - ALLOW 2 MINUTES MINIMUM FOR AIR PRESSURE TO STABILIZE. DISCONNECT LOW-PRESSURE AIR HOSE FROM CONTROL PANEL.
  - WHEN PRESSURE HAS STABILIZED AND IS AT OR ABOVE THE STARTING TEST PRESSURE OF 3.5 PSIG, COMMENCE THE TEST. RECORD THE DROP IN PRESSURE FOR THE TEST PERIOD. THE TEST MAY BE DISCONTINUED WHEN THE PRESCRIBED TEST TIME HAS BEEN COMPLETED, EVEN THOUGH 1.0 PSI DROP HAS NOT OCCURRED.
  - IF THE GROUNDWATER LEVEL AT THE TIME OF TESTING IS ABOVE THE PIPE INVERT, ADD 0.43 PSI OF AIR PER FOOT OF WATER ABOVE THE INVERT TO TEST AIR PRESSURE RANGE OF 2.5 PSI TO 3.5 PSI STATED ABOVE.
  - IF THE PRESSURE DROP EXCEEDS 1.0 PSI DURING THE TEST PERIOD, THE TEST WILL BE CONSIDERED TO HAVE FAILED. LOCATE AND REPAIR LEAKS, AND RETEST THE LINE.
  - AIR TESTING SHALL BE CONSIDERED INCIDENTAL TO SANITARY SEWER CONSTRUCTION.
- 22) ALL PVC TRUSS SEWERS SHALL HAVE A DEFLECTION TEST PERFORMED AS FOLLOWS:
- DEFLECTION TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS.
  - DEFLECTION TEST TO BE CONDUCTED BY PULLING A 9 ARM DEFLECTION MANDREL, COMPLYING WITH APPLICABLE ASTM STANDARDS, THROUGH SEWER BY HAND, IN ACCORDANCE WITH SUDAS SPECIFICATION 4060.3.05.
  - NO PIPE SHALL EXCEED A DEFLECTION OF 5% OF INSIDE PIPE DIAMETER.
- 23) MANHOLE FRAME AND LID TO BE NENAH R-1642 SELF SEALING OR APPROVED EQUAL.
- 24) CONTRACTOR SHALL PROVIDE A 2-YEAR MAINTENANCE BOND WITH THE CITY OF NORTH LIBERTY COVERING DEFECTIVE MATERIALS AND WORKMANSHIP FOR ALL SANITARY SEWER AND WATER SYSTEM IMPROVEMENTS.



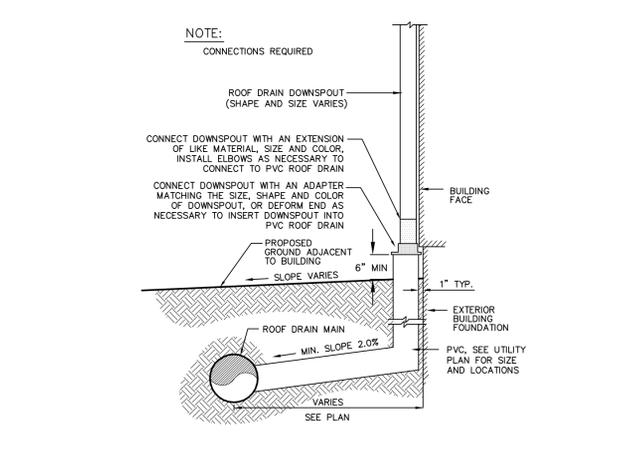
WHERE PUBLIC OR PRIVATE UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS, OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THESE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THOSE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THAT THERE MAY BE OTHER FACILITIES IN THE CONSTRUCTION AREA, THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN OR SHOWN HERON. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION, AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

**STORM SEWER AND SUB-SURFACE CONSTRUCTION NOTES**

- ALL STORM SEWER AND SUB-SURFACE CONSTRUCTION SHALL CONFORM TO PLANS AND DETAILS PREPARED FOR THIS PROJECT BY MMS CONSULTANTS, INC. AS WELL AS CONFORM TO THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) MANUAL. CONSTRUCTION SHALL ALSO CONFORM TO THE CURRENT CITY OF NORTH LIBERTY DESIGN STANDARDS, WHICH SHALL SUPERSEDE PLANS AND DETAILS PROVIDED BY MMS CONSULTANTS.
- ALL STORM SEWER INTAKE AND MANHOLE LIDS SHALL HAVE THE WORDS "STORM SEWER" CAST INTO THE LID.
- ALL REINFORCED CONCRETE PIPE STORM SEWER SHALL BE CLASS III UNLESS NOTED OTHERWISE IN THE PLANS.
- ALL REINFORCED CONCRETE PIPE (RCP) SHALL CONFORM TO SUDAS SPECIFICATION 4020.2.01.A WITH THE FOLLOWING ADDITIONAL RESTRICTIONS: ALL RCP JOINTS FOR 36" AND SMALLER PIPE SHALL HAVE TONGUE AND GROOVE JOINTS INCORPORATING RUBBER "O"-RING OR PROFILE GASKETS COMPLYING WITH ASTM C443 OR SHALL BE TONGUE AND GROOVE WITH ALL JOINTS WRAPPED WITH FILTER FABRIC A MINIMUM OF 24" WIDE.
- RCP PIPE BEDDING SHALL CONFORM TO SUDAS FIGURE 3010.102 CLASS R-1. CLASS 1 BEDDING MATERIAL SHALL BE AS SPECIFIED IN SUDAS SPECIFICATION 3010.2.02.A. TRENCH BACKFILL SHALL BE SUITABLE EXCAVATED MATERIAL AS IDENTIFIED IN SUDAS SPECIFICATION 3010.2.01.A PLACED AND COMPACTED IN ACCORDANCE WITH SECTIONS 3.05, D AND E. THE OWNER MAY ELECT TO TEST TRENCH COMPACTION AT THEIR OWN EXPENSE.
- SUB-SURFACE DRAINAGE PIPE SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) CONFORMING TO SUDAS SPECIFICATION 4040.2.02.C FOR BOTH PERFORATED TILE AND SOLID WALL PIPE.
- FOR SUB-SURFACE DRAINAGE IN TURF AREAS HDPE PIPE BEDDING SHALL CONFORM TO SUDAS FIGURE 3010.103 CLASS 3. BEDDING MATERIAL SHALL BE POROUS BACKFILL MATERIAL AS SPECIFIED IN SUDAS SPECIFICATION 4040.2.04. TRENCH BACKFILL SHALL BE SUITABLE EXCAVATED MATERIAL AS IDENTIFIED IN SUDAS SPECIFICATION 3010.2.01.A PLACED AND COMPACTED IN ACCORDANCE WITH SECTIONS 3.05 D AND E.
- FOR SUB-SURFACE DRAINAGE UNDER PAVEMENT HDPE PIPE INSTALLATION SHALL CONFORM TO SUDAS FIGURE 4040.2.01, CASE C TYPE 1. BEDDING AND BACKFILL MATERIAL SHALL BE AS SPECIFIED IN SUDAS SPECIFICATION 4040.2.04.
- AT LOCATIONS WHERE A FLARED END SECTION IS REQUIRED, THE PIPE LENGTHS SHALL BE MEASURED TO THE END OF THE FLARED END. THE FLARED END SECTION AND THE TWO UPSTREAM JOINTS ARE TO INCORPORATE TIED JOINTS.
- ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE CONNECTED TO THE PROPOSED STORM SEWER. NOTIFY ENGINEER OF ALL FIELD TILES ENCOUNTERED.
- CONTRACTOR SHALL PROVIDE A FIVE-YEAR MAINTENANCE BOND COVERING DEFECTIVE MATERIALS AND WORKMANSHIP FOR ALL STORM SEWER SYSTEM IMPROVEMENTS.

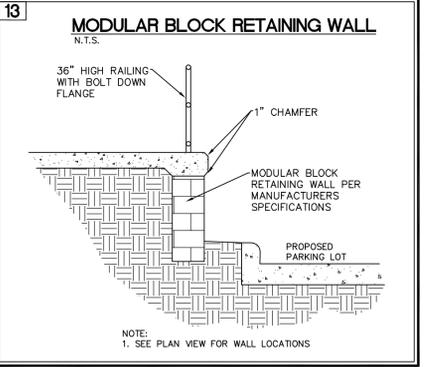
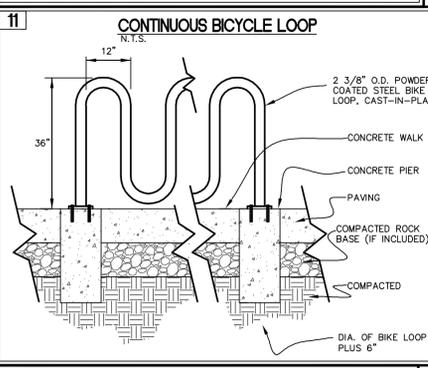
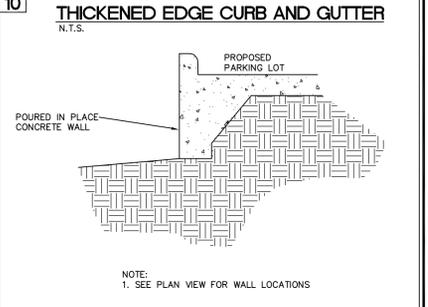
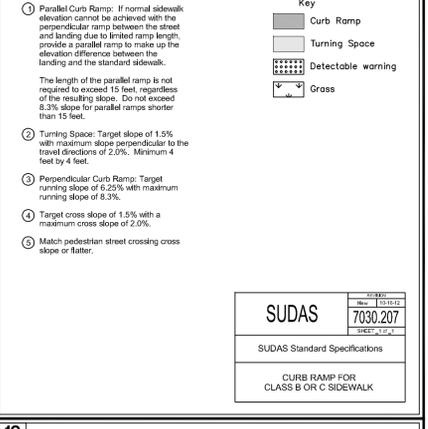
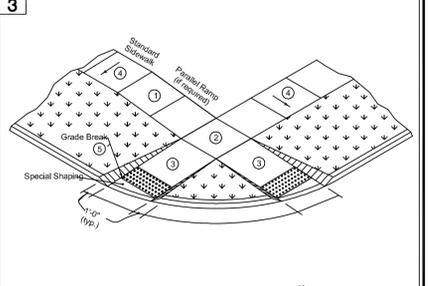
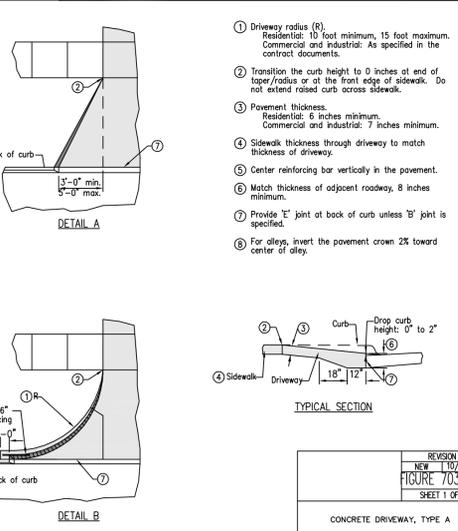
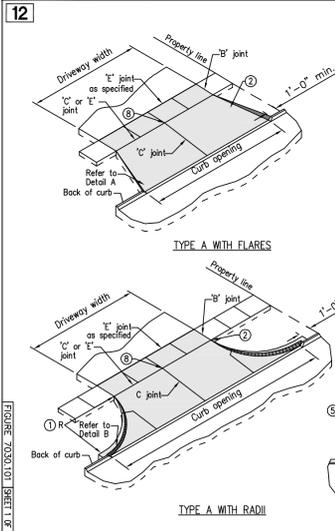
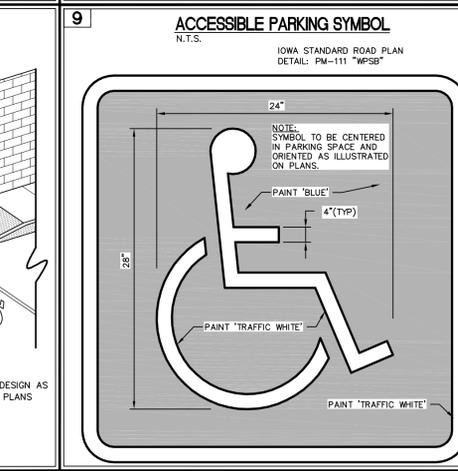
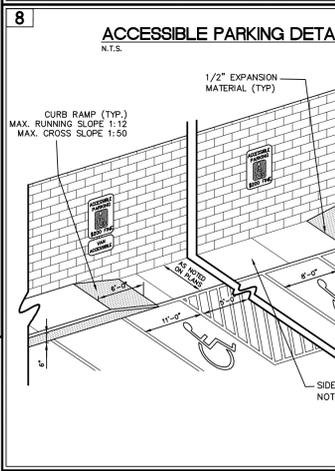
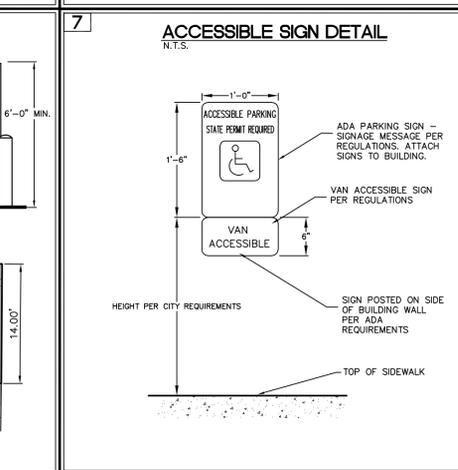
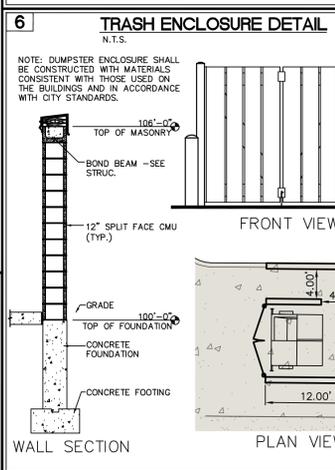
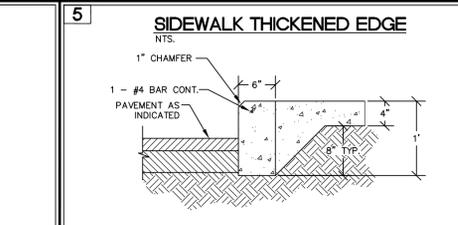
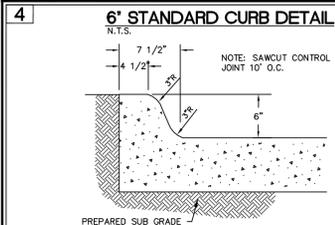
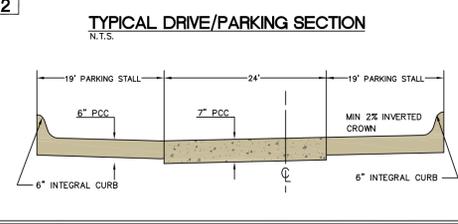


**DOWNSPOUT TO ROOF DRAIN SEWER CONNECTION DETAIL**



**PAVING CONSTRUCTION NOTES**

- PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH I.D.O.T. SPECIFICATION SECTION 2301.
- I.D.O.T. CLASS C-3 CONCRETE SHALL BE USED, UNLESS NOTED OTHERWISE.
- PAVEMENT JOINTS SHALL CONFORM TO I.D.O.T. STANDARD ROAD PLAN PV-101.
- SUBGRADE UNDER PROPOSED PAVEMENT SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY, TO A DEPTH OF SIX (6) INCHES, UNLESS NOTED OTHERWISE.
- ALL SAWS PAVEMENT JOINTS SHALL BE SEALED.



**GENERAL NOTES AND DETAILS**

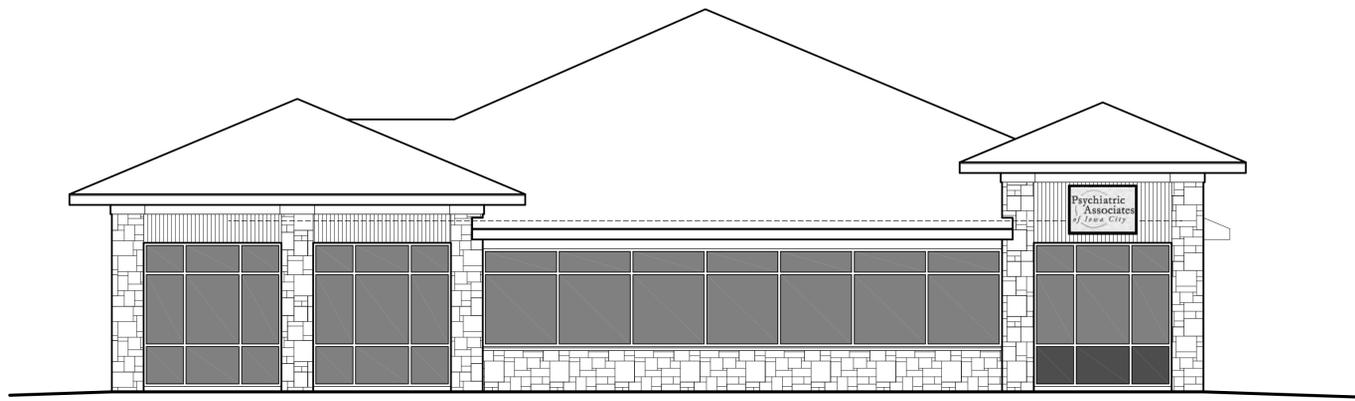
CORRIDOR COMMERCIAL SUBDIVISION - PART ONE A, LOT 8  
NORTH LIBERTY NORTH COUNTY IOWA

MMS CONSULTANTS, INC.

Date	Revision
08-01-16	

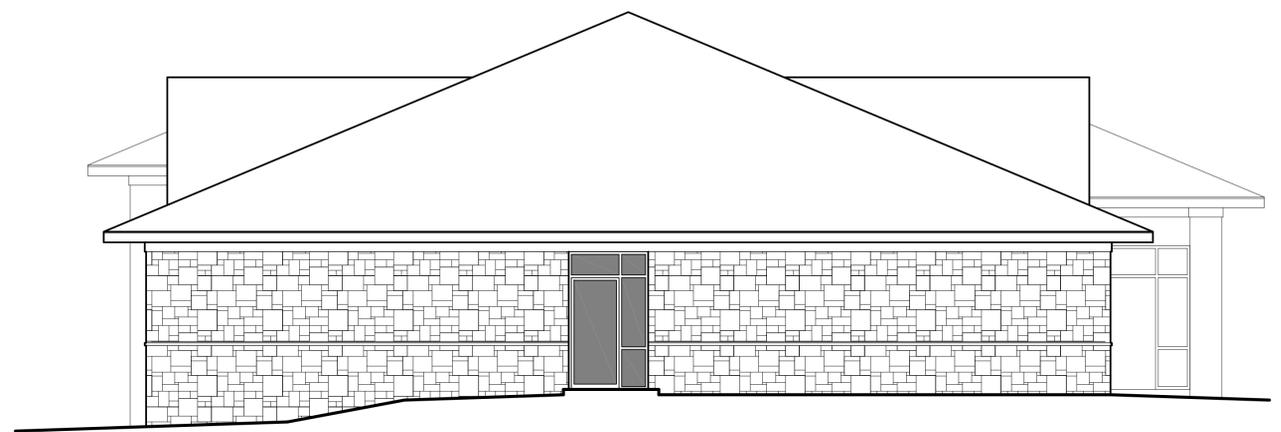
Designed by: KJB	Field Book No: 1145
Drawn by: JDM	Scale: NONE
Checked by: KJB	Sheet No: 5
Project No: IOWA CITY 7331035	

- SHEET INDEX**
- SITE LAYOUT AND DIMENSION PLAN
  - SITE GRADING PLAN AND SWPPP
  - SITE UTILITY PLAN
  - SITE LANDSCAPE PLAN
  - GENERAL NOTES AND DETAILS



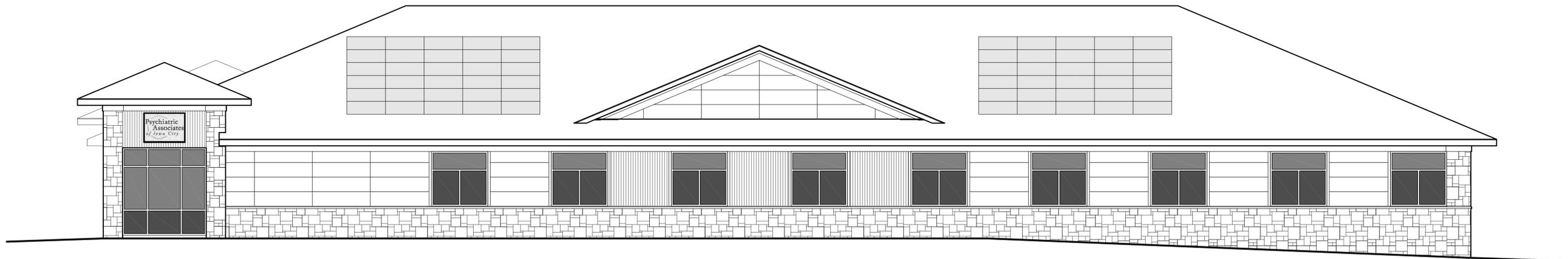
**West Elevation**

SCALE: 3/16" = 1'-0"



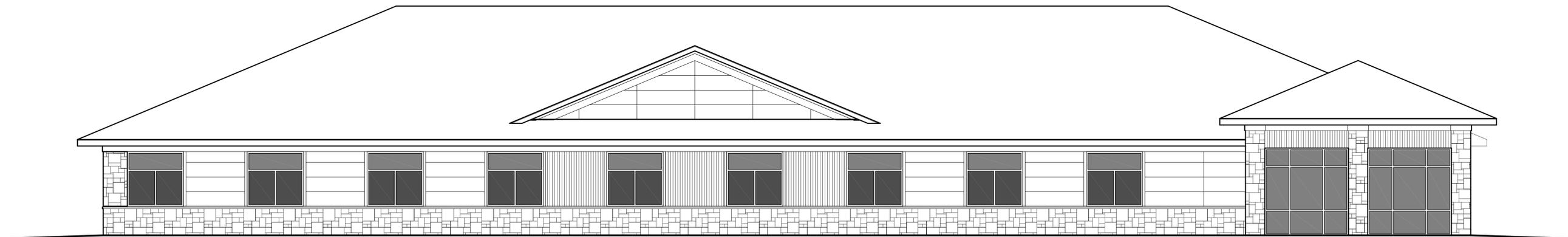
**East Elevation**

SCALE: 3/16" = 1'-0"



**South Elevation**

SCALE: 3/16" = 1'-0"



**North Elevation**

SCALE: 3/16" = 1'-0"

REVISION	DATE
1	4
2	5
3	6
DATE OF ISSUE	
8.18.2016	

**PSYCHIATRIC ASSOCIATES OFFICES**  
 Jordana Street, North Liberty, Iowa

Design Dynamics, Inc.  
 1900 2nd Ave. SE, Suite 212  
 Cedar Rapids, Iowa 52403-2371  
 TEL: 319-298-0400  
 FAX: 319-247-0558  
 e-mail: DDI@DesignDynamics.biz

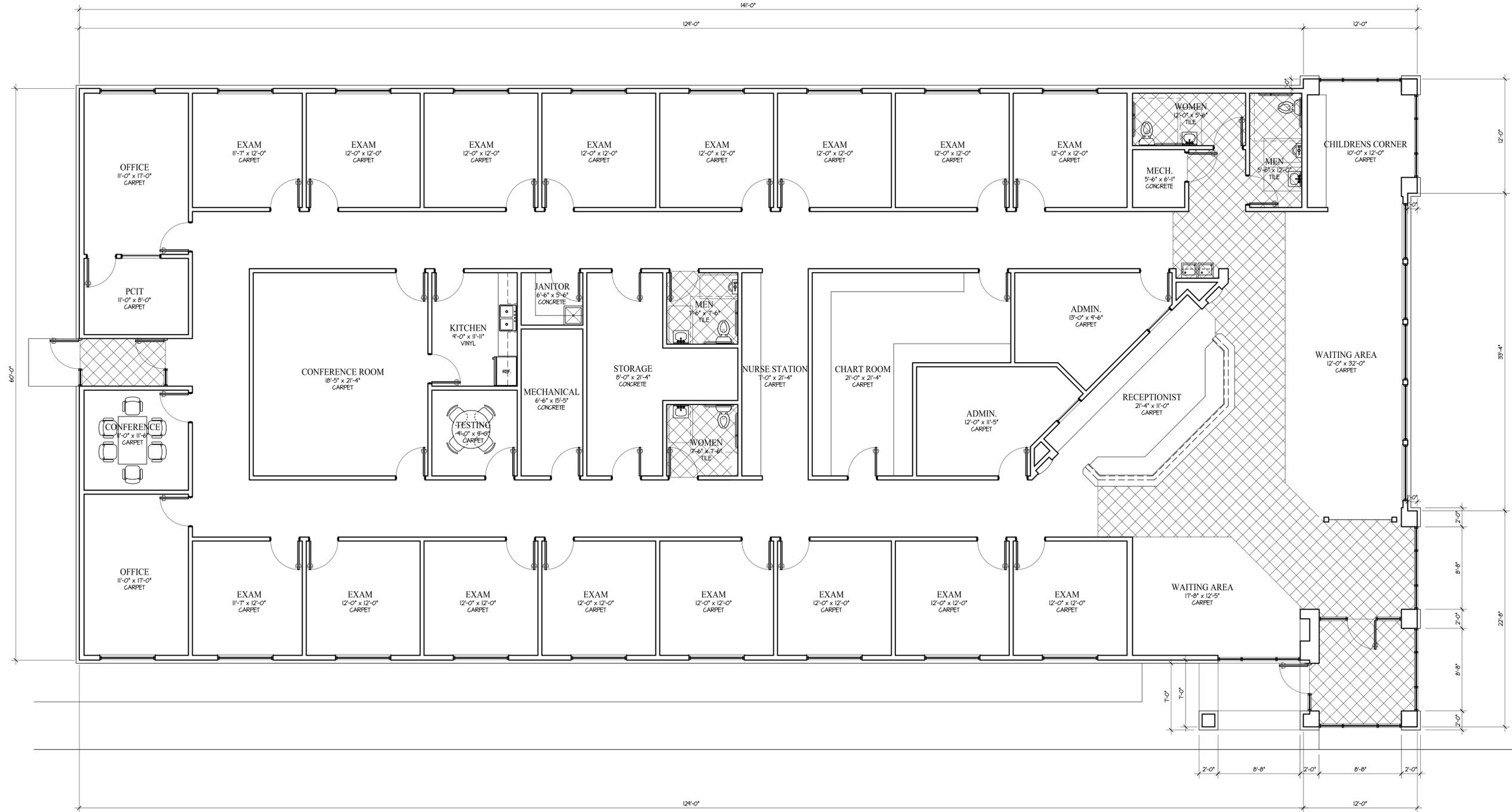


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SHEET TITLE  
 ELEVATIONS

**A.4**

PROJECT NUMBER  
 016-16



**Main Floor Plan**

SCALE: 3/16" = 1'-0"

REVISION	DATE
1	4
2	5
3	6
DATE OF ISSUE	
7.29.2016	

**PSYCHIATRIC ASSOCIATES OFFICES**  
 Jordaw Street, North Liberty, Iowa

Design Dynamics, Inc.  
 1900 2nd Ave. SE, Suite 212  
 Cedar Rapids, Iowa 52407-2371  
 TEL: 319-298-0400  
 FAX: 319-247-0558  
 e-mail: DDI@DesignDynamics.biz



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 SHEET TITLE  
 MAIN FLOOR PLAN

**A.2**  
 PROJECT NUMBER  
 016-16













Ben,

Here are the calculations for the stone on Psychiatric Associates. Please let me know if you have any questions.

Elevation	Square Feet	Window	Stone	Percentage
East	602	43	559	100%
North	1454	459	435	44%
West	757	443	211	67%
South	1355	378	532	54%
Total	4168	1323	1737	61%

Cordially,

Robert W. Peck, AIA, LEED AP  
President

Design Dynamics, Inc.  
1500 2nd Ave. SE, Suite 212

I. Lighting Illumination Requirements. Exterior lighting shall relate to the scale and location of the development in order to maintain adequate security while preventing a nuisance or hardship to adjacent properties or streets. ~~Except for lighting of loading areas, service areas, and for architectural emphasis, floodlighting is prohibited.~~ Lighting shall comply with the following requirements.

(1) Light fixtures 300 feet or less from a residential zone shall be mounted no higher than 25 feet.

(2) Light fixtures greater than 300 feet from a residential zone shall be mounted no higher than 35 feet.

(3) All lights greater than 2,000 lumens, both pole-mounted and wall-mounted, shall be equipped with cutoff shields, so that no light shines above the horizontal and no direct light falls beyond the property line. Light reflectors and refractors may be substituted for shields on ornamental and pedestrian light fixtures.

(4) Light fixtures used to illuminate flags, statues, and objects mounted on a pole or pedestal shall use a narrow cone of light that does not extend beyond the illuminated object.

~~(5) Outdoor recreational facilities permitted by conditional use may be exempt from the specific exterior lighting standards, provided the Board of Adjustment approves a lighting plan as part of the conditional use approval process. Outdoor sports fields and courts operated by the City or by a school district are exempt from the specific exterior lighting standards, subject to approval by the City Council, after review and recommendation of the Planning Commission, of a lighting plan that minimizes light impacts on adjacent property to the maximum extent technologically possible.~~

(6) Illumination shall not exceed one foot-candle at property boundaries of multi-family, commercial, and industrial uses adjacent to or across the street from a residential zone, or a commercial zone in which residential uses are permitted.

*(Ord. 13-15 – Feb. 14 Supp.)*



## **PLANNING COMMISSION**

Minutes  
August 2, 2016

### **Roll Call**

Chair Ronda Detlefsen called the August 2, 2016 North Liberty Planning Commission meeting to order. Commission members present: Jennifer Bleil, Ronda Detlefsen, Adam Gebhart, Jason Heisler, Kylie Pentecost and Patrick Staber; absent: Josh Covert. Others present: Dean Wheatley, Ryan Heiar, Tracey Mulcahey, Scott Peterson, Kevin Trom, Dan Schmidt, Carter Kurdre, Stefan Juran and other interested parties.

### **Agenda Approval**

Bleil moved, Staber seconded to approve the agenda. The vote was all ayes. Agenda approved.

### **Tallman Properties LC Site Plan**

#### *Staff Presentation*

Wheatley presented the 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. Staff recommends approval with additional landscaping being added along 240<sup>th</sup> Street.

#### *Applicant's Presentation*

Dan Schmidt, Brain Engineering, was present on behalf of the applicant. He offered additional information on the application.

#### *Public Comments*

No public comments were offered.

#### *Questions and Comments*

The Commission discussed the proposed landscaping additions and expressed support of the project.

#### *Recommendation to the City Council*

Heisler moved, Gebhart seconded to recommend approval to the City Council of the site plan application for Kennel Court, Lot 1 of North Park Subdivision with the following conditions: additional landscaping along 240<sup>th</sup> Street. The vote was: ayes – Heisler, Gebhart, Detlefsen, Bleil, Staber, Pentecost; nays – none. Motion carried.

### **Vito's Restaurant Conditional Use**

#### *Staff Presentation*

Wheatley presented the 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. Staff recommends approval of the application 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.

#### *Applicant's Presentation*

No applicant presentation was offered. Tonight is the restaurant's opening night.

#### *Public Comments*

No public comments were offered.

#### *Questions and Comments*

The Commission offered compliments on the quality of the improvements.

#### *Recommendation to the Board of Adjustment*

Pentecost moved, Bleil seconded to recommend approval of the Conditional Use application for Vito's Restaurant to the Board of Adjustment 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.

The vote was: ayes – Staber, Detlefsen, Bleil, Pentecost, Gebhart, Heisler; nays – none. Motion carried.

#### **Approval of Previous Minutes**

Gebhart moved, Heisler seconded to approve the minutes of the July 5, 2016 Planning Commission. The vote was all ayes. Minutes approved.

#### **Old Business**

Wheatley reported that Tin Rooster has applied for building permit. The TIF has been finalized for the Family Entertainment Center.

#### **New Business**

Wheatley reported that there is one agenda item for September and one or two zoning code amendments.

#### **Adjournment**

At 6:44 p.m., Bleil moved, Gebhart seconded to adjourn. All ayes. Meeting adjourned.