



**North Liberty
Planning
Commission
Meeting Information**

Tuesday, September 5, 2017

6:30 PM

City Council Chambers

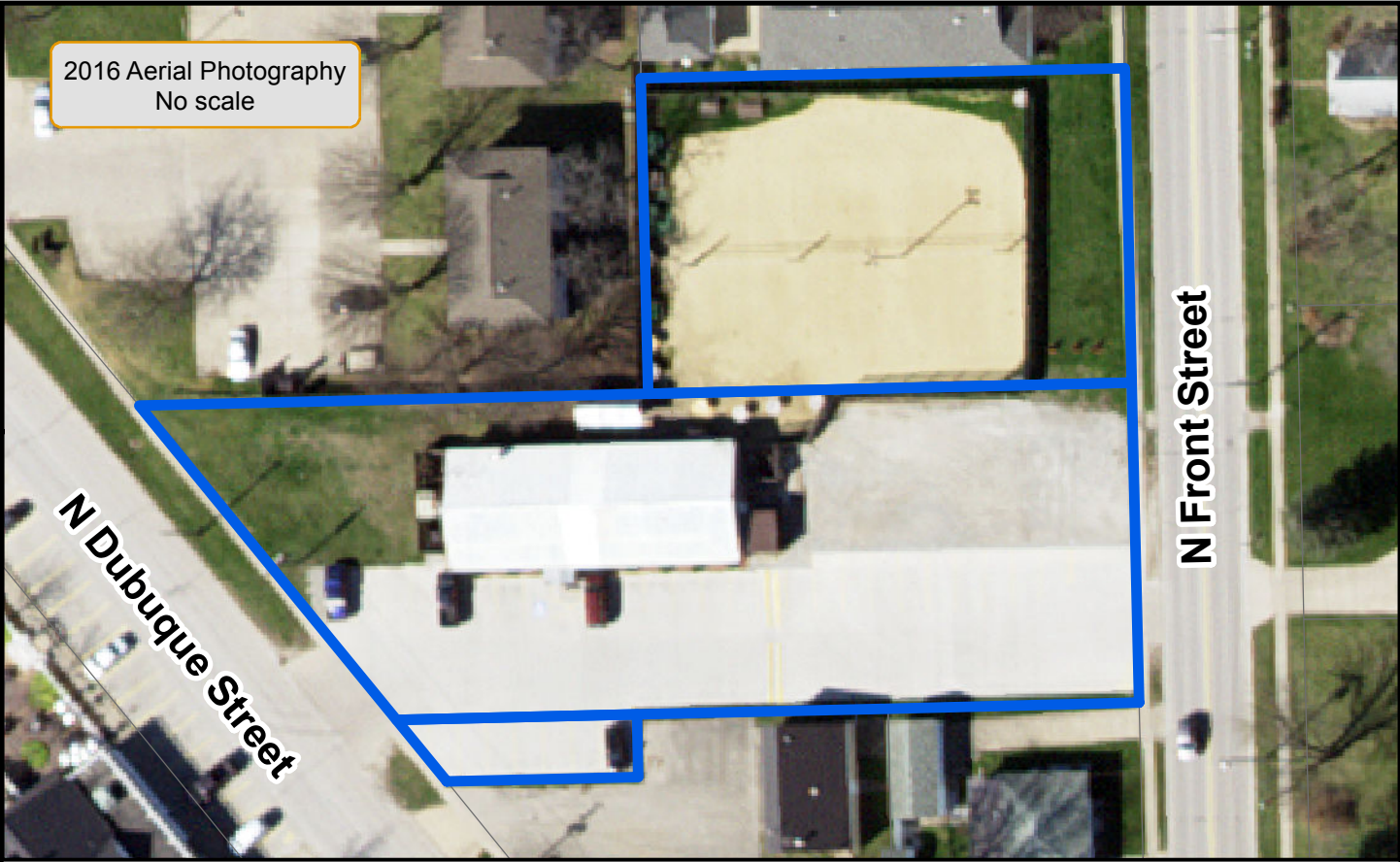
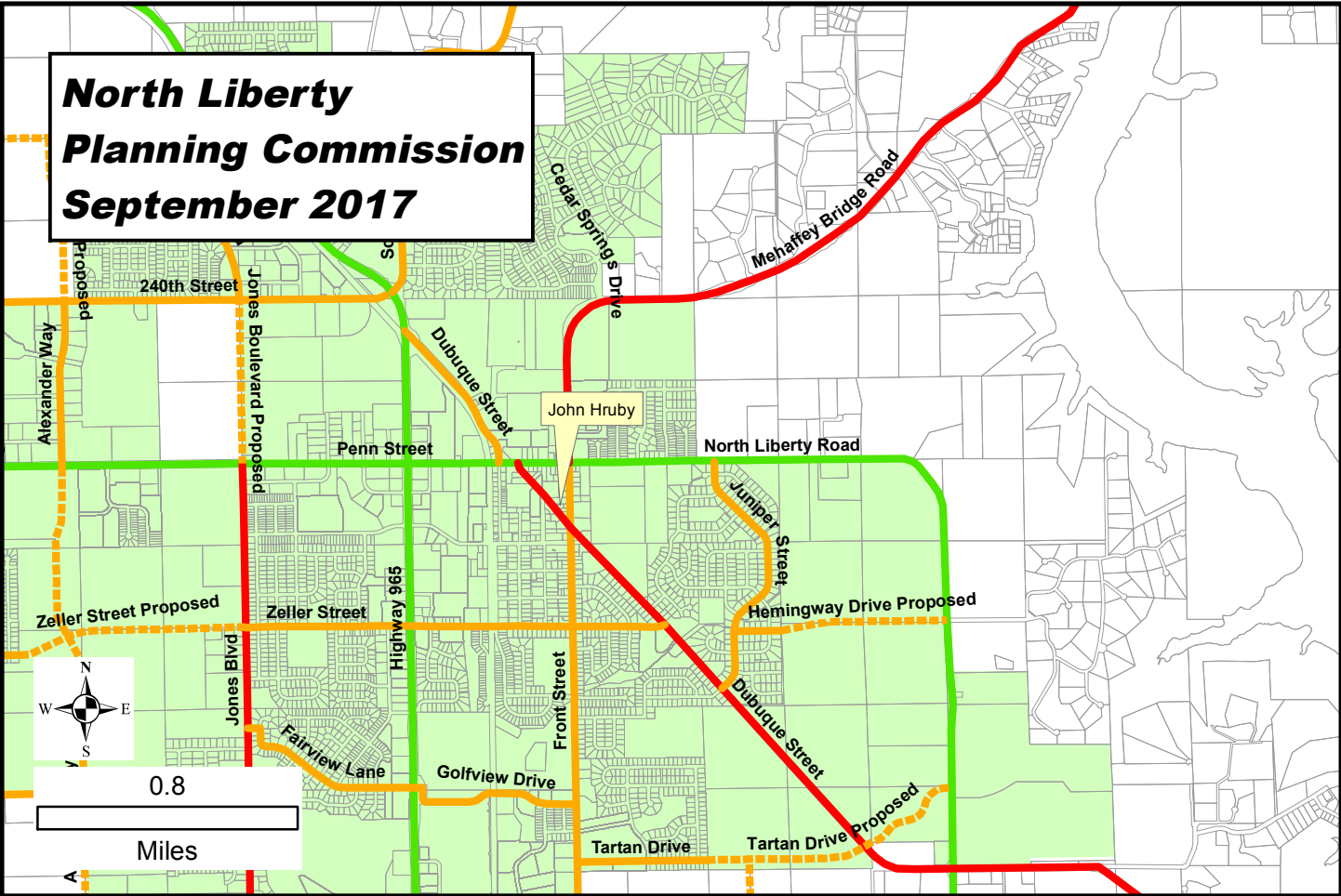
If you would like additional information, larger-scale maps, or other information before the meeting, please contact Dean Wheatley at 626-5747 or at dwheatley@northlibertyiowa.org



NORTH LIBERTY PLANNING COMMISSION
MEETING NOTICE AND AGENDA
Tuesday, September 5, 2017, 6:30 PM
North Liberty City Council Chambers, 1 Quail Creek Circle

1. **ROLL CALL**
2. **AGENDA APPROVAL**
3. **REVISED SITE PLAN:** Request from John Hruby to approve a revised site plan for a building addition at J&A Tap, a commercial property located on North Dubuque Street north of Front Street. (Lengthy Legal)
 - a. Staff Presentation
 - b. Applicants Presentation
 - c. Public Comments
 - d. Questions and Comments
 - e. Recommendation to the City Council
4. **APPROVAL OF PREVIOUS MINUTES**
5. **OLD BUSINESS**
6. **NEW BUSINESS**
7. **ADJOURNMENT**

**North Liberty
Planning Commission
September 2017**



John Hruby Revised Site Plan Request



August 29, 2017

Memo

To: North Liberty Planning Commission
From: Dean Wheatley, Planning Director
Subject: Revised Site Plan Approval Request
(Lengthy legal description)

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 revised site plan for J&A Tap, a commercial property located on North Dubuque Street north of Front Street.

The plan includes many upgrades to the site including paving of the parking lot, landscaping, attractive garbage enclosures, and much better overall organization. Parking on site does not meet the City standard, but this area is served by a newer paved parking lot directly across Dubuque Street from this property that can be used by patrons.

The owner worked well with City staff to design a two-story addition that is nicely scaled and detailed, with attractive interesting masonry, and windows and door awning for detail.

Staff recommends approval of the site plan.

Notes:

The owners will need to formally waive City liability for any damage to the existing driveway, since it can't be verified to support the standard of 75,000 lb gross axle weight.

PROPOSED ADDITION FOR J&A TAP, 440 N DUBUQUE STREET IN THE CITY OF NORTH LIBERTY JOHNSON COUNTY, IOWA 52317

LEGAL DESCRIPTION

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 12, T80N, R7W OF THE 5TH PRINCIPAL MERIDIAN, THENCE SOUTH 664.10 FEET ALONG THE EAST LINE OF SAID SECTION 12, THENCE WEST 20.00 FEET TO THE POINT OF BEGINNING, THENCE WEST 160.00 FEET; THENCE SOUTH 20.00 FEET; THENCE WEST 60.65 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF FORMER HIGHWAY 218; THENCE NORTH 37 DEGREES 45'-24" WEST, 71.77 FEET ALONG SAID RIGHT OF WAY; THENCE NORTHWESTERLY 82.98 FEET ALONG A 5,763 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, ALONG SAID RIGHT OF WAY; THENCE EAST 315.86 FEET; THENCE SOUTH 102.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 0.68 ACRES MORE OR LESS.

HBK CONTACT PERSON

MICHAEL THOMAS
509 S. GILBERT ST.
IOWA CITY, IOWA 52240
PHONE: 319.338.7557
FAX: 319.358.2937
MTHOMAS@HBKENGINEERING.COM

SITE INFO

CURRENT ZONE: C1-B
PROPOSED ZONE: C1-B
LOT SIZE: 0.65 ACRES

3D RENDERING - NTS



PERCENTAGE OF EXTERIOR MASONRY COVERAGE: 55%

UTILITY AND EMERGENCY CONTACTS

CITY OF NORTH LIBERTY	ALIAN ENERGY
PUBLIC WORKS	LAURA BARR
3 QUAIL CREEK CIRCLE	(319) 2861315
(319) 626-5700	UNITE PRIVATE NETWORKS,LLC
WATER PLANT	CLARK LUNDY
GREG METTERNICH	(515) 321-3336
(319) 626-5719	MEDIACOM
MIDAMERICAN ENERGY COMPANY	TIM EAGAN
DONALD MASTON	(888) 847-4757
(319) 341-4461	SOUTHSLOPE
	BRIAN FRESE
	(319) 227-7111

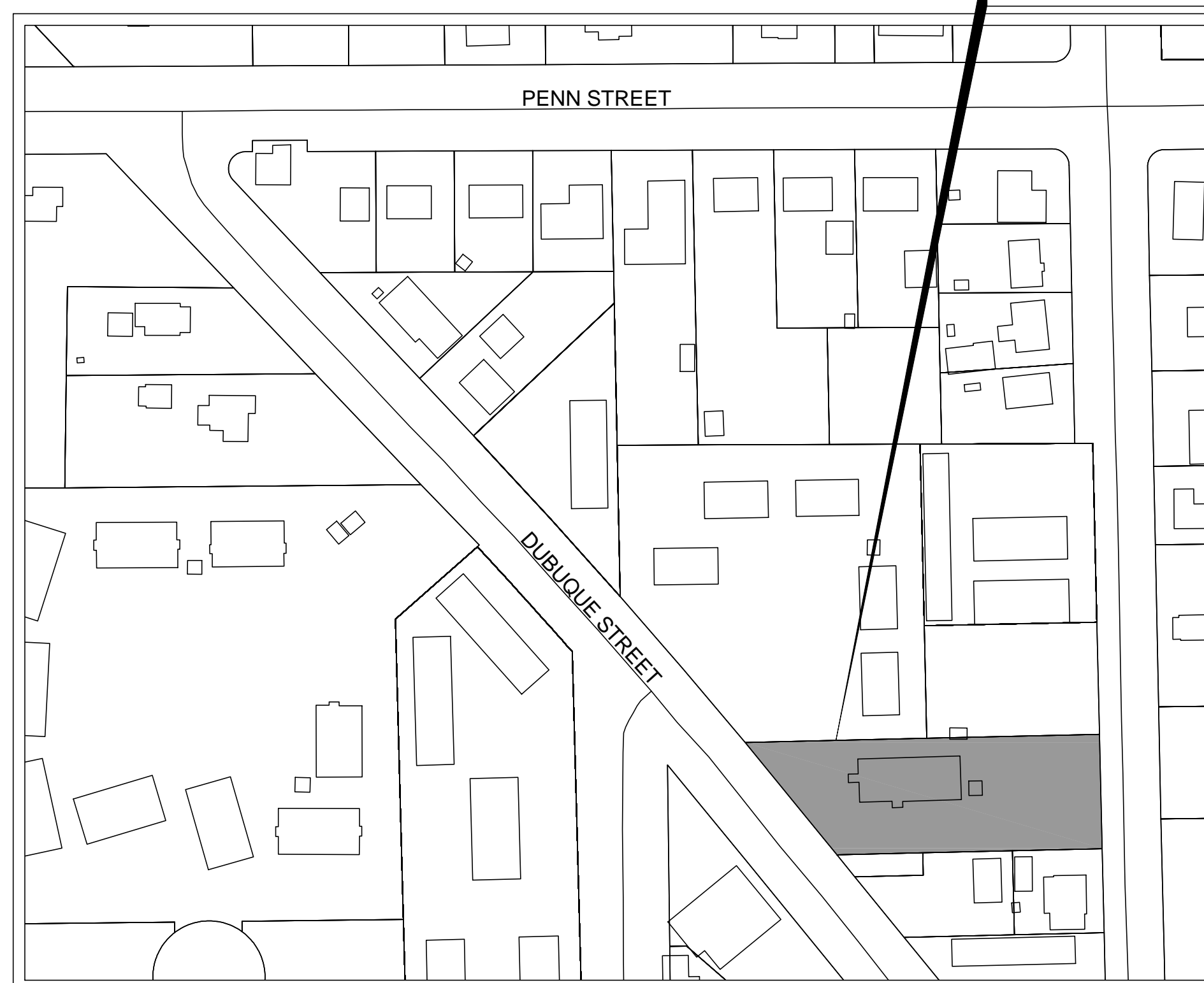
REFERENCE STANDARDS

STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS)

NOTE: THE STANDARD DETAILS LISTED IN THIS TABLE ARE APPLICABLE TO BOTH THE PRIVATE AND PUBLIC IMPROVEMENTS INDICATED ON THESE PLANS

DETAIL	DESCRIPTION
3010.101	TRENCH BEDDING AND BACKFILL ZONES
3010.102	RIGID GRAVITY PIPE TRENCH BEDDING
3010.103	FLEXIBLE GRAVITY PIPE TRENCH BEDDING
3010.104	PRESSURE PIPE TRENCH BEDDING
5010.101	THRUST BLOCKS
5010.102	TRACER SYSTEM
5010.901	MINIMUM CLEARANCE BETWEEN WATER SERVICE AND STRUCTURE
5020.201	FIRE HYDRANT ASSEMBLY
6010.512	CIRCULAR AREA INTAKE (SW-512)
6010.604	CASTINGS FOR AREA INTAKE (SW-604)
7010.101	JOINTS
7010.102	PCC CURB DETAILS
7010.901	PCC PAVEMENT JOINTING
7010.904	TYPICAL JOINTING LAYOUT
7030.101	CONCRETE DRIVEWAY, TYPE A
7080.101	PERMEABLE INTERLOCKING PAVERS
9040.102	FILTER BERM AND FILTER SOCK

PROJECT VICINITY MAP NOT TO SCALE



JOHNSON COUNTY, NORTH LIBERTY, IA

INDEX OF SHEETS

SHEET	TITLE
G1-0	COVER SHEET
C1-0	EXISTING SITE PLAN
C2-0	PROPOSED SITE PLAN
C3-0	GENERAL NOTES
C4-0	PHOTOMETRIC PLAN
C4-1	DETAILS
C4-2	DETAILS
L1-0	LANDSCAPING PLAN
A0-0	BUILDING NOTES
A1-0	ARCHITECTURAL
A1-1	COLOR ELEVATIONS
S1-0	STRUCTURAL PLAN
S1-2	SECTIONS

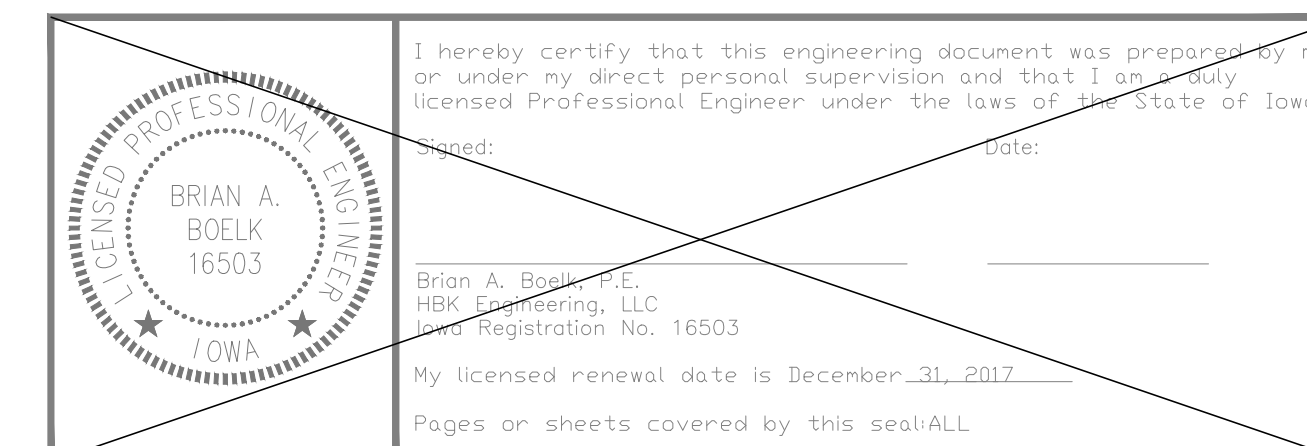
STANDARD LEGEND

	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	PROPOSED WATER SERVICE
	EXISTING OVERHEAD ELECTRIC
	SITE BOUNDARY
	ROW BOUNDARY
	EXISTING FENCE
	PROPOSED FENCE
	PERIMETER EROSION CONTROL MEASURES
	EASEMENT
	BUILDING
	INTAKE PROTECTION
	GRASS
	6" PCC
	PERMEABLE PAVERS
	EXISTING PCC DEMO
	FIRE HYDRANT
SPOT ELEVATION LABELS:	
TS:	TOP OF SLAB
TC:	TOP OF CURB
GU:	GUTTER

SURVEY CONTROL

CP	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP1	643448.116	2159369.729	778.17	CUT X ON SIDEWALK
CP2	643337.814	2159211.271	777.34	CUT X ON CURB
CP3	643349.219	2159134.016	775.52	CUT X ON DRIVEWAY
CP4	643445.295	2159060.626	773.70	CUT X ON SIDEWALK

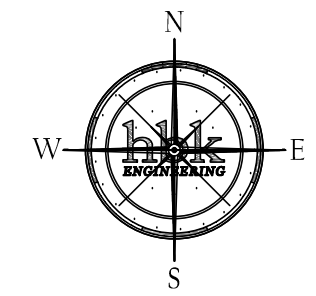
LOCATIONS SHOWN ON SHEET C2.0
DATUM:
NAD 83 IOWA STATE PLANE, SOUTH ZONE, US FOOT



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.

Brian A. Boelk, P.E.
HBK Engineering, LLC
Iowa Registration No. 16503

My licensed renewal date is December 31, 2017.
Pages or sheets covered by this seal: ALL



PROJECT NUMBER:
16-0941

PROJECT:
**J&A TAP
PROPOSED ADDITION
NORTH LIBERTY, IOWA**

ENGINEER:
**hbk
ENGINEERING**
HBK ENGINEERING, LLC
509 S. GILBERT ST.
IOWA CITY, IA 52240
PHONE: (319) 338-7557
FAX: (319) 358-2937
IOWA DEPARTMENT
OF LABOR
REGISTRATION
NO. 00527328
WWW.HBKENGINEERING.COM

OWNER:
**JOHN HRUBY
PO BOX 555
NORTH LIBERTY, IA
52317-0555
(319) 631-4000**

DEVELOPER:

ATTORNEY:

CONTRACTOR:
**WESSLING CONSTRUCTION
1822 CALIFORNIA AVENUE
IOWA CITY, IA 52240
(319) 351-7423**

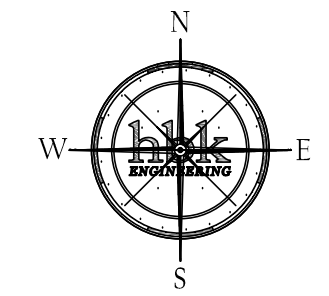
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DATE CREATED: **9/28/2016**

DRAWING LOG				
DATE	ISSUED FOR	DB	CB	
9/28/16	DESIGN	SPR	MDT	
9/31/16	PERMIT APPLICATION	SPR	MDT	
7/20/17	PLANNING REVIEW	SH	MDT	
7/31/17	PLANNING REVIEW	SH	MDT	
8/28/17	PLANNING REVIEW	SPR	MDT	

PROJECT MANAGER:
MICHAEL THOMAS

SHEET:
G1-0





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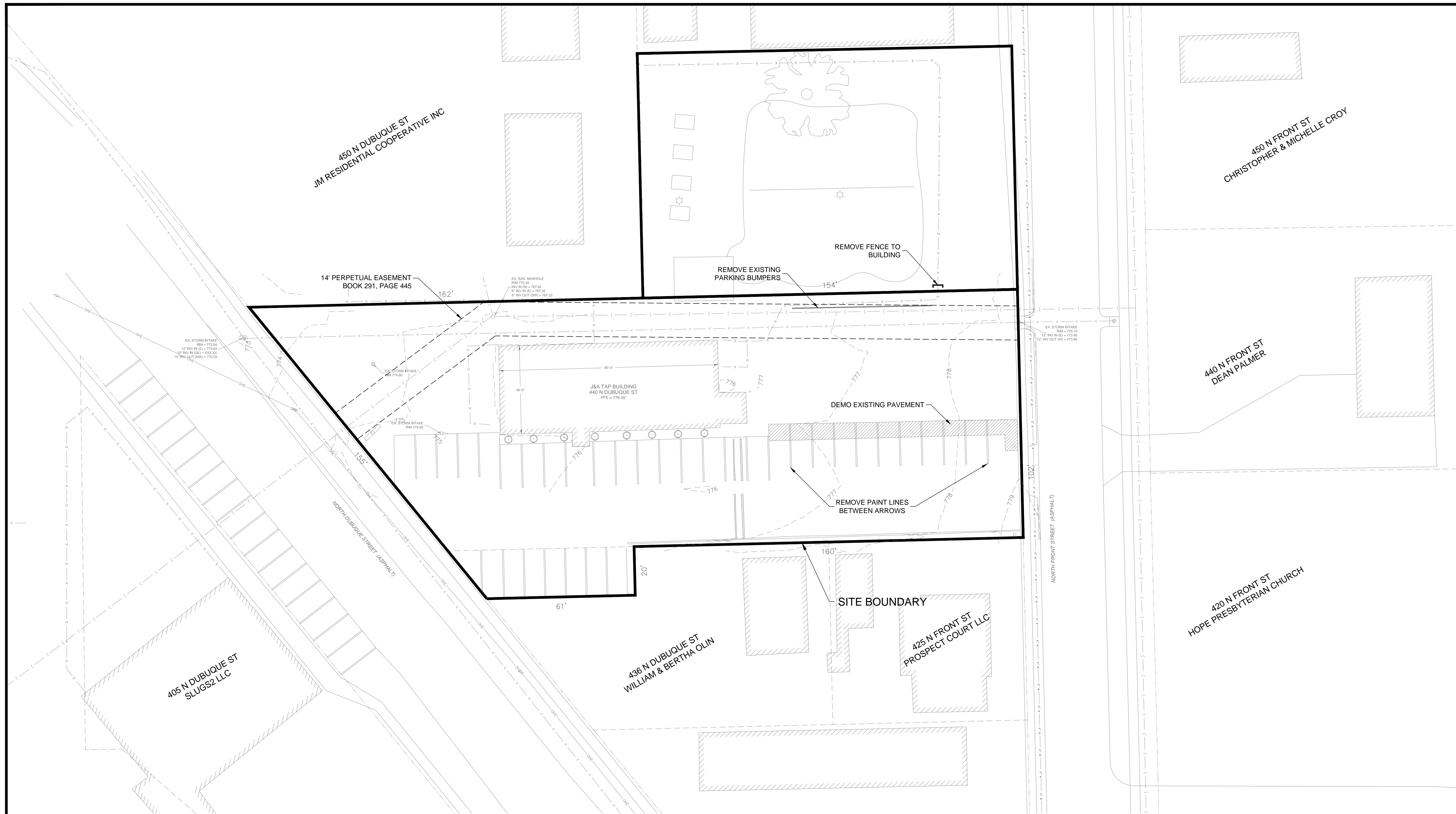
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MICHAEL THOMAS

SHEET:
C1-0

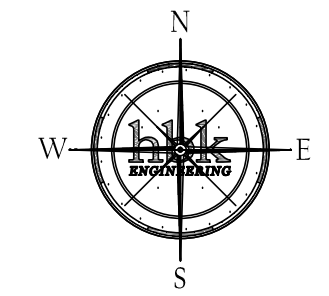


1
C1.0 **EXISTING SITE PLAN**
SCALE: 1" = 20'-0"



AREA CALCULATIONS
TOTAL EXISTING AREA - 29,558 SF (0.68 AC) (100.0%)
EXISTING UNPAVED AREA - 7,202 SF (0.17 AC) (24.4%)
EXISTING BUILDING AREA - 3,382 SF (0.08 AC) (11.4%)
EXISTING PAVED & GRAVEL AREA - 18,974 SF (0.44 AC) (64.2%)

LOT INFORMATION
ROOF AREA: 3525 SF
PAVED AREA: 11,292 SF
GRAVEL AREA: 5,805 SF
LANDSCAPED AREA: 7,835 SF
NORTH LOT AREA: 15,437 SF



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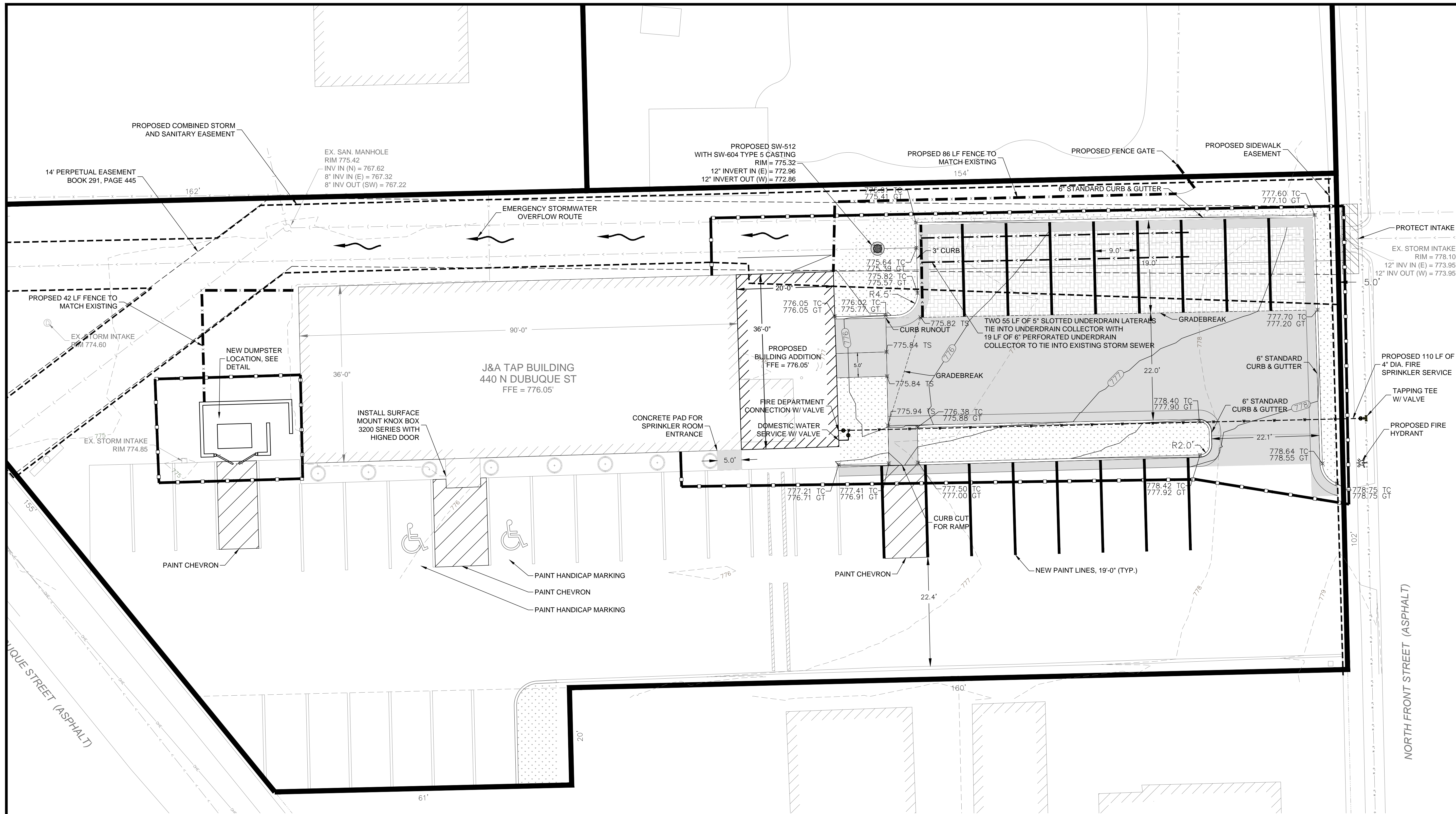
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PROJECT MANAGER:
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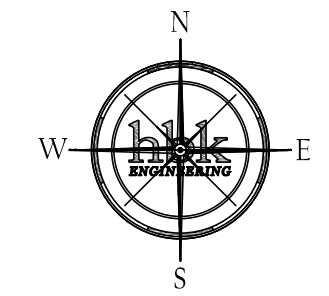
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 EXISTING BUILDING AREA - 3,382 SF (0.08 AC) (11.4%)
 EXISTING PAVED & GRAVEL AREA - 18,974 SF (0.44 AC) (64.2%)
 TOTAL PROPOSED AREA - 29,558 SF (0.68 AC) (100.0%)
 PROPOSED UNPAVED AREA - 9,191 SF (0.21 AC) (31.1%)
 PROPOSED BUILDING AREA - 3,960 SF (0.09 AC) (13.4%)
 PROPOSED PAVED & GRAVEL AREA - 15,077 SF (0.34 AC) (51.0%)
 PROPOSED PERMEABLE PAVERS - 1,330 SF (0.03 AC) (4.5%)
 TOTAL IMPERVIOUS AREA:
 14,647 + 3,960 = 18,607 / 4,000 SF/ERU = 4.65 ERU

1 PROPOSED SITE PLAN
 SCALE: 1" = 10'-0"

NOTES:
 1. ALL PARKING LOT AREAS ARE TO BE PAVED BY NO LATER THAN SPRING OF 2018.

LOT REQUIREMENTS (PER 169.1)
 FRONT YARD MINIMUM SETBACK: 10 FEET
 SIDE YARD MINIMUM SETBACK: 5 FEET
 REAR YARD MINIMUM SETBACK: 5 FEET

PARKING REQUIREMENTS (PER 169.1)
 RESTAURANT: 3960 SF. @ 1 PER 100 SF = 40 STALLS
 OFFICE: 720 SF @ 1 PER 200 SF = 4 STALLS
 TOTAL PARKING STALLS REQUIRED : 44 STALLS
 PARKING PROVIDED: 38 SPACES
 ADA SPACES PROVIDED: 2 SPACE



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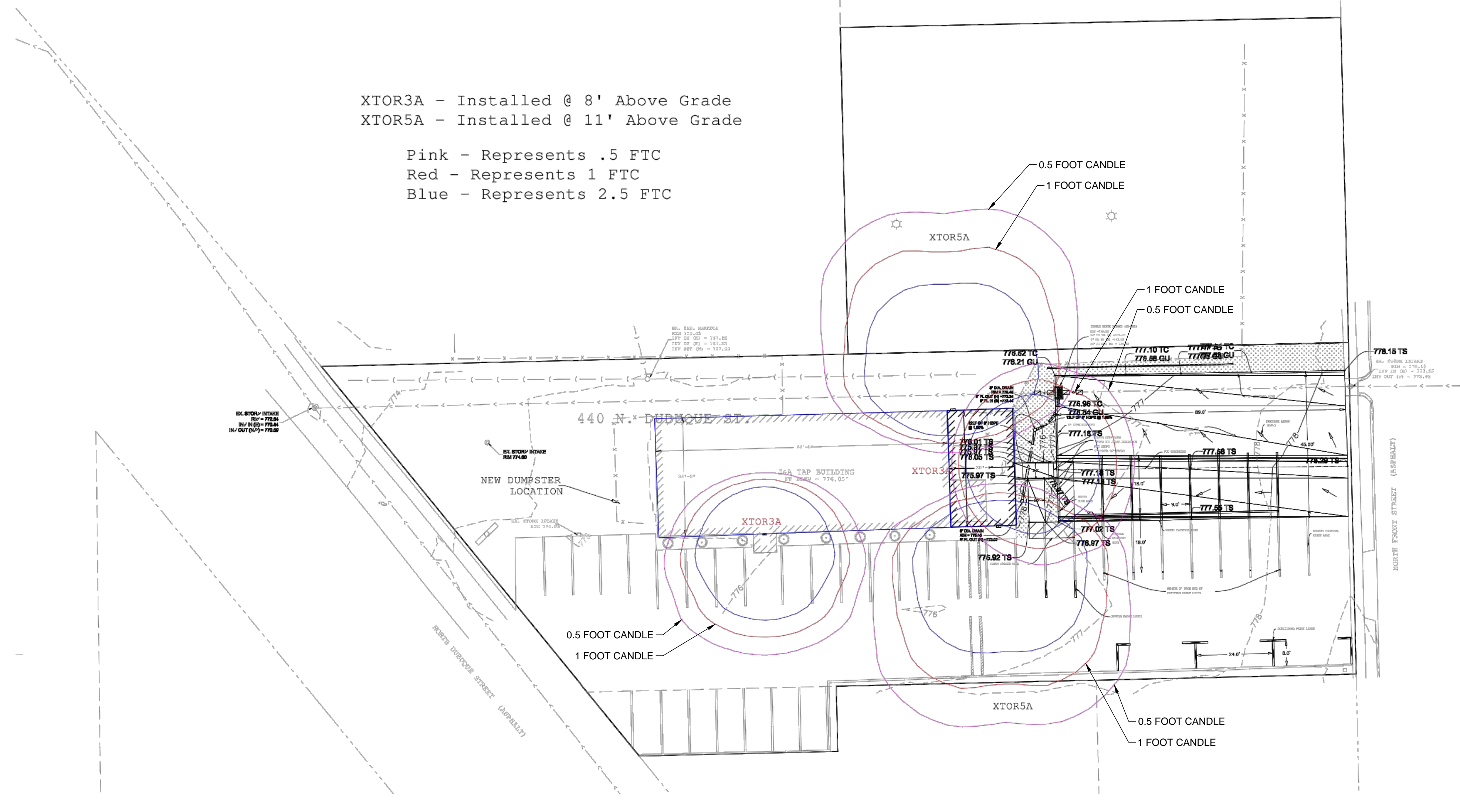
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PROJECT MANAGER:
MICHAEL THOMAS

SHEET:
C3-0



XTOR3A - Installed @ 8' Above Grade
XTOR5A - Installed @ 11' Above Grade

Pink - Represents .5 FTC
Red - Represents 1 FTC
Blue - Represents 2.5 FTC

1 PHOTOMETRIC PLAN
SCALE: N/A

Lumark

DESCRIPTION
The Night Falcon™ LED floodlight combines high-efficiency optics, superior thermal management and energy efficiency in a compact, durable design. The Night Falcon™ floodlight is a compact, precision engineered optic delivering superior uniformity and excellent distribution in the targeted application. Typical applications include area lighting for security, building facade lighting, access and egress lighting, in both commercial and residential applications. The Night Falcon™ is available in 100W and 150W versions for wall and pole mounting.

CONSTRUCTION
Heavy duty die cast aluminum housing, driver compartment and driver housing door. A separate driver compartment and external fins provide optimal thermal management. The die cast housing is powder coated for long life. The LED and driver fit the housing door as one piece. Access to the driver for maintenance is achieved with a removable driver door using a screwdriver. The driver is a 100W or 150W constant current LED driver. The driver is available in 100W and 150W versions. The driver is available in 100W and 150W versions. The driver is available in 100W and 150W versions.

OPTICAL
The LED driver is protected by a recessed stainless steel reflector that provides high efficiency illumination. Optics are precision engineered to provide uniformity and excellent distribution in the targeted application. The optics are precision engineered to provide uniformity and excellent distribution in the targeted application.

FINISH
The LED driver is protected by a recessed stainless steel reflector that provides high efficiency illumination. Optics are precision engineered to provide uniformity and excellent distribution in the targeted application.

WARRANTY
Five-year warranty.

ENERGY DATA
100W LED Floodlight
150W LED Floodlight

SHIPMENT DATA
Approximate Net Weight: 20 lbs. (9.07 kg)

1 NFLED-NIGHT FALCON
SCALE: N/A

Lumark

DESCRIPTION
The premium Crosstour™ MAXX LED Wall Pack Series of luminaires provides long-life architectural wall lighting, energy-efficient LEDs, the rugged die-cast aluminum construction, back-lit with secure lock housing, stainless steel hardware along with a precision engineered mounting arm. Crosstour™ MAXX LED wall packs are available in 40W and 70W versions. The Crosstour™ MAXX LED wall packs are available in 40W and 70W versions. The Crosstour™ MAXX LED wall packs are available in 40W and 70W versions.

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WARRANTY
Five-year warranty.

ENERGY DATA
40W LED Wall Pack
70W LED Wall Pack

SHIPMENT DATA
Approximate Net Weight: 20 lbs. (9.07 kg)

3 XTOR CROSSTOUR MAXX LED-BUILDING WALL PACK
SCALE: N/A

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) & THE CITY'S SUPPLEMENT REQUIREMENTS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- 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 SHOWN ON THIS DRAWING.
- NOTIFY UTILITY COMPANIES WHOSE FACILITIES ARE SHOWN ON THE PLANS OR KNOWN TO BE WITHIN CONSTRUCTION LIMITS OF THE SCHEDULE PRIOR TO EACH STAGE OF CONSTRUCTION.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION.
- IOWA CODE 480, UNDERGROUND FACILITIES INFORMATION, REQUIRES VERBAL NOTICE TO IOWA ONE-CALL 1-800-292-8989, NOT LESS THAN 48 HOURS BEFORE EXCAVATING, EXCLUDING WEEKENDS AND HOLIDAYS.
- NOTIFY THE APPROPRIATE GOVERNING AUTHORITY 48 - 72 HOURS PRIOR TO BEGINNING CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY. THE CITY OF SHALL BE THE PUBLIC AGENCY RESPONSIBLE FOR INSPECTION DURING CONSTRUCTION OF THE PUBLIC PORTIONS OF THE PROJECT.
- NO WORK SHALL BE PERFORMED BEYOND THE PROJECT LIMITS WITHOUT PRIOR AUTHORIZATION FROM THE OWNER OR OWNER'S REPRESENTATIVE.
- 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.
- ADJUST ALL VALVES, MANHOLES, CASTINGS, GAS VENTS, ETC., TO MATCH THE NEW SURFACE. ADJUSTMENT SHALL BE COORDINATED WITH THE UTILITY COMPANIES AND THE COST FOR ALL ADJUSTMENTS SHALL BE INCIDENTAL TO THE CONSTRUCTION. AT NO ADDITIONAL COST TO THE OWNER, REPAIR ANY DAMAGE TO SAID STRUCTURES AND APPURTENANCES THAT OCCUR DURING CONSTRUCTION.
- REPLACE ANY PROPERTY MONUMENTS REMOVED OR DESTROYED BY CONSTRUCTION. MONUMENTS SHALL BE SET BY A LAND SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF IOWA.

GRADING NOTES

- STRIP EXISTING VEGETATION WITHIN THE GRADING LIMITS AND AREAS TO RECEIVE FILL. STOCKPILE ON-SITE FOR REUSE IF SUITABLE.
- PROOF ROLL ALL FILL AREAS TO IDENTIFY SOFT OR DISTURBED AREAS IN THE SUBGRADE. ALL UNSUITABLE MATERIAL IDENTIFIED SHALL BE REMOVED AND RECOMPACTED. PROOFROLL WITH 25 TON MINIMUM GROSS VEHICLE WEIGHT.
- REMOVE AND RECOMPACT AREAS OF SUBGRADE WHICH ARE SOFT OR UNSTABLE TO MEET SPECIFIED LIMITS FOR DENSITY AND MOISTURE CONTENT.
- SCARIFY EXISTING SUBGRADE TO A DEPTH OF 12 INCHES AND RECOMPACT TO 98% OF STANDARD PROCTOR DENSITY (ASTM D698) PRIOR TO PLACEMENT OF FILL.
- DO NOT PLACE, SPREAD, OR COMPACT ANY FILL MATERIAL DURING UNFAVORABLE WEATHER CONDITIONS AND DO NOT RESUME COMPACTION OPERATIONS UNTIL MOISTURE CONTENT AND DENSITY OF IN-PLACE FILL MATERIAL ARE WITHIN SPECIFIED LIMITS.
- PLACE FILL MATERIAL IN 9" MAXIMUM LIFTS.
- FILLS PLACED BELOW LAWN AREAS SHALL BE COMPACTED TO 90% OF MATERIALS MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D698).
- SCARIFY SUBGRADE TO DEPTH OF 3 INCHES WHERE TOPSOIL IS SCHEDULED. SCARIFY AREAS WHERE EQUIPMENT USED FOR HAULING AND SPREADING TOPSOIL HAS CAUSED COMPACTED SUBSOIL.
- FILL MATERIAL OBTAINED FROM OFF-SITE SOURCES SHALL BE SOIL OR SOIL AND ROCK MIXTURE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES. IT SHALL CONTAIN NO ROCKS OR LUMPS OF 6 INCHES IN GREATEST DIMENSION AND NOT MORE THAN 15% OF THE ROCKS OR LUMPS SHALL BE LARGER THAN 2-1/2 INCHES IN GREATEST DIMENSION.
- SCARIFY AND RECOMPACT THE TOP 9" OF SUBGRADE IN ALL CUT AREAS AFTER ROUGH GRADING IS COMPLETED. COMPACT THE ENTIRE PAVING SUBGRADE TO 98% STANDARD PROCTOR DRY DENSITY TO WITHIN 1.0' OF FINAL SUBGRADE. THE FINAL 1.0' OF FILL TO BE COMPACTED TO 98% STANDARD PROCTOR DRY DENSITY (ASTM D698).
- IN AREAS TO RECEIVE ADDITIONAL FILL OVER EXISTING FILL MATERIALS, REMOVE TOP 12" OF MATERIAL AND SCARIFY AND RECOMPACT THE NEXT 9" OF RESULTING SUBGRADE. COMPACT RESULTING SUBGRADE TO 95% STANDARD PROCTOR DRY DENSITY. SUBSEQUENT FILL TO BE COMPACTED TO 98% STANDARD PROCTOR DRY DENSITY TO WITHIN 1.0' OF FINAL SUBGRADE. THE FINAL 1.0' OF FILL TO BE COMPACTED TO 98% STANDARD PROCTOR DRY DENSITY (ASTM D698).
- FINISH CONTOURS SHOWN ARE TO TOP OF FINISHED GRADE OR TO TOP OF TOPSOIL.

EROSION CONTROL NOTES

- THE CONTRACTOR SHALL PROVIDE TEMPORARY EROSION CONTROL, SEDIMENT, AND DUST CONTROL IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROJECT'S STORM WATER POLLUTION PREVENTION PLAN AND THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL INCORPORATE ALL EROSION CONTROL FEATURES INTO THE PROJECT PRIOR TO DISTURBING THE SOIL.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES A MINIMUM OF ONCE PER WEEK AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 1/2" OR MORE. IF A CONTROL MEASURE HAS BEEN REDUCED IN CAPACITY BY 50% OR MORE, THE CONTRACTOR SHALL RESTORE SUCH FEATURES TO THEIR ORIGINAL CONDITION IMMEDIATELY, WEATHER PERMITTING.
- ERECT SILT FENCE AS SHOWN ON THE PLANS TO LIMIT LOSS OF MATERIAL FROM THE SITE. DEVICES TO REMAIN IN PLACE AND TO BE MAINTAINED UNTIL A PERMANENT GROUND COVER IS ESTABLISHED.
- MINIMIZE SOIL EROSION BY MAINTAINING ALL EXISTING VEGETATIVE GROWTH WITHIN THE GRADING LIMITS FOR AS LONG AS PRACTICAL.
- INSTALL A SILT FENCE AROUND ALL STOCKPILED TOPSOIL.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY SEEDING FOR ALL AREAS THAT ARE DISTURBED AND OPERATIONS WILL NOT COMMENCE OR PERMANENT SEEDING WILL NOT BE COMPLETED IN LESS THAN 14 DAYS.
- SEQUENCE OF EROSION AND SEDIMENT CONTROL EVENTS:
 - INSTALL INLET PROTECTION AROUND EXISTING INTAKES AS INDICATED ON THE SITE CONSTRUCTION PLAN. USE THESE LOW AREAS AS SEDIMENT BASINS DURING CONSTRUCTION.
 - INSTALL PERIMETER SILT FENCE AS INDICATED ON THE SITE CONSTRUCTION PLAN.
 - INSTALL SILT FENCE AROUND ANY TOPSOIL OR EXCESS SOIL STOCKPILES. APPLY TEMPORARY SEEDING TO ALL TOPSOIL OR EXCESS SOIL STOCKPILES.
 - INSTALL STONE SUBBASE ON STREET AREAS FOLLOWING COMPLETION OF GRADING.
 - APPLY TEMPORARY SEEDING TO ALL DENuded AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR 14 DAYS OR MORE. FERTILIZE AND LIME IF NEEDED. APPLY MULCH ON SLOPES GREATER THAN 4:1 (HORIZONTAL-VERTICAL).
 - DESTROY TEMPORARY SEEDING AND APPLY PERMANENT SEEDING TO ALL DISTURBED AREAS NOT TO BE HARD SURFACED. FERTILIZE AND MULCH PERMANENT SEEDING AS REQUIRED. APPLY MULCH AT 1.5 TO 2.0 TONS PER ACRE ON SLOPES GREATER THAN 4:1.
 - WHEN CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED WITH PERMANENT SEEDING, REMOVE ACCUMULATED SEDIMENT FROM ANY SEDIMENT BASINS, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVALS.

SITE PREPARATION NOTES

- PROTECT ADJACENT PROPERTY DURING DEMOLITION.
- DEMOLITION LIMIT LINE IS THE EXISTING PROPERTY LINE UNLESS NOTED OTHERWISE.
- MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.
- PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIAL (EXCAVATED MATERIAL OR BROKEN CONCRETE) WHICH IS NOT DESIRABLE TO BE INCORPORATED INTO THE WORK INVOLVED ON THIS PROJECT. NO PAYMENT FOR OVERHAUL WILL BE ALLOWED FOR MATERIAL HAULED TO THESE SITES. NO MATERIAL SHALL BE PLACED WITHIN THE EASEMENTS, UNLESS SPECIFICALLY STATED IN THE PLANS OR APPROVED BY THE ENGINEER. DISPOSAL SITES MUST BE APPROVED BY THE ENGINEER. CONTRACTOR SHALL APPLY NECESSARY MOISTURE TO THE CONSTRUCTION AREA AND TEMPORARY HAIL ROADS TO PREVENT THE SPREAD OF DUST. OFF-SITE DISPOSAL SHALL BE IN ACCORDANCE WITH THE APPLICABLE GOVERNMENTAL REGULATIONS.
- KEEP ADJACENT PUBLIC STREETS FREE FROM SOIL AND DEBRIS GENERATED BY THE PROJECT. CLEAN SOIL AND DEBRIS FROM THE ADJACENT STREETS ON A DAILY BASIS.
- DURING CONSTRUCTION, CONTROL DUST SPREADING FROM ALL WORK AND STAGING AREAS.
- REMOVAL OR ABANDONMENT OF PUBLIC UTILITIES SHALL BE FULLY COORDINATED WITH APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
- ANY EXISTING FACILITIES (CURBS, PAVEMENT, UTILITIES, ETC.) THAT THE CONTRACTOR'S OPERATIONS DAMAGE SHALL BE REPAIRED BY THAT CONTRACTOR AT HIS/HER COST.
- REMOVE ALL DESIGNATED STREETS, DRIVEWAYS, ETC. IN THEIR ENTIRETY. BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 98% STANDARD PROCTOR DRY DENSITY (ASTM D698).
- 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, CUTTERS AND SIDEWALKS SHALL BE REMOVED A MINIMUM OF TWO FEET BEYOND THE EDGE OF THE TRENCH CUT AND TO THE NEAREST JOINT.
- SAWCUT EDGES OF PAVEMENT FULL DEPTH PRIOR TO REMOVAL TO PREVENT DAMAGE TO ADJACENT SLABS AND FIXTURES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING CONCRETE STRUCTURES ON THE SITE AS SHOWN ON THE PLANS. THE REMOVAL INCLUDES DRIVEWAYS, CURB AND GUTTER, SIDEWALK, AND BASEMENT FOUNDATION FOOTINGS, FLOOR AND WALLS. THE REMOVAL ALSO INCLUDES STORM SEWER INTAKES AND PIPE AS SHOWN ON THE PLANS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT TREES AND SHRUBS NOTED ON THE PLANS TO REMAIN IN PROJECT AREA FROM DAMAGE DUE TO CONSTRUCTION ACTIVITY. PROTECTION INCLUDES, BUT IS NOT LIMITED TO, CONSTRUCTION FENCING AROUND THE DRIP LINE OF TREES AND PROHIBITING VEHICLE TRAFFIC WITHIN THE DRIP LINE OF TREES.
- REMOVAL AND DISPOSAL OF EXISTING TREES AND SHRUBS WITHIN CONSTRUCTION LIMITS SHALL BE INCIDENTAL TO THE GRADING PORTION OF THE PROJECT. STUMPS ARE TO BE GROUND TO TWO FEET BELOW FINISHED GRADE.
- 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 PROPOSED METHOD. THE LOCATION OF THE FIELD TILE SHALL BE RECORDED ON THE CONSTRUCTION RECORD DOCUMENTS.
 - CONNECT TILE TO THE NEAREST STORM SEWER.

EXISTING FIELD TILE LINES ENCOUNTERED IN THIS PROJECT SHALL BE REPAIRED BY THE CONTRACTOR IN ONE OF THE FOLLOWING WAYS:

- CONNECT TILE TO THE NEAREST STORM SEWER.

STORM SEWER NOTES

- RCP STORM SEWER SHALL BE CLASS III REINFORCED CONCRETE PIPE (RCP) TO DEPTH OF COVER UP TO 12' CONFORMING TO ASTM C76 OR AASHTO M170.
- RCP STORM SEWER SHALL BE CONSTRUCTED WITH CLASS R-1 BEDDING.
- RCP STORM SEWERS SHALL BE CONSTRUCTED WITH GASKETED PIPE.
- STORM SEWERS UNDER AND WITHIN 5-FT OF CONCRETE PAVING SHALL BE BACKFILLED WITH GRANULAR BACKFILL TO BOTTOM OF SUBGRADE ELEVATION. STORM SEWERS UNDER PERVIOUS PAVERS SHALL BE BACKFILLED WITH POROUS BACKFILL TO BOTTOM OF STORAGE AGGREGATE LAYER. STORM SEWERS IN ALL OTHER CONDITIONS SHALL BE BACKFILLED WITH SUITABLE NATIVE MATERIAL.
- HIGH DENSITY POLYETHYLENE PIPE (HDPE) SHALL BE CORRUGATED WITH INTEGRALLY FORMED SMOOTH INTERIOR MEETING THE REQUIREMENTS OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) SECTION 4020.
- THE CONTRACTOR MAY SUBSTITUTE POLYVINYL CHLORIDE (PVC) PIPE WHERE HDPE PIPE IS SPECIFIED IN THE CONSTRUCTION DOCUMENTS SO LONG AS APPROVAL IS RECEIVED FROM THE ENGINEER. PVC PIPE SHALL COMPLY WITH SUDAS SECTION 4020.
- HDPE AND PVC STORM SEWER SHALL BE CONSTRUCTED WITH CLASS F-3 BEDDING.
- STORM SEWER LINES SHALL BE A MINIMUM OF 10' FROM WATER LINES RUNNING PARALLEL. AT CROSSINGS, A MINIMUM 18" SEPARATION MUST BE PROVIDED.
- ALL LINE AND GRADE CONTROL WILL BE DONE USING A LASER, WITH GRADE CHECKS AT 25 FEET, 50 FEET, AND THEN EVERY 100' BETWEEN MANHOLES.
- THE CONTRACTOR WILL BE REQUIRED TO MAINTAIN A RECORD DRAWING SET SHOWING LOCATIONS OF ALL STORM SEWER CONSTRUCTION. THE RECORD DRAWING SET WILL BE PROVIDED TO THE OWNER.
- CONNECT ROOF DRAINS/DOWNSPOUTS TO ADJACENT STORM SEWER.

SANITARY SEWER

- SANITARY SEWER CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS).
- SANITARY SEWER MAINS SHALL BE PVC SDR26. CLASS F-3 BEDDING SHALL BE USED FOR SANITARY SEWER CONSTRUCTION PER SUDAS 3010.103.
- SANITARY SEWER SERVICE PIPE AND FITTINGS SHALL BE SDR 23.5 POLYVINYL CHLORIDE (PVC) PER SECTION 4010 OF SUDAS. REFER TO PLAN FOR SERVICE SIZE. MAINTAIN 36" HORIZONTAL SEPARATION BETWEEN WATER AND SEWER SERVICES. THE ENDS OF THE SANITARY SEWER SERVICE LINES SHALL BE MARKED WITH 4X4 POSTS PAINTED GREEN.
- SANITARY SEWERS UNDER AND WITHIN 5-FT OF CONCRETE PAVING SHALL BE BACKFILLED WITH GRANULAR MATERIAL COMPACTED TO AT LEAST 65% RELATIVE DENSITY. SUITABLE NATIVE MATERIALS COMPACTED TO 90% STANDARD PROCTOR DENSITY MAY BE USED FOR TRENCH BACKFILL FOR SANITARY SEWERS AND SERVICES OUTSIDE OF PAVING LIMITS.
- CONTRACTOR SHALL PROVIDE TRENCH COMPACTION TESTING FOR SANITARY SEWER MAINS AND SERVICES WITH THE RIGHT-OF-WAY. TRENCH COMPACTION TESTING SHALL BE IN ACCORDANCE WITH SUDAS SECTION 3010-3.06. PROVIDE COMPACTION TESTING RECORDS TO THE CITY OF NORTH LIBERTY.

UTILITY NOTES

- ** ALL PERMITS SHALL BE SECURED AND FEES SHALL BE PAID PRIOR TO START OF CONSTRUCTION **
- WATER MAIN PIPE MATERIAL SHALL BE PVC C900 PER SUDAS SECTION 5010, 2.01, A. REFER TO PLANS FOR SIZES.
 - WATER SERVICE PIPE MATERIAL SHALL COMPLY WITH SUDAS SECTION 5010.2.07. REFER TO PLANS FOR SIZES.
 - BEDDING FOR WATER MAIN AND SERVICES SHALL BE CLASS P-3 PER SUDAS 3010.104.
 - BACKFILL WATER MAIN AND SERVICES UNDER AND WITHIN 5' OF PAVEMENT WITH GRANULAR BACKFILL MATERIAL COMPACTED TO AT LEAST 65% RELATIVE DENSITY. SUITABLE NATIVE MATERIALS COMPACTED TO 90% STANDARD PROCTOR DENSITY MAY BE USED FOR TRENCH BACKFILL FOR WATER MAIN AND SERVICES OUTSIDE OF PAVING LIMITS.
 - MAINTAIN 36" HORIZONTAL SEPARATION BETWEEN WATER SERVICES AND SEWER SERVICES. THE ENDS OF WATER SERVICE LINES SHALL BE MARKED WITH 4X4 POSTS PAINTED BLUE.
 - THE CITY OF NORTH LIBERTY SHALL OPERATE ALL EXISTING SYSTEM VALVES AND THE CONTRACTOR AND CITY SHALL COORDINATE ANY SHUT DOWNS OF THE EXISTING SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAPS, FILLING AND FLUSHING NEW MAINS, AND ALL REQUIRED SAMPLING. DISPOSAL OF HIGHLY CHLORINATED WATER SHALL BE IN COMPLIANCE WITH LOCAL, STATE & FEDERAL CODES.
 - TRACER WIRE IS REQUIRED ON ALL PRIVATE AND PUBLIC WATER MAIN 3 INCHES IN DIAMETER OR LARGER. HOLES IN VALVE BOXES FOR TRACER WIRE MUST BE DRILLED.
 - UNLESS SPECIFICALLY APPROVED OTHERWISE, ALL TAPS 4-INCH OR LARGER ARE TO BE LIVE TAPS USING AN APPROVED TAPPING SLEEVE OR SADDLE AND VALVE.
 - WATER MAINS AND LARGE SERVICES (3" OR LARGER) OVER 20 FEET IN LENGTH ARE REQUIRED TO BE DISINFECTED, FLUSHED, FILLED AND PRESSURE TESTED. PRESSURE / LEAKAGE TESTS ARE CONDUCTED AT 150 PSI UNDER THE DIRECTION OF THE HIWATHA WATER DEPARTMENT.
 - ALL WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C 651. NO WATER MAIN SHALL BE PLACED INTO SERVICE UNTIL ALL SAMPLES HAVE PASSED BACTERIOLOGICAL TESTS.
 - THE MINIMUM DEPTH OF BURY FOR WATER MAIN AND SERVICES SHALL BE OF 5-FEET.
 - CONCRETE THRUST BLOCKS SHALL BE INSTALLED AT ALL HYDRANTS, BENDS, VALVES, CROSSES, TEES, CHANGES IN PIPE ELEVATION, AND OTHER AREAS SUBJECT TO THRUST FORCES DURING OPERATION OF THE WATER SYSTEM. THRUST BLOCKS TO COMPLY WITH SUDAS FIGURE 5010.101. NO BOLTS SHALL COME IN CONTACT WITH CONCRETE THRUST BLOCK. POLYETHYLENE WRAP SHOULD BE WRAPPED AROUND THE PIPE, INCLUDING BOLT CIRCLE, PRIOR TO PLACING CONCRETE.
 - WHERE WATER MAIN AND SANITARY SEWERS CROSS, ONE FULL (20 FOOT) LENGTH OF WATER MAIN SHOULD BE CENTERED OVER THE SANITARY SEWER, AND THE VERTICAL DISTANCE SHOULD BE MAINTAINED 18 INCHES OR GREATER. WHERE WATER LINES AND SEWERS CROSS AND THE MINIMUM CLEARANCE CANNOT BE MAINTAINED, THE SEWER MUST BE CONSTRUCTED AT WATER MAIN GRADE. AWWA C-900 SDR-18 PVC OR DUCTILE IRON PIPE WITH COMPRESSION FITTINGS OR MECHANICAL JOINTS IF WITHIN 10 FEET OF THE WATER MAIN.
 - VERIFY THE ELEVATION OF POSSIBLE CONFLICTING UTILITIES PRIOR TO CONSTRUCTING PROPOSED WATER MAINS, SANITARY SEWERS, STORM SEWERS, ETC. ANY CONFLICTS MUST IMMEDIATELY BE BROUGHT TO THE ENGINEER'S ATTENTION.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION.
 - PROTECT EXISTING UTILITIES DURING CONSTRUCTION.
 - ADJUST ALL VALVES, MANHOLES, CASTINGS, GAS VENTS, ETC. TO MATCH THE NEW SURFACE. ADJUSTMENT SHALL BE COORDINATED WITH THE UTILITY COMPANIES AND THE COST FOR ALL ADJUSTMENTS SHALL BE INCIDENTAL TO THE CONSTRUCTION. AT NO ADDITIONAL COST TO THE OWNER, REPAIR ANY DAMAGE TO SAID STRUCTURES AND APPURTENANCES THAT OCCUR DURING CONSTRUCTION.
 - THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN AS-BUILTS REGARDING ASPECTS OF THE PROJECT WHICH DIFFER FROM THE CONTRACT DOCUMENTS. THIS INCLUDES BOTH EXISTING FACILITIES ENCOUNTERED AND PROPOSED FACILITIES CONSTRUCTED. THE INFORMATION SHALL INCLUDE LOCATION, DIMENSION AND MATERIAL DATA. THE LOCATION OF UNDERGROUND FACILITIES SHALL BE NOTED IF THEY DIFFER FROM THE PLANS BY MORE THAN 2 FEET HORIZONTALLY AND 0.5 FEET VERTICALLY OR ARE NOT SHOWN. FACILITIES CONSTRUCTED OR ENCOUNTERED ABOVE GROUND SHALL BE NOTED IF THEY DIFFER FROM THE PLANS BY MORE THAN 1 FOOT HORIZONTALLY AND 0.25 FEET VERTICALLY.
 - ALL FIRE HYDRANTS SHALL INCLUDE TEE AND EXTENSION PIPE (OR REDUCER WHEN APPLICABLE). ASSEMBLIES SHALL ALSO INCLUDE 6" GATE VALVE FOR ALL FIRE HYDRANTS. SEE FIGURE 5020.201.
 - PIPE LENGTHS FOR ALL UTILITIES ARE GIVEN FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. PIPE LENGTHS FOR WATER MAIN ARE MEASURED BETWEEN ELBOWS, CROSSES, OR TEES (INCLUDING FH TEES).
 - CONTRACTOR MAY DEFLECT WATER MAIN PER MANUFACTURER'S SPECIFICATIONS FOR HORIZONTAL DEFLECTION. PIPE DEFLECTION IS NOT ALLOWED FOR VERTICAL DEFLECTIONS. CONTRACTOR SHALL USE DUCTILE IRON FITTINGS WITH MECHANICAL RESTRAINED JOINTS AS NECESSARY. ALL BENDS, TEES, ETC. SHALL HAVE ADEQUATE AND APPROPRIATE JOINT RESTRAINTS AND THRUST BLOCKS.
 - PRIOR TO WATERMAIN INSTALLATION, THE PROPERTY CORNERS MUST BE LOCATED AND ALL BENDS MUST BE STAKED WITH STATIONINGS AND OFFSETS AT PLAN LOCATION.
 - CONTRACTOR SHALL CONTACT THE CITY OF NORTH LIBERTY WATER DEPARTMENT TO COORDINATE CONNECTION TO DOMESTIC WATER SYSTEM.
 - CONSTRUCTION OF PUBLIC AND PRIVATE WATER SYSTEM IMPROVEMENTS REQUIRES AN APPROVED PLAN SET ON FILE WITH THE CITY OF NORTH LIBERTY.
 - ON SITE INSPECTION OF WATER MAIN INSTALLATION WILL BE PROVIDED BY THE INSPECTION DEPARTMENT.
 - THE CONTRACTOR IS RESPONSIBLE TO CONTACT IOWA ONE-CALL 1-800-292-8989 PRIOR TO EXCAVATION.
 - WATER MAIN MATERIALS, INSTALLATION AND TESTING MUST COMPLY WITH THE STATEWIDE URBAN DESIGN STANDARDS AND SPECIFICATIONS (SUDAS). THIS APPLIES TO BOTH PUBLIC AND PRIVATE WATER MAINS AND LARGE SERVICE LINES (3" OR LARGER) ON THE DISTRIBUTION SIDE OF THE METER. CONTRACTOR SHALL FURNISH AND INSTALL HYDRANTS AND VALVES IN COMPLIANCE WITH SUDAS.
 - CONTRACTOR SHALL OBTAIN APPROVAL FROM THE CITY OF NORTH LIBERTY FOR ANY VARIANCE FROM THE APPROVED PLAN.

PERMEABLE INTERLOCKING PAVERS

- PERMEABLE INTERLOCKING PAVERS SHALL BE INSTALLED IN ACCORDANCE WITH SUDAS SECTION 7080 AND INFORMATION CONTAINED WITHIN THE PLAN. REFER TO C3-0 FOR TYPICAL SECTION AND MATERIALS.
- CONTRACTOR SHALL PROTECT PAVEMENT INSTALLATION FROM DEBRIS, SOILS, AND OTHER MATERIALS THAT MAY CLOG SURFACE AND REDUCE INFILTRATION CAPABILITIES.
- CONTRACTOR SHALL CLEAN PERMEABLE PAVERS AT COMPLETION OF PROJECT.

AS-BUILT CERTIFICATION

- OWNER IS RESPONSIBLE FOR PROVIDING THE CITY OF NORTH LIBERTY AS-BUILT PLANS OF THE STORM WATER MANAGEMENT FACILITIES INCLUDING CERTIFICATION BY A PROFESSIONAL ENGINEER THAT THE FACILITIES WERE INSTALLED PROPERLY AND FUNCTION PROPERLY.

PAVEMENT GENERAL NOTES

- ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
- ALL DIMENSIONS TO BACK-OF-CURB UNLESS NOTED OTHERWISE.
- REMOVE AND REPLACE OR RESTORE ALL STREET SIGNS, PAVEMENT MARKINGS, SIDEWALK LAMPS, SIDEWALKS, STEPS, LANDSCAPE STRUCTURES, CURB AND GUTTER, STREETS, DRIVES AND ALL OTHER SURFACE STRUCTURES REMOVED OR OTHERWISE DAMAGED DURING THE COURSE OF THE WORK. SIDEWALKS SHALL BE REMOVED AND REPLACED TO NEAREST JOINT BEYOND CONSTRUCTION AREA.
- COMPACT SUBGRADE BENEATH PAVEMENTS IN ACCORDANCE WITH GRADING NOTES.
- GRANULAR SUBBASE FOR PAVEMENTS SHALL MEET THE LIMITS OF GRADUATION NO. 14 (MODIFIED SUBBASE) PER IOWA DOT STANDARD SPECIFICATION FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4123, UNLESS STATE OTHERWISE.
- PROOF-ROLL SUBGRADE PER SECTION 2115. REMOVE AND REPLACE UNSTABLE AREAS WITH SUITABLE COMPACTED MATERIAL.
- ALL CURB AND GUTTER IS 6" STANDARD CURB UNLESS STATED OTHERWISE.

PCC PAVEMENT NOTES

- PCC PAVING THICKNESS SHALL BE 6" THICK ON 6" GRANULAR SUBBASE UNLESS STATED OTHERWISE.
- MATERIALS AND CONSTRUCTION FOR PORTLAND CEMENT CONCRETE PAVEMENTS SHALL MEET THE REQUIREMENT OF IOWA DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, LATEST REVISION, SECTION 2301. THE PARAGRAPHS FOR MEASUREMENT AND PAYMENT SHALL NOT APPLY.
- MINIMUM 28-DAY COMPRESSIVE STRENGTH FOR CONCRETE USED FOR PAVEMENTS SHALL BE 4000 PSI. CONCRETE SHALL BE C-3 OR C-4 WITH TYPE 1 CEMENT. AIR CONTENT SHALL BE 5-12% ± 1.5% COARSE AGGREGATE. 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.
- JOINT SEALER SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4136 FOR HOT POURED JOINT SEALER.
- CURING COMPOUND (WHITE, DARK OR CLEAR) SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR SECTION 4105. APPLICATION METHOD AND CURE SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 2301.19.
- FLYASH PER IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4108 MAY BE SUBSTITUTED FOR CEMENT AT THE RATES SPECIFIED IN SECTION 2301.04E AFTER NOTIFICATION AND AUTHORIZATION BY THE OWNER'S REPRESENTATIVE.
- PAVEMENT TIE BARS AND DOWEL BARS SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4151.03B.
- CURBS SHALL BE CAST INTEGRAL WITH CONCRETE PAVEMENT UNLESS NOTED OTHERWISE. EDGES SHALL BE ROUNDED BUT NOT ROLLED.
- 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 SPACING SHALL BE AT 5 FEET MAXIMUM CENTERS FOR 5 FEET WIDE WALKS. PLACE EXPANSION JOINTS WHERE WALK MEETS OTHER WALKS, BACK OF CURBS, FITTURES, OR OTHER STRUCTURES, AND AT INTERVALS NOT EXCEEDING 50 FEET. SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% DRAINING TOWARDS BACK OF CURB, UNLESS OTHERWISE NOTED.
- 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. JOINTS AT THESE LOCATIONS SHALL BE SEALED WITH A SELF-LEVELING POLYURETHANE SUCH AS SONALASTIC SL-1 OR APPROVED EQUAL.
- CONSTRUCT 1" EXPANSION JOINTS ON PCC CURB AT ALL ENDS OF RETURN RADI.

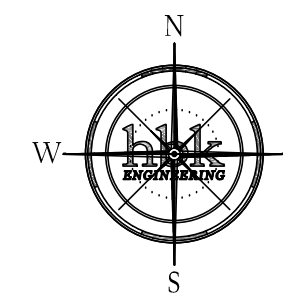
SURFACE RESTORATION NOTES

- SOIL QUALITY RESTORATION AS OUTLINED BELOW SHALL BE UTILIZED FOR ALL LANDSCAPE AND LAWN AREAS DISTURBED BY GRADING OR CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL VERIFY EXISTING TOPSOIL MEETS THE FOLLOWING CRITERIA:
 - TOPSOIL MUST HAVE AT LEAST 2% ORGANIC CONTENT AND LESS THAN 25% CLAY CONTENT
 - TOPSOIL MUST HAVE A BULK DENSITY OF NO MORE THAN 80 POUNDS PER CUBIC FOOT
 - TOPSOIL MUST HAVE A PENETROMETER READING OF NO GREATER THAN 200 PSI TO A DEPTH OF AT LEAST 8 INCHES.
 - TOPSOIL MUST NOT BE HYDRIC.
- IF THE ONSITE TOPSOIL MEETS THE ABOVE CRITERIA, USE METHOD 4 PER CHAPTER 5, SECTION 6 OF THE IOWA STORM WATER MANAGEMENT MANUAL FOR SOIL QUALITY RESTORATION
 - SITE SOILS SHOULD BE STRIPPED AND STOCKPILED IN AN APPROVED LOCATION
 - SOIL STOCKPILES SHALL BE PROTECTED AS INDICATED ON PLANS AND IN SWPPP
 - RESPREAD TOPSOIL AFTER ALL GRADING AND TRENCHING ACTIVITIES IN AN AREA HAVE BEEN COMPLETED.
 - REMOVE LARGE CLOUDS, ROOTS, LITTER, STONES LARGER THAN 1 INCH AND OTHER UNDESIRABLE MATERIAL. AFTER RESPREADING TOPSOIL, AVOID PLACEMENT OF OTHER FILL MATERIALS OR HEAVY EQUIPMENT ON RESTORED AREA.
 - PERFORM TILLAGE AS NECESSARY TO ADDRESS EXCESSIVE COMPACTION. DO NOT TILL WET SOILS.
- IF THE ONSITE TOPSOIL DOES NOT MEET THE ABOVE CRITERIA, USE METHOD 7 PER CHAPTER 5, SECTION 6 OF THE IOWA STORM WATER MANAGEMENT MANUAL FOR SOIL QUALITY RESTORATION
 - UPON COMPLETION OF SITE GRADING AND CONSTRUCTION ACTIVITIES THE AREA(S) WHERE THE SOIL IS TO BE AMENDED SHOULD BE INSPECTED. REMOVE LARGE CLOUDS, ROOTS, LITTER, STONES LARGER THAN 1 INCH AND OTHER UNDESIRABLE MATERIAL. REMOVE SMALLER ROCKS AND GRAVEL IF THEY DENSELY COVER THE SURFACE IN A GIVEN AREA.
 - SPREAD 2" COMPOST PRIOR TO TILLAGE
 - ADD SAND TO CONVERT THE SOIL TEXTURE TO THAT OF A LOAM OR SANDY LOAM BASED ON THE RATIO BELOW. SAND SHOULD BE ADDED IN A UNIFORM LAYER BEFORE TILLAGE. ALTERNATIVELY, SAND AND COMPOST MAY BE MIXED THEN SPREAD AND TILLED.
 - INCORPORATE COMPOST OR SAND AND COMPOST BLEND THROUGH TILLAGE TO A MINIMUM DEPTH OF 8 INCHES.
 - REMOVE LARGE CLOUDS, ROOTS, LITTER, STONES LARGER THAN 1 INCH AND OTHER UNDESIRABLE MATERIAL
 - PERFORM TILLAGE AS NECESSARY TO ADDRESS EXCESSIVE COMPACTION. DO NOT TILL WET SOILS
- ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED AND MULCHED IN ACCORDANCE WITH SUDAS SECTION 9010.
- MAINTAIN SEEDED AREAS UNTIL A GOOD VEGETATIVE COVER (70% MINIMUM) HAS BEEN ESTABLISHED. RESEED ANY AREAS AS NECESSARY TO STABILIZE SOIL PER PROJECT SPECIFICATIONS.

SAND APPLICATION RATES:

EXISTING SOIL TEXTURE	SAND TO ADD*	ORIGINAL MATERIAL
SILT LOAM	0.35 CY	1.00 CY
SANDY CLAY LOAM	0.80 CY	1.00 CY
CLAY LOAM / SILTY CLAY LOAM	0.50 CY	1.00 CY
SANDY CLAY / SILTY CLAY	1.75 CY	1.00 CY
CLAY	3.50 CY	1.00 CY

* VALUES ABOVE ARE CONSERVATIVE ESTIMATES. RECOMMEND CONTRACTOR TEST SOILS TO DETERMINE SITE-SPECIFIC SAND APPLICATION RATES



PROJECT NUMBER:

16-0941

PROJECT:

**J&A TAP
PROPOSED ADDITION
NORTH LIBERTY, IOWA**

ENGINEER:

**hbk
ENGINEERING**

**HBK ENGINEERING, LLC
509 S. GILBERT ST.
IOWA CITY, IA 52240
PHONE: (319) 338-7557
FAX: (319) 358-2937**

**IOWA DEPARTMENT
OF LABOR
REGISTRATION
NO. 00527328**

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OWNER:

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DEVELOPER:

ATTORNEY:

CONTRACTOR:

**WESSLING CONSTRUCTION
1822 CALIFORNIA AVENUE
IOWA CITY, IA 52240
(319) 351-7423**

FOLDER NAME:

DATE CREATED: **9/28/2016**

DRAWING LOG

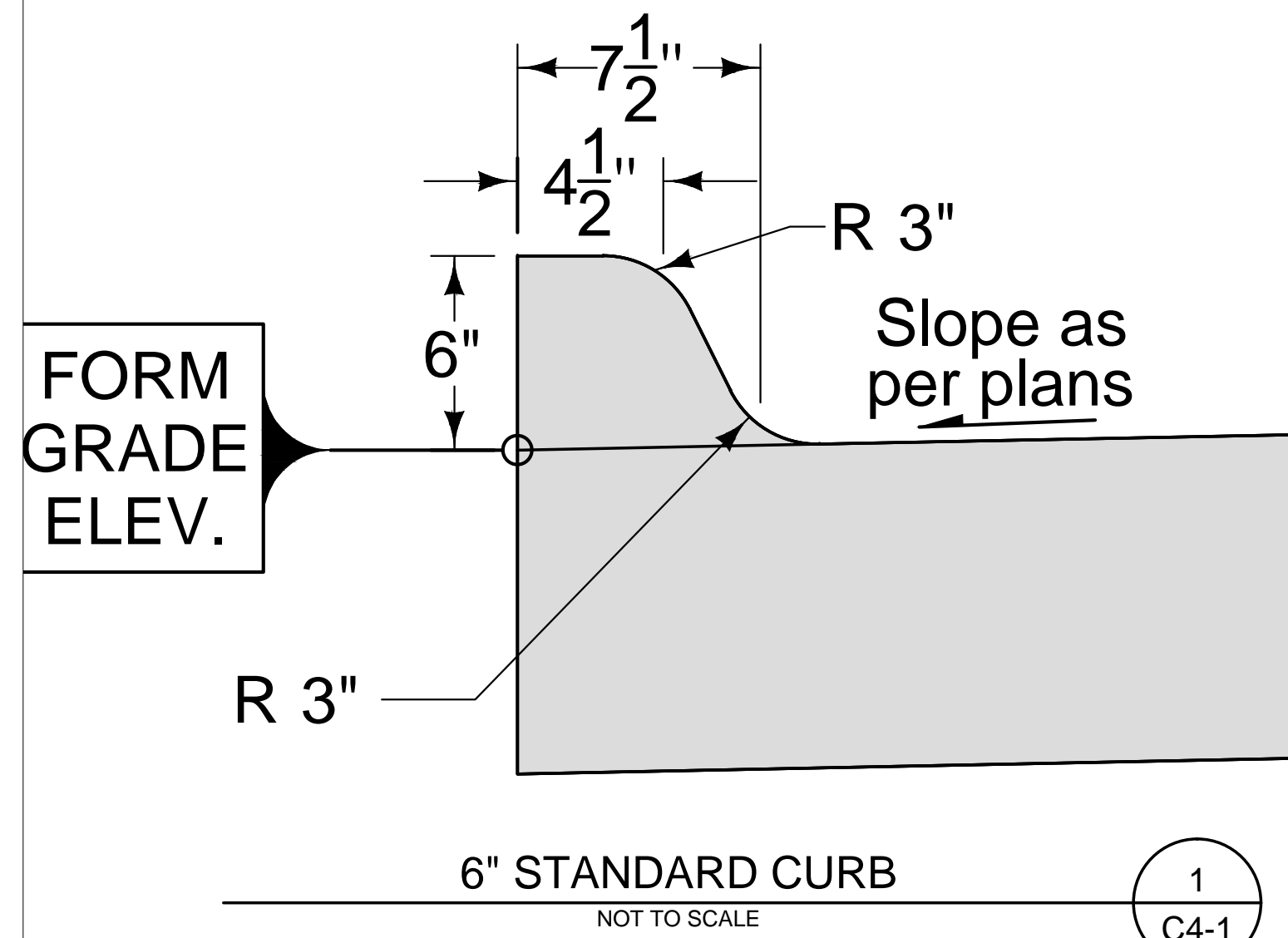
DATE	ISSUED FOR	DB	CB
9/28/16	DESIGN	SPR	MDT
9/31/16	PERMIT APPLICATION	SPR	MDT
7/20/17	PLANNING REVIEW	SH	MDT
7/31/17	PLANNING REVIEW	SH	MDT
8/28/17	PLANNING REVIEW	SPR	MDT

PROJECT MANAGER:

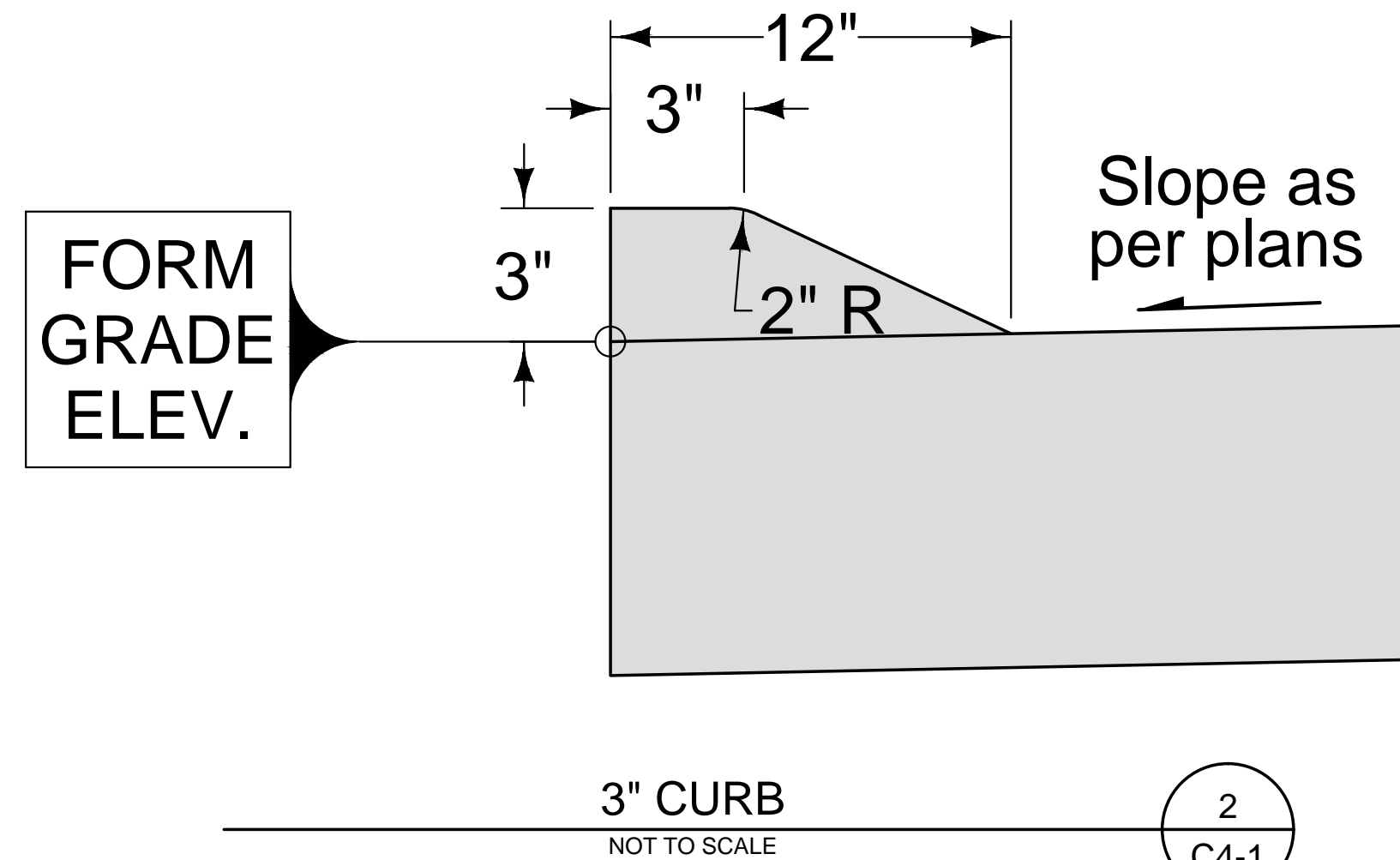
MICHAEL THOMAS

SHEET:

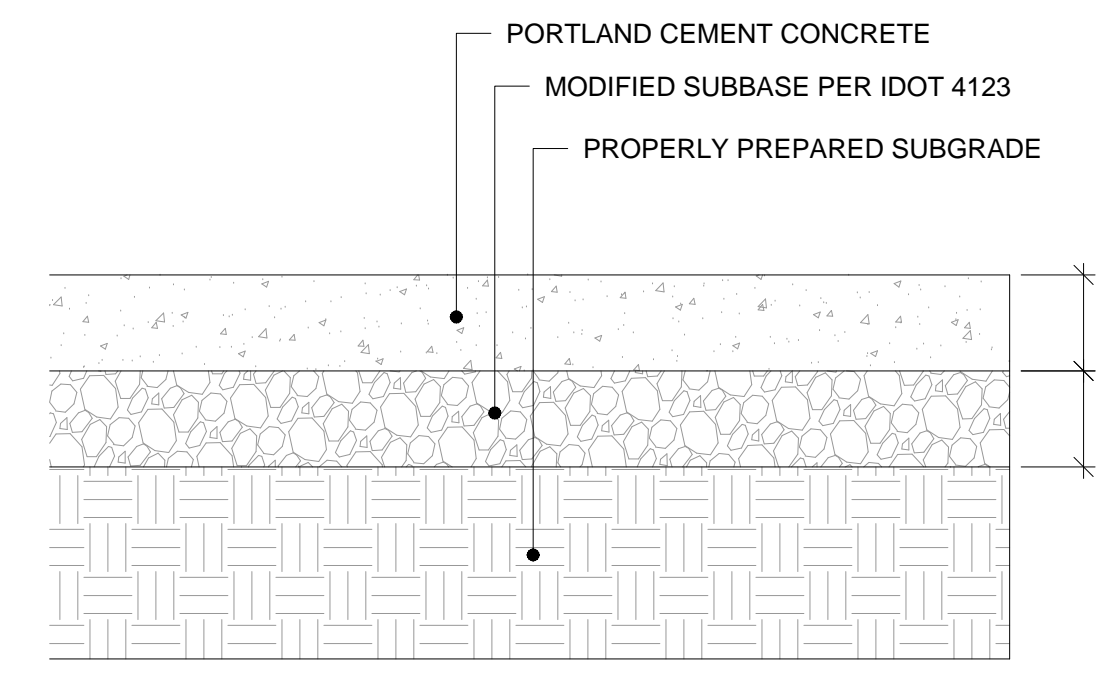
C4-0



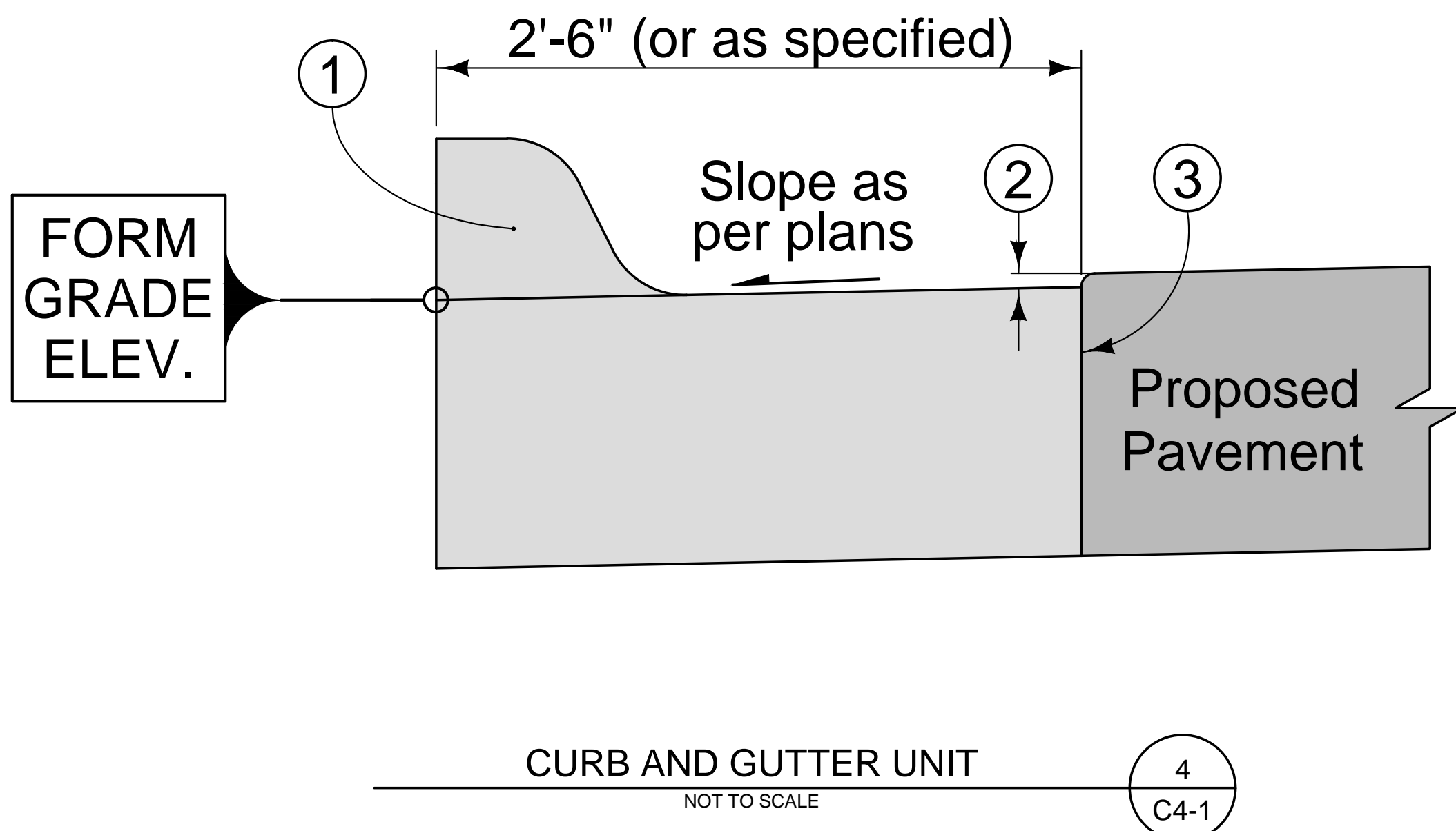
6" STANDARD CURB
NOT TO SCALE



3" CURB
NOT TO SCALE

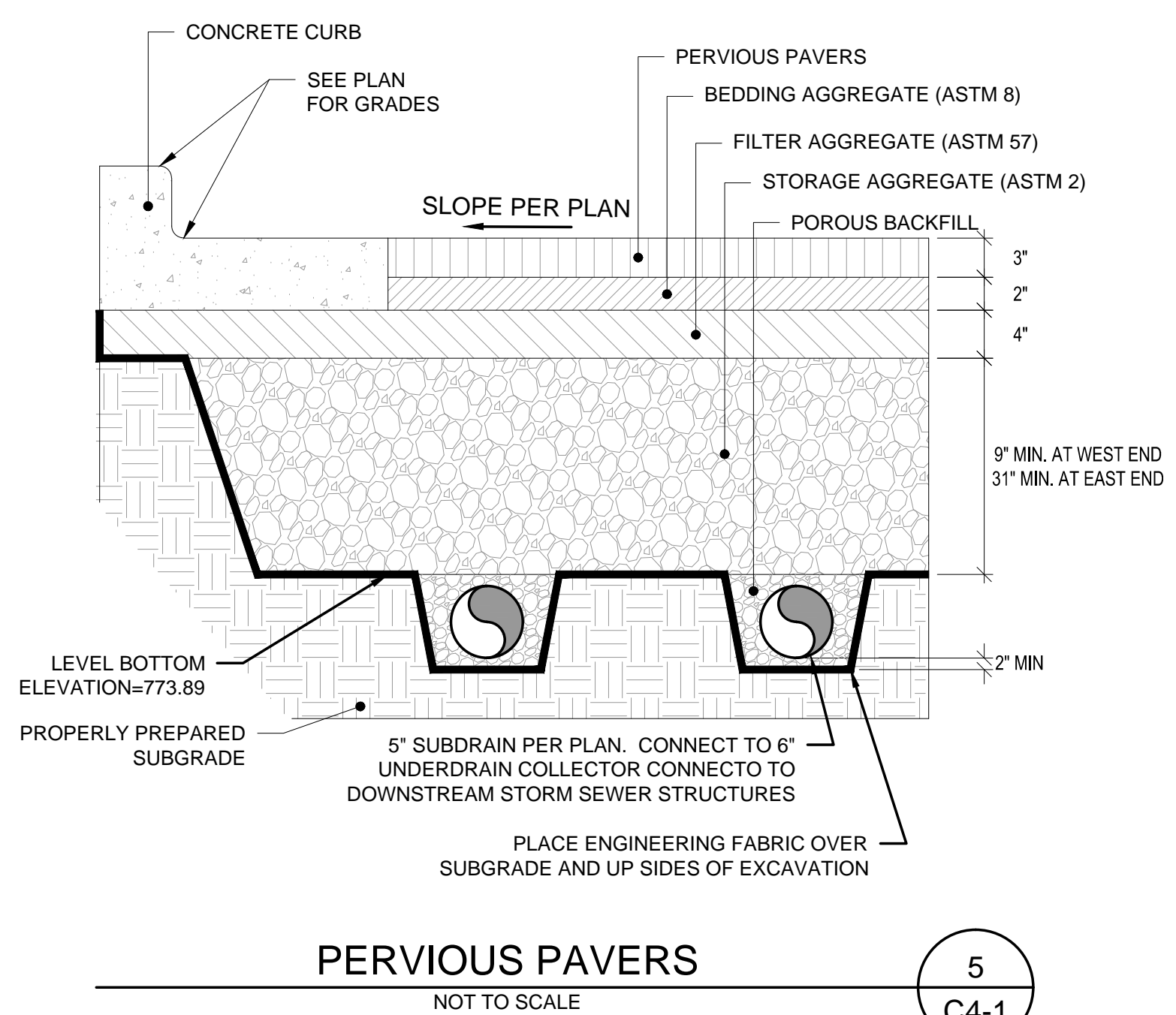


CONCRETE PAVEMENT SECTION
NOT TO SCALE

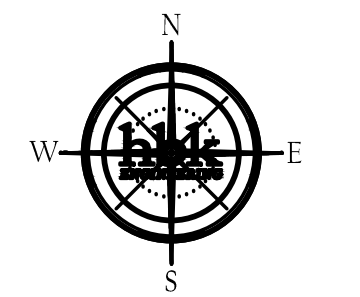


CURB AND GUTTER UNIT
NOT TO SCALE

- ① 6" Standard Curb, 6" Sloped Curb, or 4" Sloped Curb as specified.
- ② $\frac{1}{8}$ " if Proposed Pavement is HMA. No elevation difference if Proposed Pavement is PCC.
- ③ 'BT', 'KT', or 'L' joint if Proposed Pavement is PCC. 'B' joint if Proposed Pavement is HMA.



PERVIOUS PAVERS
NOT TO SCALE



PROJECT NUMBER:
16-0941

PROJECT:
**J&A TAP
PROPOSED ADDITION
NORTH LIBERTY, IOWA**

ENGINEER:
**hbk
ENGINEERING**
HBK ENGINEERING, LLC
509 S. GILBERT ST.
IOWA CITY, IA 52240
PHONE: (319) 338-7557
FAX: (319) 358-2937
IOWA DEPARTMENT
OF LABOR
REGISTRATION
NO. 00527328
WWW.HBKENGINEERING.COM

OWNER:
**JOHN HRUBY
PO BOX 555
NORTH LIBERTY, IA
52317-0555
(319) 631-4000**

DEVELOPER:

ATTORNEY:

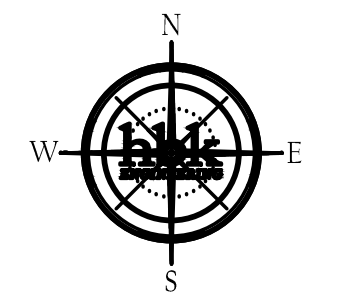
CONTRACTOR:
**WESSLING CONSTRUCTION
1822 CALIFORNIA AVENUE
IOWA CITY, IA 52240
(319) 351-7423**

FOLDER NAME:
DATE CREATED: **9/28/2016**

DRAWING LOG				
DATE	ISSUED FOR	DB	CB	
9/28/16	DESIGN	SPR	MDT	
9/31/16	PERMIT APPLICATION	SPR	MDT	
7/20/17	PLANNING REVIEW	SH	MDT	
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PROJECT MANAGER:
MICHAEL THOMAS

SHEET:
C4-1



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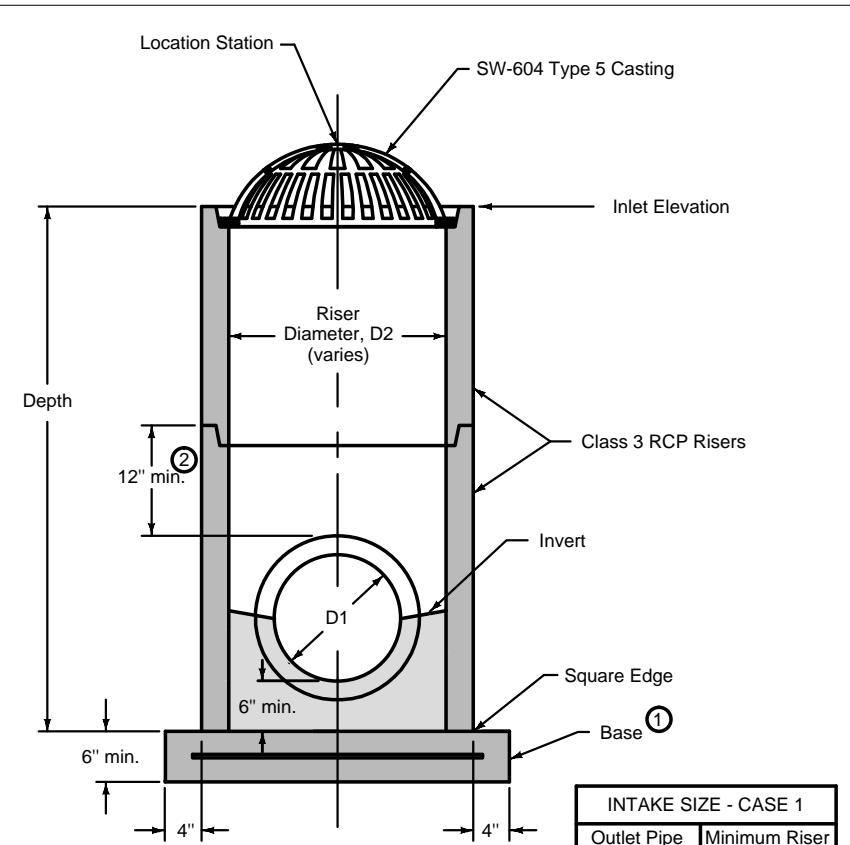
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PROJECT MANAGER:
MICHAEL THOMAS

SHEET:
C4-2



INTAKE SIZE - CASE 1

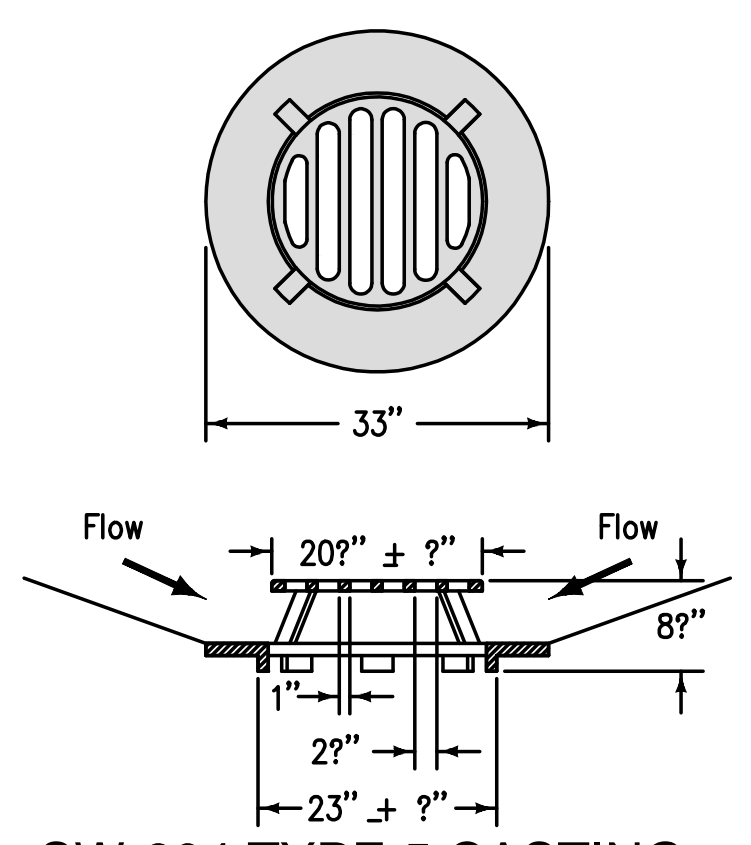
Outlet Pipe Diameter, D1	Minimum Riser Diameter, D2
12"	18"
15"	24"
18"	24"
21"	30"
24"	30"
27"	36"

① Precast (shown) or cast-in-place base:
• Precast: 6 inch thick concrete with #6 welded wire mesh on 4 inch centers (WWF 4" x 4"). Center mesh vertically within base.
• Cast-in-place: 8 inch thick non-reinforced concrete.
② 12 inch minimum riser height above all pipes.

SW-512 STORM SEWER INTAKE
NOT TO SCALE

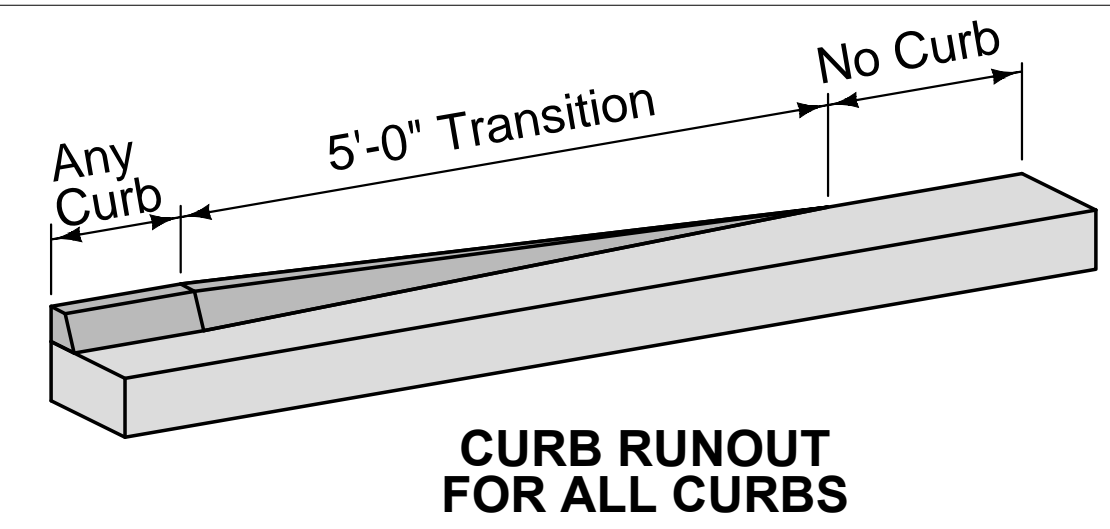
1
C4-2

**TYPE 5
(Light Duty)
For Placement on 24" to 30" RCP**

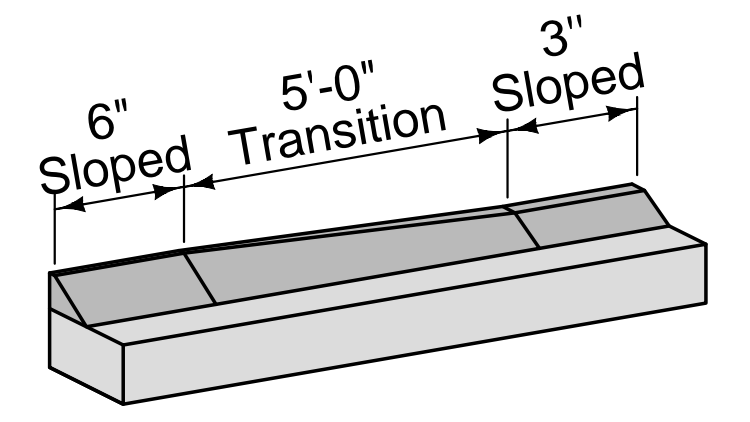


SW-604 TYPE 5 CASTING
NOT TO SCALE

2
C4-2

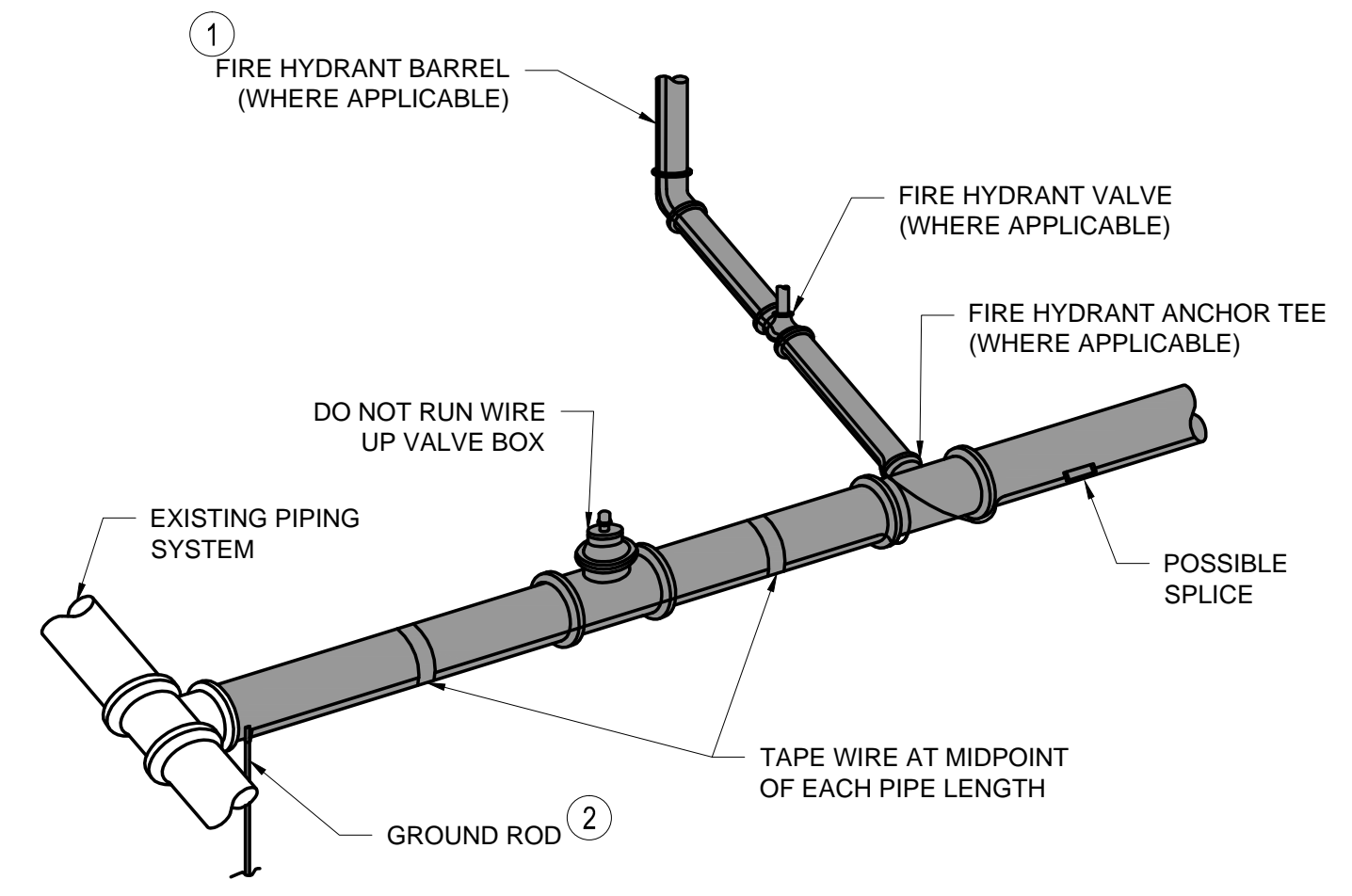


**CURB RUNOUT
FOR ALL CURBS**



**CURB TRANSITION
FROM 6" SLOPED TO 3" SLOPED
CURB TRANSITIONS**
NOT TO SCALE

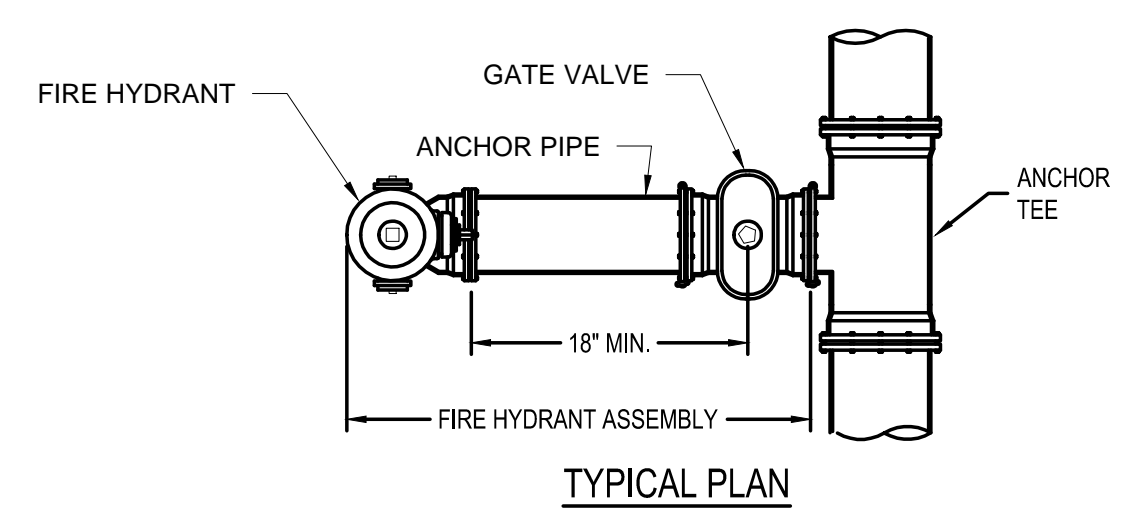
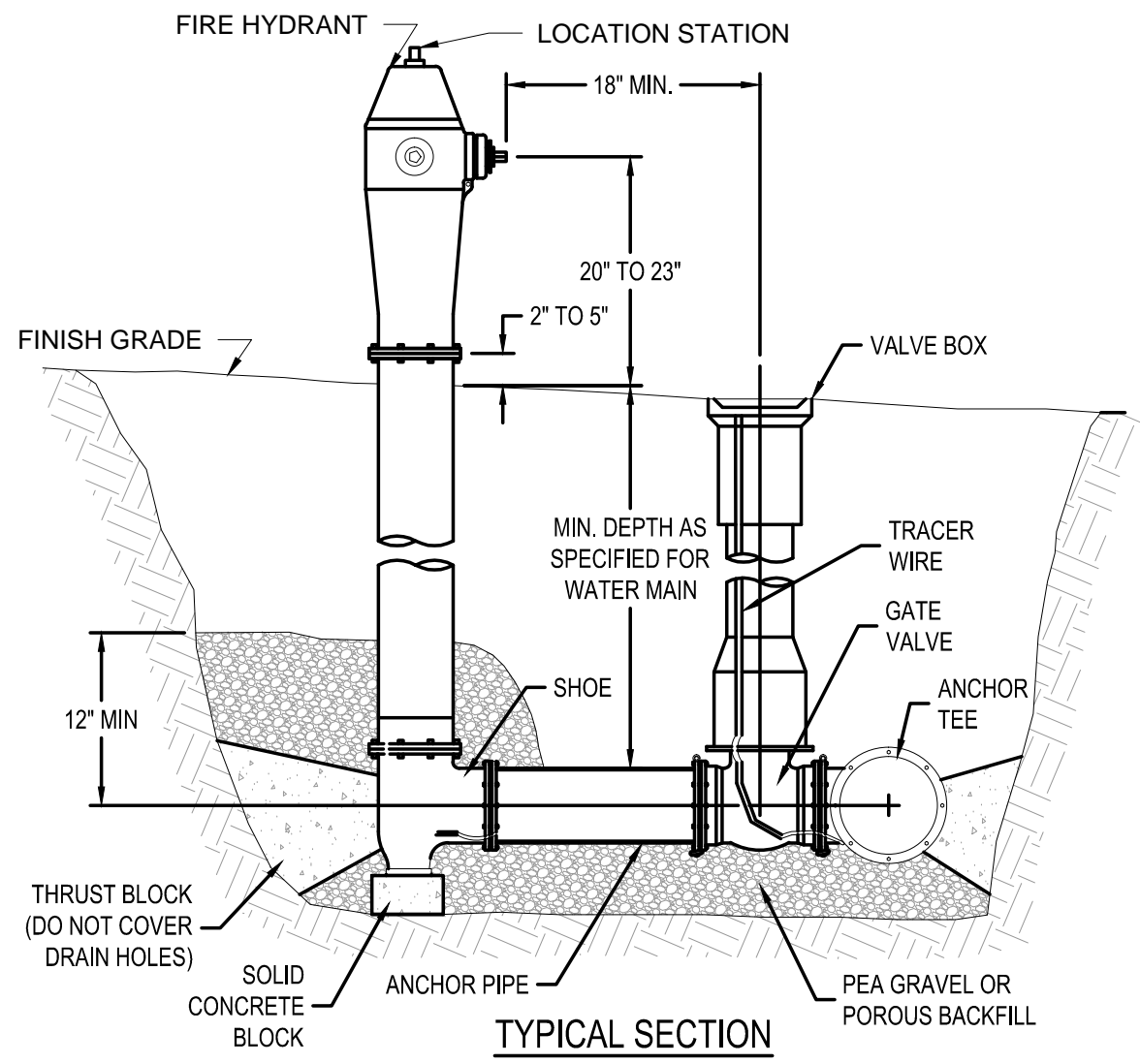
3
C4-2



- EXTEND TRACER WIRE UP FIRE HYDRANT BARREL TO INTERNAL TERMINALS OF TRACER WIRE STATION AND BACK DOWN. REFER TO HYDRANT ASSEMBLY DETAIL.
- CLAMP TRACER WIRE TO GROUND ROD AT SYSTEM TERMINATION POINTS

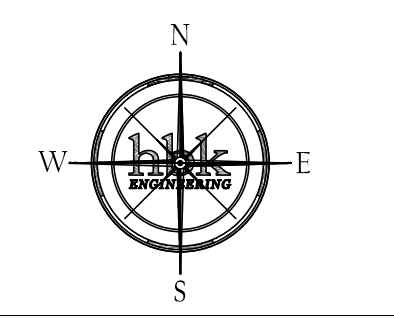
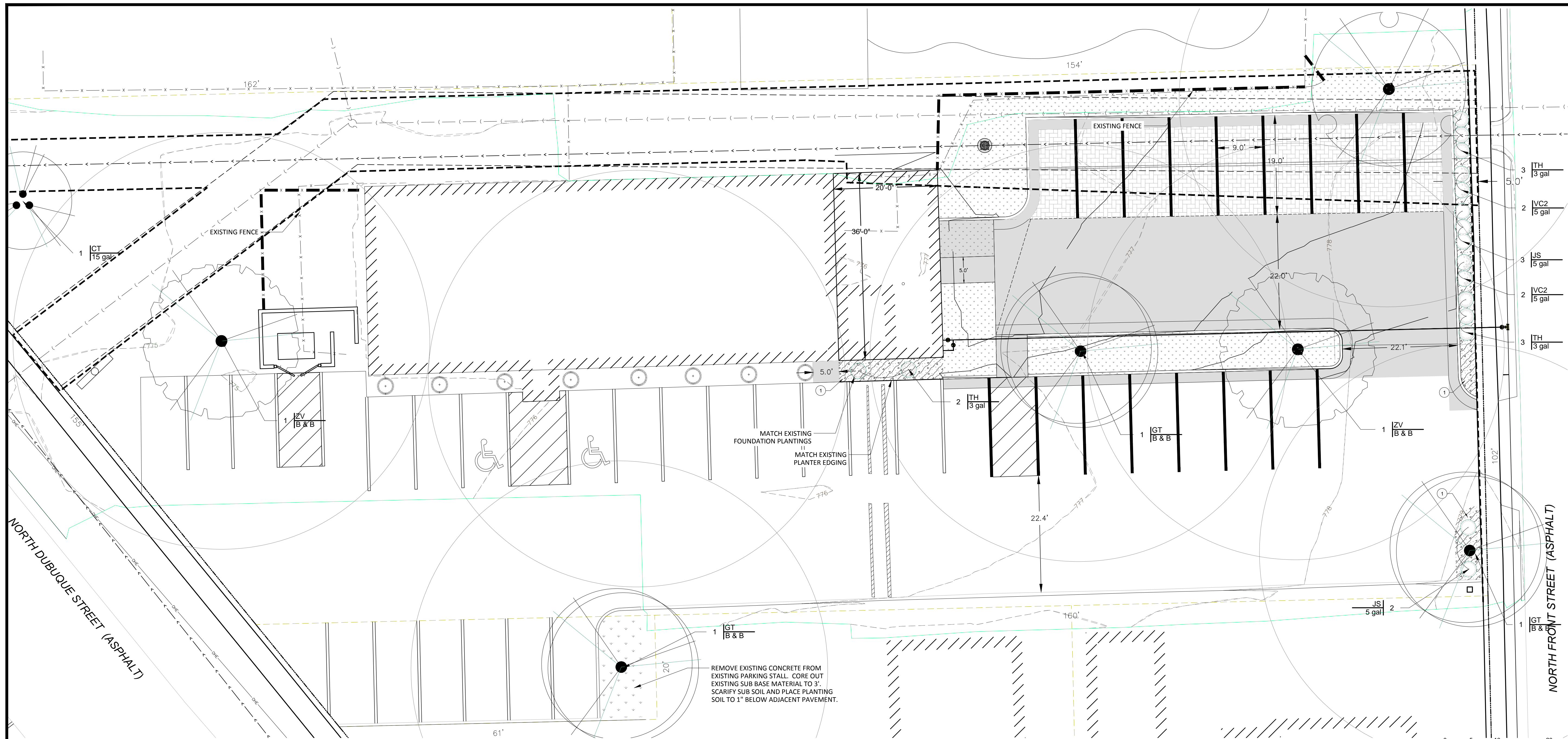
TRACER WIRE SYSTEM
NOT TO SCALE

4
C4-2



FIRE HYDRANT ASSEMBLY
NOT TO SCALE

5
C4-2



PROJECT NUMBER:
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PROJECT MANAGER:
MICHAEL THOMAS
SHEET:
L-1

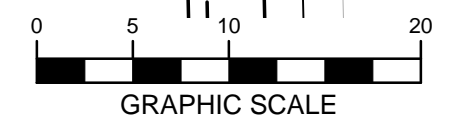
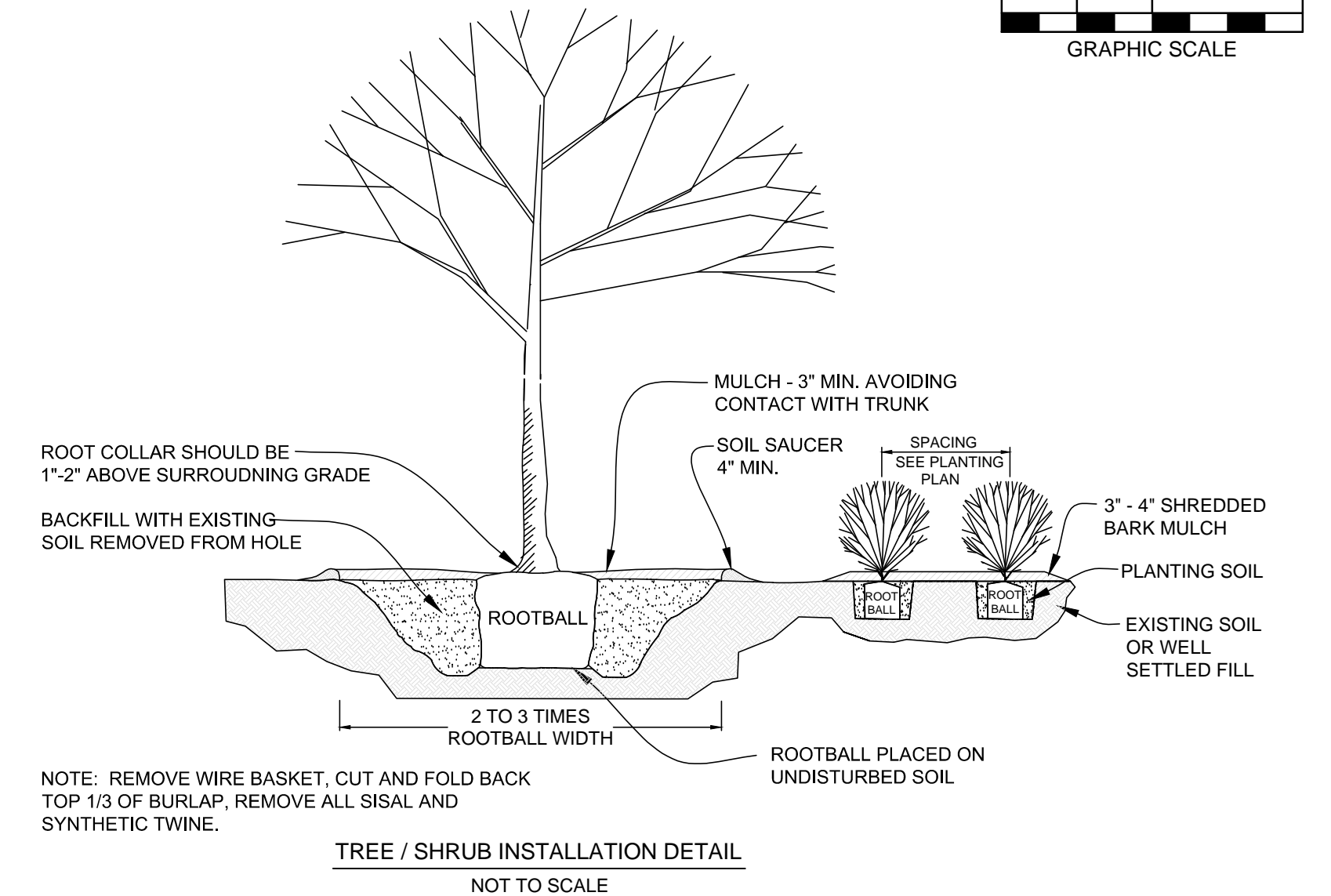
1 PROPOSED LANDSCAPE PLAN
L1.0

PLANT SCHEDULE			
TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL QTY
	Celtis occidentalis / Common Hackberry	B & B	1.5' Cal 1
	Corylus columna / Turkish Filbert	15 gal	1
	Gleditsia triacanthos inermis 'Skycote'™ / Skyline Thornless Honey Locust	B & B	1.5' Cal 3
	Zelkova serrata 'Village Green' / Sawleaf Zelkova	B & B	2

PLANT SCHEDULE			
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper	5 gal	5
	Thuja occidentalis 'Holmstrup' / Holmstrup Cedar	3 gal	8
	Viburnum opulus 'Compactum' / Compact European Cranberrybush	5 gal	4
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING QTY
	Poa pratensis / Kentucky Bluegrass	sod	1,545 sf

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
	Mulch To Match Existing	2.40 cy	



GENERAL NOTES:

1. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, EQUIPMENT, LABOR, INSTALLATION, RESTORATION, UTILITY RELOCATION CHARGES, JOB SITE DELIVERY COSTS TO COMPLETE THE DESCRIBED OR ILLUSTRATED WORK, UNDER THIS CONTRACT.
2. THE ENGINEER WILL NOT BE RESPONSIBLE NOR ASSUME ANY LIABILITY FOR NEGLIGENT ACTS OR ERRORS OF OMISSIONS OF ANY CONTRACTOR, ANY SUBCONTRACTOR, OR ANY OF THE CONTRACTOR'S OR SUBCONTRACTORS' AGENTS OR EMPLOYEES OR ANY OTHER PERSONS (EXCEPT ENGINEER'S OWN EMPLOYEES) AT THE PROJECT SITE OR OTHERWISE PERFORMING ANY OF THE WORK OF THE PROJECT. ANY CONTRACTOR OR SUB-CONTRACTOR, AS WELL AS THE ENGINEER, WILL BE RESPONSIBLE FOR HIS OWN SAFETY PROGRAM. NEITHER THE PROFESSIONAL ACTIVITIES OF THE ENGINEER, NOR THE PRESENCE OF THE ENGINEER OR HIS OR HER EMPLOYEES AND SUBCONSULTANTS AT THE CONSTRUCTION SITE, SHALL RELIEVE ANY CONTRACTOR OF HIS OR HER OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING OR COORDINATING ALL PORTIONS OF THE WORK OF CONSTRUCTION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. THE ENGINEER AND HIS OR HER PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR OTHER ENTITY OR THEIR EMPLOYEES IN CONNECTION WITH ANY HEALTH OR SAFETY PRECAUTIONS.
3. SCALE FOR DRAWINGS IS FOR GENERAL INFORMATION ONLY. LOCATIONS AND DIMENSIONS SHALL BE TAKEN AS SHOWN AND THE DRAWINGS SHALL NOT BE SCALED.
4. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND COMPLY WITH THE REQUIREMENTS OF ALL AGENCIES HAVING JURISDICTION OVER THE WORK AND SHALL COORDINATE HIS WORK WITH THE WORK PERFORMED BY OTHERS FOR THE PROPOSED INSTALLATION.
5. CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL PUBLIC AND PRIVATE UTILITIES AS WELL AS CITY AND STATE AGENCIES.
6. PROJECT DATUM: TOP OF SLAB OF FINISHED FIRST FLOOR OF BUILDING, ELEVATION = 0'-0".
7. CONTRACTOR SHALL PROVIDE APPROPRIATE ENGINEERED DE-WATERING MEASURES, IF NECESSARY, TO ENSURE GROUNDWATER TABLE REMAINS AT A DEPTH BELOW THE BASE OF THE EXCAVATION AT ALL TIMES DURING EXCAVATION, REPAIR WORK AND BACKFILLING OPERATIONS.
8. CONTRACTOR SHALL TAKE ALL NECESSARY SAFETY PRECAUTIONS TO PROTECT UTILITIES, PEDESTRIANS, WORKERS AND VEHICULAR TRAFFIC. THE CONTRACTOR SHALL PROVIDE TEMPORARY FENCES, BARRICADES, ETC. AS REQUIRED TO PROTECT ADJACENT PROPERTY AND THE PUBLIC DURING ALL PHASES OF CONSTRUCTION.
9. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY BARRICADES, SIGNAGE, WARNING LIGHTS AND OTHER DEVICES AND MAINTAIN THESE OPERATIONAL 24 HOURS A DAY AT ALL OPEN TRENCH LOCATIONS AND AT LOCATIONS WHICH DO NOT HAVE A FINISHED SURFACE.
10. CONTRACTOR SHALL BREAK OUT SIDEWALK, DRIVEWAY, CURB AND GUTTER, PAVEMENT AND RESTORE TO PERMANENT CONDITION. CONTRACTOR TO CONFORM CONCRETE TO COLOR, FINISH, AND TEXTURE OF EXISTING SIDEWALKS, CURB AND GUTTER.
11. STREETS AFFECTED BY EXCAVATION SHALL BE RESTORED PER LOCAL GOVERNING AGENCY'S SPECIFICATIONS FOR "REGULATIONS FOR OPENINGS, CONSTRUCTION AND REPAIR IN THE ROADWAY." REPLACEMENT TO BE DETERMINED BY CONTRACTOR, PRIVATE PROPERTY OWNER AND LOCAL GOVERNING AGENCY BASED ON ACTUAL EXCAVATION. AREA SURROUNDING THE SHAFT SHALL NOT BE CLEANED INTO THE TRENCH.
12. THE CONTRACTOR IS TO RESTORE ALL DAMAGED STRUCTURES AND UTILITIES TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE.

EXISTING UTILITIES:

1. EXISTING CONDITIONS, STRUCTURES, UTILITIES AND SURFACE FEATURES SHOWN WERE OBTAINED FROM DRAWINGS FURNISHED BY THE OWNER AND ARE ASSUMED TO BE ACCURATE AND CORRECT. THE CONTRACTOR SHALL PERFORM HIS OWN SURVEY AND VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS OF EXISTING STRUCTURES PRIOR TO STARTING ANY WORK.
2. EXISTING UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION. THE CONTRACTOR SHALL CONTACT IOWA ONE CALL SYSTEM INC. AT 811 TO REQUEST LOCATING AND MARKING OF EXISTING UTILITIES PRIOR TO PERFORMING ANY EXCAVATION WORK IN OR AROUND ANY UTILITY.
3. ALL EXCAVATION WORK NEAR AND AROUND EXISTING UTILITIES SHALL BE BY HAND METHOD.
4. FURTHER, THE CONTRACTOR SHALL RECORD THE LOCATION AND ELEVATION OF ALL UTILITIES ENCOUNTERED, AND INSTALLATION OF NEW WORK, AS THE WORK PROGRESSES AND SHALL PREPARE RECORD DRAWINGS (RED-LINES) BASED ON HIS RECORDS. THESE RECORDS TO BE SUPPLIED TO HBK ENGINEERING, LLC AT COMPLETION OF WORK.

GENERAL CONSTRUCTION WORK:

1. STRUCTURE HAS BE DESIGNED IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE (IBC). THE STRUCTURE IS CLASSIFIED AS CATEGORY II.
2. CONTRACTOR SHALL PROTECT ALL EXISTING EQUIPMENT AND INFRASTRUCTURE AT THE SITE. CONTRACTOR SHALL VISIT THE SITE AND BECOME THOROUGHLY FAMILIAR WITH THE EXISTING CONDITIONS.
3. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING PIPING, UTILITIES, EQUIPMENT AND STRUCTURES WHICH COULD BE DAMAGED BY CONSTRUCTION ACTIVITIES. REPAIR OF DAMAGES SHALL BE AT THE CONTRACTOR'S EXPENSE.
4. CONTRACTOR SHALL INSTALL STRUCTURAL STEEL FRAMING AS SHOWN ON THE DESIGN DRAWING.
5. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ENGINEER'S REVIEW PRIOR TO FABRICATION OF STRUCTURAL STEEL FRAMING. ENGINEER'S REVIEW OF SHOP DRAWINGS IS TO CONFIRM DESIGN INTENT IS FOLLOWED. CONTRACTOR SUBMISSION OF SHOP DRAWINGS MAY BE ELECTRONIC, BUT ENGINEER SHALL HAVE FIVE (5) BUSINESS DAYS TO REVIEW AND RETURN SHOP DRAWINGS.

GENERAL FOUNDATION:

1. ALL SLAB SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 90 % ASTM D-1557 DENSITY AT OPTIMUM MOISTURE CONTENT. ALL BACKFILL BELOW, AROUND AND ABOVE THE FOUNDATION ELEMENTS, FOOTINGS, WALLS AND PITS SHALL BE COMPACTED TO 95 PERCENT OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
2. ALL ORGANIC AND/OR OTHER UNSUITABLE MATERIALS SHALL BE REMOVED FROM SUBGRADE AND BACKFILL AREAS AND BACKFILLED WITH ACCEPTABLE GRANULAR FILL, OR CRUSHED CONCRETE FILL MATERIAL MAXIMUM 9" LIFTS IN LOOSE THICKNESS COMPACTED TO MINIMUM OF 95% FOR SLABS AND FOOTINGS OF MAXIMUM DENSITY OBTAINED IN ACCORDANCE WITH ASTM STANDARD D-1557, MODIFIED PROCTOR DENSITY.
3. FOOTINGS OR SLABS SHALL NOT BE PLACED INTO OR AGAINST SUBGRADE CONTAINING FREE WATER, FROST OR ICE. SHOULD WATER OR FROST ENTER A FOOTING EXCAVATION AFTER SUBGRADE APPROVAL, THE SUBGRADE SHALL BE REINSPECTED BY THE TESTING LABORATORY AFTER REMOVAL OF WATER OR FROST.
4. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MEASURES TO PREVENT ANY FROST OR ICE FROM PENETRATING ANY FOOTING OR SLAB SUBGRADE BEFORE AND AFTER PLACING OF CONCRETE AND UNTIL SUCH SUBGRADES ARE FULLY PROTECTED BY THE PERMANENT BUILDING STRUCTURE.
5. ALL SLABS-ON-GRADE SHALL BE PLACED OVER A MINIMUM OF 6" OF IOWA DOT 2A MODIFIED COMPACTED TO 95% MODIFIED PROCTOR.

CONCRETE:

1. REINFORCED CONCRETE CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE," LATEST EDITION.
2. ALL WORK DEALING WITH CONCRETE AND STEEL REINFORCING BARS SHALL FOLLOW ACI AND ASTM STANDARDS, UNLESS OTHERWISE NOTED. CONCRETE WITH COMPRESSIVE STRENGTH OF 4000 PSI AT THE AGE OF 20 DAYS SHALL BE USED.
3. THE FOUNDATION POUR IS TO BE A CONTINUOUS POUR, UNLESS OTHERWISE NOTED.
4. CLEAR SPACE BETWEEN ALL REBAR AND CONCRETE SURFACES SHALL BE 2" MINIMUM, UNLESS OTHERWISE NOTED.
5. BAR SUPPORTS SHALL BE MADE OF DIELECTRIC MATERIAL, OR WIRE BAR SUPPORTS SHALL BE COATED WITH A DIELECTRIC MATERIAL THAT IS COMPATIBLE WITH CONCRETE (SUCH AS EPOXY OR VINYL).
6. NO LAP SPLICES, OTHER THAN THOSE SHOWN ON THE DRAWINGS, ARE ALLOWED UNLESS LOCATION AND STYLE IS APPROVED BY THE ENGINEER.
7. DESIGN LIVE LOAD SHALL NOT BE ALLOWED ON THE FOUNDATION FOR 7 DAYS AFTER POURING UNLESS APPROVED BY THE ENGINEER. NO CONSTRUCTION EQUIPMENT SHALL BE ALLOWED ON THE FOUNDATION UNTIL IT HAS REACHED 100% OF THE DESIGN STRENGTH. FALSEWORK IS TO REMAIN IN PLACE UNTIL THE CONCRETE PLACED HAS REACHED 75% OF DESIGN STRENGTH.
8. CONCRETE CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED. ALL OTHER ADMIXTURES SHALL BE SUBMITTED TO ENGINEER FOR REVIEW.
9. DRAWINGS IN THIS DOCUMENT DO NOT REFLECT THE EXACT LENGTH OR QUANTITIES OF STEEL BARS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE REQUIRED AMOUNTS AND SUBMIT SHOP DETAIL REINFORCING DRAWINGS FOR APPROVAL.
10. LOWER EDGES OF ALL OPENINGS ARE TO BE FINISHED WITH A 1"x1" CHAMFER.
11. ALL REBAR SHALL BE INSPECTED BY A THIRD PARTY PRIOR TO PLACEMENT OF CONCRETE FOR CONFORMANCE WITH DRAWINGS AND ACI+ASTM STANDARDS.
12. ALL CONCRETE PLACEMENTS SHALL BE TESTED FOR AIR CONTENT AND SLUMP IN ACCORDANCE WITH ASTM C172, ASTM C31, AND ACI 318. FOR EACH CONCRETE PLACEMENT, CONTRACTOR IS TO TAKE A MINIMUM OF THREE (3) CYLINDERS FOR EACH OF THE FOLLOWING BREAKS: 3 DAYS, 7 DAYS, 28 DAYS, AND TWO SPARE CYLINDERS FROM THE FIRST 10 YARDS OF CONCRETE DELIVERED TO THE JOB SITE AND FOR EVERY 50 YARDS THEREAFTER, OR THE LAST TRUCK.

WOOD FRAMING NOTES:

1. ALL WOOD FRAME CONSTRUCTION SHALL CONFORM TO THE STANDARDS OF THE INTERNATIONAL BUILDING CODE AND THE NATIONAL FOREST PRODUCTS ASSOCIATION "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION," LATEST ADDITION.
2. ALL SOLID FRAMING SHALL BE DOUGLAS FIR-LARCH (DFL) #2 UNLESS OTHERWISE NOTED ON THE PLANS.
3. ENGINEERED LUMBER MEMBERS SHALL BE MANUFACTURED UNDER A PROCESS BY THE NATIONAL RESEARCH BOARD. EACH PIECE SHALL BEAR A STAMPS OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, THE NATIONAL RESEARCH BOARD NUMBER, AND THE QUALITY CONTROL AGENCY. ALL LUMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH THE APPROPRIATE NER REPORT AND GLUED WITH A WATERPROOFING ADHESIZE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER.
LVL FB=2600 PSI E=1900 KSI FV=285 PSI
PSL FB=2900 PSI E=2000 KSI FV=290 PSI
LSL FB=700 PSI E=600 KSI FV=395 PSI
4. MOISTURE CONTENT OF WOOD AT TIME OF PLACING SHALL NOT EXCEED 19%.
5. ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE.
6. ALL WOOD EXPOSED TO WEATHER WITHOUT THE ADEQUATE PROTECTION OF A ROOF OR EAVE SHALL PRESSURE TREATED OR BE AN APPROVED WOOD OF NATURAL RESISTANCE TO DECAY.
7. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLE 2304.9.1 OF THE INTERNATIONAL BUILDING CODE.
8. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON.
9. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS.
10. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM 307. PROVIDE 1/4"x2"x2" PLATE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. BOLTS IN WOOD SHALL NOT BE LESS THAN 7 BOLT DIAMETERS FROM THE END AND 4 BOLT DIAMETERS FROM THE EDGE OF THE MEMBER.
11. ALL STUDS SHALL HAVE THEIR LOWER PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16D NAILS @ 12" O.C. STAGGERED.
12. INDIVIDUAL MEMBERS OF BUILT UP POSTS SHALL BE NAILED TO EACH OTHER WITH 16D NAILS @ 9" O.C. STAGGERED.
13. FLOOR AND ROOF FRAMING: PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. TOENAIL JOISTS TO SUPPORTS WITH (2) 16D NAILS.
14. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR MOST RECENT CATALOG. EQUIVLENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICBO APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF THE FASTENERS IN EACH MEMBER. HANGERS IN DIRECT CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE EITHER STAINLES S STEEL OR HOT-DIPPED GALVANIZED.
15. WOOD FRAMING SILL ATTACHMENT SHALL BE ONE OF TWO OPTIONS.
A. EMBEDDED: 5/8" DIAMETER ANCHOR BOLTS (WITH MINIMUM 7" EMBEDMENT) @ 48" O.C. & @ EACH END.
B. POST INSTALLED: 5/8" LDT (LARGE DIAMETER TAPCONS), 5" LONG, @ 32" O.C. & @ EACH END.

SHEATHING:

1. PLYWOOD SHEATHING SHALL BE STRUCUTRAL I IN CONFORMANCE WITH APA STANDARDS.
2. PLYWOOD ROOF AND FLOOR SHEATHING TO BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED WITH 10D NAILS AT 4' O.C. TO FRAMED PANEL EDGES AND OVER STUD WALLS AND AT 12" O.C. TO INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE.
3. WHEN NOT OTHERWISE NOTED, PROVIDE 1/2" NOMINAL APA RATED SHEATHING ON EXTERIOR SURFACES NAILED AT ALL PANEL EDGES (BLOCK UNSUPPORTED EDES), TOP AND BOTTOM PLATES WITH 8D NAILS @ 6" O.C. AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8D NAILS @ 12" O.C.
4. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS.

TRUS JOIST PRODUCT SPECIFICATION GENERAL NOTES:

1. ALL SPECIFIED ENGINEERED WOOD PRODUCTS SHALL BE MANUFACTURED AND LABELED AS TRUS JOIST PRODUCTS BY WEYERHAEUSER. ICC-ES CODE EVALUATION REPORTS SHALL BE THE FOLLOWING:
A. ESR-1153 FOR THJ JOISTS
B. ESR-1387 FOR TIMBERSTRAND LSL, MICROLLAM LVL & PARALLAM PSL
2. MODIFICATIONS/ALTERNATES: THE SPECIFICATION IS BASED ON TRUS JOIST ENGINEERED WOOD PRODUCTS. NO ALTERNATIVES, MODIFICATIONS OR SUBSTITUTIONS ARE ALLOWED UNLESS THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SUBMITS IN WRITING FOR SUCH REQUESTS TO THE PROJECT ENGINEERE FOR APPROVAL, NO LATER THAN TWO WEEKS PRIOR TO BID. ALTERNATE PRODUCTS MUST HAVE A CURRENT ICC-ES CODE EVALUATION REPORT WITH LISTED DESIGN PROPERTIES EQUIVALENT OR GREATER THAN SPECIFIED PRODUCTS. SUBSTANTIATING CALCULATIONS SHALL BE SUBMITTED. ALL HOLES, TAPERED CUTS AND NOTCHING SHALL BE JUSTIFIED FOR ALTERNATE. CONTRACT SHALL REFLECT ANY PRICE CHANGES. THE ENGINEER OF RECORD SHALL BE REIMBURSED FOR ANY REVIEW TIME.
3. ALL I-JOISTS SHALL BE MANUFACTURED WITH LVL FLANGE MATERIAL. WEB MATERIAL SHALL BE EQUIVALENT TO PERFORMANCE PLUS OSB.
4. DIAPHRAGM CAPACITY AND NAILING LIMITATIONS OF ALTERNATE SHALL BE SUBSTANTIATED AS EQUIVALENT IN AN ICC-ES CODE EVALUATION REPORT.
5. ALL TIMBERSTRAND LSL RIM BOARD/BLOCKING SUBSTITUTIONS SHALL BE ICC-ES REPORT EVALUATED FOR USE AS RIM BOARD/BLOCKING AND/OR BE CROSS-PLY LAMINATED.
6. ALL EQUIVALENT FIRE AND SOUND RATINGS FOR CLOOR/CEILING ASSEMBLIES SHALL BE SUBSTANTIATED IN AN ICC-ES CODE EVALUATION REPORT OR SIMILAR THIRD PARTY EVALUATION AS EQUIVALENT TO TJI JOIST ASSEMBLIES.

DESIGN LOAD CRITERIA:

APPLICABLE DESIGN CODES:

- IBC 2009, INTERNATIONAL BUILDING CODE
- ASCE7-10, MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
- ACI318-11, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
- NDS-12, AMERICAN WOOD COUNCIL, NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION

GRAVITY LOADS:

ROOF DEAD LOAD	15 PSF (10 PSF TOP CHORD) (5 PSF BOTTOM CHORD)
ROOF LIVE LOAD	20 PSF
2ND LEVEL DEAD LOAD	20 PSF (15 PSF TOP CHORD) (5 PSF BOTTOM CHORD)
2ND LEVEL LIVE LOAD	40 PSF
1ST LEVEL LIVE LOAD	100 PSF

SNOW LOADS:

GROUND SNOW LOAD	30 PSF
ROOF SNOW LOAD	21 PSF

WIND DESIGN LOADS

WIND SPEED	115 MPH, 3-SECOND GUST, ENCLOSED STRUCTURE
IMPORTANCE FACTOR	1.0
WIND EXPOSURE	B

APPLICABLE DESIGN CODES:

1. IBC 2015, INTERNATIONAL BUILDING CODE
2. IFC 2015, INTERNATIONAL FIRE CODE
3. NORTH LIBERTY - AMENDMENTS TO THE IBC AND IRC
4. ASCE7-10, MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
5. ACI318-11, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
6. NDS-12, AMERICAN WOOD COUNCIL, NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION
7. OCCUPANCY TYPE - SECTION 303
A. ASSEMBLY - GROUP A2
8. ALLOWABLE HEIGHT & AREA - SECTION 503
A. ALLOWED PER TABLE 503 1 STORY 6000 SF (2/11,500 W/ SPRINKLER)
B. ACTUAL W/ ADDITION 2 STORIES 3240 SF
THE OWNER HAS STATED TGE INTENT TO SPRINKLE THE BUILDING UNDER A SEPARATE PROJECT/PERMIT.
9. TYPE OF CONSTRUCTION - SECTION 601
A. TYPE V-B (TYPE V-A W/ SPRINKLER)

PLANNING AND ZONING NOTES:

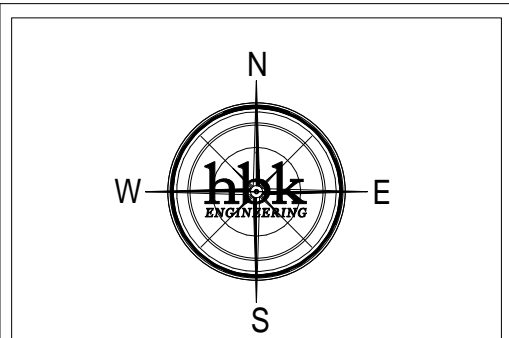
1. HVAC EQUIPMENT FOR THE ADDITION WILL BE INSIDE THE BUILDING AND NOT VISIBLE FROM THE EXTERIOR.

ABBREVIATIONS:

U.N.O. - UNLESS NOTED OTHERWISE
 E.W. - EACH WAY
 E.F. - EACH FACE
 O.C. - ON CENTER
 T&B - TOP & BOTTOM
 G.L. - GRID LINE

MAXIMUM NUMBER OF OCCUPANTS						
FUNCTION	SF	EXISTING GROSS	(NET)	NEW GROSS	(NET)	MAX OCCUPANTS
ASSEMBLY - UNCONCENTRATED	15 PER NET SF	2240	2016	800	720	182
KITCHEN/BAR	200 PER GROSS SF	1000				5
BUSINESS AREA/OFFICE	100 PER GROSS SF			535		5
TOTAL		3240		1335		193

EGRESS WIDTH - SECTION 1005				
			TOTAL	UNIT
REQUIRED WIDTH	0.2 INCHES PER OCCUPANT	193 x (0.2) =	38.6	INCHES
EXIT WIDTH PROVIDED	1 DOOR @ 32" CLR 1 DOOR @ 38" CLR	32 + 38 =	70	INCHES



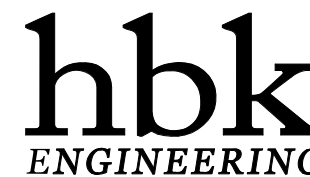
PROJECT NUMBER:

16-0941

PROJECT:

**J&A TAP
PROPOSED ADDITION
NORTH LIBERTY, IOWA**

ENGINEER:



HBK ENGINEERING, LLC
 509 S. GILBERT ST.
 IOWA CITY, IA 52240
 PHONE: (319) 338-7557
 FAX: (319) 358-2937

**IOWA DEPARTMENT
 OF LABOR
 REGISTRATION
 NO. 00527328**

WWW.HBKENGINEERING.COM

OWNER:

**JOHN HRUBY
 PO BOX 555
 NORTH LIBERTY, IA
 52317-0555
 (319) 631-4000**

DEVELOPER:

ATTORNEY:

CONTRACTOR:

**WESSLING CONSTRUCTION
 1822 CALIFORNIA AVENUE
 IOWA CITY, IA 52240
 (319) 351-7423**

FOLDER NAME:

DATE CREATED:

DRAWING LOG

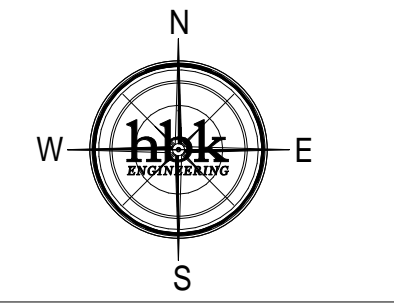
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9/28/16	DESIGN	SPR	MIT
10/31/16	P&Z REVIEW	SPR	MIT
7/31/17	P&Z REVIEW	SPR	MIT

PROJECT MANAGER:

MICHAEL THOMAS

SHEET:

A0-0



PROJECT NUMBER:
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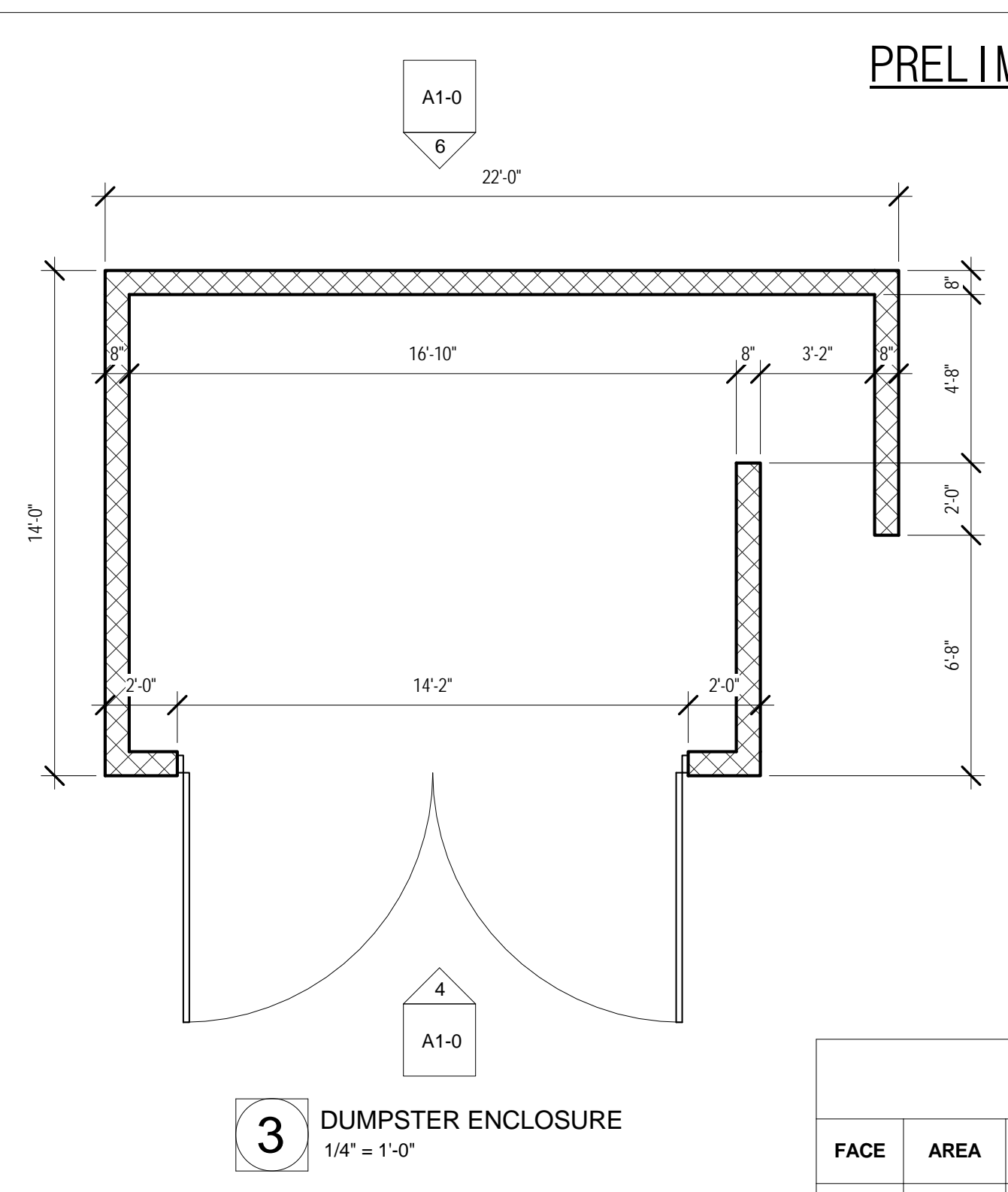
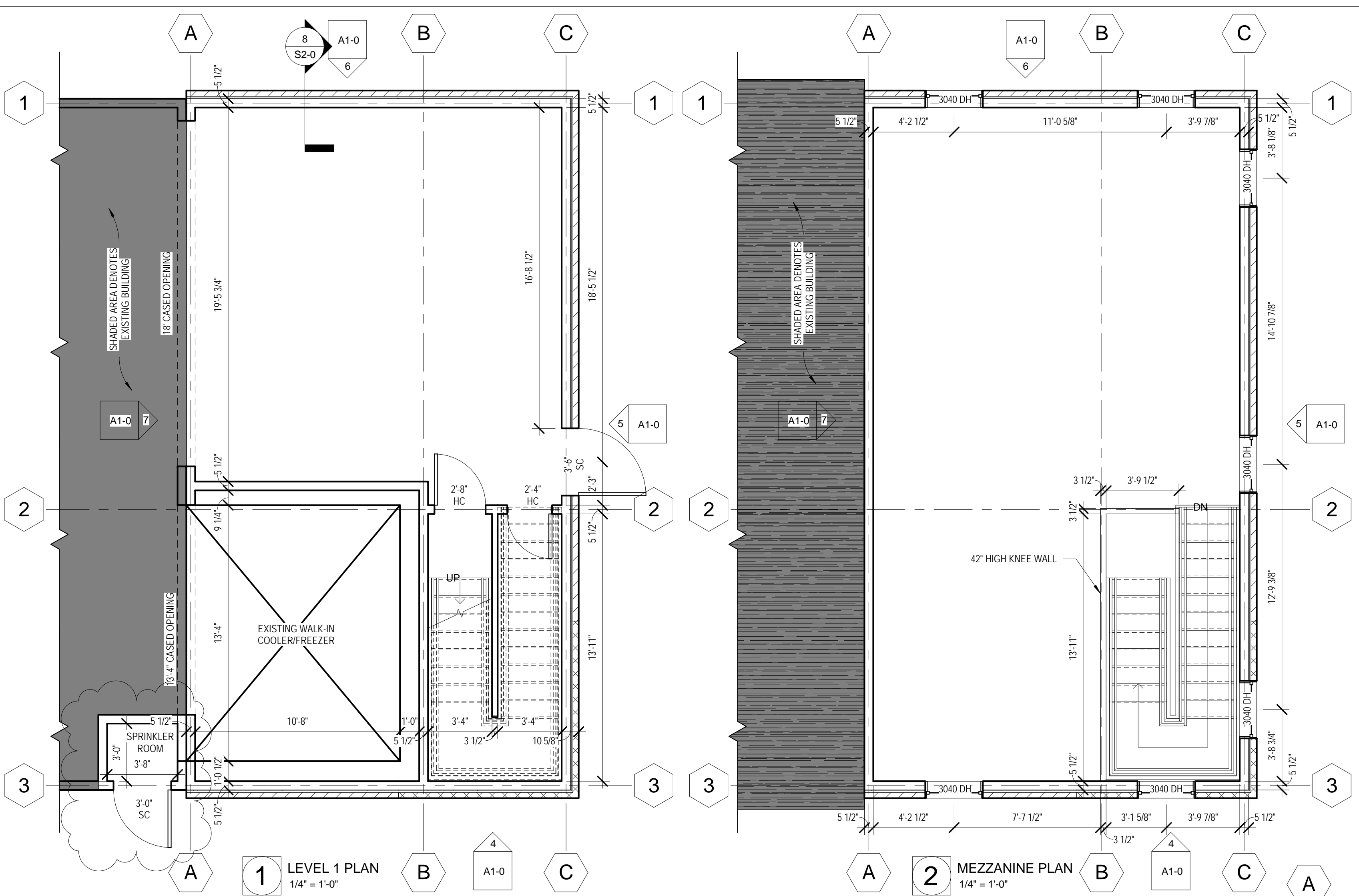
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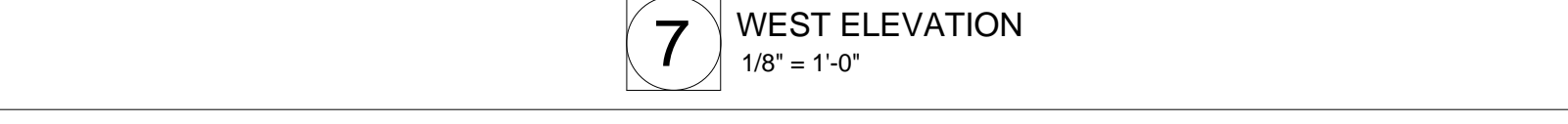
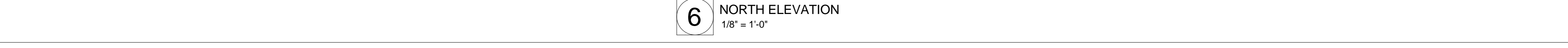
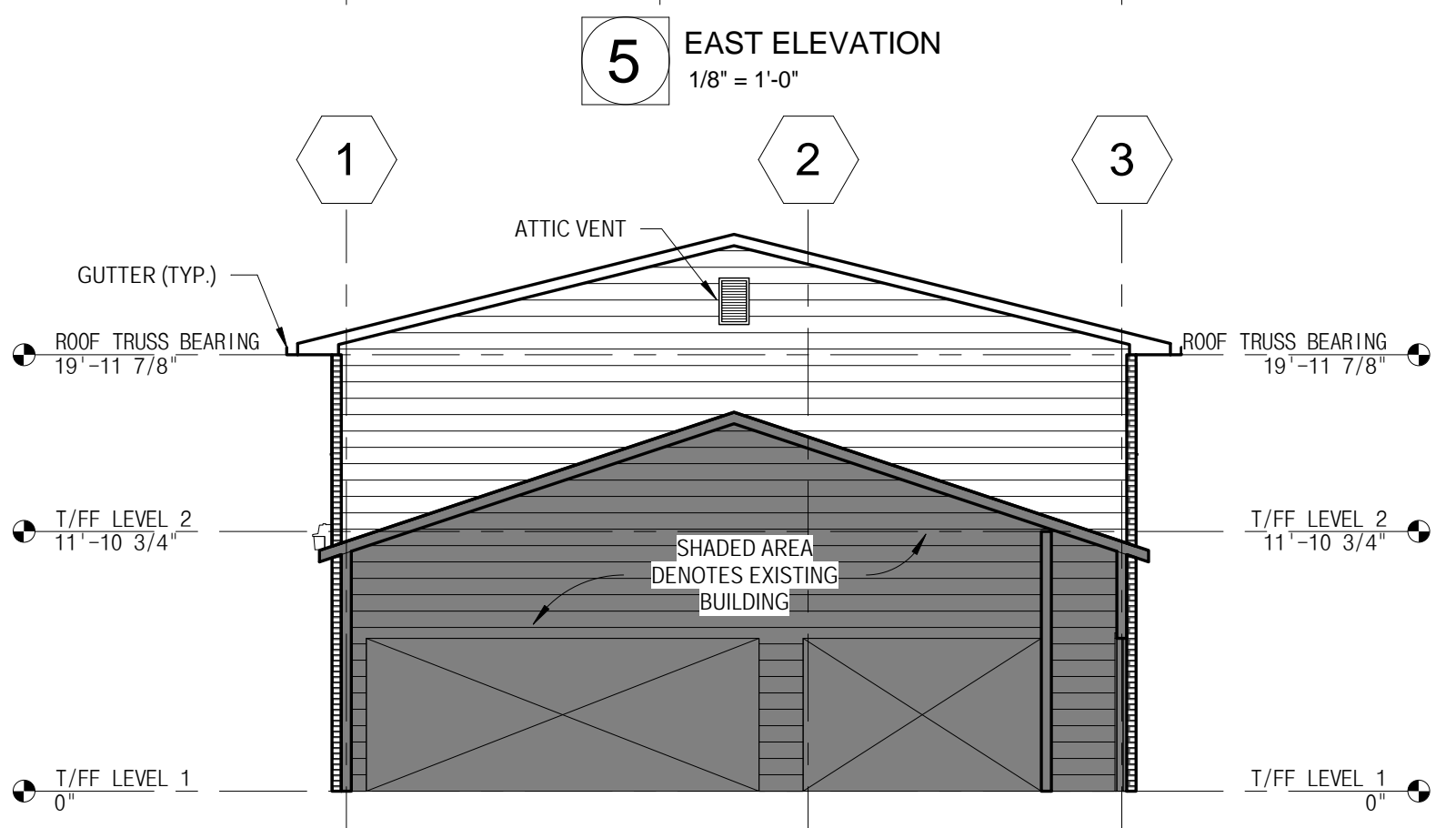
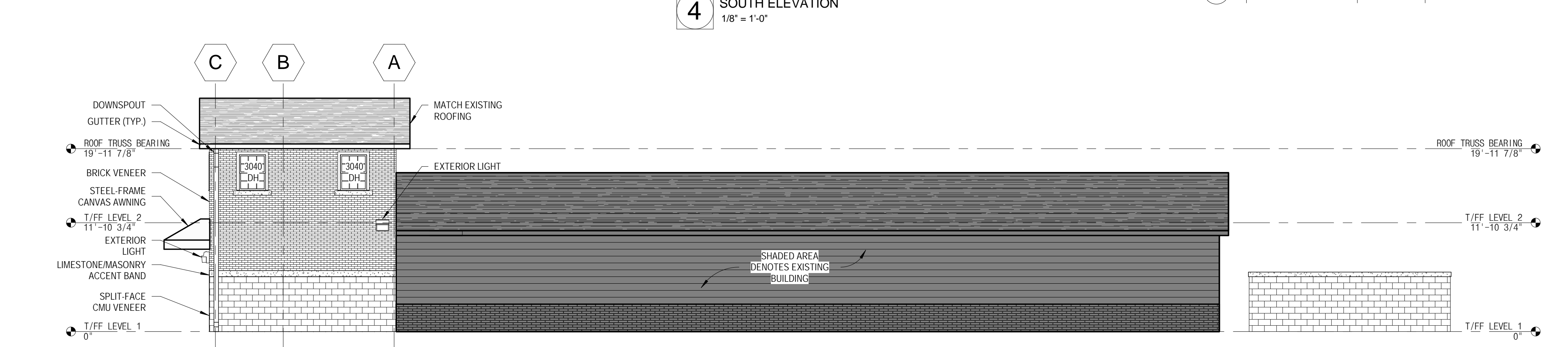
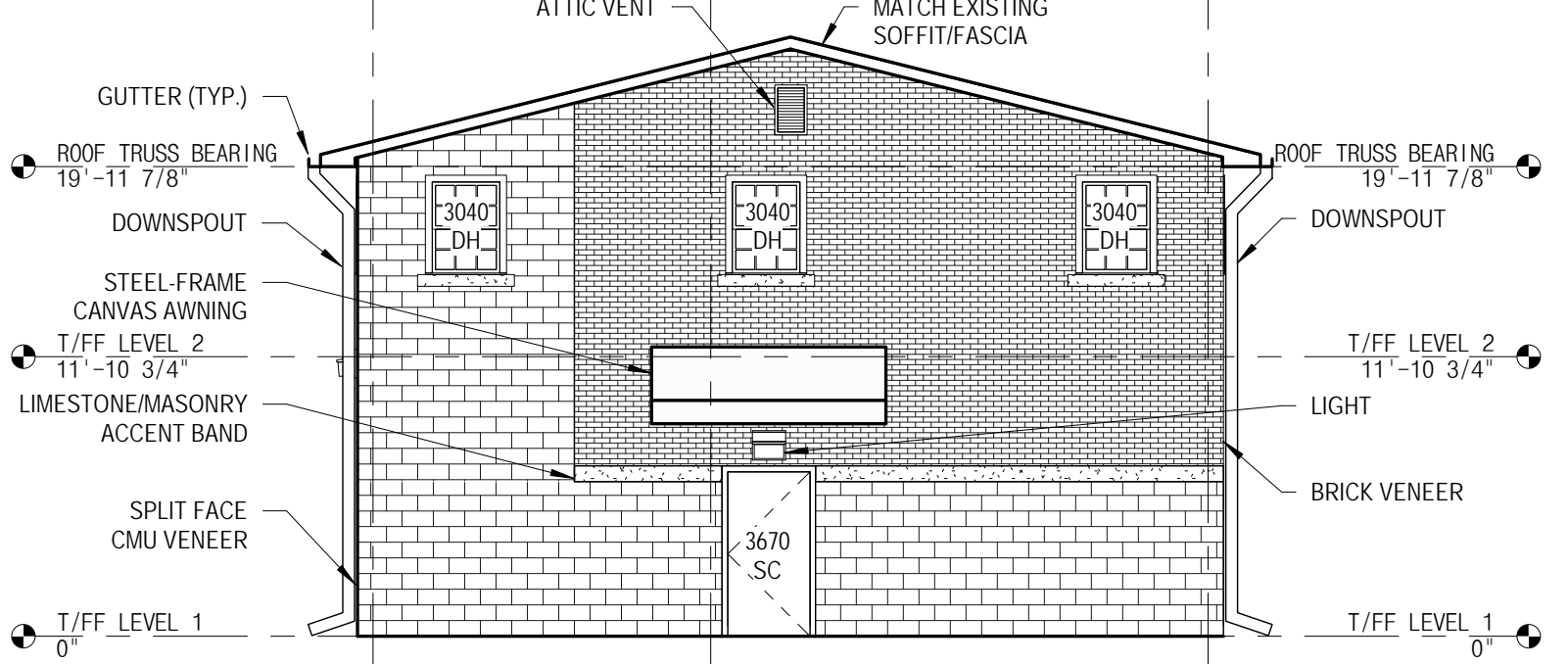
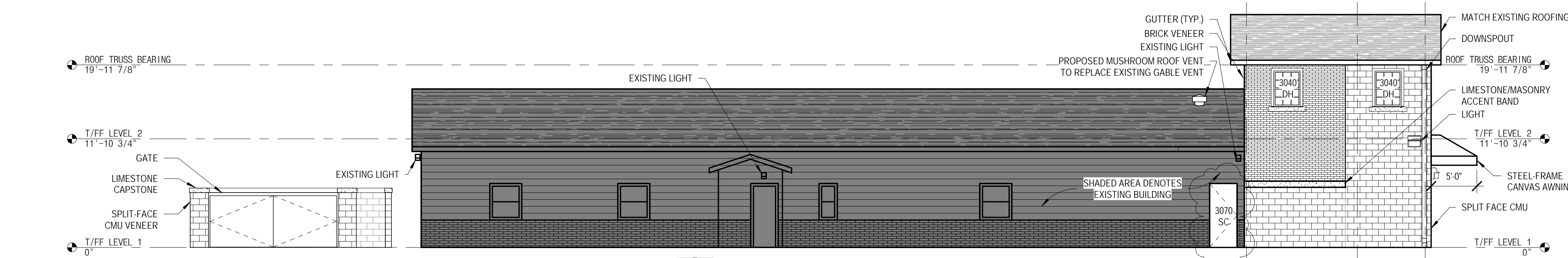
PROJECT MANAGER:
MICHAEL THOMAS

SHEET:
A1-0



MASONRY TABLE						
FACE	AREA	OPENINGS	NET AREA	60% MASONRY REQUIREMENT	MASONRY AREA	MASONRY PERCENTAGE
NORTH	1496 SF	24 SF	1472 SF	883 SF	821 SF	56%
EAST	947 SF	62 SF	885 SF	531 SF	852 SF	96%
SOUTH	1496 SF	100 SF	1396 SF	838 SF	677 SF	48%
WEST	924 SF	3 SF	921 SF	553 SF	194 SF	21%
TOTAL	4803 SF	189 SF	4674 SF	2768 SF	2544 SF	55%

CALCULATIONS INCLUDE DUMPSTER ENCLOSURE





SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



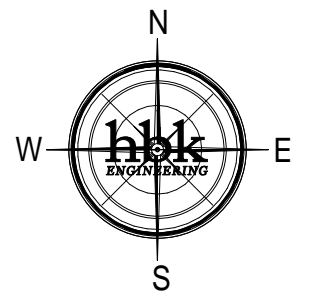
WEST ELEVATION



SOUTHEAST PERSPECTIVE



SOUTHWEST PERSPECTIVE



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ENGINEERING

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DEVELOPER:

ATTORNEY:

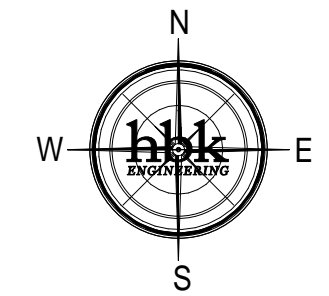
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A1-1



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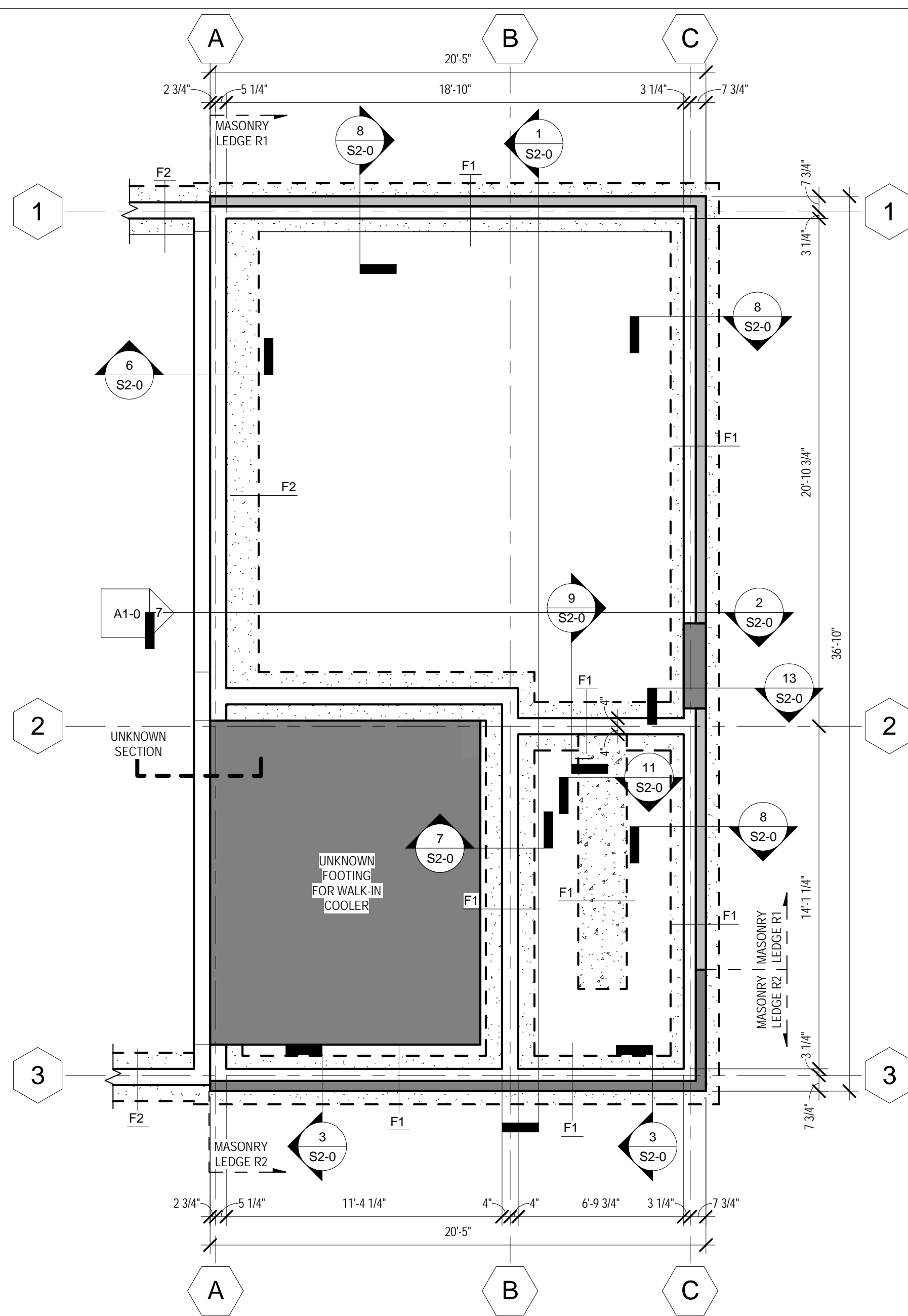
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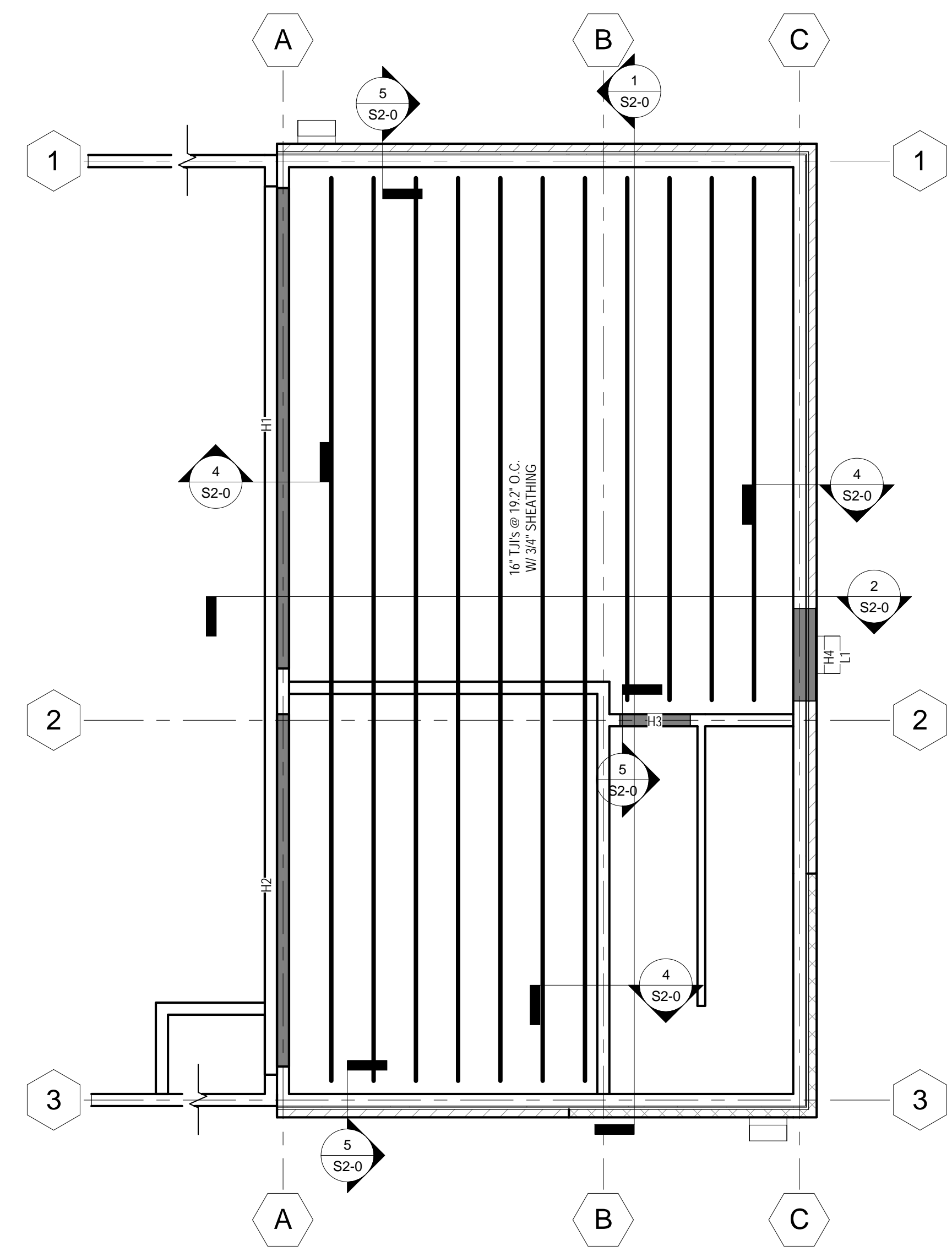
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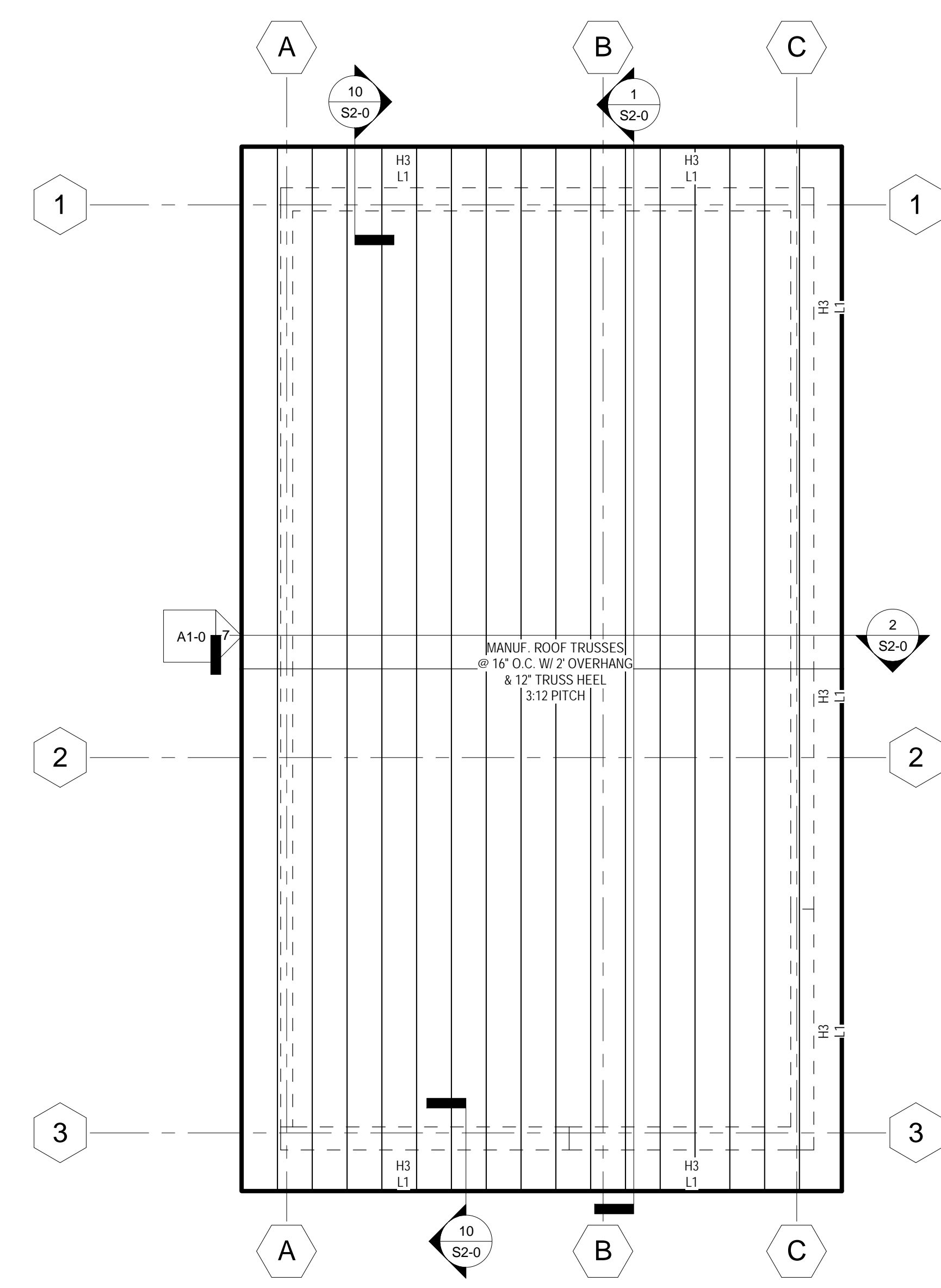
SHEET:
S1-0



1 FOUNDATION PLAN
1/4" = 1'-0"



2 LEVEL 2 FRAMING PLAN
1/4" = 1'-0"



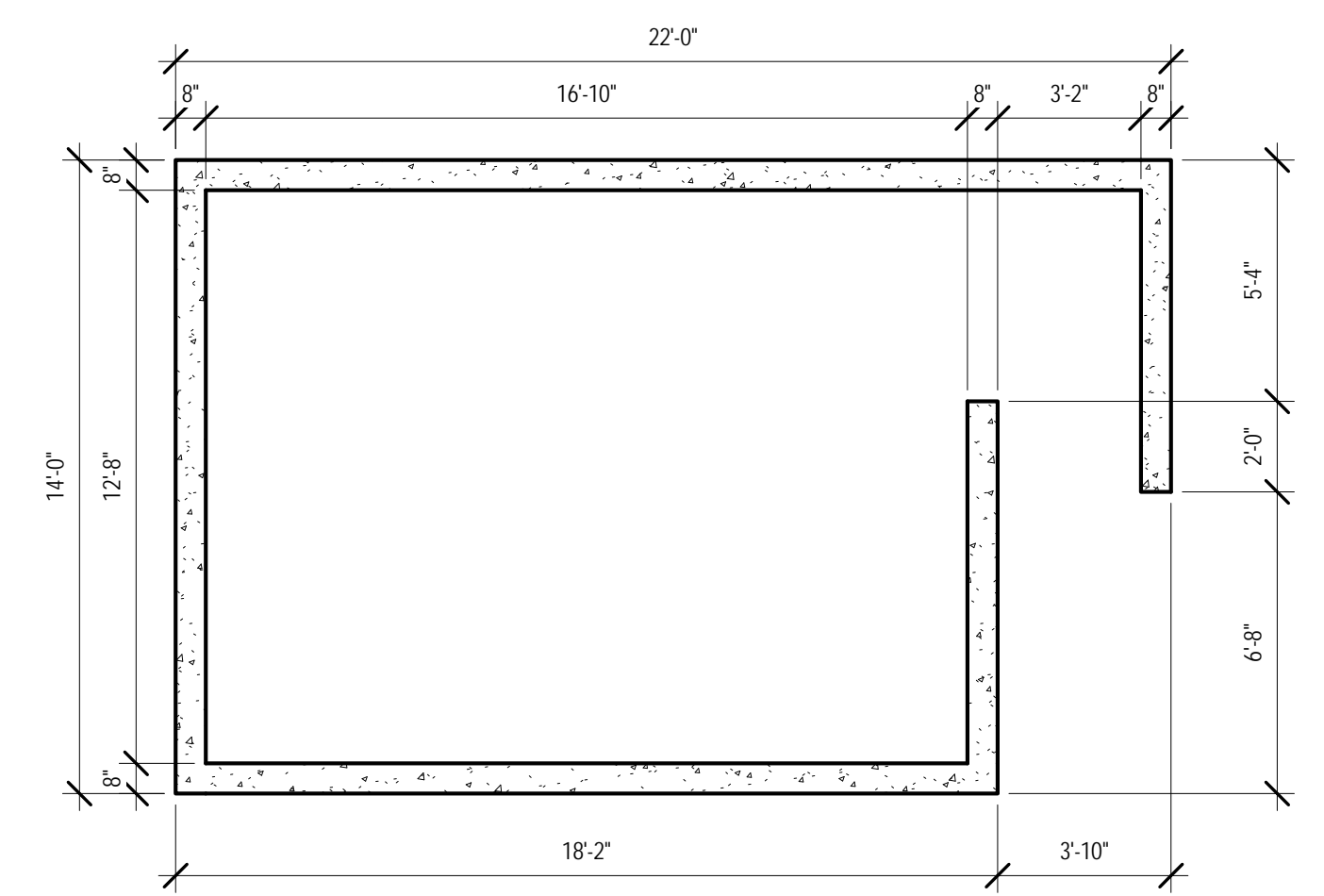
3 ROOF FRAMING PLAN
1/4" = 1'-0"

FOUNDATION SCHEDULE				
TAG	TYPE	SIZE	FOOTING REINFORCEMENT	DETAIL
FD-1	SPREAD FOOTING	8"Wx3'H	#5 @ 12" O.C. E.W.	6 [S1-2, 7 [S1-2, 9 [S1-2
FD-2	EXISTING FOUNDATION	N/A	N/A	N/A
FD-3	SPREAD FOOTING	12"Wx3'H	#5 @ 12" O.C. E.W.	3 [S2-1
FD-4	SPREAD FOOTING	10"Wx3'H	#5 @ 12" O.C. E.W.	8 [S2-1

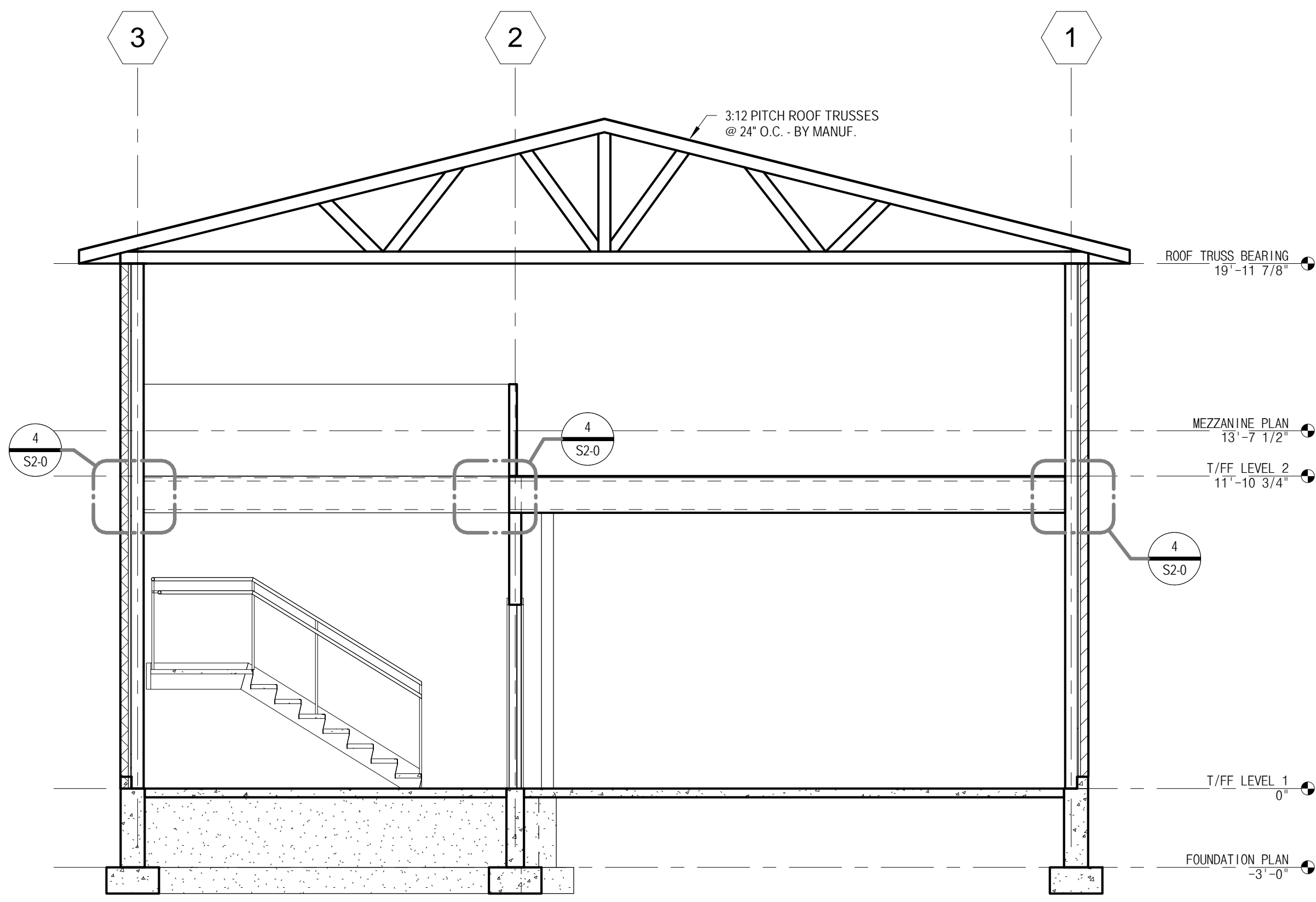
FOOTING SCHEDULE				
TAG	TYPE	SIZE	FOOTING REINFORCEMENT	T/FTG ELEV
F1	SPREAD FOOTING	2'Wx1'H	#5 @ 12" O.C., (2) #5 CONT.	VARIES
F2	EXISTING FOOTING	N/A	N/A	N/A

STRUCTURAL FRAMING SCHEDULE				
FRAMING ID	TYPE	MASONRY 1	MASONRY 2	MASONRY 2
W1	5/8" GYP., 6" WOOD STUD 16" O.C., 5/8" GYP.	N/A	N/A	N/A
W1A	5/8" GYP., 6" WOOD STUD 16" O.C., 1/2" PLYWOOD	3-5/8" CMU - TO ROOF	N/A	N/A
W1B	5/8" GYP., 6" WOOD STUD 16" O.C., 1/2" PLYWOOD	3-5/8" CMU 6-7" HIGH	8" LIMESTONE ACCENT BAND	STANDARD BRICK - ABOVE CMU TO ROOF
W2	EXISTING WALL	N/A	N/A	N/A
W3	5/8" GYP., 4" WOOD STUD @ 16" O.C., 5/8" GYP.	N/A	N/A	N/A

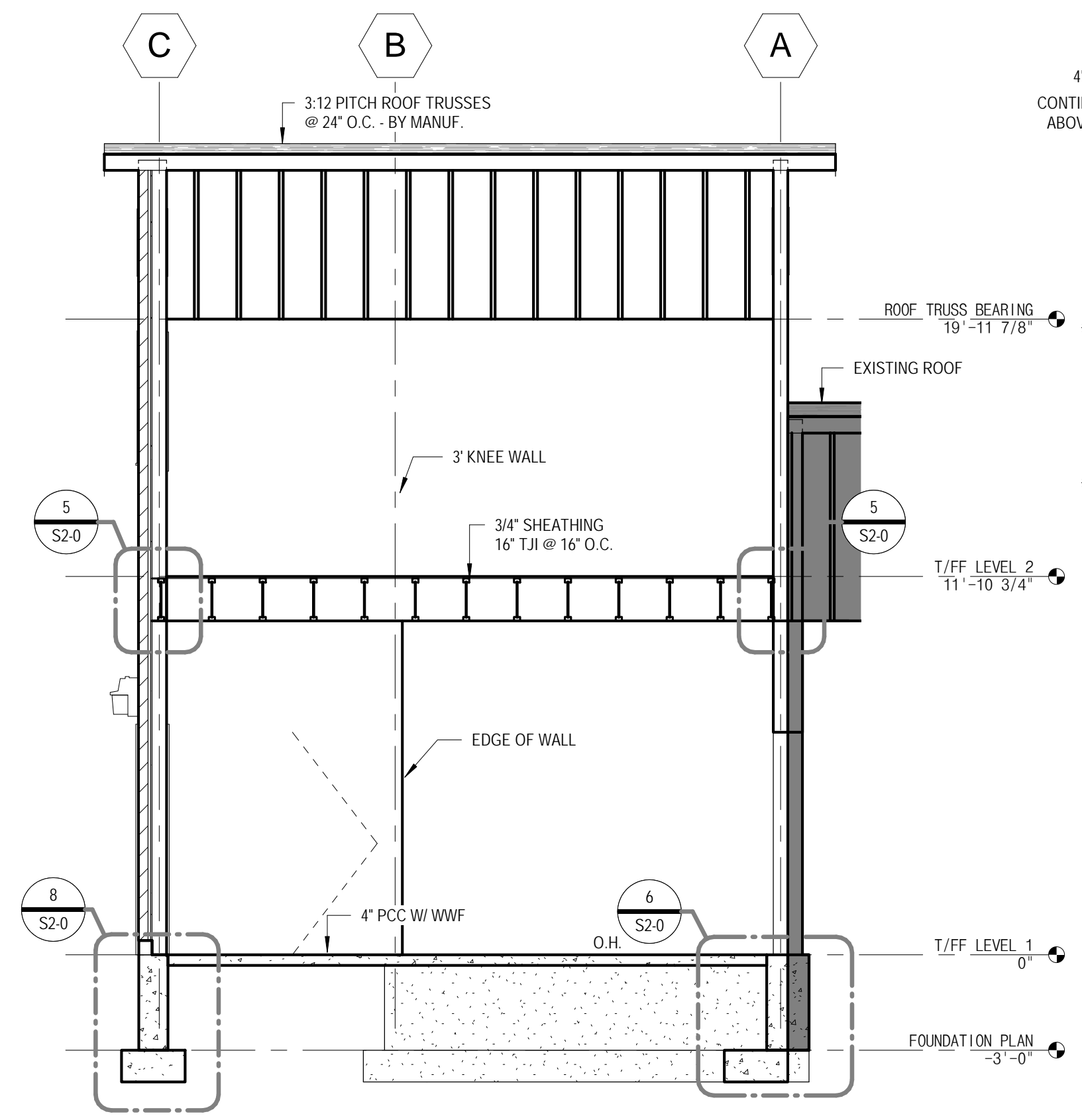
LINTEL/HEADER SCHEDULE							
ID/TAG	DESCRIPTION	MAX SPAN	SIZE/TYPE	BEARING STUDS ON EACH SIDE	FULL HEIGHT STUDS ON EACH SIDE	STEEL BEAM ALTERNATL...	NOTES/ALLOWABLE DESIGN LOADS
H1	2x6 WOOD WALL	18'-6"					
H2	2x6 WOOD WALL	13'-4"					
H3	2x6 WOOD WALL	3'-0"					
H4	2x6 WOOD WALL	4'-0"					
L1	MASONRY LINTEL	4'-0"					



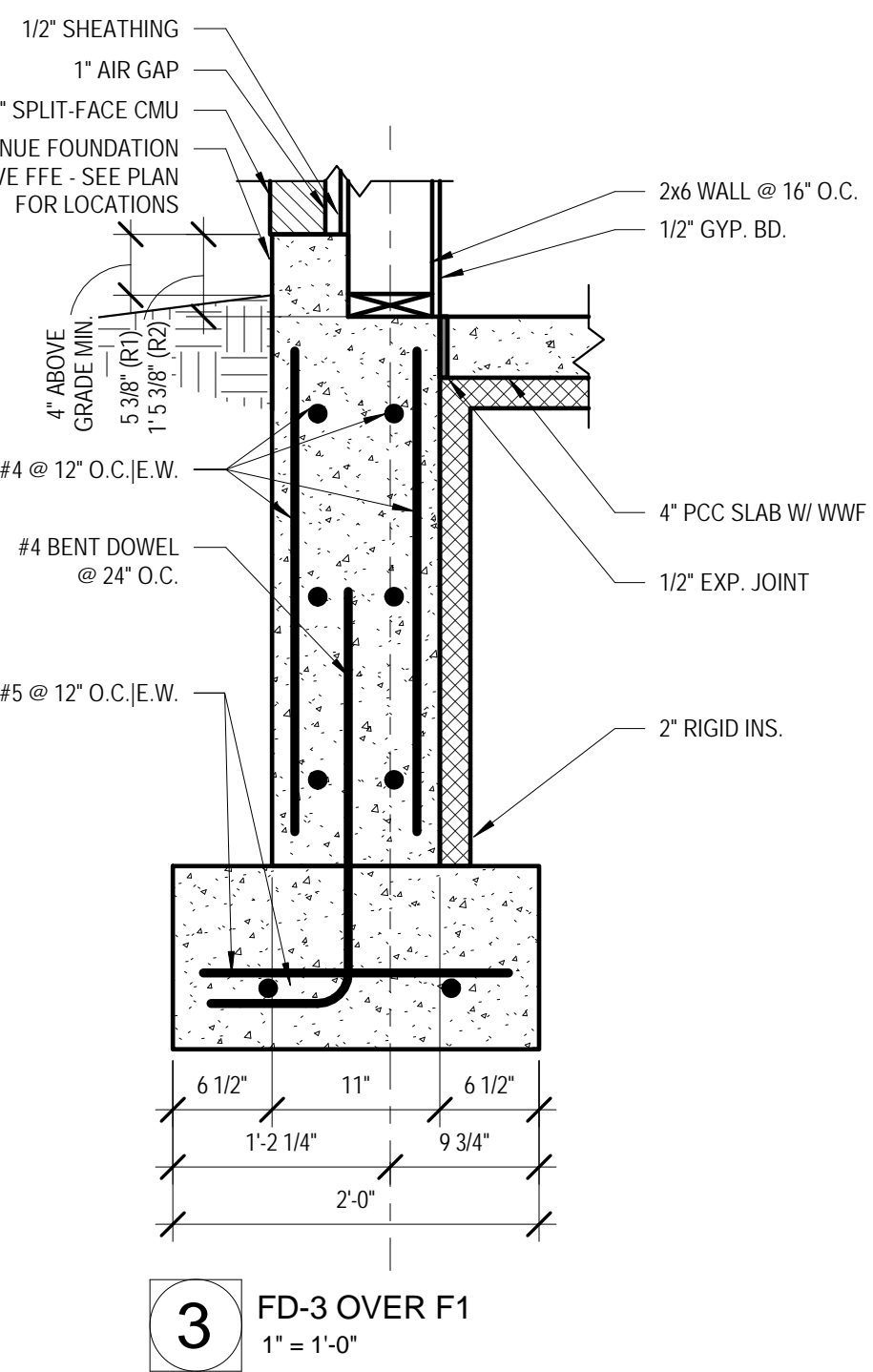
4 DUMPSTER ENCLOSURE FOUNDATION
1/4" = 1'-0"



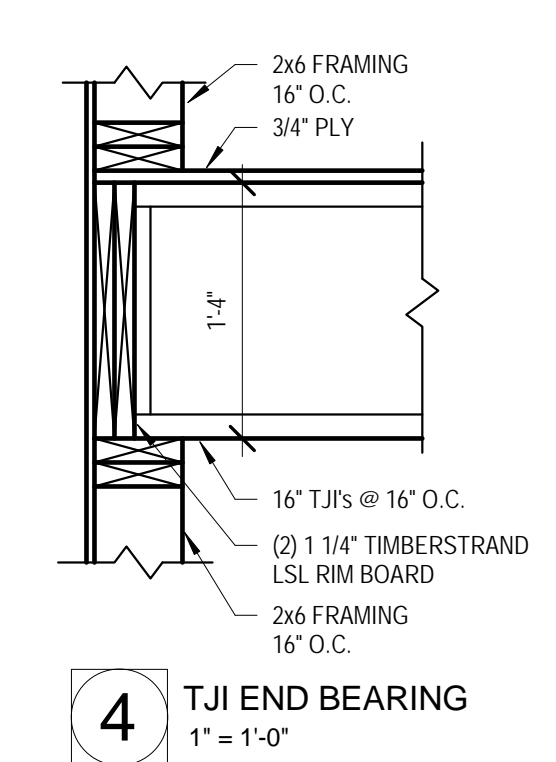
1 Section 1
1/4" = 1'-0"



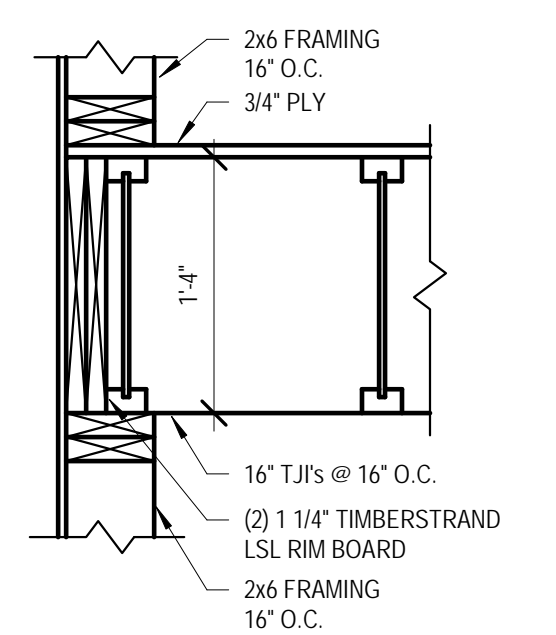
2 Section 2
1/4" = 1'-0"



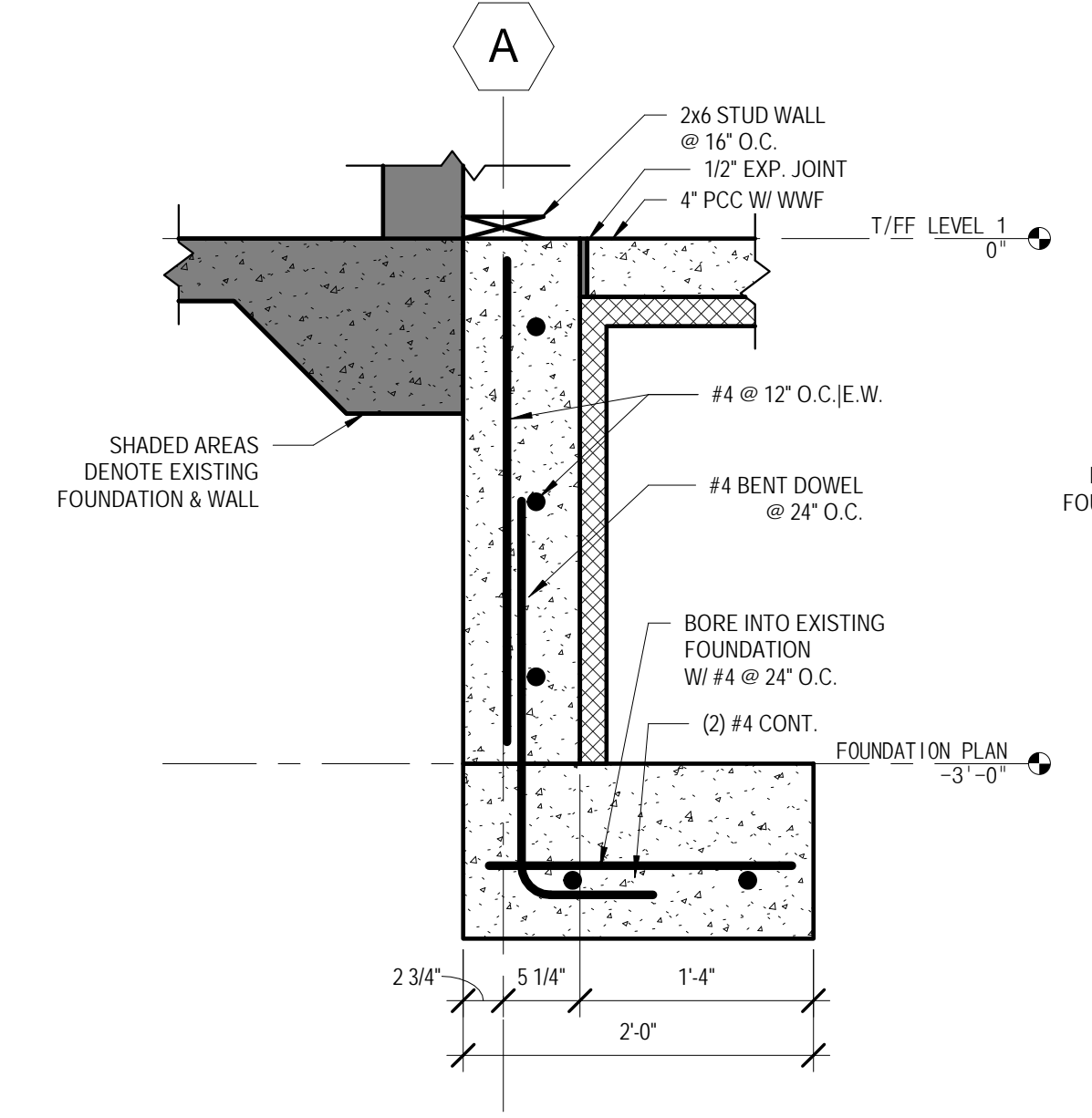
3 FD-3 OVER F1
1" = 1'-0"



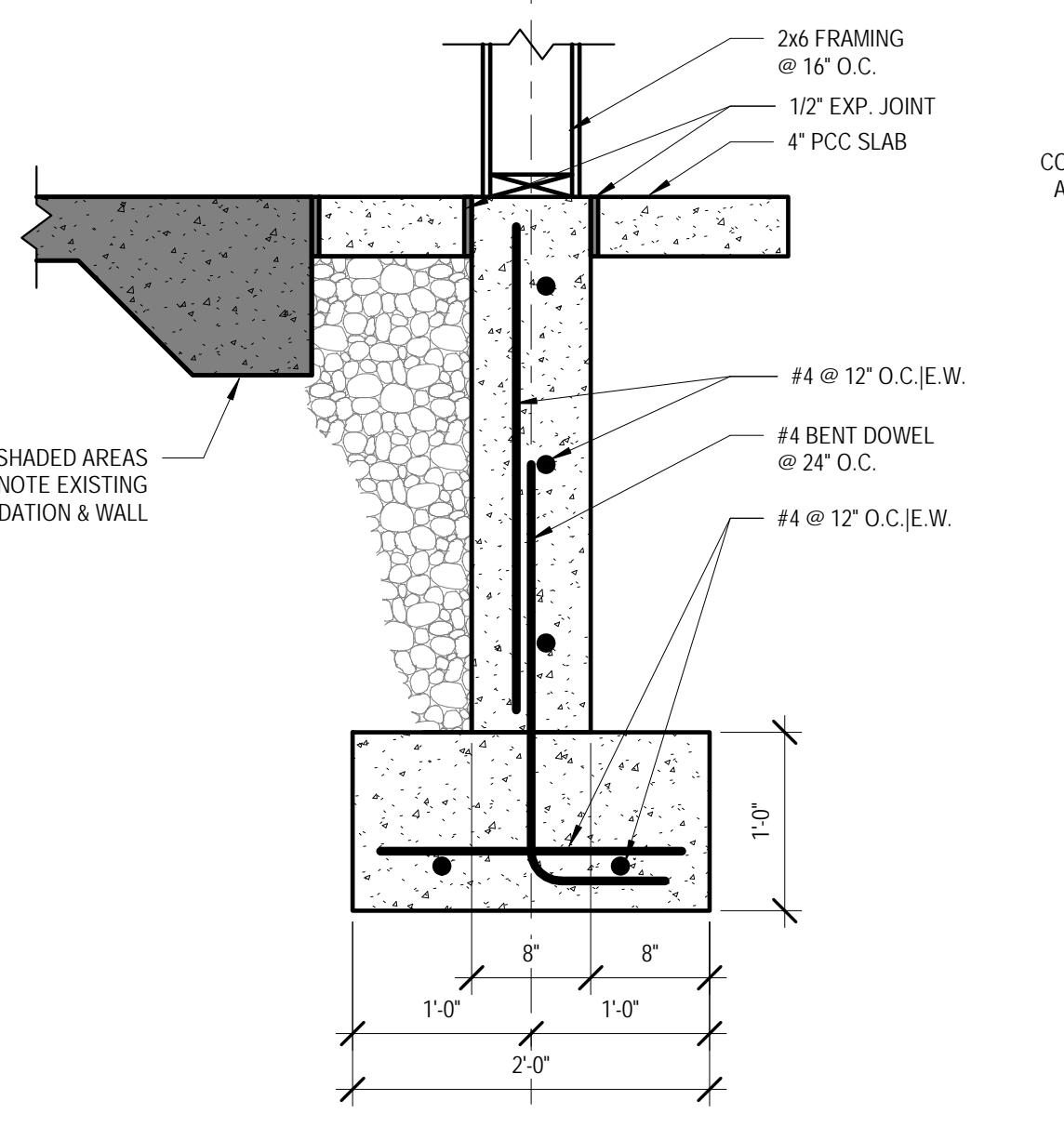
4 TJ END BEARING
1" = 1'-0"



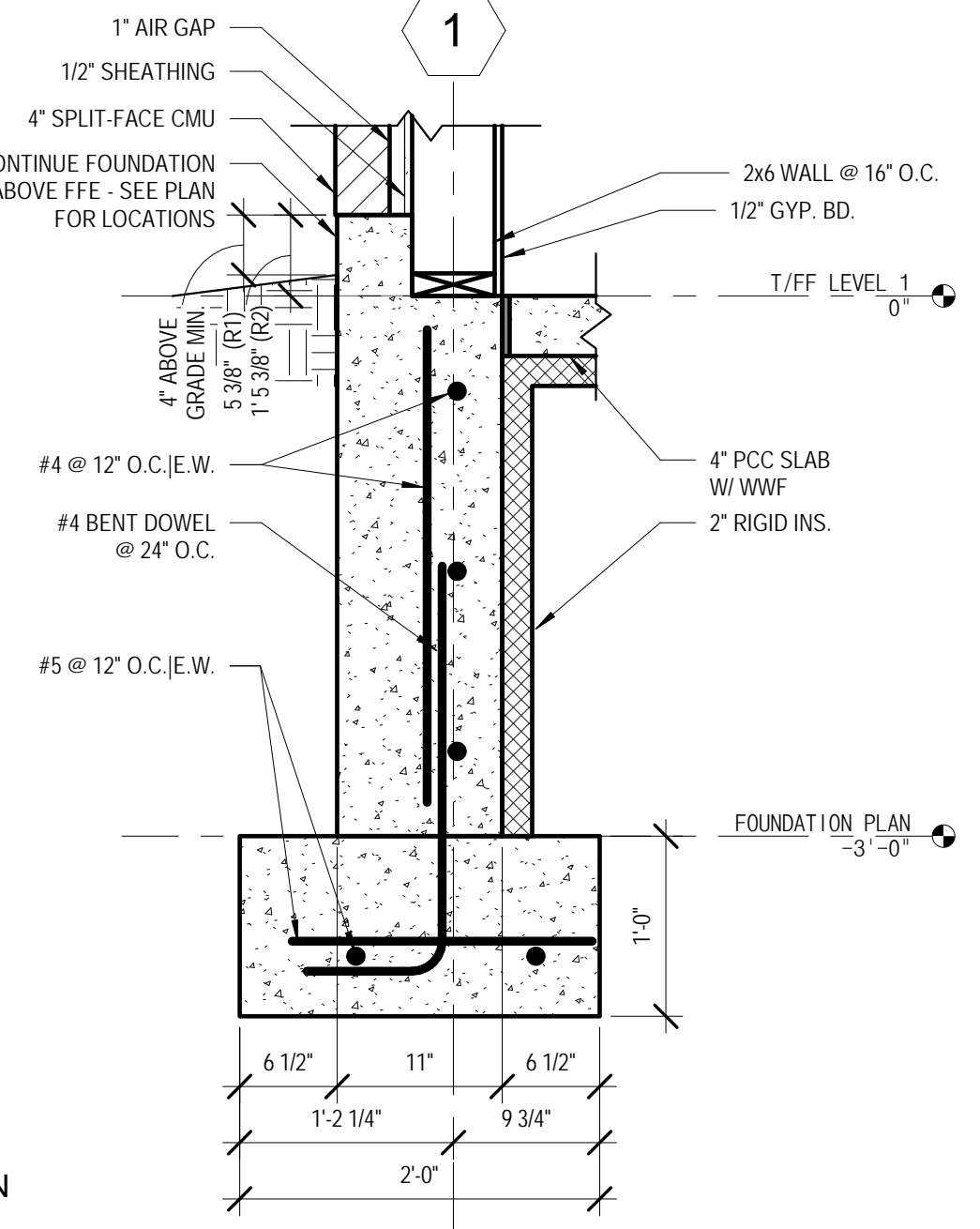
5 TJ SIDE BEARING
1" = 1'-0"



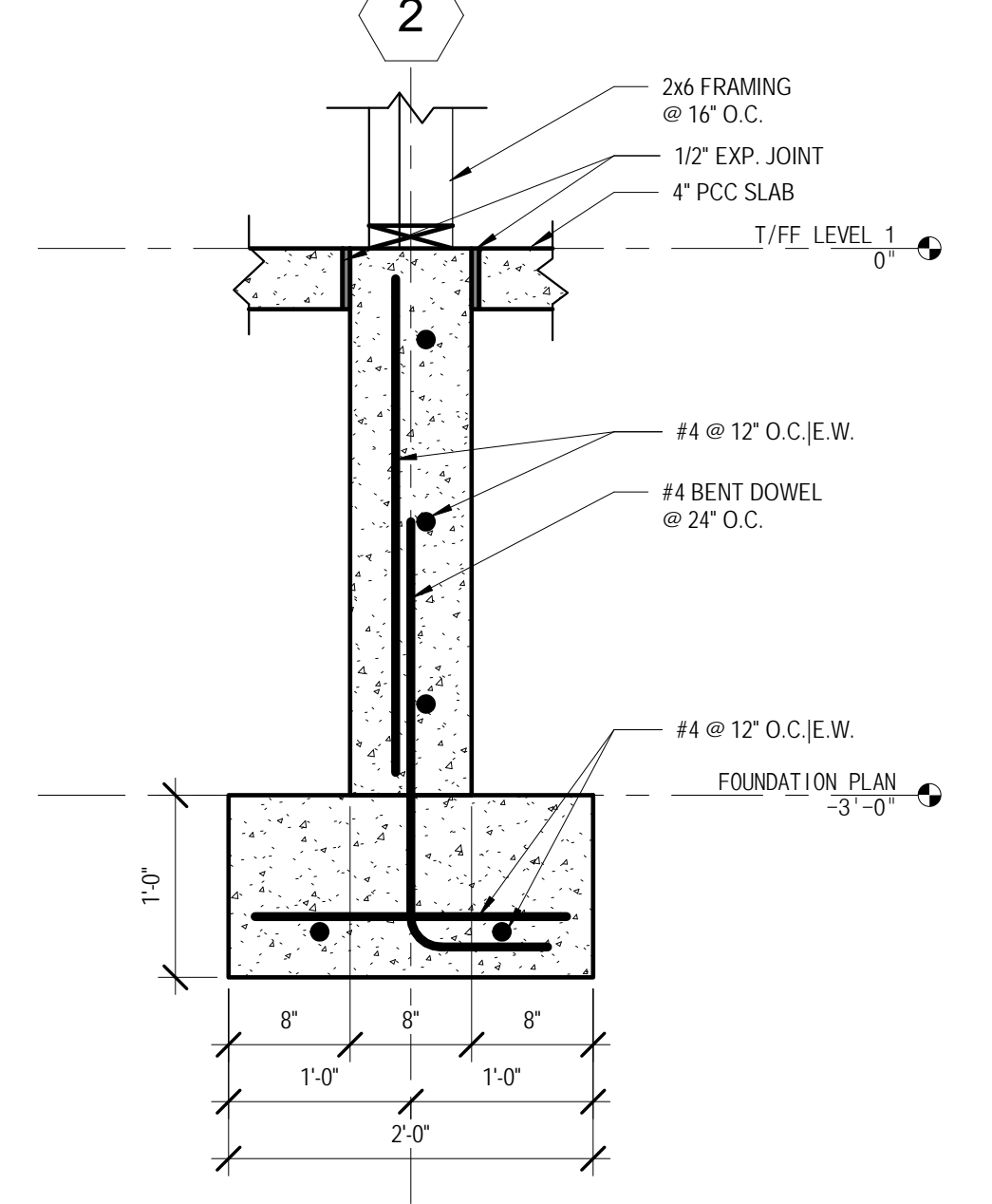
6 FD-1 OVER F1 - ABUTTING EXISTING FOUNDATION
1" = 1'-0"



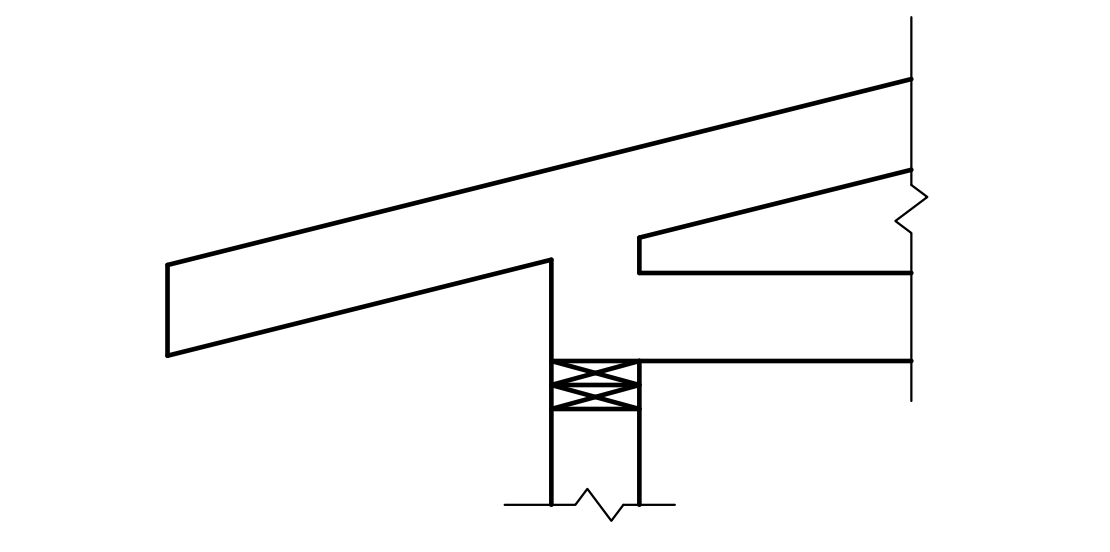
7 FD-1 OVER F1 - ADJACENT TO EXISTING FOUNDATION
1" = 1'-0"



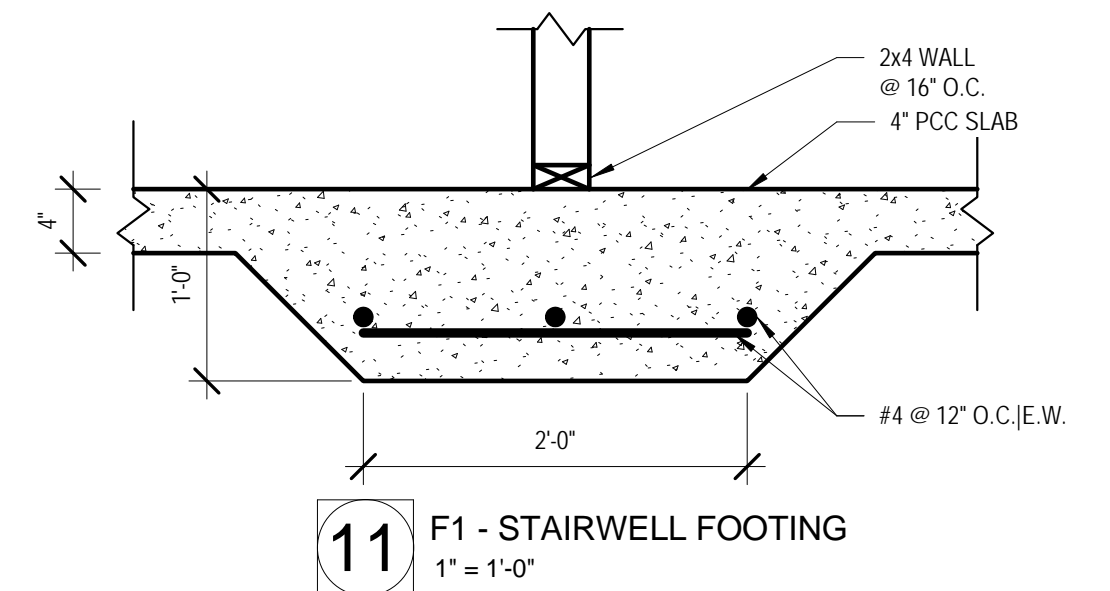
8 FD-4 OVER F1
1" = 1'-0"



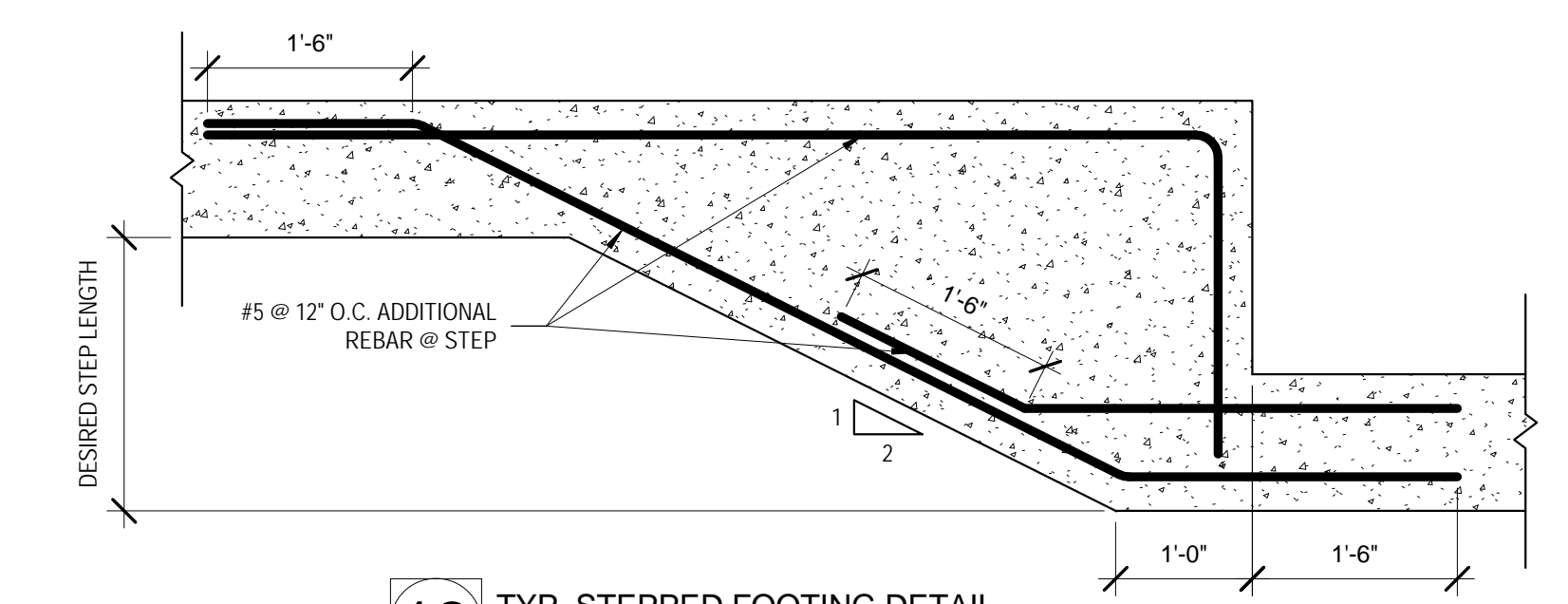
9 FD-1 OVER F1
1" = 1'-0"



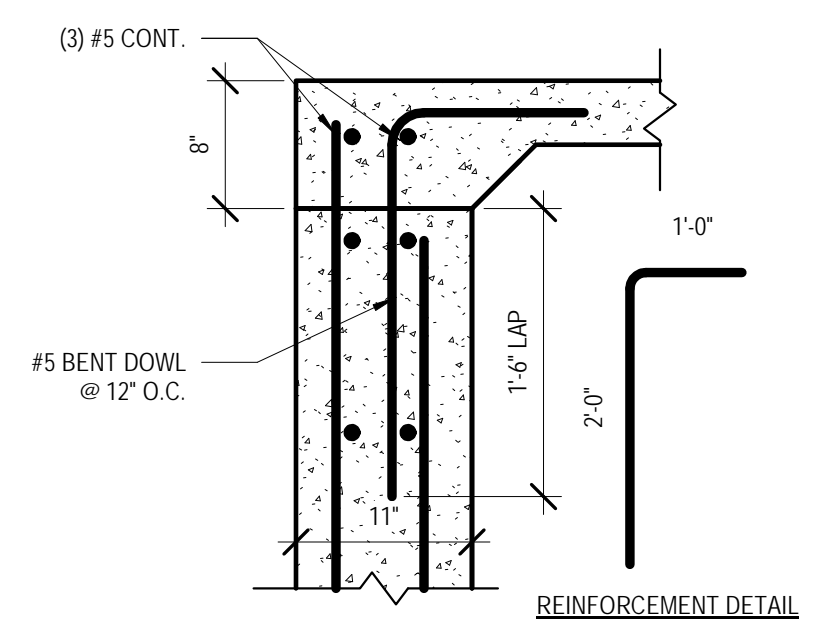
10 ROOF TRUSS BEARING
1" = 1'-0"



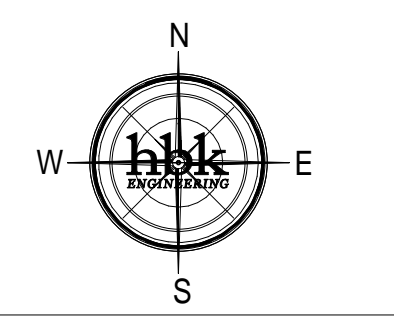
11 F1 - STAIRWELL FOOTING
1" = 1'-0"



12 TYP. STEPPED FOOTING DETAIL
3/4" = 1'-0"



13 FOUNDATION @ DOORS
1" = 1'-0"



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PROJECT MANAGER:
MICHAEL THOMAS

SHEET:
S2-0



NORTH LIBERTY PLANNING COMMISSION

Minutes

August 15, 2017

North Liberty City Council Chambers, 1 Quail Creek Circle

Roll Call

Chair Ronda Detlefsen called the August 15 North Liberty Planning Commission meeting to order at 6:30 p.m. Commission members present: Jennifer Bleil, Ronda Detlefsen, Adam Gebhart, Jason Heisler, and Kylie Pentecost; absent – Rebecca Keogh and Patrick Staber.

Others present: Dean Wheatley, Tracey Mulcahey, Megan Benischek and other interested parties.

Agenda Approval

Gebhart moved, Heisler seconded to approve the agenda. The vote was all ayes. The agenda was approved.

Jimmy Jack's Rib Shack Conditional Use

Staff Presentation

Wheatley presented the request from Adrian & Piper Enterprises LLC to approve a conditional use for outside eating at a new restaurant, Jimmy Jack's Rib Shack, located on Community Drive overlooking the Liberty Centre Pond. Staff recommends approval of the application.

Applicants Presentation

The applicant was not present.

Public Comments

No public comments were offered.

Questions and Comments

The Commission offered positive feedback on the application.

Recommendation to the Board of Adjustment

Pentecost moved, Bleil seconded to recommend approval of the Jimmy Jack's conditional use application to the Board of Adjustment. The vote was: ayes – Gebhart, Pentecost, Detlefsen, Heisler, Bleil; nays – none. Motion carried.

Approval of previous minutes

Bleil moved, Heisler seconded to approve the minutes from the previous meeting. The vote was all ayes. Minutes approved.

Old Business

Wheatley updated the Commission on GEICO's revised site plan.

New Business

Wheatley reported there are two cases for the next commission meeting.

Adjournment

At 6:36 p.m., Bleil moved, Gebhart seconded to adjourn. All ayes. Meeting adjourned.