



**North Liberty
Planning
Commission
Meeting Information**

Tuesday, February 6, 2018

6:30 PM

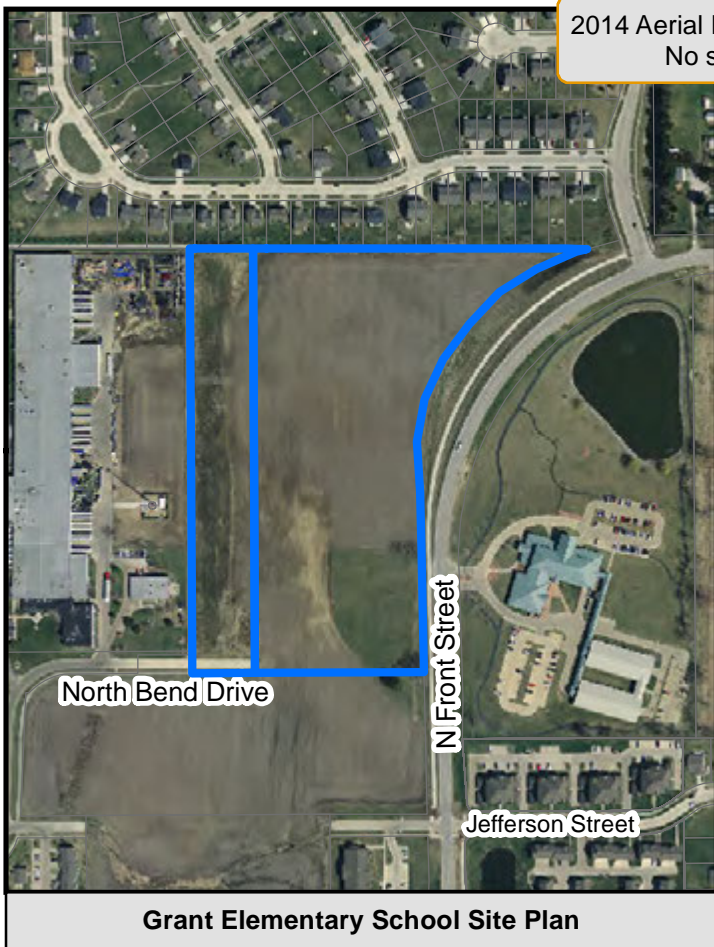
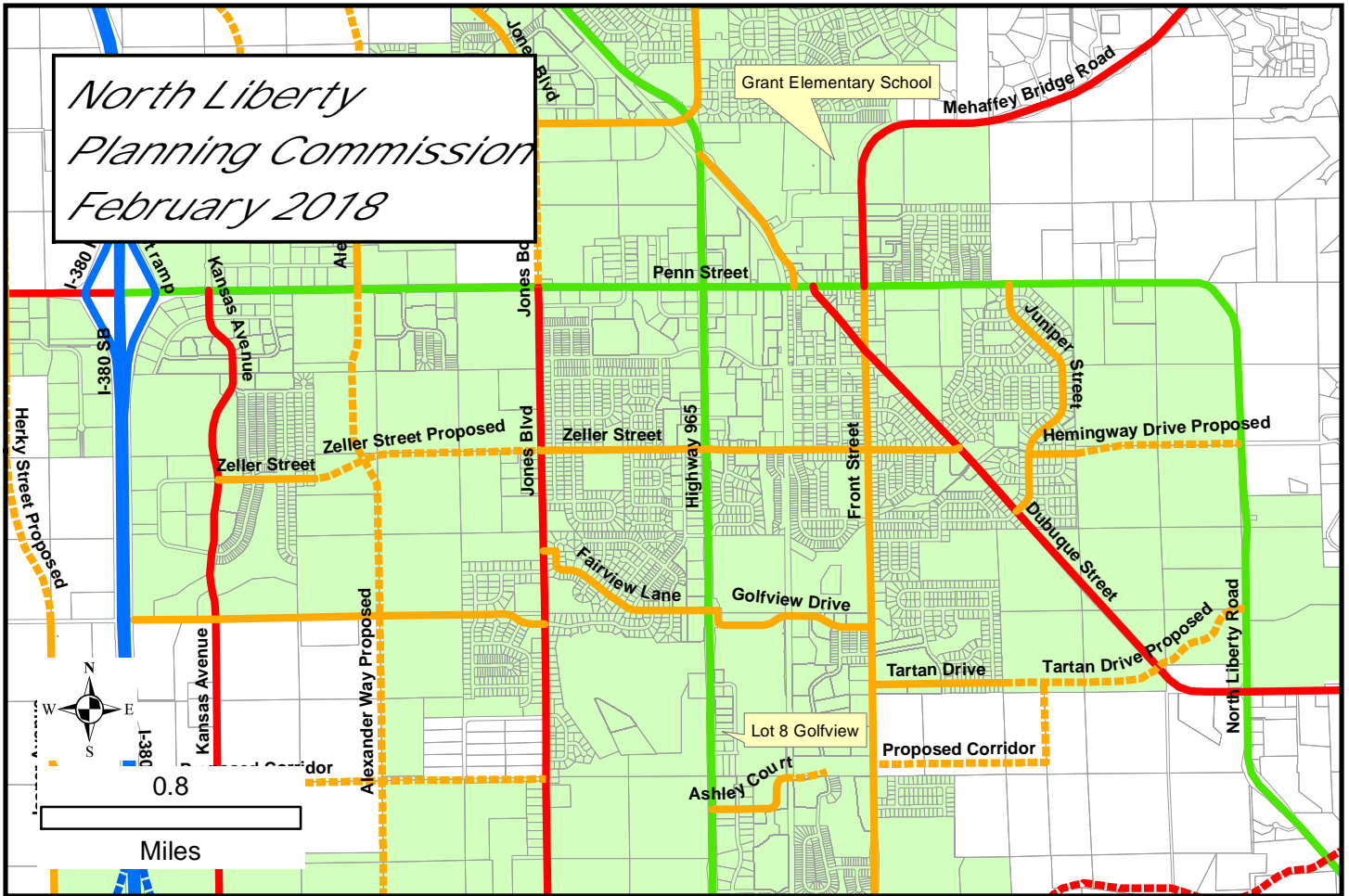
City Council Chambers

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, February 6, 2018, 6:30 PM
North Liberty City Council Chambers, 1 Quail Creek Circle

- 1. ROLL CALL**
- 2. AGENDA APPROVAL**
- 3. SITE PLAN:** Request from Iowa City Community School District to approve a site plan for property intended for a new elementary school and located generally on the west side of N Front Street directly south of Cedar Springs Subdivisions. (Proposed Grant Elementary School Addition)
 - a. Staff Presentation
 - b. Applicants Presentation
 - c. Public Comments
 - d. Questions and Comments
 - e. Recommendation to the City Council
- 4. SITE PLAN:** Request from Brad Robison to approve a site plan for a multi-user commercial development on the east side of 965 between Lions Drive and Hawkeye Drive. (Lot 8 Golfview Commercial, Part 2)
 - a. Staff Presentation
 - b. Applicants Presentation
 - c. Public Comments
 - d. Questions and Comments
 - e. Recommendation to the City Council
- 5. APPROVAL OF PREVIOUS MINUTES**
- 6. OLD BUSINESS**
- 7. NEW BUSINESS**
- 8. ADJOURNMENT**





January 26, 2018

Memo

To: North Liberty Planning Commission
From: Dean Wheatley, Planning Director
Subject: Site Plan Approval Request
(Proposed Grant Elementary Addition)

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 is a request from the Iowa City Community School District to approve an elementary school site plan for land located between CENTRO manufacturing and N Front Street. A Good Neighbor meeting was held on October 26 for the rezoning (which is now completed) and plat to allow any interested party an opportunity to comment on this rezoning prior to submission, and eight people attended. Most were interested in the site plan rather than the rezoning, so staff contacted those who signed in to let them know a site plan has been submitted and offered to review it with them. Bob and Mary Burns, as well as Jesse Burns, strongly advocated for the extension of North Bend Drive to not curve as shown on the preliminary site plan but to extend straight east to N Front Street. Chuck Deisbach of South Slope also had concerns related to difficulty they have entering and exiting the South Slope driveway, which is where City staff has directed the future alignment of North Bend Drive to terminate. Staff provided early guidance to the school district's engineers to locate North Bend Drive at the location shown on the site plan, and we feel strongly that the southerly location advocated by the Burns' does not meet safety standards related to sight distance and would create dangerous turning movements on Front Street.

Traffic issues anticipated with the new school have been studied and redesigns for North Front Street and Penn Street in the vicinity are being considered, with construction anticipated prior to school opening, pending Council approval. North Bend Drive will be extended east to Front Street, and will provide the vehicular access points for the new school. The first access point is planned to be approximately 380 feet west of N Front Street, more than double the comparable distance at Garner school, which is anticipated to provide more vehicular storage and ease of access. Also, the intersection at N Front Street will be designed for better flow. The site is well served by the City's trail and sidewalk systems within the anticipated attendance area.

Setbacks far exceed the minimum requirements of the district, and storm water management features have been thoughtfully incorporated. The site topography is quite rolling, so the building will have the look of a single-story at the south and a two-story at the north elevations. The shortest dimension

between the proposed school building and the rear lot lines of homes in Cedar Springs is approximately 360 feet, more than a typical city block. Internal sidewalks are provided throughout the site, with connections to the City trails and sidewalks adjacent to the site.

Storm water basins are designed to incorporate a somewhat improved look when compared to the bare minimum, with a sinuous rock channels and native prairie seeding.

The building design is an attractive modern style with very high masonry content, numerous wall offsets, roof variety, and a sprawling presence.

It is reasonable to compare this proposed school with the other recently built elementary, Garner, and here are some figures provided by the school district engineer:

	Garner	Proposed Grant
Student Population	665 (current)	600
Parking Count	138	158 (117 + 41 overflow on playgrounds)
Car Queuing Lane	520' from front door to Birch Street 740' total length	645' from front door to North Bend 910' total length

Staff recommends approval of the site plan. There are a number of notes for items that need to be taken care of as the overall City-School development process continues.

Notes:

- The preliminary plat, final plat, and BMP Agreement will need to be developed and submitted together after site plan approval but before occupancy is permitted. The BMP (aka SMF) maintenance agreement is required between the Owner and the City for long term maintenance responsibilities of the stormwater management features. The owner is to provide proposed maintenance requirements to the City Engineer in Word format so that the City Attorney can fold them into the standard agreement format.
- A Site Plan Agreement between the district and the City establishing obligations for a number of issues related to the short schedule needed by the school district to start construction will be required prior to issuance of a building permit. Items to be included in the agreement include:
 - Cost share for the proposed roundabout design and construction.
 - Schedule for completion of the preliminary plat, final plat, and BMP Agreement.
- Actual fire lane markings and signs will be determined by the fire department at a future time.

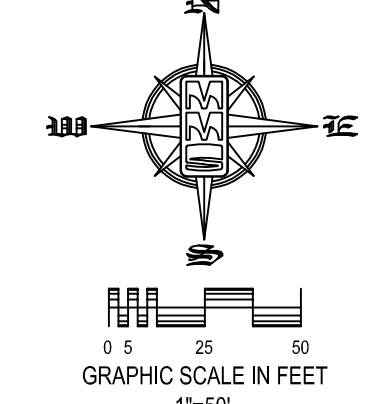
SITE PLAN GRANT ELEMENTARY SCHOOL NORTH LIBERTY, IOWA

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

OWNER/APPLICANT:
ICCSO
1725 N. DODGE STREET
IOWA CITY, IA 52245

OWNER'S ATTORNEY:
C. JOSEPH HOLLAND
122 N. LINN STREET
IOWA CITY, IA 52240

MMS CONSULTANTS, Inc.
Iowa City, Iowa (319) 351-8282
◀ CIVIL ENGINEERS ▶ LAND PLANNERS ▶
◀ LANDSCAPE ARCHITECTS ▶ LAND SURVEYORS ▶
◀ ENVIRONMENTAL SPECIALISTS ▶
MMS PROJ. NO. 10277-001



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
---	POWER POLE
---	POWER POLE W/DROP
---	POWER POLE W/TRANS
---	POWER POLE W/LIGHT
---	SOY POLE
---	LIGHT POLE
---	SANITARY MANHOLE
---	FIRE HYDRANT
---	WATER VALVE
---	DRAINAGE MANHOLE
---	CURB INLET
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
---	WATER LINES
---	ELECTRICAL LINES
---	TELEPHONE 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.

SUPPLEMENTARY LEGEND

---	WATER SHUT-OFF VALVE INCLUDED IN CITY OF NORTH LIBERTY UTILITY CONSTRUCTION PROJECT BY OTHERS
---	PROPOSED LIGHT POLES, REFER TO ELECTRICAL PLANS
---	PROPOSED ELECTRICAL HANDHOLE, REFER TO ELECTRICAL PLANS
---	PROPOSED ELECTRICAL CABINET, REFER TO ELECTRICAL PLANS
---	PROPOSED SIGN
---	PROPOSED SANITARY MANHOLE STRUCTURE
---	PROPOSED STORM SEWER STRUCTURES

- ### EROSION CONTROL NOTES
- AREAS OF SLOPE GREATER THAN 1:6 MUST HAVE EROSION CONTROL BLANKETS (E.C.B.). E.C.B. SHALL BE NORTH AMERICAN GREEN (N.A.G.) SCISSOR OR APPROVED EQUIVALENT. SEE L-100 FOR DESCRIBED AREAS.
 - ALL DISTURBED AREAS MUST RECEIVE TEMPORARY SEEDING AND MULCHING.
 - AREAS TO BE "SOODED" SHALL RECEIVE TEMPORARY SEEDING AND MULCHING UNTIL FINAL GRADING AND SOODING.
 - ALL SEEDING MUST BE MULCHED AT TIME OF SEEDING PER SDAS SECTION 9040, 2.16 & 3.21

PAVING LEGEND

---	7" PCC (7.693 SY) ON 4" GRANULAR BASE
---	6" PCC (3.085 SY) ON 5" GRANULAR BASE
---	5" PCC SIDEWALK (2.531 SY) ON 4" GRANULAR BASE
---	7" HMA (1,009 SY) ON 6" GRANULAR BASE
---	5" HMA (1,109 SY) ON 6" GRANULAR BASE

NOTE: AREAS INCLUDE ALL PROPOSED PAVING OUTSIDE OF RIGHT-OF-WAY

LEGAL DESCRIPTION
LOT 1, GRANT ELEMENTARY SCHOOL SUBDIVISION

SITE PLAN NOTES

CURRENT ZONING: P

REQUIRED SETBACKS:
FRONT = 50'
SIDE = 20'
REAR = 50'

BUILDING CHARACTERISTICS:
PROPOSED SCHOOL BUILDING = 56,937 SF

LOT CHARACTERISTICS:
LOT AREA = 685,485 SF (15.74 AC) (100%)
BUILDING AREA = 59,337 SF (8.7%)
PARKING AREA = 78,033 SF (11.4%)
SIDEWALK AREA = 19,278 SF (2.8%)
HMA PLAYGROUND AREA = 26,310 SF (3.9%)
TOTAL IMPERVIOUS AREA = 183,578 SF (26.8%)
OPEN SPACE = 501,907 SF (73.2%)

PARKING REQUIREMENTS:
PARKING REQUIRED:
1/3.5 SEATS IN LARGEST ASSEMBLY PLUS 1/FACULTY MEMBER
200 @ 1/2.5 = 58 SPACES
PLUS 40 FACULTY MEMBERS = 40 SPACES
TOTAL PARKING REQUIRED = 98 SPACES
TOTAL PARKING PROVIDED = 158 SPACES (112 + 41 OVERFLOW ON PLAYGROUNDS, 5 ADA)

GENERAL NOTES

ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE CURRENT VERSION OF THE SDAS DESIGN STANDARDS AND THE CITY OF NORTH LIBERTY REQUIREMENTS.

THE CONTRACTOR SHALL COORDINATE WITH CONSTRUCTION OF NORTH BEND DRIVE EXTENSION.

THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL ACCORDING TO THE I.D.O.T. STANDARD ROAD PLAN TC-202 FOR ALL WORK WITHIN PUBLIC RIGHT OF WAY.

SPECIFIC NOTES

- SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS
- SEE LANDSCAPE PLANS FOR TREE REQUIREMENTS

KEYNOTES

NUMBER	KEYNOTE	DETAIL SHEET
204	INSTALL 5' HIGH CHAIN LINK FENCE	16 C-500
210	INSTALL 5' HIGH - 12' WIDE DOUBLE GATE (2-6' GATES)	16 C-500

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

SCOTT B. POTTOFF, P.E. Iowa Lic. No. 16932
31, 20...

These sheets covered by this seal:

SEAL

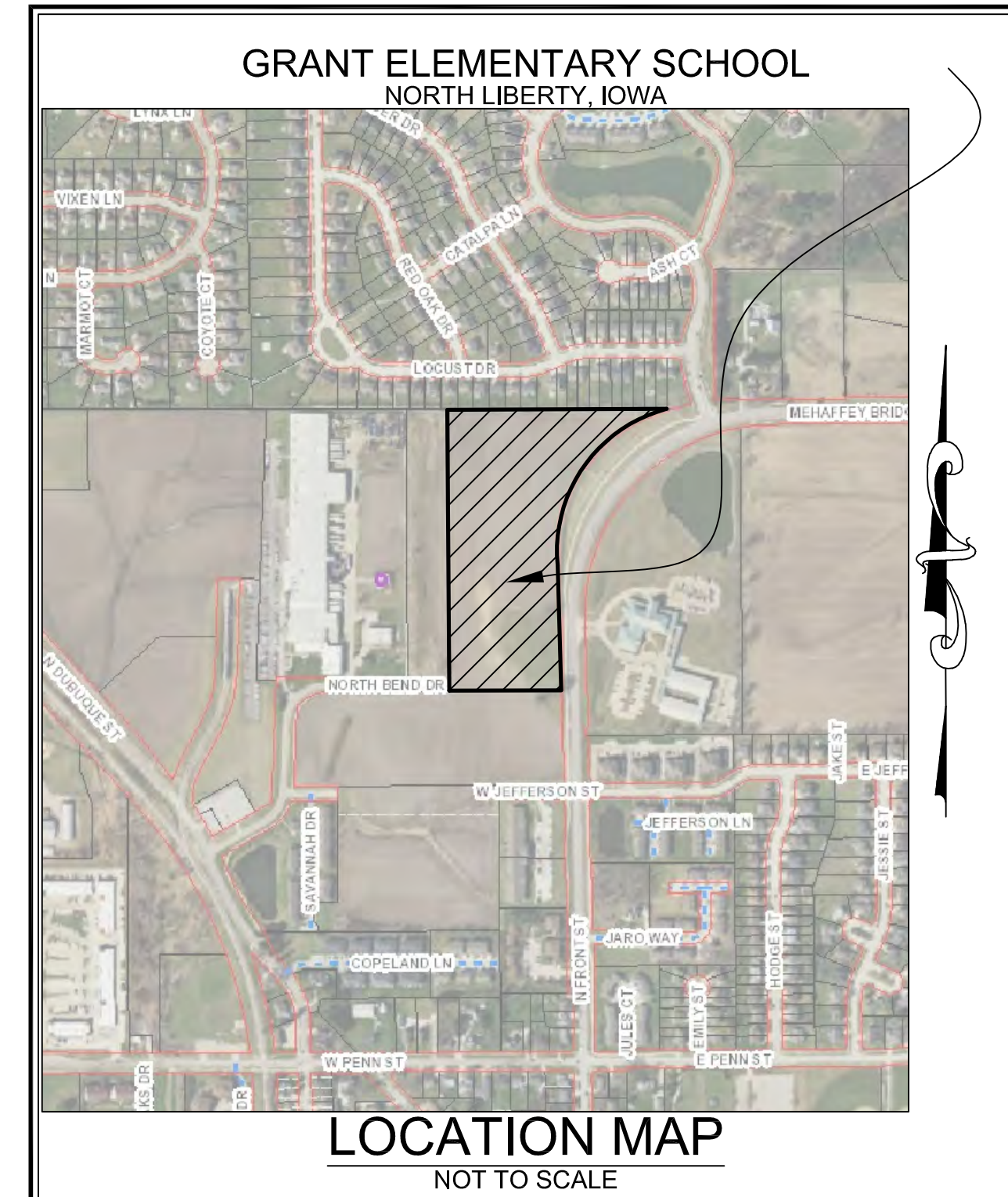
UTILITY COMPANY CONTACTS

SERVICE	SUPPLIER	PHONE NO.
TELEPHONE & CABLE TV	SOUTH SLOPE COOPERATIVE ATTN: BRIAN FRESE	319-227-7111
TELEPHONE & CABLE TV	WINSTREAM COMMUNICATIONS ATTN: LOCATE DESK	800-289-1901
TELEPHONE & CABLE TV	MEDACOM IOWA CITY ATTN: KEVIN FOUNTAIN	319-351-0408
ELECTRICITY	ALLIANT ENERGY ATTN: LAURA BARR	319-286-1615
ELECTRICITY	LINN COUNTY REC ATTN: JOHNA NUNEMAKER	319-377-1587
NATURAL GAS	MIDAMERICAN ENERGY ATTN: DONALD WASTON	319-341-4461
WATER	CITY OF NORTH LIBERTY ATTN: MIKE KEATING	319-626-5719
SEWER	CITY OF NORTH LIBERTY ATTN: MIKE KEATING	319-626-5719

NOTE: THE CONTACTS LISTED WERE PROVIDED BY IOWA ONE CALL SERVICE.

SURVEY CONTROL

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
V1	645700.106	2159365.915	809.118	BURY BOLT ON FIRE HYDRANT EAST SIDE OF FRONT STREET APPROX. 11.0' EAST OF EDGE OF ASPHALT AND APPROX. 17' SOUTH OF SOUTH SIDE OF SOUTHSLOPE DRIVE.
V2	646092.876	2159338.878	804.413	BURY BOLT ON FIRE HYDRANT WEST SIDE OF FRONT STREET APPROX. 23' NW OF A RIGHT CURVE CHEVRON SIGN AND APPROX. 185' NORTH OF FRONT STREET CORNER.
V3	646621.484	2158667.147	794.064	ARROW BOLT ON FIRE HYDRANT EAST SIDE OF TRAIL APPROX. 8.5' WEST OF A SANITARY MANHOLE AND APPROX. 1,052' NORTH OF NORTH BEND DRIVE.
H1	645797.727	2159303.127	----	CUT "X" ON TRAIL DIRECTLY ACROSS FROM THE ENTRANCE TO SOUTHSLOPE.
H2	646647.975	2158831424	----	CUT "X" IN CORNER OF WALK NW OF INTERSECTION OF FRONT STREET AND CEDAR SPRINGS DRIVE.
H3	645540.198	2158454.236	----	CUT "X" IN NW CORNER OF INTAKE ON SOUTH SIDE OF NORTH BEND DRIVE APPROX. 130' EAST OF EOR.



frk architects + engineers
2800 westown parkway, suite 340, west des moines, iowa 50396
p. 515.223.1301 f. 515.223.7226 www.frk-ia.com

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NORTH LIBERTY
GRANT ELEMENTARY SCHOOL
IOWA CITY COMMUNITY SCHOOL DISTRICT
NORTH LIBERTY, IOWA

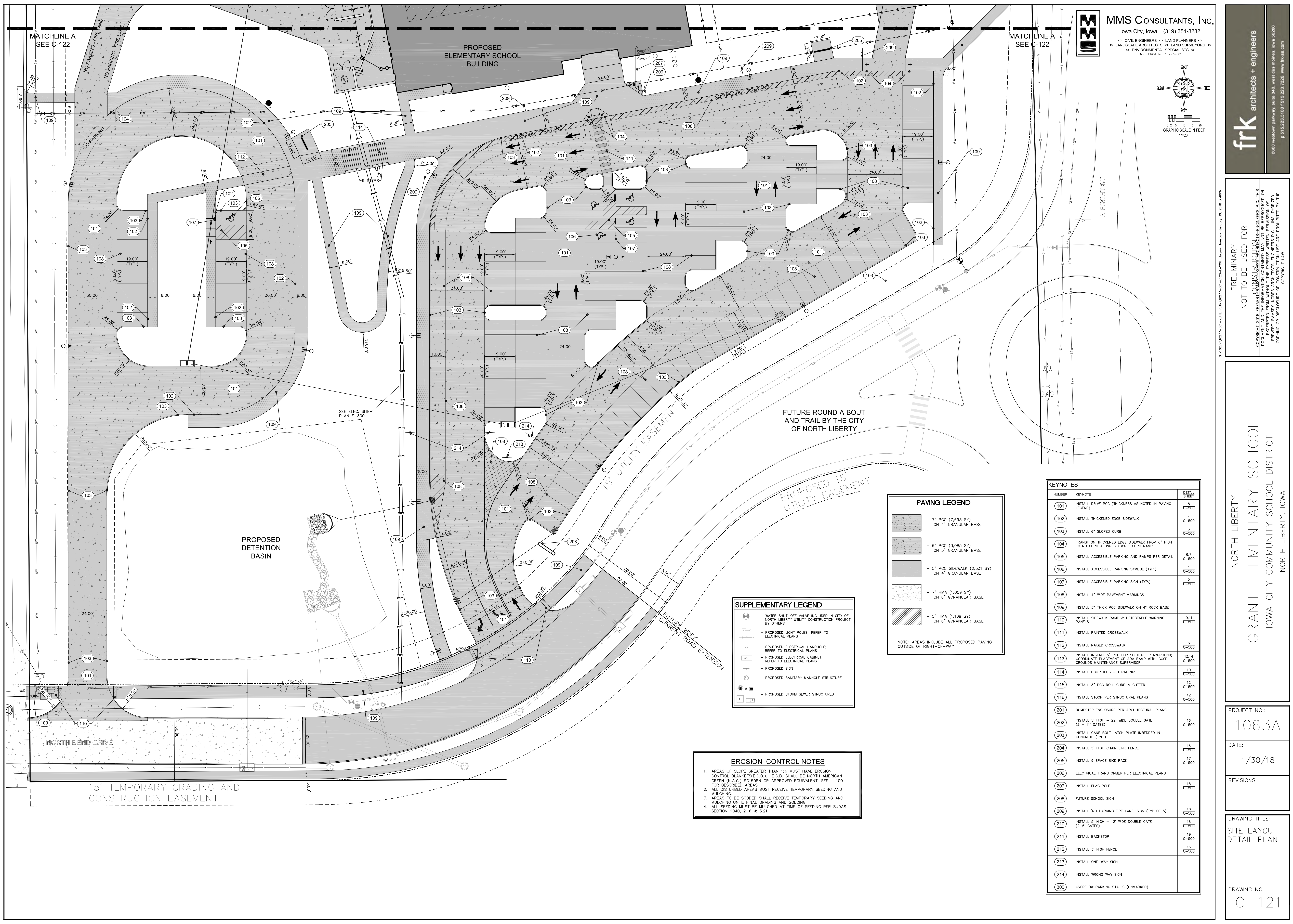
PROJECT NO.:
1063A

DATE:
1/30/18

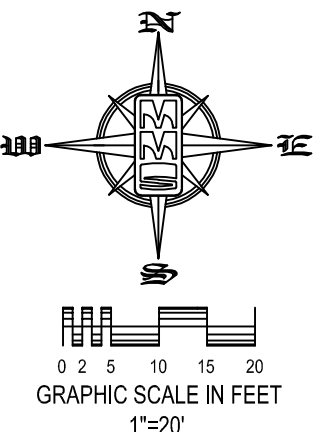
REVISIONS:

DRAWING TITLE:
OVERALL SITE LAYOUT PLAN

DRAWING NO.:
C-120



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 Iowa City, Iowa (319) 351-8282
 CIVIL ENGINEERS ↔ LAND PLANNERS ↔
 LANDSCAPE ARCHITECTS ↔ LAND SURVEYORS ↔
 ENVIRONMENTAL SPECIALISTS ↔
 MMS PROJ. NO. 10277-001



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NORTH LIBERTY
 GRANT ELEMENTARY SCHOOL
 IOWA CITY COMMUNITY SCHOOL DISTRICT
 NORTH LIBERTY, IOWA

PROJECT NO.:
1063A
 DATE:
 1/30/18

DRAWING TITLE:
 SITE LAYOUT
 DETAIL PLAN
 DRAWING NO.:
C-121

MATCHLINE A
 SEE C-122

MATCHLINE A
 SEE C-122

PROPOSED
 ELEMENTARY SCHOOL
 BUILDING

FUTURE ROUND-A-BOUT
 AND TRAIL BY THE CITY
 OF NORTH LIBERTY

PROPOSED
 DETENTION
 BASIN

NORTH BEND DRIVE

NUMBER	KEYNOTE	DETAIL SHEET
101	INSTALL DRIVE PCC (THICKNESS AS NOTED IN PAVING LEGEND)	5 C-500
102	INSTALL THICKENED EDGE SIDEWALK	4 C-500
103	INSTALL 6" SLOPED CURB	3 C-500
104	TRANSITION THICKENED EDGE SIDEWALK FROM 6" HIGH TO NO CURB ALONG SIDEWALK CURB RAMP	6,7 C-500
105	INSTALL ACCESSIBLE PARKING AND RAMPS PER DETAIL	6,7 C-500
106	INSTALL ACCESSIBLE PARKING SYMBOL (TYP.)	6 C-500
107	INSTALL ACCESSIBLE PARKING SIGN (TYP.)	2 C-500
108	INSTALL 4" WIDE PAVEMENT MARKINGS	
109	INSTALL 5" THICK PCC SIDEWALK ON 4" ROCK BASE	
110	INSTALL SIDEWALK RAMP & DETECTABLE WARNING PANELS	8,11 C-500
111	INSTALL PAINTED CROSSWALK	6
112	INSTALL RAISED CROSSWALK	6 C-500
113	INSTALL 5" PCC FOR SOFTBALL PLAYGROUND; COORDINATE PLACEMENT OF ADA RAMP WITH HESD; GROUNDS MAINTENANCE SUPERVISOR.	13,14 C-500
114	INSTALL PCC STEPS - 1 RAILINGS	10 C-500
115	INSTALL 3" PCC ROLL CURB & GUTTER	12 C-500
116	INSTALL STOOP PER STRUCTURAL PLANS	12 C-500
201	DUMPSTER ENCLOSURE PER ARCHITECTURAL PLANS	
202	INSTALL 5' HIGH - 22" WIDE DOUBLE GATE (2 - 11' GATES)	16 C-500
203	INSTALL CANE BOLT LATCH PLATE IMBEDDED IN CONCRETE (TYP.)	
204	INSTALL 5' HIGH CHAIN LINK FENCE	16 C-500
205	INSTALL 9 SPACE BIKE RACK	17 C-500
206	ELECTRICAL TRANSFORMER PER ELECTRICAL PLANS	
207	INSTALL FLAG POLE	15 C-500
208	FUTURE SCHOOL SIGN	
209	INSTALL 'NO PARKING FIRE LANE' SIGN (TYP. OF 5)	18 C-500
210	INSTALL 5' HIGH - 12' WIDE DOUBLE GATE (2-6' GATES)	16 C-500
211	INSTALL BACKSTOP	19 C-500
212	INSTALL 3' HIGH FENCE	16 C-500
213	INSTALL ONE-WAY SIGN	
214	INSTALL WRONG WAY SIGN	
300	OVERFLOW PARKING STALLS (UNMARKED)	

PAVING LEGEND	
	7" PCC (7,693 SY) ON 4" GRANULAR BASE
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NOTE: AREAS INCLUDE ALL PROPOSED PAVING OUTSIDE OF RIGHT-OF-WAY

SUPPLEMENTARY LEGEND	
	WATER SHUT-OFF VALVE INCLUDED IN CITY OF NORTH LIBERTY UTILITY CONSTRUCTION PROJECT BY OTHERS
	PROPOSED LIGHT POLES; REFER TO ELECTRICAL PLANS
	PROPOSED ELECTRICAL HANDHOLE; REFER TO ELECTRICAL PLANS
	PROPOSED ELECTRICAL CABINET; REFER TO ELECTRICAL PLANS
	PROPOSED SIGN
	PROPOSED SANITARY MANHOLE STRUCTURE
	PROPOSED STORM SEWER STRUCTURES

EROSION CONTROL NOTES

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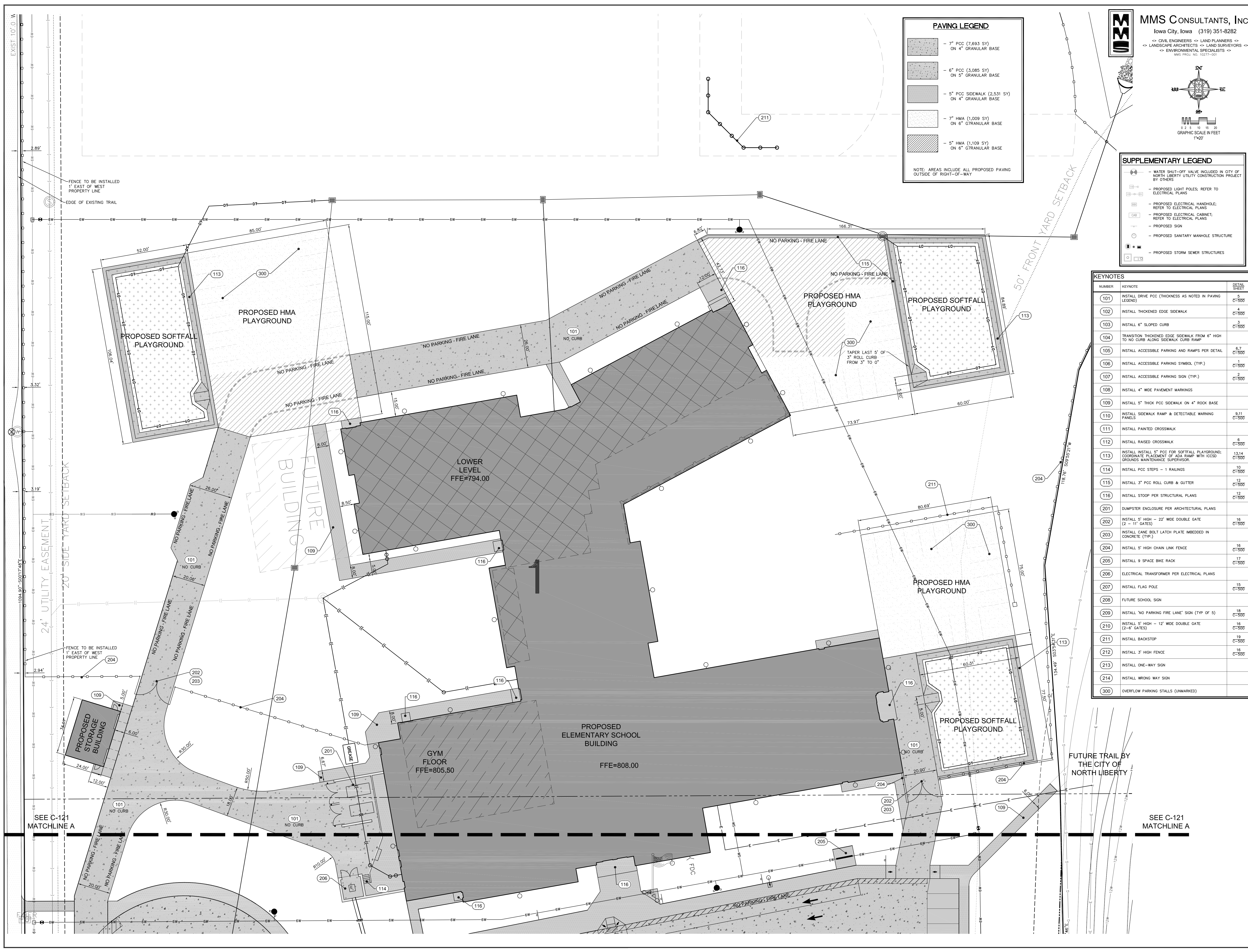
SEE ELEC. SITE
 PLAN E-300

15' TEMPORARY GRADING AND
 CONSTRUCTION EASEMENT

15' UTILITY EASEMENT

PROPOSED 15'
 UTILITY EASEMENT

FUTURE WORK
 CURRENT ROAD EXTENSION



PAVING LEGEND

- 7" PCC (7,693 SY) ON 4" GRANULAR BASE
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LANDSCAPE ARCHITECTS ↔ LAND SURVEYORS ↔
ENVIRONMENTAL SPECIALISTS ↔

MMS PROJ. NO. 10277-001

GRAPHIC SCALE IN FEET
1"=20'

SUPPLEMENTARY LEGEND

- WATER SHUT-OFF VALVE INCLUDED IN CITY OF NORTH LIBERTY UTILITY CONSTRUCTION PROJECT BY OTHERS
- PROPOSED LIGHT POLES; REFER TO ELECTRICAL PLANS
- PROPOSED ELECTRICAL HANDHOLE; REFER TO ELECTRICAL PLANS
- PROPOSED ELECTRICAL CABINET; REFER TO ELECTRICAL PLANS
- PROPOSED SIGN
- PROPOSED SANITARY MANHOLE STRUCTURE
- PROPOSED STORM SEWER STRUCTURES

KEYNOTES

NUMBER	KEYNOTE	DETAIL SHEET
101	INSTALL DRIVE PCC (THICKNESS AS NOTED IN PAVING LEGEND)	C-500
102	INSTALL THICKENED EDGE SIDEWALK	4 C-500
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105	INSTALL ACCESSIBLE PARKING AND RAMP PER DETAIL	1 C-500
106	INSTALL ACCESSIBLE PARKING SYMBOL (TYP.)	2 C-500
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204	INSTALL 5" HIGH CHAIN LINK FENCE	21 C-500
205	INSTALL 9 SPACE BIKE RACK	22 C-500
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207	INSTALL FLAG POLE	24 C-500
208	FUTURE SCHOOL SIGN	25 C-500
209	INSTALL "NO PARKING FIRE LANE" SIGN (TYP OF 5)	26 C-500
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211	INSTALL BACKSTOP	28 C-500
212	INSTALL 3" HIGH FENCE	29 C-500
213	INSTALL ONE-WAY SIGN	30 C-500
214	INSTALL WRONG WAY SIGN	31 C-500
300	OVERFLOW PARKING STALLS (UNMARKED)	

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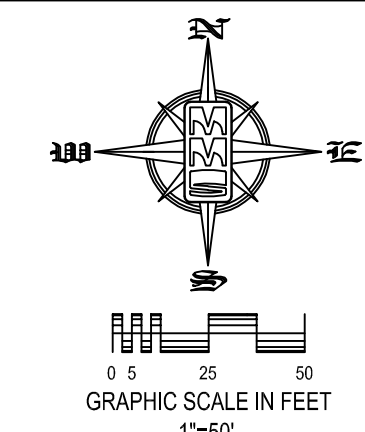
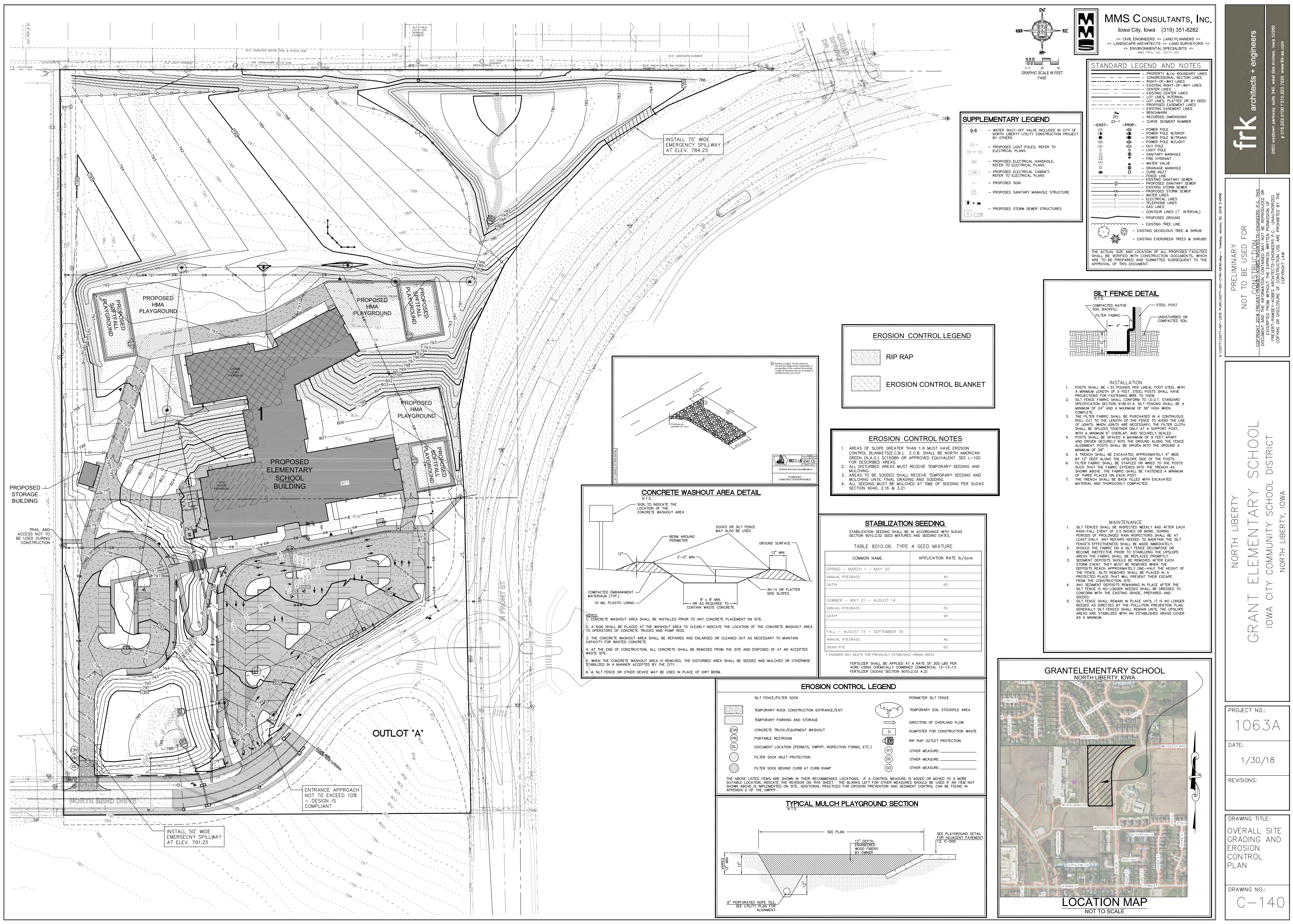
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GRANT ELEMENTARY SCHOOL
IOWA CITY COMMUNITY SCHOOL DISTRICT
NORTH LIBERTY, IOWA

PROJECT NO.:
1063A
DATE:
1/30/18
REVISIONS:

DRAWING TITLE:
SITE LAYOUT
DETAIL PLAN

DRAWING NO.:
C-122



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

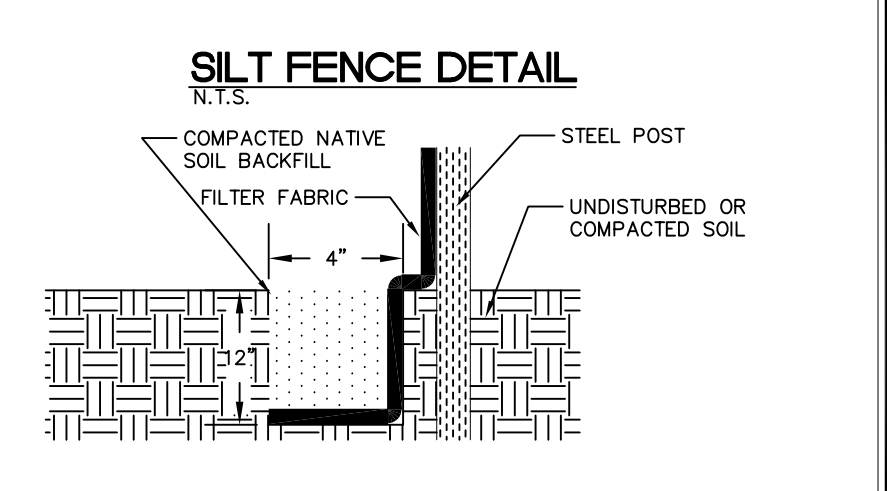
SUPPLEMENTARY LEGEND

- WATER SHUT-OFF VALVE INCLUDED IN CITY OF NORTH LIBERTY UTILITY CONSTRUCTION PROJECT BY OTHERS
- PROPOSED LIGHT POLES, REFER TO ELECTRICAL PLANS
- PROPOSED ELECTRICAL HANDHOLE; REFER TO ELECTRICAL PLANS
- PROPOSED ELECTRICAL CABINET; REFER TO ELECTRICAL PLANS
- PROPOSED SIGN
- PROPOSED SANITARY MANHOLE STRUCTURE
- CONTOUR LINES (1' INTERVAL)
- PROPOSED GROUND
- EXISTING TREE LINE
- EXISTING EVERGREEN TREES & SHRUBS

EROSION CONTROL LEGEND

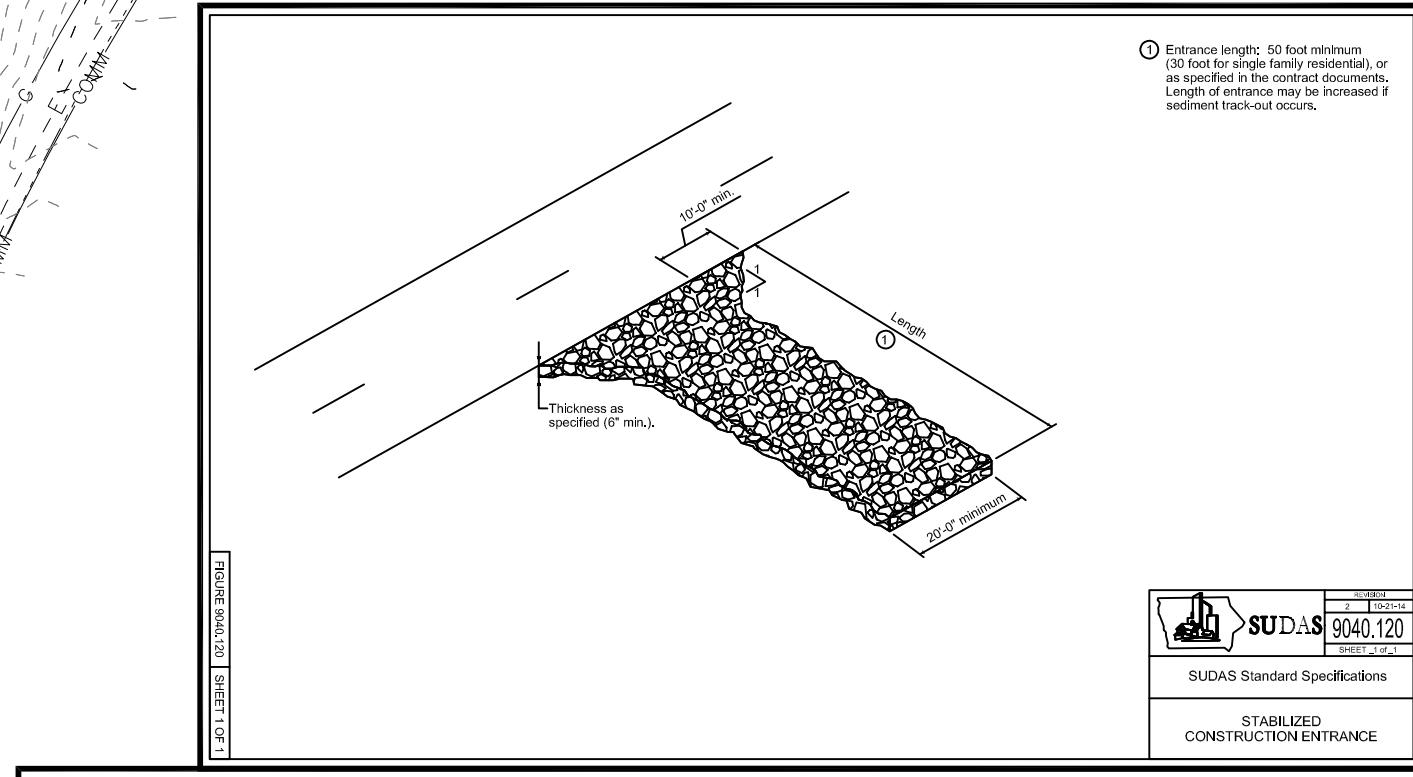
- RIP RAP
- EROSION CONTROL BLANKET

- EROSION CONTROL NOTES**
- AREAS OF SLOPE GREATER THAN 1:6 MUST HAVE EROSION CONTROL BLANKETS (E.C.B.), E.C.B. SHALL BE NORTH AMERICAN GREEN (N.A.G.) SCS508N OR APPROVED EQUIVALENT. SEE L-100 FOR DESCRIBED AREAS.
 - ALL DISTURBED AREAS MUST RECEIVE TEMPORARY SEEDING AND MULCHING.
 - AREAS TO BE SODDED SHALL RECEIVE TEMPORARY SEEDING AND MULCHING UNTIL FINAL GRADING AND SODDING. ALL SEEDING MUST BE MULCHED AT TIME OF SEEDING PER SUDAS SECTION 9040, 2.16 & 3.21



- INSTALLATION**
- 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.
 - SILT FENCE FABRIC SHALL CONFORM TO I.D.O.T. STANDARD SPECIFICATION SECTION 4180.A.1. SILT FENCING SHALL BE A MINIMUM OF 24" AND A MAXIMUM OF 36" HIGH WHEN COMPLETE.
 - THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL OUT TO THE LENGTH OF THE FENCE TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, THE FILTER CLOTH SHALL BE SPICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6" OVERLAP, AND SECURELY SEALED.
 - 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".
 - A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4" WIDE BY 12" DEEP ALONG THE UPSLOPE SIDE OF THE POSTS.
 - 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.
 - THE TRENCH SHALL BE BACK FILLED WITH EXCAVATED MATERIAL AND THOROUGHLY COMPACTED.

- MAINTENANCE**
- 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.
 - SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO STABILIZING THE UPSLOPE AREAS, THE FABRIC SHALL BE REPLACED PROMPTLY.
 - 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.
 - 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 SEED.
 - 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.



- NOTES:**
- CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
 - A SIGN SHALL BE PLACED AT THE WASHOUT AREA TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP TRUCKS.
 - THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
 - AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN ACCEPTED WASTE SITE.
 - WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE SEEDING AND MULCHED OR OTHERWISE STABILIZED IN A MANNER ACCEPTED BY THE CITY.
 - A SILT FENCE OR OTHER DEVICE MAY BE USED IN PLACE OF DIRT BERM.

STABILIZATION SEEDING

STABILIZATION SEEDING SHALL BE IN ACCORDANCE WITH SUDAS SECTION 9010.02 SEED MIXTURES AND SEEDING DATES.

TABLE 9010.06: TYPE 4 SEED MIXTURE

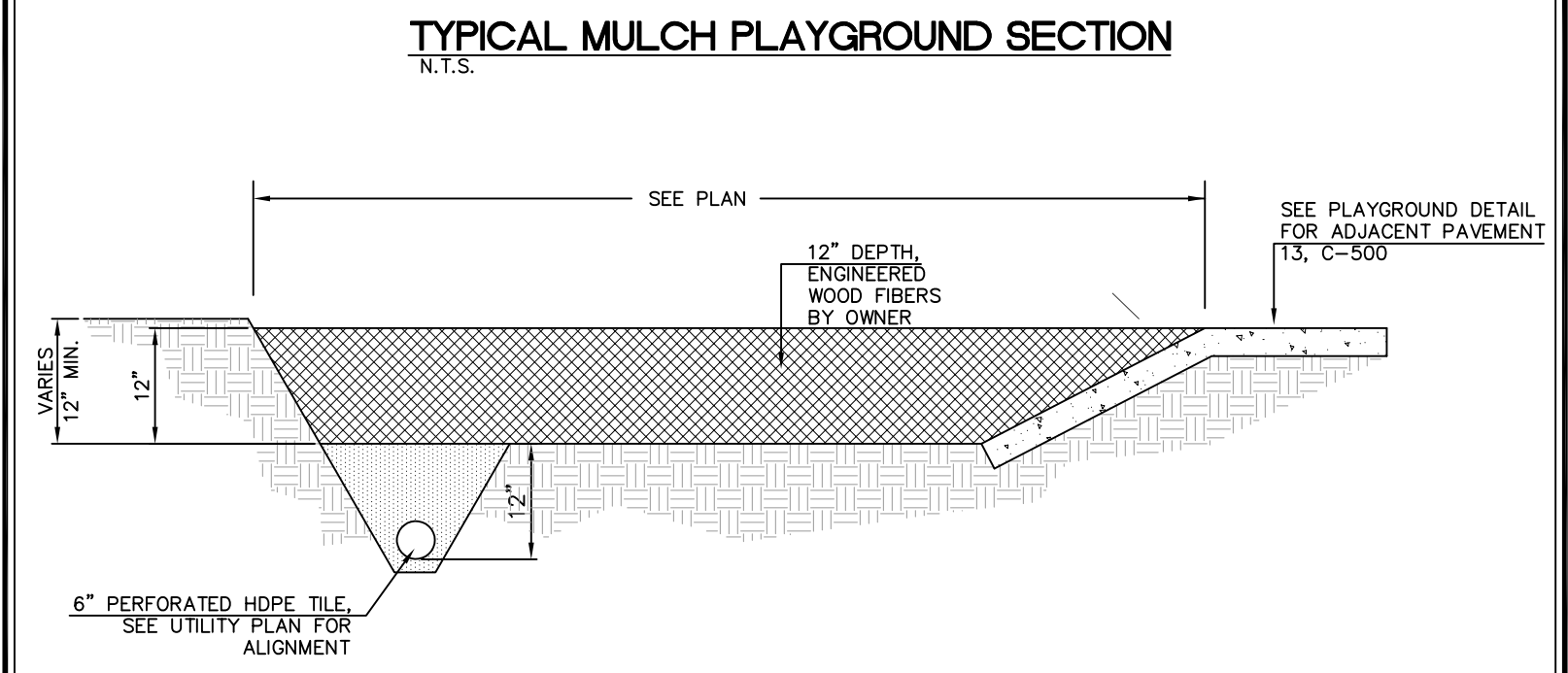
COMMON NAME	APPLICATION RATE lb/acre
SPRING - MARCH 1 - MAY 20	
ANNUAL RYEGRASS	40
GATS*	65
SUMMER - MAY 21 - AUGUST 14	
ANNUAL RYEGRASS	50
GATS*	95
FALL - AUGUST 15 - SEPTEMBER 30	
ANNUAL RYEGRASS	40
SRAN RYE	65

* ENGINEER MAY DELETE FOR PREVIOUSLY ESTABLISHED URBAN 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)

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: _____
- OTHER MEASURE: _____
- OTHER MEASURE: _____
- OTHER MEASURE: _____
- OTHER MEASURE: _____
- OTHER MEASURE: _____

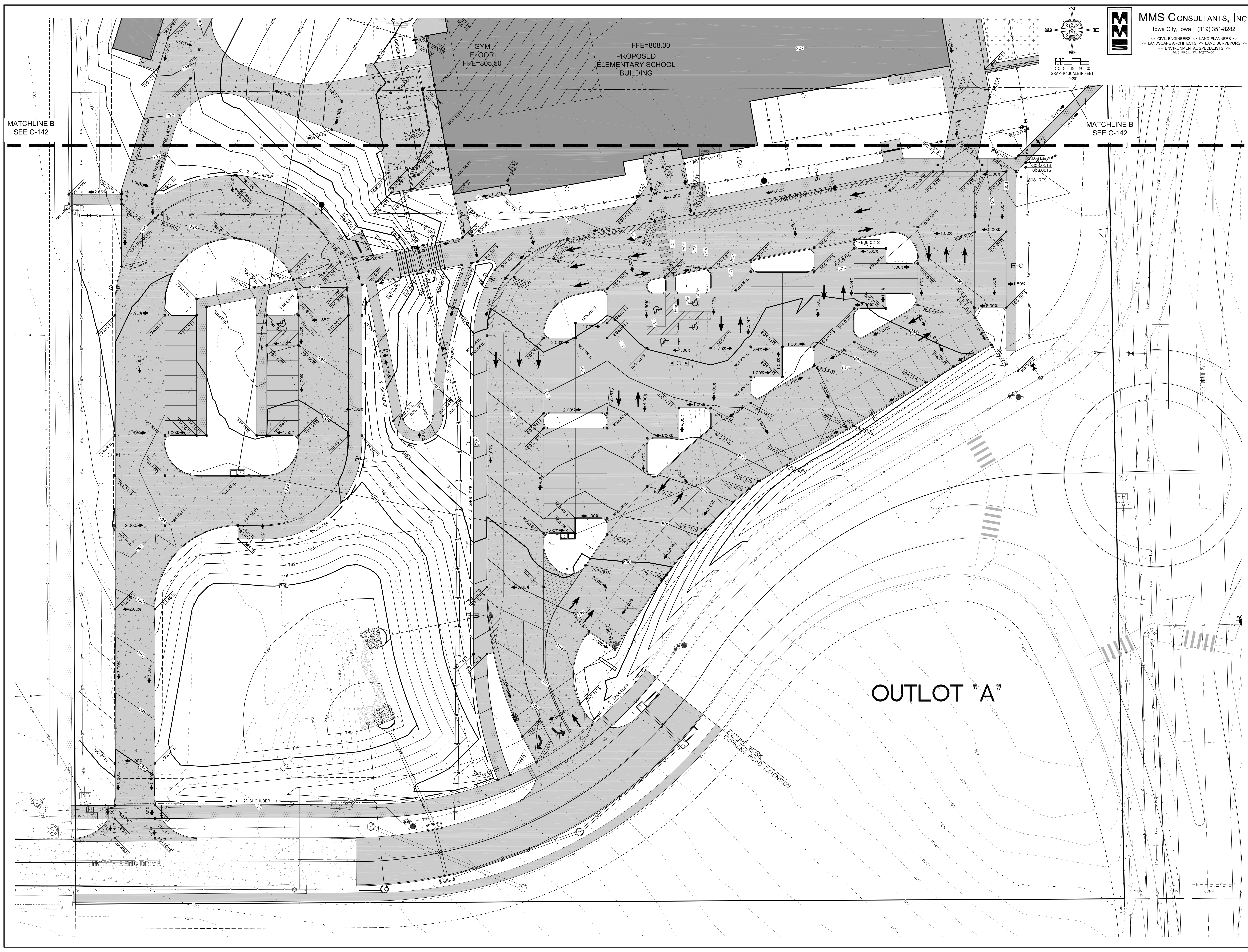


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GRANT ELEMENTARY SCHOOL
IOWA CITY COMMUNITY SCHOOL DISTRICT
NORTH LIBERTY, IOWA

PROJECT NO.: 1063A
 DATE: 1/30/18
 REVISIONS:
 DRAWING TITLE: OVERALL SITE GRADING AND EROSION CONTROL PLAN
 DRAWING NO.: C-140



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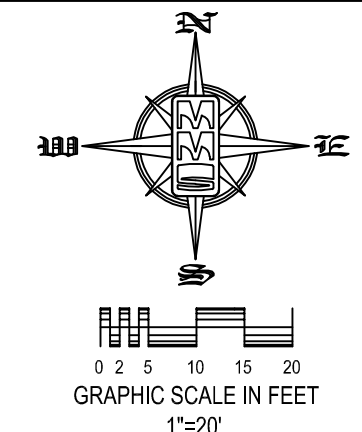
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 SITE GRADING
 DETAIL PLAN

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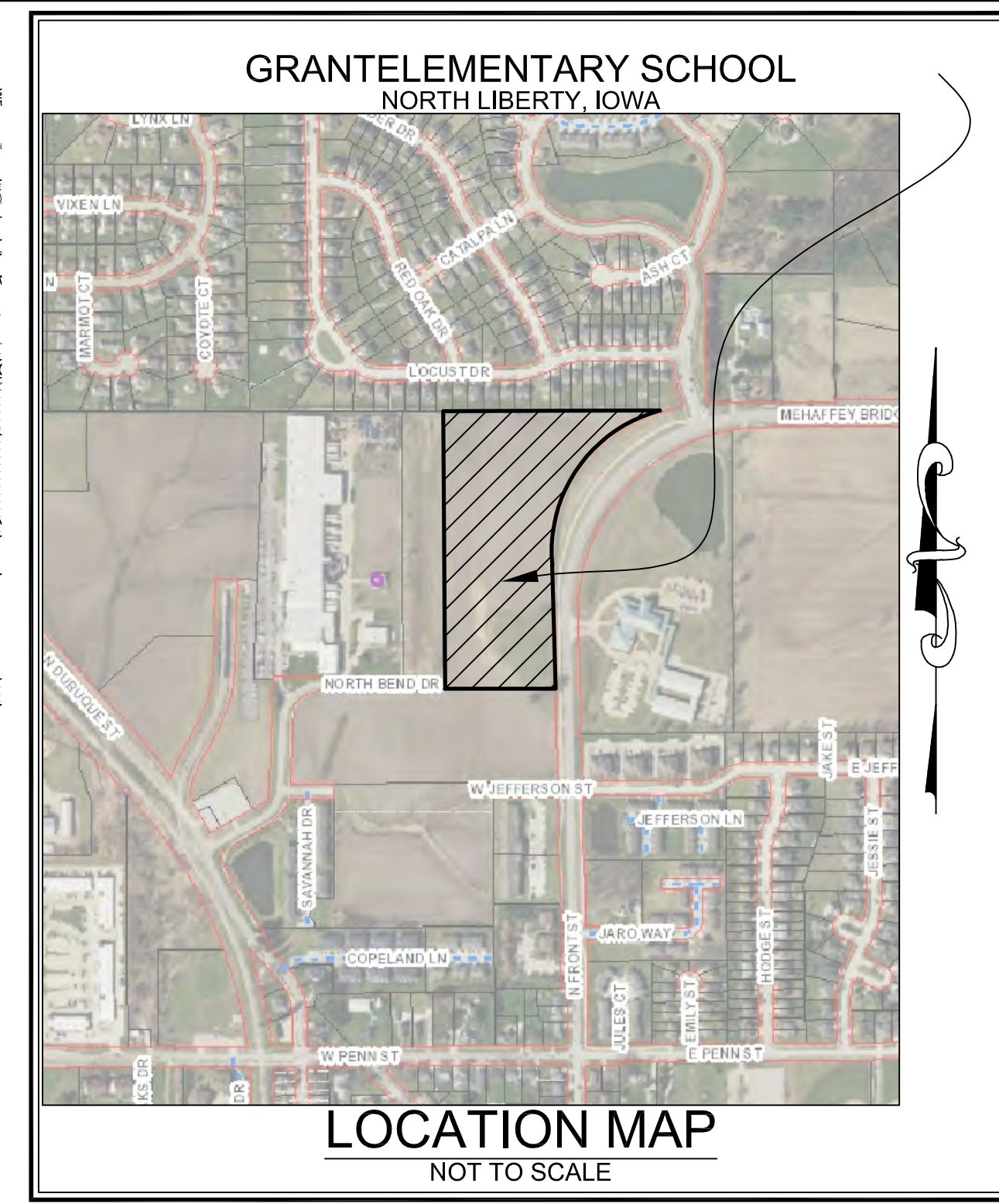
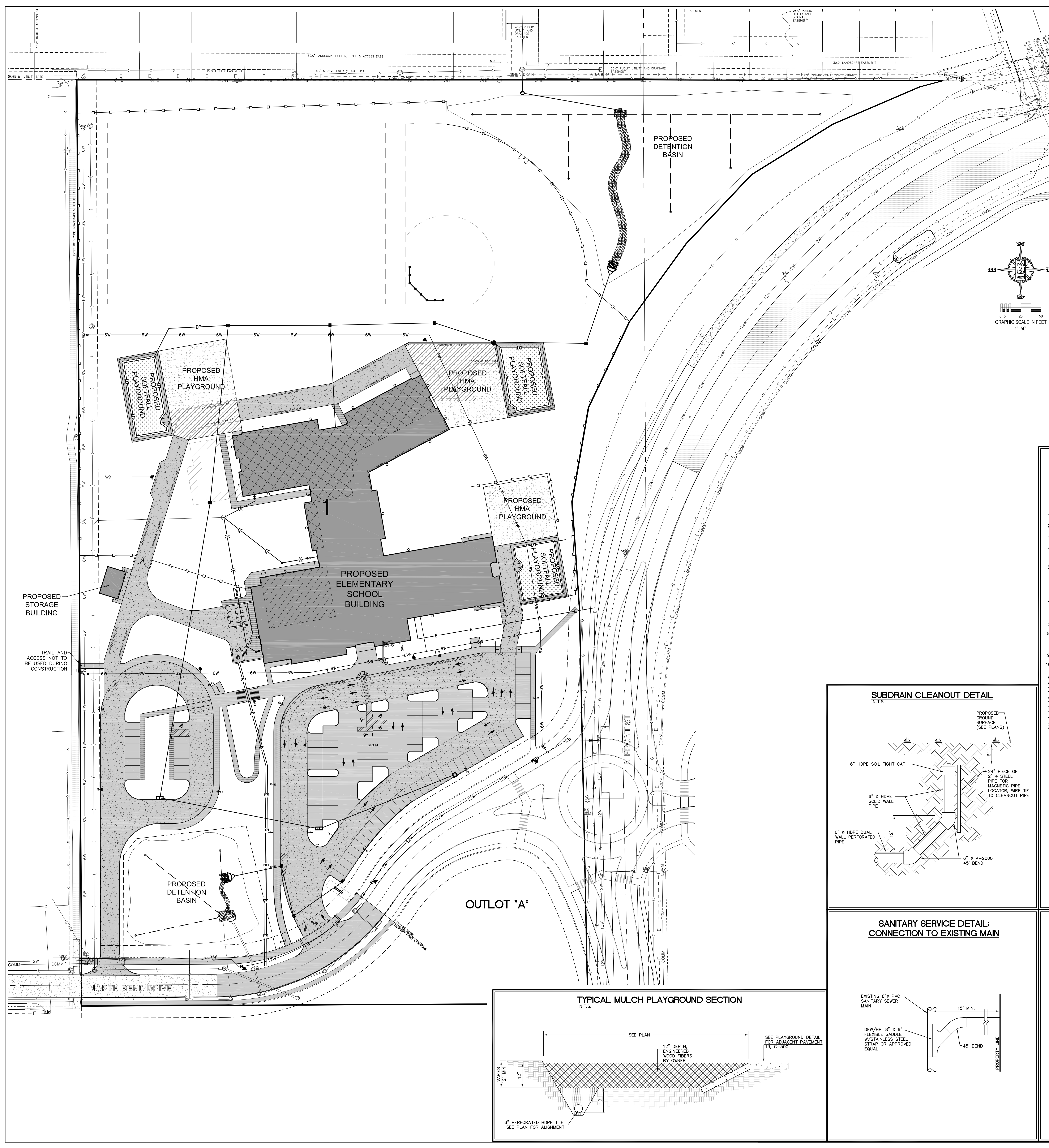
DRAWING TITLE:
 SITE GRADING
 DETAIL PLAN

DRAWING NO.:
 C-142



SEE C-141
 MATCHLINE B

SEE C-141
 MATCHLINE B



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- RECORDED DIMENSIONS
- CURVE SEGMENT NUMBER

LEGEND

- 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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- TELEPHONE LINES
- GAS LINES
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- EXISTING DECIDUOUS TREE & SHRUB
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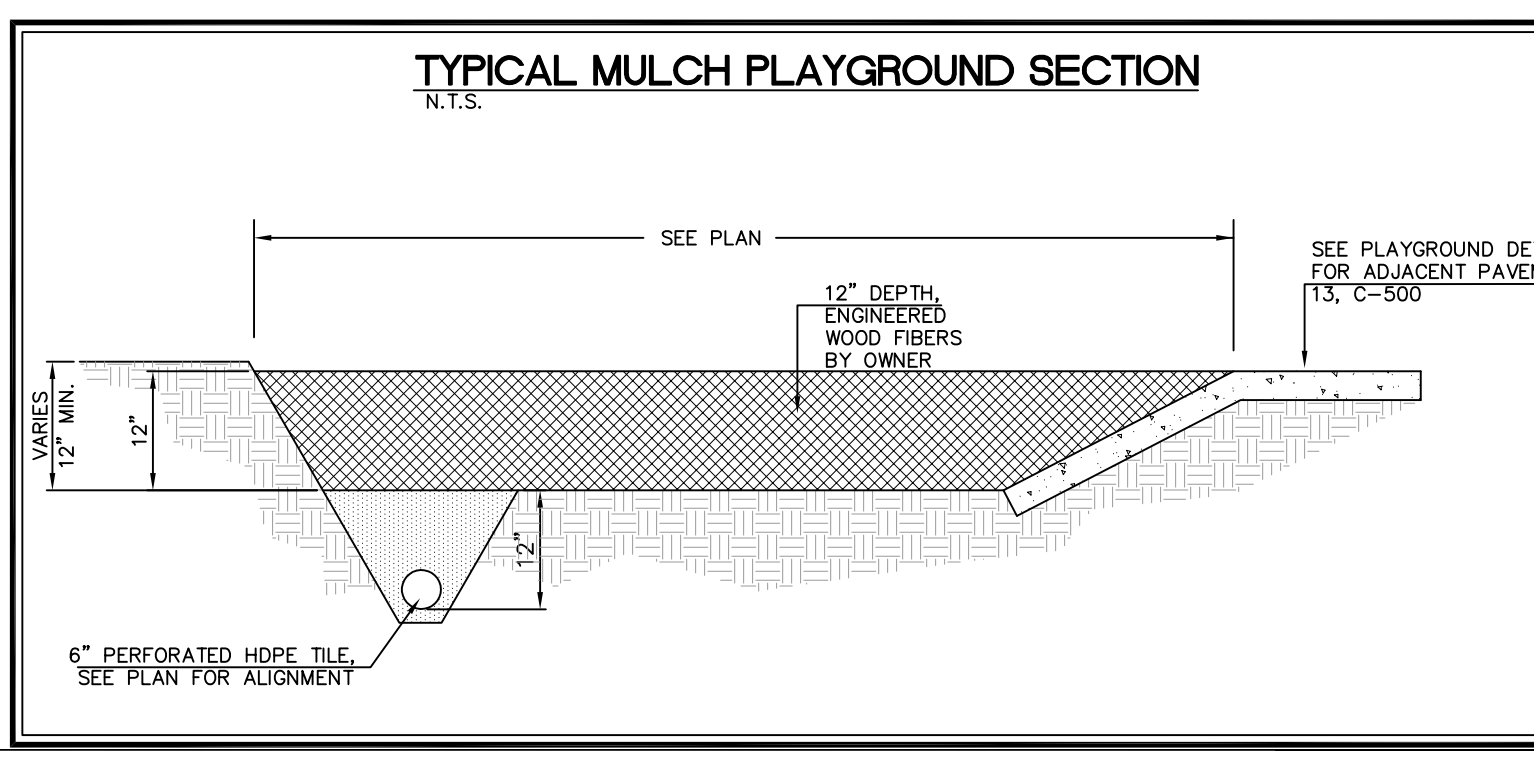
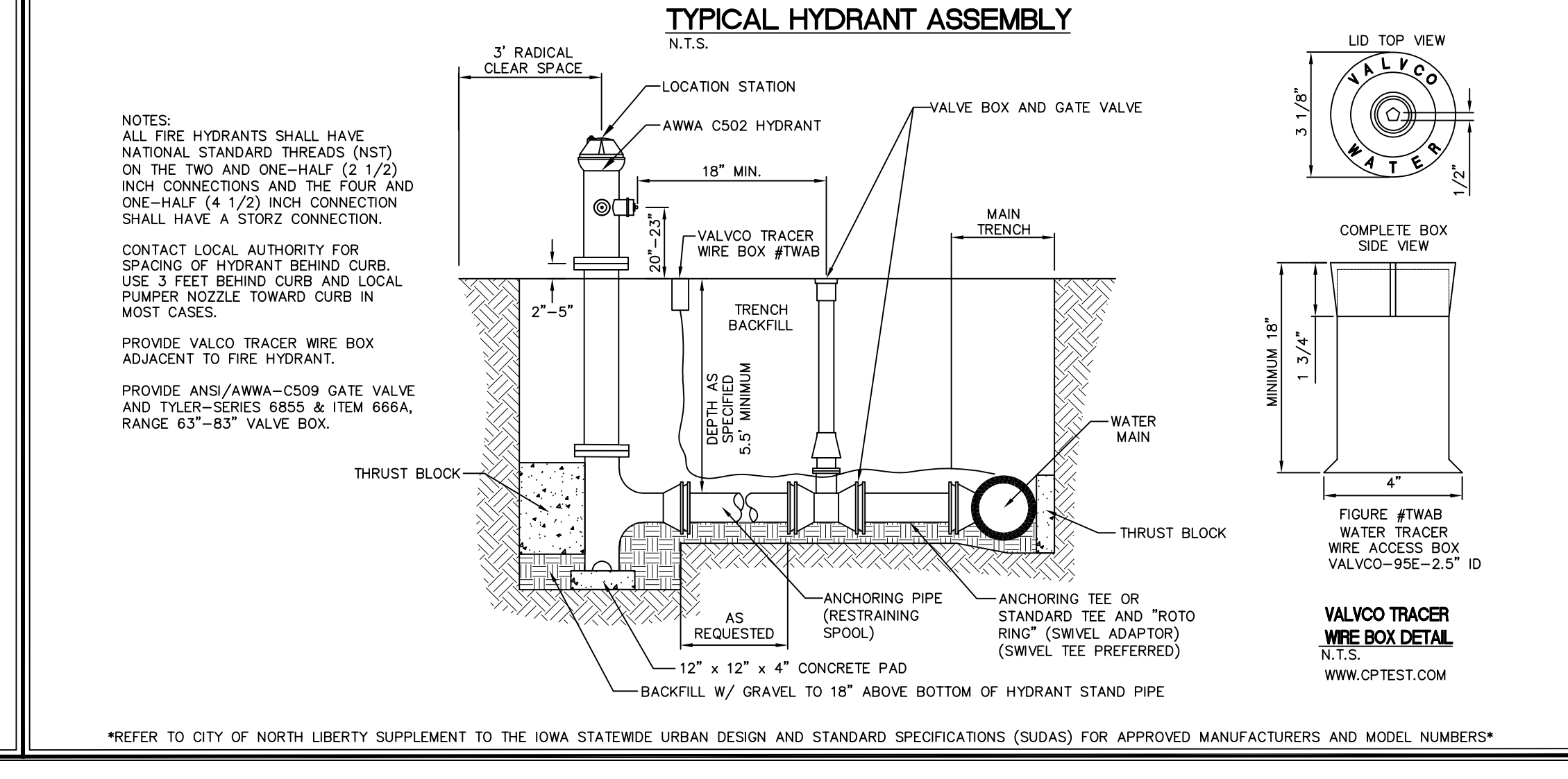
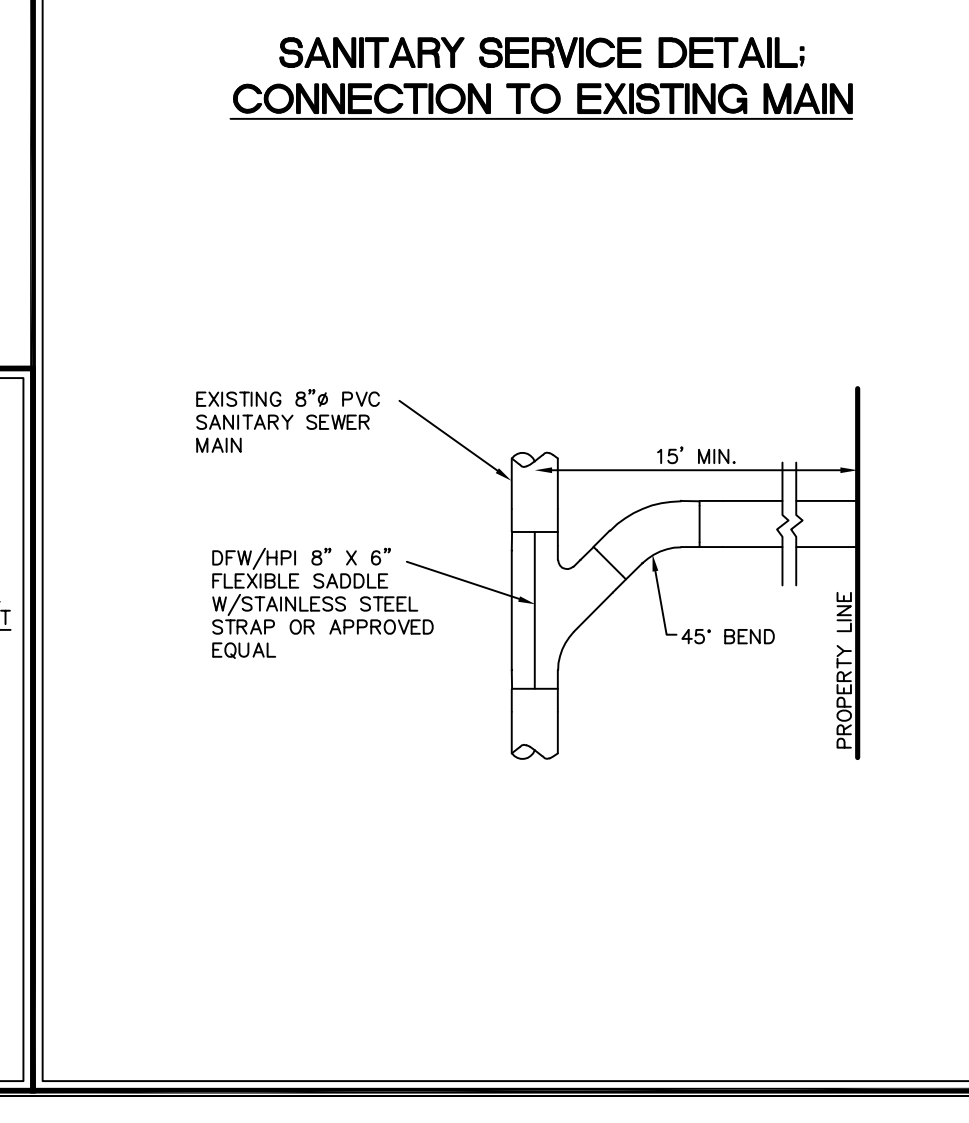
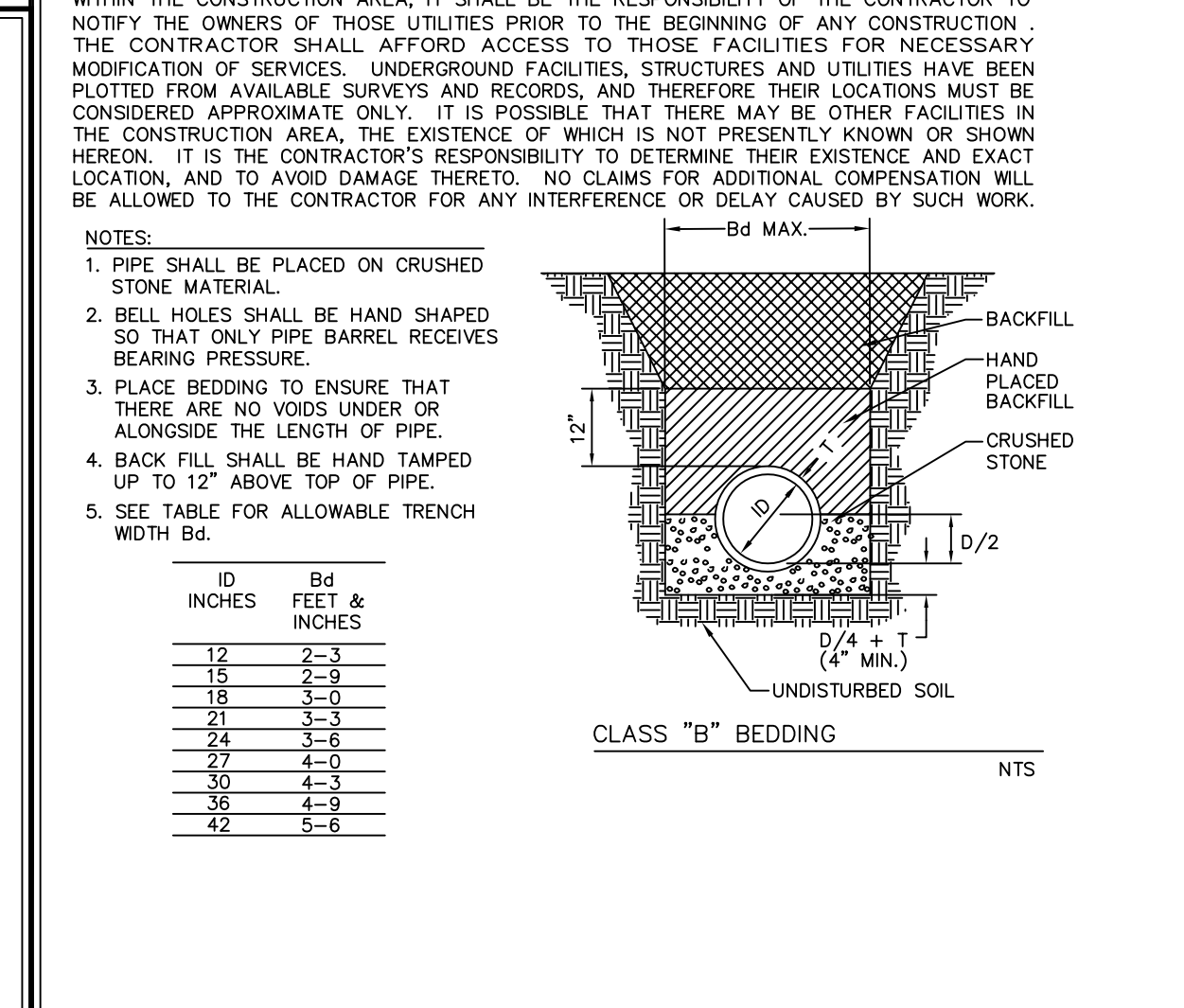
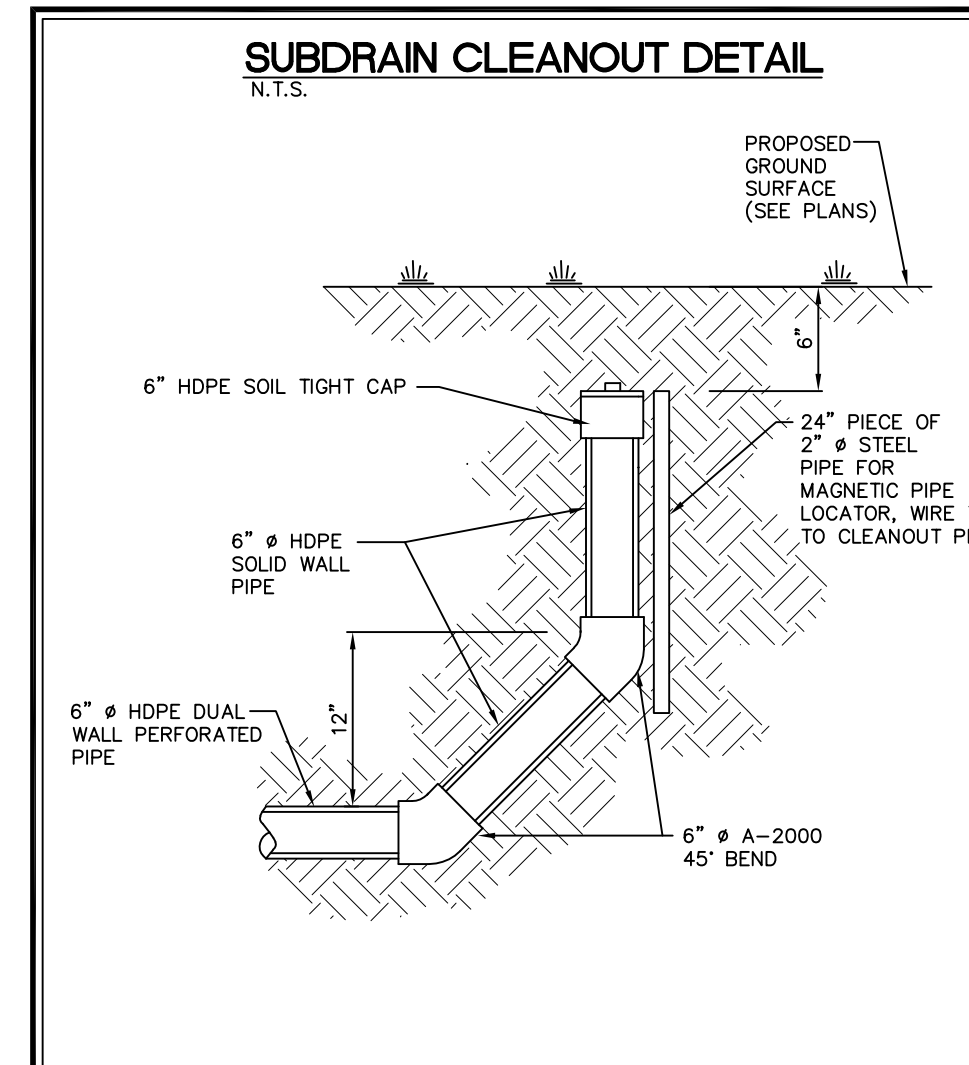
THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.

STORM SEWER CONSTRUCTION NOTES

- ALL STORM SEWER INTAKE AND MANHOLE LIDS SHALL HAVE THE WORDS "STORM SEWER" CAST INTO THE LID.
- CITY OF NORTH LIBERTY DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES SHALL PREVAIL.
 - ALL STORM SEWERS SHALL BE CLASS 3 RCP OR AOS N-12 UNLESS NOTED OTHERWISE IN THE PLANS.
 - AT PLACES WHERE A FLARED END SECTION IS REQUIRED, PIPE LENGTH INCLUDES THE FLARED END. THE LAST TWO JOINTS ARE TO BE TIED WHERE FLARED END SECTIONS ARE REQUIRED.
 - ALL RCP STORM SEWERS SHALL BE PROVIDED WITH CLASS "B" BEDDING UNLESS NOTED OTHERWISE. AOS N-12 STORM SEWERS SHALL HAVE CLASS F-3 BEDDING AS SHOWN IN IOWA DOT STANDARD ROAD PLAN SW-103.
 - STORM SEWER TRENCHES UNDER PAVING SHALL BE BACKFILLED WITH SUITABLE EXCAVATED MATERIAL COMPACTED TO 90% STANDARD PROCTOR DENSITY. STORM SEWER STRUCTURES IN PAVED AREAS SHALL BE BACKFILLED WITH CLASS "A" CRUSHED STONE. ENTIRE DEPTH OF TRENCH FOR STORM SEWERS WITHIN 10' OF STRUCTURES UNDER PAVING SHALL BE BACKFILLED WITH CLASS "A" CRUSHED STONE. STORM SEWERS INSTALLED UNDER BUILDING SLAB SHALL BE BACKFILLED WITH CLASS "A" CRUSHED STONE COMPACTED TO 90% STANDARD PROCTOR DENSITY.
 - ALL RCP STORM SEWERS SHALL HAVE CONFINED "O" RING GASKETS. STORM SEWERS 36" AND SMALLER SHALL HAVE BELL AND SPIGOT JOINTS. STORM SEWERS LARGER THAN 36" MAY HAVE TONGUE AND GROOVE JOINTS. NO MASTIC JOINTS ALLOWED. AOS N-12 STORM SEWERS SHALL HAVE SOIL TIGHT GASKETED JOINTS.
 - ALL PIPE SHALL BE CERTIFIED.
 - ALL STORM INTAKES SHALL BE A MINIMUM OF 48 INCHES FROM TOP OF CURB/RIM TO SUBGRADE. IF INVERT ELEVATIONS ARE INSUFFICIENT TO PROVIDE THIS REQUIRED DEPTH, THE CONTRACTOR TO PROVIDE DEEPER STRUCTURE AND POUR CONCRETE FILLET IN INTAKE TO MAKE INTAKE PIPES DRAIN AT INVERT ELEVATIONS LISTED.
 - LIFT HOLES IN STORM SEWER WILL NOT BE ALLOWED.
 - PROVIDE CONCRETE FILLETS IN ALL NEW & EXISTING DRAINAGE STRUCTURES PER REFERENCED DETAILS.

WATER MAIN NOTES

- CONSTRUCTION NOTES:**
- CITY OF NORTH LIBERTY DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES SHALL PREVAIL.
 - 6" AND 8" DIAMETER WATER MAINS SHALL BE DR-18 PVC PIPE, EXCEPT AROUND CURB-TO-SEAS AND SMALL RADIUS CURVES WHERE CLASS 52 DIP SHALL BE USED, UNLESS NOTED OTHERWISE ON THE PLANS.
 - GRANULAR TRENCH BACKFILL SHALL BE CLASS A CRUSHED STONE CONFORMING TO I.O.T.I. STANDARD SPECIFICATION 403.04 WITH 1" MAXIMUM AGGREGATE SIZE. COMPACT TO 90% MODIFIED 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 90% MODIFIED PROCTOR DENSITY:
 - A. SUITABLE EXCAVATED MATERIAL IF EXCAVATED MATERIAL IS NOT SUITABLE, THEN:
 - B. CRUSHED STONE AS SPECIFIED FOR GRANULAR TRENCH BACKFILL SHALL BE USED.
- THE FOLLOWING MINIMUM CLEARANCES MUST BE MAINTAINED:**
- 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 SHALL 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 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.

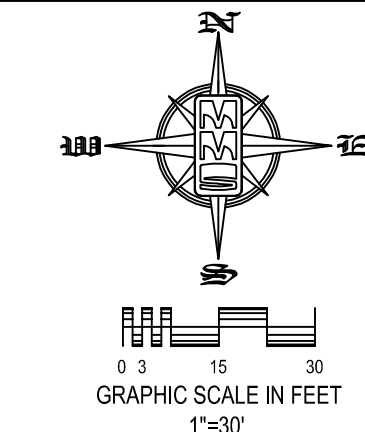


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IOWA CITY COMMUNITY SCHOOL DISTRICT
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PROJECT NO.: 1063A
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DRAWING NO.: C-160



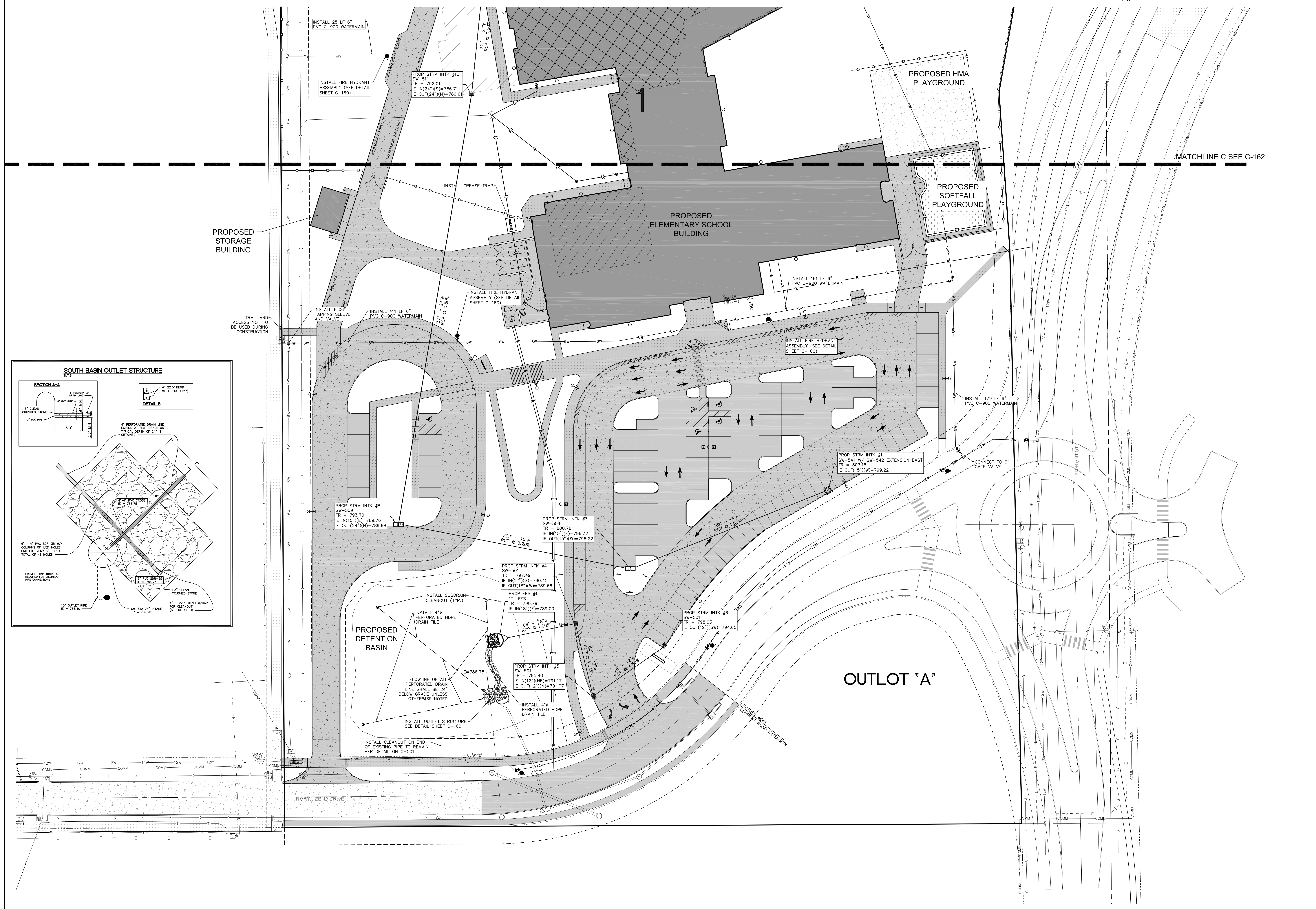
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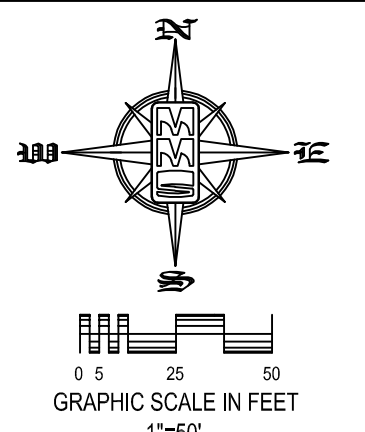
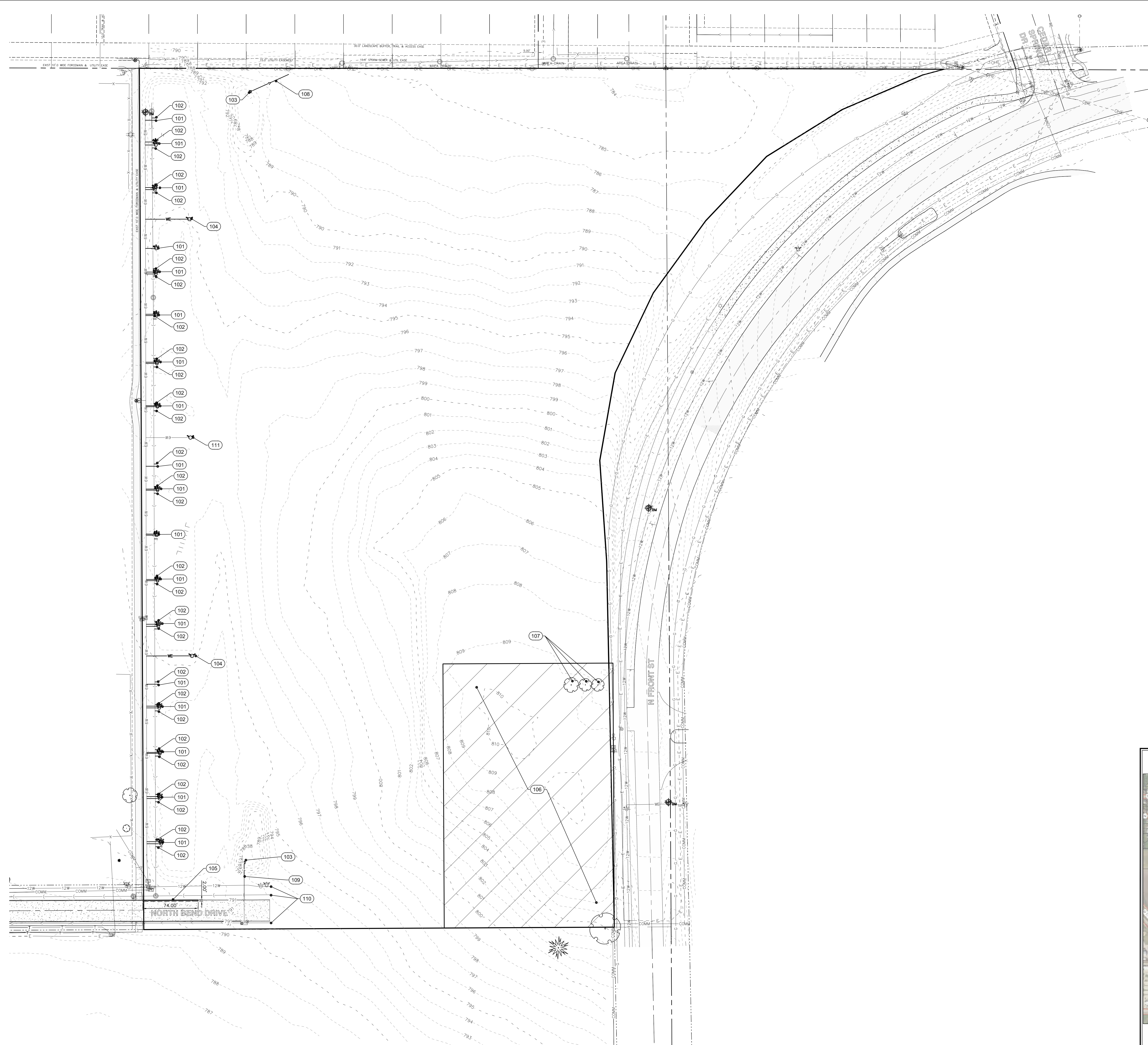
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DRAWING TITLE:
 SITE UTILITY
 DETAIL PLAN

DRAWING NO.:
 C-161



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EXISTING

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- POWER POLE W/TRANS
- POWER POLE W/LIGHT
- CITY POLE
- LIGHT POLE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE MANHOLE
- CURB INLET
- FENCE LINE
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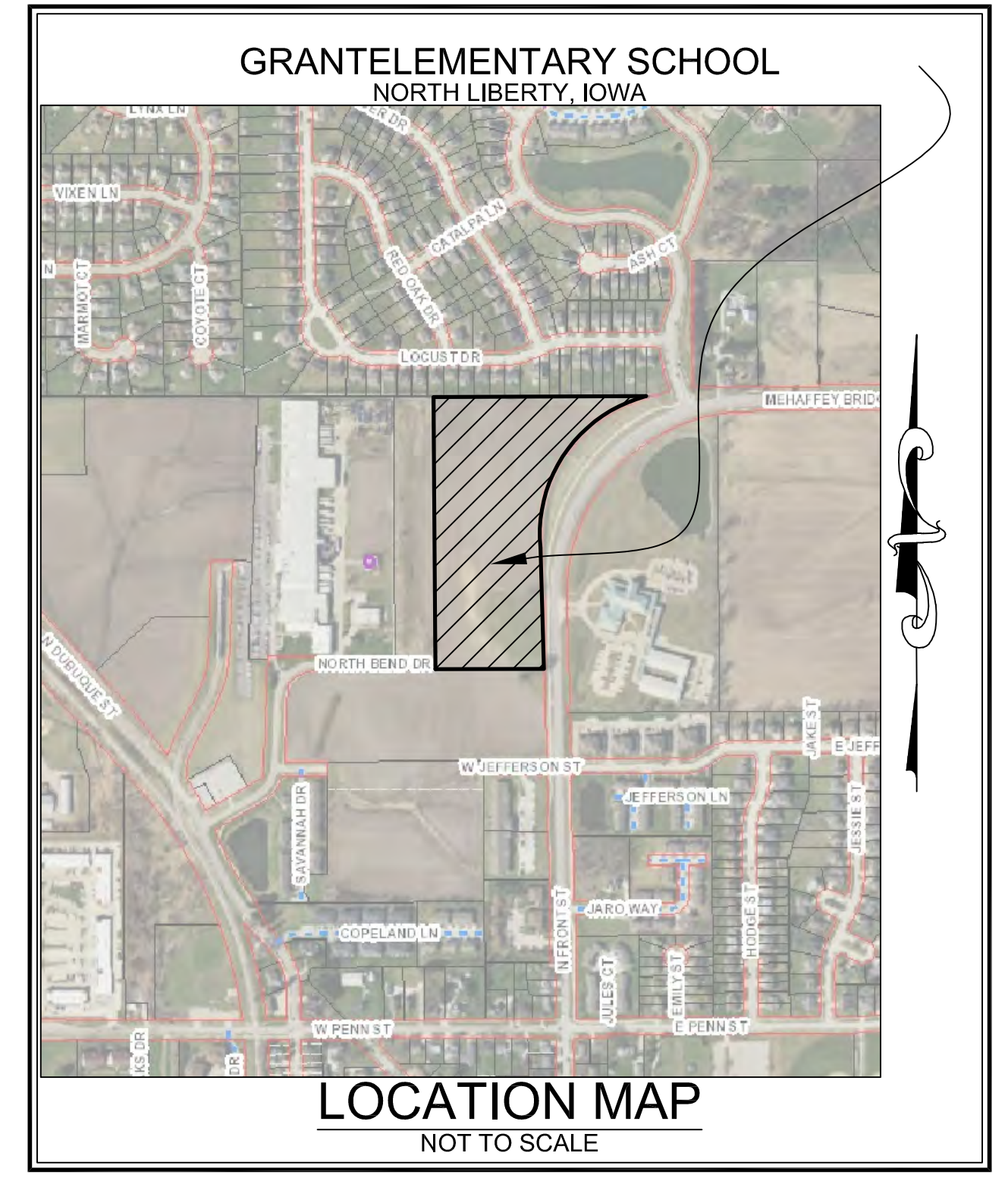
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- 22-1

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DEMOLITION KEYNOTES

NUMBER	KEYNOTE
101	REMOVE EXISTING WATER SERVICES
102	REMOVE EXISTING SANITARY SERVICES
103	REMOVE EXISTING STORM STRUCTURE
104	REMOVE EXISTING FIRE HYDRANT AND WATER LINE
105	SAWCUT AND REMOVE 74 LF EXISTING CURB & GUTTER
106	THIS AREA MAY CONTAIN OLD BUILDING FOUNDATIONS AND OTHER DEBRIS. CONTRACTOR TO VERIFY AND REMOVE FROM THE SITE ALL FOUNDATIONS AND OTHER DEBRIS FROM FORMER HOMESTEAD.
107	REMOVE EXISTING TREES
108	REMOVE EXISTING STORM SEWER
109	REMOVE 20 LF EXISTING STORM SEWER, CAP END OF REMAINING
110	SEE UTILITY SHEET (C-140 AND C-141) FOR CONTINUATION OF WATER/STORM/SANITARY.
111	REMOVE EXISTING FIRE HYDRANT



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 SIITE DEMOLITION
 PLAN

DRAWING NO.:
 CD-100

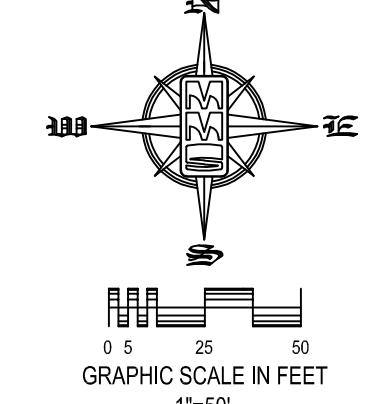
SITE PLAN GRANT ELEMENTARY SCHOOL NORTH LIBERTY, IOWA

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

OWNER/APPLICANT:
ICCSO
1725 N. DODGE STREET
IOWA CITY, IA 52245

OWNER'S ATTORNEY:
C. JOSEPH HOLLAND
122 N. LINN STREET
IOWA CITY, IA 52240

MMS CONSULTANTS, INC.
Iowa City, Iowa (319) 351-8282
CIVIL ENGINEERS <-> LAND PLANNERS <->
LANDSCAPE ARCHITECTS <-> LAND SURVEYORS <->
ENVIRONMENTAL SPECIALISTS <->

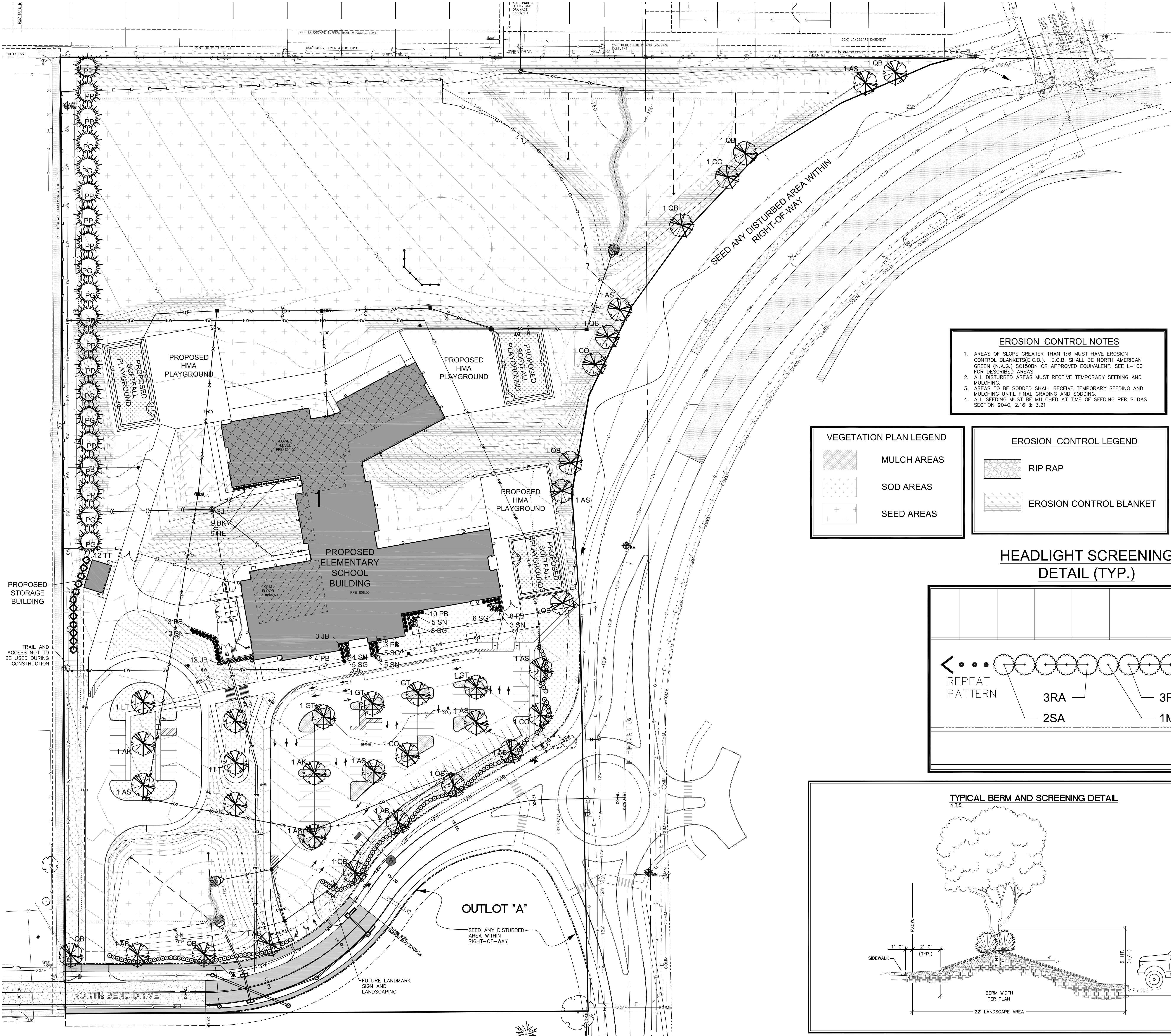


STANDARD LEGEND AND NOTES

---	PROPERTY &/OR BOUNDARY LINES
---	CONGRESSIONAL SECTION LINES
---	RIGHT-OF-WAY LINE
---	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 TREE
---	PROPOSED TREE
---	PROPOSED SANITARY SEWER
---	EXISTING SANITARY SEWER
---	PROPOSED STORM SEWER
---	EXISTING STORM SEWER
---	ELECTRICAL LINES
---	TELEPHONE LINES
---	CONTOUR LINES (1 INTERVAL)
---	PROPOSED GROUND
---	EXISTING TREE LINE
---	EXISTING DEODOUOUS 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.

LANDSCAPE REQUIREMENTS:
1. LARGE TREE WITHIN 40' OF EVERY PARKING SPACE
- 18 TREES REQUIRED
- 56 TREES PROVIDED



EROSION CONTROL NOTES

- AREAS OF SLOPE GREATER THAN 1:6 MUST HAVE EROSION CONTROL BLANKETS (E.C.B.). E.C.B. SHALL BE NORTH AMERICAN GREEN (N.A.G.) SECTION OR APPROVED EQUIVALENT. SEE L-100 FOR DESCRIBED AREAS.
- ALL DISTURBED AREAS MUST RECEIVE TEMPORARY SEEDING AND MULCHING.
- AREAS TO BE SODDED SHALL RECEIVE TEMPORARY SEEDING AND MULCHING UNTIL FINAL GRADING AND SODDING.
- ALL SEEDING MUST BE MULCHED AT TIME OF SEEDING PER SUDAS SECTION 9040, 2.16 & 3.21

VEGETATION PLAN LEGEND

[Pattern]	MULCH AREAS
[Pattern]	SOD AREAS
[Pattern]	SEED AREAS

EROSION CONTROL LEGEND

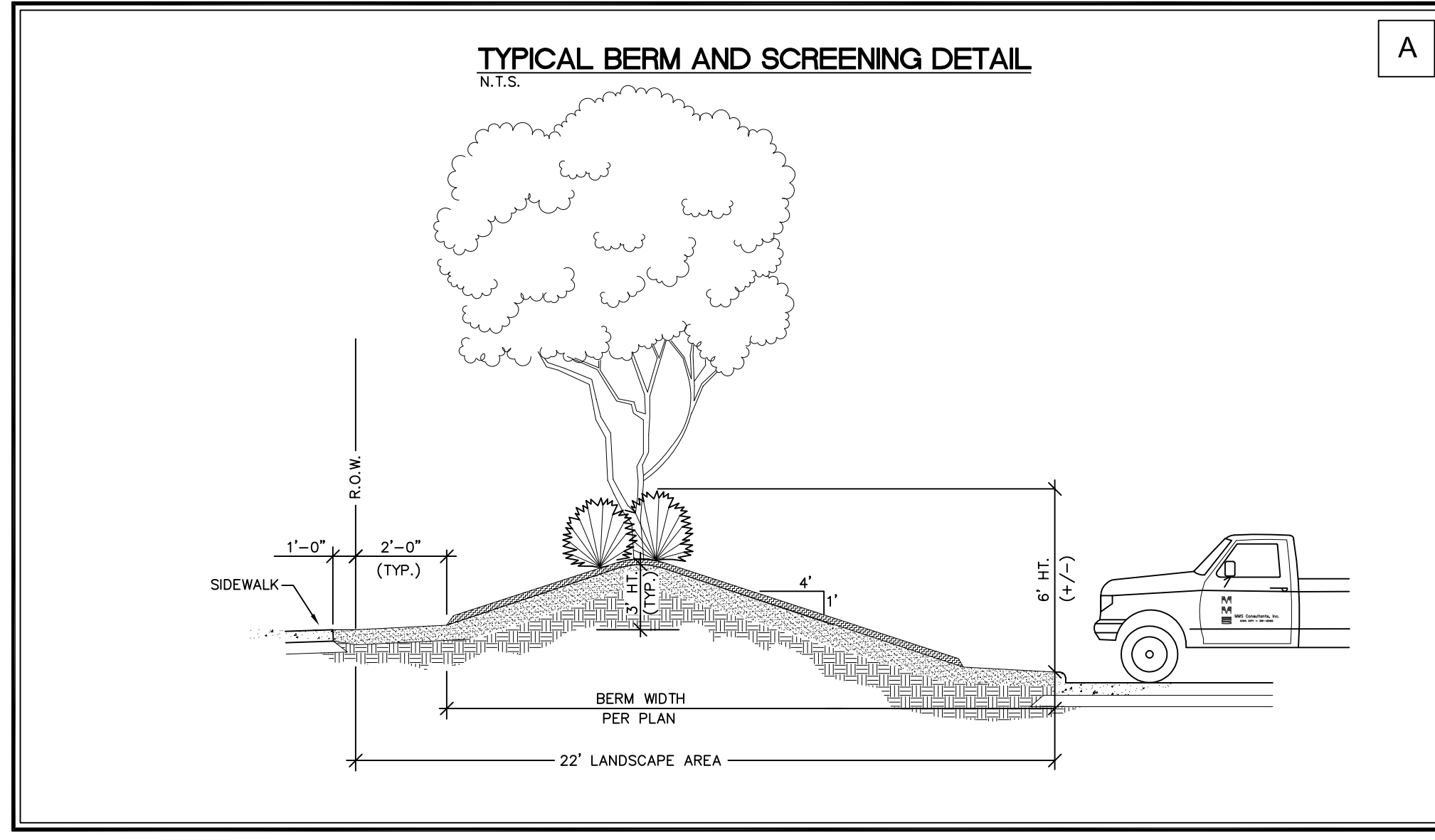
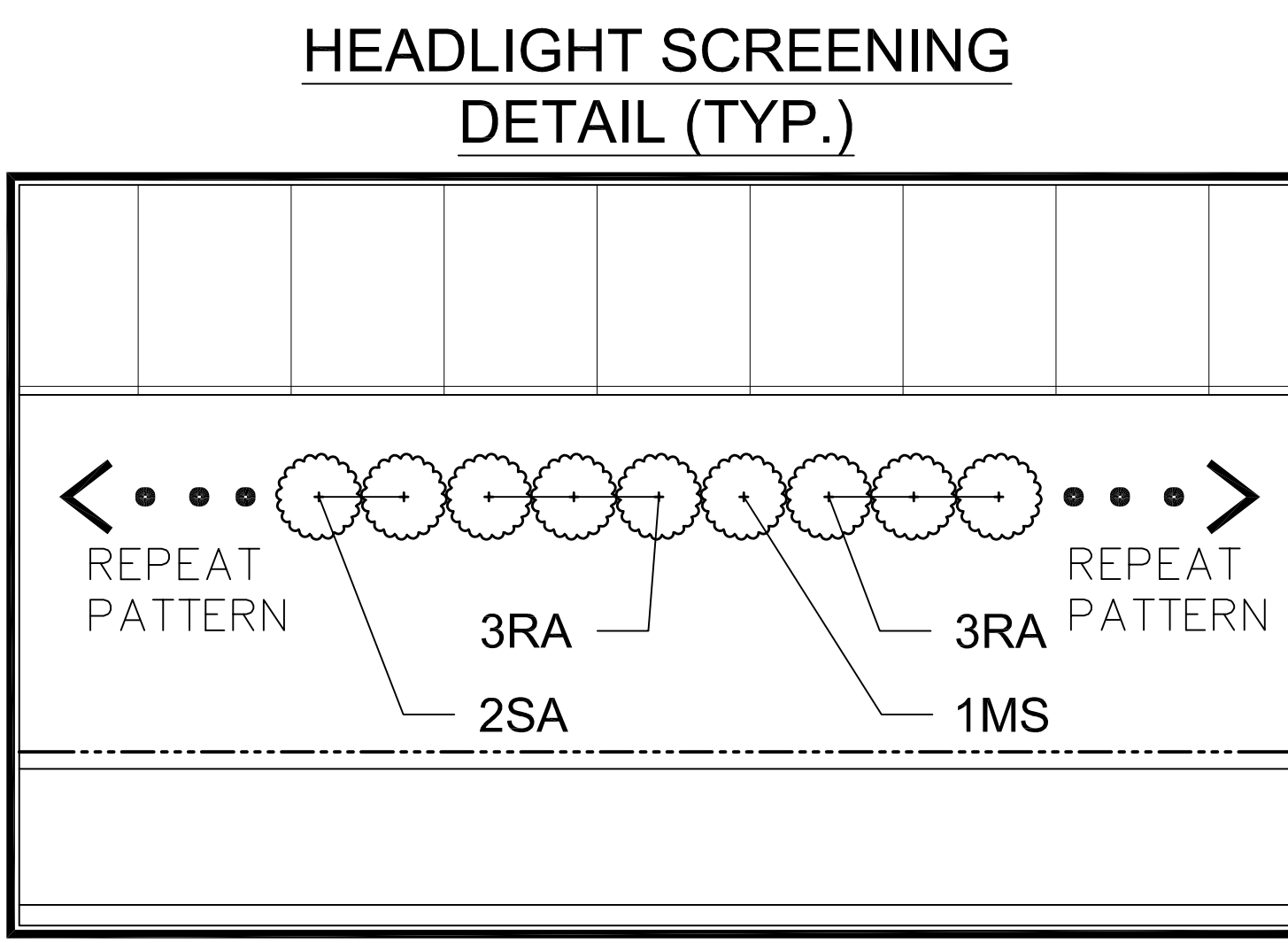
[Pattern]	RIP RAP
[Pattern]	EROSION CONTROL BLANKET

PLANT LIST - TREES

QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE SIZE
4	AP	ACER x FREEMANI 'AUTUMN BLAZE'	AUTUMN BLAZE RED MAPLE	2" CAL.	D & D	50' X 50'
3	AK	ACER PLATANOIDES 'GRIMON KIN'	GRIMON KIN MAPLE	2" CAL.	D & D	40' X 50'
3	AS	ACER SACCHARIN	SUGAR MAPLE	2" CAL.	D & D	70' X 50'
4	GO	GELTIS OCCIDENTALIS	COMMON HAZELBERRY	2" CAL.	D & D	10' X 50'
4	ST	SELEPTIA TRIACANTHOS INTERMIS 'SUNBURST'	SUNBURST THORNLESS HONEYLOCUST	2" CAL.	D & D	50' X 50'
1	LT	LIRIODENDRON TULIPIFERA	TULIPTREE	2" CAL.	D & D	80' X 50'
8	PP	PICEA PENSILVANICA	COLORADO BLUE SPRUCE	6" HT.	D & D	50' X 25'
8	PB	PICEA GLAUCA DENSATA	BLACK HILLS SPRUCE	6" HT.	D & D	50' X 50'
12	QB	QUERCUS BOREALIS	NORTHERN RED OAK	2" CAL.	D & D	70' X 50'

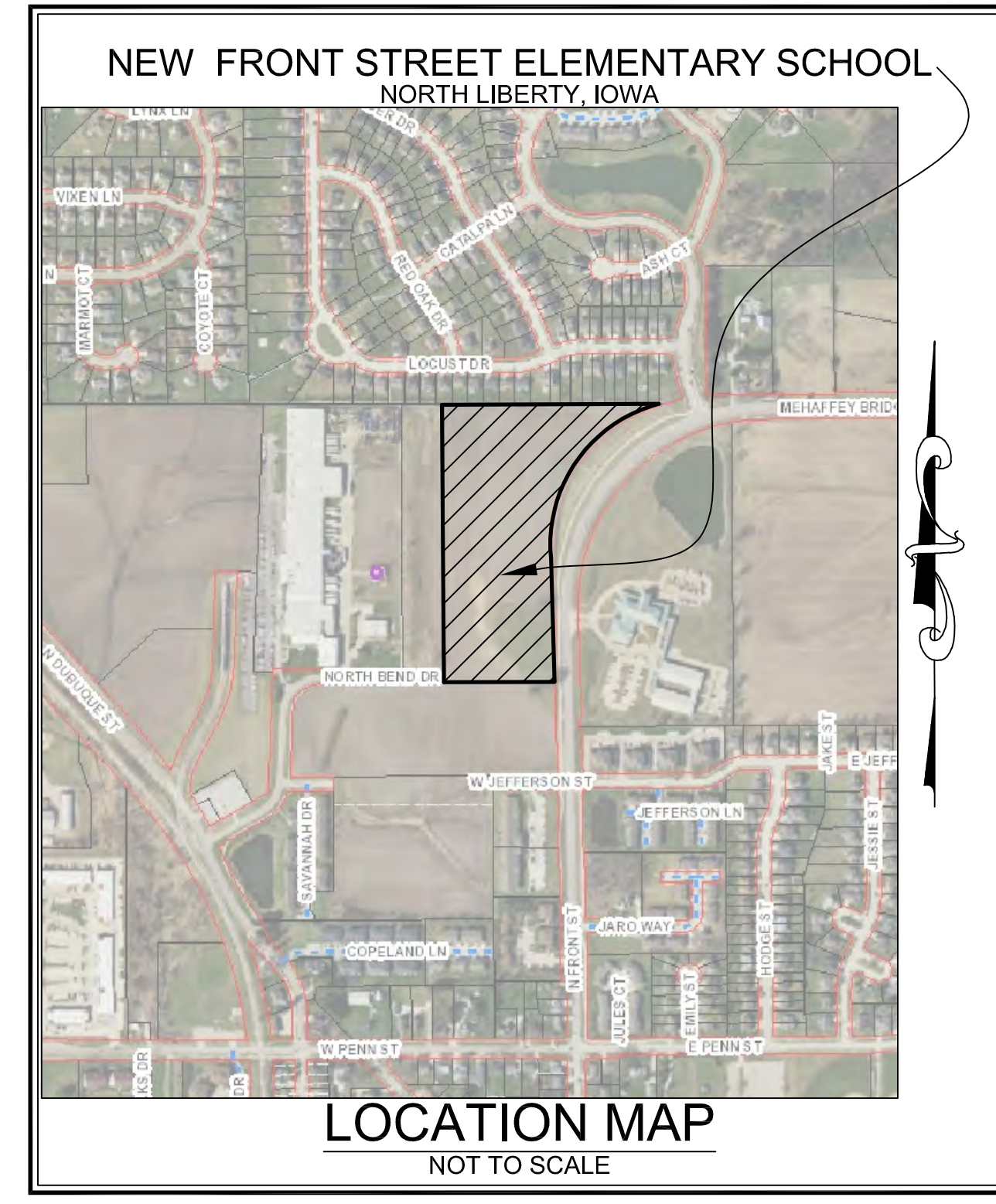
PLANT LIST - SHRUBS, PERENNIALS, ORNAMENTAL GRASSES & GRASSCOVER

QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE SIZE
3	EK	ERUPTA MICROPHYLLA 'GREEN VELVET'	GREEN VELVET DOWNWO	12" HT.	CONT.	3' X 3'
3	FE	HOSTA 'BEDOLIANA ELEGANS'	ELEGANT HOSTA	8" HT.	CONT.	3' X 3'
3	JD	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	24" DIA.	CONT.	1' X 5'
3	MS	MISCANTHUS SINENSIS 'SILVERFEATHER'	SILVER FEATHER MISCANTHUS	24" HT.	CONT.	6' X 4'
30	PB	PICEA PENSILVANICA 'GLAUCOBSA'	GLAUCOBSA BLUE SPRUCE	6" HT.	CONT.	4' X 4'
3	RA	RIBES ALPINA 'GREEN MOUNTAIN'	GREEN MOUNTAIN ALPINE CURRENT	12" HT.	CONT.	4' X 4'
37	SA	SPHRAEA ANTHONYI 'WATERBURY'	ANTHONY WATERBURY SPHRAEA	12" HT.	CONT.	5' X 5'
24	SO	SPHRAEA x BUNALDIA 'BOLUPLANE'	BOLUPLANE SPHRAEA	12" HT.	CONT.	5' X 5'
3	SW	SPHRAEA JAPANESE WHITE	JAPANESE WHITE SPHRAEA	12" HT.	CONT.	2' X 2'
33	SD	SODDING MIXTURE	INDIAN GRASS	12" HT.	CONT.	5' X 5'
2	TT	TRITUM OCCIDENTALIS 'TEQUILA'	TEQUILA AGROTYRIS	12" HT.	D & D	10' X 4'



SUPPLEMENTARY LEGEND

- WATER SHUT-OFF VALVE INCLUDED IN CITY OF NORTH LIBERTY UTILITY CONSTRUCTION PROJECT BY OTHERS
- PROPOSED LIGHT POLES, REFER TO ELECTRICAL PLANS
- PROPOSED ELECTRICAL HANDHOLES, REFER TO ELECTRICAL PLANS
- PROPOSED ELECTRICAL CABINETS, REFER TO ELECTRICAL PLANS
- PROPOSED SIGN
- PROPOSED SANITARY MANHOLE STRUCTURE
- PROPOSED STORM SEWER STRUCTURES



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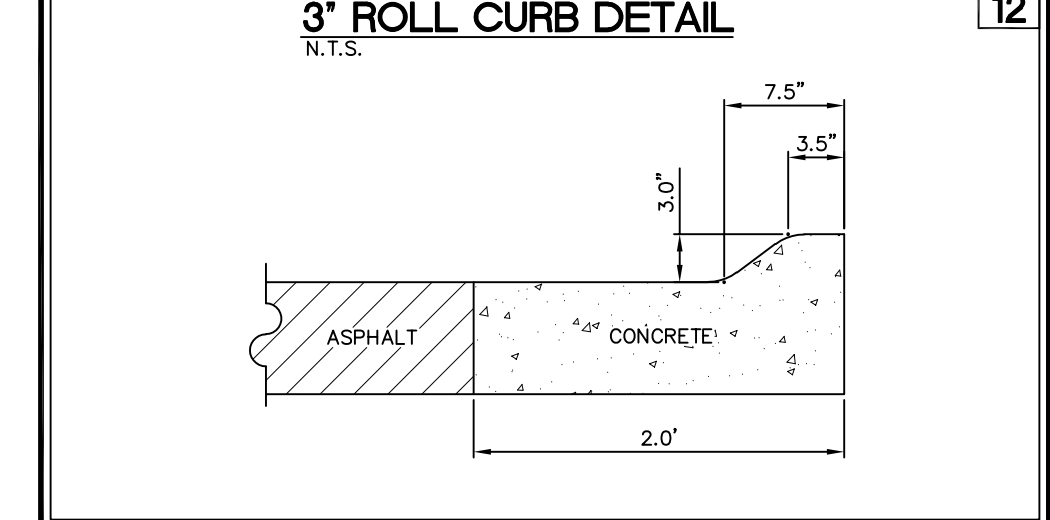
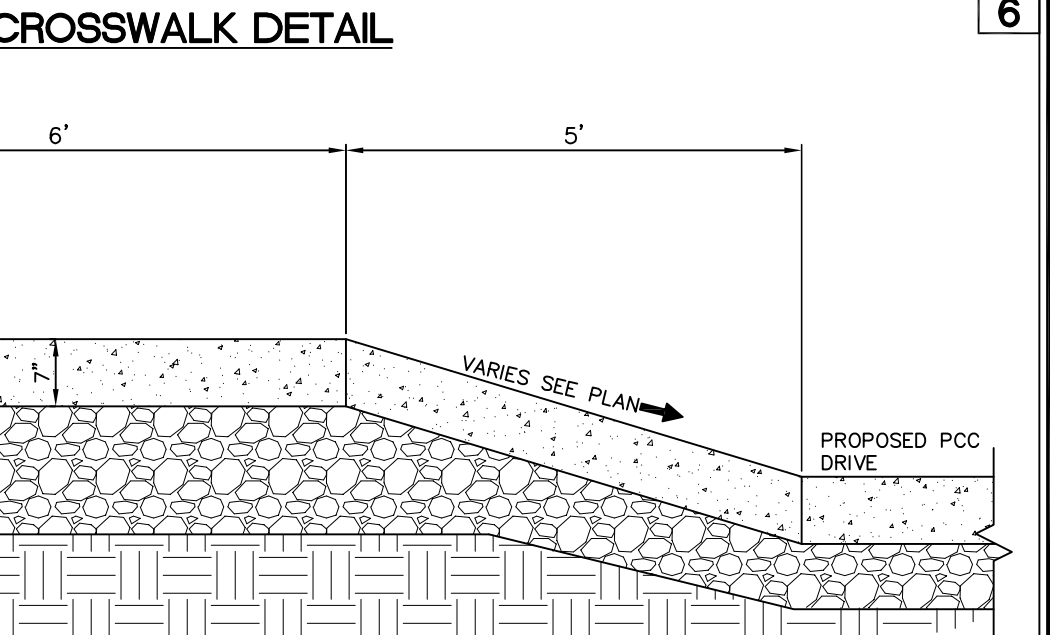
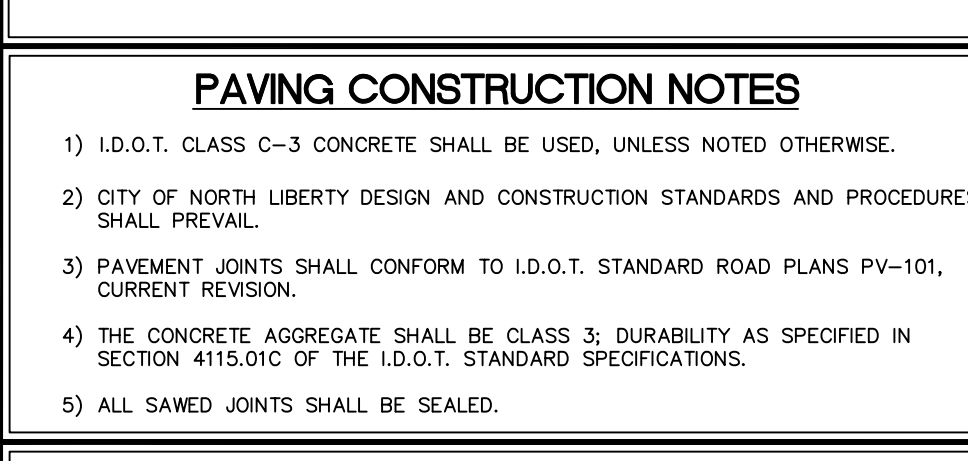
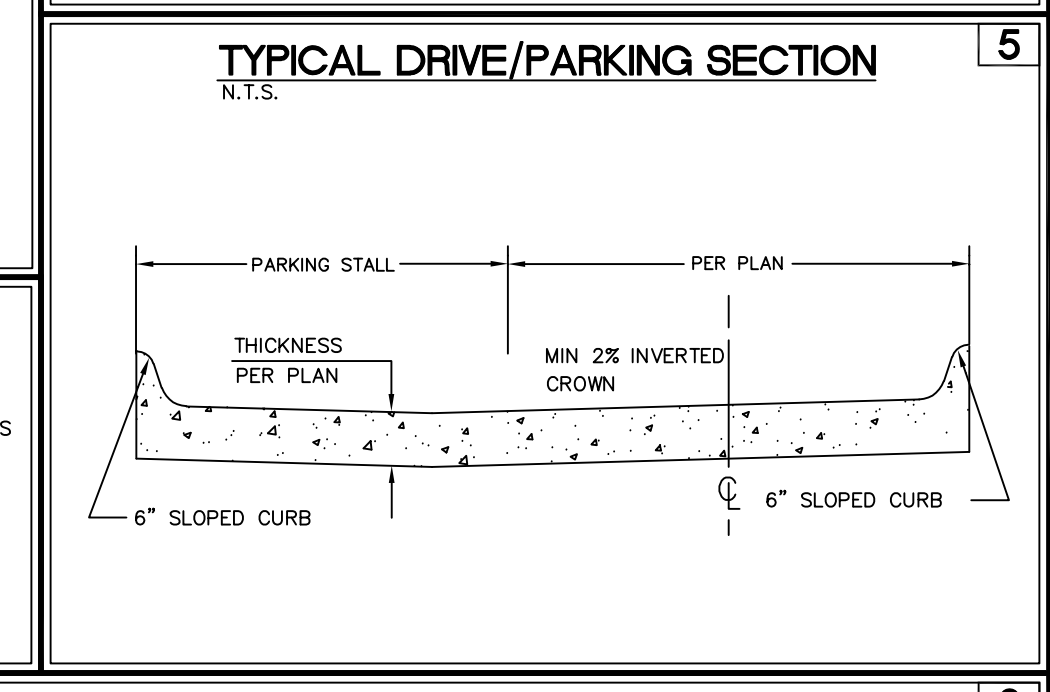
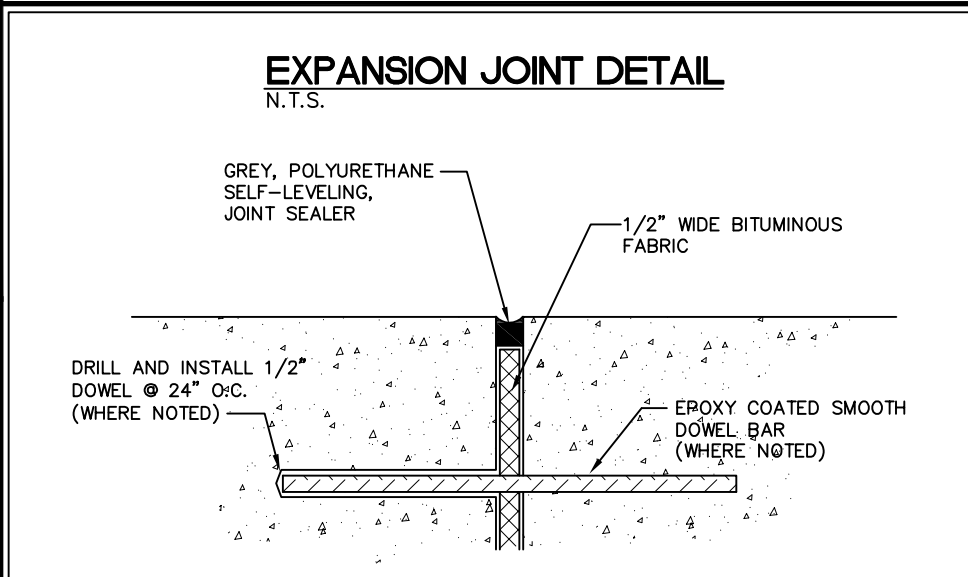
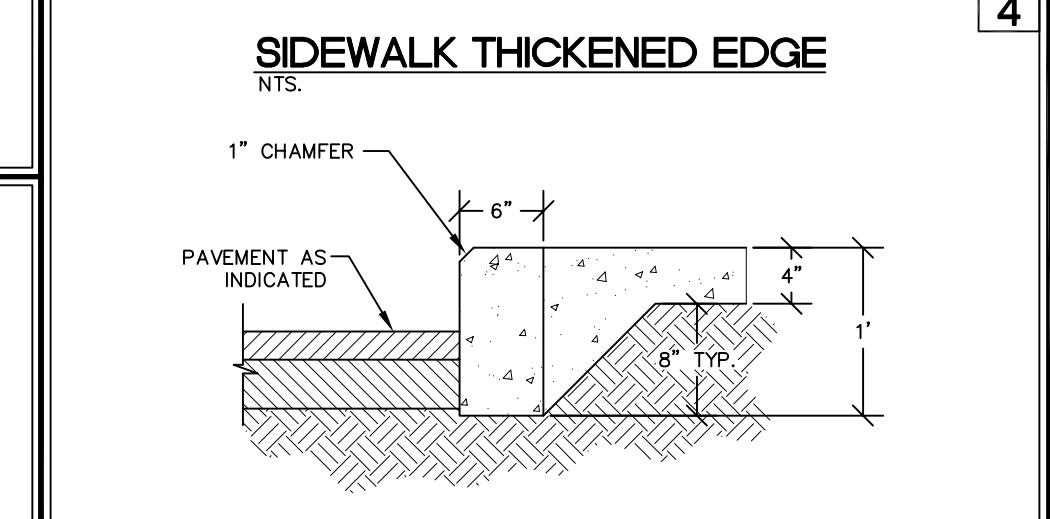
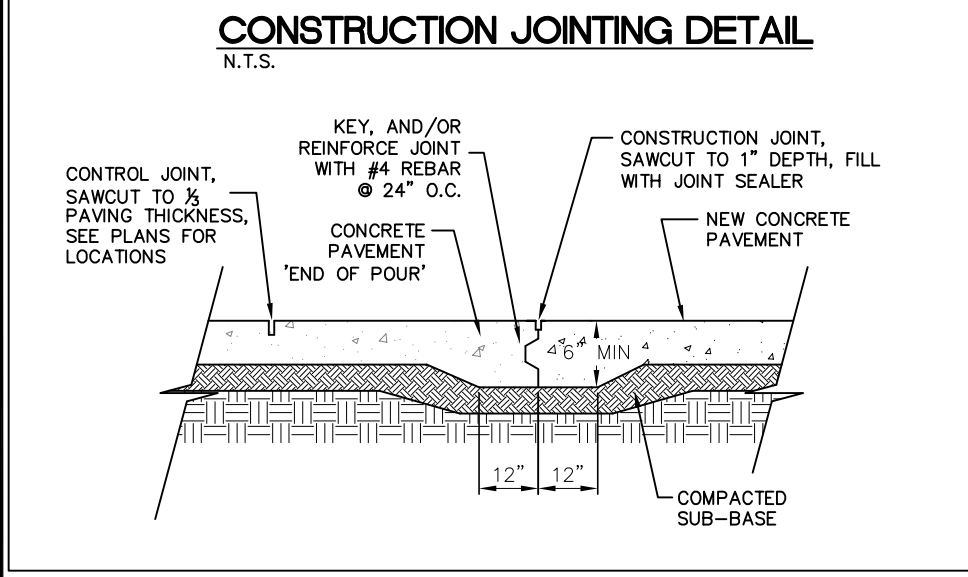
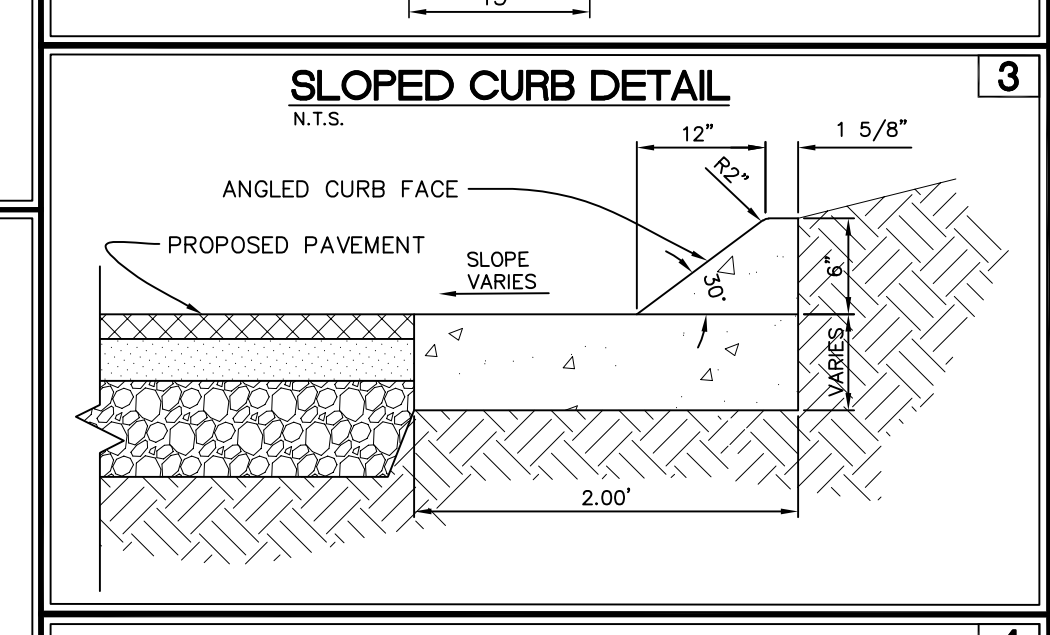
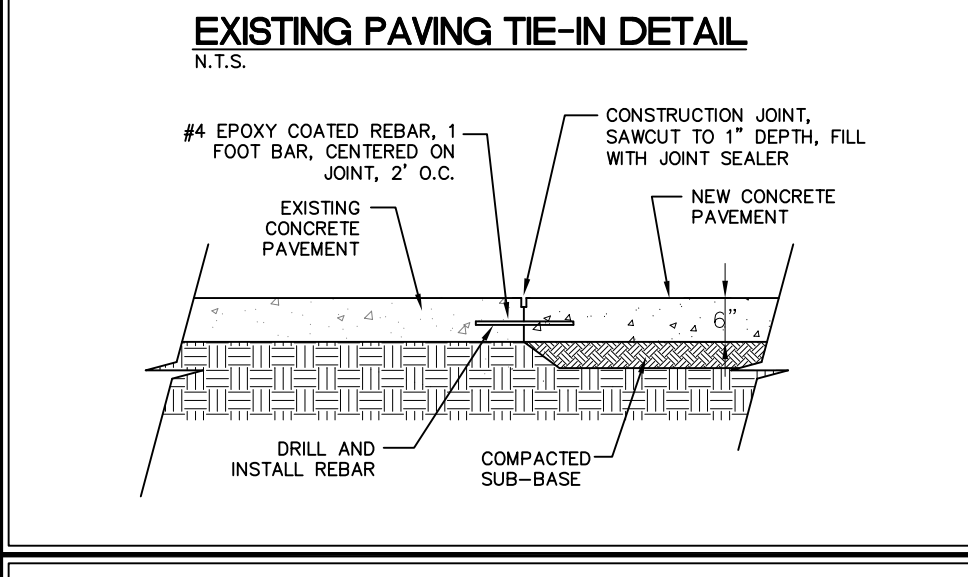
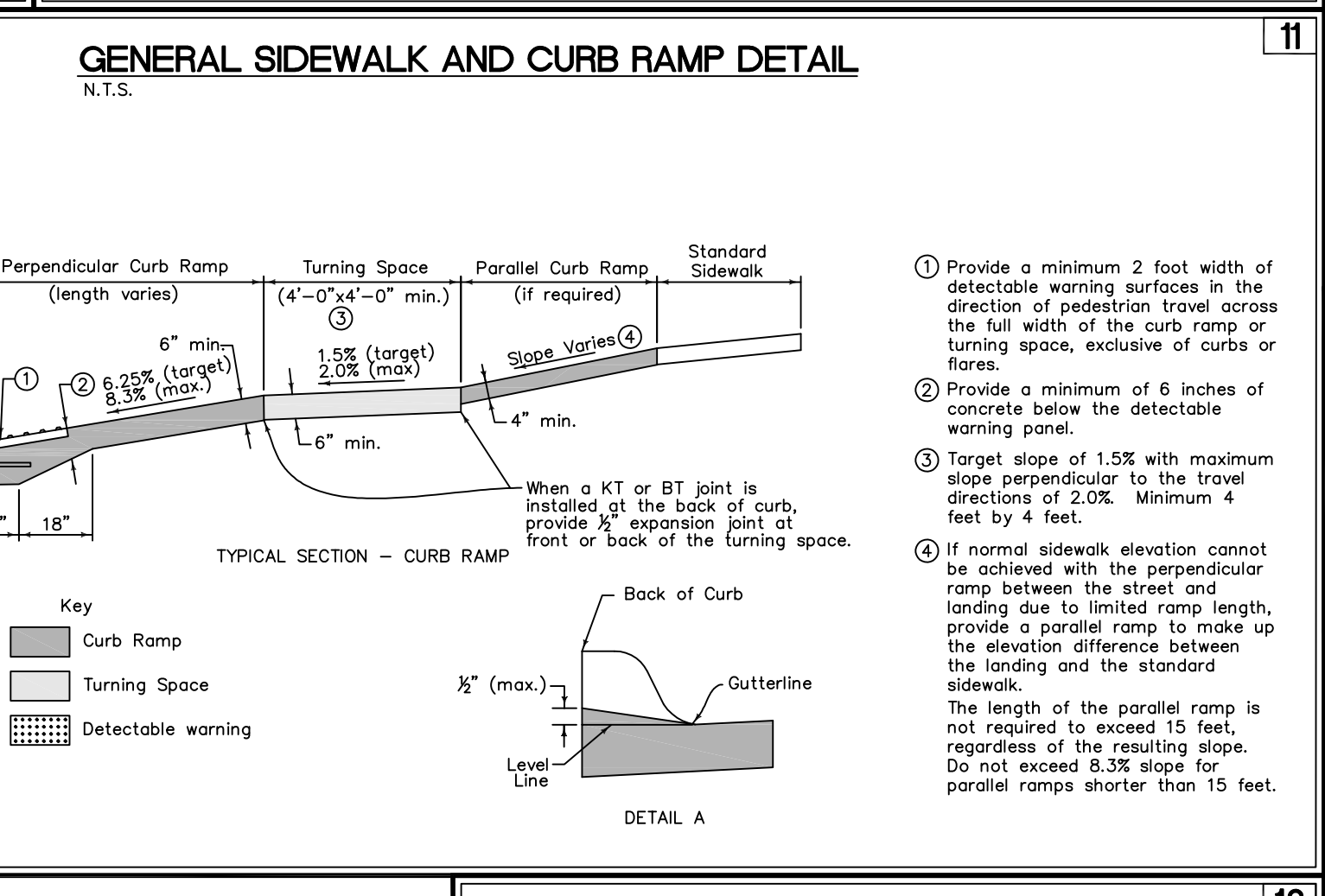
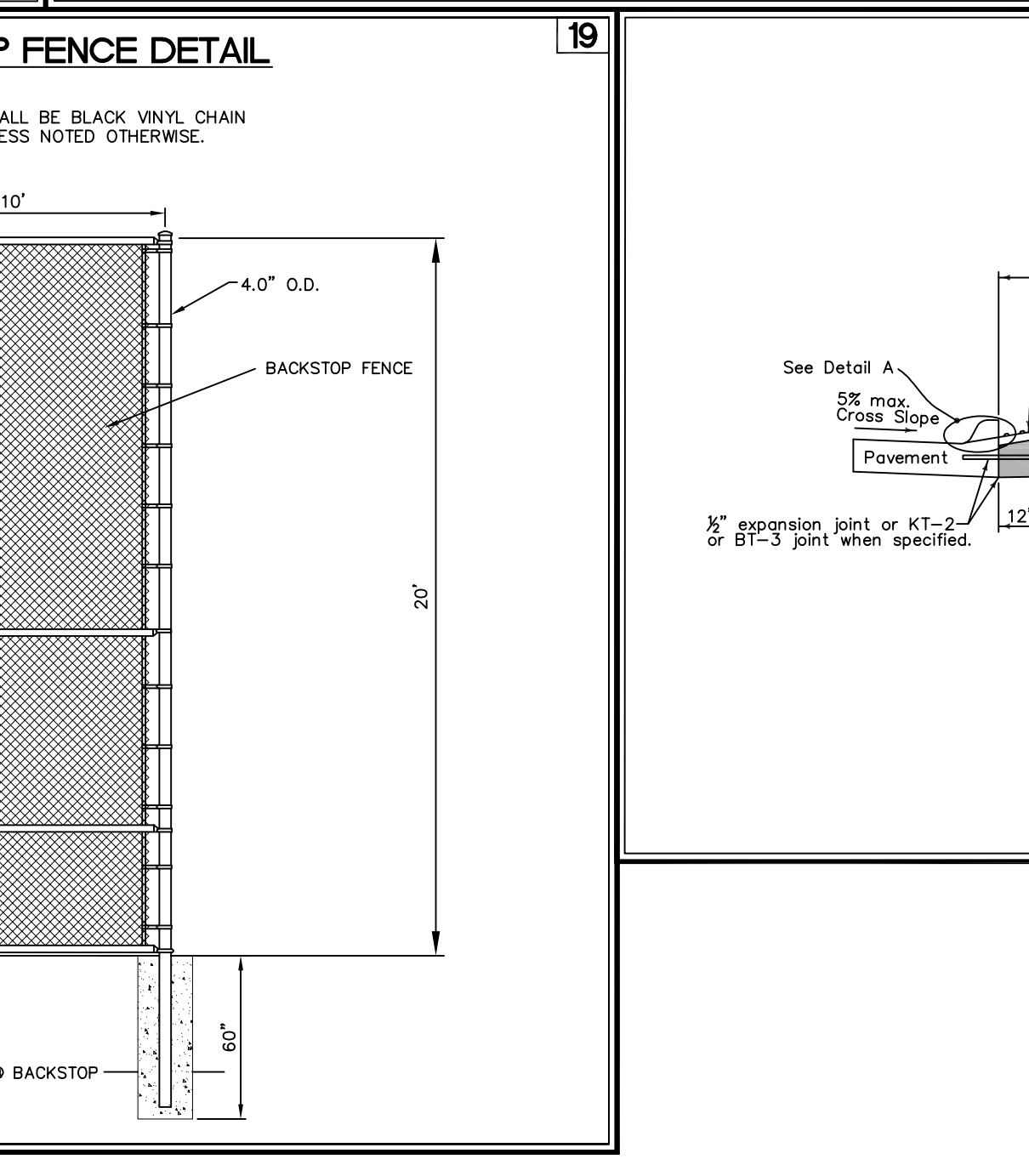
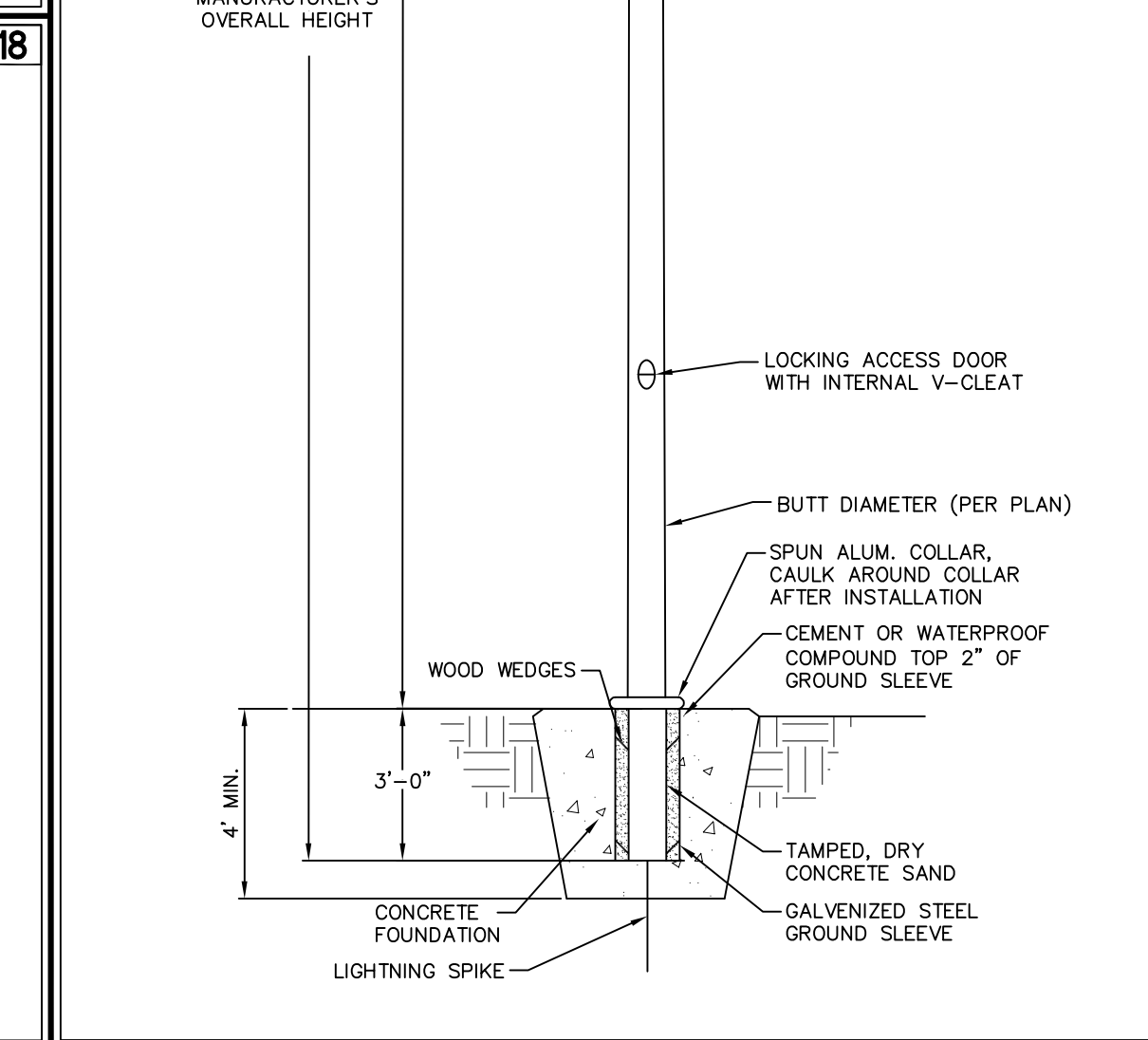
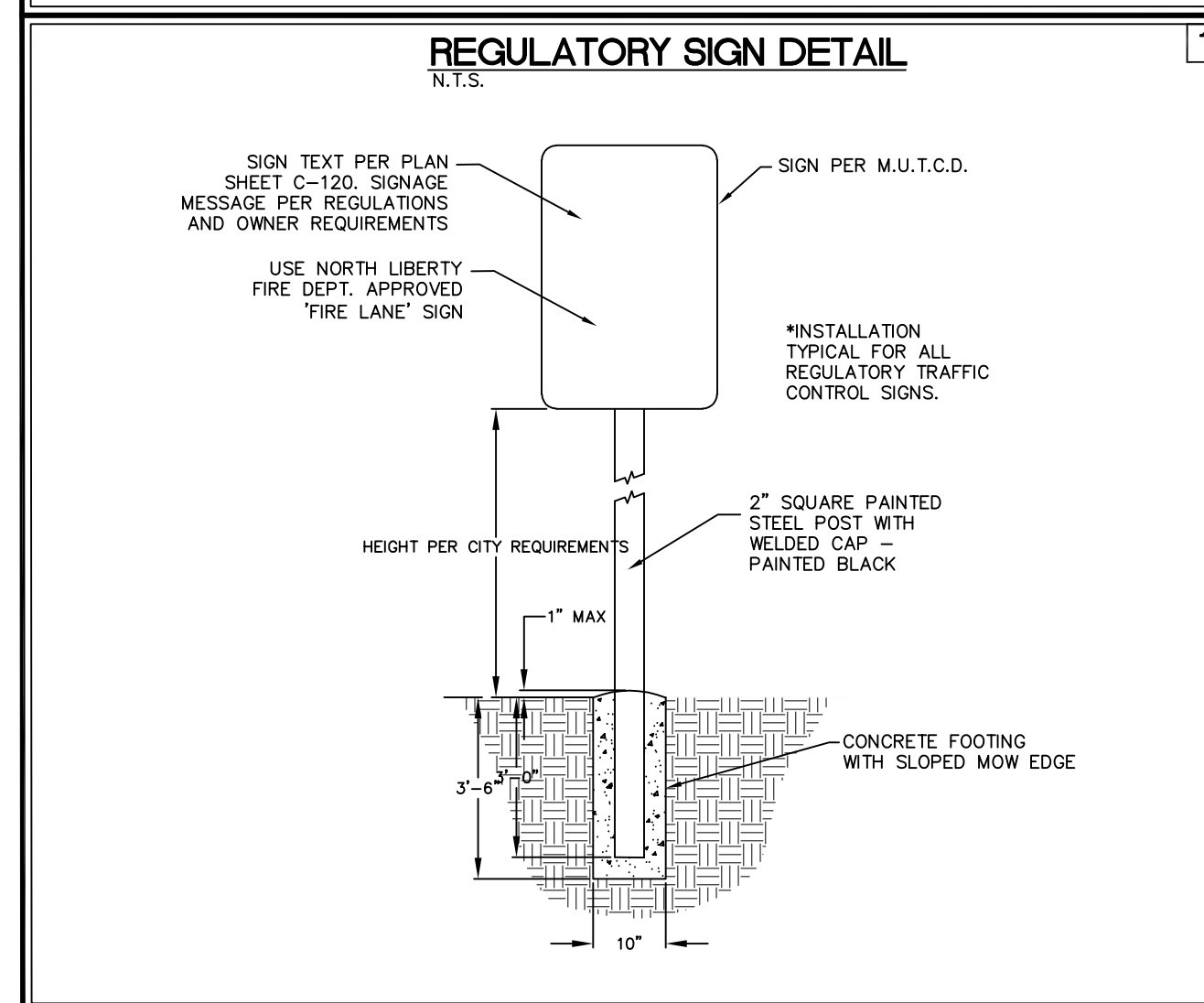
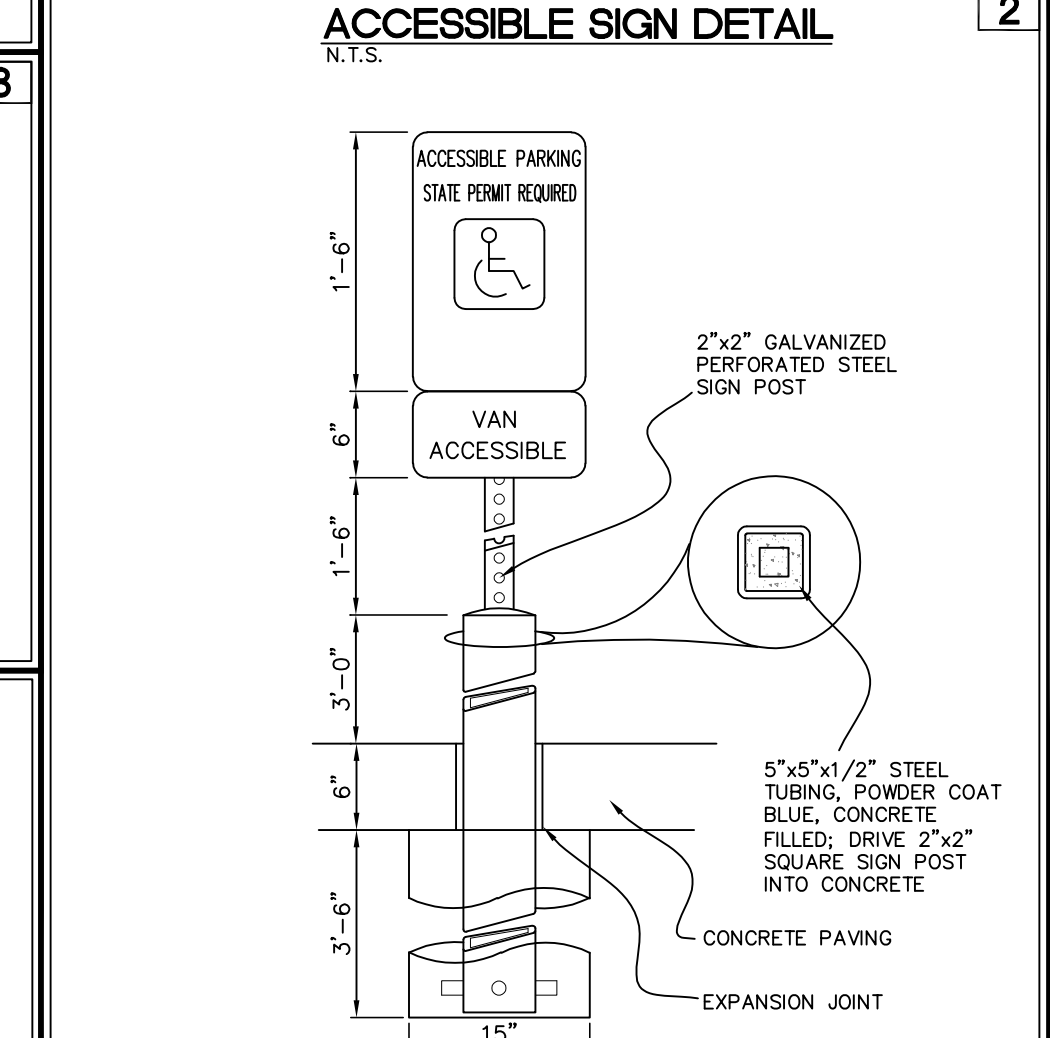
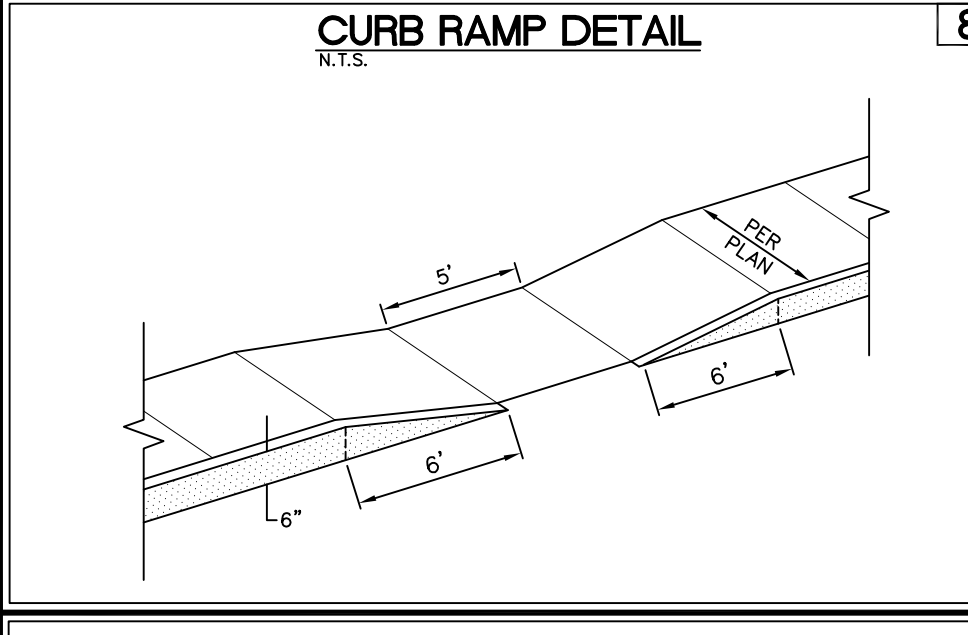
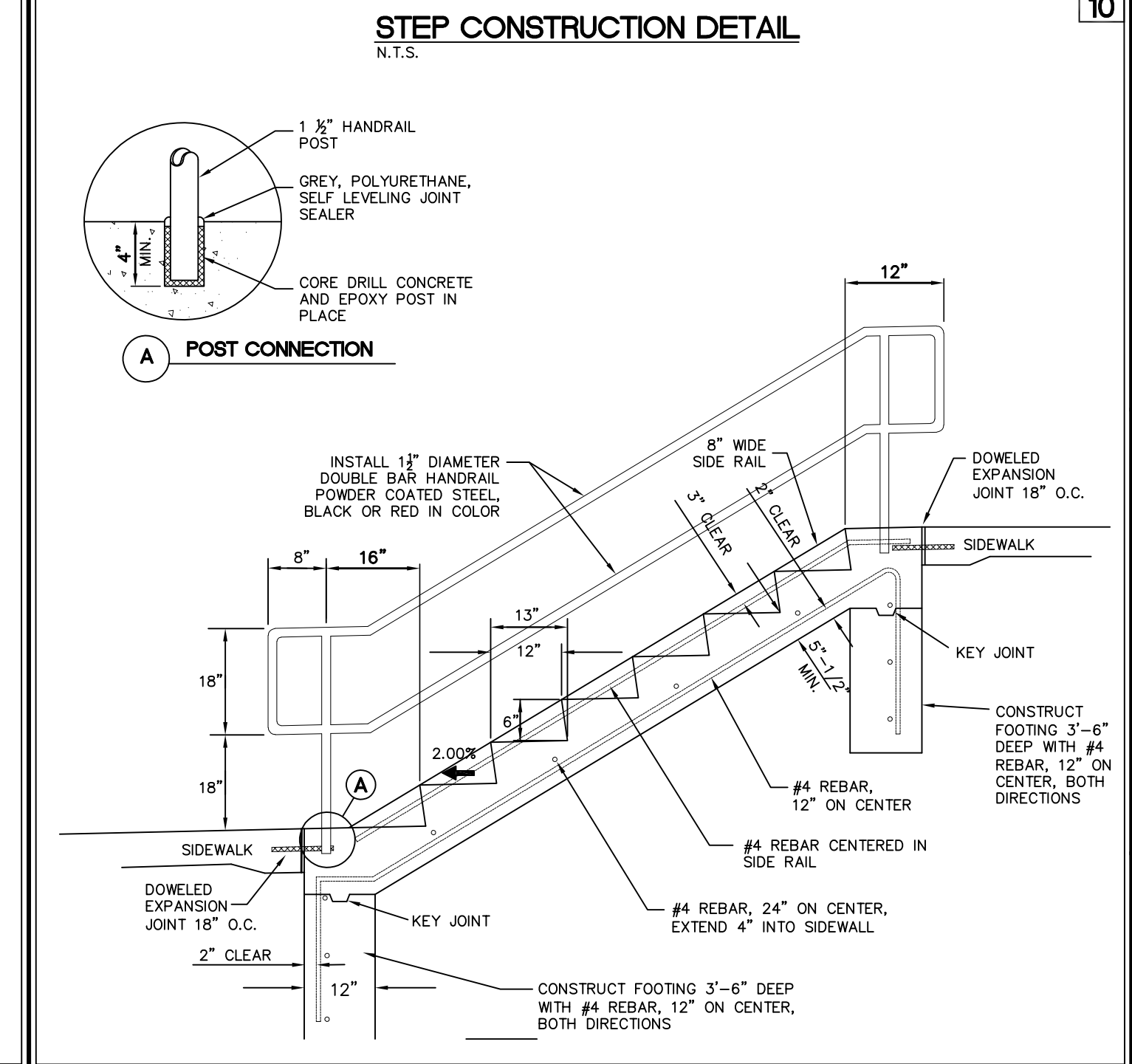
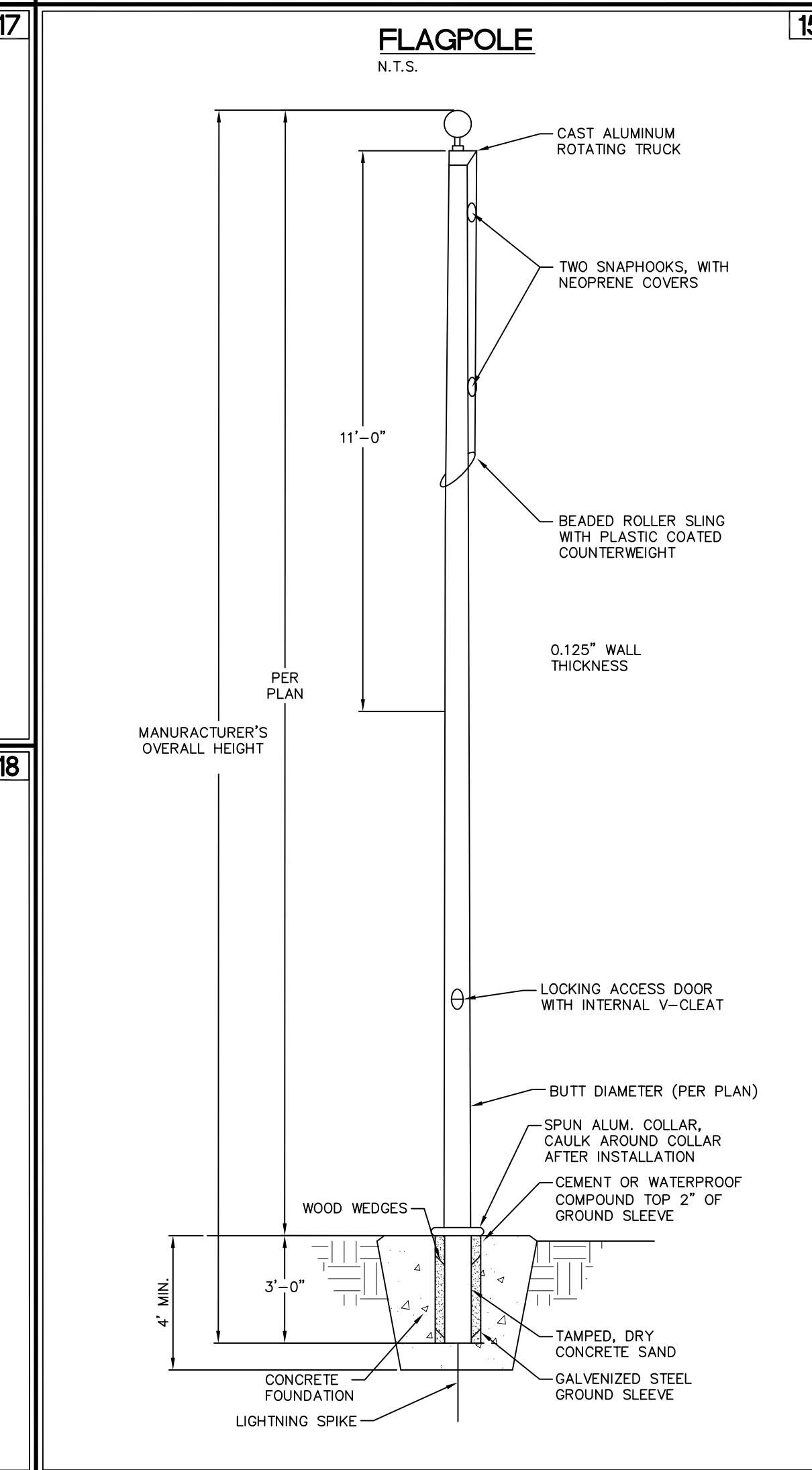
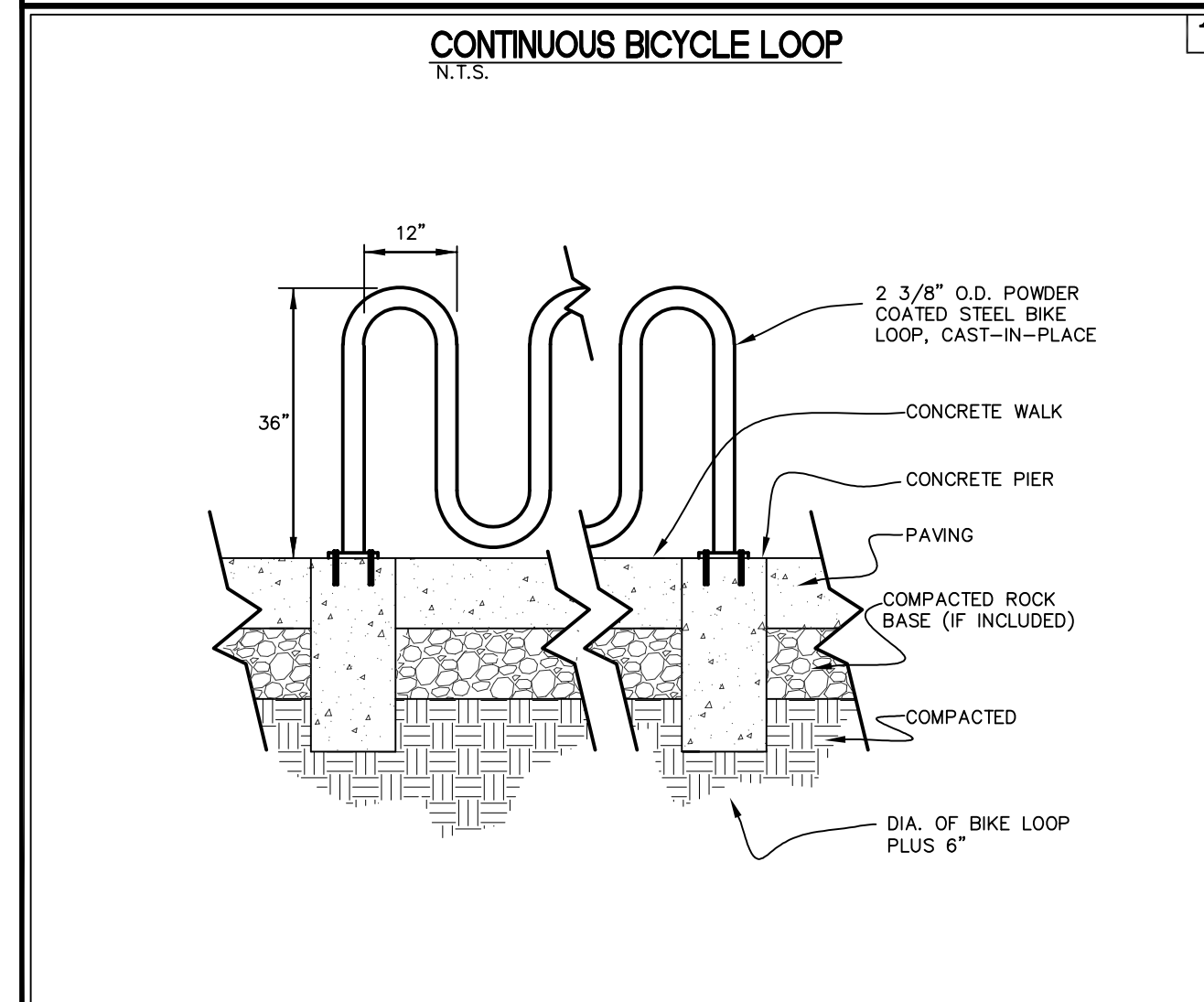
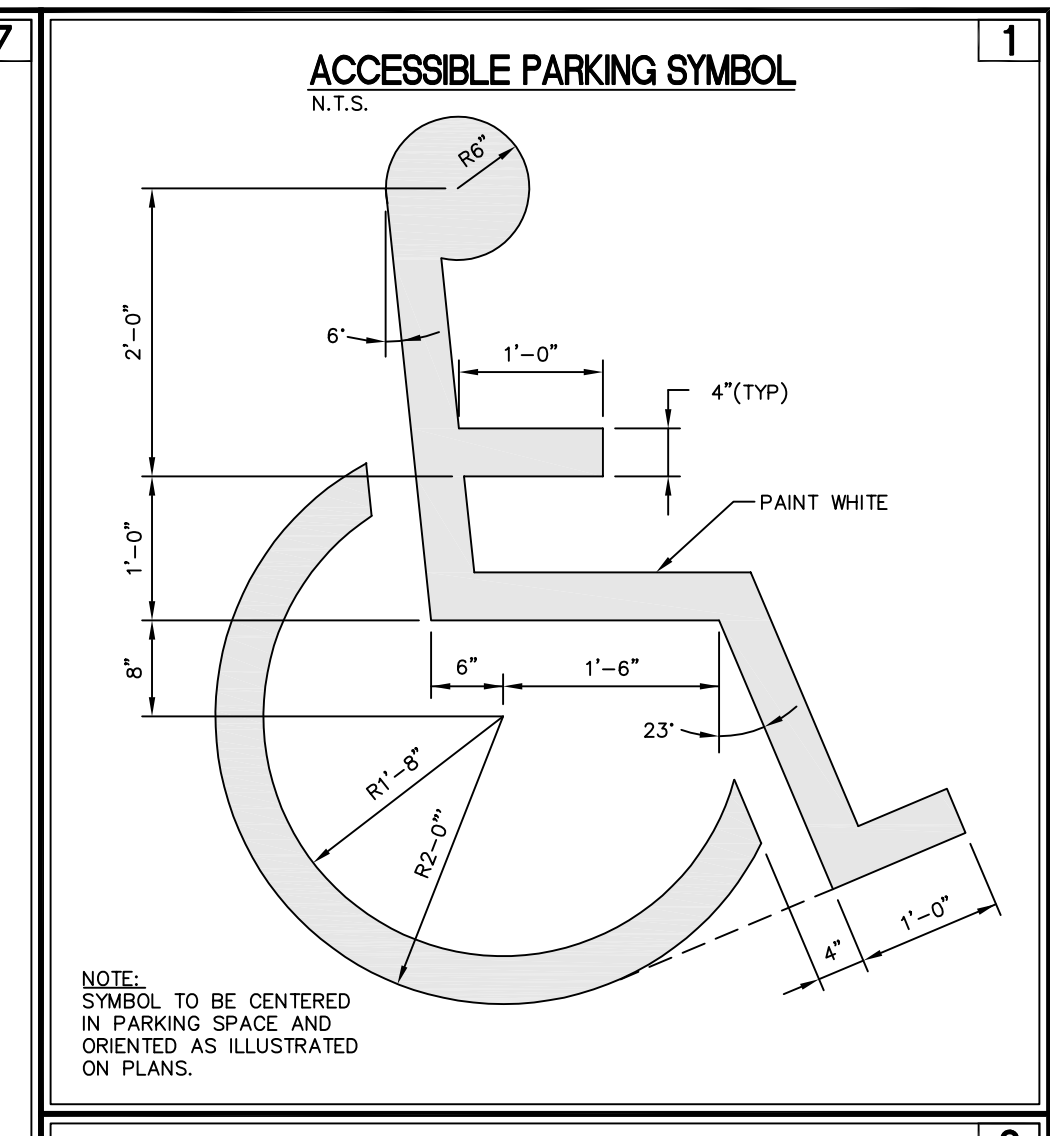
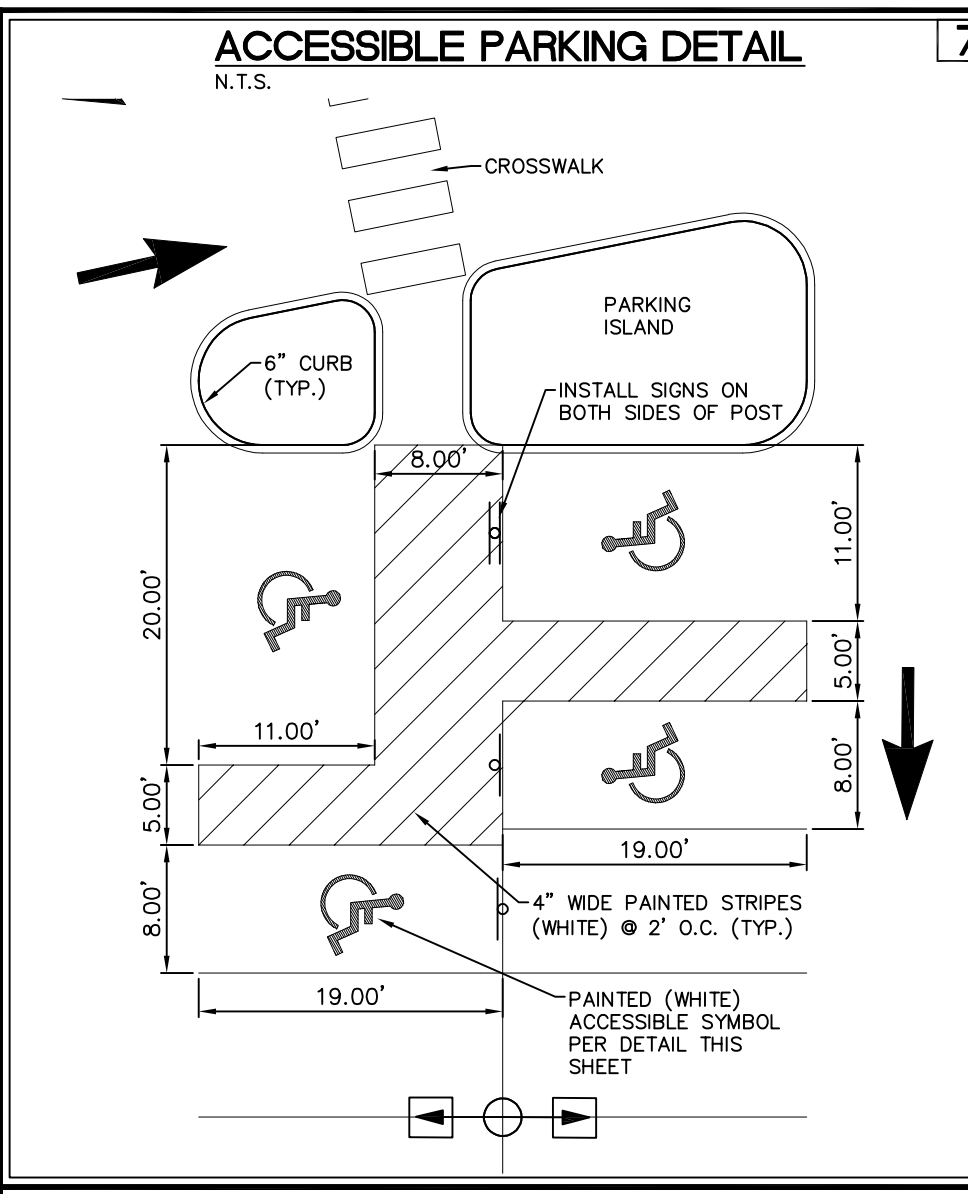
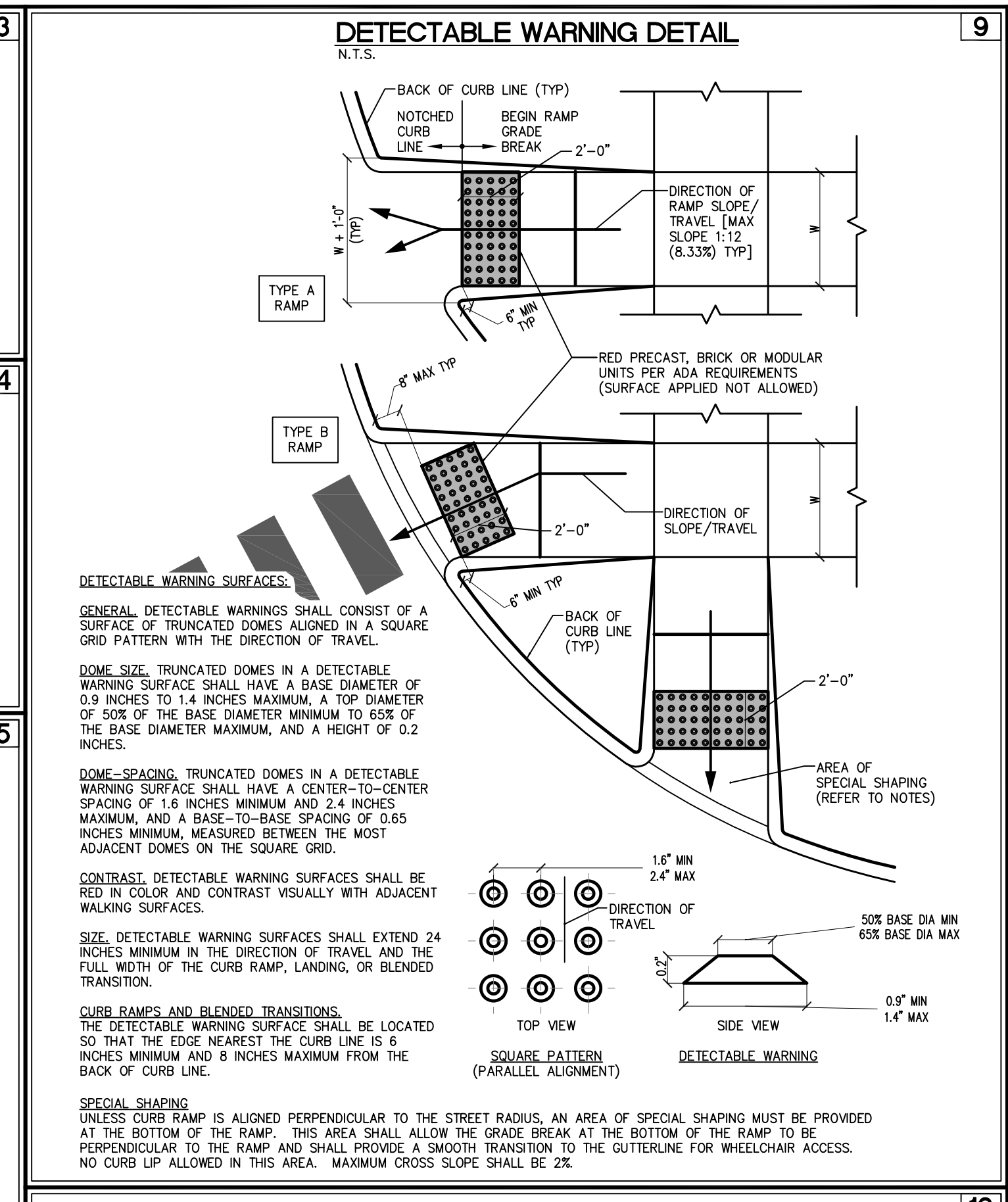
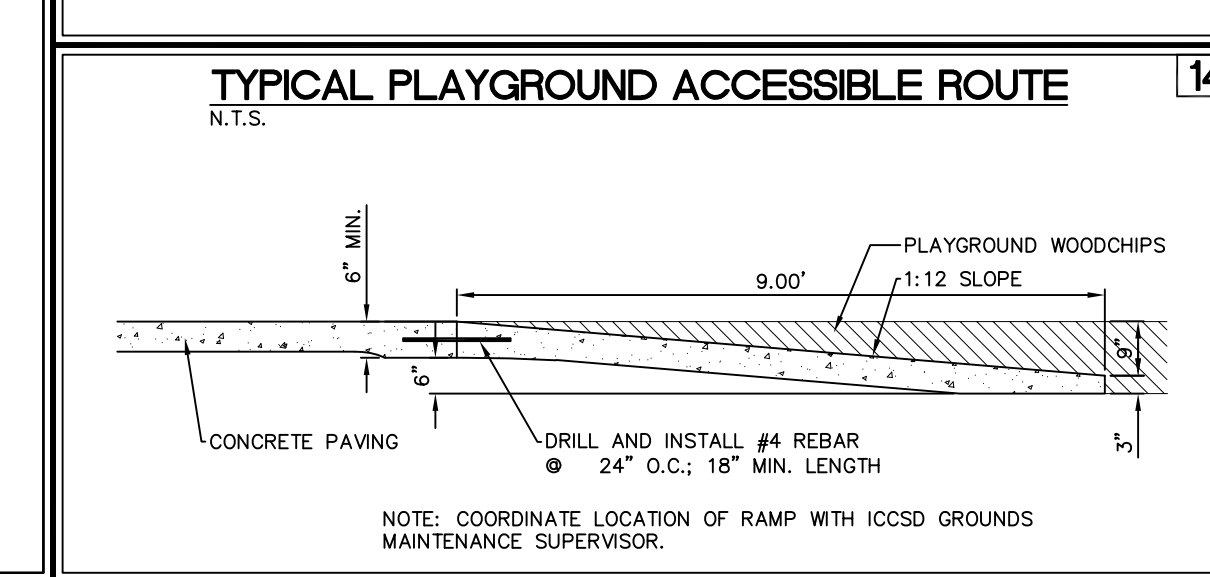
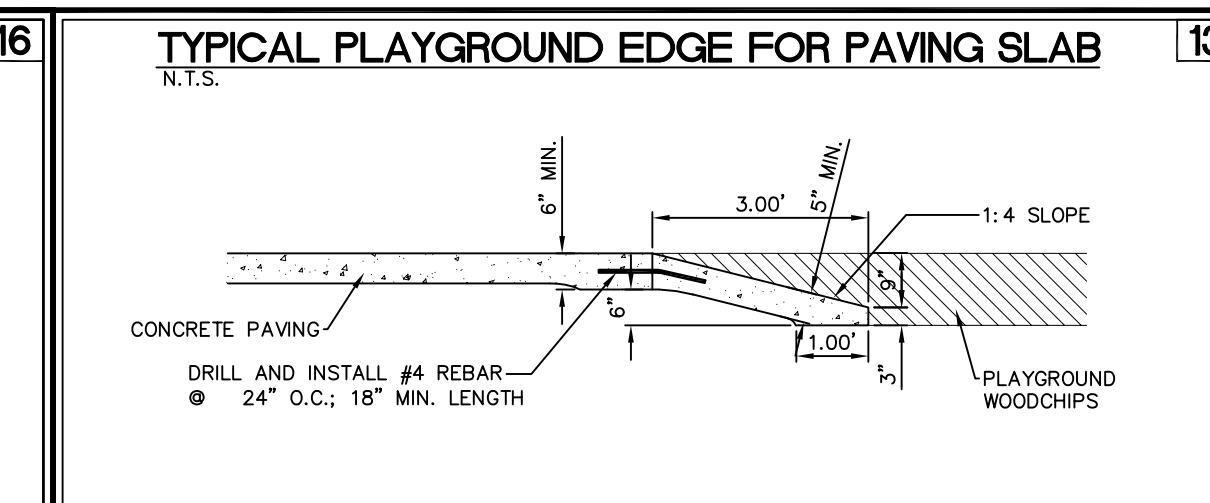
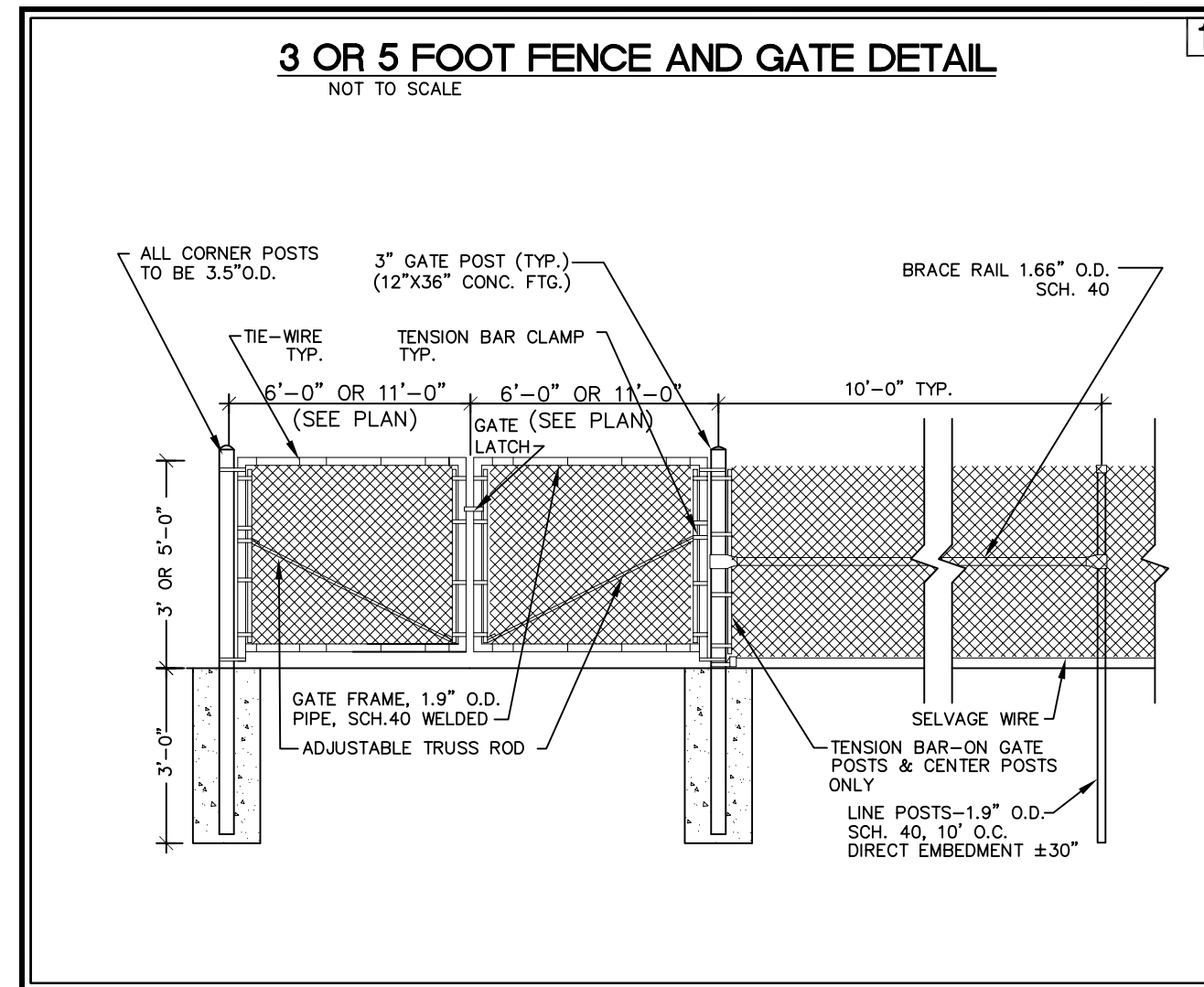
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CONSTRUCTION

NORTH LIBERTY
GRANT ELEMENTARY SCHOOL
IOWA CITY COMMUNITY SCHOOL DISTRICT
NORTH LIBERTY, IOWA

PROJECT NO.:
1063A
DATE:
1/30/18
REVISIONS:

DRAWING TITLE:
LANDSCAPE PLAN

DRAWING NO.:
L-100





MMS CONSULTANTS, INC.
Iowa City, Iowa (319) 351-8282
◁ CIVIL ENGINEERS ▷ LAND PLANNERS ▷
◁ LANDSCAPE ARCHITECTS ▷ LAND SURVEYORS ▷
◁ ENVIRONMENTAL SPECIALISTS ▷
MMS PROJ. NO. 10277-001

frk architects + engineers

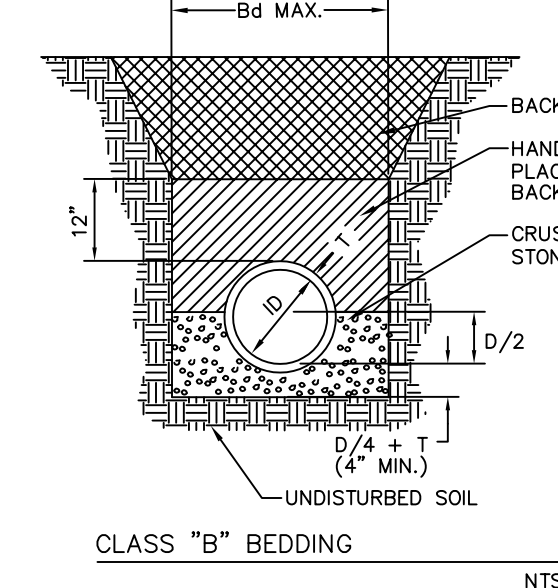
2800 westown parkway, suite 340, west des moines, iowa 50266
p 515.223.1001 f 515.223.7226 www.frk-ae.com

STORM SEWER CONSTRUCTION NOTES

- ALL STORM SEWER INTAKE AND MANHOLE LIDS SHALL HAVE THE WORDS "STORM SEWER" CAST INTO THE LID
- 1) CITY OF NORTH LIBERTY DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES SHALL PREVAIL.
 - 2) ALL STORM SEWERS SHALL BE CLASS 3 RCP OR ADS N-12 UNLESS NOTED OTHERWISE IN THE PLANS.
 - 3) AT PLACES WHERE A FLARED END SECTION IS REQUIRED, PIPE LENGTH INCLUDES THE FLARED END. THE LAST TWO JOINTS ARE TO BE TIED WHERE FLARED END SECTIONS ARE REQUIRED.
 - 4) ALL RCP STORM SEWERS SHALL BE PROVIDED WITH CLASS "B" BEDDING, UNLESS NOTED OTHERWISE. ADS N-12 STORM SEWERS SHALL HAVE CLASS F-3 BEDDING AS SHOWN IN IOWA DOT STANDARD ROAD PLAN SW-103.
 - 5) STORM SEWER TRENCHES UNDER PAVING SHALL BE BACKFILLED WITH SUITABLE EXCAVATED MATERIAL COMPACTED TO 98% STANDARD PROCTOR DENSITY. STORM SEWER STRUCTURES IN PAVED AREAS SHALL BE BACKFILLED WITH CLASS "A" CRUSHED STONE. ENTIRE DEPTH OF TRENCH FOR STORM SEWERS WITHIN 10' OF STRUCTURES UNDER PAVING SHALL BE BACKFILLED WITH CLASS "A" CRUSHED STONE. STORM SEWERS INSTALLED UNDER BUILDING SLAB SHALL BE BACKFILLED WITH CLASS "A" CRUSHED STONE COMPACTED TO 98% STANDARD PROCTOR DENSITY.
 - 6) ALL RCP STORM SEWERS SHALL HAVE CONFINED "O" RING GASKETS. STORM SEWERS 36" AND SMALLER SHALL HAVE BELL AND SPIGOT JOINTS. STORM SEWERS LARGER THAN 36" MAY HAVE TONGUE AND GROOVE JOINTS. NO MASTIC JOINTS ALLOWED. ADS N-12 STORM SEWERS SHALL HAVE SOIL TIGHT GASKETED JOINTS.
 - 7) ALL PIPE SHALL BE CERTIFIED.
 - 8) ALL STORM INTAKES SHALL BE A MINIMUM OF 48 INCHES FROM TOP OF CURB/RIM TO SUBGRADE. IF INVERT ELEVATIONS ARE INSUFFICIENT TO PROVIDE THIS REQUIRED DEPTH, THE CONTRACTOR TO PROVIDE DEEPER STRUCTURE AND POUR CONCRETE FILLET IN INTAKE TO MAKE INTAKE PIPES DRAIN AT INVERT ELEVATIONS LISTED.
 - 9) LIFT HOLES IN STORM SEWER WILL NOT BE ALLOWED.
 - 10) PROVIDE CONCRETE FILLETS IN ALL NEW & EXISTING DRAINAGE STRUCTURES PER REFERENCED DETAILS.

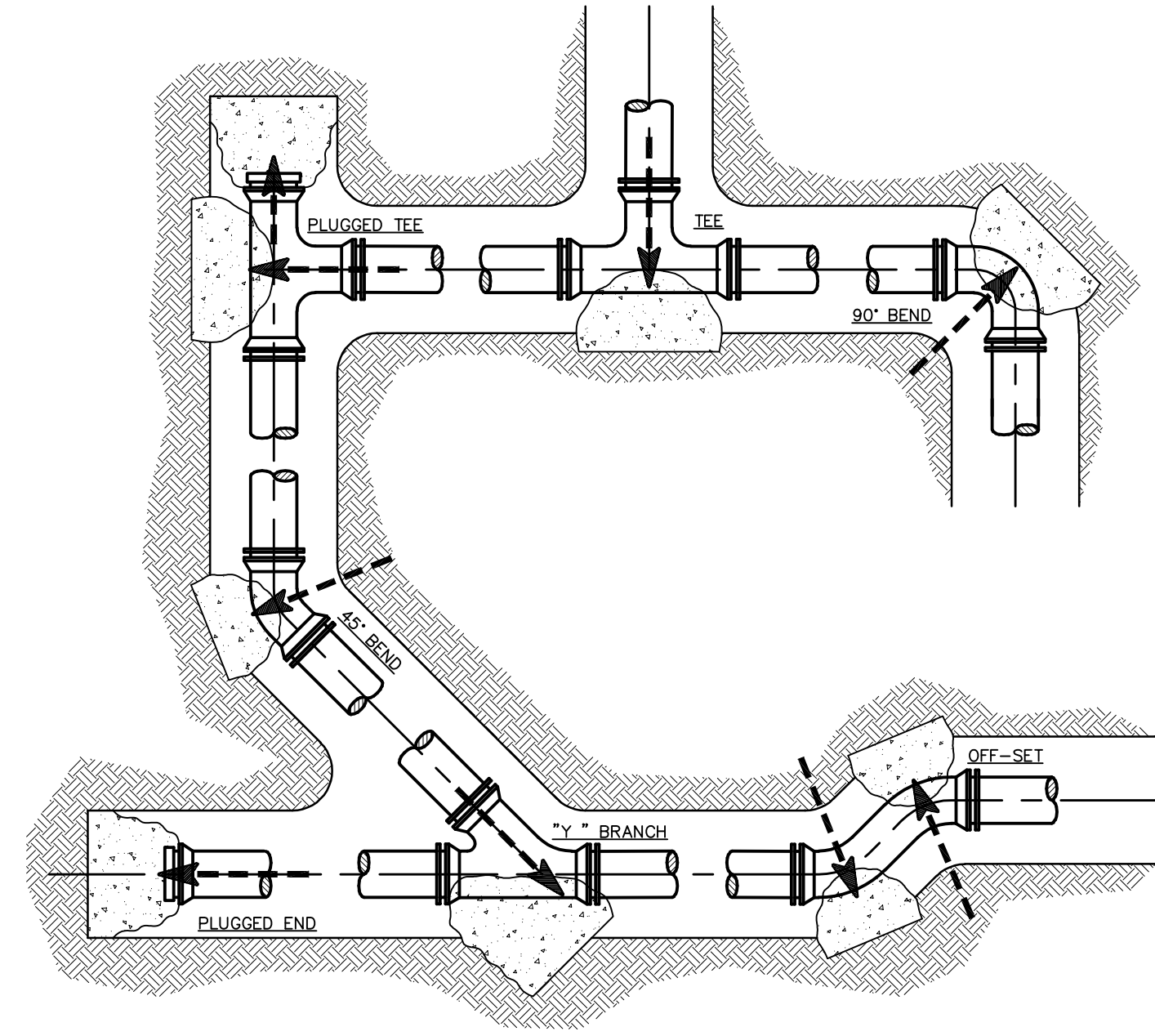
WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS, OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THOSE FACILITIES FOR 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 HEREON. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION, AND TO AVOID DAMAGE THEREOF. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

- NOTES:**
1. PIPE SHALL BE PLACED ON CRUSHED STONE MATERIAL.
 2. BELL HOLES SHALL BE HAND SHAPED SO THAT ONLY PIPE BARREL RECEIVES BEARING PRESSURE.
 3. PLACE BEDDING TO ENSURE THAT THERE ARE NO VOIDS UNDER OR ALONGSIDE THE LENGTH OF PIPE.
 4. BACK FILL SHALL BE HAND TAMPED UP TO 12" ABOVE TOP OF PIPE.
 5. SEE TABLE FOR ALLOWABLE TRENCH WIDTH Sd.



DI INCHES	Bd FEET & INCHES
12	2-3
15	2-3
18	2-3
21	2-3
24	2-3
27	2-3
30	2-3
36	2-3
42	2-3

THRUST BLOCK DETAIL
N.T.S.

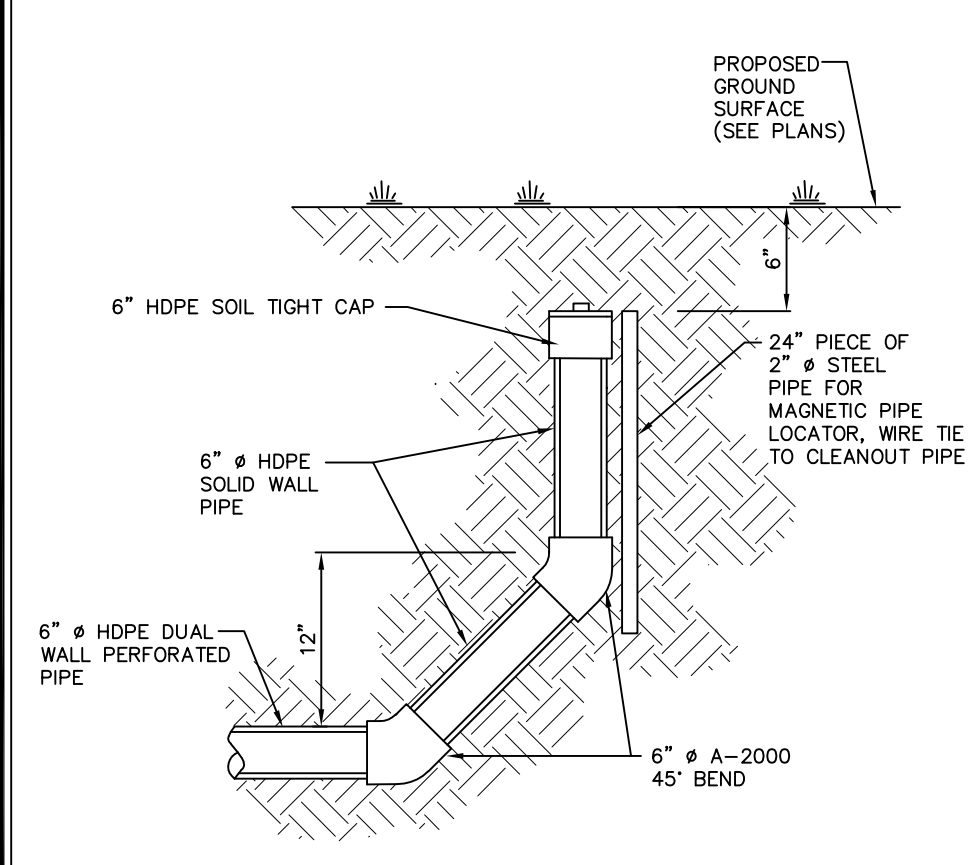


THRUST BLOCKS ARE REQUIRED AT PIPING DIRECTION CHANGES, AT DEAD ENDS, AND AT FIRE HYDRANTS. THRUST BLOCKS MAY BE PRECAST MASONRY UNITS, CAST-IN PLACE CONCRETE OR TREATED HARDWOOD. CAST-IN-PLACE CONCRETE SHALL NOT BE USED AT FIRE HYDRANTS. POURED-IN-PLACE CONCRETE SHALL BE 2000 P.S.I. MINIMUM STRENGTH, A MINIMUM OF 18 INCHES THICK, AND SHALL BE CAST AGAINST A SOLID, UNDISTURBED EDGE OF TRENCH FOR BEARING. NO BOLTS, JOINTS OR DRAIN HOLES SHALL COME INTO CONTACT WITH THE CONCRETE THRUST BLOCK AND THE PIPE SHALL BE WRAPPED WITH A PLASTIC SHEET AT THE CONCRETE BEARING SURFACES. THE MINIMUM THICKNESS OF ANY THRUST BLOCK SHALL BE 18 INCHES.

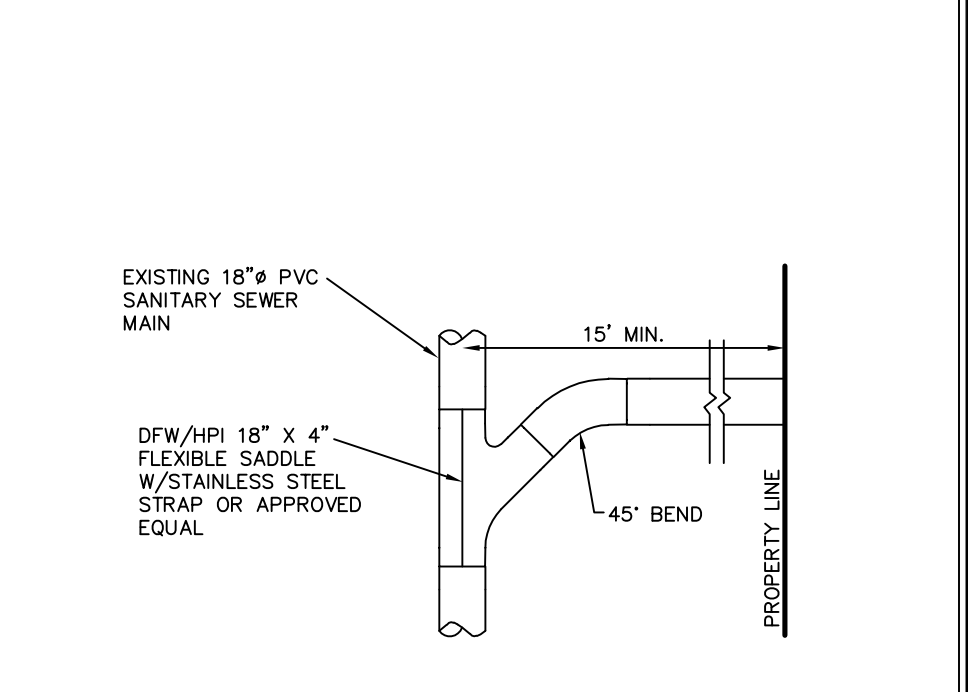
THRUST BLOCK MINIMUM BEARING AREA (IN CUBIC FEET)

PIPE SIZE	DEAD END OR TEE	90° BEND	45° BEND	11-1/4 OR 22-1/2 BEND
4"	3.0	4.0	2.0	1.5
6"	6.0	8.0	4.5	2.5
8"	10.0	14.0	7.5	4.0
10"	14.5	20.5	11.0	6.0
12"	20.5	29.0	16.0	8.0
14"	27.5	39.0	21.0	11.0
16"	35.5	50.5	27.5	14.0
20"	55.0	78.0	42.0	21.5
24"	78.5	111.0	60.0	30.5

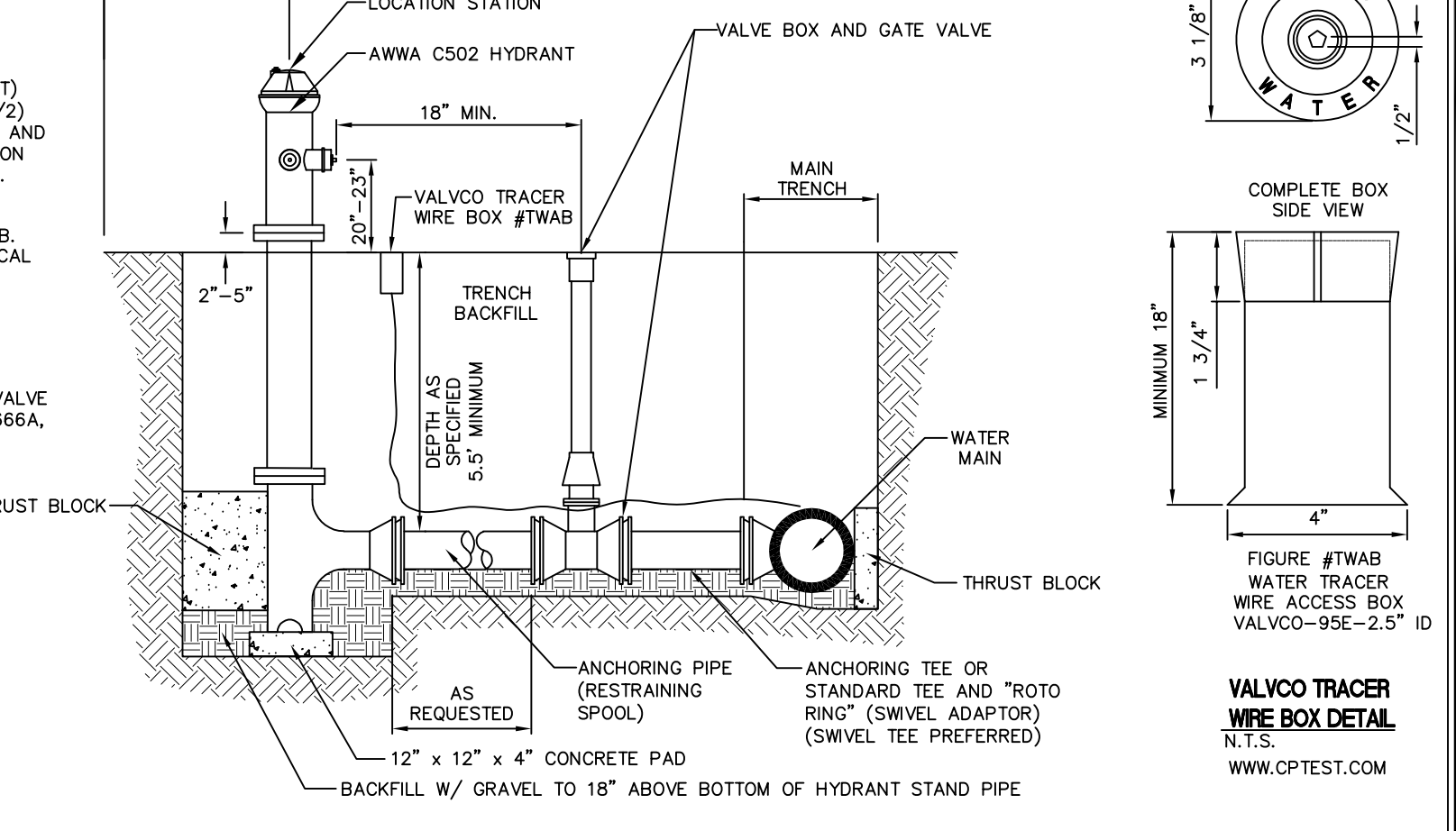
SUBDRAIN CLEANOUT DETAIL
N.T.S.



SANITARY SERVICE DETAIL: CONNECTION TO EXISTING MAIN



TYPICAL HYDRANT
N.T.S.



NOTES:
ALL FIRE HYDRANTS SHALL HAVE NATIONAL STANDARD THREADS (NST) ON THE TWO AND ONE-HALF (2 1/2) INCH CONNECTIONS AND THE FOUR AND ONE-HALF (4 1/2) INCH CONNECTION SHALL HAVE A STORZ CONNECTION.
CONTACT LOCAL AUTHORITY FOR SPACING OF HYDRANT BEHIND CURB. USE 3 FEET BEHIND CURB AND LOCAL PLUMBER NOZZLE TOWARD CURB IN MOST CASES.
PROVIDE VALVED TRACER WIRE BOX ADJACENT TO FIRE HYDRANT.
PROVIDE ANSI/AWWA-C509 GATE VALVE AND TYLER-SERIES 6905 & ITEM 666A, RANGE 63"-83" VALVE BOX.
REFER TO CITY OF NORTH LIBERTY SUPPLEMENT TO THE IOWA STATEWIDE URBAN DESIGN AND STANDARD SPECIFICATIONS (SUDAS) FOR APPROVED MANUFACTURERS AND MODEL NUMBERS.

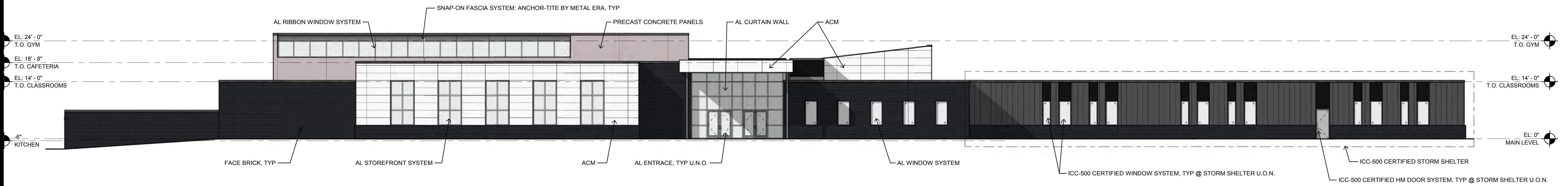
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NORTH LIBERTY
GRANT ELEMENTARY SCHOOL
IOWA CITY COMMUNITY SCHOOL DISTRICT
NORTH LIBERTY, IOWA

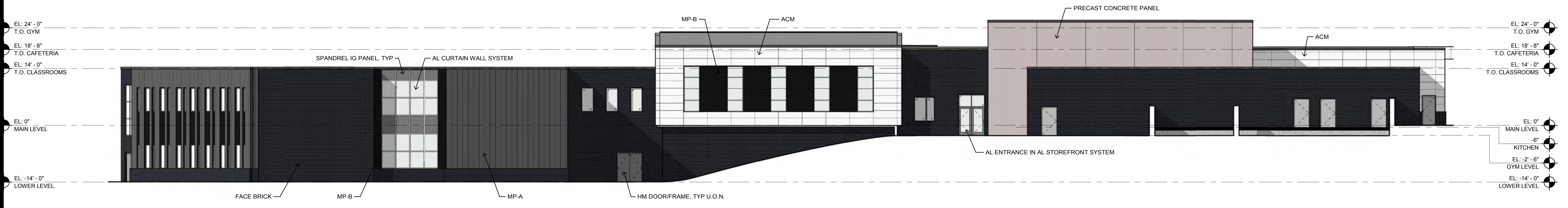
PROJECT NO.:
1063A
DATE:
1/30/18
REVISIONS:

DRAWING TITLE:
UTILITY NOTES AND DETAILS

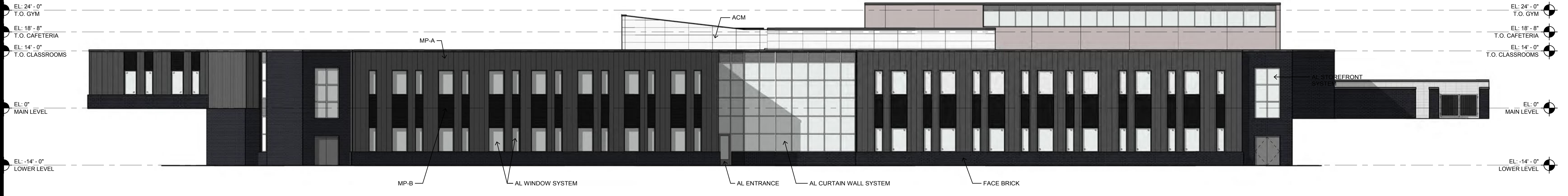
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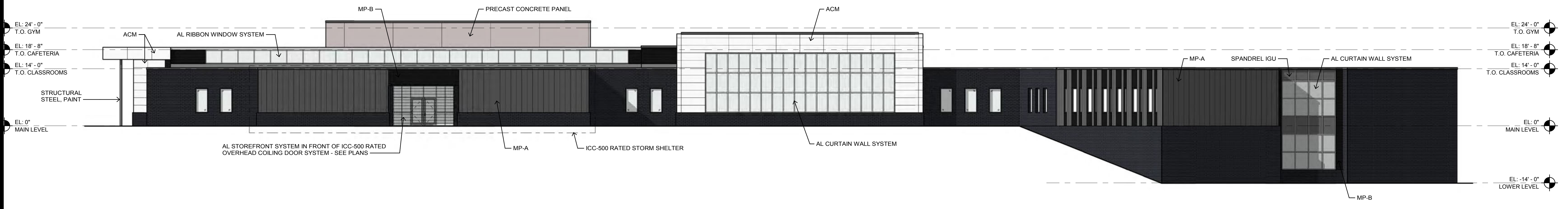
1 SOUTH ELEVATION
DD2 3/32" = 1'-0"



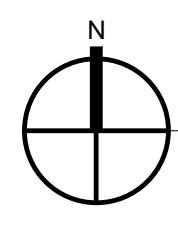
2 WEST ELEVATION
DD2 3/32" = 1'-0"



3 NORTH ELEVATION
DD2 3/32" = 1'-0"



4 EAST ELEVATION
DD2 3/32" = 1'-0"



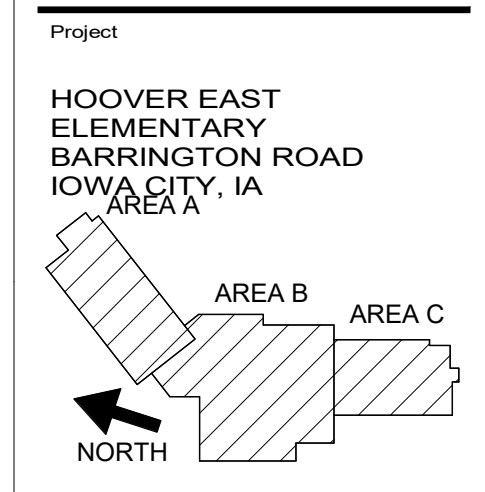
ELECTROCAL SITE PLAN - CALCS
SCALE: 1" = 50'-0"

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DES MOINES
MADISON

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112 E WASHINGTON STREET, SUITE B
IOWA CITY, IA 52240
P. 319-333-7650

MECHANICAL ENGINEER
DESIGN ENGINEERS
8811 PRAIRIE VIEW LN SW
CEDAR RAPIDS, IA 52404
P. 319-841-1944

ELECTRICAL ENGINEER
DESIGN ENGINEERS
8801 PRAIRIE VIEW LN SW
CEDAR RAPIDS, IA 52404
P. 319-841-1944

CIVIL ENGINEER
MMS CONSULTANTS
1917 SOUTH GILBERT ST.
IOWA CITY, IA 52240
P. 319-351-8282

LANDSCAPE
MMS CONSULTANTS
1917 SOUTH GILBERT ST.
IOWA CITY, IA 52240
P. 319-351-8282

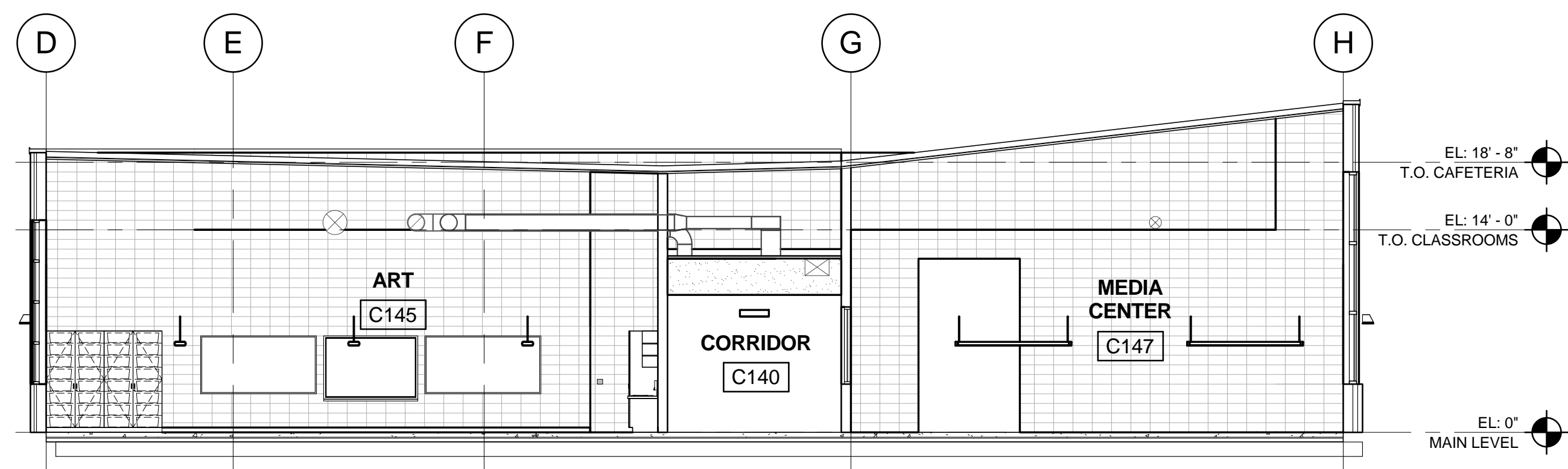
KITCHEN CONSULTANT
MICHAEL BRADMAN & ASSOCIATES
5750 COUNTRY LANE
CEDAR RAPIDS, IA 52411
P. 319-395-0395

Sheet Issue Date	AS-BID SET	03/11/16
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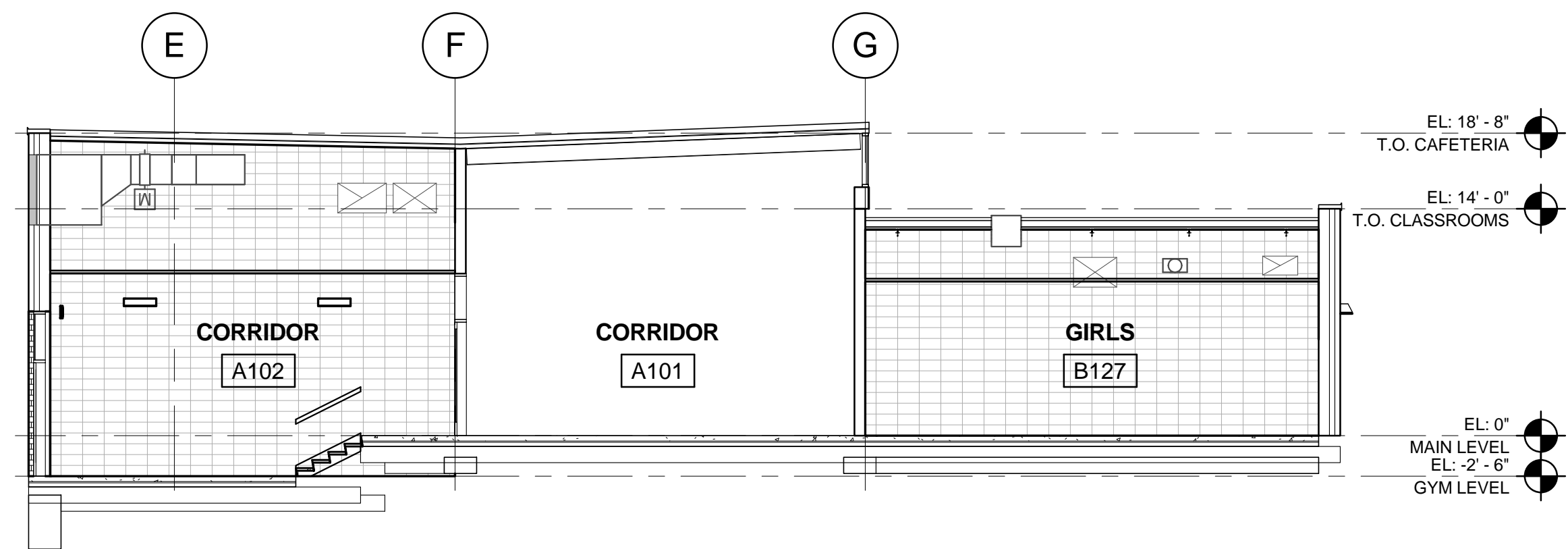
Previous Issue Dates

Revision Dates

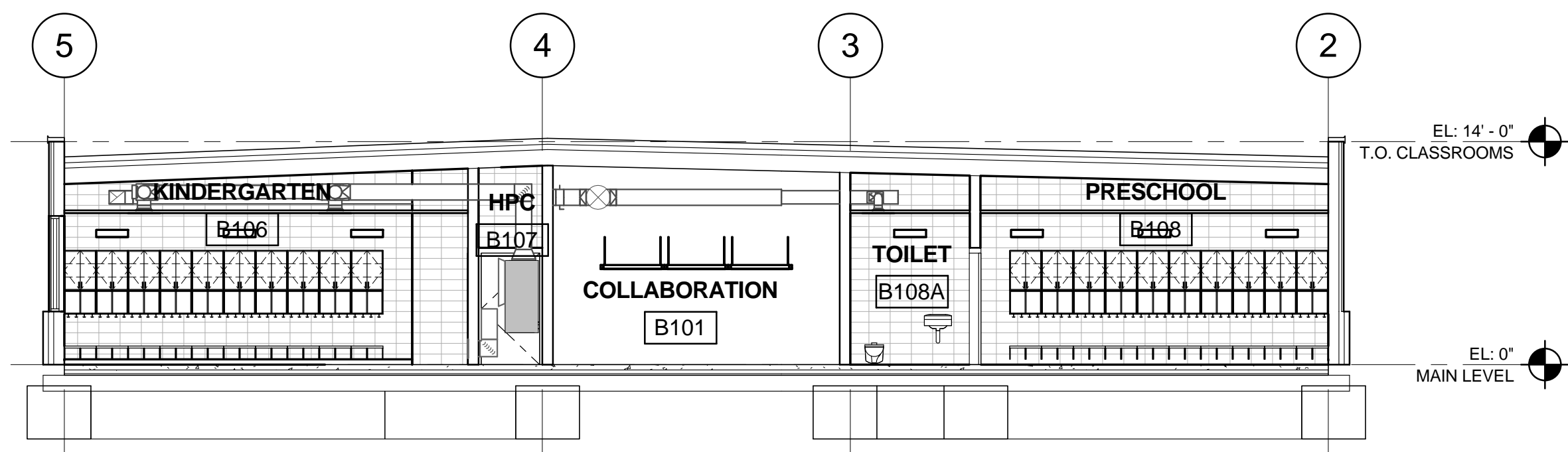
Drawing
ELECTRICAL SITE PLAN - CALCS



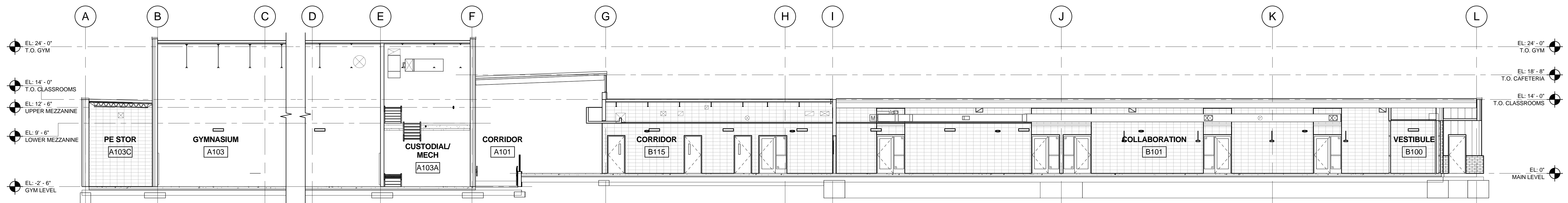
6 BUILDING SECTION - ART-MEDIA CENTER
A-301 1/8" = 1'-0"



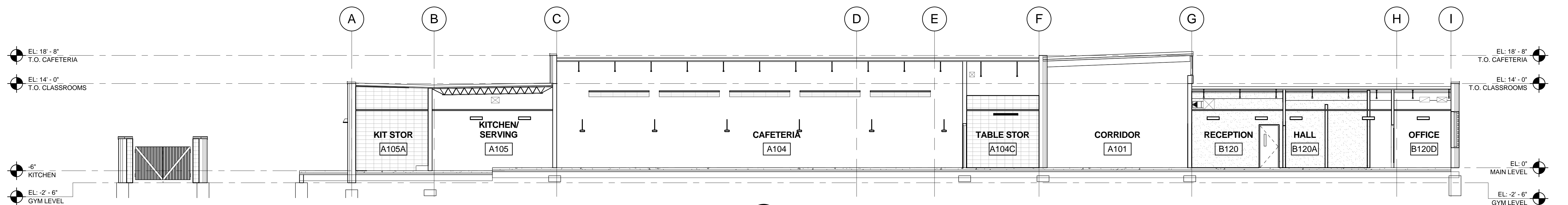
5 BUILDING SECTION - CORRIDOR-GIRLS
A-301 1/8" = 1'-0"



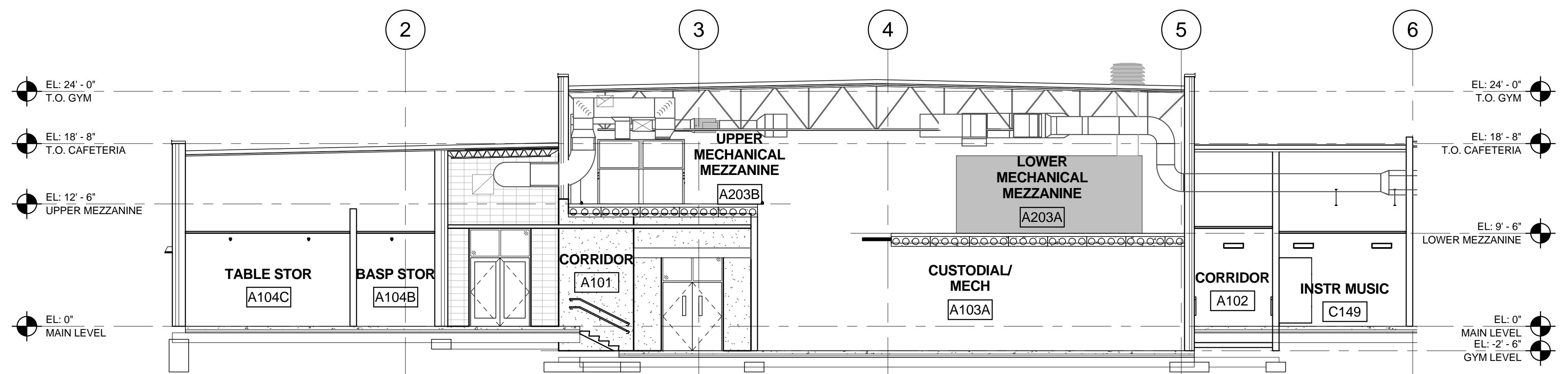
3 BUILDING SECTION - UNIT B CLASSROOMS
A-301 1/8" = 1'-0"



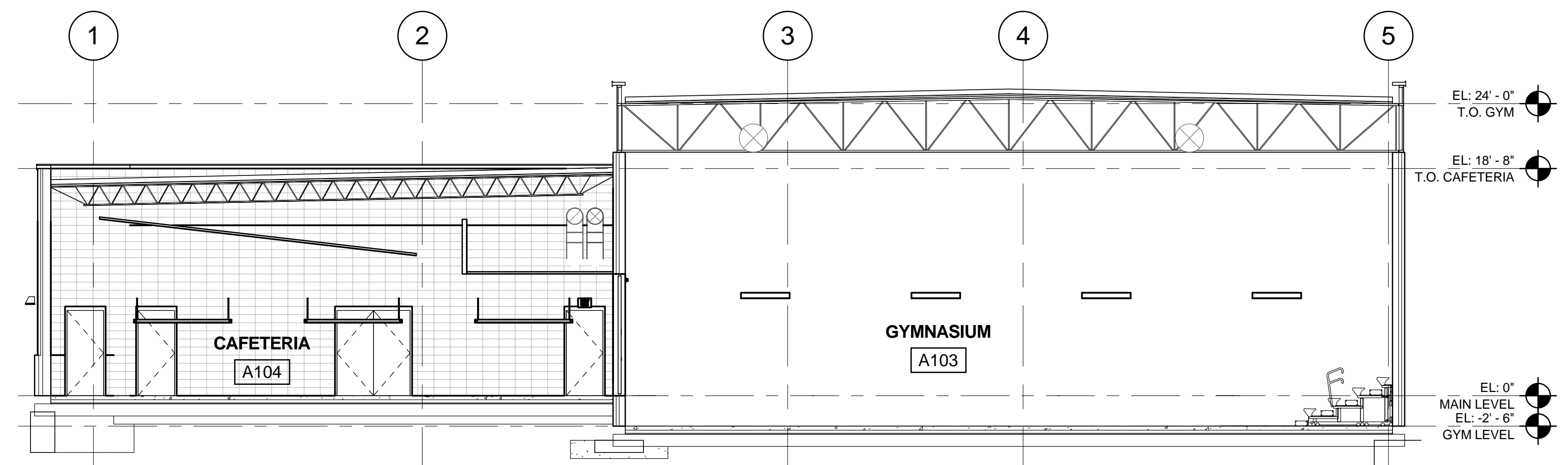
4 BUILDING SECTION - UNIT B EAST-WEST
A-301 1/8" = 1'-0"



1 BUILDING SECTION - KITCHEN-ADMIN
A-301 1/8" = 1'-0"

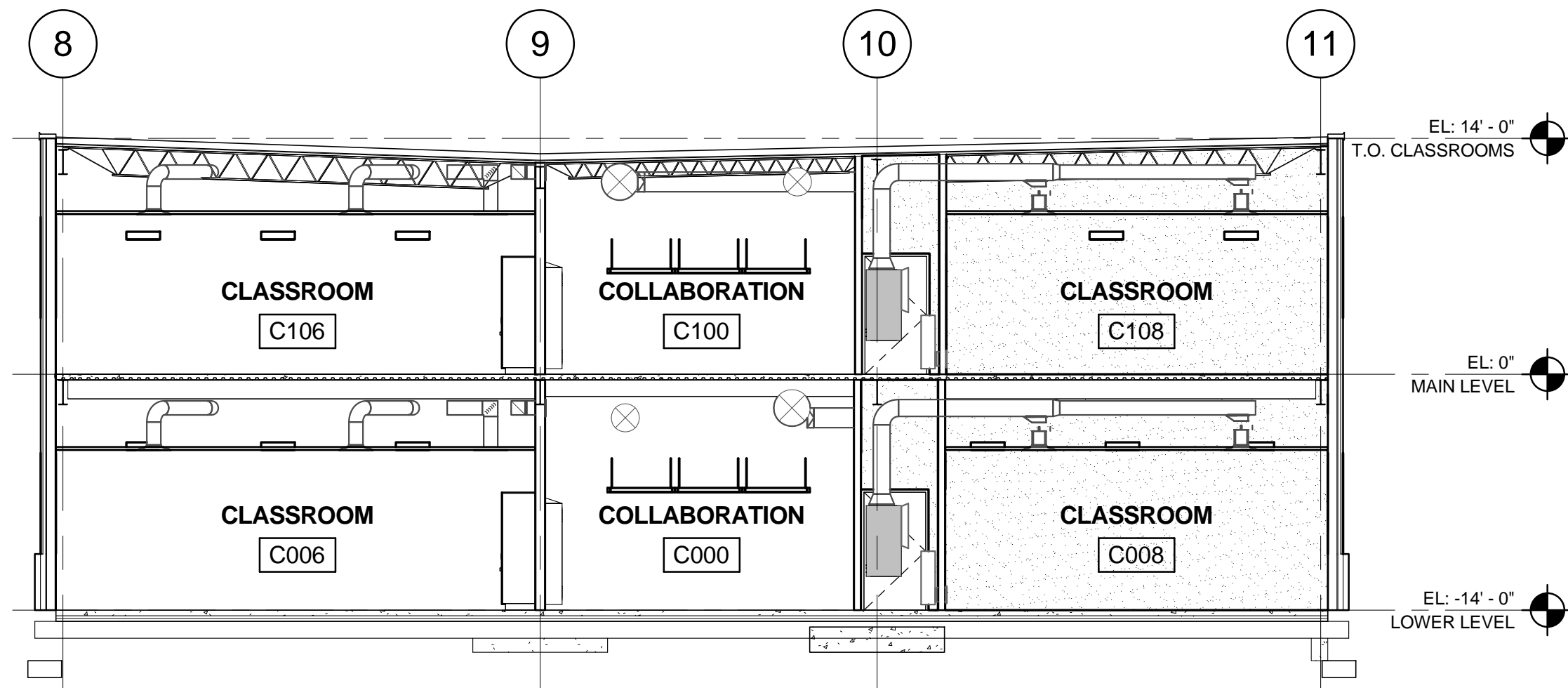


7 BUILDING SECTION - N-S MECHANICAL-MUSIC
A-301 1/8" = 1'-0"

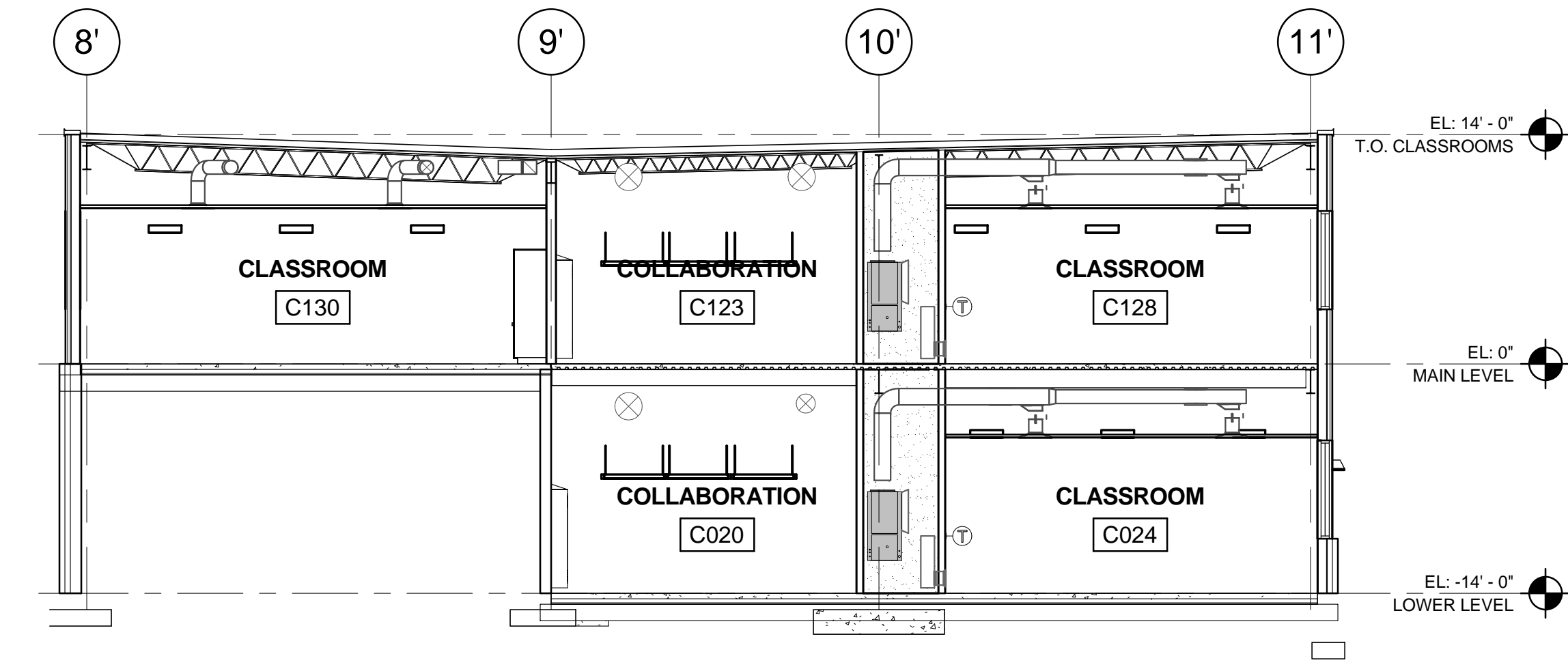


2 BUILDING SECTION - CAFETERIA-GYM
A-301 1/8" = 1'-0"

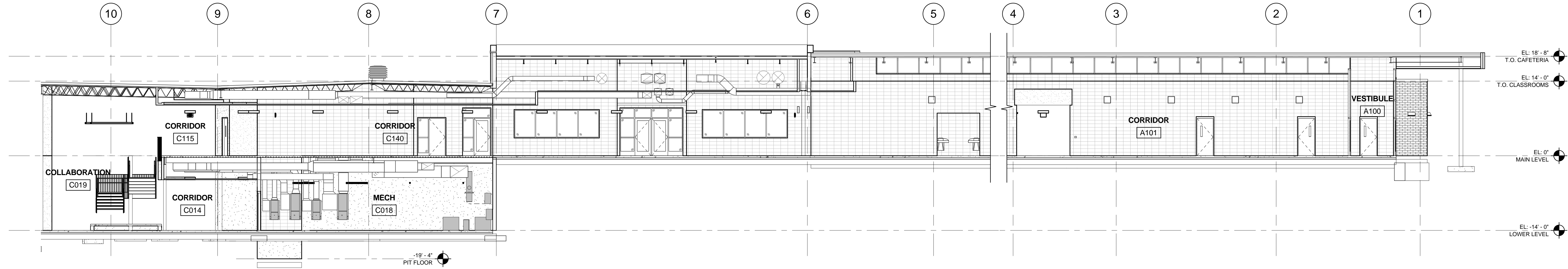
12/12/2017 4:30:38 PM



3 BUILDING SECTION - UNIT C-WEST CLASSROOMS
 A-302 1/8" = 1'-0"

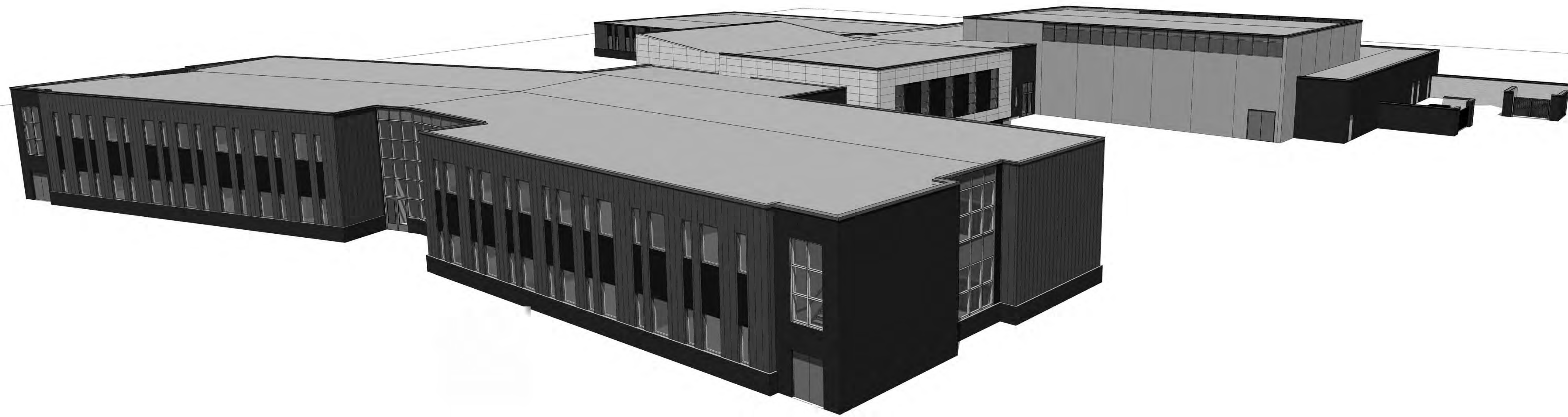


2 BUILDING SECTION - UNIT C-EAST CLASSROOMS
 A-302 1/8" = 1'-0"

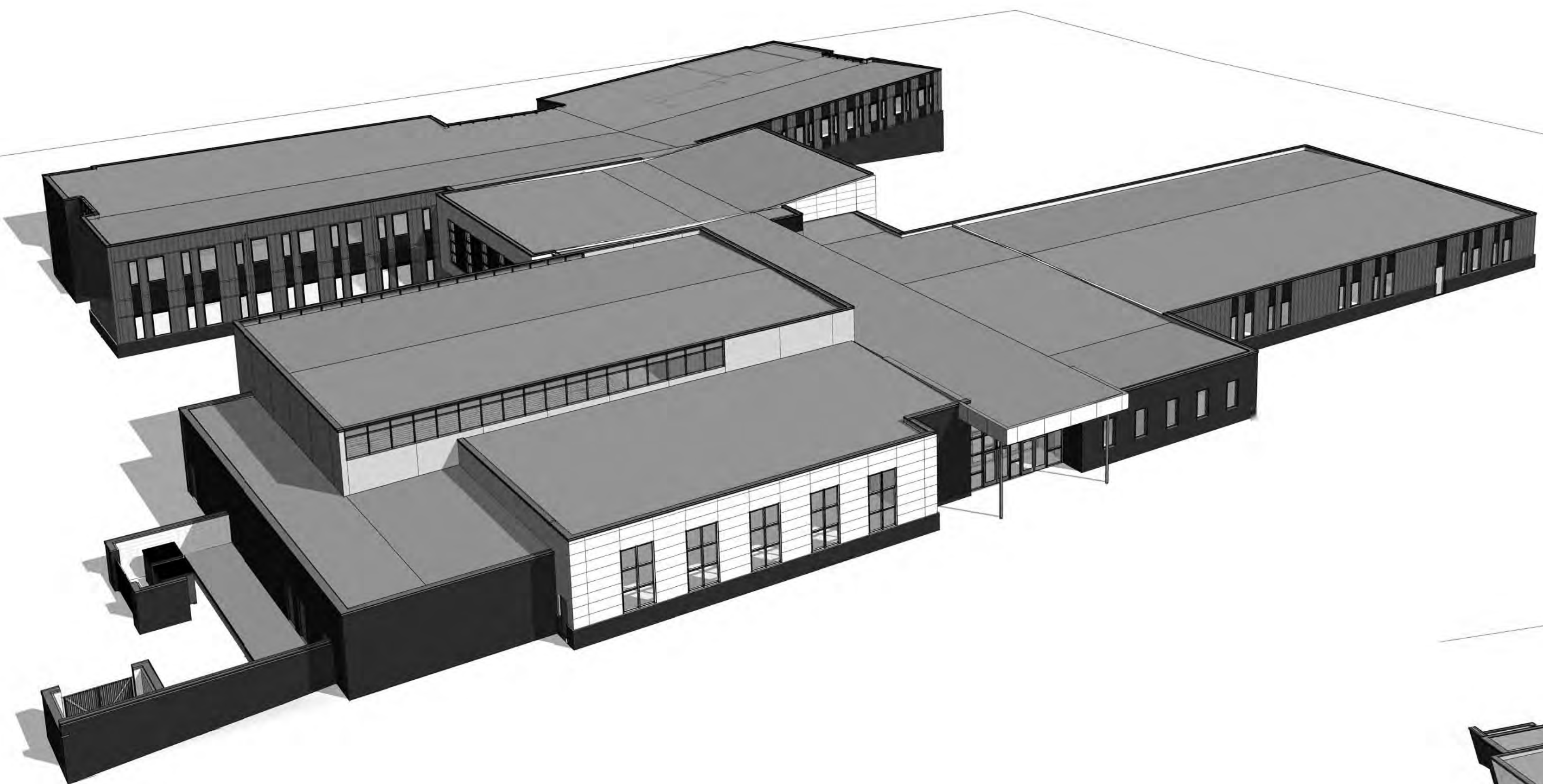


1 BUILDING SECTION - NORTH-SOUTH
 A-302 1/8" = 1'-0"

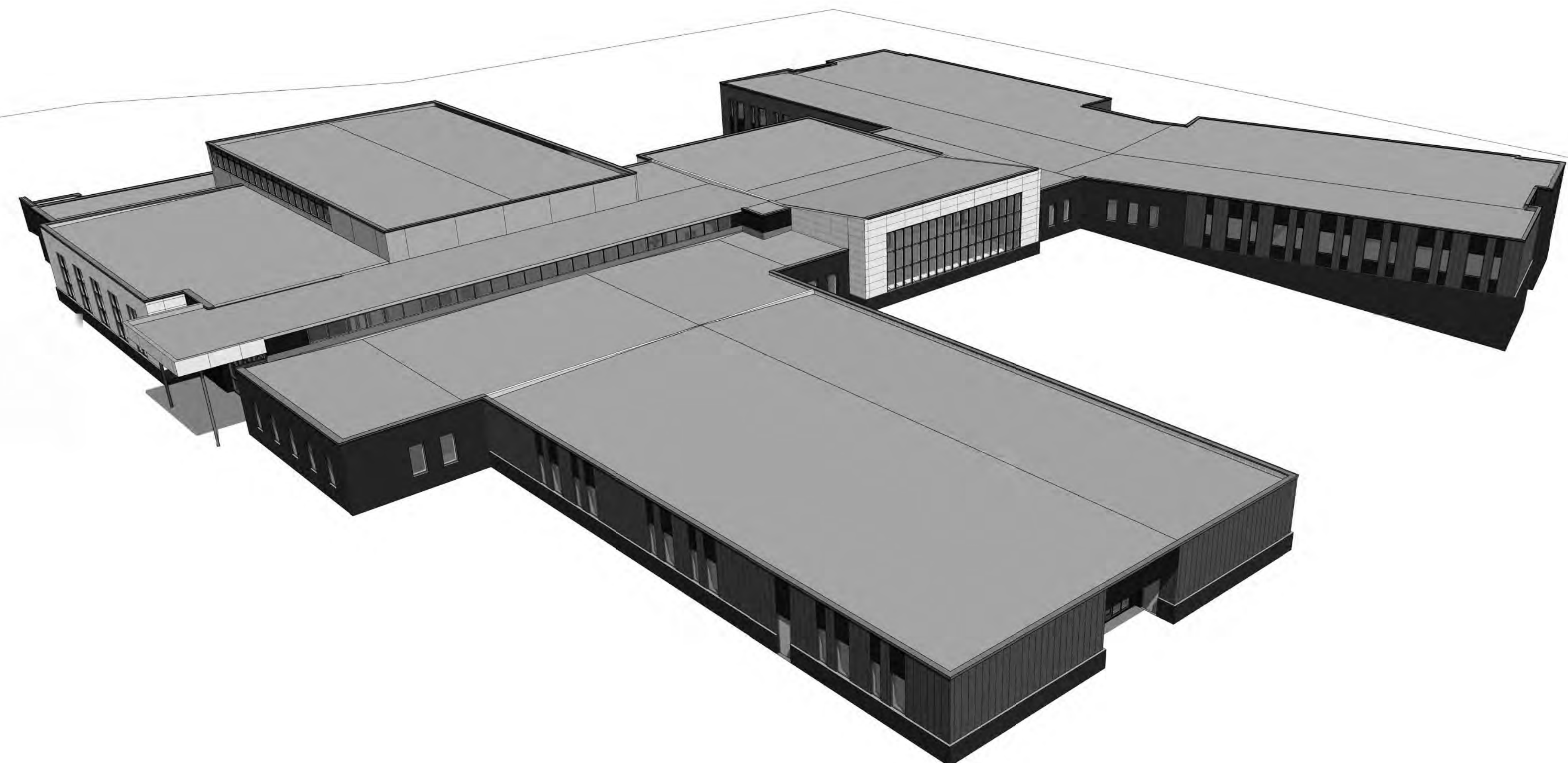
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1 PERSPECTIVE FROM NW
A-701



2 PERSPECTIVE FROM SW
A-701



3 PERSPECTIVE FROM SE
A-701

PRELIMINARY
NOT TO BE USED
FOR CONSTRUCTION

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12/12/2017 4:31:07 PM

NORTH LIBERTY
NEW ELEMENTARY SCHOOL
IOWA CITY COMMUNITY SCHOOL DISTRICT
NORTH LIBERTY, IOWA

PROJECT NO.:
1063A

DATE:
12/12/17

REVISIONS:

DRAWING TITLE:
3D VIEWS

DRAWING NO.:
A-701



January 26, 2018

Memo

To: North Liberty Planning Commission
From: Dean Wheatley, Planning Director
Subject: Site Plan Approval Request
(Lot 8 Golfview Commercial, Part 2)

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

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

This request is to approve a site plan for multi-user commercial development on the east side of 965 between Lions Drive and Hawkeye Drive. Because of its high visibility on 965, good design is critically important.

The site layout is similar to other buildings nearby and logical considering the shape of the lot, with buildings oriented east-west and parking near the 965 right-of-way. It should be noted that 965 is substantially higher in elevation than the lot under review. The site planning and landscaping plan meet basic requirements for development with a few exceptions noted below. There is no outside storage or display shown so none will be allowed unless specifically approved at a later time.

While the parking proposed meets the requirements as identified in the parking table on the site plan, any future uses will be extremely limited because of those numbers used, so as with other recent similar developments, an Owner's Acknowledgement of this issue and of possible occupancy certificate limitations is required prior to approval.

The building design is proportional and features a good mix of materials used well to create an interesting site, with windows, doors, and awnings that work well together.

The applicant has worked well with City staff to resolve issues in previous submissions, and this site plan is recommended for approval.

Notes:

- Fire Department sprinkler connection for east building (Building #2) shall face Golfview Drive. FDC sprinkler connection location will be determined during fire sprinkler plan review.

- A check for \$2,000 is to be provided for Ranshaw Way sidewalk construction prior to City Council action on the site plan.
- A signed on-site parking and storage acknowledgement is to be provided prior to City Council action on the site plan.

LOT 8, GOLF VIEW COMMERCIAL - PART TWO

9 HAWKEYE DRIVE NORTH LIBERTY, IOWA

LEGAL DESCRIPTION:
Lot 8, Golf View Commercial Subdivision - Part Two, North Liberty, Iowa, according to the plat thereof recorded in Book 36, Page 190, Plat Records of Johnson County, Iowa.

AREA CALCULATIONS:
LOT AREA = 28,776 SF (0.66 AC)
PROPOSED PAVED AREA = 14,597 SF (50.7%)
PROPOSED BUILDING AREA = 6,408 SF (22.3%)
TOTAL IMPERVIOUS AREA = 21,005 SF (73.0%)
OPEN AREA = 7,771 SF (27.0%)

PARKING REQUIREMENTS:
PARKING REQUIRED:
MIXED USE BUILDING:
RETAIL: 1 SPACE / 200 SF BUILDING
@ 3,600 SF = 18 SPACES
WAREHOUSE: 1 SPACE / 2,000 SF BUILDING
@ 2,800 SF = 2 SPACES (+0 EMPLOYEES)
RESIDENTIAL: 2 SPACE/JUNIT
@ 1 UNIT = 2 SPACES

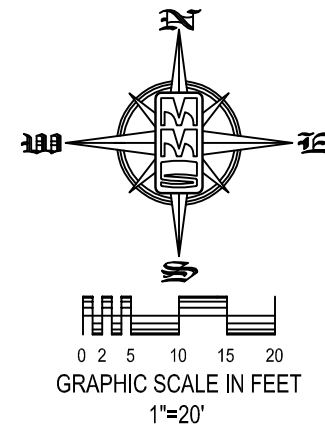
TOTAL PARKING REQUIRED = 22 SPACES
TOTAL PARKING PROVIDED = 22 REGULAR SPACES
= 1 ACCESSIBLE SPACE
= 23 SPACES TOTAL

EXISTING ZONING = C-2-B (COMMERCIAL, HIGHWAY)
SETBACK REQUIREMENTS:
BUILDING SETBACKS:
FRONT - 25'
SIDE - 10'
REAR - 20'

GENERAL NOTE:
FIRE ACCESS DRIVE DESIGNED TO SUPPORT 75,000 LBS.

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

APPLICANT:
ROBISON CONSTRUCTION
1238 LAKE AVE. NE
CEDAR RAPIDS, IA 52402



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 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.

PAVING LEGEND
(QUANTITIES SHOWN IN THIS PAVING LEGEND ARE FOR ENTIRE PROJECT, INCLUDING WORK WITHIN RIGHT OF WAY)

[Symbol]	7" PCC PAVING W/ 6" AGGREGATE SUB-BASE
[Symbol]	5" PCC PAVING

STANDARD LEGEND AND NOTES

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

SHEET INDEX
1 SITE LAYOUT AND UTILITY PLAN
2 SITE GRADING AND EROSION CONTROL PLAN
3 SITE LANDSCAPE PLAN

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 LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN OR SHOWN. 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.

PAVING CONSTRUCTION NOTES

PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATION SECTION 21: PORTLAND CEMENT CONCRETE STREET PAVEMENT.
I.D.O.T. CLASS C-3 CONCRETE SHALL BE USED, UNLESS NOTED OTHERWISE.
PAVEMENT JOINTS SHALL CONFORM TO THOSE NOTED ON STANDARD PAVING DETAILS AT THE END OF SPECIFICATIONS SECTION 21.
SUBGRADE UNDER PROPOSED PAVEMENT SHALL BE COMPACTED TO 90% MODIFIED PROCTOR DENSITY, TO A DEPTH OF SIX (6) INCHES. WORK SHALL BE PERFORMED BY OTHERS, UNLESS NOTED OTHERWISE.

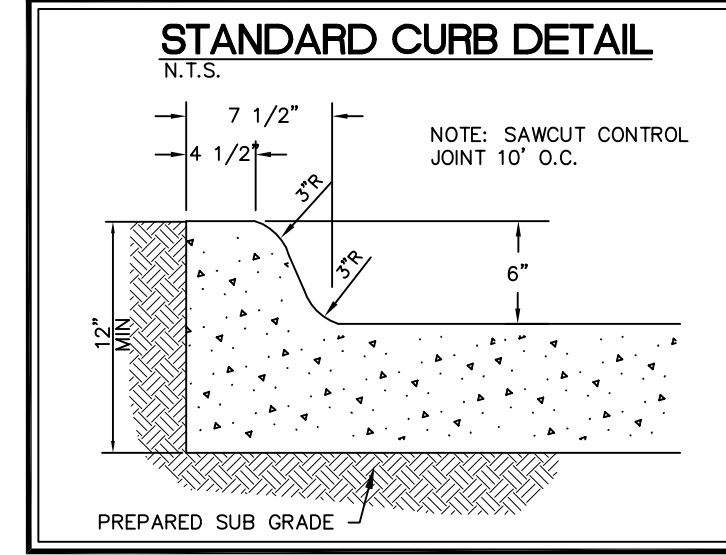
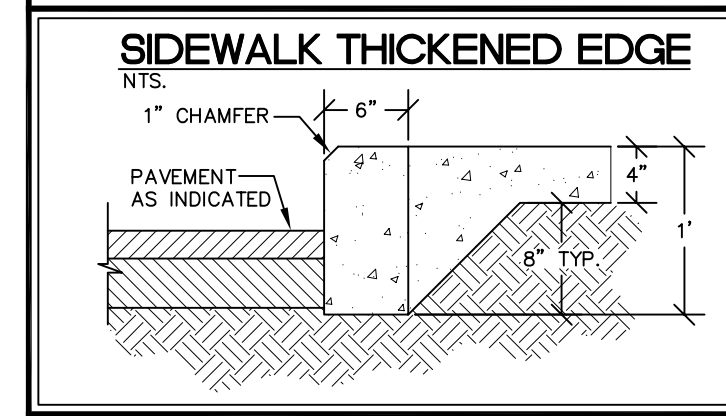
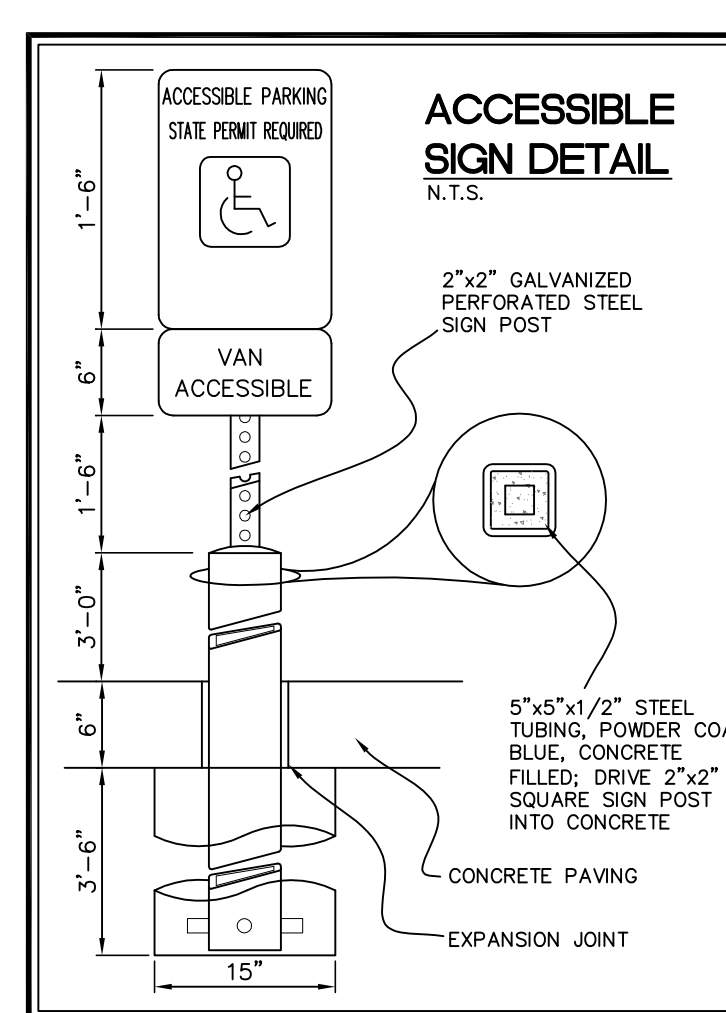
I hereby certify that this engineering document was prepared by me or under my direct supervision and I am a duly licensed Professional Engineer under the laws of the State of Iowa.

BENJAMIN T. MITCHELL
P.E. Iowa Lic. No. 23397
My license is valid until December 31, 20...
These sheets covered by this seal.

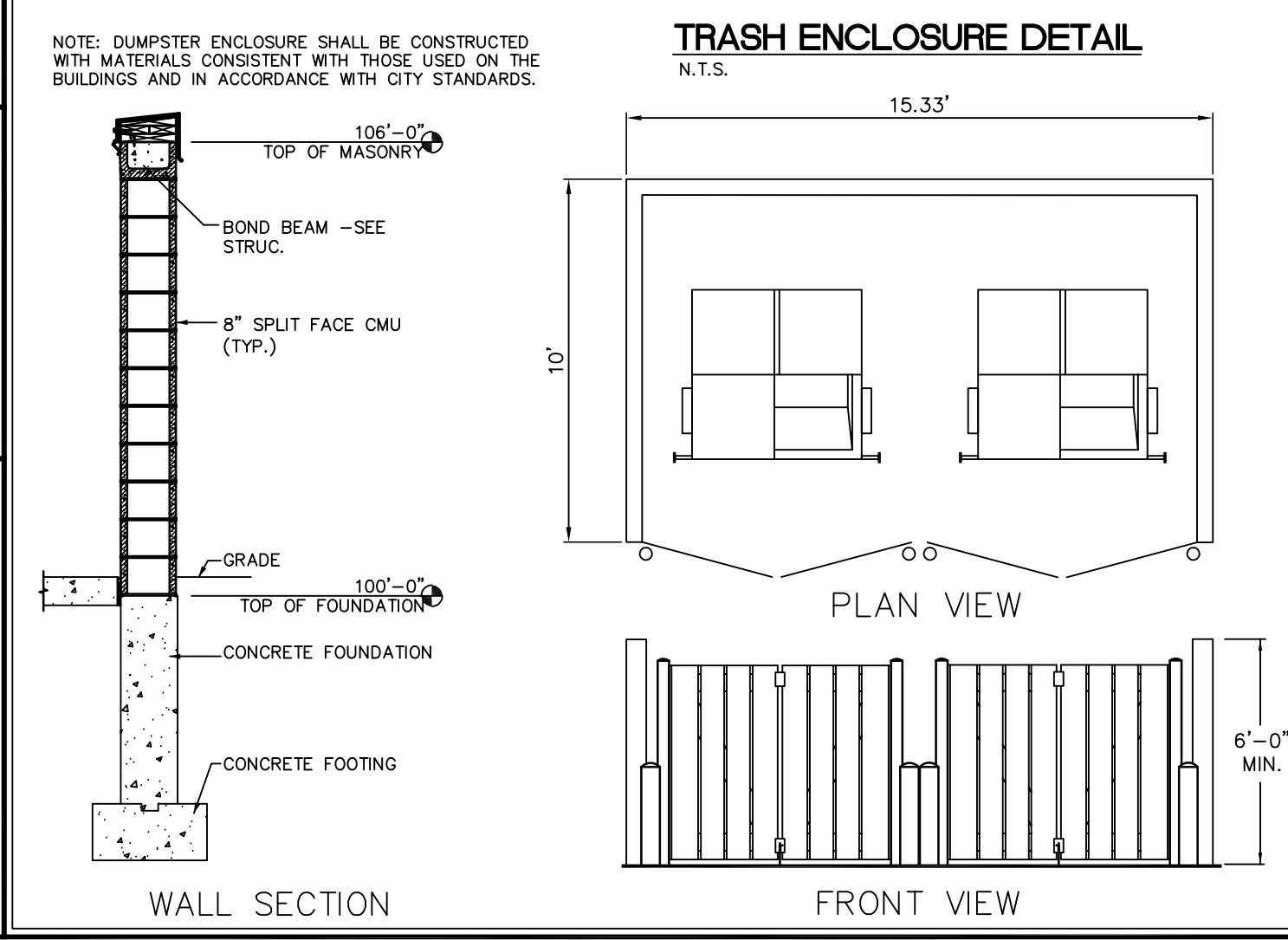
SEAL

KEYNOTES

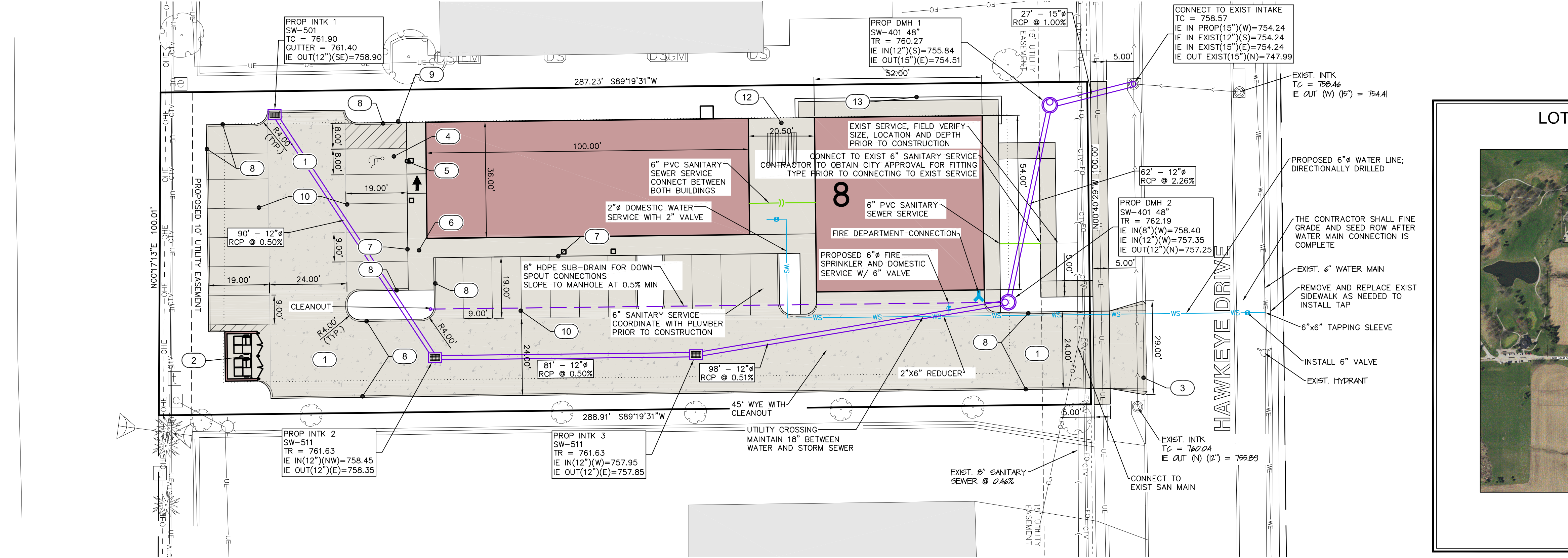
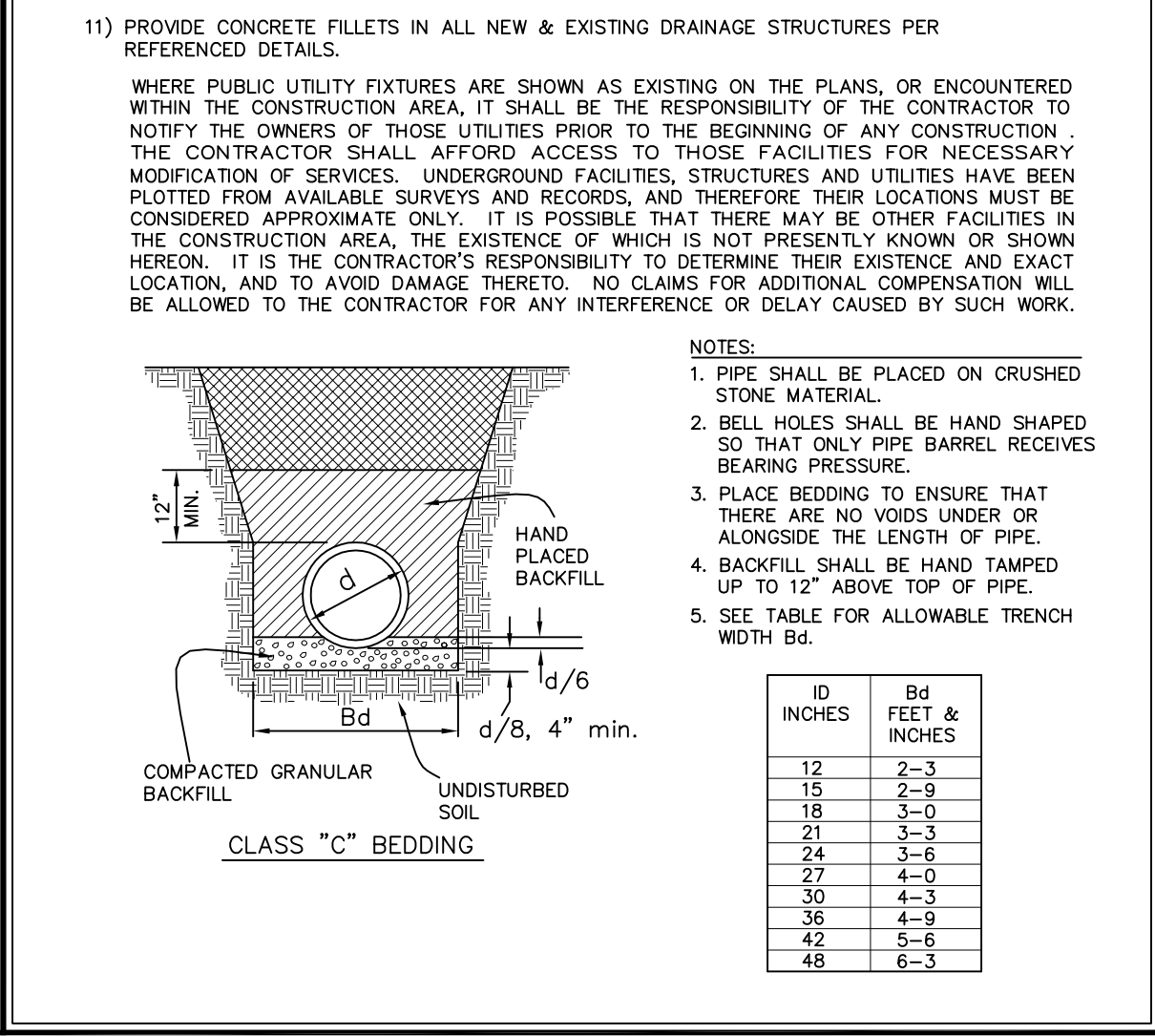
NUMBER	KEYNOTE
1	INSTALL DRIVE PER DETAIL (THICKNESS AND MATERIAL AS NOTED)
2	DUMPSTER ENCLOSURE PER DETAIL
3	GRIND EXISTING CURB AND INSTALL TYPE A ENTRANCE PER SUDAS DETAIL 7030.101
4	ACCESSIBLE PARKING SIGN, RAMP AND STRIPING
5	INSTALL ACCESSIBLE SIGN AND BOLLARD
6	INSTALL SIDEWALK PER CITY OF NORTH LIBERTY STANDARDS
7	INSTALL THICKENED EDGE SIDEWALK
8	INSTALL 6" STANDARD CURB
9	TRANSITION FROM 6" STANDARD CURB TO NO CURB
10	INSTALL 4" WIDE PAVEMENT MARKINGS (TYP.)
11	INSTALL RAMP AND HANDRAILS PER ADA REQUIREMENTS; SEE SHEET NO. 2 FOR DESIGN INFORMATION
12	INSTALL PATIO AREA AND PICNIC TABLE
13	SITE WALL, BY OTHERS



- 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 (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 3010.2.01.A. TRENCH BACKFILL SHALL BE SUITABLE EXCAVATED MATERIAL AS IDENTIFIED IN SUDAS SPECIFICATION 3010.2.01.A PLACED AND COMPACTED IN ACCORDANCE WITH SECTION 3.05 D AND E. THE OWNER MAY ELECT TO TEST TRENCH COMPACTOR 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 F-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 SECTION 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.



- STORM SEWER NOTES**
- STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD DETAILED SPECIFICATIONS AND DETAILED SPECIFICATION REQUIREMENTS PREPARED FOR THIS PROJECT. CITY OF CORALVILLE DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES SHALL PREVAIL.
 - ALL STORM SEWERS SHALL BE CLASS 3 RCP UNLESS NOTED OTHERWISE IN THE PLANS.
 - AT PLACES WHERE A FLARED END SECTION IS REQUIRED, PIPE LENGTH INCLUDES THE FLARED END. THE LAST TWO JOINTS ARE TO BE TIED WHERE FLARED END SECTIONS ARE REQUIRED.
 - ALL RCP STORM SEWERS SHALL BE PROVIDED WITH CLASS "C" BEDDING, UNLESS NOTED OTHERWISE. PVC SEWERS SHALL BE PROVIDED WITH CRUSHED STONE ENCASEMENT.
 - STORM SEWERS SHADON ON THE PROFILE VIEW SHALL BE BACKFILLED WITH EITHER OF THE FOLLOWING COMPACTED TO 90% MODIFIED PROCTOR DENSITY:
A. SUITABLE EXCAVATED MATERIAL. IF EXCAVATED MATERIAL IS NOT SUITABLE, THEN B. CRUSHED STONE AS SPECIFIED FOR GRANULAR TRENCH BACKFILL SHALL BE USED.
 - GRANULAR TRENCH BACKFILL SHALL BE CRUSHED STONE CONFORMING TO I.D.O.T. STANDARD SPECIFICATION 4120.04 WITH 1" MAXIMUM AGGREGATE SIZE. COMPACT TO 90% MODIFIED PROCTOR DENSITY.
 - ALL STORM SEWERS SHALL HAVE CONFINED 6" RING GASKETS. STORM SEWERS 36" AND SMALLER SHALL HAVE BELL AND SPIGOT JOINTS. STORM SEWERS LARGER THAN 36" MAY HAVE TONGUE AND GROOVE JOINTS. NO MASTIC JOINTS ALLOWED.
 - ALL PIPE SHALL BE CERTIFIED.
 - ALL STORM INTAKES SHALL BE A MINIMUM OF 48 INCHES FROM TOP OF CURB/RIM TO SUBGRADE. IF INVERT ELEVATIONS ARE INSUFFICIENT TO PROVIDE THIS REQUIRED DEPTH, THE CONTRACTOR SHALL PROVIDE DEEPER STRUCTURE AND POUR CONCRETE FILLET IN INTAKE TO MAKE INTAKE PIPES DRAIN AT INVERT ELEVATIONS LISTED.
 - LIFT HOLES IN STORM SEWER WILL NOT BE ALLOWED.
 - PROVIDE CONCRETE FILLETS IN ALL NEW & EXISTING DRAINAGE STRUCTURES PER REFERENCED DETAILS.



LOT 8, GOLFVIEW COMMERCIAL PART 2
NORTH LIBERTY, IOWA

LOCATION MAP
NOT TO SCALE

MMS CONSULTANTS, INC.
Date: 12/21/17
Designed by: KJB Field Book No:
Drawn by: NPB Scale: 1"=20'
Checked by: BTM Sheet No:
Project No: IOWA CITY 9870-002 of 3



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
01/23/18	PER CITY COMMENTS - BTM

SITE LAYOUT AND UTILITY PLAN



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
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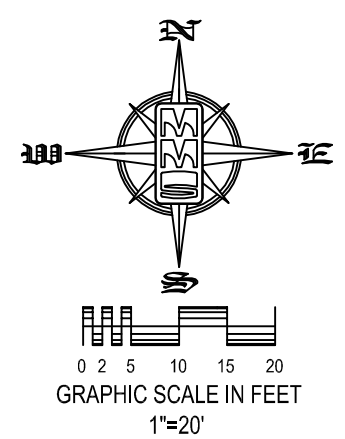
Date	Revision
01/23/18	PER CITY COMMENTS - BTM

SITE PLAN

LOT 8, GOLF VIEW COMMERCIAL - PART TWO

9 HAWKEYE DRIVE

NORTH LIBERTY, IOWA



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

APPLICANT:
ROBISON CONSTRUCTION
1238 LAKE AVE. NE
CEDAR RAPIDS, IA 52402

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.

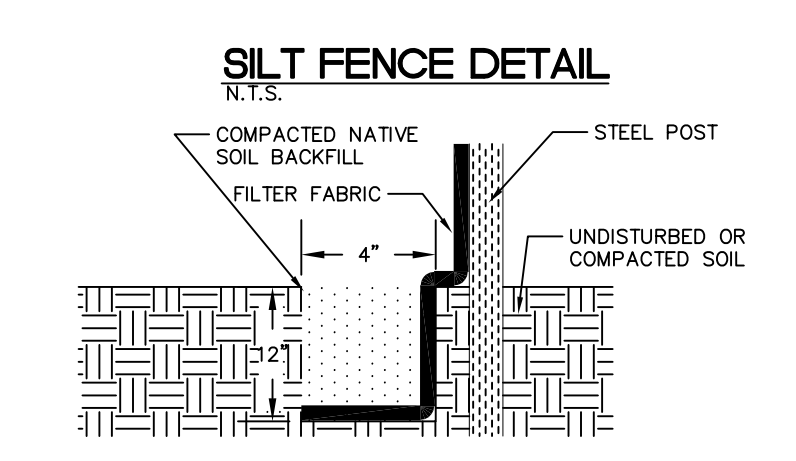
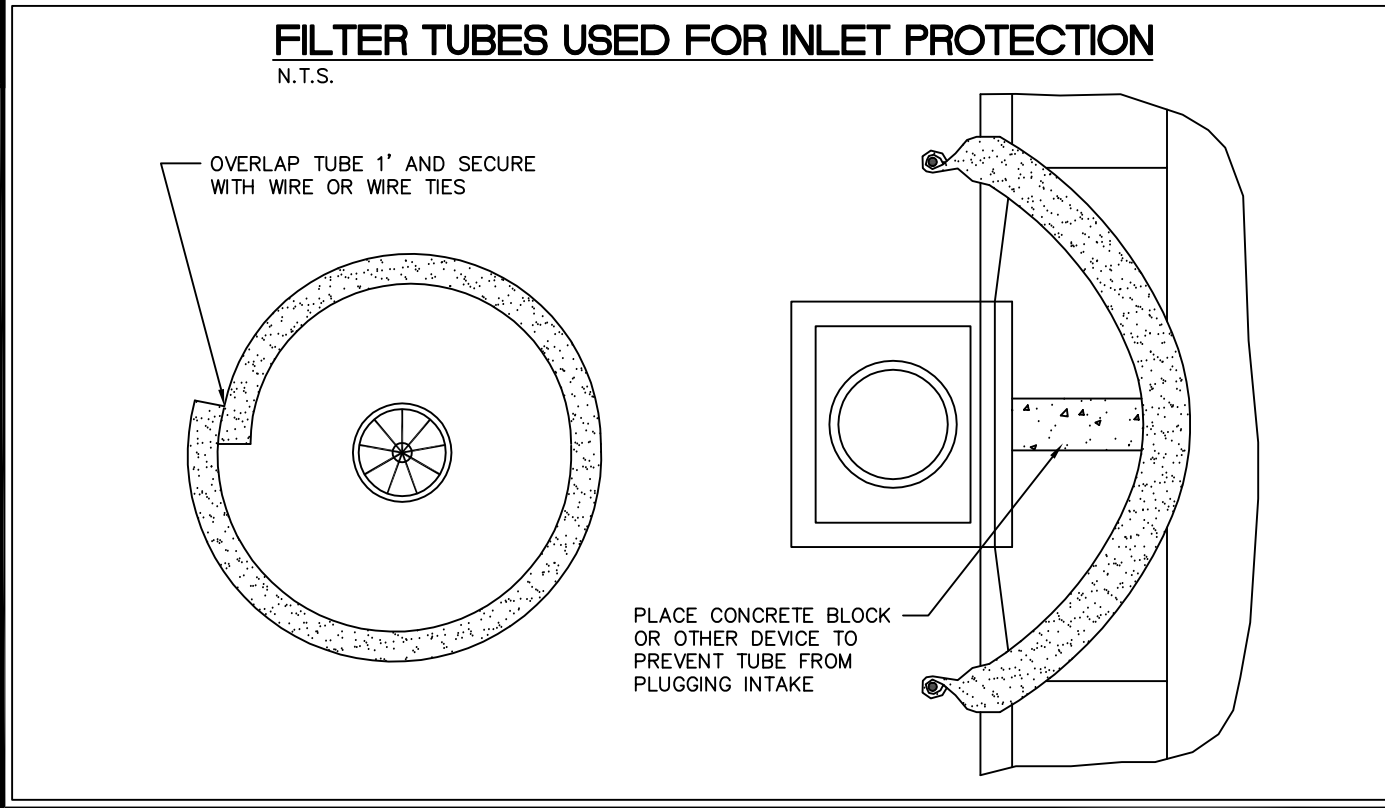
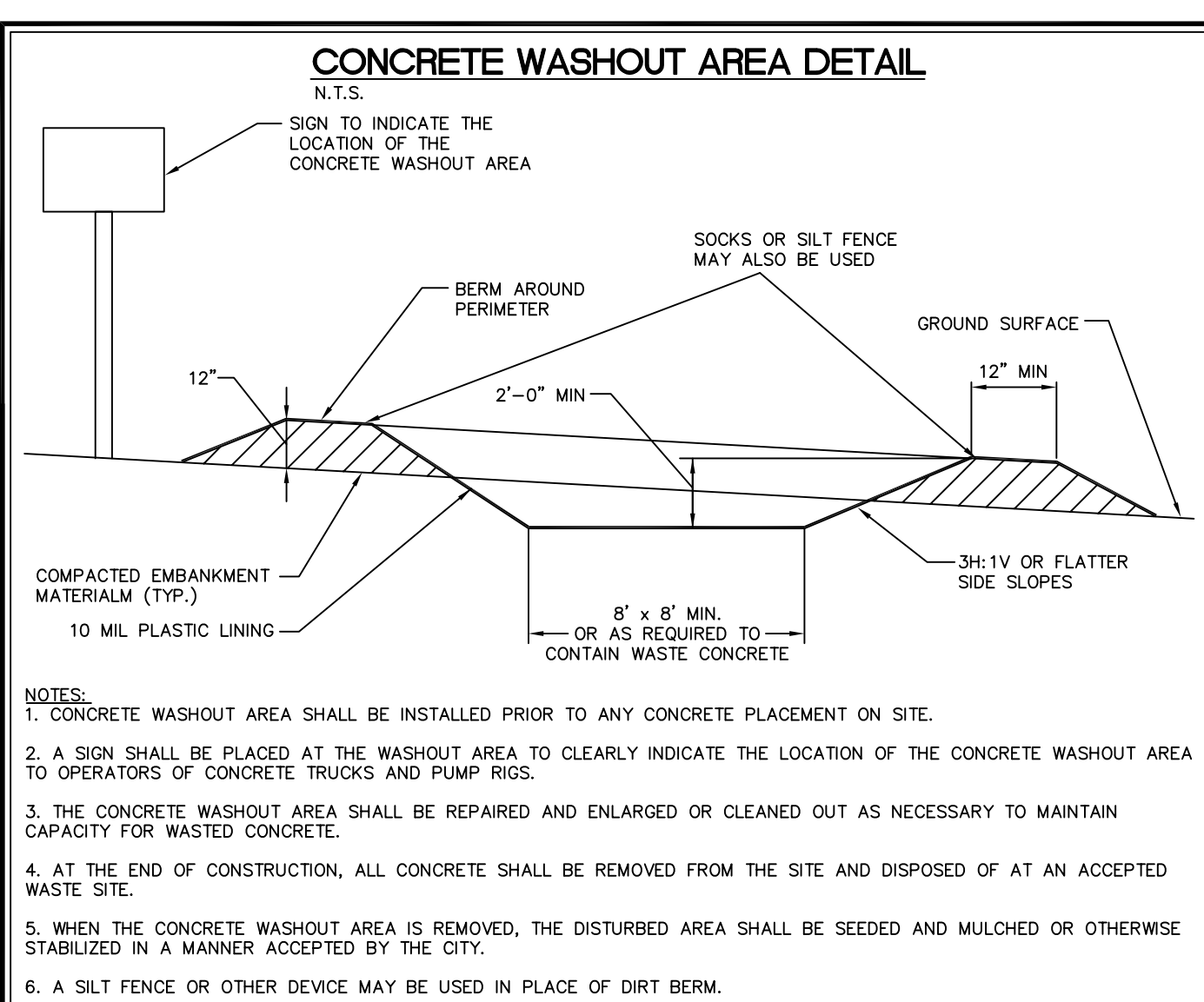
THE CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDERS FOR ANY REQUIRED RELOCATION OF EXISTING UTILITIES.

EROSION CONTROL LEGEND

ALL EROSION CONTROL METHODS SHALL BE INSTALLED PER CURRENT SUDAS STANDARDS

	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
	EROSION CONTROL BLANKET (PERMITS, SWPPP, INSPECTION FORMS, ETC.)		NORTH AMERICAN GREEN SC150 OR APPROVED EQUIVALENT
	FILTER SOCK INLET PROTECTION		OTHER MEASURE: _____
	FILTER SOCK BEHIND CURB AT CURB RAMP		OTHER MEASURE: _____

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.



- #### INSTALLATION
- 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.
 - SILT FENCE FABRIC SHALL CONFORM TO I.D.O.T. STANDARD SPECIFICATION SECTION 4196.01.A. SILT FENCING SHALL BE A MINIMUM OF 24" AND A MAXIMUM OF 36" HIGH WHEN COMPLETE.
 - 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 SPICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6" OVERLAP, AND SECURELY SEALED.
 - 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 26".
 - A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4" WIDE BY 12" DEEP ALONG THE UPSLOPE SIDE OF THE POSTS.
 - 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.
 - THE TRENCH SHALL BE BACK FILLED WITH EXCAVATED MATERIAL AND THOROUGHLY COMPACTED.

- #### MAINTENANCE
- 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.
 - SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO STABILIZING THE UPSLOPE AREAS THE FABRIC SHALL BE REPLACED PROMPTLY.
 - 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.
 - 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 SEEDDED.
 - 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.

GRADING AND EROSION CONTROL NOTES

TOTAL SITE AREA 0.66 ACRES
TOTAL AREA TO BE DISTURBED: 0.66 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.

STANDARD LEGEND AND NOTES

	PROPERTY & 1/2 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

	POWER POLE
	POWER POLE W/DROP
	POWER POLE W/TRANS
	POWER POLE W/LIGHT
	GUY POLE
	LIGHT POLE
	SANITARY MANHOLE
	FIRE HYDRANT
	WATER VALVE
	DRAINAGE MANHOLE
	CURB INLET
	FENCE LINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	WATER LINES
	ELECTRICAL LINES
	TELEPHONE LINES
	GAS LINES
	CONTOUR LINES (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.

SHEET INDEX

1	SITE LAYOUT AND UTILITY PLAN
2	SITE GRADING AND EROSION CONTROL PLAN
3	SITE LANDSCAPE PLAN

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 URBAN 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)

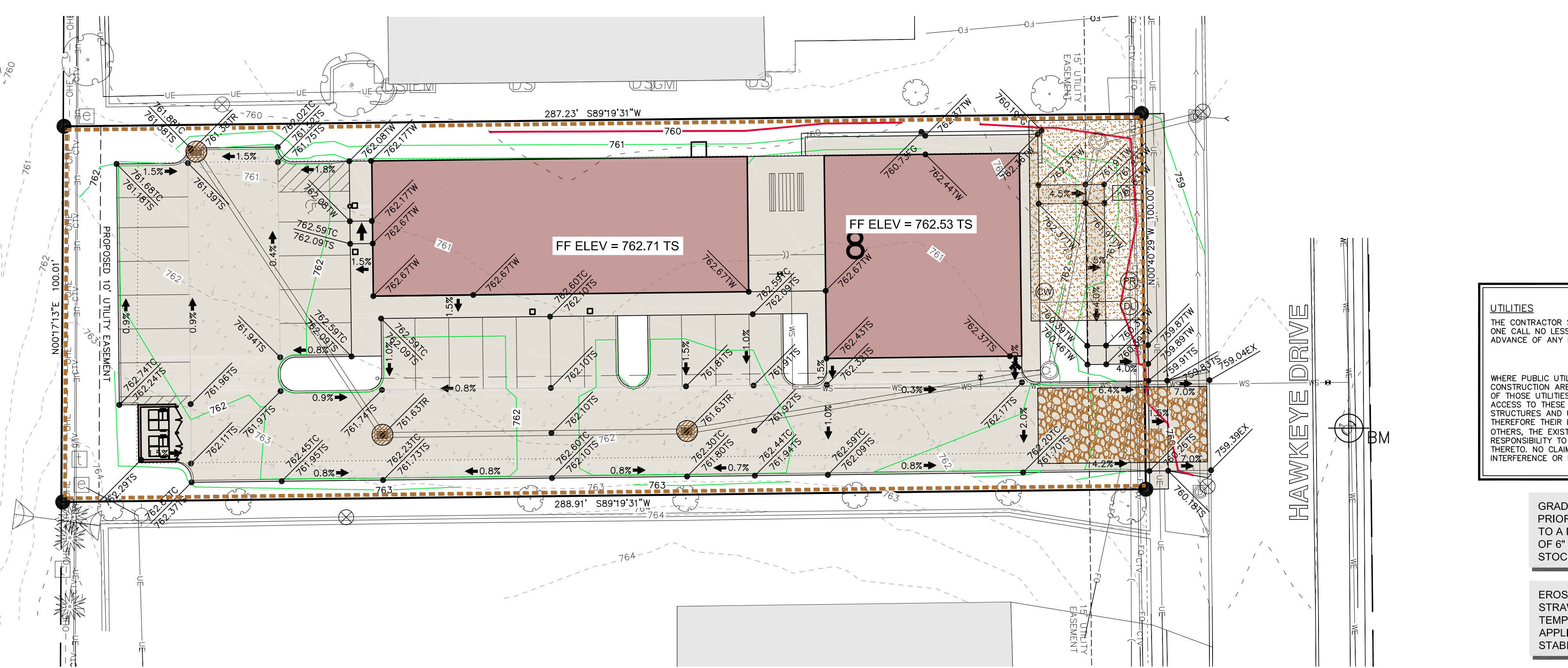
PERMANANT SEEDING OF URBAN AREAS

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 LB/ACRE EACH.
(3) CHOOSE THREE DIFFERENT CULTIVARS OF KENTUCKY BLUEGRASS, AT 65 LB/ACRE EACH.



UTILITIES

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

800/292-8989

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 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 THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THEREOF. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

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.

EROSION CONTROL MULCHING NOTE:
STRAW MULCH SHOULD BE APPLIED IN CONJUNCTION WITH TEMPORARY OR PERMANENT SEEDING, EXCEPT WHEN APPLIED FOR SHORT-TERM (LESS THAN THREE MONTHS) STABILIZATION PRIOR TO THE ALLOWABLE SEEDING DATE.

SITE GRADING AND EROSION CONTROL PLAN

LOT 8, GOLF VIEW COMMERCIAL SUBDIVISION - PART TWO
NORTH LIBERTY JOHNSON COUNTY IOWA

MMS CONSULTANTS, INC.

Date:	12/21/17
Designed By:	KJB
Drawn By:	NPB
Checked By:	BTM
Project No:	IOWA CITY 9870-002

Field Book No:	
Scale:	1"=20'
Sheet No:	2
of:	3

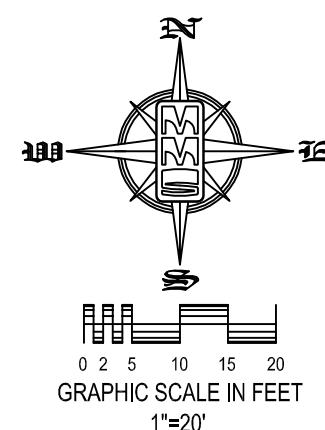
SITE PLAN

LOT 8, GOLF VIEW COMMERCIAL - PART TWO

9 HAWKEYE DRIVE NORTH LIBERTY, IOWA

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

APPLICANT:
ROBISON CONSTRUCTION
1238 LAKE AVE. NE
CEDAR RAPIDS, IA 52402



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.

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 LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. 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.

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, PLATTED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- BENCHMARK
- RECORDED DIMENSIONS
- CURVE SEGMENT NUMBER
- EXIST- 22-1
- PROP-
- POWER POLE
- POWER POLE W/DROP
- POWER POLE W/TRANS
- POWER POLE W/LIGHT
- GUY POLE
- LIGHT POLE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE MANHOLE
- CURB INLET
- FENCE LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- WATER LINES
- ELECTRICAL LINES
- TELEPHONE LINES
- GAS LINES
- CONTOUR LINES (INTERVAL)1'
- PROPOSED GROUND
- EXISTING TREE LINE
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- EXISTING EVERGREEN TREES & SHRUBS

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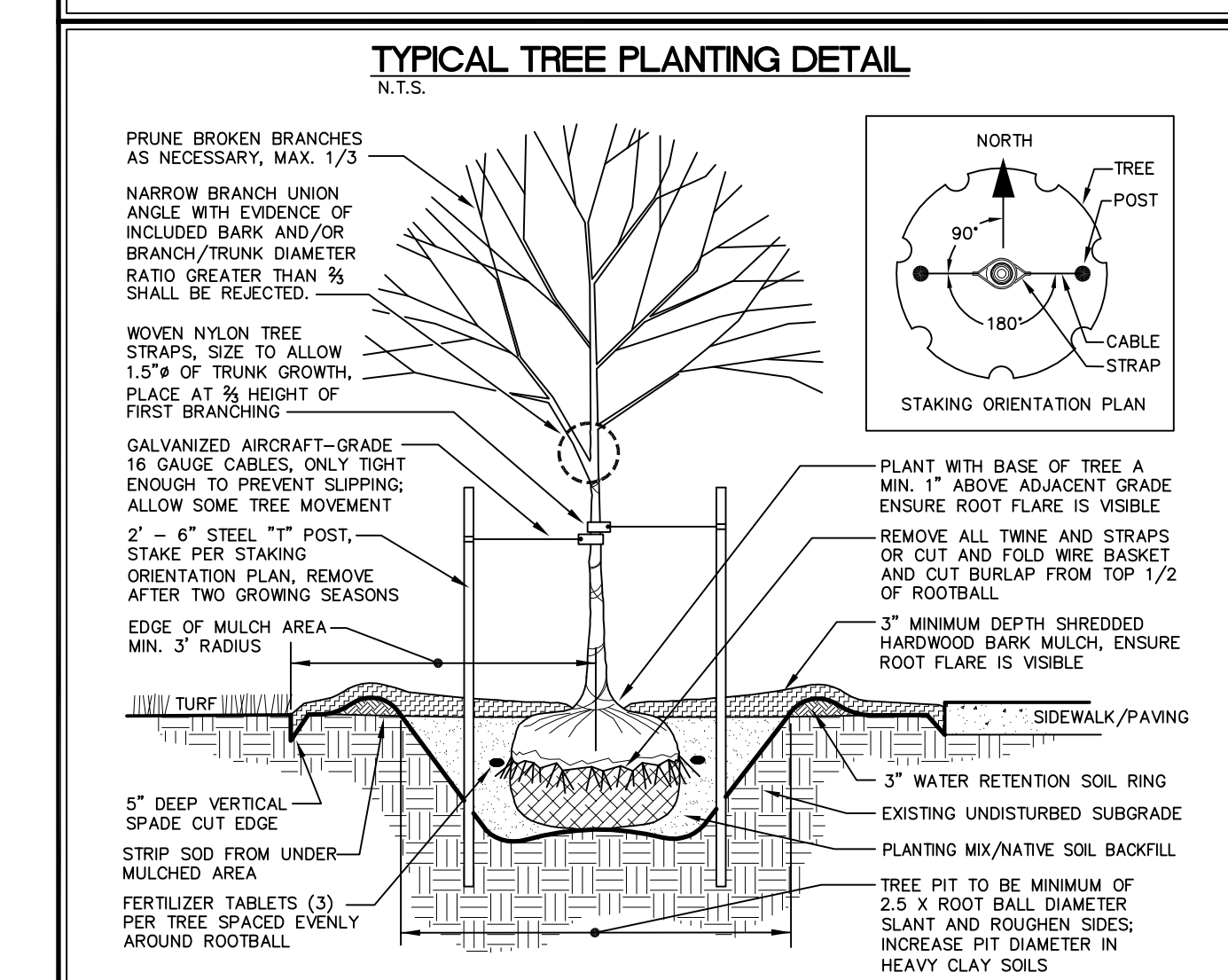
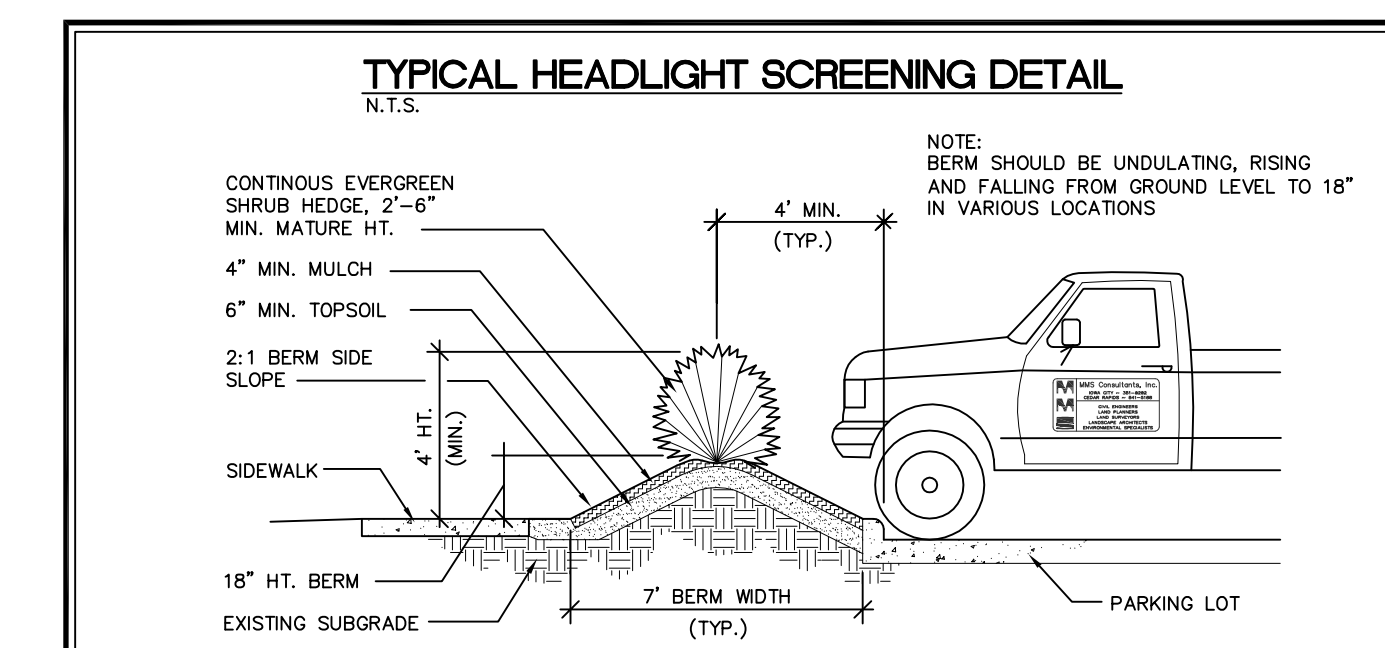
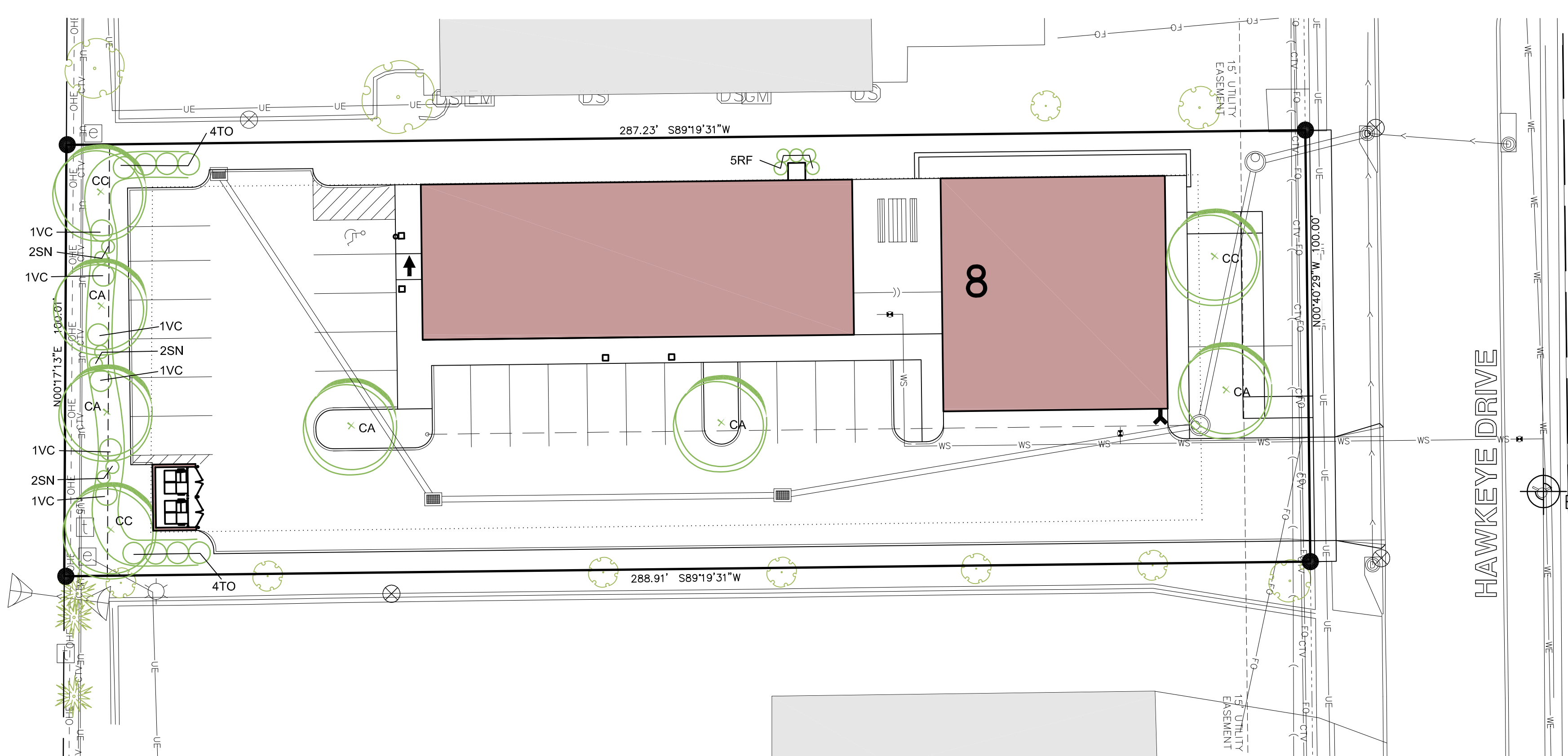
CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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

Date	Revision
01/23/18	PER CITY COMMENTS - BTM

PLANT LIST - TREES					
QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	NATURE SIZE
1	CA	CORNUS ALTERNIFOLIA	PANICOLA DOGWOOD	1 1/2" GAL.	D & D 10' X 10'
1	CC	CERISIA GANDENSIS	EASTERN REDBUD	1 1/2" GAL.	D & D 10' X 10'

PLANT LIST - SHRUBS, PERENNIALS, ORNAMENTAL GRASSES & GROUNDCOVER					
QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	NATURE SIZE
1	BN	BORGHASTRIUM NITENS	INDIAN GRASS	1" HT.	1" X 1" X 1"
1	BT	TRITIA OCCIDENTALIS WOODWARDII	BLAZE ABERCROMBIE	1" HT.	1" X 1" X 1"
1	RF	MISCANTHUS SACCHARIFLORUS PURPURASCENS	RED PLUME GRASS	1" HT.	1" X 1" X 1"
1	VE	VERBENA TRILOBUM COMPACTA	COMPACT AMERICAN GRABERRY BUSH VERBENA	14" HT.	1" X 1" X 1"

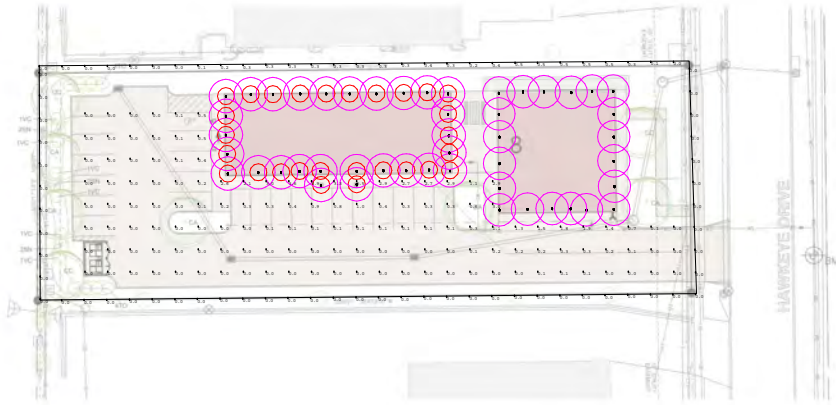


SITE LANDSCAPE PLAN

LOT 8, GOLF VIEW COMMERCIAL SUBDIVISION - PART TWO
NORTH LIBERTY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.
Date: 12/21/17
Designed by: KJB Field Book No:
Drawn by: NPB Scale: 1"=20'
Checked by: BTM Sheet No:
Project No: IOWA CITY 9870-002
3
of. 3

FIFTY ONE



PROPERTY BOUNDARIES					
LINE	NO.	START	ENDPOINT	START COORDINATES	END COORDINATES
1	1	2000000	2000000	2000000	2000000

PROPERTY DIMENSIONS						
LINE	NO.	START	ENDPOINT	START COORDINATES	END COORDINATES	LENGTH
1	1	2000000	2000000	2000000	2000000	0.0



NORTH LIBERTY PLANNING COMMISSION

Minutes

December 5, 2017

City Council Chambers, 1 Quail Creek Circle

Roll Call

Chair Ronda Detlefsen called the December 5, 2017 Planning Commission meeting to order. Commissioners present: Jennifer Bleil, Ronda Detlefsen, Adam Gebhart, Jason Heisler, Becky Keogh, Kylie Pentecost, and Patrick Staber.

Others present: Dean Wheatley, Ryan Heiar, Tracey Mulcahey, Scott Peterson, Evan Runkle, Carter Kurdre and other interested parties.

Agenda Approval

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

Iowa City Community School District Rezoning

Staff Presentation

Wheatley presented the request from Iowa City Community School District to approve a rezoning from I-1 to Public for property intended for a new elementary school and located generally on the west side of N Front Street directly south of Cedar Springs Subdivisions.

Applicants Presentation

Duane Van Hemert, Iowa City Community School District, was present on behalf of the applicant and offered to answer questions.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the school design including walking paths. The Commission offered support for the location.

Recommendation to the City Council

Bleil moved, Keogh seconded to recommend approval of the rezoning application for the Iowa City Community School District to the City Council with no conditions. The vote was: ayes – Gebhart, Staber, Detlefsen, Pentecost, Bleil, Keogh, Heisler; nays – none. Motion carried.

Rental Housing Unit Code Amendment

Staff Presentation

Heisler will abstain due to his employment.

Wheatley presented the recommendation from City staff to address a State Code change that takes effect January 1 and prohibits cities in Iowa from limiting occupancy of rental housing units through the use of a “family” definition – a standard code provision in probably every city in the state. Without this amendment (or some equivalent), unlimited numbers of unrelated people could rent any housing unit in North Liberty. Council has held a public hearing and first consideration on the ordinance. Wheatley has received feedback from the community.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the ordinance regarding parking, the language, the maximum number of adults allowed, and expressed support for staff in this process,

Recommendation to the City Council

Bleil moved, Gebhart seconded to recommend approval of the code amendment. The vote was: ayes - Pentecost, Gebhart, Detlefsen, Keogh, Bleil; nays – Staber; abstain - Heisler. Motion carried.

Approval of previous Minutes

Staber moved, Keogh seconded to approve minutes from the November 7, 2017 Commission meeting. The vote was all ayes. Minutes approved.

Old Business

No old business was presented.

New Business

Wheatley reported that there are no new cases for January.

Adjournment

At 7:00 p.m., Staber moved, Gebhart seconded to adjourn. The vote was all ayes. Meeting adjourned.