



North Liberty Planning Commission

Meeting Information

Tuesday, May 3, 2016

6:30 PM

City Council Chambers

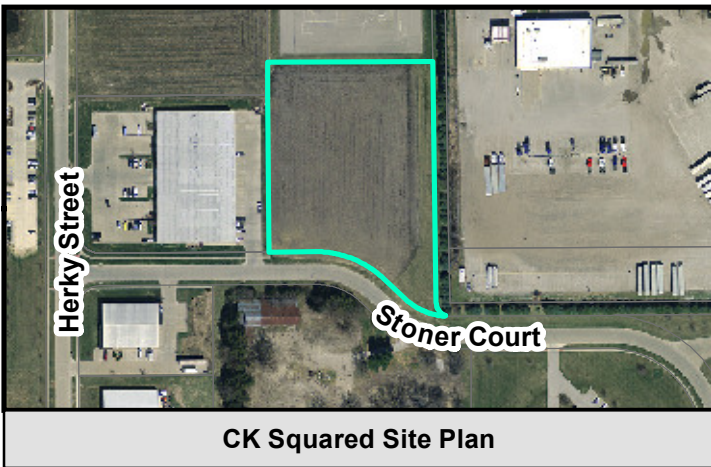
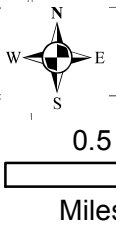
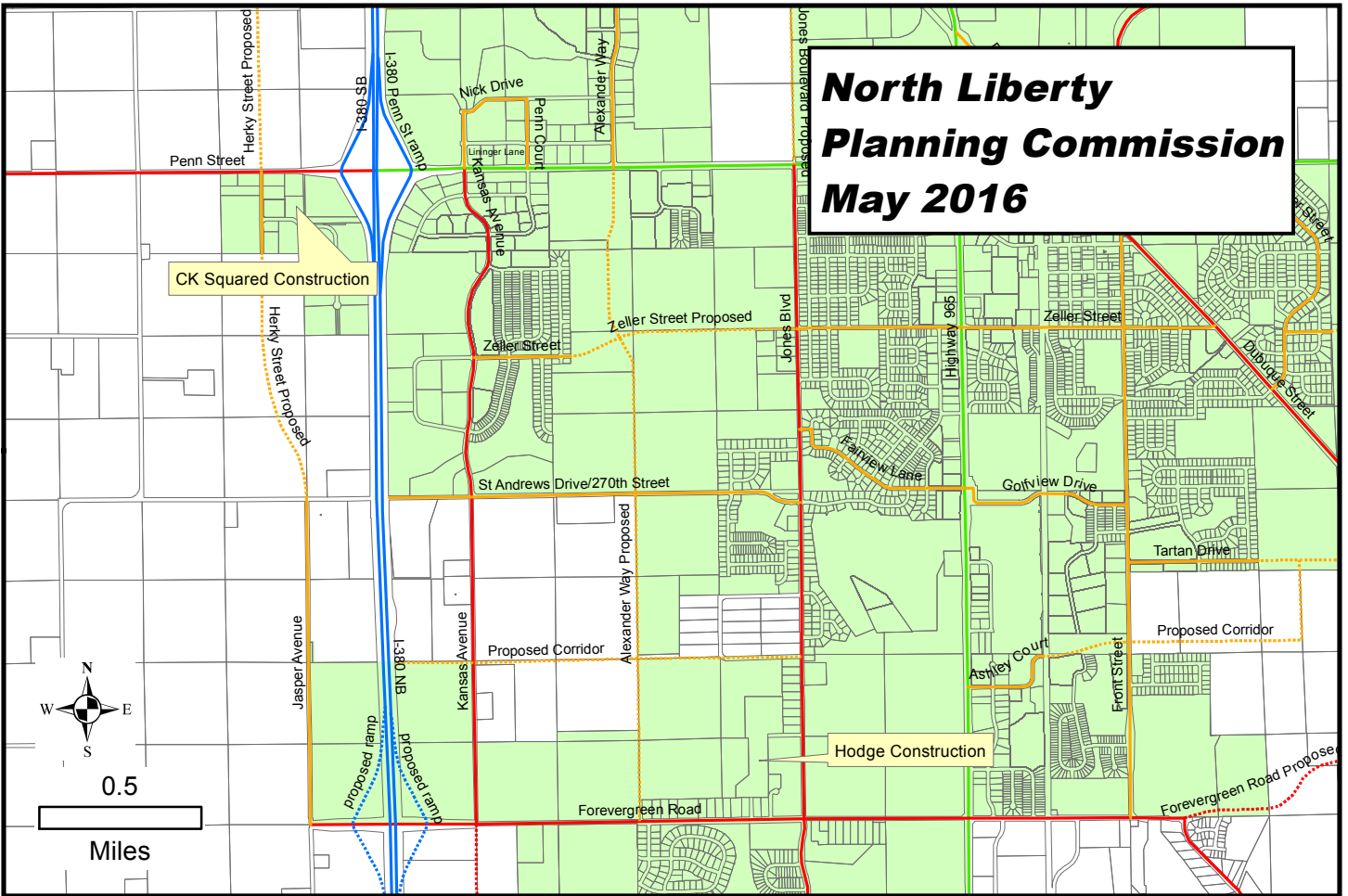
If you would like additional information, larger-scale maps, or other information before the meeting, please contact Dean Wheatley at 626-5747 or at dwheatley@northlibertyiowa.org



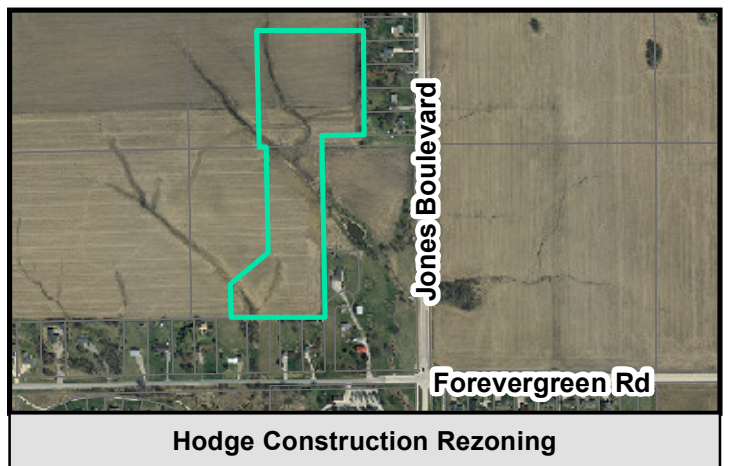
NORTH LIBERTY PLANNING COMMISSION
MEETING NOTICE AND AGENDA
Tuesday, May 3, 2016, 6:30 PM

- 1. ROLL CALL**
- 2. AGENDA APPROVAL**
- 3. REZONING:** Request of Hodge Construction to approve rezoning of property from ID (Interim Development) to RS-6 and RS-7 PAD (Single-Family), located west of Jones Boulevard and north of Forevergreen Road.
 - a. Staff Presentation
 - b. Applicants Presentation
 - c. Public Comments
 - d. Questions and Comments
 - e. Recommendation to the City Council
- 4. SITE PLAN:** Request of CK Squared Construction, Inc. to approve a site plan for industrial property located west of I-380, on Stoner Court east of Herky Street.
 - a. Staff Presentation
 - b. Applicants Presentation
 - c. Public Comments
 - d. Questions and Comments
 - e. Recommendation to the City Council
- 5. ZONING ORDINANCE AMENDMENT:** Request from staff to consider a Parking and Storage draft. Continued from previous meeting.
 1. Staff Presentation
 2. Public Comments
 3. Questions and Comments
 4. Recommendation to the City Council
- 6. APPROVAL OF PREVIOUS MINUTES**
- 7. OLD BUSINESS**
- 8. NEW BUSINESS**
- 9. ADJOURNMENT**

North Liberty Planning Commission May 2016



2014 Aerial Photography
No scale





April 28, 2016

Memo

To: North Liberty Planning Commission

From: Dean Wheatley, Planning Director

Subject: Request of Hodge Construction Company to approve a rezoning of:

- 8.73 acres, ID (Interim Development district) to RS-6 (Residential Single-Family; 7,000 square feet per lot), and
- 8.76 acres, ID (Interim Development district) to RS-7 PAD (Residential Single-Family; 6,000 square feet per lot),

for property generally located west of Jones Boulevard and north of Forevergreen Road.

(Legal: To be platted)

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

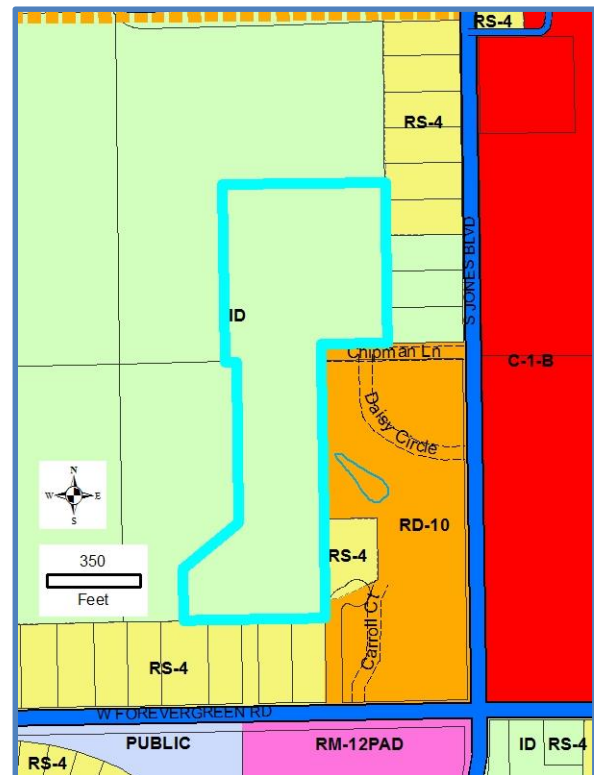
Scott Peterson, City Attorney

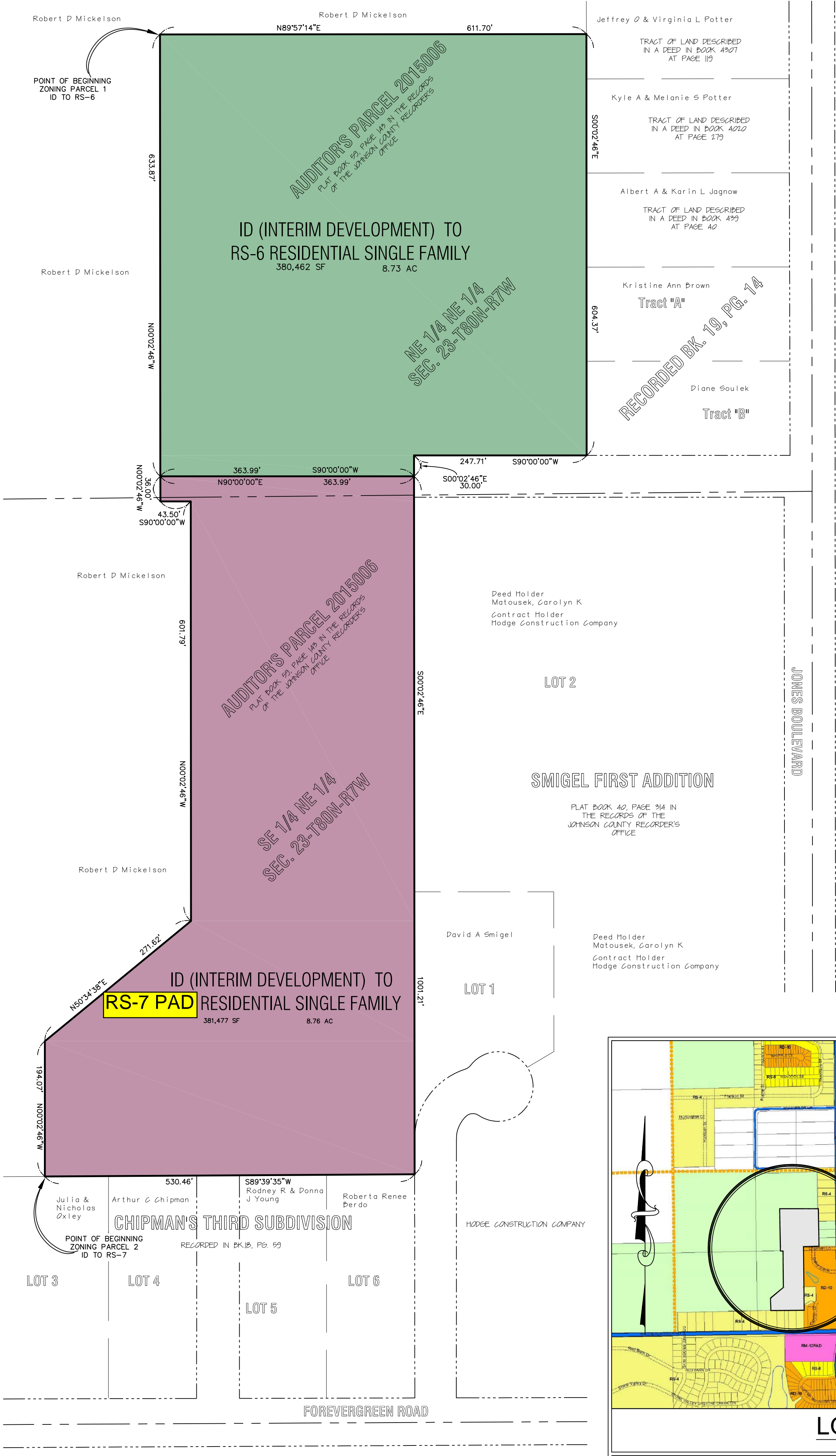
Kevin Trom, City Engineer

Dean Wheatley, Planning Director

Background and Statistics

This request is to rezone property to permit the development of single-family lots. A Good Neighbor meeting was held on March 28 to allow any interested party an opportunity to comment on this rezoning prior to submission. Four residents attended the meeting. Two were concerned about the lot sizes compared to their own acre-sized existing lots on Jones Boulevard, and two were mostly concerned about upcoming Forevergreen Road improvements and will be attending the open house meeting being held by the Iowa DOT. As can be seen on the zoning map inset, zoning surrounding and in the vicinity of the site includes ID, RS-4, RD-10, RM-12, and C-1-B. Both Jones Boulevard and Forevergreen Road are major arterials in the major street system, but this property is removed from those streets and City planning for this area has been for mainly single-family development. Development of this site will





REZONING EXHIBIT

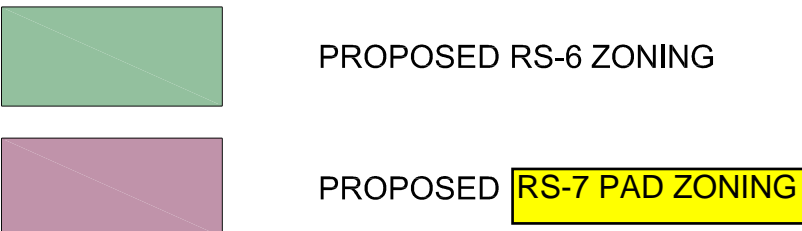
AUDITOR'S PARCEL 2015006

NORTH LIBERTY, JOHNSON COUNTY, IOWA

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

OWNER / APPLICANT: HODGE CONSTRUCTION COMPANY 711 S. GILBERT STREET IOWA CITY, IA 52240

OWNER'S ATTORNEY: TIMOTHY J. KRUMM 122 S. LINN STREET IOWA CITY, IA 52240

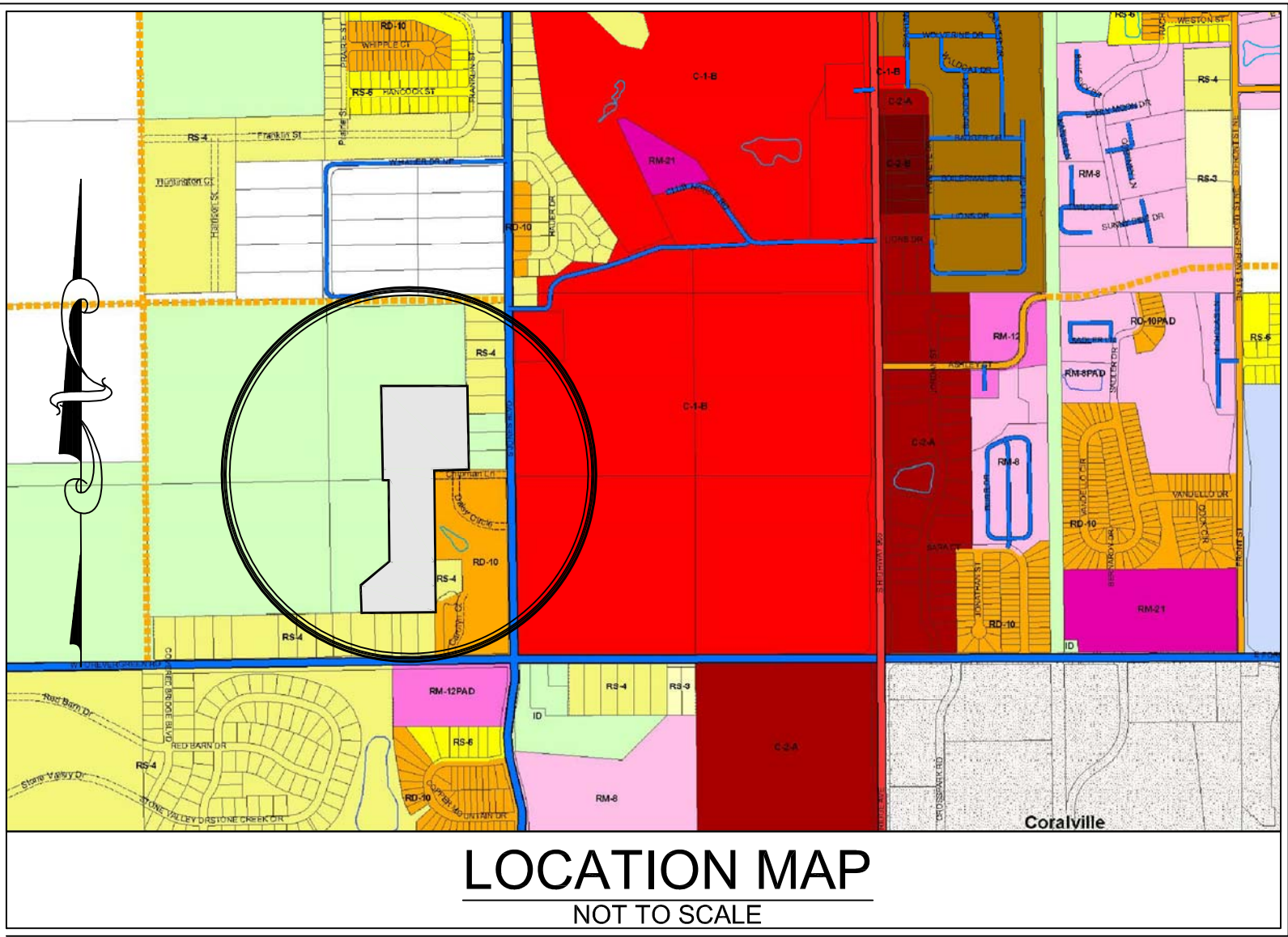


ZONING PARCEL 1 ID TO RS-6

Beginning at the Northwest Corner of Auditor's Parcel 2015006, in North Liberty, Iowa, in accordance with the Plat thereof Recorded in Plat Book 59 at Page 143 of the Records of the Johnson County Recorder's Office: Thence N89°57'14"E, along the North Line of said Auditor's Parcel 2015006, a distance of 611.70 feet, to the Northeast Corner thereof; Thence S00°02'46"E, along the East Line of said Auditor's Parcel 2015006, a distance of 604.37 feet; Thence S90°00'00"W, along said East Line, 247.71 feet; Thence S00°02'46"E, along said East Line, 30.00 feet; Thence S90°00'00"W, 363.99 feet, to a Point on the West Line of said Auditor's Parcel 2015006; Thence N00°02'46"W, along said West Line, 633.87 feet, to the Point of Beginning. Said RS-6 Zoning Parcel contains 8.73 Acres (380,462 square feet), and is subject to easements and restrictions of record.

ZONING PARCEL 2 ID TO RS-7 PAD

BEGINNING at the Southwest Corner of Auditor's Parcel 2015006, in North Liberty, Iowa, in accordance with the Plat thereof Recorded in Plat Book 59 at Page 143 of the Records of the Johnson County Recorder's Office: Thence N00°02'46"W, along the West Line of said Auditor's Parcel 2015006, a distance of 194.07 feet; Thence N50°34'38"E, along said West Line, 271.62 feet; Thence N00°02'46"W, along said West Line, 601.79 feet; Thence S90°00'00"W, along said West Line, 43.50 feet; Thence N00°02'46"W, along said West Line, 36.00 feet; Thence N90°00'00"E, 363.99 feet, to a Point on the East Line of said Auditor's Parcel 2015006; Thence S00°02'46"E, along said East Line, 1001.21 feet, to the Southeast Corner thereof; Thence S89°39'35"W, along the South Line of said Auditor's Parcel 2015006, a distance of 530.47 feet, to the POINT OF BEGINNING. Said RS-7 Zoning Parcel contains 8.76 Acres (381,477 square feet), and is subject to easements and restrictions of record.



1296218

of: 1

1

1

Project No:

IOWA CITY

Checked by:

GDM

Drawn by:

RLW

Designed by:

DAM

Date:

03-31-2016

MMS CONSULTANTS, INC.

JOHNSON COUNTY IOWA

PORTIONS OF AUDITOR'S PARCEL 2015006

ZONING EXHIBIT

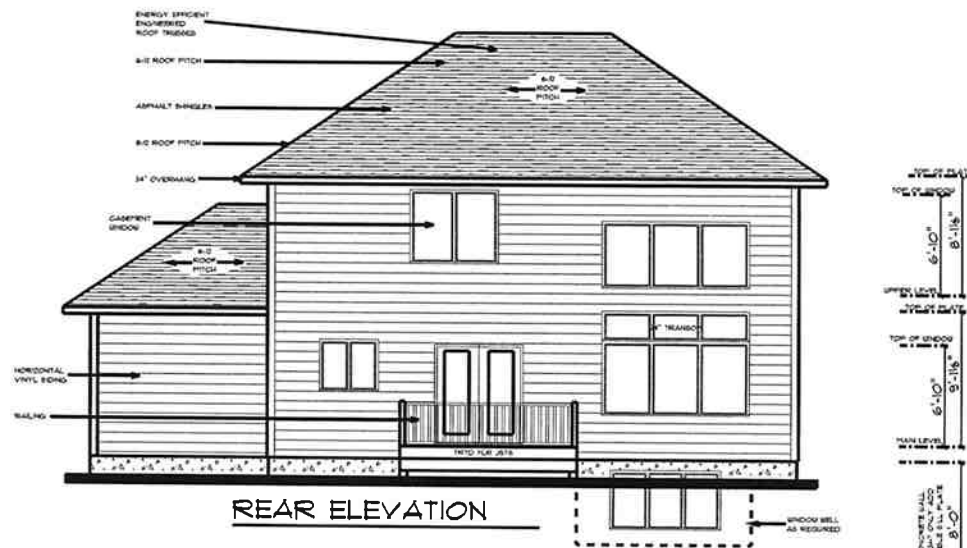
1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

133



FRONT ELEVATION



REAR ELEVATION

REVISIONS

DESIGN ELEMENTS

REVISIONS

DATE: 10/18/2018

DRAWN BY: CDM

CHECKED BY: CDM

PROJECT NUMBER: 180508

SCALE: 1/8\"/>

DATE: 10/18/2018

DRAWN BY: CDM

CHECKED BY: CDM

PROJECT NUMBER: 180508

SCALE: 1/8\"/>



PRELIMINARY PLAN ONLY - NOT FOR CONSTRUCTION

SCALE: 1/4" = 1'-0"	DATE: 05/01/2006	DRAWN BY: JAC	CHECKED BY: DM
<p>DESIGN ELEMENTS</p> <p>RESIDENTIAL LIGHT COMMERCIAL ROOFING</p> <p>LINE TEL: 844.4. 367395</p> <p>397.054 45370</p> <p>CELESTINAMALCOLLE@COMCAST.NET</p>			

8'-1 1/8"
6'-10"



FRONT ELEVATION #1

8'-1 1/8"
6'-10"



FRONT ELEVATION #2

8'-1 1/8"
6'-10"



FRONT ELEVATION #3

REVISIONS

• • •

• DESIGN ELEMENTS •
RESIDENTIAL ARCHITECTURAL, INC.
• LANE, TIGER • 50725
• 391-604 4333
CREATING A BETTER WORLD

• • •

• • •

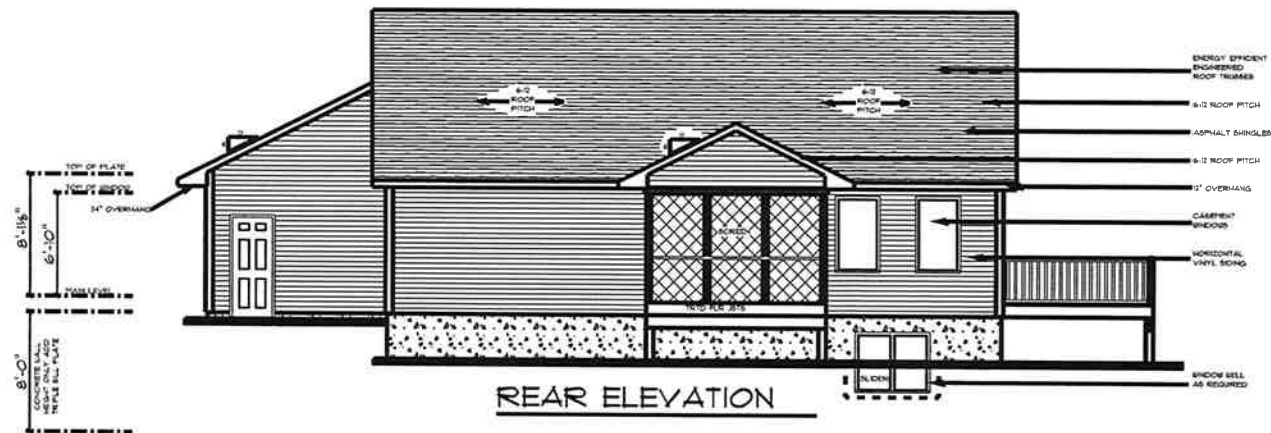
SCALE: 1/8" = 1'-0"
DATE: 02/24/2004
DRAWN BY: JAC
CHECKED BY: CDM
PROJECT NUMBER: 0402666

• AI •

DESIGN ELEMENTS IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF THE INFORMATION. DESIGN ELEMENTS IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION. DESIGN ELEMENTS IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION. DESIGN ELEMENTS IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION.



FRONT ELEVATION



REAR ELEVATION

REVISIONS

DESIGN ELEMENTS

REVISIONS LIST

• LAKESIDE • 6/14/2005
 • 39465 4570
 • CUST:WANGJULIA@GMAIL.COM

SCALE: 1/2" = 1'-0"

DATE: 05/14/2005

DRAWN BY: JAC

CHECKED BY: CON

PROJECT NUMBER: 0650703

• AI •



FRONT ELEVATION



REAR ELEVATION

REVISIONS

DESIGN ELEMENTS

- EXTERIOR LIGHT COORDINATE DEPTHE
- LOCAL TILES • 606 • 517755
- 5046094445
- CREST TRIMMING & MAINTENANCE

SCALE: 1/8" = 1'-0"
 DATE: 06/16/2000
 DRAWN BY: JAC
 CHECKED BY: CON
 PROJECT NUMBER: 10023

• AI •



REVIEWS

DESIGN ELEMENTS
ESSENTIAL • LIGHT • CANCELLING DRIFTING
• • • • •
LINE TELS • EVA • 80790
99+65 4572
CURTAIN WALL DESIGN

SCALE: V8-1-0
DATE: 01/06/2003
DRAWN BY: CDM
CHECKED BY: CDM
PROJECT NUMBER: 0302

CONTRACT DOCUMENTS IS NOT AN ASSURED PROCESS. THE CONTRACT DOCUMENTS SHOULD BE REVIEWED BY A PROFESSIONAL ENGINEER OR ARCHITECT. THE CONTRACT DOCUMENTS OF THIS PROJECT ARE SUBJECT TO REVISIONS. REVISIONS SHOULD BE MADE BY THE ARCHITECT. THE CONTRACT DOCUMENTS OF THIS PROJECT ARE SUBJECT TO REVISIONS. REVISIONS SHOULD BE MADE BY THE ARCHITECT. THE CONTRACT DOCUMENTS OF THIS PROJECT ARE SUBJECT TO REVISIONS. REVISIONS SHOULD BE MADE BY THE ARCHITECT.

require payment to the City for West Trunk Sewer service totaling \$1,229 per acre.

The property is shown as “residential” on the Land Use Plan, and so the request is consistent with that policy. Under the proposal, relatively small RS-7 single-family lots would be created on the south 8.76 acres while a more typical for North Liberty RS-6 district would be established on the northern 8.73 acres. A concept plan has been developed showing how streets are intended to connect to existing surrounding streets.

Existing housing unit counts within North Liberty are approximately:

Single-family: 2,738 (37.6%)

Multi-family: 2,536 (34.8%)

Duplex: 1,271 (17.4%)

Res/Commercial: 213 (3%)

Mobile Home: 531(7.3%)

The RS-7 zone requested permits each single-family lot to be as small as 6,000 square feet in size but requires either:

1. No more than 10% of the entire area of development be zoned RS-7, or
2. A rezoning to RS-7 PAD, which the developer has chosen to request.

The PAD requires a variety of house designs, minimum two-stall garages for every lot, a two-inch caliper tree for the front yard of every lot, and at least 25% open space. In response the developer has submitted a number of sample building plans to be approved in concept with the rezoning. Because of building setback requirements, the open space requirement will almost certainly be exceeded.

Subdivision Ordinance Provisions Affecting This Development

Proposed corner lots should be larger than others, as recommended by the City to provide somewhat larger yards. Storm water management will need to be planned for the site. As stated earlier, there will be substantial sanitary sewer fees associated with this development.

Zoning Ordinance Provisions Affecting This Development

The RS-7 district has specific requirements that must be considered, as noted above. This developer has chosen to request an RS-7 PAD and has submitted example house plans to complete that application.

Staff Comments Regarding the Proposed Zoning

Storm water impacts. Storm water from this site will need to be managed in accordance with City standards as part of the preliminary plat review and infrastructure construction.

Street/Traffic impacts. Both Jones Boulevard and Forevergreen Road are classified as arterial streets. Jones Boulevard was recently upgraded and Forevergreen Road will likely be improved within the next several years. Both will be adequate to accommodate new traffic resulting from this development.

Land use impacts and adjacent properties.

The general location of this zoning is consistent with the City’s policy of establishing higher density near the major arterial streets, then transitioning to lower densities away from those corridors. Large-lot single-family property owners in the vicinity are concerned about precedent-setting, but realistically this general area best-suited for urban-scale density, and rural-sized lots are neither practical for developers nor efficient for the City.

Land use and zoning recommendation. In rezoning considerations, *suitability* and *compatibility* are key issues in addition to land use policy. In this case, the site is physically suitable for the development proposed, and single-family development proposed is considered compatible with surrounding uses. While normally large-lot property owners at the edge of a growing city should not expect the city to force new development to match theirs, the City has in the recent past required special screening provisions when the adjacent duplex development was proposed; however, that case was different in that the proposed duplexes would be more massive in scale and would contain more adjacent units than this single-family development proposed.

Staff recommends approval of the rezoning request subject to the following:

1. That all building plans for houses on the RS-7 PAD property are reviewed and approved by the City Planner for general conformance with the plans submitted as part of this application, and
2. That the concept plan submitted for the entire contiguous property is considered to be general in nature and subject to change by the City or the developer in the future as development occurs.



April 29, 2016

Memo

To: North Liberty Planning Commission
From: Dean Wheatley, Planning Director
Subject: Site Plan Approval Request
(Lot 9, I-380 Industrial Park)

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 from CK Squared Construction, Inc. is to construct a new multi-tenant warehouse building in the industrial area west of Interstate 380 and south of W Penn Street. The zoning is I-1, light industrial, and storm water management will be through an existing system developed as part of the subdivision.

The site layout has been developed to maximize use of the industrial lot, with no yards to speak of around the building. On-site parking meets Zoning Ordinance requirements.

The building features interesting design elements on the front, while the majority of the elevations are more typical warehouse/lease space for users such as contractors. Parking exceeds minimum requirements, which is good in this case because parking is frequently an issue at other similar developments. In addition, the owner has identified an outside storage area, which is frequently not thought out or planned at other developments.

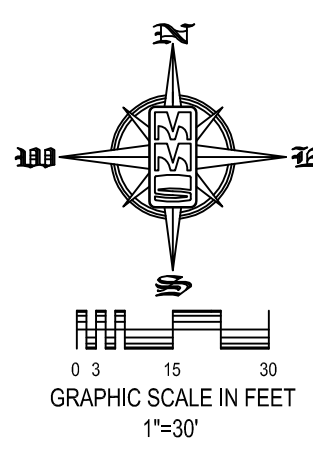
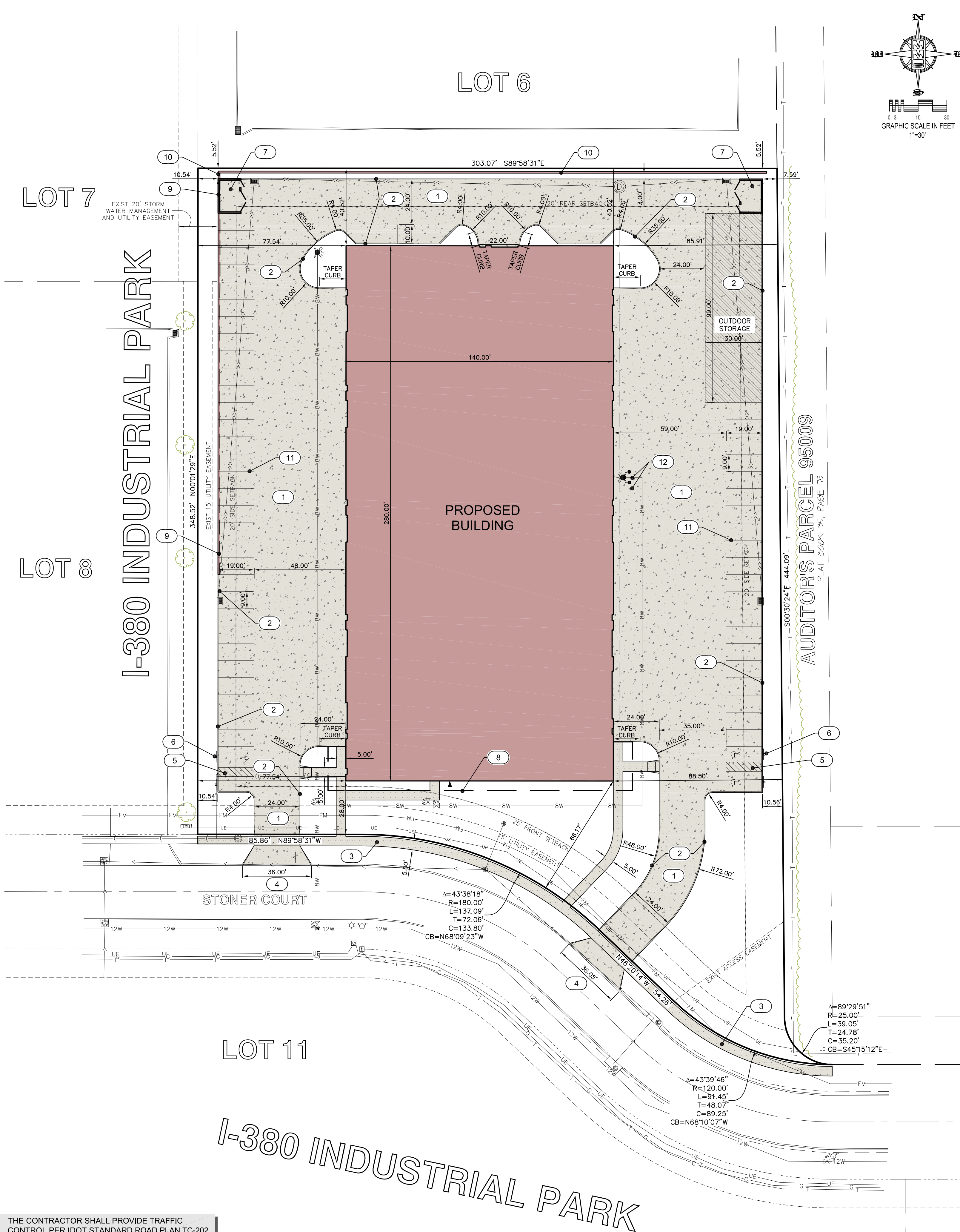
Staff recommends approval of the site plan.

Notes:

The owner will need to sign off prior to City Council approval on the standard agreement acknowledging that parking requirements must be met before Zoning Certificates of Occupancy will be issued for individual units.

If interior shelving exceeds 12' in height, the high piles storage chapter of the fire code (Chapter 23) will apply.

A minimum of one access door shall be provided in each 100 lineal feet, or fraction thereof, of the exterior walls that face required fire apparatus access roads. The required access doors shall be distributed such that the lineal distance between adjacent access doors does not exceed 100 feet. Access doors shall not be less than 3 feet (914 mm) in width and 6 feet 8 inches (2032 mm) in height. Roll-up doors shall not be used unless approved.



SITE PLAN

I-380 INDUSTRIAL PARK, LOT 9

NORTH LIBERTY, IOWA

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

OWNER:
CK SQUARED CONSTRUCTION, INC
390 HERKY STREET 2E
NORTH LIBERTY, IOWA 52317

OWNER'S ATTORNEY:
MARCUS MILLS
920 S. DUBUQUE STREET
IOWA CITY, IOWA 52244

LEGAL DESCRIPTION
LOT 9, I-380 INDUSTRIAL PARK, NORTH LIBERTY, IOWA, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN BOOK 41, AT PAGE 200, IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE, CONTAINING 2.69 ACRES AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

SITE DESCRIPTION
DEVELOPER PLANS TO BUILD A ONE LEVEL 39,066 SQUARE FOOT INDUSTRIAL WAREHOUSE BUILDING.

PARKING REQUIREMENTS	
WAREHOUSE	1 SPACE / 2,000 SF + 1 / EMPLOYEE
	39,066 SF / 2,000 = 20 SPACES
	22 EMPLOYEES = 22 SPACES
TOTAL REQUIRED PARKING	42 SPACES
TOTAL PROVIDED PARKING	57 SPACES
	(53 REGULAR)
	(4 ADA)

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

DEVELOPMENT CHARACTERISTICS
CURRENT ZONING: I-1 INDUSTRIAL
REQUESTED LAND USE: WAREHOUSE
LOT AREA: 117,176 SF (2.69 ACRES)

SETBACK REQUIREMENTS	REQUIRED
BUILDING SETBACKS:	
FRONT YARD	25 FEET
SIDE YARD	20 FEET
REAR YARD	20 FEET

PARKING SETBACKS:	
FRONT	10 FEET
SIDE	5 FEET
REAR	5 FEET

MINIMUM LOT REQUIREMENTS	
LOT SIZE	--
LOT FRONTAGE	35 FEET
LOT WIDTH	35 FEET
MAXIMUM BUILDING HEIGHT	45 FEET OR 3 STORIES

LOT CHARACTERISTICS	
LOT AREA	117,176 SF (100%)(2.69 AC)
BUILDING AREA	39,066 SF (33.3%)
PAVING AREA - PARKING/DRIVE	51,547 SF (44.0%)
PAVING AREA - SIDEWALK	933 SF (0.8%)
GREEN SPACE AREA	25,630 SF (21.9%)

BUILDING CHARACTERISTICS:
1 - WAREHOUSE @ 39,066 SF (TOTAL 39,066 SF)

KEYNOTES		
NUMBER	KEYNOTE	DETAIL SHEET
1	INSTALL DRIVE PER DETAIL (THICKNESS AND MATERIAL AS NOTED)	1/5
2	INSTALL 6" STANDARD CURB	2/5
3	INSTALL P.C.C. SIDEWALK PER NORTH LIBERTY MUNICIPAL DESIGN STANDARDS	
4	GRIND EXISTING CURB; INSTALL TYPE 'A' CONCRETE DRIVEWAY PER SDAS DETAIL 7030.101	
5	INSTALL ACCESSIBLE PARKING	3,4/5
6	INSTALL ACCESSIBLE SIGN (TYP OF 4)	5/5
7	CUSTOM STEEL DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS	
8	SUN SCREEN, SEE ARCHITECTURAL PLANS	
9	POURED IN PLACE CONCRETE RETAINING WALL WITH GUARDRAIL	6/5
10	MODULAR BLOCK RETAINING WALL WITH GUARDRAIL	7/5
11	INSTALL 4" WIDE PAVEMENT MARKINGS (TYP)	
12	INSTALL BOLLARD	8/5

SURVEY CONTROL				
POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
V1	1093.5165	2545.4650	793.28	ARROW BOLT ON HYDRANT ON SOUTH SIDE OF STONER COURT 110 FEET SOUTHEAST OF ELECTRIC TRANSFORMER LOCATED ON NORTH SIDE OF STONER COURT AT SOUTHEAST CORNER OF LOT 9 (ASSUMED)
V2	1214.0357	2299.3405	797.27	ARROW BOLT ON HYDRANT ON SOUTH SIDE OF STONER COURT 380 FEET SOUTHEAST OF ELECTRIC TRANSFORMER LOCATED ON NORTH SIDE OF STONER COURT AT SOUTHEAST CORNER OF LOT 9 (ASSUMED)
V3	1190.5129	2402.8215	792.63	OUT "X" IN CENTER OF STONER COURT 210 FEET SOUTHEAST OF ELECTRIC TRANSFORMER LOCATED ON NORTH SIDE OF STONER COURT AT SOUTHEAST CORNER OF LOT 9 (ASSUMED)

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

KELLY J. BECKLER
P.E. Iowa Lic. No. 14624

My commission expires on December 31, 2024.

Pages covered by this seal:

DRAFT

STANDARD LEGEND AND NOTES

- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- EXISTING RIGHT-OF-WAY LINES
- CENTER LINES
- EXISTING CENTER LINES
- LOT LINES, INTERNAL
- LOT LINES, PLATTED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- BENCHMARK
- RECORDED DIMENSIONS
- CURVE SEGMENT NUMBER
- 22-1
- EXIST- (R)
- PRO- (R)
- POWER POLE
- POWER POLE W/DROP
- POWER POLE W/TRANS
- POWER POLE W/LIGHT
- GUY POLE
- LIGHT POLE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE MANHOLE
- CURB INLET
- FENCE LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- WATER LINES
- ELECTRICAL LINES
- TELEPHONE LINES
- GAS LINES
- CONTOUR LINES (1' INTERVAL)
- PROPOSED GROUND
- EXISTING 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**
- LAYOUT AND DIMENSION PLAN
 - GRADING PLAN AND SWPPP
 - UTILITY PLAN
 - LANDSCAPE PLAN
 - GENERAL NOTES AND DETAILS

PAVING LEGEND

	6" PCC (52,407 SF)
	4" PCC (2,512 SF)

(THESE QUANTITIES INCLUDE ALL SITE IMPROVEMENTS)

THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PER IDOT STANDARD ROAD PLAN TC-202 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.



2.69 ACRES



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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

Date	Revision
04-21-16	PER CITY COMMENTS -JDM

SITE PLAN (LAYOUT AND DIMENSION PLAN)

I-380 INDUSTRIAL PARK, LOT 9

NORTH LIBERTY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.	
Date:	04-01-16
Designed by:	KJB
Field Book No.:	1133
Drawn by:	JDM
Scale:	1"=30'
Checked by:	KJB
Sheet No.:	1
Project No.:	IOWA CITY 6922005
of:	5



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
04-21-16	PER CITY COMMENTS -JDM

SITE PLAN (GRADING PLAN AND SWPPP)

I-380 INDUSTRIAL
PARK, LOT 9

NORTH LIBERTY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.	
Date:	04-01-16
Designed by:	KJB
Field Book No.:	1133
Drawn by:	JDM
Scale:	1"=30'
Checked by:	KJB
Sheet No.:	2
Project No.:	IOWA CITY
6922005	of: 5

SITE PLAN I-380 INDUSTRIAL PARK, LOT 9 NORTH LIBERTY, IOWA

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

OWNER:
CK SQUARED CONSTRUCTION, INC
390 HERKY STREET 2E
NORTH LIBERTY, IOWA 52317

OWNER'S ATTORNEY:
MARCUS MILLS
920 S. DUBUQUE STREET
IOWA CITY, IOWA 52244

STANDARD LEGEND AND NOTES

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

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.

GRADING LEGEND

0.00.00EX	= EXISTING SURFACE
0.00.00TS	= TOP SLAB
0.00.00TW	= TOP WALK
0.00.00TC	= TOP CURB
0.00.00TR	= TOP RIM
0.00.00WB	= BOTTOM WALL
0.00.00WT	= TOP WALL

EROSION CONTROL LEGEND

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

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

GRADING NOTES

- MAXIMUM SLOPE ON CUTS AND FILLS SHALL BE 3:5; HORIZONTAL TO 1: VERTICAL.
- NO EXCAVATION SHALL BE ALLOWED WITHIN 2' OF PROPERTY LINES.
- WHERE HEIGHT OF FILL IS GREATER THAN 30' AN INTERMEDIATE TERRACE OF AT LEAST 6' WIDE SHALL BE ESTABLISHED AT MID HEIGHT. SEE TYPICAL FILL SECTION.
- COMPACTION TO BE 95% STANDARD PROCTOR WHERE > 6:1 SLOPE.
- ALL TREES OUTSIDE THE LIMITS OF GRADING OPERATIONS SHALL BE SAVED, UNLESS OTHERWISE INDICATED TO BE REMOVED. TREES NEAR THE EDGES OF GRADING LIMITS AND IN THE STORM WATER DETENTION BASIN AREAS SHALL BE SAVED IF POSSIBLE, WITHIN THE REQUIREMENTS OF THE SPECIFICATIONS.
- PRIOR TO ANY GRADING A CONSTRUCTION SAFETY FENCE SHALL BE INSTALLED 50 FEET FROM TRUNKS OF TREES TO BE PROTECTED.
- STABILIZATION SEEDING SHALL BE COMPLETED AS SOON AS POSSIBLE, BUT NOT MORE THAN 14 DAYS, UPON COMPLETION OF GRADING IN ANY AREA OF GRADING OPERATIONS. DISTURBED AREAS SHALL BE KEPT AS SMALL AS POSSIBLE TO PREVENT LARGE SCALE EROSION PROBLEMS. IF THE GRADING CONTRACTOR STOPS GRADING OPERATIONS FOR MORE THAN 14 DAYS, THEN STABILIZATION SEEDING SHALL BE DONE ON ALL DISTURBED AREAS.
- SILT FENCE LOCATIONS AND LENGTHS, AS INDICATED, ARE APPROXIMATE ONLY. FINAL LOCATIONS AND LENGTHS WILL BE DETERMINED, AS NEEDED, UPON COMPLETION OF GRADING OPERATIONS IN AN AREA.
- ALL STREET SUBGRADES SHALL BE CONSTRUCTED AND COMPACTED IN ACCORDANCE WITH CITY OF NORTH LIBERTY DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES.
- A MINIMUM OF 4" OF TOPSOIL SHALL BE PROVIDED OVER ALL DISTURBED LANDSCAPE AREAS.

SHEET INDEX

- LAYOUT AND DIMENSION PLAN
- GRADING PLAN AND SWPPP
- UTILITY PLAN
- LANDSCAPE PLAN
- GENERAL NOTES AND DETAILS

PERMANANT SEEDING OF URBAN AREAS

THE FOLLOWING SEED MIXTURE SHALL BE USED FOR PERMANENT SEEDING OF URBAN AREAS, INCLUDING ANY AREAS PREVIOUSLY MAINTAINED AS A LAWN. THE APPLICATION RATE SHALL BE 4 POUNDS PER 1,000 SQUARE FEET (2 kg per 100 m²).

BLUEGRASS, KENTUCKY	70%
RYEGRASS, PERENNIAL (FINELEAF VARIETY)	10%
FESCUE, CREEPING RED	20%

STABILIZATION SEEDING

STABILIZATION SEEDING SHALL BE IN ACCORDANCE WITH I.D.O.T. STANDARD SPECIFICATION SECTION 2801.05 STABILIZING CROP SEEDING AND FERTILIZING.

SEED MIXTURES SHALL BE ONE OF THE FOLLOWING:

SPRING- MARCH 1 TO MAY 20	1 BUSHEL PER ACRE
WINTER RYE OR OATS	25 LBS. PER ACRE
SUDANGRASS (PIPER)	15 LBS. PER ACRE
FESCUE, KENTUCKY 31 OR FAWN	5 LBS. PER ACRE
ALFALFA (RANGER OR VERNAL)	5 LBS. PER ACRE

SUMMER - MAY 21 TO JULY 20

OATS	1 BUSHEL PER ACRE
SUDANGRASS (PIPER)	35 LBS PER ACRE
FESCUE, KENTUCKY 31 OR FAWN	15 LBS PER ACRE
ALFALFA (RANGER OR VERNAL)	5 LBS PER ACRE

FALL - JULY 21 TO SEPTEMBER 30

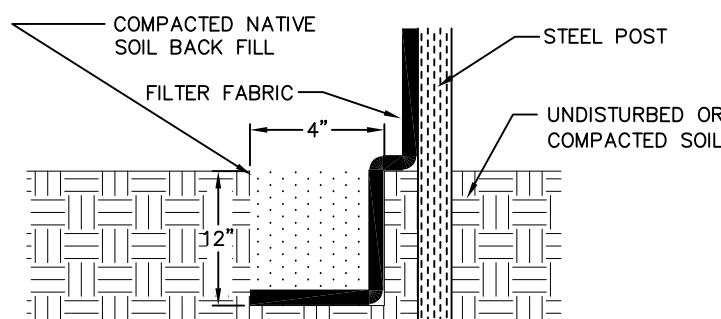
WINTER RYE	2 BUSHEL PER ACRE
FESCUE, KENTUCKY 31 OR FAWN	15 LBS PER ACRE
ALFALFA (RANGER OR VERNAL)	5 LBS PER ACRE

*AFTER AUGUST 31, HAIRY VETCH SHALL BE SUBSTITUTED FOR ALFALFA AT THE RATE OF 10 LBS PER ACRE

FERTILIZER SHALL BE APPLIED AT A RATE OF 450 LBS PER ACRE USING CHEMICALLY COMBINED COMMERCIAL 13-13-13 FERTILIZER.

SILT FENCE DETAIL

N.T.S.



INSTALLATION

- POSTS SHALL BE EITHER 4" DIAMETER WOOD OR 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 4196.01A. 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 SPUN 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 FENCE.
- 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.

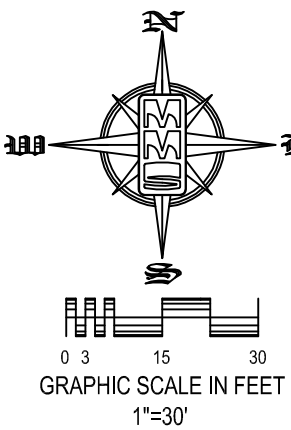
MAINTENANCE

- 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.

I-380 INDUSTRIAL PARK, LOT 9
NORTH LIBERTY, IOWA



LOCATION MAP NOT TO SCALE



NOTES:

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

AUDITORS PARCEL 95009
PLAT BOOK 39, PAGE 15

LOT 7

LOT 8

LOT 11

THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PER IDOT STANDARD ROAD PLAN TC-202 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.



CIVIL ENGINEERS
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LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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

Date	Revision
04-21-16	PER CITY COMMENTS -JDM

SITE PLAN (UTILITY PLAN)

I-380 INDUSTRIAL
PARK, LOT 9

NORTH LIBERTY
JOHNSON COUNTY
IOWA

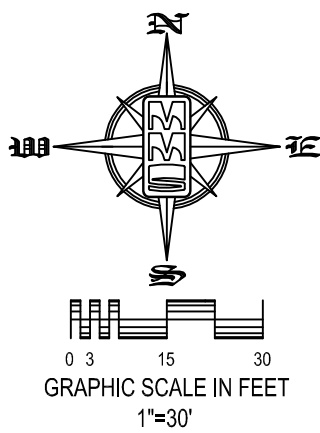
MMS CONSULTANTS, INC.	
Date:	04-01-16
Designed by:	KJB
Drawn by:	JDM
Checked by:	KJB
Project No:	IOWA CITY 6922005
Field Book No:	1133
Scale:	1"=30'
Sheet No:	3
of:	5

SITE PLAN I-380 INDUSTRIAL PARK, LOT 9 NORTH LIBERTY, IOWA

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

OWNER:
CK SQUARED CONSTRUCTION, INC
390 HERKY STREET 2E
NORTH LIBERTY, IOWA 52317

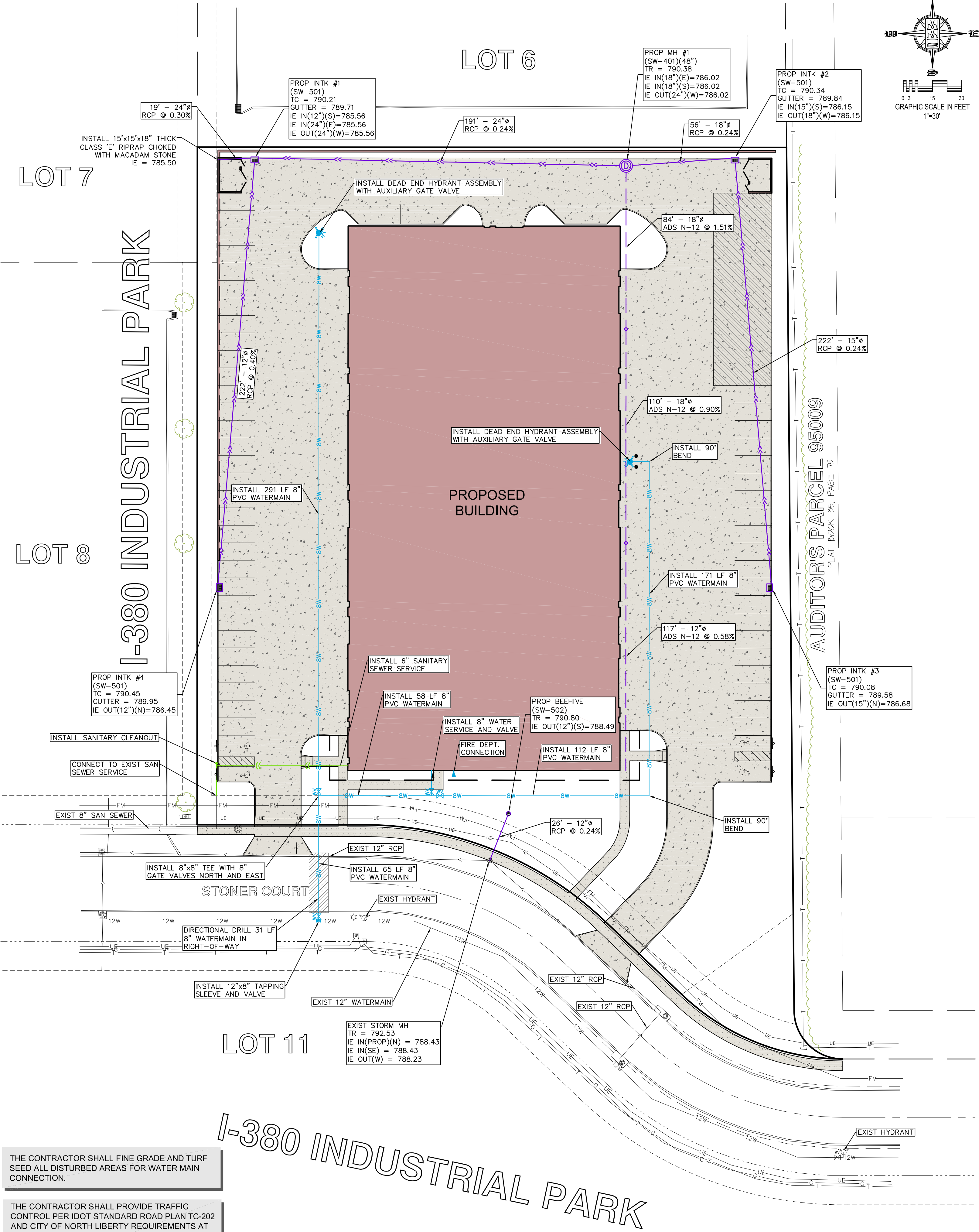
OWNER'S ATTORNEY:
MARCUS MILLS
920 S. DUBUQUE STREET
IOWA CITY, IOWA 52244



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
	GUY POLE
	LIGHT POLE
	SANITARY MANHOLE
	FIRE HYDRANT
	WATER VALVE
	DRAINAGE MANHOLE
	CURB INLET
	FENCE LINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	WATER LINES
	ELECTRICAL LINES
	TELEPHONE LINES
	GAS LINES
	CONTOUR LINES (1' INTERVAL)
	PROPOSED GROUND
	EXISTING TREE LINE
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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.

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



LOCATION MAP
NOT TO SCALE

THE CONTRACTOR SHALL FINE GRADE AND TURF SEED ALL DISTURBED AREAS FOR WATER MAIN CONNECTION.

THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PER IDOT STANDARD ROAD PLAN TC-202 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.

<u>PLAT PREPARED BY:</u>	<u>OWNER:</u>	<u>OWNER'S ATTORNEY:</u>
MMS CONSULTANTS INC.	CK SQUARED CONSTRUCTION, INC	MARCUS MILLS
1917 S. GILBERT STREET	390 HERKY STREET 2E	920 S. DUBUQUE STREET
IOWA CITY, IOWA 52240	NORTH LIBERTY, IOWA 52317	IOWA CITY, IOWA 52244

PLANT LIST - TREES						
QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	NATURE SIZE
#	CH	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2" CAL	D & D	10' X 30'
#	AK	ACER RUBRUM	RED SUNSET RED MAPLE	2" CAL	D & D	10' X 30'
#	GS	GLEDITSIA TRIACANTOS INTERMIS 'SKYLINE'	SKYLINE THORNLESS HONEYLOCUST	2" CAL	D & D	10' X 30'
#	CF	CORNUS FLORIDA	FLOWERING DOGWOOD	1 1/2" CAL	D & D	30' X 120'
#	CC	CERCIS CANADENSIS	EASTERN REDBUD	2" CAL	D & D	30' X 40'
PLANT LIST - SHRUBS, PERENNIALS, ORNAMENTAL GRASSES & GROUND COVER						
QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	NATURE SIZE
#	VC	VEURBURN TILLODIUM COMPACTA	COMPACT AMERICAN GRAMBERY BUSH VEURBURN	24" HT	CONT	5' X 5'
#	TH	THUJA OCCIDENTALIS WOODWARDI	GLOBE ARBORVITAE	18" HT	CONT	5' X 5'

NOTE:
1. ALL HVAC EQUIPMENT WILL BE LOCATED ON THE ROOF AND SHALL BE SCREENED FROM VIEW.

TREE REQUIREMENTS:
1 TREE WITHIN 40' OF EACH SPACE

1 TREE / 2,000 SF BUILDING FOOTPRINT
39,066 @ 1/2,000 SF = 20 TREES

TOTAL TREES REQUIRED = 20 TREES
TOTAL TREES PROVIDED = 20 TREES

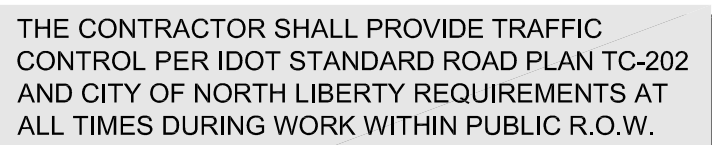
STANDARD LEGEND AND NOTES

	- 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
(6)	- RECORDED DIMENSIONS
22-1	- CURVE SEGMENT NUMBER

-EXIST-	-PROP-

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

- 1 - THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL LOCATIONS OF UNDERGROUND UTILITIES IN SITE PRIOR TO LANDSCAPE INSTALLATION.
- 2 - PLANT QUALITIES ARE FOR INFORMATION ONLY; DRAWING SHALL PREVAIL IF CONFLICT OCCURS.
- 3 - KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60 - 1990, OR MOST RECENT AVAILABLE.
- 4 - LAYOUT OF PLANT MATERIAL AT SITE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 5 - ALL PLANTING BED AREAS SHALL HAVE QUALITY TOPSOIL ADDED (IF NEEDED) BY LANDSCAPE CONTRACTOR TO BRING BED GRADERS "5" - 6" BELOW EXISTING CONCRETE AREAS AND TOP OF DECORATIVE WALLS. PRIOR TO DOING, CONTRACTOR IS RECOMMENDED TO VISIT SITE.
- 6 - FINISH GRADING OF PLANT BED AND SOO AREAS SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
- 7 - ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL HAVE A MINIMUM 3" INCH DEEP BED OF DOUBLE SHEPHERD HARDWOOD GRASS MULCH AND AN APPLICATION OF A PRE-EXISTING FERTILIZER (FERTILIZER APPROVED EQUAL FOR NURSERY CROPS).
- 8 - LANDSCAPE EDGING BETWEEN GRASS MULCH AND LAWN AREAS SHALL BE A GRADE 4" HIGH EDGING ROSE SHALL BE INSTALLED VERTICAL AND ACCORDING TO DETAILS.
- 9 - STAKING SHALL BE REQUIRED ON ALL TREES (EXCEPT MULTI-STEM VARIETIES) STAKES USING (2) OR 4 " 1/2" STAKES TO BE PLACED OUTSIDE OF ROOTBALL AND ADHERED TO TRUNK OF TREE WITH 1/2 GAUGE CABLE AND WOVEN NYLON TREE STRAPS.
- 10 - ALL TREES FREE-STANDING IN LAWN AREAS AND IN PLANTING BEDS SHALL BE WRAPPED WITH A STANDARD MANUFACTURED TREE WRAP AND FASTENED WITH TWINE OR APPROVED METHOD.
- 11 - ALL TREES FREE-STANDING WITHIN LAWN AREAS SHALL HAVE A MINIMUM 4 FT. DIA. RING OF DOUBLE SHEPHERD HARDWOOD GRASS MULCH AT A 3" INCH DEPTH.
- 12 - ALL LANDSCAPE PLANTINGS AND SOO AREAS SHALL BE THOROUGHLY WATERED FOR 14 DAYS AFTER PLANTING (100% OF WATERINGS BEFORE INITIAL ACCEPTANCE AFTER ACCEPTANCE, SOO SHALL BE MAINTAINED FOR 90) DAYS OR UNTIL ROOTED IN.
- 13 - LANDSCAPE CONTRACTOR MUST FOLLOW ALL DETAILS PROVIDED ON SHEETS DESCRIBING LANDSCAPE CONSTRUCTION TECHNIQUES.
- 14 - ALL LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF INITIAL ACCEPTANCE.
- 15 - SEED ALL REMAINING AREAS WITH DOT URBAN MIX.



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

LOCATION MAP

NOT TO SCALE



NORTH LIBERTY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.	
Date:	04-01-16
Designed by:	KJB
Field Book No:	11333
Drawn by:	JDM
Scale:	1"=30'
Checked by:	KJB
Sheet No:	4
Project No:	IOWA CITY 6922005
of:	5



CIVIL ENGINEERS
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Date	Revision
04-21-16	PER CITY COMMENTS -JDM

SITE PLAN (GENERAL NOTES AND DETAILS)

I-380 INDUSTRIAL
PARK, LOT 9

NORTH LIBERTY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	04-01-16
Designed by:	KJB
Drawn by:	JDM
Checked by:	KJB
Project No:	IOWA CITY 6922005
Field Book No:	1133
Scale:	NTS
Sheet No:	5
of:	5

SANITARY SEWER AND WATER MAIN CONSTRUCTION NOTES

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

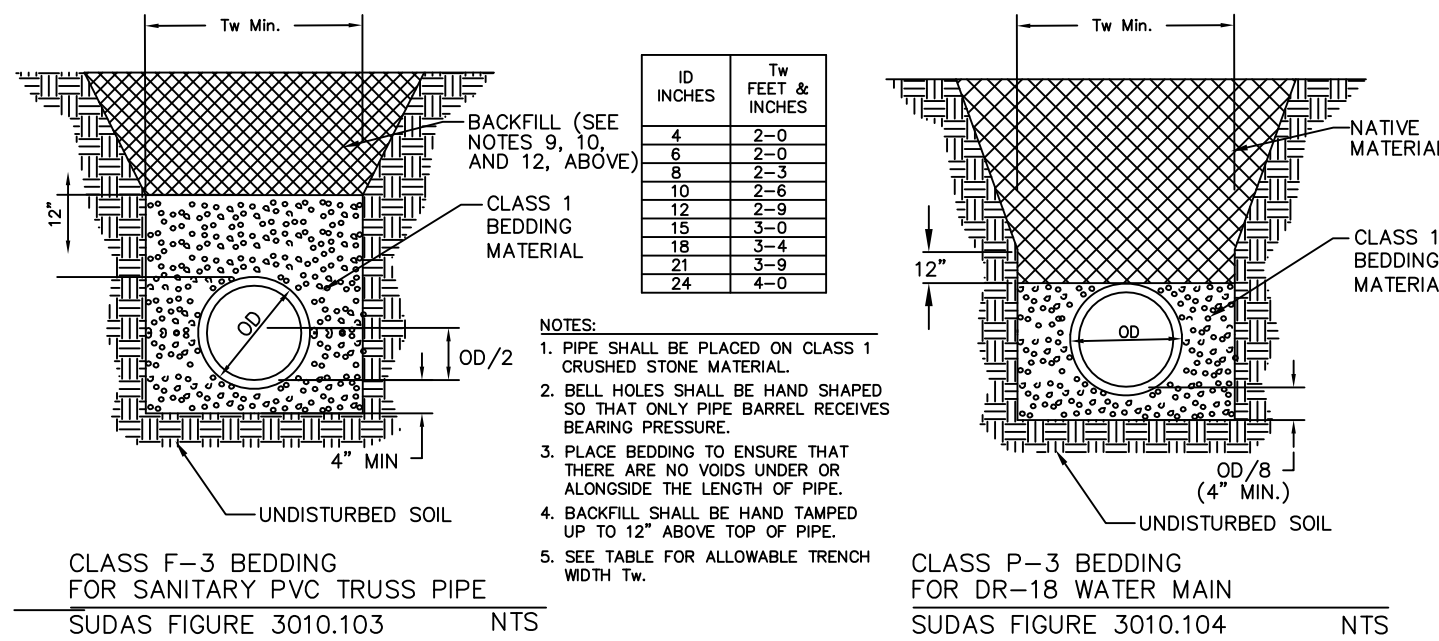
- SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AS PREPARED BY MMS CONSULTANTS, INC. CONSTRUCTION SHALL ALSO CONFORM TO THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) MANUAL, AND TO THE CITY OF NORTH LIBERTY STANDARDS AND APPROVED MANUFACTURERS/MODELS.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

THE FOLLOWING MINIMUM CLEARANCES MUST BE MAINTAINED, ACCORDING TO SUDAS SPECIFICATION 5010.3.07:

LOW PRESSURE AIR TESTING (SUDAS 4060.3.04.C)	SUDAS TABLE 4060.02: TEST DURATION	
	PIPE DIAMETER, (INCHES)	TEST PERIOD DURATION (MINUTES)
A. PERFORM FROM MANHOLE-TO-MANHOLE AFTER BACKFILL, CLEAN AND WET PIPE LINE	8	4.0
	10	5.0
	12	6.0
	15	7.0
	18	8.5
	21	10.0
	24	11.5
B. PLUG ALL INLETS AND OUTLETS TO RESIST THE TEST PRESSURE.	10	5.0
	12	6.0
	15	7.0
	18	8.5
	21	10.0
	24	11.5
C. USE THE TABLE TO THE RIGHT TO DETERMINE THE TEST DURATION FOR SECTION BEING TESTED. PRESSURE HOLDING TIME IS BASED ON AVERAGE HOLDING PRESSURE OF 3.0 PSI OR DROP FROM 3.5-2.5 PSI.	30	14.0
	36	17.0
	42	20.0
	48	23.0
	54	25.5
	60	28.5
D. INTRODUCE LOW-PRESSURE AIR INTO SEALED LINE AND ACHIEVE INTERNAL AIR PRESSURE OF 4 PSIG GREATER THAN MAXIMUM PRESSURE EXERTED BY GROUNDWATER ABOVE PIPE INVERT. PRESSURE IN SEWER SHOULD NOT EXCEED 5.0 PSI.		
E. ALLOW 2 MINUTES MINIMUM FOR AIR PRESSURE TO STABILIZE. DISCONNECT LOW-PRESSURE AIR HOSE FROM CONTROL PANEL.		
F. WHEN PRESSURE HAS STABILIZED AND IS AT OR ABOVE THE STARTING TEST PRESSURE OF 3.5 PSI, COMMENCE THE TEST. RECORD THE DROP IN PRESSURE FOR THE TEST PERIOD. THE TEST MAY BE DISCONTINUED WHEN THE PRESCRIBED TEST TIME HAS BEEN COMPLETED, EVEN THOUGH 1.0 PSI DROP HAS NOT OCCURRED.		
G. IF THE GROUNDWATER LEVEL AT THE TIME OF TESTING IS ABOVE THE PIPE INVERT, ADD 0.43 PSI OF AIR PER FOOT OF WATER ABOVE THE INVERT TO TEST AIR PRESSURE RANGE OF 2.5 PSI TO 3.5 PSI STATED ABOVE.		
H. IF THE PRESSURE DROP EXCEEDS 1.0 PSI DURING THE TEST PERIOD, THE TEST WILL BE CONSIDERED TO HAVE FAILED. LOCATE AND REPAIR LEAKS, AND RETEST THE LINE.		
I. AIR TESTING SHALL BE CONSIDERED INCIDENTAL TO SANITARY SEWER CONSTRUCTION.		

- ALL PVC TRUSS SEWERS SHALL HAVE A DEFLECTION TEST PERFORMED AS FOLLOWS:
 - DEFLECTION TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS.
 - DEFLECTION TEST TO BE CONDUCTED BY PULLING A 9 ARM DEFLECTION MANDEL, COMPLYING WITH APPLICABLE ASTM STANDARDS, THROUGH SEWER BY HAND, IN ACCORDANCE WITH SUDAS SPECIFICATION 4060.3.05.
 - NO PIPE SHALL EXCEED A DEFLECTION OF 5% OF INSIDE PIPE DIAMETER.

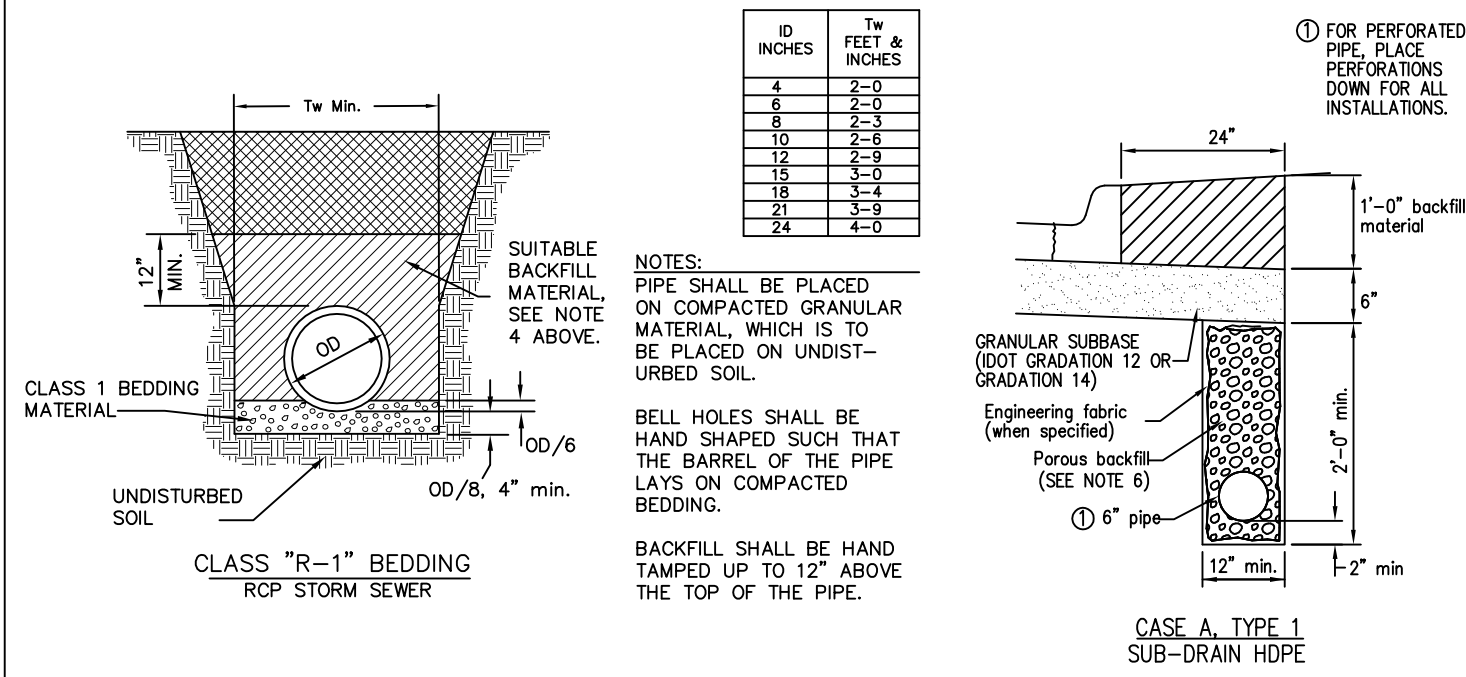
- MANHOLE FRAME AND LID TO BE NEENAH R-1642 SELF SEALING OR APPROVED EQUAL. MANHOLE FRAMES IN PAVING SHALL ALSO BE NON-ROCKING.
- CONTRACTOR SHALL PROVIDE A 2-YEAR MAINTENANCE BOND WITH THE CITY OF NORTH LIBERTY COVERING DEFECTIVE MATERIALS AND WORKMANSHIP FOR ALL SANITARY SEWER AND WATER SYSTEM IMPROVEMENTS.



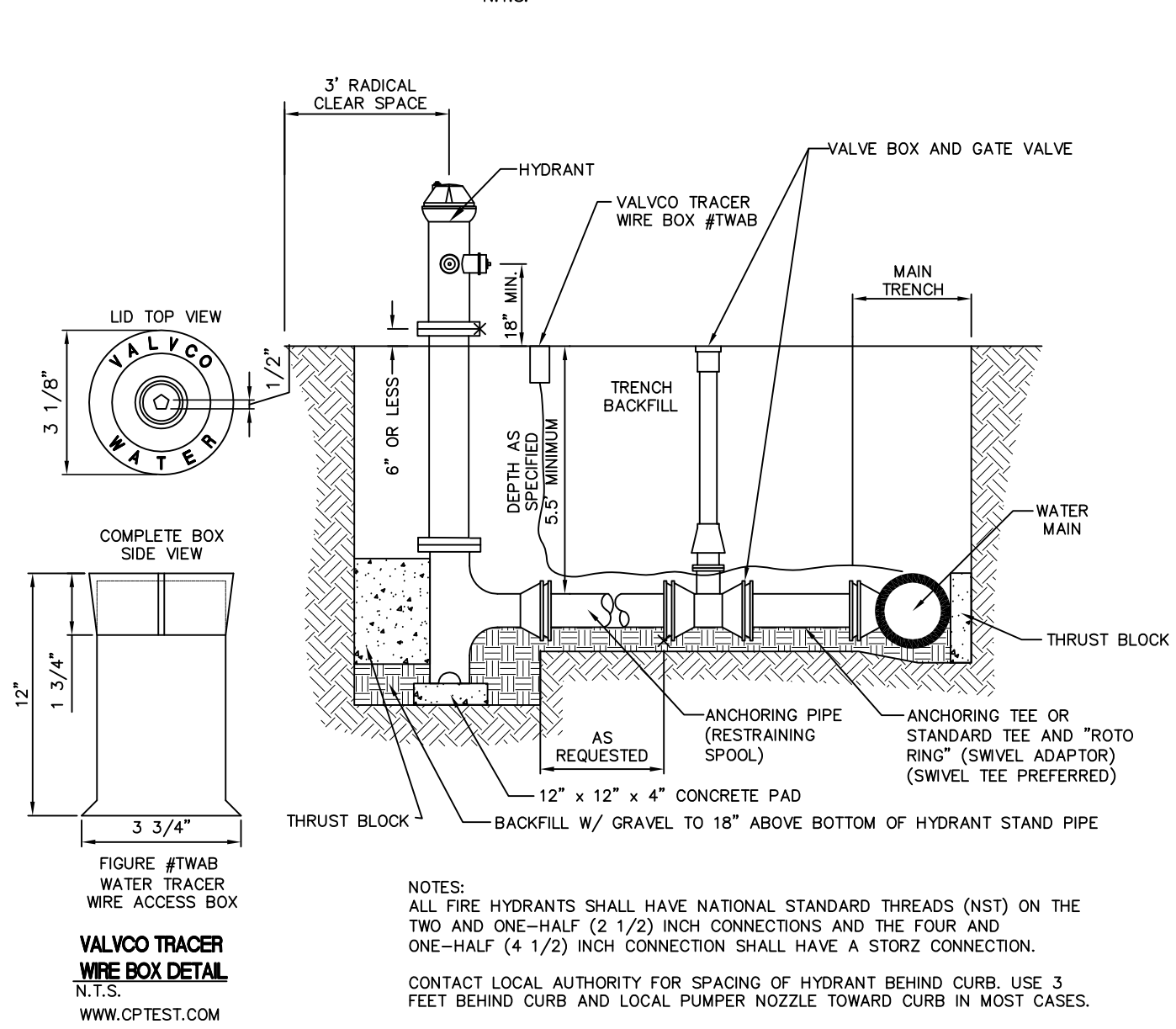
WHERE PUBLIC OR PRIVATE UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS, OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THOSE FACILITIES 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 THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

STORM SEWER AND SUB-SURFACE CONSTRUCTION NOTES

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



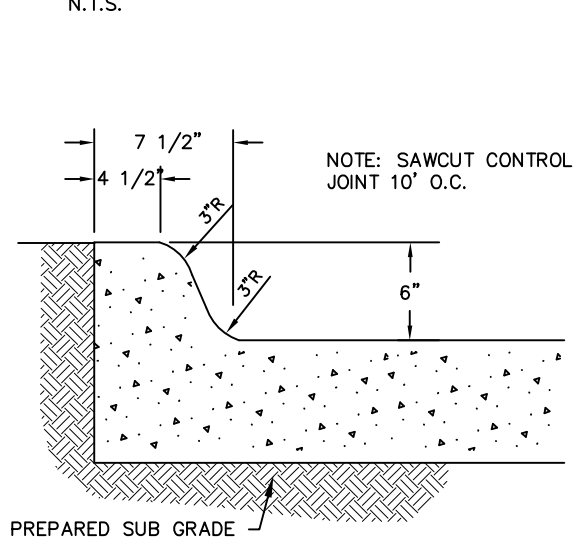
TYPICAL HYDRANT



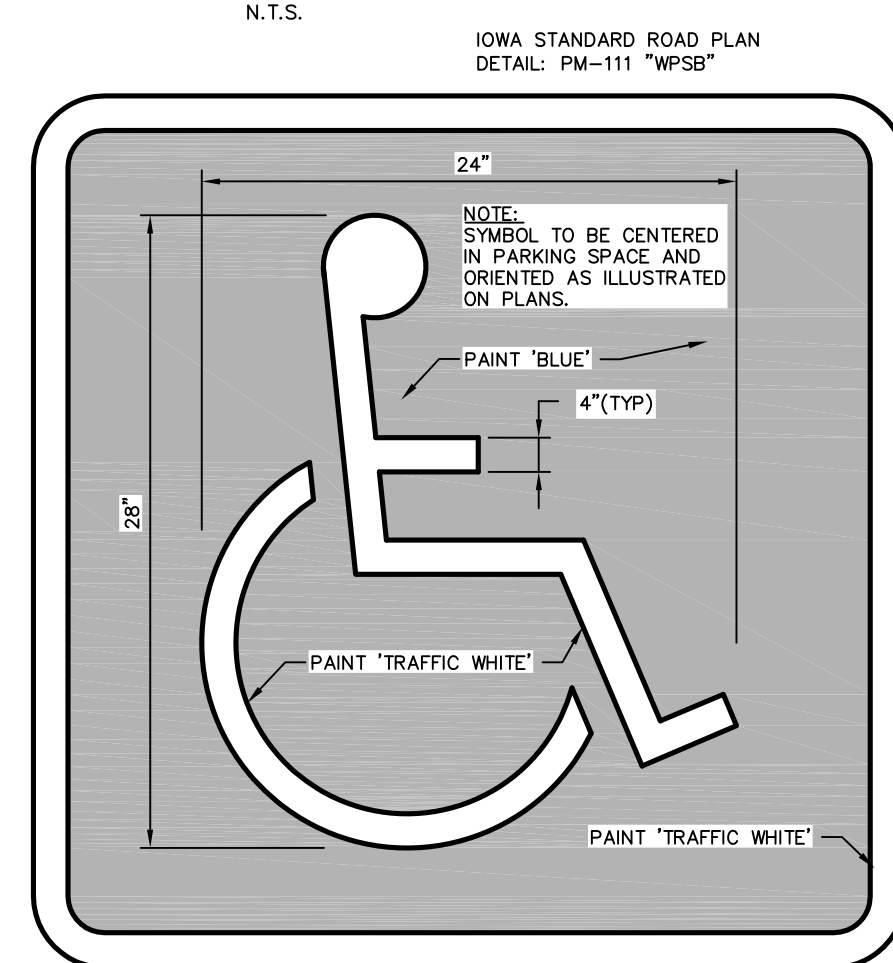
PAVING CONSTRUCTION NOTES

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

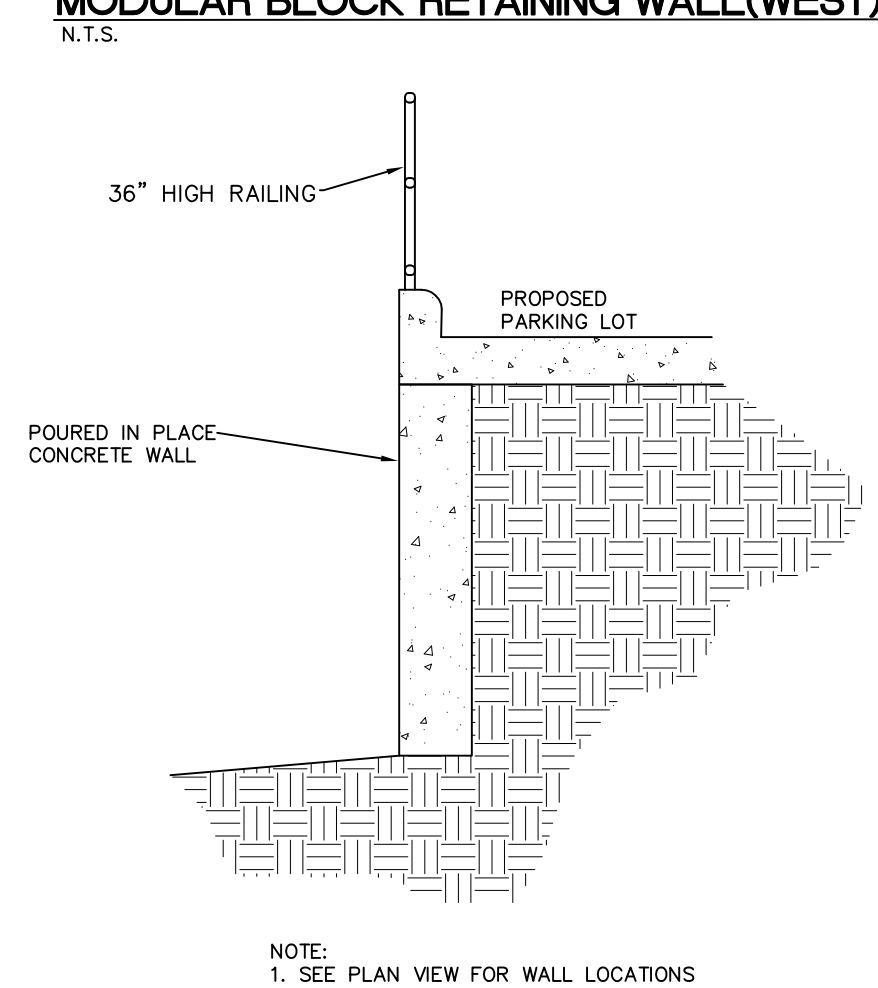
6" STANDARD CURB DETAIL



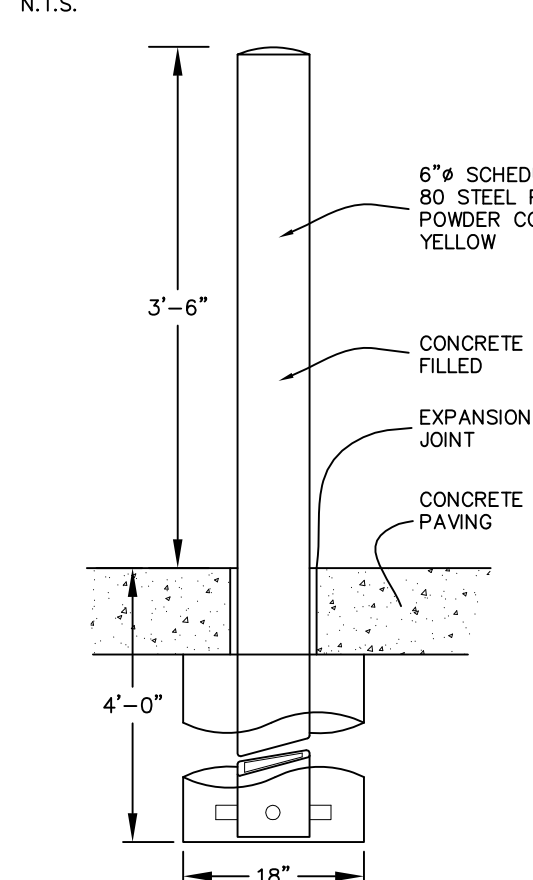
ACCESSIBLE PARKING SYMBOL



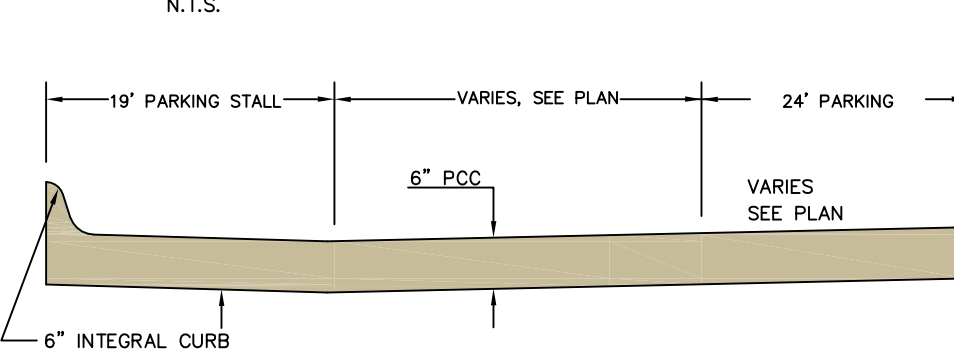
MODULAR BLOCK RETAINING WALL(WEST)



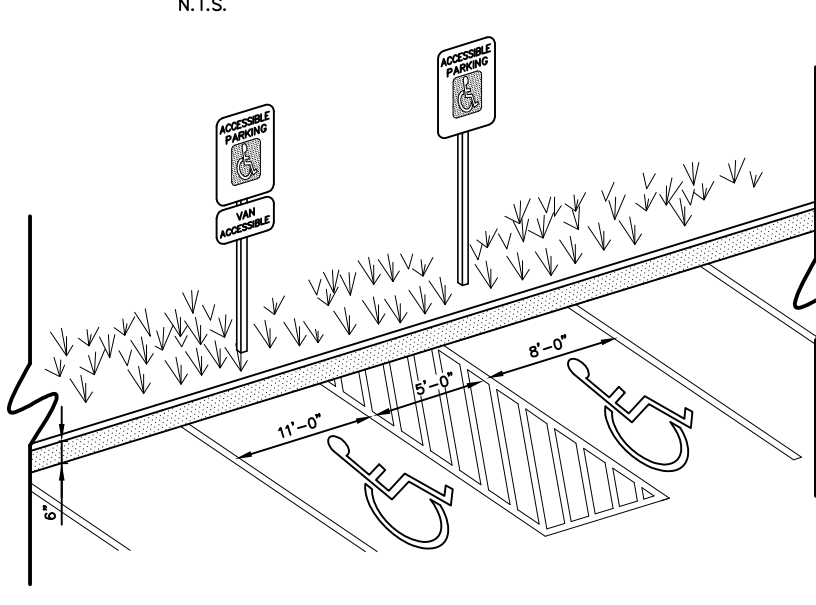
TYPICAL BOLLARD DETAIL



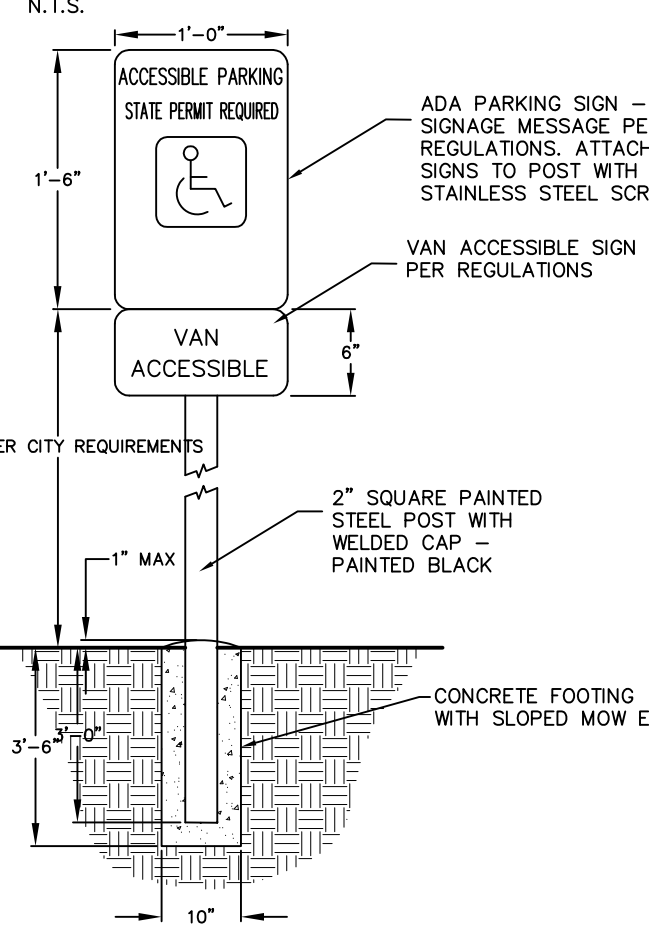
TYPICAL DRIVE/PARKING SECTION



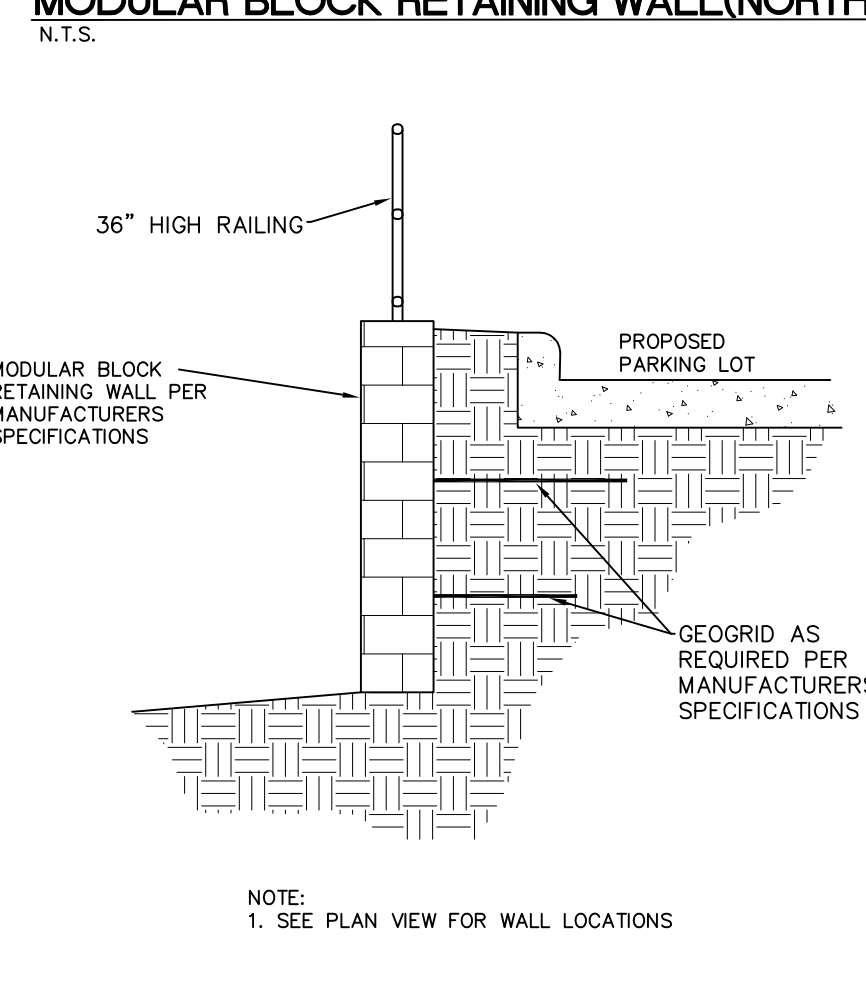
ACCESSIBLE PARKING DETAIL



ACCESSIBLE SIGN DETAIL

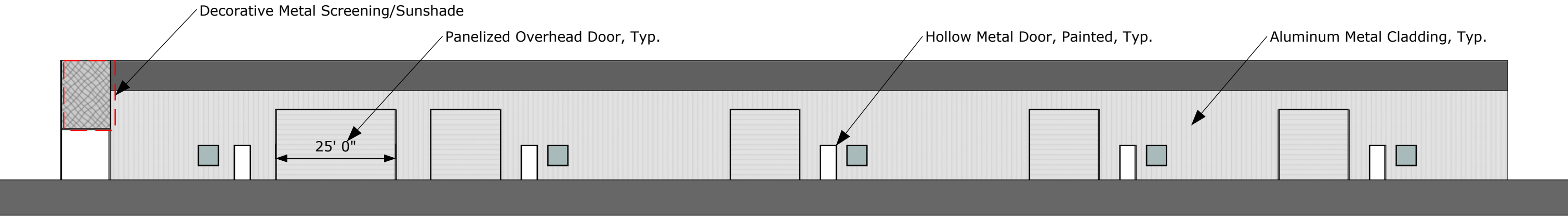


MODULAR BLOCK RETAINING WALL(NORTH)

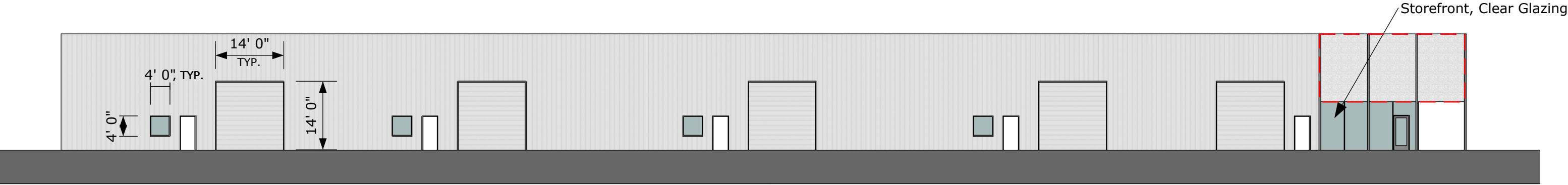


SHEET INDEX

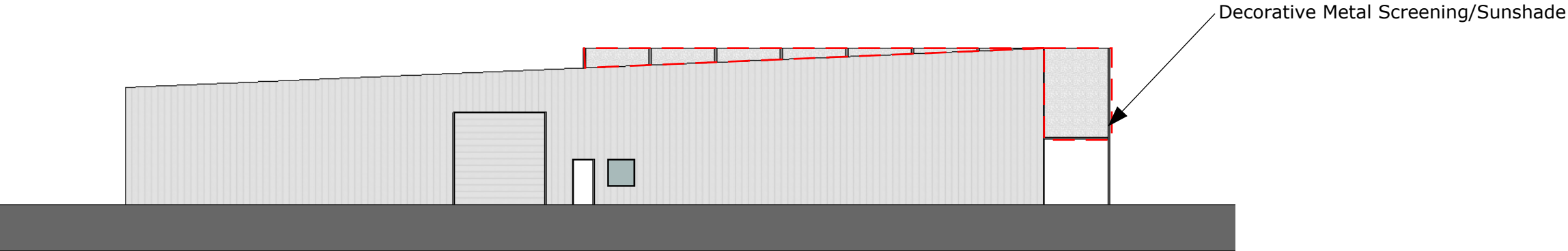
- LAYOUT AND DIMENSION PLAN
- GRADING PLAN AND SWPPP
- UTILITY PLAN
- LANDSCAPE PLAN
- GENERAL NOTES AND DETAILS



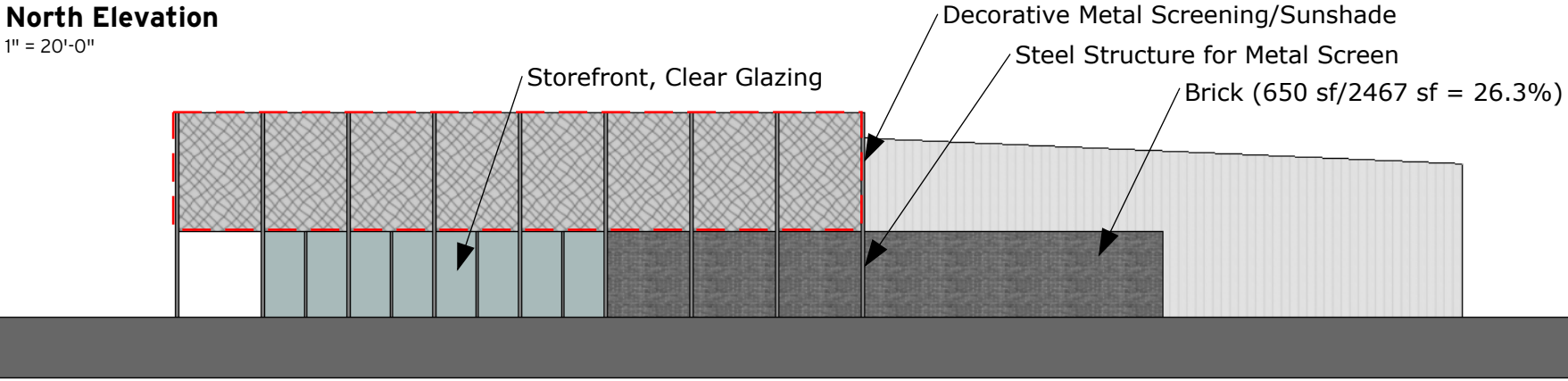
East Elevation
1" = 20'-0"



West Elevation
1" = 20'-0"



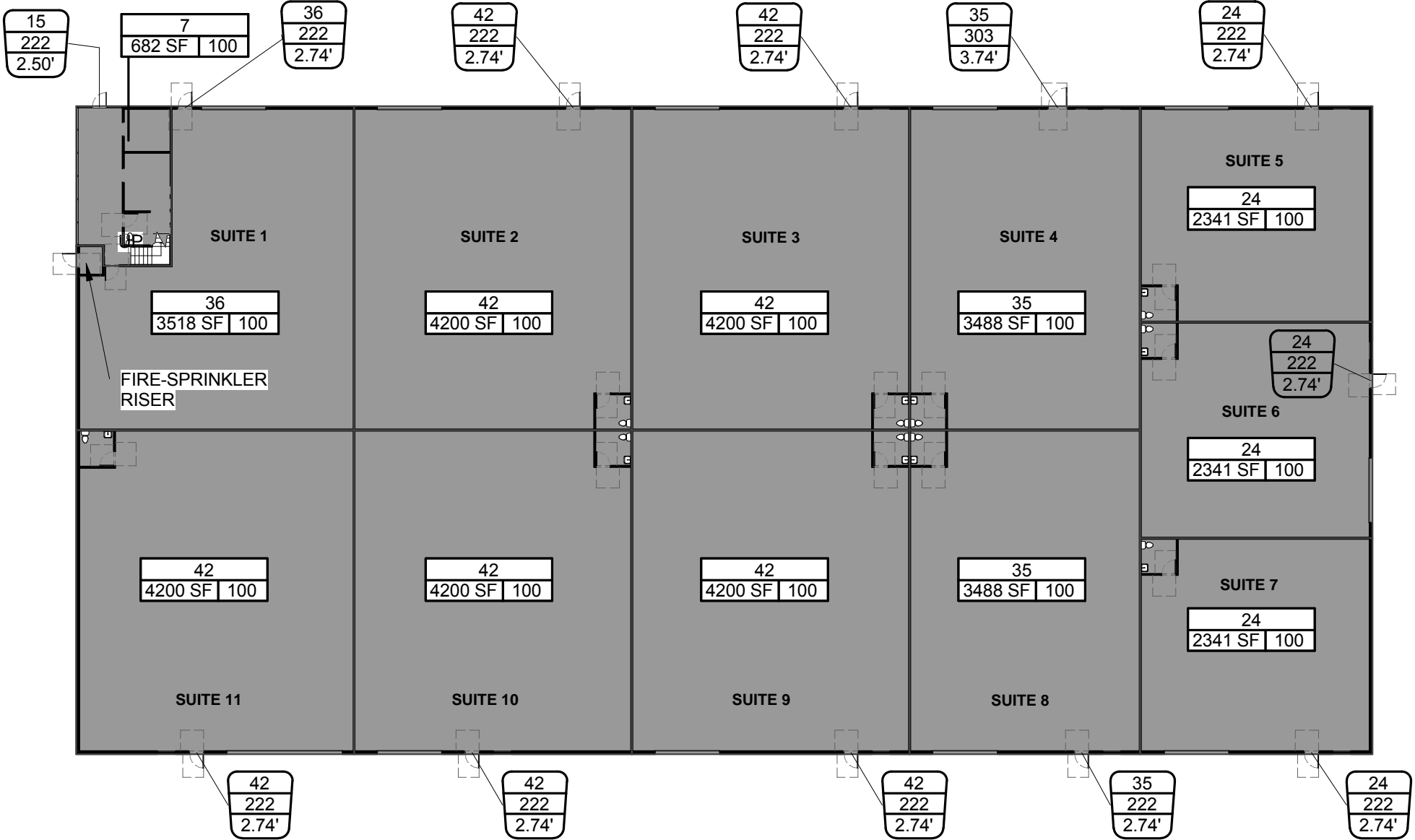
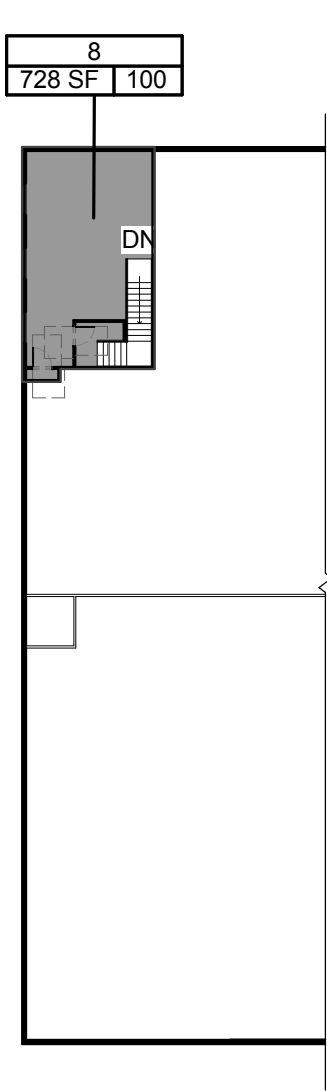
North Elevation
1" = 20'-0"



South Elevation (From Stoner Ct.)_
1" = 20'-0"

Building Use:

Factory Industrial Group F-1 Moderate-hazard Occupancy
Moderate-hazard Storage, Group S-1
Fully Sprinkled
No Separation Requirement (Table 508.4)
Type of Construction: IIB Non-combustible
Area Increases for Sprinkler and Frontage: 275%
Allowable Building Area: 15,500sf x 2.75% = 42,625sf (gross)
Actual Building Area: 39,200sf (gross)



OCCUPANCY SPACE TAG

XX
1150 SF | XXX

NUMBER OF CALCULATED OCCUPANTS
OCCUPANT LOAD FACTOR (SQ. FT. / PERSON)
SQ. FT. OF SPACE

MEANS OF EGRESS DOOR TAG

XXX
XXX
XX.X"

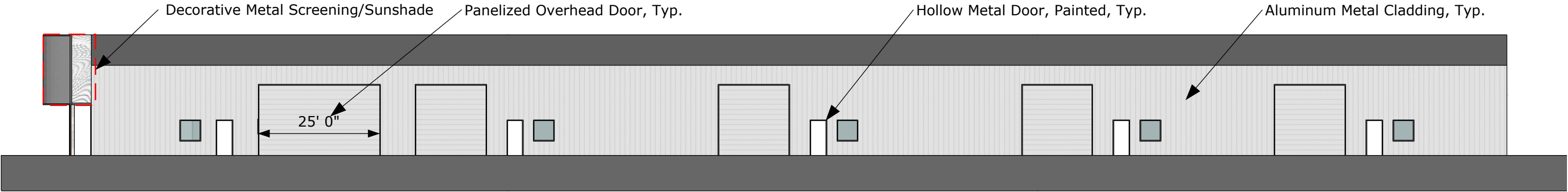
TOTAL NUMBER OF OCCUPANTS EXITING
CAPACITY OF EXIT ELEMENT
ACTUAL EXIT WIDTH (INCHES)

CODE ANALYSIS

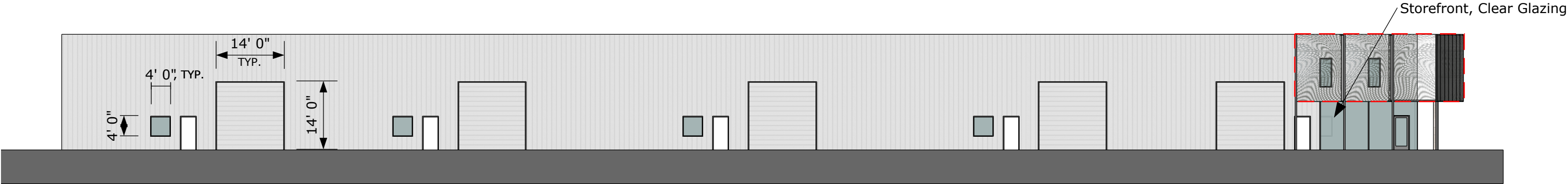
Factory Industrial Group F-1 Moderate-hazard
Occupancy
Moderate-hazard Storage, Group S-1
Fully Sprinkled
No Separation Requirement (Table 508.4)
Type of Construction: IIB Non-combustible
Area Increases for Sprinkler and Frontage: 275%
Allowable Building Area: 15,500sf x 2.75% = 42,625sf (gross)
Actual Building Area: 39,200sf (gross)
Total Occupant Load: 400 Occupants

1 AREA PLAN - L2
1" = 30'-0"

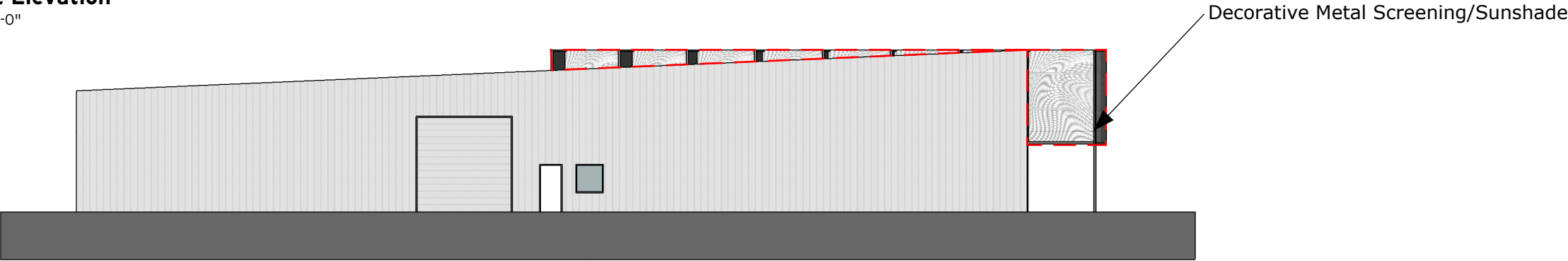
2 AREA PLAN - L1
1" = 30'-0"



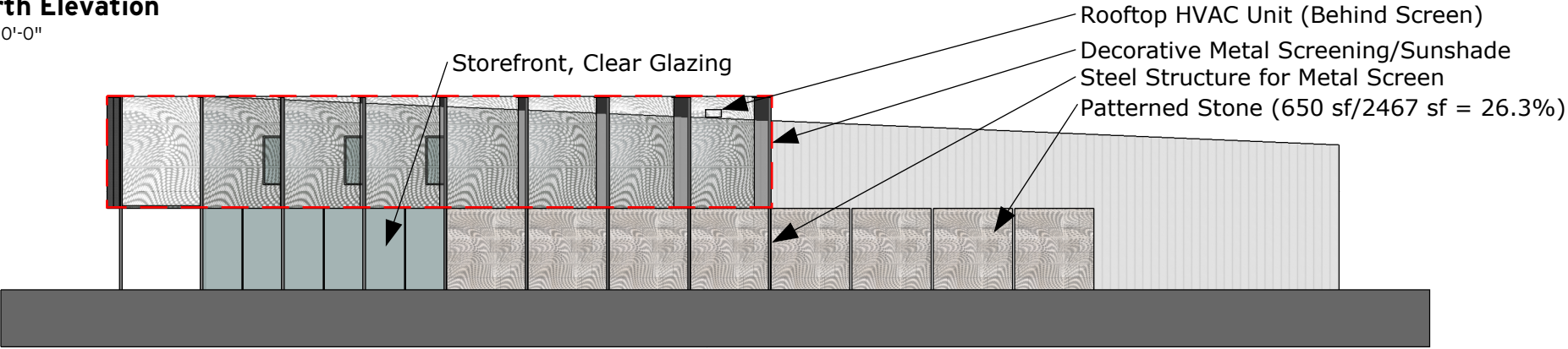
East Elevation
1" = 20'-0"



West Elevation
1" = 20'-0"

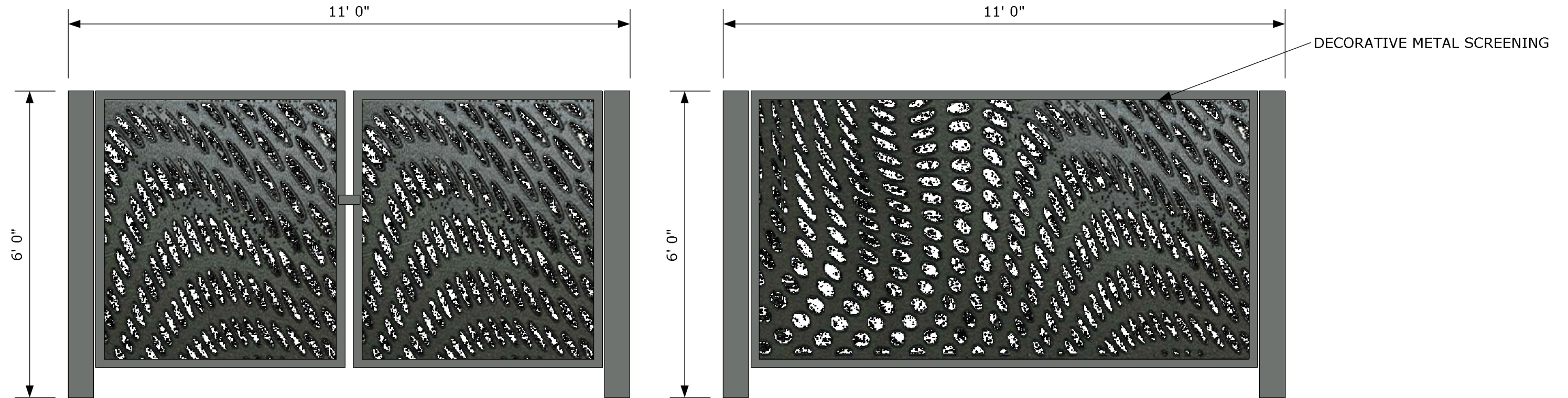


North Elevation
1" = 20'-0"



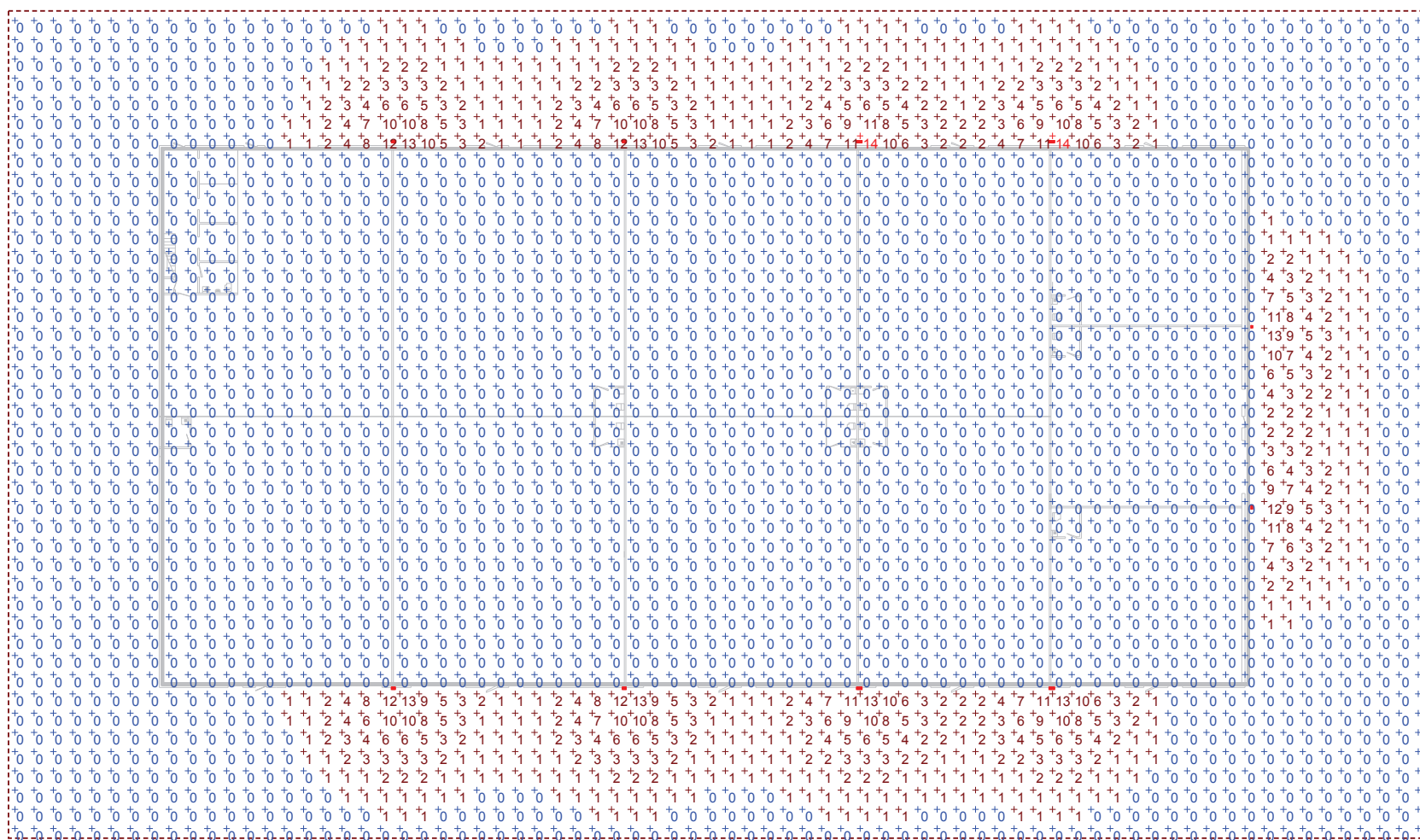
South Elevation (From Stoner Ct.)
1" = 20'-0"





SCALE 1/2" = 1'-0"

Commercial outdoor



Plan View

Scale - 1" = 40'

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Lumens Per Lamp	Lamp	Light Loss Factor	Wattage
	A	10	Lithonia Lighting	OLWX2 LED 90W 50K	90W 5000K LED WALL PACK	1	OLWX2_LED_90W_50K.ies	7317.987	LED	1	88

Designer

Brock Steinke

Date

3/16/2016

Scale

Not to Scale

Drawing No.

Summary

PARKING AND STORAGE AMENDMENT

General regulations. Except for approved warehouse uses, parking and storage at any site should be directly related to the use of that site, or it would be considered to be warehousing. Following modifications would be made to section 169.01: Off-Street Parking, and 169.06(7): Accessory Uses in All Other Zones.

169.01 OFF-STREET PARKING.

1. General. There shall be provided at the time of erection of any main building or at any time such buildings are altered, enlarged, converted, or increased in capacity – or when a change in the use would require additional parking – minimum off-street parking space with adequate provision for ingress and egress by standard-sized vehicles, in accordance with the requirements of this section.

2. Off-Street Loading Space Required. In any district every building or part hereafter erected, having a gross floor area of 10,000 square feet or more, which is to be occupied by manufacturing, storage, warehouse, goods display, retail store, wholesales store, market, hotel, hospital, mortuary, office buildings, dry cleaning, or similar uses which require the receipt or distribution by vehicles of material or merchandise, there shall be provided and maintained on the same lot with such building at least one off-street loading space, and for multiple-tenant commercial/retail shopping centers, one additional such loading space for every 20,000 square feet or fraction thereof of gross floor area used in excess of 10,000 square feet, provided that the total number of loading spaces is not required to be more than the total number of occupying tenants.

A. Each loading space shall be not less than 10 feet in width and 20 feet in length for loading spaces not requiring loading dock access, and 50 feet in length for loading dock access for trucks, designed in a manner acceptable to the City providing adequate space for loading access.

B. Such loading area may occupy part of a required yard or court space, except yard or court space required by bulk regulations specified in each zoning district, and provided the loading area and access roadways meet all setback required of off-street parking areas as set forth in subsection 10 of this section.

C. Loading yards and loading docks shall be buffered from the general public view, public street, public buildings, recreation facilities, parks, schools, places of assembly, residential zones and uses, and from all other adjoining properties where is determined said loading areas are considered offensive to more restrictive adjoining uses.

D. All loading yards and access to loading yards and loading docks shall be paved with asphaltic or Portland cement concrete pavement in accordance with surfacing requirements set forth in subsection 11 of this section.

3. Off-Street Parking Definition. Off-Street Parking is defined in this chapter as marked spaces as well as associated drives and aisles used for access or maneuvering vehicles, and all islands, walkways, or additional hard surface areas intended to accommodate all employee parking, visitor and customer parking, and other temporary use where vehicles come and go and fit within individual spaces; on private property. Off-street parking shall not be used for storage except as provided in 169.13(6).

4. Off-Street Parking Area Storage Definition. Storage related to off-street parking areas is defined in this chapter as the act of keeping any property on or within off-street parking area(s) for more than 10 consecutive hours out of any 24 hour period.

Commented [DW1]: "something that is owned by a person, business, etc."

3-5. Required Number of Parking Spaces. The off-street parking spaces required for each use permitted by this code shall not be less than as set out in Table 169-A, provided that any fractional parking space be computed as a whole space. Notwithstanding the amount of off-street parking required by this code, the Code Official may approve less off-street parking when the proponent of a use demonstrates that, because of special circumstances involved with a particular use, it is obvious that the off-street parking required by this code exceeds any reasonable likely need.

Table 169-A – Off-Street Parking Schedule

USE	NUMBER OF PARKING SPACES REQUIRED
One- and Two-Family Dwelling	2 per dwelling unit
Multi-Family Units	2.2 per dwelling unit
Elderly Multi-Family Units	1.2 per dwelling unit
Vehicle Fueling and Service Station	1 for every 300 gross square feet, plus 1 per employee
Vehicle Repair Garage	1 for every 300 gross square feet, plus 1 per employee
Professional Office	1 for every 200 gross square feet
Retail	1 for every 200 gross square feet
Communication Equip Room	1 for every 2,000 gross square feet
Restaurant	1 for every 100 gross square feet
Restaurant, Delivery, No seating	1 for every 500 gross square feet, plus 1 per employee
Dance Hall	1 for every 100 gross square feet
Funeral Homes, Mortuaries	1 for every 200 gross square feet
Warehouse	1 for every 2,000 gross square feet, plus 1 per employee
Assembly	1 for every 4 seats provided
Place of Worship	1 for every 10 seats provided
Medical Office	1 for every 200 gross square feet
Schools	1 for every 3.5 seats in assembly rooms, plus 1 for each faculty member
Radio and Television Station	1 for every 400 gross square feet
Hospital	1 for each bed, plus 1 for each employee
Hotel/Motels	1 for each guest room, plus 1 for every 500 square feet
Industry	1 for every 500 square feet

4-6. Parking Stall Dimensions.

A. Width. A minimum width of 9 feet shall be provided for each parking stall, with the following exceptions:

- (1) Compact parking stalls may be 8 feet wide.
- (2) Parallel parking stall may be 8 feet wide.

B. Length. A minimum length of 19 feet shall be provided for each parking stall, with the following exceptions:

- (1) Compact parking stall may be 15 feet in length.
- (2) Parallel parking stalls shall be a minimum 22 feet in length.

~~5-7.~~ Driveway Design. All parking facilities access drives located within the public right-of-way shall be installed in accordance with the Municipal Design Standards.

~~6-8.~~ Driveway Width. Every parking facility shall be provided with one or more access driveway, the width of which shall be the following:

- A. RS and RD driveways – at least 10 feet
- B. All other driveways and aisles – 12 feet for one-way enter/exit; 22 feet for two-way enter/exit.

~~7-9.~~ Driveway and Ramp Slopes. The maximum slope of any driveway or ramp shall not exceed 20 percent. Transition slopes in driveways and ramps shall be provided in accordance with the Municipal Design Standards.

~~8-10.~~ Stall Accessibility. Each required parking stall shall be individually and easily accessible based on good engineering practice. No automobile shall be required to back onto any public street or sidewalk to leave any parking stall when such stall serves more than one- and two-family dwelling uses. All portions of a public lot or garage shall be accessible to other portions thereof without requiring the use of any public street.

~~9-11.~~ Compact-to-Standard Stall Ratio. The maximum ratio of compact stalls to standard stalls in any parking area shall not exceed 1 to 3.

~~10-12.~~ Parking Facility and Loading Area Setback Requirements. Every public or private off-street parking area and loading area shall be developed and maintained in accordance with the following requirements:

Pavement to Property Line Minimum Setback Distance ¹

District	R.O.W. Line	Side Lot Line	Rear Lot Line
R	25 feet ²	3 feet ³	3 feet ⁴
R/FB	10 feet ⁵	5 feet	5 feet
C	10 feet	5 feet	5 feet
O/RP	25 feet	25 feet	10 feet
I	10 feet	5 feet	5 feet

1 The required setback area shall be landscaped in accordance with Section 169.02

2 RS and RD Districts driveways and any associated off-street parking areas may be within the front yard, but shall not occupy greater than 50 percent of the area between the building setback line and public right of way, shall not provide greater than one parking space in addition to that provided in the travel portion of the driveway, and so graded to dispose of surface water to the street or public designated storm water drainage facilities.

- | | |
|---|--|
| 3 | Except for a lot line between zero lot developments. |
| 4 | In all R districts the required parking area shall be at least 20 feet from any public or private alley right-of-way line. |
| 5 | Except parking is permitted in the R-FB dwelling lot front yard area. |

~~11.13.~~ **Surface Material.** All off-street parking, loading areas, and access drives shall have a durable and dust-free surface paved with asphaltic or Portland cement concrete pavement in accordance with the specifications as herein set forth. Off-street parking of automobiles, vans, campers, trucks, trailers, tractors, recreational vehicles, boats, construction equipment, and any other mobile vehicle equipped for street and highway travel shall be on an asphaltic or Portland cement concrete paved off-street parking area as required herein and not parked or stored within the landscaped open spaced area. Exception: Occupants in RS and RD Districts may store ~~a~~ one boat, RV or camper less than 15,000 pounds in the side and rear yard landscaped area either on the paved driveway or at the side of the house behind the front yard setback, but only on paving that meets the required side yard building setback. All off-street parking areas and associated driveway, access roadways, and frontage roads, except driveways for single-family residences, shall be constructed with permanent, integrally attached 6-inch Portland cement concrete high curbing or curbing of alternate height acceptable to the City (prefabricated portable curb stops shall not be considered an acceptable alternate), and shall be so graded and drained as to dispose of all surface water accumulation within the area; and shall be so arranged and marked as to provide for orderly and safe loading or unloading and parking and storage of self-propelled vehicles. The minimum thickness of pavement of the parking facilities shall be as follows:

A. Portland cement concrete shall have a minimum thickness of four inches for residential uses and five inches for all other uses. The subgrade shall have a minimum subgrade modulus (K) of 150. Additional thickness of Portland cement concrete may be utilized to create an equivalent subgrade modulus if the existing subgrade modulus is less than 150.

B. Asphaltic concrete shall have a minimum thickness of four and one-half inches for residential uses and five and one-half inches for all other uses. The subgrade shall have a minimum CBR of 5. Additional thickness of asphaltic concrete may be utilized to create equivalent CBR of the existing CBR is less than 5. Pavement shall be designed in accordance with the Asphalt Institute's *Thickness Design Manual*.

~~12.14.~~ **Striping.** All parking stalls shall be striped substantially. Exception: A private garage or parking area for the exclusive use of a single-family dwelling.

~~13.15.~~ **Lighting.** The lighting standards, as set out in Section 169.12(I), shall be met as part of the off-street parking standards set out in this section.

(Ord. 13-15 – Feb. 14 Supp.)

~~14.16.~~ **Parking Area Lighting Fixture.** The City shall approve all exterior lighting fixtures before installation. Wood utility poles shall not be used to support a parking light fixture.

~~15.17.~~ **Handicapped Parking Requirements.** Provision of handicapped parking stalls within off-street parking and loading facilities shall be in accordance with the *Code of Iowa* Chapter 104A and this code.

A. These requirements apply to all public and private parking facilities, temporary or permanent, used by the general public.

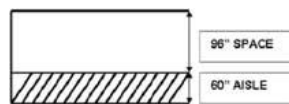
Commented [DW2]: Comment: Boats, Rvs and campers can be almost as large as a house or outbuilding and are frequently not attractive. The solution that best maintains residential quality of life would be to disallow this storage, but since it has been in the code since about 2000, that is probably not practical.
Options to consider:
1. Grace period or 1, 5, 10 years.
2. Grandfather existing for current owner.

(1) Parking spaces designated for physically disabled persons and accessible passenger loading zones that serve a particular building shall be located on the shortest possible accessible circulation route to an accessible entrance of the building. In separate parking structures or lots that do not serve a particular building, parking spaces for physically disabled persons shall be located on the shortest possible circulation route to an accessible pedestrian entrance of the parking facility. When handicapped parking spaces are required for buildings with more than one accessible entrance, the spaces shall be distributed so that each accessible entrance shall have at least one parking space located on the shortest accessible route to that entrance.

EXCEPTION: If the required number of spaces is less than the number of accessible entrances, the spaces shall be distributed so that as many entrances as possible are served by at least one handicapped parking space located on the shortest accessible route to those entrances.

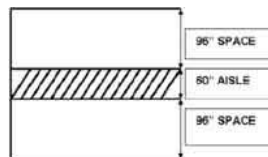
(2) Single parking spaces designated for physically handicapped people shall be at least 96 inches wide and shall have an adjacent access aisle 60 inches wide (see Figure 1). Parking vehicle overhangs shall not reduce the clear width of an accessible circulation route. Parking spaces and access aisles shall be level with surface slopes not exceeding 1:50 in all directions.

FIGURE 1



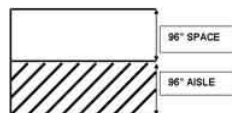
(3) Two accessible parking spaces may share a common access aisle. (See Figure 2.)

FIGURE 2



(4) The first parking space provided in a parking lot or parking structure, and every eighth handicapped parking space provided thereafter, shall be a van-accessible space. A van-accessible space shall be 96 inches wide with an adjacent access aisle at least 96 inches wide. (See Figure 3.) Two adjacent van-accessible spaces may share a common access aisle.

FIGURE 3



EXCEPTION: Entities providing handicapped parking spaces are not required to provide van-accessible spaces if all of the handicapped parking spaces provided in

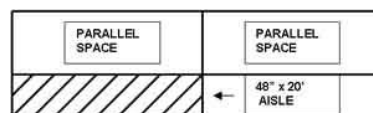
a parking lot or structure are universally accessible. A universally accessible space is at least 132 inches wide with an adjacent 60-inch wide access aisle. Two adjacent universally accessible spaces may share a common access aisle. (See Figure 4.)

FIGURE 4



(5) Passenger loading zones shall provide an access aisle at least 48 inches wide and 20 feet long adjacent and parallel to the vehicle pull-up space. (See Figure 5.) Vehicle standing spaces and access aisles shall be level with surface slopes not exceeding 1:48 in all directions.

FIGURE 5



NOTE: Projects which are required to comply with the *Uniform Federal Accessibility Standards* shall provide a width of 60 inches for the access aisle.
(Ord. 14-19 – Feb. 15 Supp.)

(6) A minimum vertical clearance of 98 inches shall be provided at accessible passenger loading zones and along vehicle access routes to such areas from site entrances.

NOTE: *Uniform Federal Accessibility Standards* require 114 inches of vertical clearance.
(Ord. 14-19 – Feb. 15 Supp.)

(7) If there are curbs between the access aisle and vehicle pull-up space, then a curb ramp complying with *Code of Iowa* Chapter 216C shall be provided.
(Ord. 13-07 – July 13 Supp.)

(8) Accessible parking spaces shall be designated as reserved for physically handicapped people by a sign having a blue background and bearing the international symbol of accessibility in white. The handicapped parking sign shall be affixed vertically on another object so that it is readily visible to a driver of a motor vehicle approaching the handicapped parking space.
(Ord. 13-07 – July 13 Supp.)

(9) At least two percent of the total parking spaces in any off-street nonresidential parking facility available to the public shall be designated as handicapped spaces, rounded to the nearest whole number of handicapped parking spaces, in compliance with the provisions of this section. All off-street parking facilities which provide 10 or more parking spaces shall designate handicapped parking spaces in accordance with the following Table 169-B:

TABLE 169-B - HANDICAPPED PARKING SPACES

Required Minimum Number of Total Parking Spaces	Handicapped Parking Spaces	Required Minimum Number of Total Parking Spaces	Handicapped Parking Spaces
10 to 25	1	201 to 300	7
26 to 50	2	301 to 400	8
51 to 75	3	401 to 500	9
76 to 100	4	501 to 1,000	2% of total
101 to 150	5	1,001 and over	20 spaces plus 1 for each 100 over 1,000
151 to 200	6		
NOTE: Projects which are required to comply with the <i>Uniform Federal Accessibility Standards</i> shall provide a minimum of one handicapped parking space.			

(10) All public and private buildings and facilities, temporary and permanent, which are residences and which provide ten or more tenant parking spaces, excluding extended health care facilities, shall designate at least one handicapped parking space as needed for each individual dwelling unit in which a handicapped person resides. Residential buildings and facilities which provide visitors' parking of ten or more spaces shall designate handicapped parking spaces in the visitors' parking area in accordance with Table 169-B.

169.06(7). Accessory Uses in All Other Zones. ~~A conditional use permit~~ City staff approval subject to section 169.13(6) is required for outdoor storage or display of any kind, except that 100 square feet or less of merchandise associated with the principal use may be displayed outdoors.

Existing sections to be retained unchanged:

169.06(6). Miscellaneous Parking and Storage. No person shall park, keep or store, or permit the parking or storage of an inoperable vehicle, vehicle component parts, or miscellaneous junk and debris on any public or private property, in any zoning district, unless it shall be in a completely enclosed building. This regulation does not apply to legitimate businesses operating in a lawful place and manner, in accordance with the zoning regulations, provided however, that any outside areas used for parking and storage shall be screened from public view if required by the regulations of the zoning district within which they are located.

169.13(6). Open Storage of Materials and Equipment. Outside storage of materials and equipment is permitted in certain commercial and industrial districts subject to City staff approval of a site plan showing details of the site and the storage area. In those cases, a green belt planting strip consisting of evergreen shrubs and trees shall be used to screen the storage from view from all public ways and all neighboring properties. Such planting strip shall be of sufficient width and density as determined by City staff to provide an effective and aesthetically pleasing screen with trees and shrubs not less than five feet in height when planted. In lieu of planting strips, a six-foot tall solid vertical fence or masonry, heavy wood construction, or

Commented [DW3]: This change is to clean up this section, missed when we amended the ordinance some time ago to allow staff review and approval of outdoor storage areas.

other similar material approved by the Building Official may be used as a screen. All such open storage shall be allowed only on hard-surface areas paved to parking lot specifications with asphalt or concrete.

170.01(H). No commercial equipment or materials related to the home occupation, including but not limited to trailers, tanks, generators, and similar equipment not found at a typical residential home, shall be parked or stored on the street or on the property other than inside a completely enclosed garage. No more than one commercial truck with a chassis rating of one ton or less may be parked at the home, and no trucks with a chassis rating of over one ton may be parked at the home.

Chapter 69, Parking Regulations. This chapter of the City Code is not within the Zoning Ordinance chapter, and establishes regulations for mainly parking within street rights-of-way, not on private property.

Chapter 146 – Housing Code. Section 146.20(9): Off-Street Parking.

A. The spaces shall be well marked.

B. Only hard-surfaced spaces, drives and aisles shall be used for the parking and maneuvering of vehicles.

C. All parking spaces, drives and aisles used for the maneuvering and parking of vehicles shall be kept free of snow, ice, debris, garbage, trash and other obstructions.....

Thanks to Kylie Pentecost for identifying several of these sections.



Planning Commission
Minutes
April 5, 2016

Call to Order

Chair Ronda Detlefsen called the April 5, 2016 regular meeting of the Planning Commission to order. Members present: Jennifer Bleil, Ronda Detlefsen, Adam Gebhart, Jason Heisler, Kylie Pentecost and Patrick Staber; absent: Josh Covert.

Others present: Dean Wheatley, Ryan Heiar, Scott Peterson, Kevin Trom, Stefan Juran and other interested parties.

Agenda Approval

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

T & R Subdivision – Part Two Preliminary and Final Plat

Staff Presentation

Wheatley presented the request of Tom & Rick Streb to approve a 2-lot preliminary and final plat for property zoned I-1 and located on W. Penn Street at the northwest corner of W. Penn Street and Nathan Avenue. Staff recommends approval with no conditions.

Applicant's Presentation

Duane Musser, MMS Consultants, presented information regarding the application.

Public Comments

No public comments were offered.

Questions and Comments

The Commission had no questions or comments.

Recommendation to the City Council

Bleil moved, Gebhart seconded to recommend approval of the Preliminary and Final Plat for T & R Subdivision – Part Two to City Council with no conditions. The vote was: ayes – Detlefsen, Pentecost, Heisler, Gebhart, Bleil, Staber; nays – none. Motion carried.

Parking and Storage Ordinance Amendment

Gebhart moved, Heisler seconded to remove this item from the table. The vote was all ayes. Motion carried.

Staff Presentation

Wheatley presented an updated on the proposed amendments to the ordinance relating to parking and storage.

Public Comments

No public comments were offered.

Questions and Comments

The Commission asked about Coralville and Iowa City's ordinances. The definition of storage and applicability to single family residential driveway usage, grandfathering and enforcement were discussed. The Commission discussed the proposed amendment and provided feedback to staff. The Commission will continue the discussion in the future.

New Single-Family Zoning District

Staff Presentation

Wheatley presented information on the proposed new single-family zoning district. He reported that builders are requesting to build single family homes on duplex lots. This is allowed in Coralville and Iowa City. The lot size equivalent to half of a duplex lot and would provide for another housing choice for buyers.

Questions and Comments

The Commission discussed the proposed amendment. The Commission expressed support for adding a new level of density.

Recommendation to the City Council

Bleil moved, Staber seconded to recommend approval of the ordinance amendment to the City Council with the addition of the word "lot." The vote was: ayes - Bleil, Gebhart, Pentecost, Detlefsen, Staber, Heisler; nays - none. Motion carried.

Sign Amendment for Public Zone

Staff Presentation

Wheatley presented the amendment to the sign code to allow for signs at schools. The requirements are identical to the most restrictive commercial district. Public uses are city property and school property.

Questions and Comments

The Commission discussed the proposed amendment.

Recommendation to the City Council

Heisler moved, Gebhart seconded to recommend approval of the proposed amendment to the City Council. The vote was: ayes - Staber, Pentecost, Gebhart, Heisler, Detlefsen, Bleil; nays - none. Motion carried.

Approval of Previous Minutes

Gebhart moved, Bleil seconded to approve the March 1, 2016 Planning Commission minutes. The vote was all ayes. Minutes approved.

Old Business

No old business was presented.

New Business

Wheatley reported that there are a number of cases for next month.

Adjournment

At 7:21 p.m., Bleil moved, Gebhart seconded to adjourn. All ayes. Meeting adjourned.