



# **North Liberty Planning Commission**

## **Meeting Information**

**Tuesday, February 7, 2017**

**6:30 PM**

**City Council Chambers**

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



**NORTH LIBERTY PLANNING COMMISSION**  
**MEETING NOTICE AND AGENDA**  
Tuesday, February 7, 2017, 6:30 PM

1. **ROLL CALL**
2. **AGENDA APPROVAL**
3. **SITE PLAN:** Request of Junge Automotive to approve a site plan for a new car dealership located on North Madison Avenue west of Kansas Avenue. (Lot 1, Liberty's Gate Part 8; and Lot 28 Liberty's Gate Part 3)
  - a. Staff Presentation
  - b. Applicants Presentation
  - c. Public Comments
  - d. Questions and Comments
  - e. Recommendation to the City Council
4. **APPROVAL OF PREVIOUS MINUTES**
5. **OLD BUSINESS**
6. **NEW BUSINESS**
7. **ADJOURNMENT**

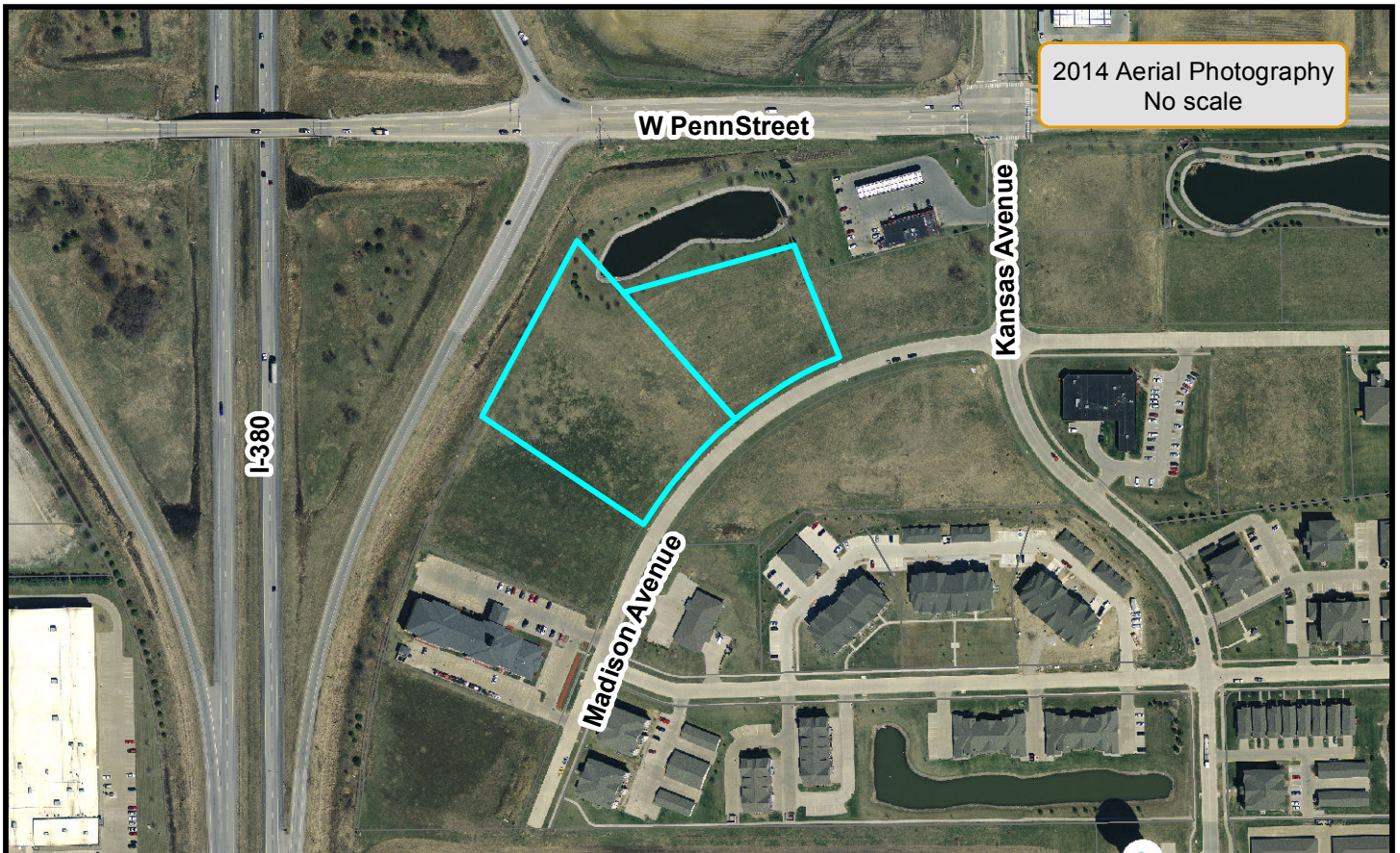
**North Liberty  
Planning Commission  
February 2017**

Junge Automotive



0.8

Miles



2014 Aerial Photography  
No scale

W Penn Street

Kansas Avenue

I-380

Madison Avenue

Junge Automotive Site Plan



February 2, 2017

## **Memo**

To: North Liberty Planning Commission  
From: Dean Wheatley, Planning Director  
Subject: Site Plan Approval Request  
(Lot 1 Liberty's Gate Pt 8 & Lot 28 Liberty's Gate Pt 3)

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

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

This request is to approve a site plan for a new Ford dealership located on North Madison Avenue, west of Kansas Avenue.

The site layout, typical of car dealerships, is mostly paving to the maximum extent possible with a building in the middle. The site is quite flat and stormwater drainage will be managed through systems developed with the Liberty's Gate subdivisions, so on-site storage is not required. Landscape is minimal but meets requirements for screening of parking and for trees within parking lots, and some non-required plantings are shown along part of the I-380 right-of-way. The Zoning Ordinance does not require trees to be planted within the vehicle display areas. The pedestrian-oriented feature provided as required by the Zoning Ordinance is a small picnic area at the far northeast part of the site for use by employees.

While the building and lot design have progressed significantly from the original submission and technically meets specific design standard requirements, the building itself still is not consistent with North Liberty expectations as cited in this code section:

*Buildings and building features shall be sized and detailed appropriately for pedestrian use. Projected or recessed doorways and windows, awnings, and other architectural features may be used to achieve this design.*

We have allowed designers to use the calculated total amount of masonry where they see fit for best design, and this design uses that flexibility to show a Ford metal siding product on most of the sales portions of the building while using block construction on the rest; however, the overall design of the block part of the building is lacking in human scale and detail because of the large expanses of tall flat walls, many drive-in doors, windows located high on the walls, a large single-slope shed roof



design, no roof overhangs, and very little landscaping. In addition, the Commission and Council should be aware that the plan is to paint the block walls, which minimizes the masonry impact visually, and the block is not specified to be split-faced (so it may be smooth and lacking even more feature interest). Suggestions were made by staff to warm the design and bring the scale of the service area building down, such as adding metal canopies, stacking the windows to bring some down to human level, adding columns or other offsets in the walls, and others.

Negotiations with the owner and with his engineering and architectural design team have been cordial and positive, but it seems that we have progressed in those discussion as far as they can go at the staff level, and staff strongly recommends that the Commission and Council insist on a more human scale design approach for the service area portion of the building. In addition, staff recommends some additional or expanded landscaping in the vicinity of the building, and moving the edge of the pavement along Madison back a few feet so that the berms and plant materials there are not directly on top of the private utilities.

The recommendation from staff is to deny approval of the site plan, and to direct the owner to address issues raised in this report, as provided for in the following code section:

**169.14 ENFORCEMENT OF DESIGN STANDARDS.**

1. The Commission shall have the following authority related to this section:
  - A. To recommend denial of any site plan that does not conform to all regulations of this section, including elevation detail.
  - B. To recommend modifications to building materials, architectural features, or orientation on the site, beyond those explicitly enumerated in this section, considered to be consistent with the goals and objectives of the City's Comprehensive Plan.

**Notes:**

- Some construction work is proposed outside of this site property. The owner will need to obtain permission from the adjacent property owner to perform this work.







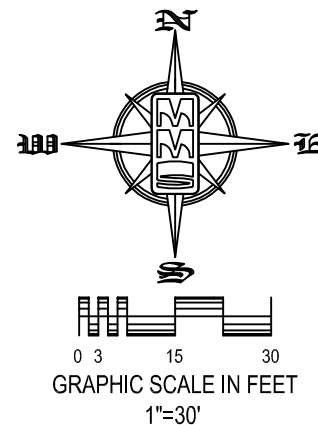
# SITE PLAN

## LIBERTY'S GATE - PART THREE, LOT 28

## AND

## LIBERTY'S GATE - PART EIGHT, LOT 1

### NORTH LIBERTY, IOWA



#### STABILIZATION SEEDING

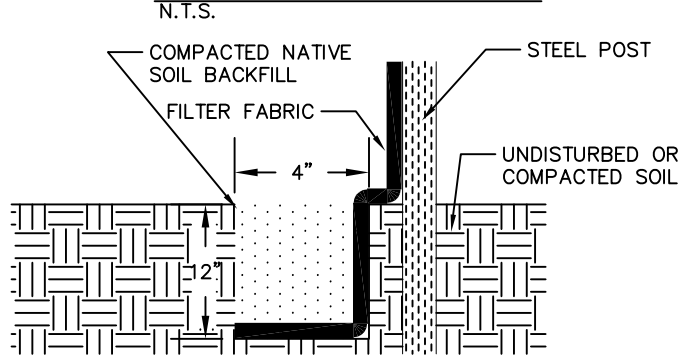
STABILIZATION SEEDING SHALL BE IN ACCORDANCE WITH SUDAS SECTION 9010.2.02 SEED MIXTURES AND SEEDING DATES.

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 15-15-15 FERTILIZER (SUDAS SECTION 9010.2.03 A.2)

#### SILT FENCE DETAIL



#### 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 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.

#### 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: _____
	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.

#### GRADING AND EROSION CONTROL NOTES

TOTAL SITE AREA: 4.57 ACRES  
TOTAL AREA TO BE DISTURBED: 4.57 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 EACH 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.

#### 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.

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.

#### STANDARD LEGEND AND NOTES

	PROPERTY &/OR BOUNDARY LINES		POWER POLE W/DROP
	CONGRESSIONAL SECTION LINES		POWER POLE W/TRANS
	RIGHT-OF-WAY LINES		POWER POLE W/LIGHT
	EXISTING RIGHT-OF-WAY LINES		GUY POLE
	CENTER LINES		LIGHT POLE
	EXISTING CENTER LINES		SANITARY MANHOLE
	LOT LINES, PLATTED OR BY DEED		FIRE HYDRANT
	LOT LINES, INTERNAL		WATER VALVE
	PROPOSED EASEMENT LINES		DRAINAGE MANHOLE
	EXISTING EASEMENT LINES		CURB INLET
	BENCHMARK		EXISTING SANITARY SEWER
	RECORDED DIMENSIONS		PROPOSED SANITARY SEWER
	CURVE SEGMENT NUMBER		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

- 1 SITE LAYOUT PLAN
- 2 SITE GRADING AND EROSION CONTROL PLAN
- 3 SITE UTILITY PLAN
- 4 SITE LANDSCAPE PLAN
- 5 GENERAL NOTES AND DETAILS

Date	Revision
01-30-17	PER CITY COMMENTS -BTM

## SITE GRADING AND EROSION CONTROL PLAN

JUNGE FORD

NORTH LIBERTY  
JOHNSON COUNTY  
IOWA

MMS CONSULTANTS, INC.

Date:	01/03/17
Designed by:	BTM
Drawn by:	BTM
Checked by:	BTM
Project No:	IOWA CITY
4834-010	of 5

#### UTILITIES

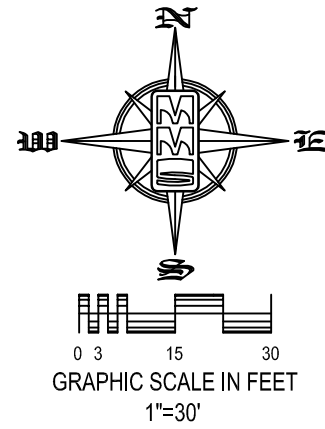
THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.



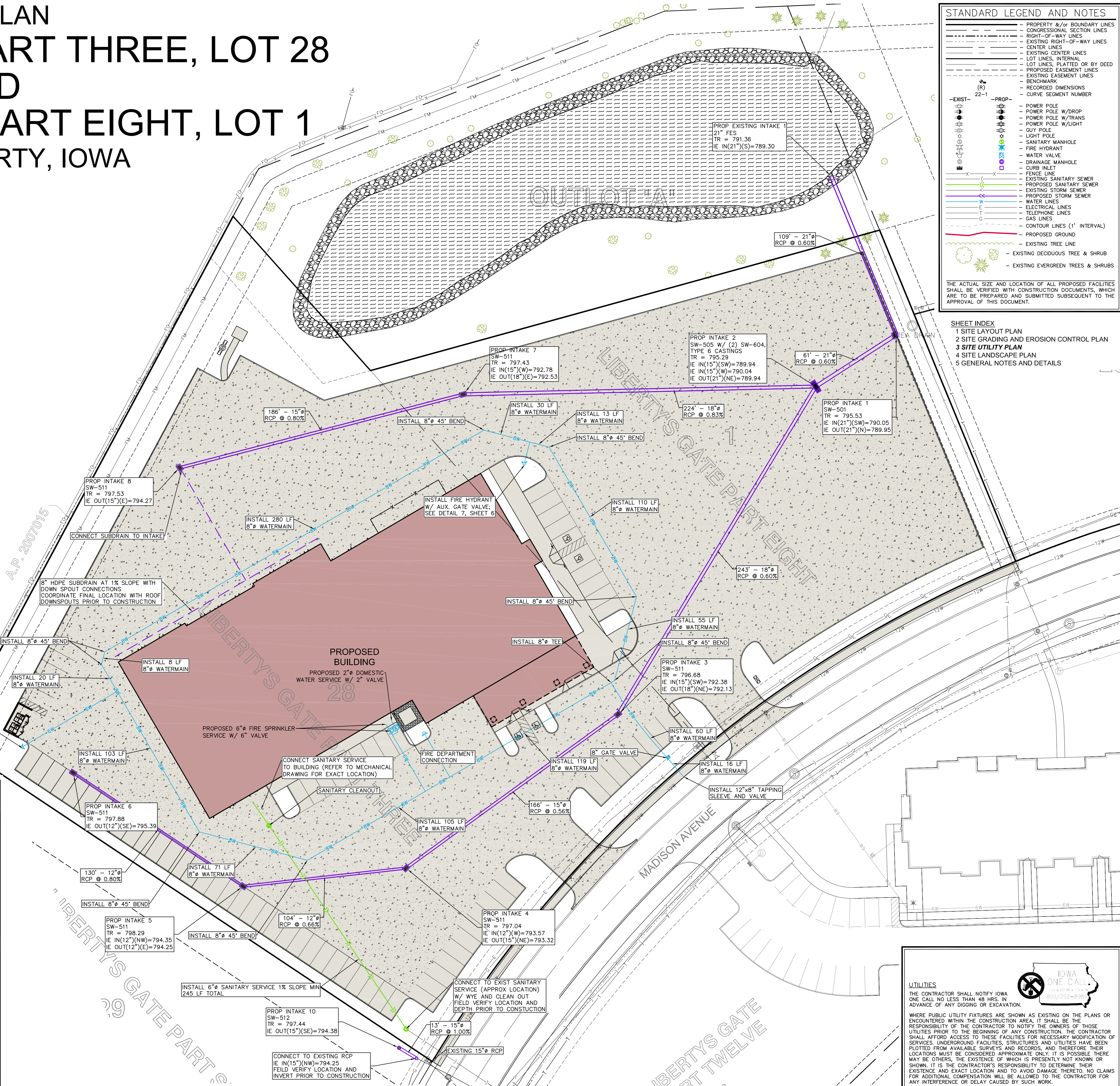
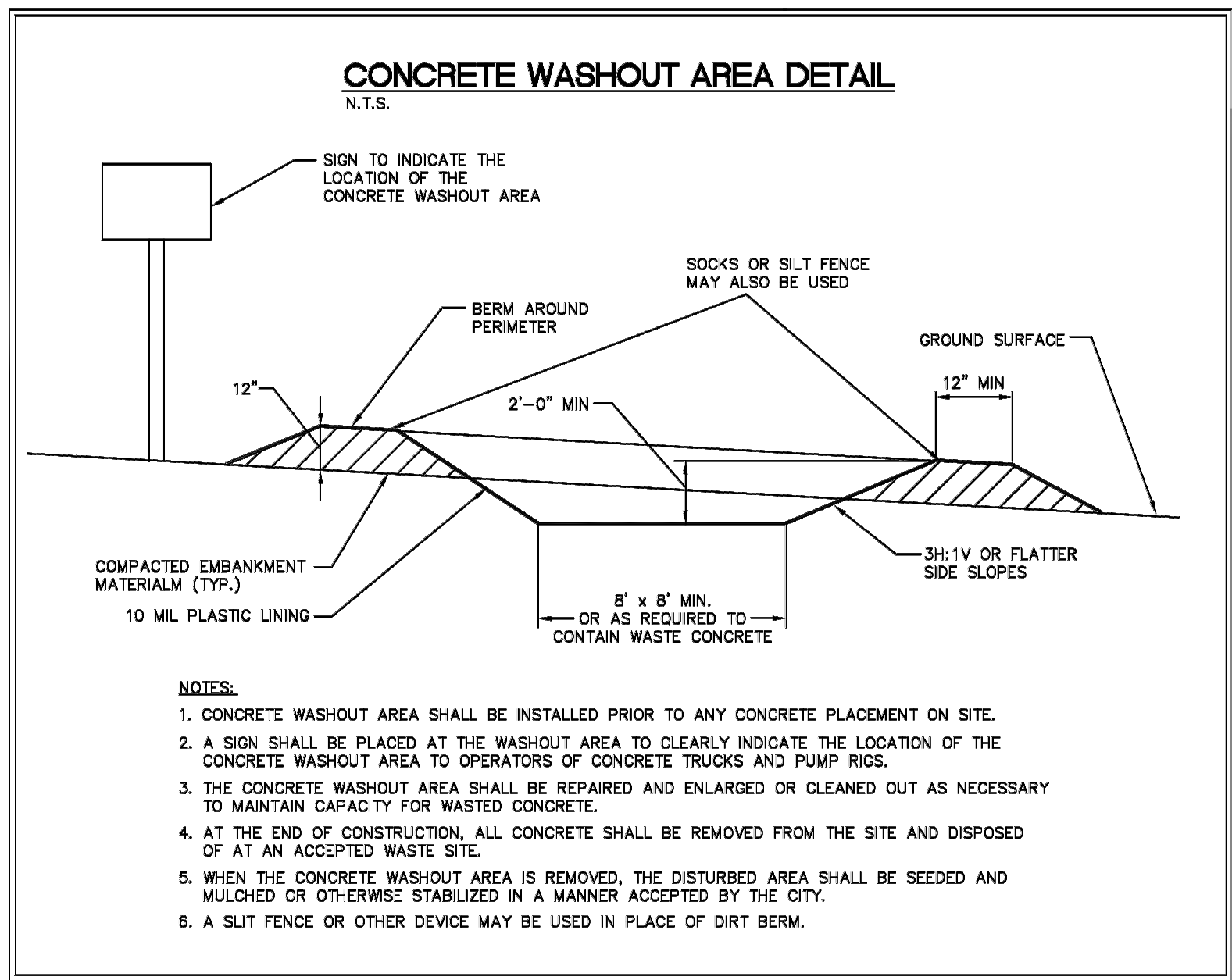
WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR 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.



# LIBERTY'S GATE - PART THREE, LOT 28 AND LIBERTY'S GATE - PART EIGHT, LOT 1 NORTH LIBERTY, IOWA



UTILITY COMPANY CONTACTS		
SERVICE	SUPPLIER	PHONE NO.
TELEPHONE & CABLE TV	SOUTH SLOPE COOPERATIVE ATTN: BRIAN FRESE	319-227-7111
NATURAL GAS	MIDAMERICAN ENERGY ATTN: DONALD MASTON	319-341-4461
ENERGY	ALLIANT ENERGY ATTN: LAURA BARR	319-286-1315
ELECTRICITY	IOWA COMMUNICATIONS NETWORK ATTN: DOUG EBELSHEISER	515-725-4742
TELEPHONE & CABLE TV	WINDSTREAM COMMUNICATIONS	1-800-289-1901
TELEPHONE & CABLE TV	MEDIACOM ATTN: KEVIN FOUNTAIN	319-351-0408
IDOT	IOWA DEPARTMENT OF TRANSPORTATION ATTN: TIM ZEMET	319-626-2386
CITY	CITY OF NORTH LIBERTY ATTN: MIKE KEATING	319-626-5719



4.57 AC



CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.  
IOWA CITY, IOWA 52240  
(319) 351-8282  
[www.mmsconsultants.net](http://www.mmsconsultants.net)

Date	Revision
01-30-17	PER CITY COMMENTS -BTM

SITE UTILITY PLAN

JUNGE FORD

NORTH LIBERTY  
JOHNSON COUNTY  
IOWA

**MMS CONSULTANTS, INC.**

Date: 01/03/17

Designed by: BTM Field Book No:

Drawn by: BTM Scale: 1"=30'

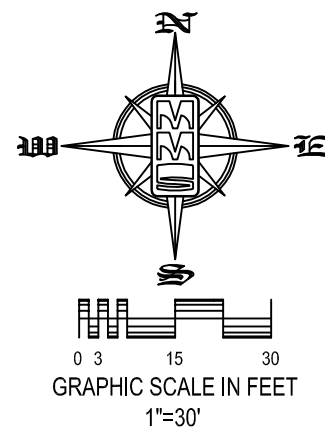
Checked by: BTM Sheet No:

Project No: IOWA CITY 4834-010

of: 5



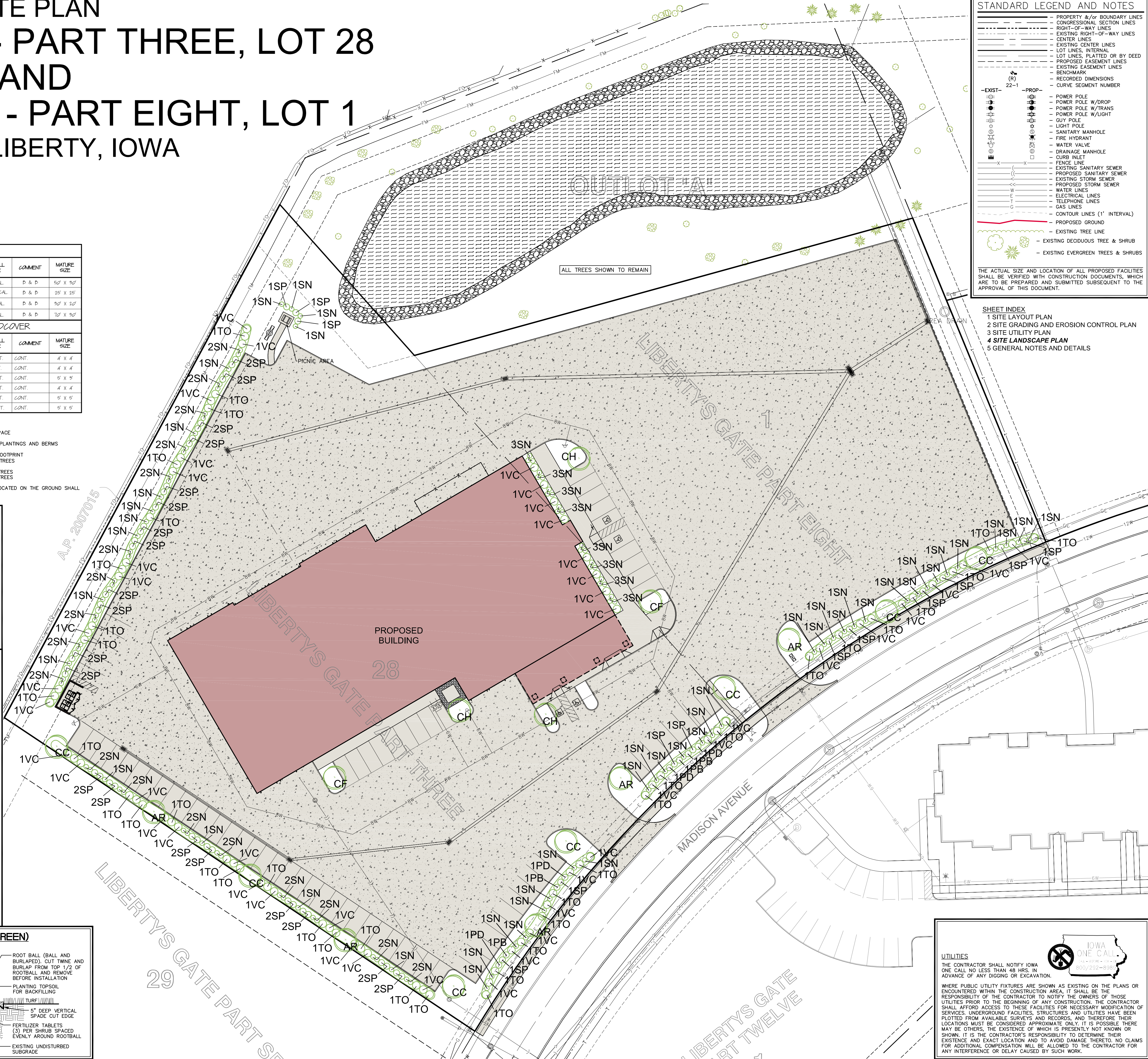
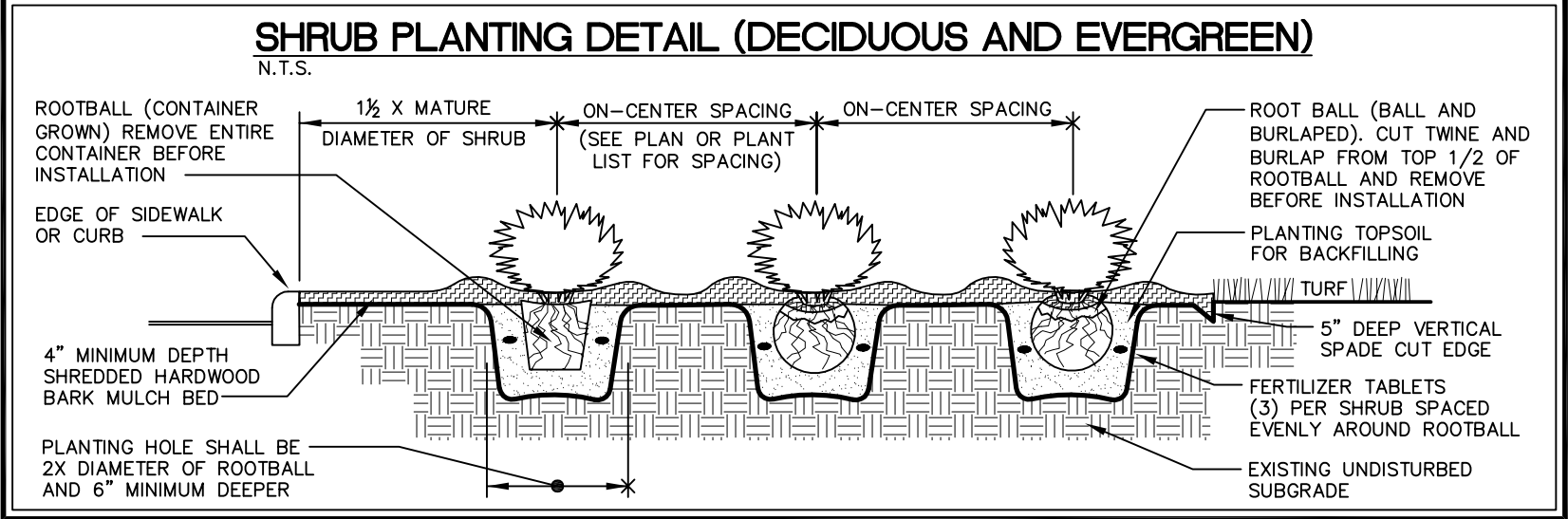
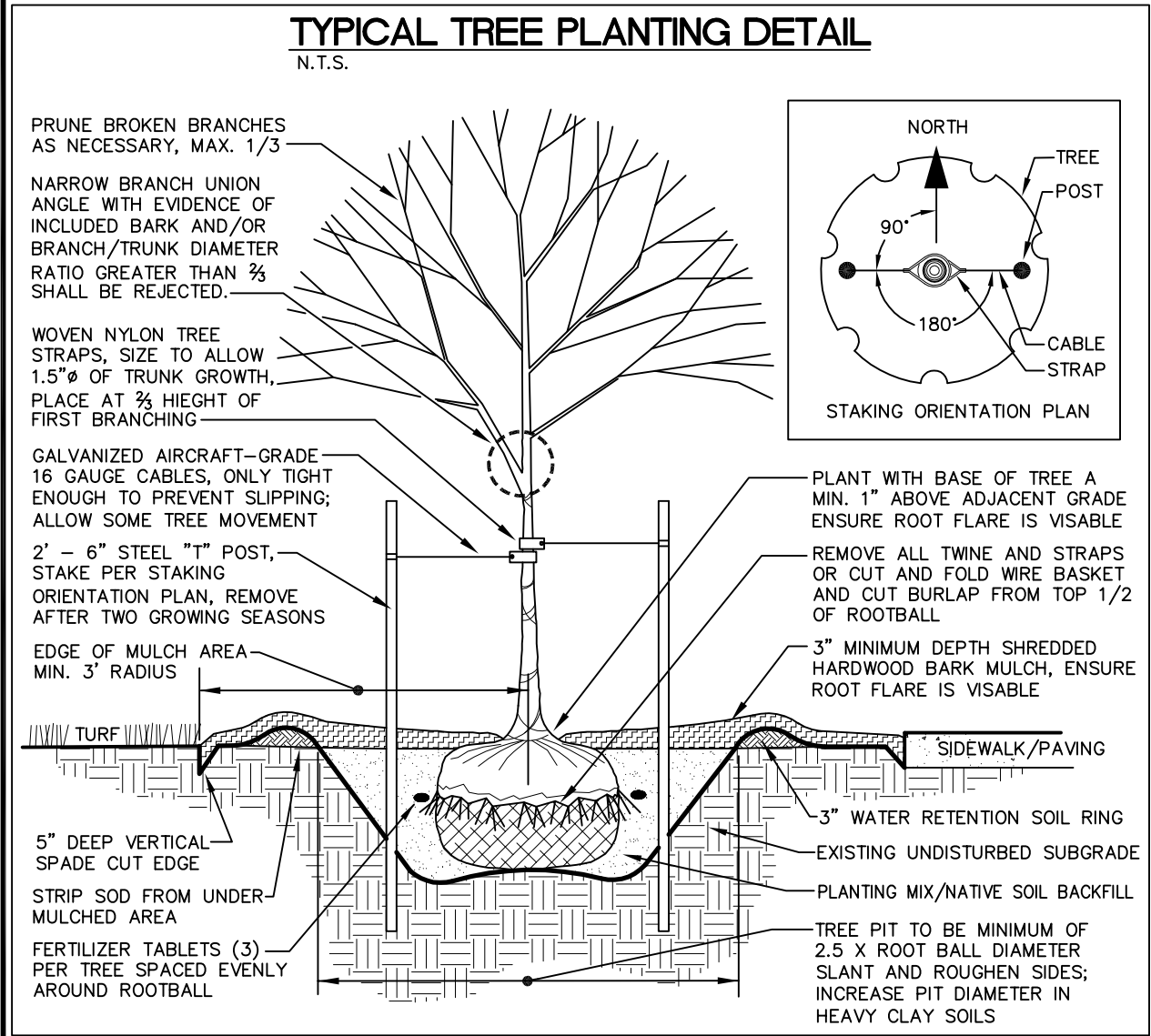
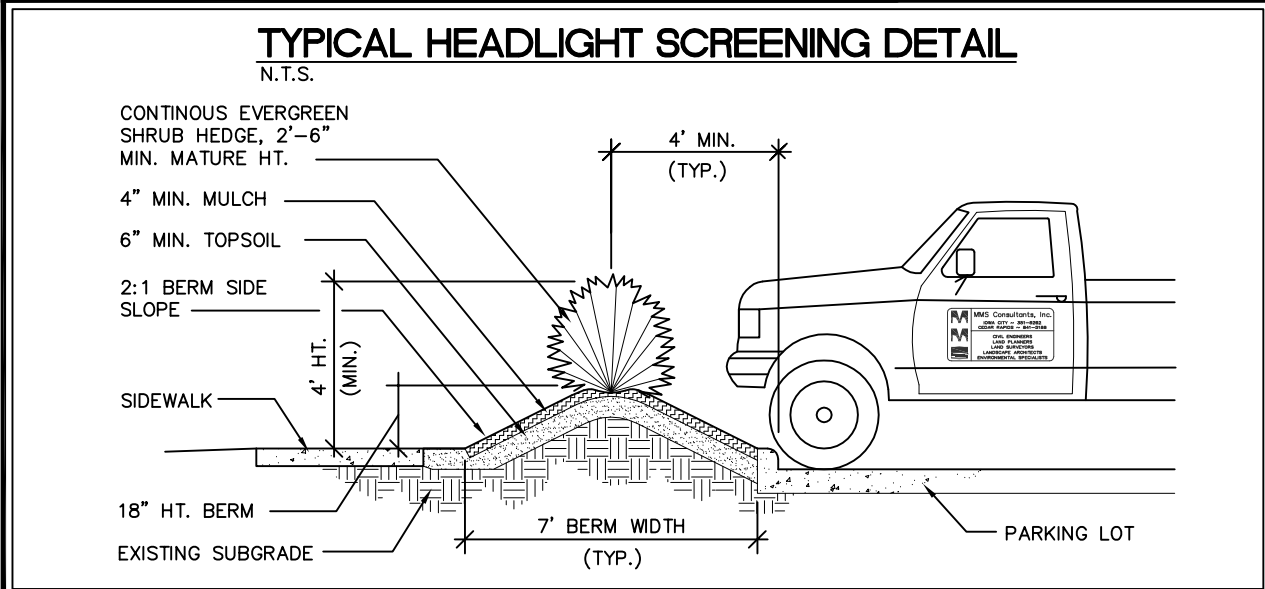
SITE PLAN  
LIBERTY'S GATE - PART THREE, LOT 28  
AND  
LIBERTY'S GATE - PART EIGHT, LOT 1  
NORTH LIBERTY, IOWA



PLANT LIST - TREES					
QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	MATURE SIZE
5	AR	ACER RUBRUM	RED SUNSET RED MAPLE	2" CAL.	D & D
1	CC	CERUS CANADENSIS	EASTERN REDBUD	1 1/2" CAL.	D & D
1	CF	CORNUS FLORIDA	FLOWERING DOGWOOD	15" CAL.	D & D
5	CH	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2" CAL.	D & D
PLANT LIST - SHRUBS, PERENNIALS, ORNAMENTAL GRASSES & GROUNDCOVER					
QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	MATURE SIZE
4	PD	PICEA PENSILVENSIS 'GLAUCA GLORIOSA'	GLAUCO BLUE SPRUCE	15" HT.	CONT.
4	PD	PICEA MURSHO MURSHO	DWARF MURSHO PINE	15" HT.	CONT.
20	SN	SORGHASTRUM NUTANS	INDIAN GRASS	12" HT.	CONT.
50	SP	SPRAEA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIREA	12" HT.	CONT.
7	TO	THYLLA OCCIDENTALIS 'WOODWARDII'	GLAUCO ARBORVITAE	15" HT.	CONT.
50	VG	VIBURNUM TRILOBUM 'COMPACTA'	COMPACT AMERICAN CRANBERRY BUSH VIBURNUM	24" HT.	CONT.

URBAN AREAS PERMANENT SEED MIXTURE	
URBAN AREAS SEEDING SHALL BE IN ACCORDANCE WITH I.D.O.T. STANDARD SPECIFICATION SECTION 2801.03 PERMANENT SEED MIXTURE, URBAN AREAS.	
BLUEGRASS, KENTUCKY	70%
PERENNIAL RYEGRASS	10%
FESCUE, CREEPING RED	20%

TREE REQUIREMENTS:  
1 TREE WITHIN 40' OF EACH SPACE  
PARKING LOT SCREENING WITH PLANTINGS AND BERMS  
1 TREE / 2,000 SF BUILDING FOOTPRINT  
27,676 @ 1/2,000 SF = 14 TREES  
TOTAL TREES REQUIRED = 14 TREES  
TOTAL TREES PROVIDED = 17 TREES  
NOTE: ALL HVAC EQUIPMENT LOCATED ON THE GROUND SHALL BE SCREENED FROM VIEW.



STANDARD LEGEND AND NOTES	
PROPERTY &/OR BOUNDARY LINES	CONGRESSIONAL SECTION LINES
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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	
EXIST- 22-1	PROP- 22-1
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
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CONTOUR LINES (1' INTERVAL)	PROPOSED GROUND
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5 GENERAL NOTES AND DETAILS	

4.57 AC

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SITE LANDSCAPE PLAN

JUNGE FORD

NORTH LIBERTY  
JOHNSON COUNTY  
IOWA

UTILITIES

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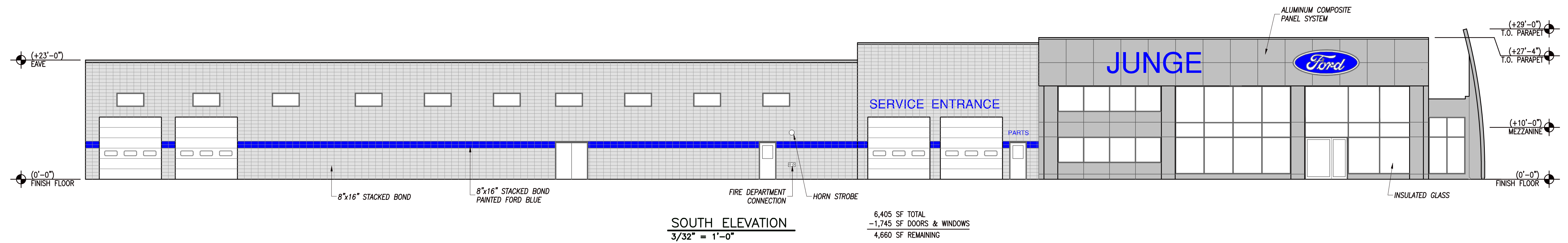
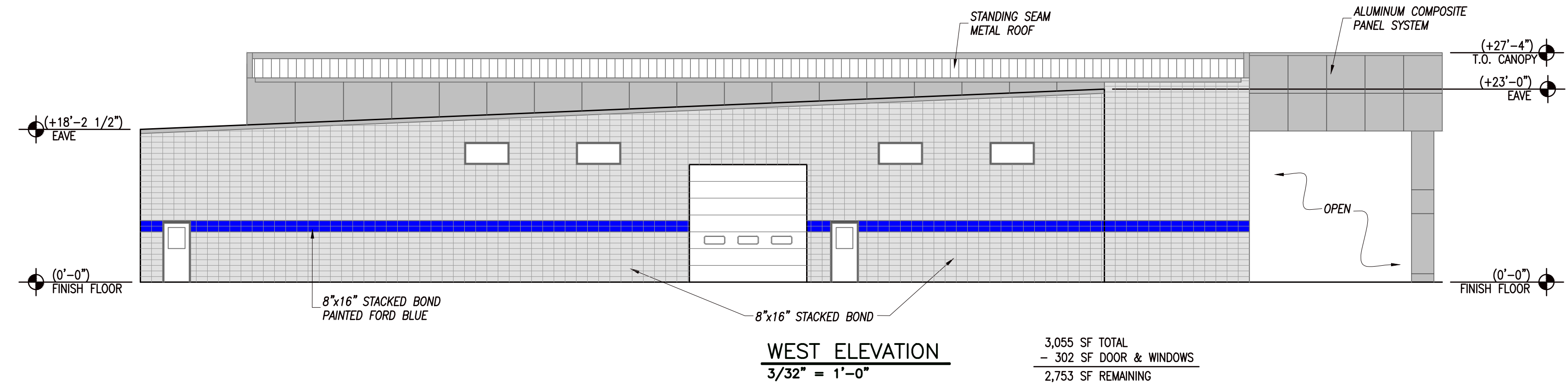
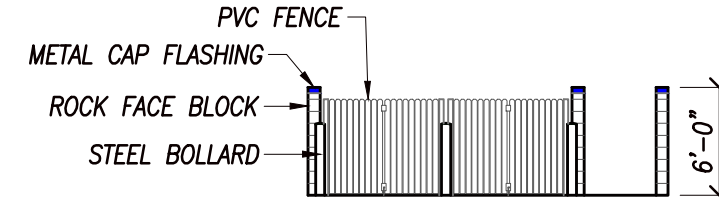
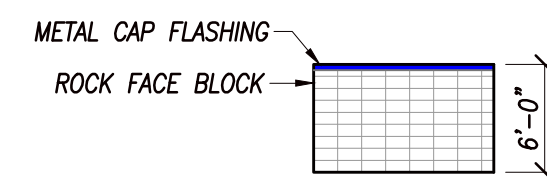
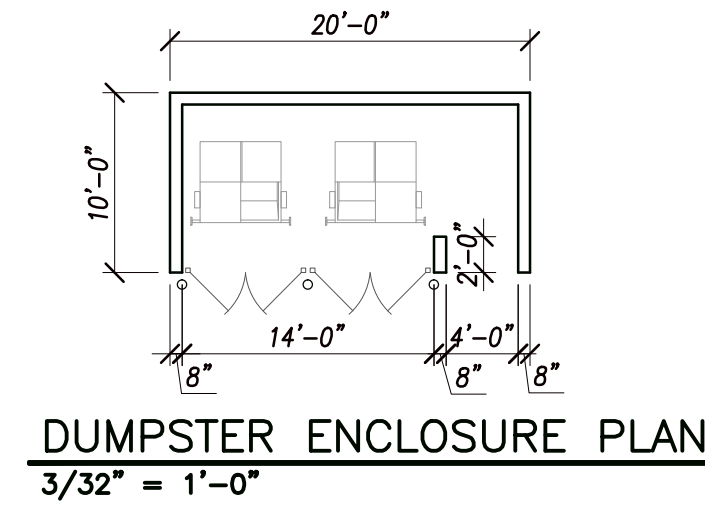
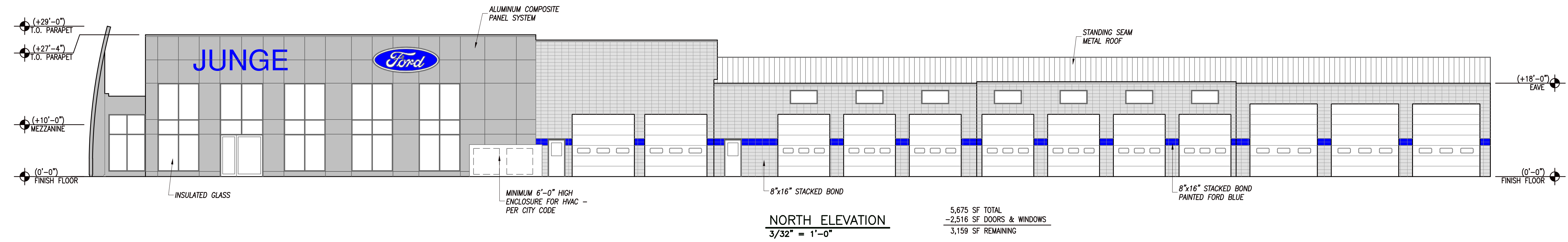
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MMS CONSULTANTS, INC.	
Date:	01/03/17
Designed by:	Field Book No:
Drawn by:	Scale:
Checked by:	Sheet No:
Project No:	
IOWA CITY	
4834-010	of: 5

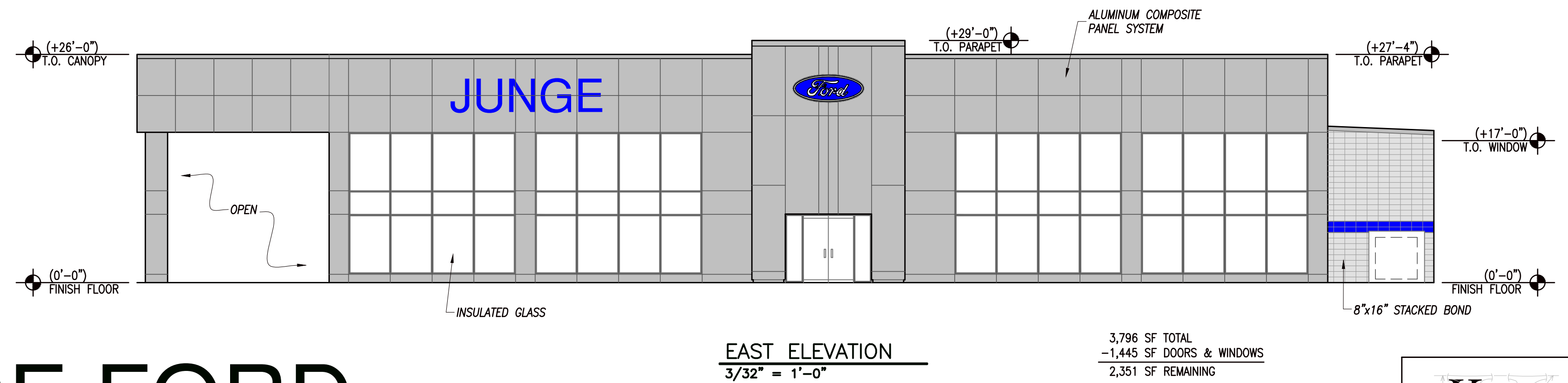








TOTAL EXTERIOR SURFACE AREA OF BUILDING: 18,931 S.F.  
TOTAL WINDOW & DOORS: 6,008 S.F.  
TOTAL, LESS WINDOWS & DOORS: 12,923 S.F.  
TOTAL MASONRY REQUIRED (60%): 7,753 S.F.  
TOTAL MASONRY PROVIDED: 8,100 S.F.  
PERCENTAGE OF MASONRY PROVIDED: 62.7%  
SALES AREA: COMPOSITE PANELS 100%



PRELIMINARY  
FOR REVIEW ONLY  
1-31-17

# JUNGE FORD NORTH LIBERTY, IOWA

## OPTION 'B'





















Scale: 1 inch= 100 Ft.

GE Lighting ,1975 Noble Road B328-R229, East Cleveland, OH 44112-6300  
www.gelighting.com

DISCLAIMER: Calculations have been performed according to IESNA & CIE standards and goodpractice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

Project name : Junge North Liberty

Prepared for: GE Lighting

Filename: A162053C2-Junge North Liberty.AGI

By : Isaiah Fleetwood

Scale: As Noted, Calc Points 10' O.C.







Date:1/27/2017

AGI32 Version 17.4.3

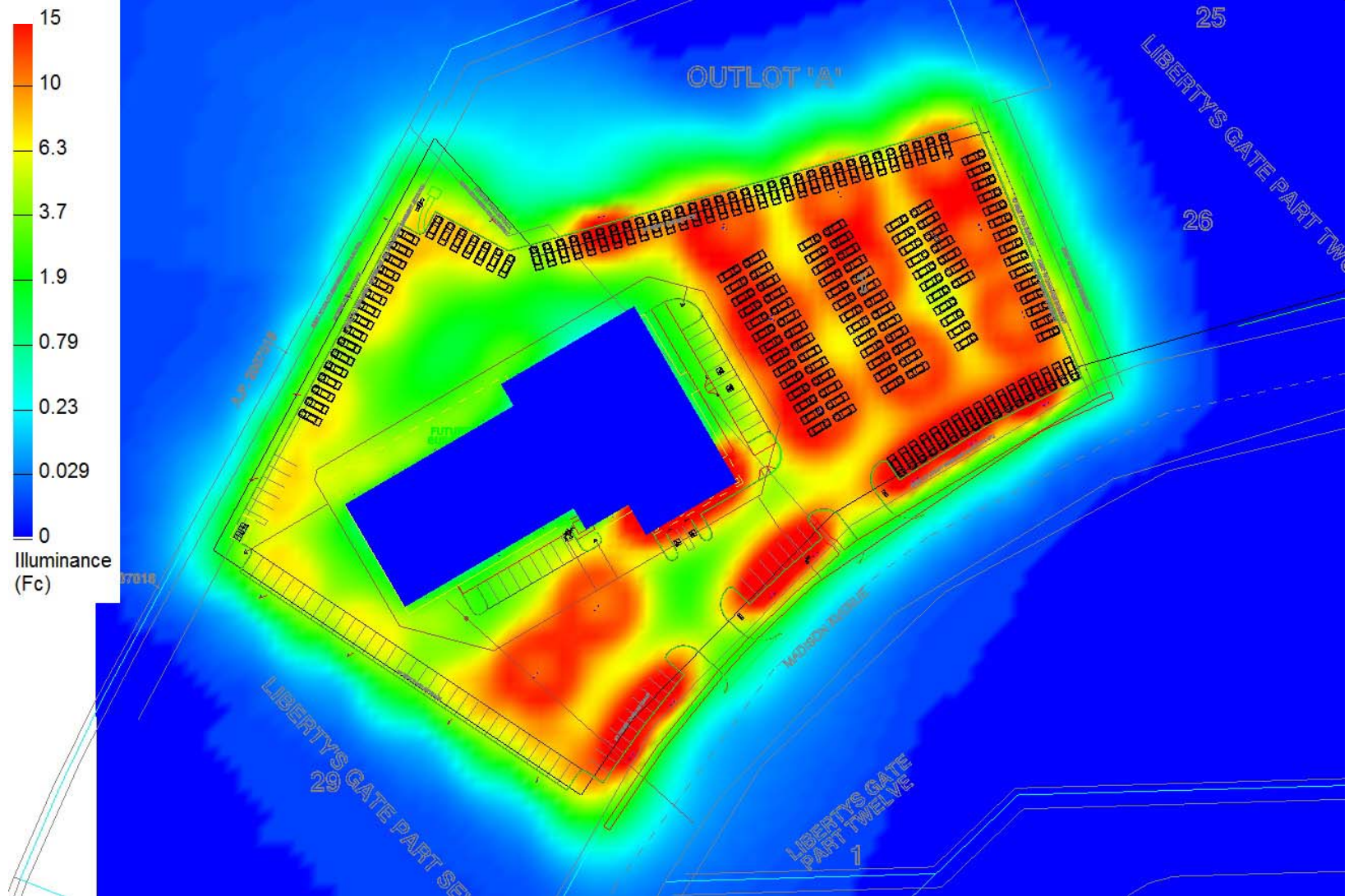
MAINTAINED PHOTOMETRICS @ 25K HOURS

Page 1 of 4

# Results summary

Luminaire Schedule						
Symbol	Qty	Label	Description	Lum. Watts	Lum. Lumens	LLF
	8	D2J2-ELS-EA	1-EALP01_J2AN750_S1 & 1-EALP_J2AN750_S2 WITH ELS-EAL-NBL-BLCK	220	24300	0.882
	9	SK4-ELS-EA	1-EALP01_K4AF750__ WITH ELS-EAL-FBL-BLCK	274	28100	0.882
	3	SL4	1-EALP01_L4AF750	330	33600	0.882
	11	D1U5	2-EALP01_U5SW750	274	32000	0.882
	12	ECBB	ECBB_C5F550	110	13550	0.900
	9	WB4	EWNB_B4750	58	6200	0.882

Calculation Summary						
Label	CalcType	Avg	Max	Min	Avg/Min	Max/Min
Delivery Area	Illuminance	38.74	47.0	28.3	1.37	1.66
Driving Lane	Illuminance	5.89	26.8	0.5	11.78	53.60
Entrance 1	Illuminance	3.28	6.4	0.6	5.47	10.67
Entrance 2	Illuminance	4.95	9.2	0.7	7.07	13.14
Front Row 1	Illuminance	18.89	26.1	11.0	1.72	2.37
Front Row 2	Illuminance	21.23	28.0	10.4	2.04	2.69
Front Row 3	Illuminance	19.20	27.1	13.0	1.48	2.08
Outside Perimeter	Illuminance	1.41	28.7	0.0	N.A.	N.A.
Parking 1	Illuminance	3.85	5.4	2.2	1.75	2.45
Parking 2	Illuminance	3.29	4.9	2.1	1.57	2.33
Parking 3	Illuminance	5.89	9.8	3.0	1.96	3.27
Product Display 1	Illuminance	11.06	15.3	5.0	2.21	3.06
Product Display 2	Illuminance	10.92	25.2	3.3	3.31	7.64
Product Display 3	Illuminance	6.05	24.1	1.4	4.32	17.21
Store_Facade	Illuminance	4.15	4.8	3.5	1.19	1.37



NOTE: PSEUDO RENDERING AND GRAY SCALE IMAGES ARE NOT TO SCALE

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By : Isaiah Fleetwood

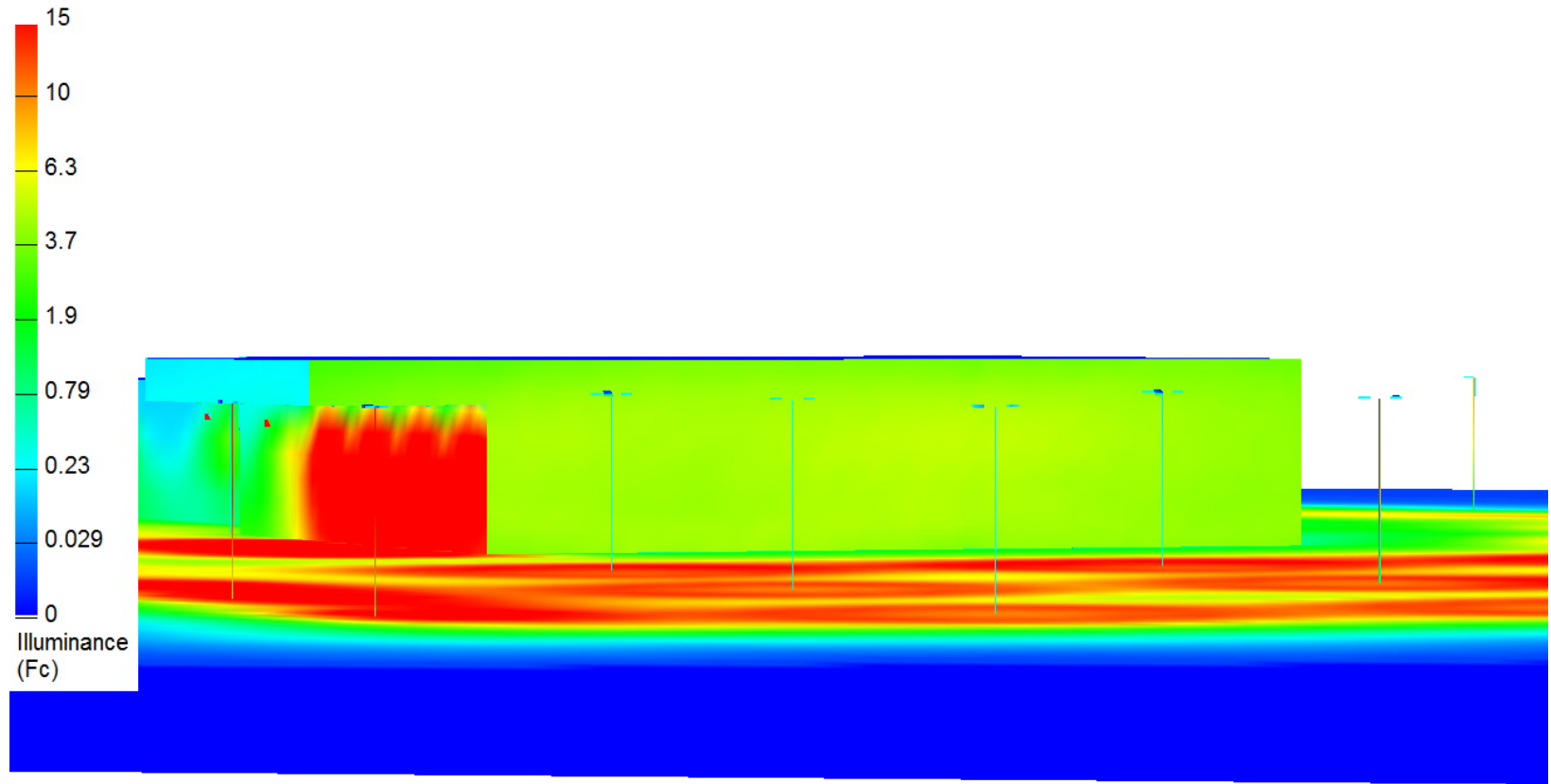
Date: 1/27/2017

AGI32 Version 17.4.3

MAINTAINED PHOTOMETRICS @ 25K HOURS

Scale: As Noted, Calc Points 10' O.C.

Page 3 of 4



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# Evolve™ LED Area Light

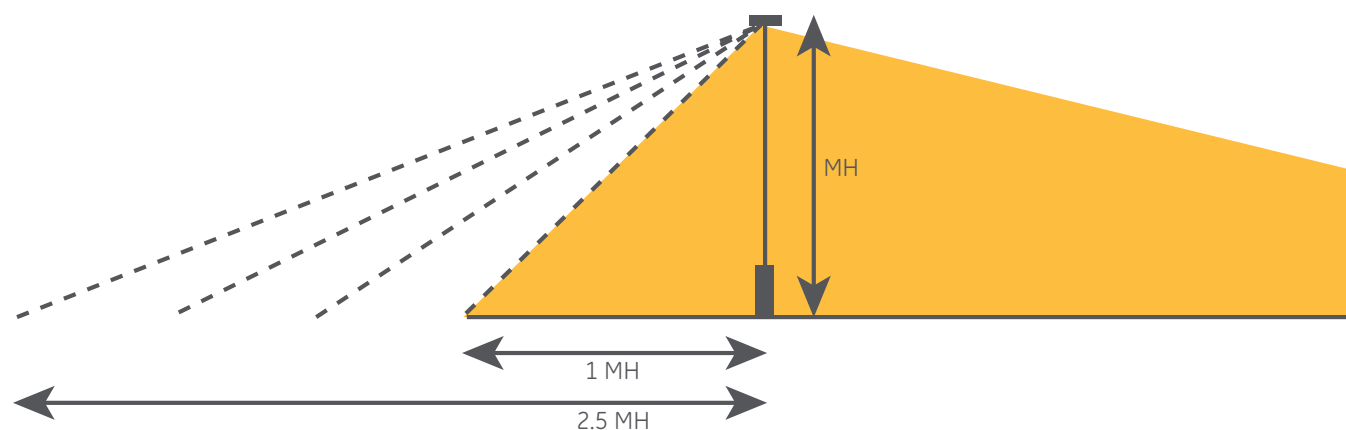
## Shielding for EAL Area Light Fixtures

The next evolution of the GE Evolve™ LED Area Light delivers even better trespass control. GE's exclusive reflective optical ring design produces superior vertical illuminance and efficiently directs the light without wasteful and unwelcomed light spill into neighboring properties. Due to the extensive variation of parking lot configurations coupled with tightening ordinances, GE now offers a full array of shielding to accommodate challenging sites.

The shielding options available for the GE Evolve Area Light focus on the following applications:

- Left and Right cutoff
- Front cutoff
- Backlight control and B-U-G improvement

Within each of the shielding families, there are multiple shielding cutoff levels that are categorized in mounting height (MH) increments. GE accommodates cutoff distance from the pole from 1MH to 2.5 MH in 0.5 MH increments. The shields that are listed are for the most common applications. Please contact the manufacturer if your need is not listed.



All shields can be installed easily in the field. The next evolution of the GE Evolve LED Area Light and shielding options will help you meet any parking lot challenge.

**current**  
powered by GE

# EAL Shielded Fixture Examples



Single Module Left/Right Shield



Double Module Left/Right Shield



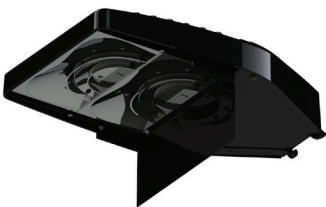
Single Module Front Shield



Double Module Front Shield



Single Module Back Shield



Double Module Back Shield

EALP01
1 Module Optical Codes
C4, C3, C2
D4, D3, D2
F4, F3, F2

EALS01
1 Module Optical Codes
D4, D3, D2
F4, F3, F2

EALP01
2 Module Optical Codes
H4, H3, H2
J4, J3, J2
K4, J3, J2
L4, J3, J2
C5, D5, F5, H5, J5, K5, L5
M5, N5, Q5, S5, T5, U5, V5
KA, LA

EALS01
2 Module Optical Codes
H4, H3, H2
J4, J3, J2
K4, J3, J2
D5, F5, H5, J5, K5
N5, Q5, S5, T5, U5
KA

# Type V Shielding

Shield Orientation	Cutoff Distance	Fixture Type	Shield Order Logic
Any Side	0.5	2 Module (Symmetric Medium)	ELS-EAL-MS1-BLCK
	1		ELS-EAL-MS2-BLCK
	1.5		ELS-EAL-MS3-BLCK
	2		ELS-EAL-MS4-BLCK
	2.5		ELS-EAL-MS5-BLCK
Any Side	0.5	2 Module (Symmetric Wide)	ELS-EAL-SS1-BLCK
	1		ELS-EAL-SS2-BLCK
	1.5		ELS-EAL-SS3-BLCK
	2		ELS-EAL-SS4-BLCK
	2.5		ELS-EAL-SS5-BLCK

# Type IV Shielding

Shield Orientation	Cutoff Distance	Fixture Type	Shield Order Logic
Front	1	2 Module	ELS-EAL-FF2-BLCK
	1.5		ELS-EAL-FF3-BLCK
	2		ELS-EAL-FF4-BLCK
	2.5		ELS-EAL-FF5-BLCK
Front	1	1 Module	ELS-EAL-RF2-BLCK
	1.5		ELS-EAL-RF3-BLCK
	2		ELS-EAL-RF4-BLCK
	2.5		ELS-EAL-RF5-BLCK
Side	0.5	2 Module	ELS-EAL-FS1-BLCK
	1		ELS-EAL-FS2-BLCK
	1.5		ELS-EAL-FS3-BLCK
	2		ELS-EAL-FS4-BLCK
	2.5		ELS-EAL-FS5-BLCK
Side	0.5	1 Module	ELS-EAL-RS1-BLCK
	1		ELS-EAL-RS2-BLCK
	1.5		ELS-EAL-RS3-BLCK
	2		ELS-EAL-RS4-BLCK
	2.5		ELS-EAL-RS5-BLCK
Back	Short	2 Module	ELS-EAL-FBN-BLCK
	Long		ELS-EAL-FBL-BLCK
Back	Long	1 Module	ELS-EAL-RBL-BLCK



## Type III Shielding

Shield Orientation	Cutoff Distance	Fixture Type	Shield Order Logic
Front	1	2 Module	ELS-EAL-WF2-BLCK
	1.5		ELS-EAL-WF3-BLCK
	2		ELS-EAL-WF4-BLCK
	2.5		ELS-EAL-WF5-BLCK
Front	1	1 Module	ELS-EAL-DF2-BLCK
	1.5		ELS-EAL-DF3-BLCK
	2		ELS-EAL-DF4-BLCK
	2.5		ELS-EAL-DF5-BLCK
Side	0.5	2 Module	ELS-EAL-WS1-BLCK
	1		ELS-EAL-WS2-BLCK
	1.5		ELS-EAL-WS3-BLCK
	2		ELS-EAL-WS4-BLCK
Side	2.5	1 Module	ELS-EAL-WS5-BLCK
	0.5		ELS-EAL-DS1-BLCK
	1		ELS-EAL-DS2-BLCK
	1.5		ELS-EAL-DS3-BLCK
Side	2		ELS-EAL-DS4-BLCK
	2.5		ELS-EAL-DS5-BLCK
Back	Short	2 Module	ELS-EAL-WBN-BLCK
	Long		ELS-EAL-WBL-BLCK
Back	Long	1 Module	ELS-EAL-DBL-BLCK

## Type II Shielding

Shield Orientation	Cutoff Distance	Fixture Type	Shield Order Logic
Side	0.5	2 Module	ELS-EAL-NS1-BLCK
	1		ELS-EAL-NS2-BLCK
	1.5		ELS-EAL-NS3-BLCK
	2		ELS-EAL-NS4-BLCK
	2.5		ELS-EAL-NS5-BLCK
Side	0.5	1 Module	ELS-EAL-AS1-BLCK
	1		ELS-EAL-AS2-BLCK
	1.5		ELS-EAL-AS3-BLCK
	2		ELS-EAL-AS4-BLCK
	2.5		ELS-EAL-AS5-BLCK
Back	Short	2 Module	ELS-EAL-NBN-BLCK
	Long		ELS-EAL-NBL-BLCK
Back	Long	1 Module	ELS-EAL-ABL-BLCK

## Type Auto Shielding

Shield Orientation	Cutoff Distance	Fixture Type	Shield Order Logic
Back	Long	2 Module	ELS-EAL-FBL-BLCK

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OLP3120 (Rev 01/08/17)



## **Planning Commission**

Minutes

January 11, 2017

### **Roll Call**

Chair Ronda Detlefsen called the January 11, 2017 Regular Session of the North Liberty Planning Commission to order. Members present: Jennifer Bleil, Josh Covert, Ronda Detlefsen, Adam Gebhart, Jason Heisler, Kylie Pentecost and Patrick Staber; absent: Jennifer Bleil, Josh Covert.

Others present: Dean Wheatley, Ryan Heiar, Tracey Mulcahey, Kevin Trom, Megan Benischek and other interested parties.

### **Agenda Approval**

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

### **Corridor Family Center LLC Site Plan and Conditional Use**

#### *Staff Presentation*

Wheatley presented the request of Corridor Family Center LLC to approve a site plan for a family entertainment center with restaurant located at the northwest corner of North Madison Avenue and Penn Court, or just south of the Liberty's Gate addition pond on the south side of West Penn Street.

#### *Applicant Presentation*

Kevin Peltier, Paradigm Design, offered information regarding the application.

#### *Public Comments*

No public comments were brought forward.

#### *Questions and Comments*

The Commission discussed storm water management on the site, the design of the building, and the uses and the appropriateness of the use to the community.

#### *Recommendation to the City Council – site plan*

Pentecost moved, Staber seconded to recommend approval of the Corridor Family Center LLC Site Plan to the City Council with no conditions. The vote was: ayes – Gebhart, Pentecost, Staber, Heisler, Detlefsen; nays – none. Motion carried.

#### *Recommendation to the Board of Adjustment – conditional use*

Heisler moved, Staber seconded to recommend approval of the Corridor Family Center LLC conditional use to the City Board of Adjustment with the standard conditions for outdoor eating. After discussion, the vote was: ayes – Pentecost, Detlefsen, Gebhart, Staber, Heisler; nays - none. Motion carried.

**Lot 2, Resubdivision of Lot 13, I-380 Industrial Park Site Plan**

*Staff Presentation*

Wheatley presented the request of L3 Properties LLC to approve a site plan for a contractors supply store located west of Interstate I-380, near the south end of Stoner Court. Staff recommends approval.

*Applicant Presentation*

Ben Mitchell, MMS Consultants, was present on behalf of the applicant and offered to answer questions regarding the application.

*Public Comments*

No public comments were offered.

*Questions and Comments*

Commission discussed the open space on the lot, storm water management, and the quality of the construction.

*Recommendation to the City Council*

Heisler moved, Pentecost seconded to recommend approval of the Site Plan application for Lot 2, Resubdivision of Lot 13, I-380 Industrial Park to the City Council with no conditions. The vote was: ayes – Staber, Pentecost, Detlefsen, Heisler, Gebhart; nays – none. Motion carried.

**Approval of previous Minutes**

Gebhart moved, Staber seconded to approve the minutes of the December 6, 2016 Planning Commission meeting. The vote was all ayes. Minutes approved.

**Old Business**

Wheatley reported that the Arby's Restaurant will be starting construction soon.

**New Business**

Wheatley reported that only one new case for next month. The application may not be ready for next month, a meeting may not be necessary in February.

**Adjournment**

At 6:49 p.m., Pentecost moved, Heisler seconded to adjourn. All ayes. Meeting adjourned.