

**Resolution No. 2017-82**

**RESOLUTION APPROVING THE PRELIMINARY AND FINAL PLATS  
FOR THE VILLAS AT LIBERTY EXECUTIVE PARK – PART SIX, NORTH  
LIBERTY, IOWA**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH LIBERTY,  
IOWA:**

**WHEREAS**, the owner, A & M Development, LLC, and the subdivider, Mike Hahn, have filed with the City Clerk preliminary and final plats for the property described in Exhibit A, which is attached hereto and made a part hereof;

**WHEREAS**, said real estate is owned by the above-named parties and the subdivision is being made with the free consent and in accordance with the desires of the owners;

**WHEREAS**, said final plat is found to conform with Chapter 354 of the Code of Iowa and ordinances of the City of North Liberty;

**WHEREAS**, the all Public Property Improvements, except for sidewalks, have been installed in accordance with the design standards and Municipal Code requirements of the City of North Liberty and approved through the approval of previous plats of this property.

**NOW, THEREFORE, BE IT RESOLVED** that the preliminary and final plats of The Villas at Liberty Executive Park – Part Six as shown on the exhibits and all public improvements except for sidewalks, are hereby approved and accepted.

**APPROVED AND ADOPTED** this 11<sup>th</sup> day of July, 2017.

CITY OF NORTH LIBERTY:

ATTEST:

\_\_\_\_\_  
TERRY L. DONAHUE, MAYOR

\_\_\_\_\_  
TRACEY MULCAHEY, CITY CLERK



June 28, 2017

## **Memo**

Recommended for approval  
by the Planning Commission  
at their 7/5/2017 meeting.

To: North Liberty Planning Commission  
From: Dean Wheatley, Planning Director  
Subject: Site Plan Approval Request  
(Proposed Lot 2, The Villas at Liberty Executive Park – Part Six)

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 professional office building located on Landon Road, generally west of Kansas Avenue and north of Saint Andrews Drive.

The site layout is dense, with building and parking extending from setback line to setback line, except for an area that has been carved out at a highly visible location along Landon Road for a pedestrian-oriented open space. Many parts of the plan are well done, such as meeting required fire access to the large building, meeting parking lot tree requirements, and planning for overall circulation and functionality. At the southwest corner of the building an outside eating area connects to the vending/break room, surrounded by a short screen fence. Bike racks are provided.

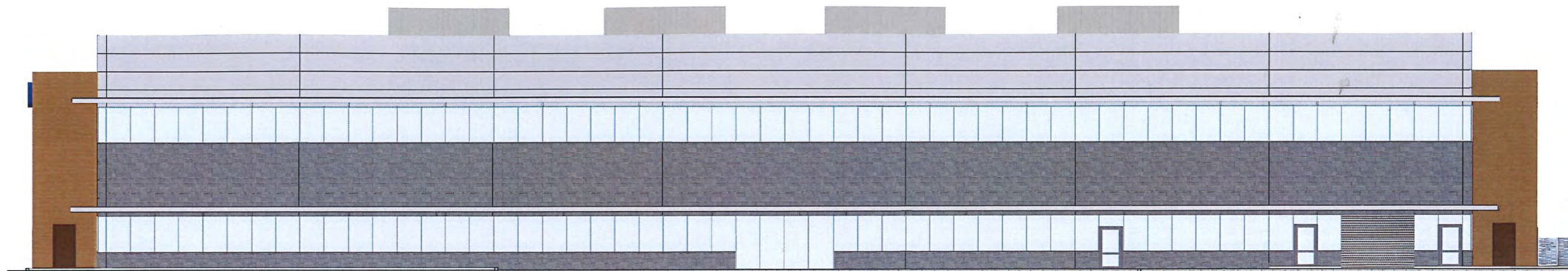
The building, which at 227' is close to a city block long, is a modern design with a high masonry and glass content consistent with North Liberty design standards, and will be a positive design influence in the office park and the city. HVAC equipment is on top of the building and is proposed to be screened. It should be noted that the developer was very good to work with in modifying original building plans and some site details to meet the North Liberty design standards.

Staff recommends approval of the site plan.



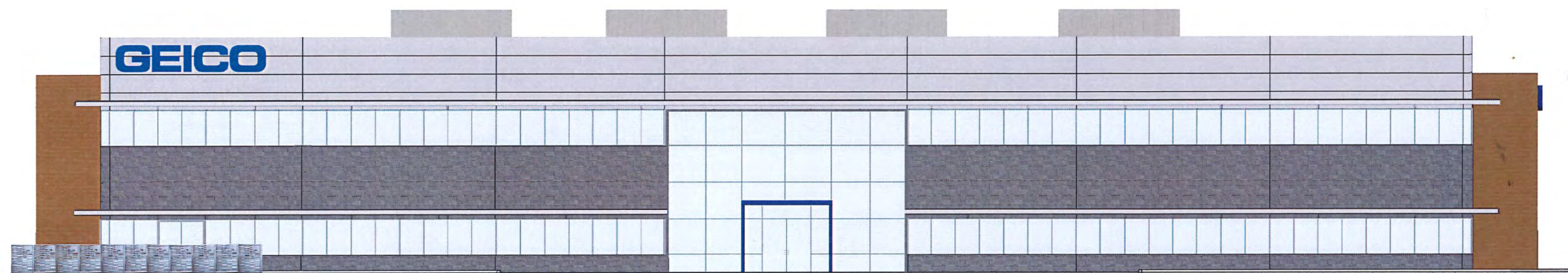
**GEICO**

**GEICO**



**REAR ELEVATION**  
**FACADE BRICK COVERAGE PERCENTAGE: 72.4 %**

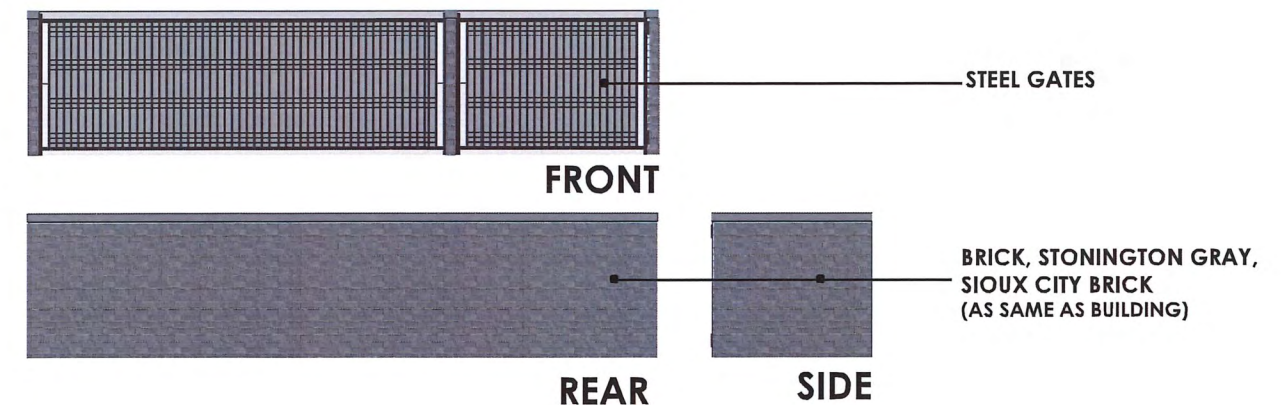
ELEVATION	WALL AREA	MASONRY AREA	MASONRY PERCENTAGE
NORTH	10721 SF	7765 SF	72.4 %
SOUTH	10721 SF	6777 SF	63.2 %
WEST	4875 SF	4025 SF	82.6 %
EAST	4875 SF	4025 SF	82.6 %
<b>TOTAL</b>	<b>31192 SF</b>	<b>22592 SF</b>	<b>72.4 %</b>



**FRONT ELEVATION**  
**FACADE BRICK COVERAGE PERCENTAGE: 63.2 %**



**SIDE ELEVATION (TYPICAL)**  
**FACADE BRICK COVERAGE PERCENTAGE: 82.6 %**



**DUMPSTER ELEVATIONS**

**ELEVATIONS**  
**TOTAL BRICK COVERAGE 72.4**

# SITE PLAN

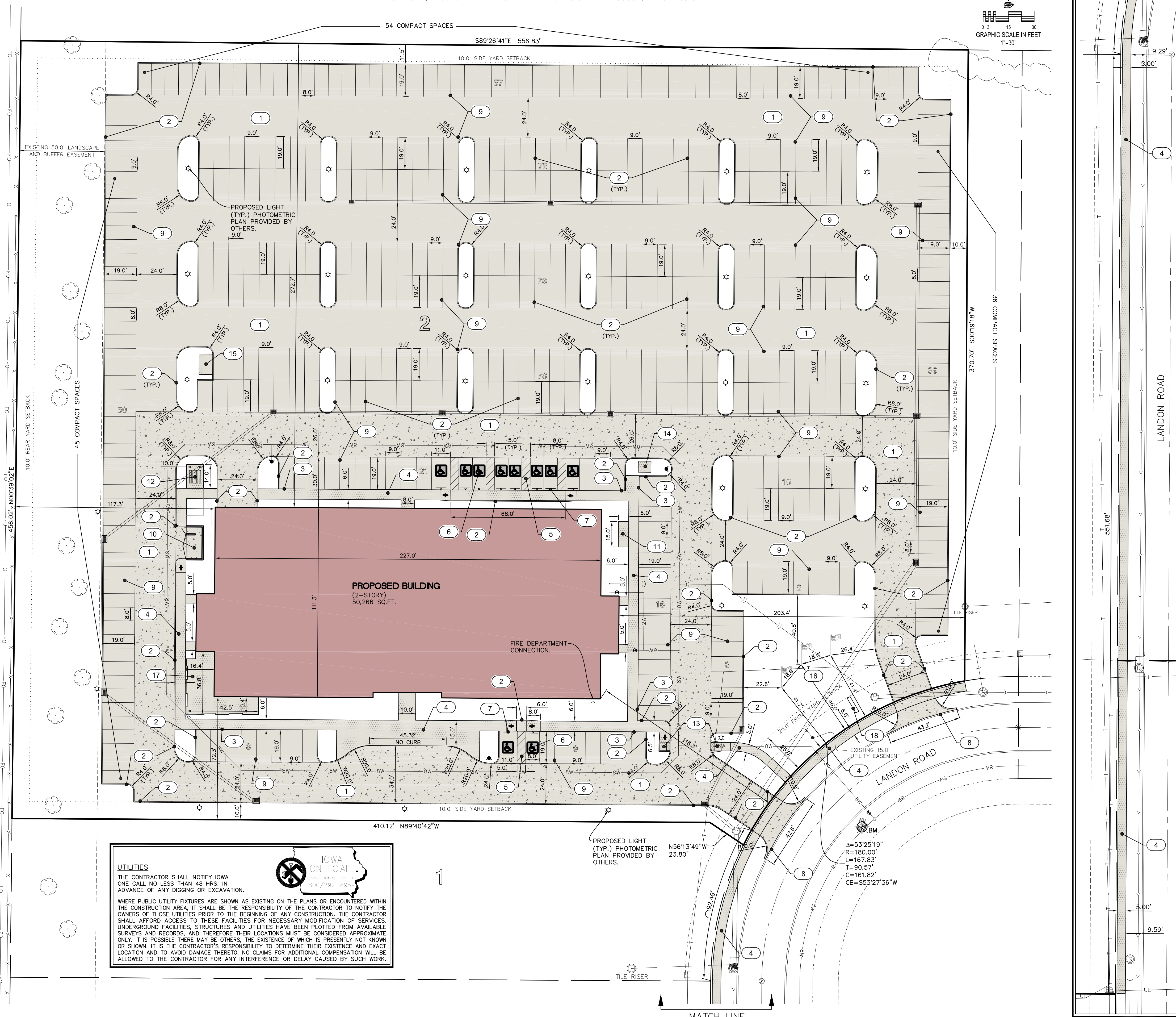
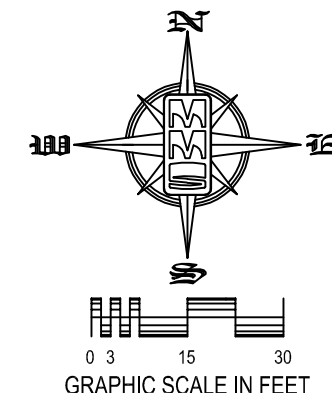
## THE VILLAS AT LIBERTY EXECUTIVE PARK, PART 6, LOT 2

### NORTH LIBERTY, JOHNSON COUNTY, IOWA

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

OWNER:  
A & M DEVELOPMENT LLC  
2320 LANDON ROAD  
NORTH LIBERTY, IA 52317

DEVELOPER:  
BOURN ADVISORY SERVICES, LLC  
20 E. CONGRESS STREET, SUITE 300  
TUCSON, ARIZONA 85701



**LEGAL DESCRIPTION**  
LOT 2, THE VILLAS AT LIBERTY EXECUTIVE PARK - PART 6, NORTH LIBERTY, JOHNSON COUNTY, IOWA.

**APPLICANT**  
BOURN ADVISORY SERVICES, LLC  
20 E. CONGRESS STREET, SUITE 300  
TUCSON, ARIZONA 85701

**DEVELOPMENT CHARACTERISTICS**  
CURRENT ZONING: O/RP  
REQUESTED LAND USE: (OFFICE/RESEARCH PARK)  
LOT AREA: 247,840 SF (5.69 ACRES)

SETBACK REQUIREMENTS	REQUIRED
FRONT YARD	25 FEET
SIDE YARD	10 FEET
REAR YARD	10 FEET

PARKING SETBACKS	REQUIRED
FRONT	25 FEET
SIDE	10 FEET
REAR	10 FEET

**MINIMUM LOT REQUIREMENTS**  
LOT FRONTAGE: 100 FEET  
LOT WIDTH: 150 FEET  
MAXIMUM BUILDING HEIGHT: 75 FEET

**LOT CHARACTERISTICS**  
LOT AREA: 247,840 SF (100%) (5.69 AC)  
BUILDING AREA - PROPOSED: 25,133 SF (10.1%)  
PAVING AREA - PROPOSED: 160,819 SF (64.9%)  
GREEN SPACE AREA: 61,888 SF (25.0%)

**BUILDING CHARACTERISTICS:**  
2 STORY OFFICE BUILDING

**PARKING REQUIREMENTS:**  
PROPOSED OFFICE: 1 / 200 SF  
PARKING PROVIDED: = 466 SPACES (10 ADA)  
466 SPACES TOTAL, WITH 10 ADA SPACES PROVIDED, 350 STANDARD SPACES AND 135 COMPACT SPACES PROVIDED.

ALL GROUND MOUNTED MECHANICAL UNITS SHALL BE SCREENED WITH LANDSCAPING. (SEE SHEET 5).

**KEYNOTES**

NUMBER	KEYNOTE	DETAIL/SHEET
1	INSTALL DRIVE (THICKNESS AND MATERIAL AS NOTED)	1/6
2	INSTALL 6" STANDARD CURB	2/6
3	INSTALL THICKENED EDGE SIDEWALK	8/6
4	INSTALL P.C.C. SIDEWALK PER NORTH LIBERTY MUNICIPAL DESIGN STANDARDS	
5	INSTALL ACCESSIBLE PARKING AND STRIPING	6/6
6	INSTALL ACCESSIBLE PARKING SYMBOL (TYP.)	3/6
7	INSTALL ACCESSIBLE PARKING SIGN (TYP.)	4/6
8	GRIND EXISTING CURB AND INSTALL TYPE A ENTRANCE PER SUDAS DETAIL 7030.101	
9	INSTALL 4" WIDE PAVEMENT MARKINGS (TYP.)	
10	TRASH ENCLOSURE	5/6
11	INSTALL BIKE RACK	7/6
12	PICNIC AREA	
13	INSTALL ADA CURB RAMP	9/6
14	INSTALL TRANSFORMER PAD. SIZE TO BE DETERMINED BY ELECTRICAL COMPANY AT THE TIME OF CONSTRUCTION.	
15	INSTALL 8'x12' CONCRETE PAD FOR DESIGNATED SMOKING AREA.	
16	FLAG DISPLAY AND LANDSCAPE AREA	
17	OUTDOOR PATIO AND BREAK AREA	
18	MONUMENT SIGN	

**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

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

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

**SHEET INDEX**

1	SITE LAYOUT AND DIMENSION PLAN
2	GRADING PLAN AND SWPPP
3	SANITARY AND STORM SEWER PLAN AND PROFILE (PUBLIC)
4	UTILITY PLAN
5	LANDSCAPE PLAN
6	GENERAL NOTES AND DETAILS

**PAVEMENT LEGEND**

[Symbol]	7" PCC OVER 6" GRANULAR BASE	35,416 SF
[Symbol]	5" PCC PARKING OVER 6" GRANULAR BASE	118,704 SF
[Symbol]	4" PCC SIDEWALK	11,296 SF

NOTE: THESE QUANTITIES REFLECT THE OVERALL SITE INCLUDING WORK WITHIN THE RIGHT OF WAY



**UTILITIES**  
THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL 800-488-8848 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 THEREOF. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

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.

**BENJAMIN T. MITCHELL**  
P.E. Iowa Lic. No. 23397

DESIGNED BY: BTM  
DRAWN BY: BTM  
CHECKED BY: BTM

DATE: 05-12-17  
SCALE: 1"=30'  
SHEET NO.: 1

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

**CIVIL ENGINEERS**  
**LAND PLANNERS**  
**LAND SURVEYORS**  
**LANDSCAPE ARCHITECTS**  
**ENVIRONMENTAL SPECIALISTS**

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**SITE LAYOUT AND DIMENSION PLAN**

THE VILLAS AT LIBERTY EXECUTIVE PARK PART 6, LOT 2  
NORTH LIBERTY, JOHNSON COUNTY, IOWA

# SITE PLAN

## THE VILLAS AT LIBERTY EXECUTIVE PARK, PART 6, LOT 2

### NORTH LIBERTY, JOHNSON COUNTY, IOWA

**GRADING TOPSOIL NOTE:**  
PRIOR TO FINAL SEEDING, ALL GREEN SPACE SHALL BE TILLED TO A MINIMUM DEPTH OF 6" AND COVERED WITH A MINIMUM OF 6" OF TOPSOIL. REFER TO TOPSOIL EXHIBIT FOR AREAS OF EXCESS TOPSOIL TO EXCAVATE AND STOCKPILE. CONTRACTOR SHALL BE RESPONSIBLE FOR STOCKPILING ADEQUATE TOPSOIL FOR ALL GREEN SPACE.

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

**OWNER:**  
A & M DEVELOPMENT LLC  
2320 LANDON ROAD  
NORTH LIBERTY, IA 52317

**DEVELOPER:**  
BOURN ADVISORY SERVICES, LLC  
20 E. CONGRESS STREET, SUITE 300  
TUCSON, ARIZONA 85701

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. OF BERNARDY DRIVE AND CITY OF CORALVILLE AT ALL TIMES DURING WORK IN PUBLIC R.O.W. OF FOREVERGREEN ROAD.

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

#### STABILIZATION SEEDING

STABILIZATION SEEDING SHALL BE IN ACCORDANCE WITH I.D.O.T. STANDARD SPECIFICATION SECTION 2601.03 STABILIZING CROP SEEDING AND FERTILIZING.

IMMEDIATELY FOLLOWING SEEDING AND COMPACTING, APPLY MULCH TO A THICKNESS OF 1/8 INCHES (3 MM). MAINTAIN CLEAR OF SHRUBS AND TREES.

SEED MIXTURES SHALL BE ONE OF THE FOLLOWING:

**SPRING - MARCH 1 TO MAY 20**  
OAT 2 BUSHEL PER ACRE  
GRASS RYE 25 LBS PER ACRE  
RED CLOVER 5 LBS PER ACRE  
TIMOTHY 5 LBS PER ACRE

**SUMMER - MAY 21 TO JULY 20**  
OAT 3 BUSHEL PER ACRE  
GRASS RYE 35 LBS PER ACRE  
RED CLOVER 5 LBS PER ACRE  
TIMOTHY 5 LBS PER ACRE

**FALL - JULY 21 TO SEPTEMBER 30**  
OAT 2 BUSHEL PER ACRE  
GRASS RYE 35 LBS PER ACRE  
RED CLOVER 5 LBS PER ACRE  
TIMOTHY 5 LBS PER ACRE

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

#### 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
- EXIST -**
- 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
  - 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
- PROP -**
- EXISTING DECIDUOUS TREE & SHRUB
  - EXISTING EVERGREEN TREES & SHRUBS

#### UTILITIES

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

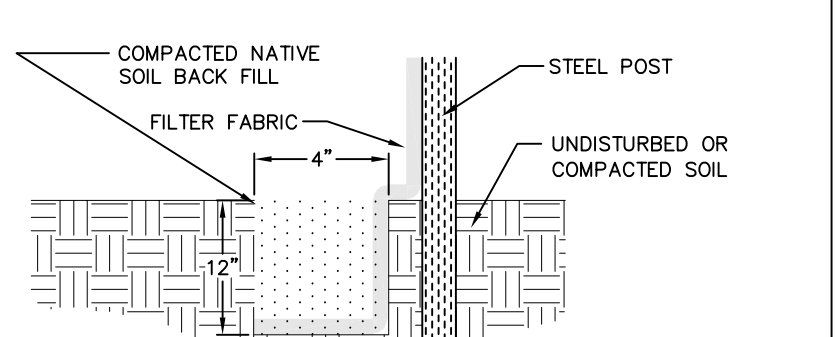
WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR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



#### EROSION CONTROL LEGEND

- SILT FENCE
- PERIMETER SILT FENCE
- TEMPORARY ROCK CONSTRUCTION ENTRANCE/EXIT
- TEMPORARY PARKING AND STORAGE
- CONCRETE TRUCK/EQUIPMENT WASHOUT
- PORTABLE RESTROOM
- DOCUMENT LOCATION (PERMITS, SWPPP, INSPECTION FORMS, ETC.)
- INLET PROTECTION:
  - PRIOR TO STREET PAVING: INSTALL FABRIC UNDER INTAKE GRATE.
  - FOLLOWING STREET PAVING AND INSTALLATION OF GRATE: INSTALL FILTER SOCK ON ALL UPSLOPE SIDES WITH BLOCKS SUFFICIENT TO POSITION SOCK AROUND THE PERIMETER OF THE INLET GRATE.
  - FILTER SOCK BEHIND CURB AT CURB RAMP
- NOTES:
  - ALL SLOPES GREATER THAN 4:1 SHALL HAVE MATTING MEETING OR EXCEEDING SC150 APPLIED OVER SEEDED SURFACE.
  - 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.

#### 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 4196.01A. 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 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 0.25 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 SEEDED.
  - 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.

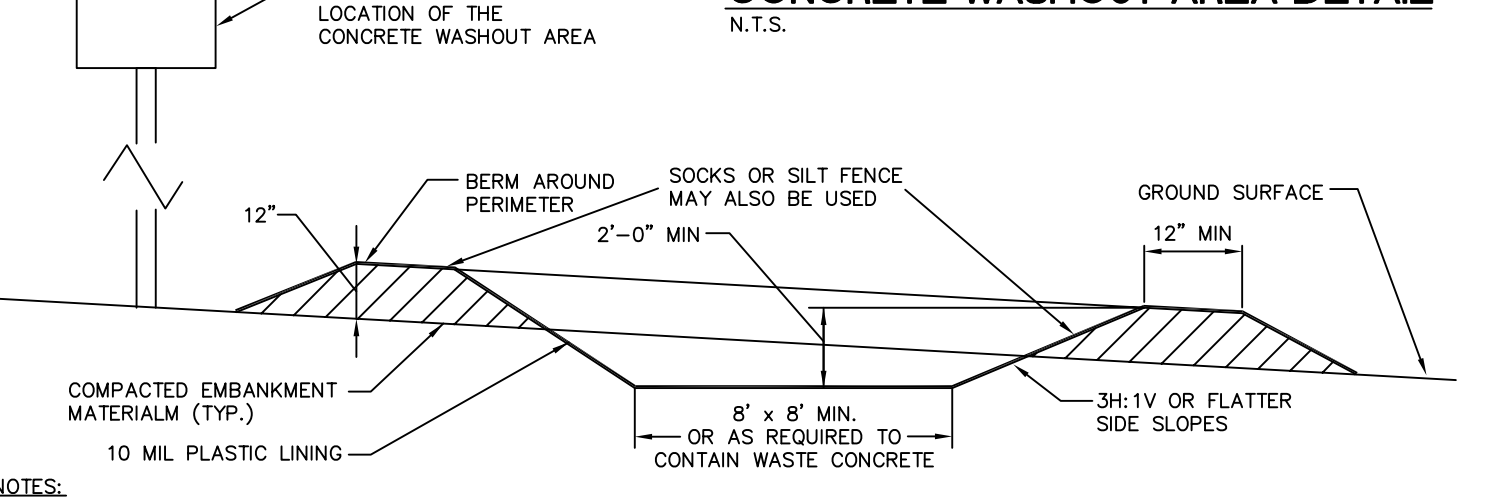
#### DEMOLITION NOTES:

- COORDINATE ALL DEMOLITION ACTIVITIES WITH OWNER BEFORE COMMENCING ANY DEMOLITION WORK.
- THE CONTRACTOR SHALL CONTACT ALL UTILITIES AND ARRANGE FOR THEIR LOCATION OF FACILITIES BEFORE BEGINNING DEMOLITION. THE CONTRACTOR SHALL COORDINATE WITH ALL PUBLIC UTILITIES FOR DISCONNECTION AND REMOVAL OF THEIR FACILITIES SERVING STRUCTURE BEING DEMOLISHED.
- CLEARING AND REMOVAL OF TREES, BUSHES AND BRUSH SHALL INCLUDE REMOVAL FROM THE SITE OF ALL TRUNKS, BRANCHES, STUMPS AND ROOTS. THE CONTRACTOR SHALL REMOVE ALL STUMPS AND ROOTS.
- REMOVAL OF BUILDINGS INCLUDES REMOVAL AND DISPOSAL OF ALL BUILDING MATERIALS, FOUNDATIONS, SIDEWALKS AND BELOW SLAB PIPING AND CONDUITS FOR THE BUILDINGS INDICATED ON THIS SHEET.
- ALL EXCAVATIONS FOR REMOVAL OF FOUNDATIONS, UTILITIES AND TREES SHALL BE BACKFILLED WITH SUITABLE ON SITE SOIL AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- WHERE WORK CAUSES REMOVAL OF PAVEMENT WITHIN EXISTING RIGHTS-OF-WAY, PAVEMENT SHALL BE REPLACED AS SOON AS PRACTICAL.
- REMOVAL OF FENCES INCLUDES REMOVAL AND DISPOSAL OF ALL FENCE MATERIALS FROM THE PROJECT SITE.
- ADJACENT STREETS ARE TO BE MAINTAINED CLEAN AS PER CITY OF NORTH LIBERTY REQUIREMENTS.
- WHEN PEDESTRIAN TRAFFIC FLOW IS INTERRUPTED, CONTRACTOR SHALL INSTALL PROPER SIGNAGE ("SIDEWALK CLOSED AHEAD USE OTHER SIDE").
- THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL CONFORMING TO THE CURRENT EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" WHEN WORK EXTENDS INTO THE STREET.

#### 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.
- 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 LINES AND IN STORM WATER DETENTION BASIN AREAS SHALL BE SAVED IF POSSIBLE. WITHIN THE REQUIREMENTS OF THE SPECIFICATION.
- PRIOR TO ANY GRADING A CONSTRUCTION SAFETY FENCE SHALL BE INSTALLED 50 FEET FROM TRUNKS OF ANY TREES THAT ARE 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 THAT AREA.
- ALL STREET SUBGRADES SHALL BE CONSTRUCTED AND COMPACTED IN ACCORDANCE WITH DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES.
- PRIOR TO FINAL SEEDING, ALL COMPACTED SOILS SHALL BE TILLED TO A MINIMUM DEPTH OF 12" AND RESEED A MINIMUM OF 6" OF TOPSOIL OVER ALL DISTURBED AREAS.
- ALL CONSTRUCTION MUST BE COMPLETED ACCORDING TO THE REQUIREMENTS OF THE CURRENT IOWA PERMITS FOR THE PROJECT.

#### CONCRETE WASHOUT AREA DETAIL



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

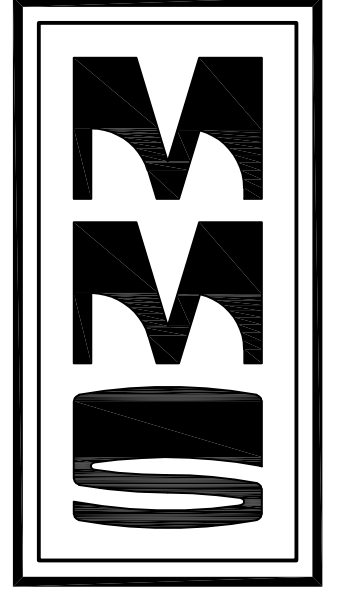
#### SHEET INDEX

- SITE LAYOUT AND DIMENSION PLAN
- GRADING PLAN AND SWPPP
- SANITARY AND STORM SEWER PLAN AND PROFILE (PUBLIC)
- UTILITY PLAN
- LANDSCAPE PLAN
- GENERAL NOTES AND DETAILS

#### GRADING PLAN AND SWPPP

THE VILLAS AT LIBERTY EXECUTIVE PARK PART 6, LOT 2  
NORTH LIBERTY,  
JOHNSON COUNTY,  
IOWA

**MMS CONSULTANTS, INC.**  
Date: 05-12-17  
Designed by: BTM Field Book No: 1177  
Drawn by: TAV Scale: 1"=30'  
Checked by: BTM Sheet No:  
Project No: IOWA CITY 2  
10268-001 of 6



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
06/26/17	PER CITY COMMENTS TAV/BTM
06/28/17	PER CITY COMMENTS TAV/BTM

# SITE PLAN

## THE VILLAS AT LIBERTY EXECUTIVE PARK, PART 6, LOT 2

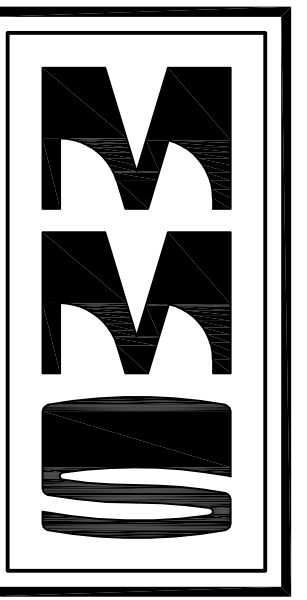
### NORTH LIBERTY, JOHNSON COUNTY, IOWA

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

OWNER:  
A & M DEVELOPMENT LLC  
2320 LONDON ROAD  
NORTH LIBERTY, IA 52317

DEVELOPER:  
BOURN ADVISORY SERVICES, LLC  
20 E. CONGRESS STREET, SUITE 300  
TUCSON, ARIZONA 85701

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
---	FENCE LINE
---	EXISTING SANITARY SEWER
---	EXISTING STORM SEWER
---	PROPOSED SANITARY 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

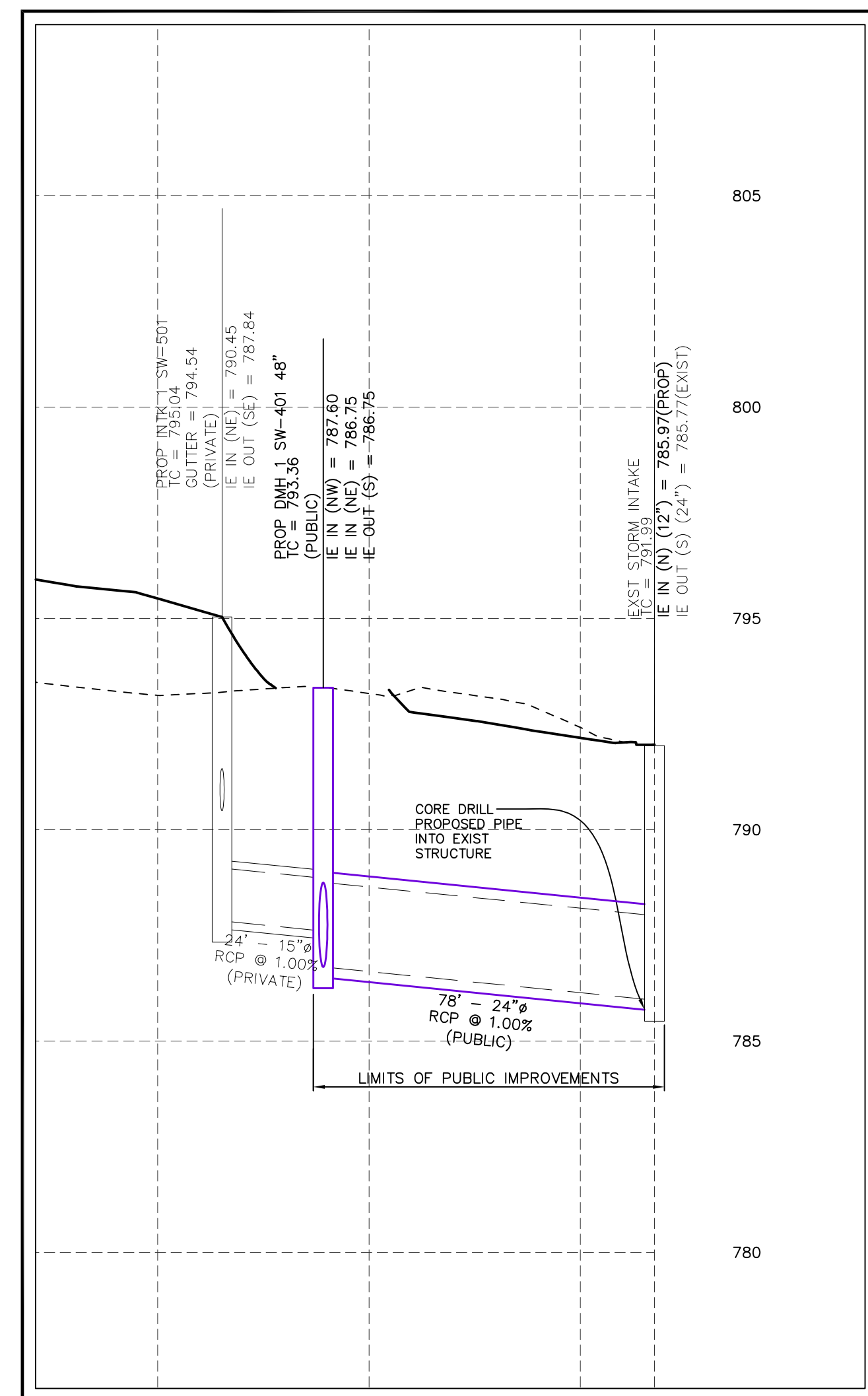
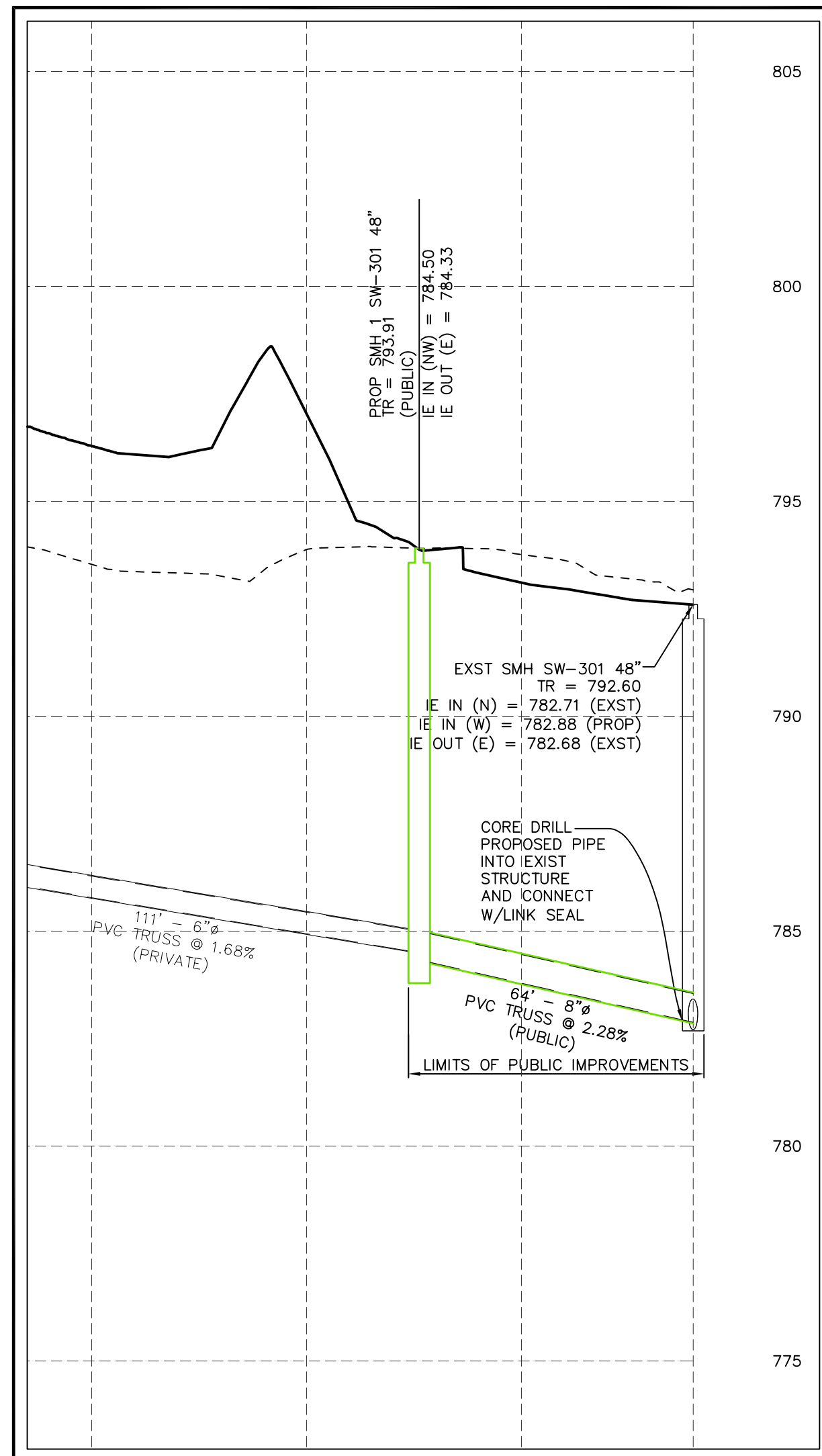
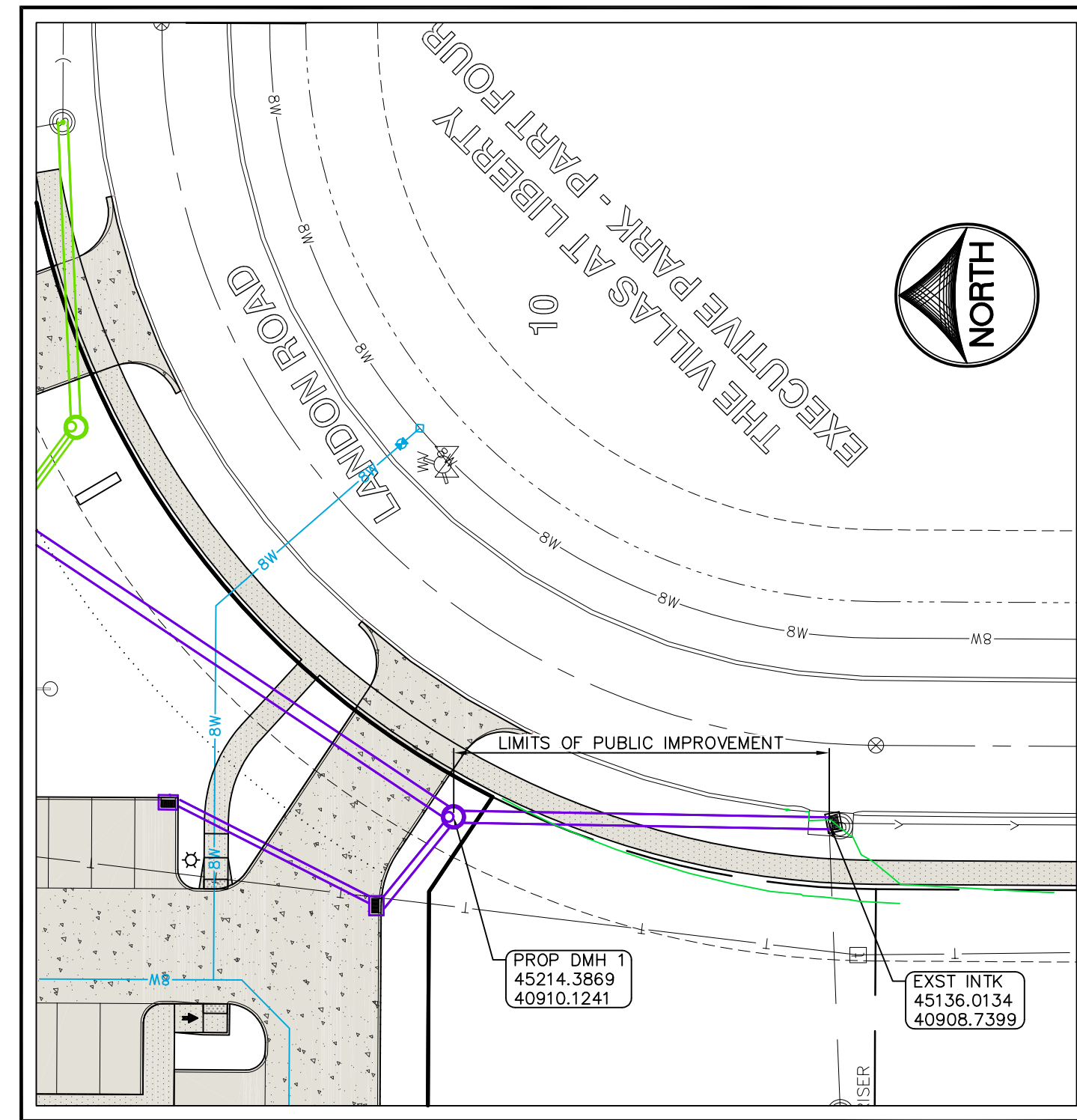
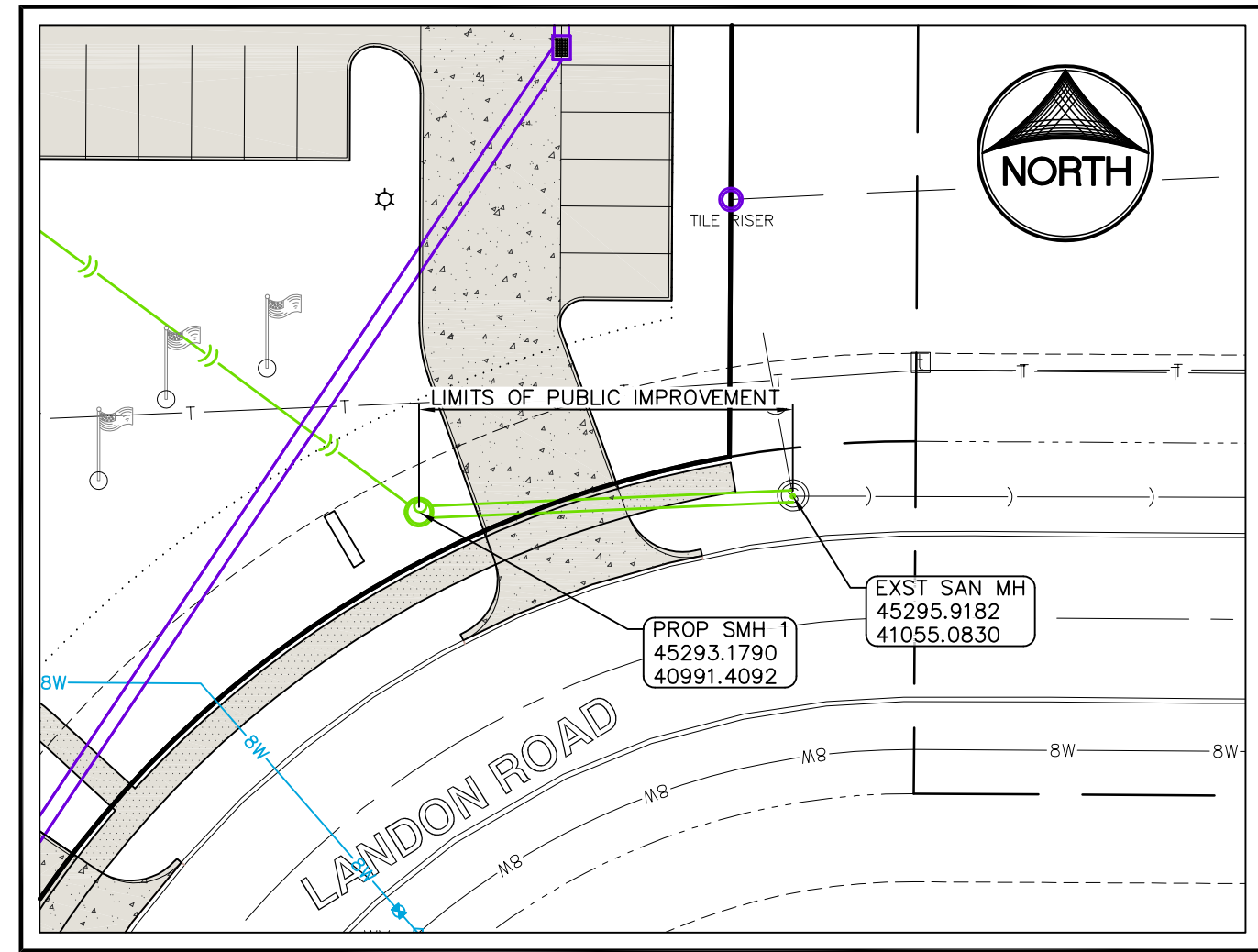


CIVIL ENGINEERS  
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Date	Revision
08/26/17	PER CITY COMMENTS TAV/BTM
08/28/17	PER CITY COMMENTS TAV/BTM



### SANITARY AND STORM SEWER PLAN AND PROFILE (PUBLIC)

THE VILLAS AT LIBERTY EXECUTIVE PARK PART 6, LOT 2  
NORTH LIBERTY, JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.

Date: 05-12-17

Designed by: BTM	Field Book No: 1177
Drawn by: TAV	Scale: 1"=30'
Checked by: BTM	Sheet No:
Project No: IOWA CITY 10268-001	3 of 6

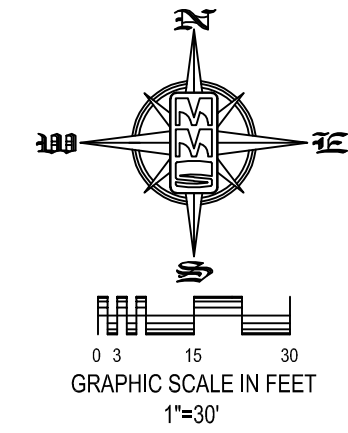
# THE VILLAS AT LIBERTY EXECUTIVE PARK, PART 6, LOT 2

## NORTH LIBERTY, JOHNSON COUNTY, IOWA

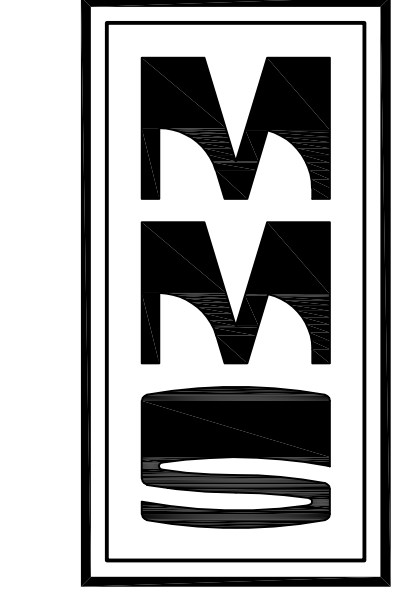
PLAT PREPARED BY:  
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1917 S. GILBERT STREET  
IOWA CITY, IA 52240

OWNER:  
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2320 LONDON ROAD  
NORTH LIBERTY, IA 52317

DEVELOPER:  
BOURN ADVISORY SERVICES, LLC  
20 E. CONGRESS STREET, SUITE 300  
TUCSON, ARIZONA 85701



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---	EXISTING EASEMENT LINES
---	BENCHMARK
---	RECORDED DIMENSIONS
---	CURVE SEGMENT NUMBER
---	EXISTING POWER POLE
---	PROPOSED POWER POLE
---	EXISTING POWER POLE W/DROP
---	PROPOSED POWER POLE W/DROP
---	EXISTING POWER POLE W/TRANS
---	PROPOSED POWER POLE W/TRANS
---	EXISTING GUY POLE
---	PROPOSED GUY POLE
---	EXISTING LIGHT POLE
---	PROPOSED LIGHT POLE
---	EXISTING SANITARY MANHOLE
---	PROPOSED SANITARY MANHOLE
---	EXISTING FIRE HYDRANT
---	PROPOSED FIRE HYDRANT
---	EXISTING WATER VALVE
---	PROPOSED WATER VALVE
---	EXISTING DRAINAGE MANHOLE
---	PROPOSED DRAINAGE MANHOLE
---	EXISTING CURB INLET
---	PROPOSED CURB INLET
---	EXISTING FENCE LINE
---	PROPOSED FENCE LINE
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
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---	PROPOSED EVERGREEN TREES & SHRUBS



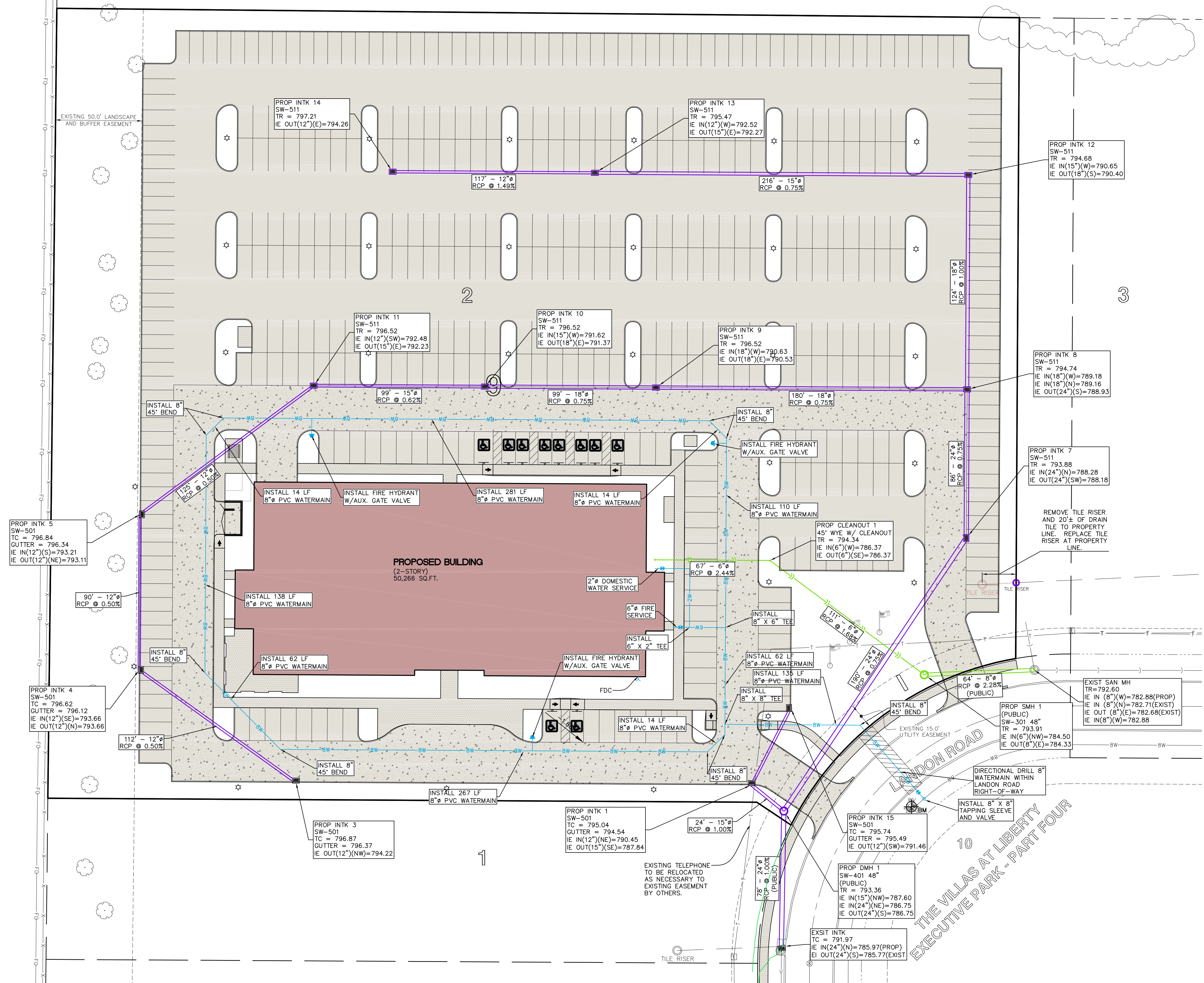
CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS

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NOTE:  
1. ALL ROOF DRAIN LINES SHALL BE INSTALLED PER SUDAS FIGURE 3010.103 CLASS F-2.  
2. ALL CLEANOUTS SHALL BE INSTALLED PER SUDAS FIGURE 4040.232 TYPE A-2.

Date	Revision
06/26/17	PER CITY COMMENTS TAV/BTM
06/28/17	PER CITY COMMENTS TAV/BTM



### UTILITY PLAN

THE VILLAS AT LIBERTY EXECUTIVE PARK PART 6, LOT 2  
NORTH LIBERTY, JOHNSON COUNTY, IOWA

**UTILITIES**

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

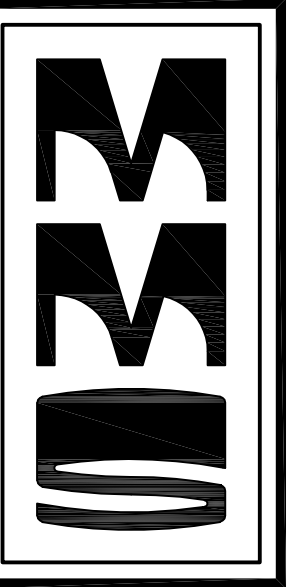
WHERE PUBLIC UTILITY FEATURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR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

MMS CONSULTANTS, INC.

Date: 05-12-17

Designed by:	BTM	Field Book No:	1177
Drawn by:	TAV	Scale:	1"=30'
Checked by:	BTM	Sheet No:	
Project No:	IOWA CITY		4
10268-001			





CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS

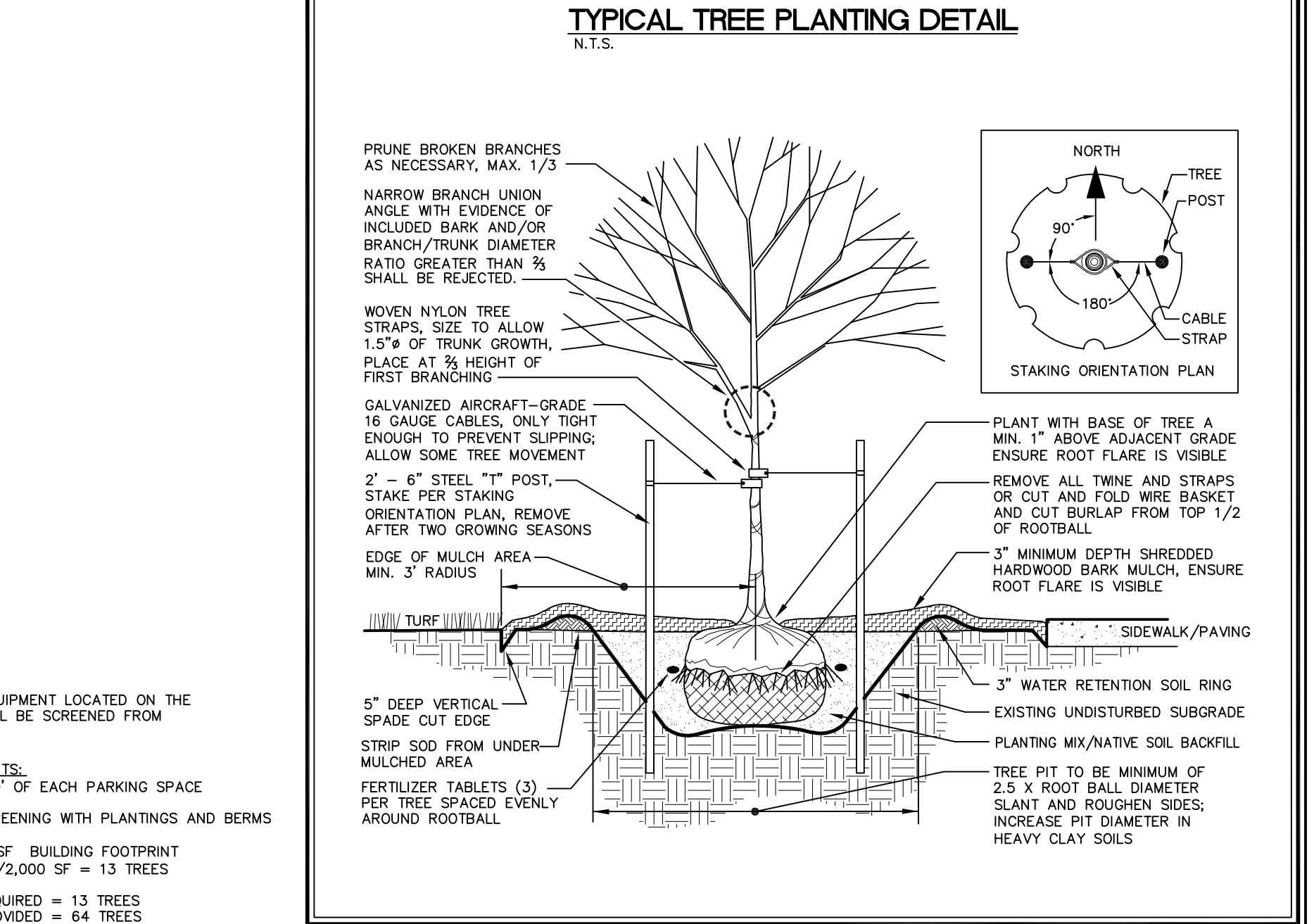
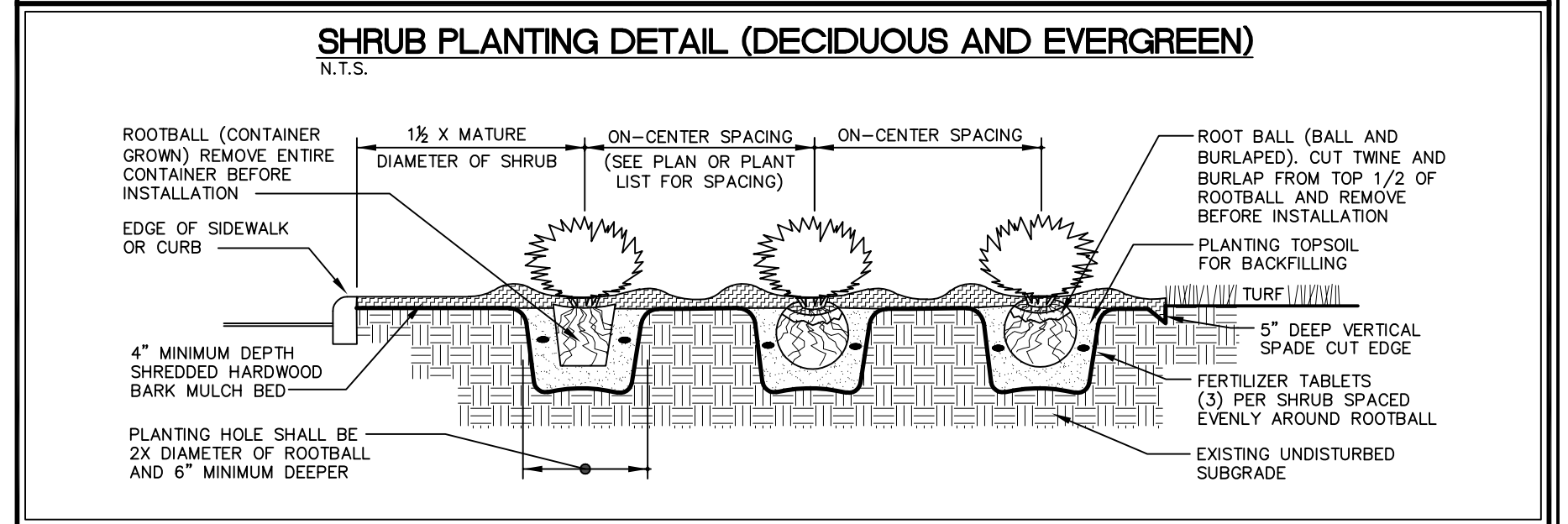
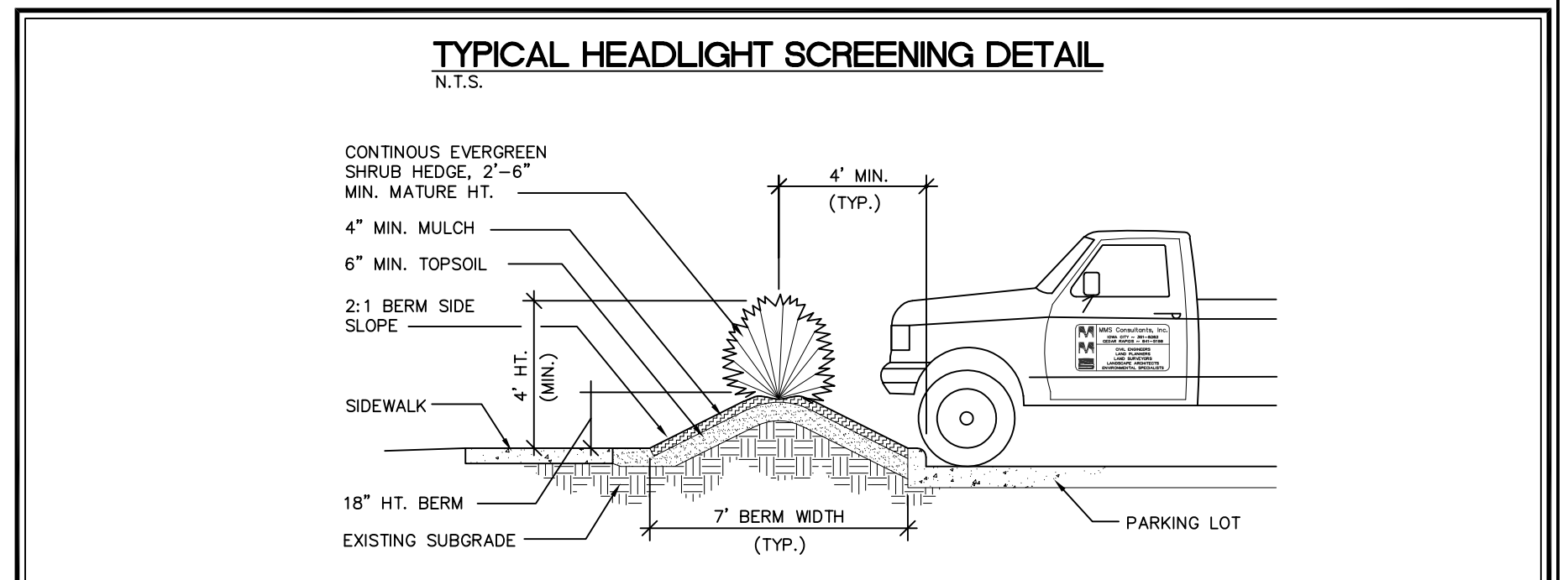
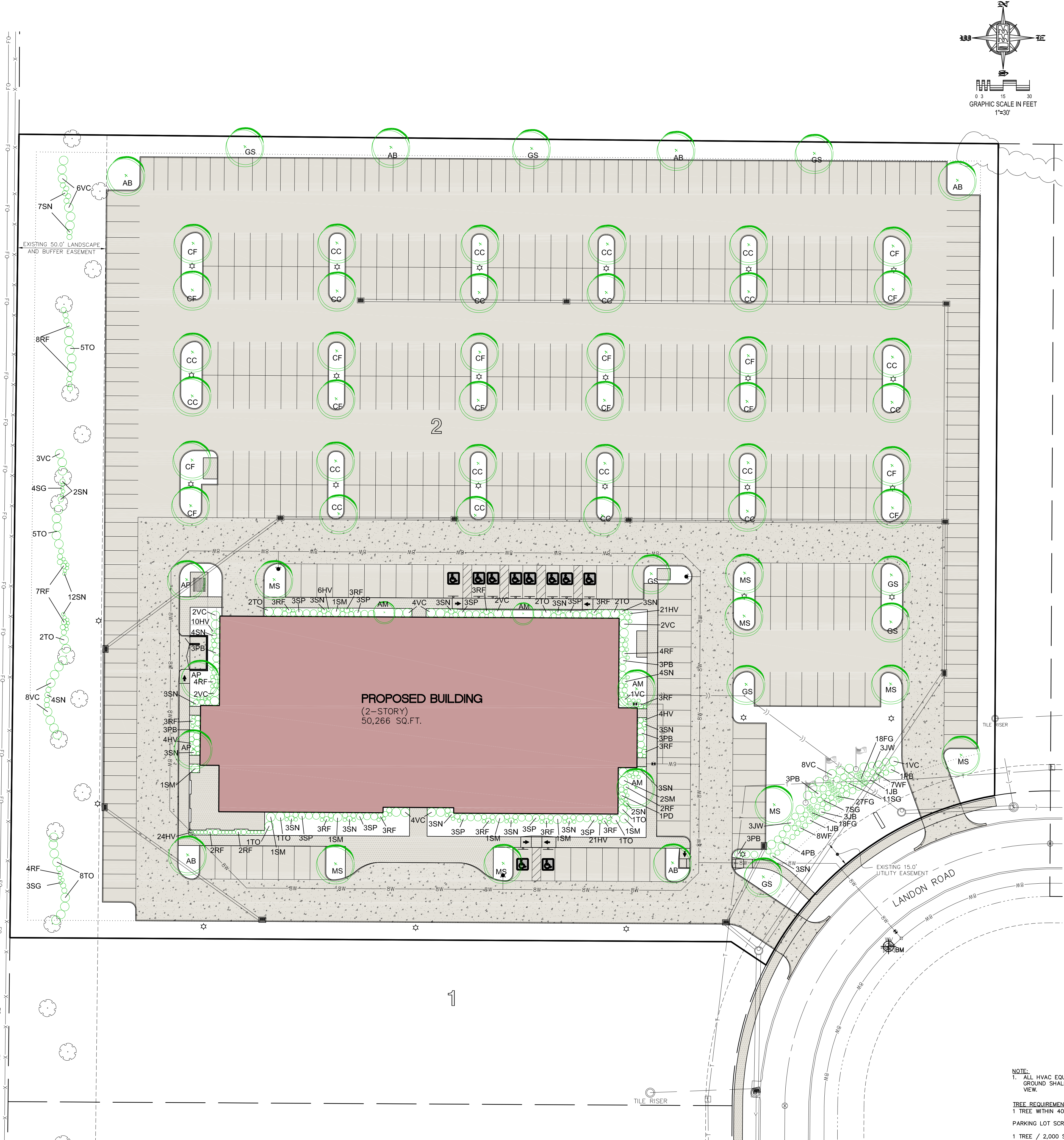
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Date	Revision
06/26/17	PER CITY COMMENTS TAV/BTM
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PLANT LIST - TREES						
QTY	KEY	POTENTIAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE SIZE
6	AB	ACER x FREEMANI 'AUTUMN BLAZE'	AUTUMN BLAZE RED MAPLE	2" CAL.	B & D	50' X 20'
3	AM	ACER GNIVALA	AMUR MAPLE	1 1/2" CAL.	B & D	15' X 12'
3	AP	ACER PLATANOIDES 'COLLUMAR'	COLLUMAR MAPLE	2" CAL.	B & D	40' X 15'
20	CC	ZERCUS CANADENSIS	EASTERN REDBUD	1 1/2" CAL.	B & D	25' X 25'
16	CF	CORNUS FLORIDA	FLOWERING DOGWOOD	15" CAL.	B & D	20' X 20'
8	GS	ELEPSTA TRIACANTHOS INTERMIS 'SKYLINE'	SKYLINE THORNLESS HONEYLOCUST	2" CAL.	B & D	60' X 20'
8	MS	MALLUS SPRING SNOW	SPRING SNOW CRABAPPLE	1 1/2" CAL.	B & D	15' X 15'

PLANT LIST - SHRUBS, PERENNIALS, ORNAMENTAL GRASSES & GRASSCOVER						
QTY	KEY	POTENTIAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE SIZE
34	FG	FESTUCA ELAUKA ELIJAH BLUE	ELIJAH BLUE FESCUE	6" HT.	CONT.	1' X 1'
20	HV	HEMEROCALLIS VARIETIES	DAYLILY VARIETIES	12" HT.	CONT.	2' X 2'
62	JB	JUNIPERUS HORIZONTALIS BLUE CHIP	BLUE CHIP JUNIPER	24" DIA.	CONT.	1' X 5'
22	JW	JUNIPERUS SCOPULORUM WELCH	WELCH JUNIPER	15" HT.	CONT.	12' X 4'
12	FB	PICEA PENSILVANA 'ELAUKA GLOBOSA'	GLOBE BLUE SPRUCE	15" HT.	CONT.	4' X 4'
1	PD	PINUS MUGHO MUGHO	DWARF MUGHO PINE	15" HT.	CONT.	4' X 4'
69	RF	MISANTHUS SACCHARIFLORUS PURPURASCENS	RED PLUME GRASS	12" HT.	CONT.	5' X 3'
18	SG	SPIRAEA x BIMALDA 'GOLDPLUME'	GOLDPLUME SPIRAEA	12" HT.	CONT.	3' X 3'
9	SM	SYRINGA MEYERI 'PALBIN'	DWARF KOREAN LLAC	24" HT.	CONT.	5' X 6'
74	SN	SORGHASTRUM NUTANS	INDIAN GRASS	12" HT.	CONT.	5' X 3'
27	SP	SPIRAEA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIRAEA	12" HT.	CONT.	4' X 4'
20	TO	THUJA OCCIDENTALIS 'WOODWARD'	GLOBE ARBOVITAE	15" HT.	CONT.	5' X 5'
41	VG	VIBURNUM TRILOBUM 'COMPACT'	COMPACT AMERICAN GRANDBERRY BUSH VIBURNUM	24" HT.	CONT.	5' X 5'
11	WF	WEIGELA FLORIDA 'MINLET'	MINLET WEIGELA	12" HT.	CONT.	3' X 3'



NOTES:  
1. ALL HVAC EQUIPMENT LOCATED ON THE GROUND SHALL BE SCREENED FROM VIEW.

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

1 TREE / 2,000 SF BUILDING FOOTPRINT  
25,133 SF @ 1/2,000 SF = 13 TREES

TOTAL TREES REQUIRED = 13 TREES  
TOTAL TREES PROVIDED = 64 TREES

LANDSCAPE PLAN

THE VILLAS AT LIBERTY EXECUTIVE PARK PART 6, LOT 2 NORTH LIBERTY, JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.

Date: 05-12-17

Field Book No: 1177

Designed by: BTM  
Scale: 1"=30'

Drawn by: TAV  
Sheet No: 5

Checked by: BTM

Project No: IOWA CITY 10268-001



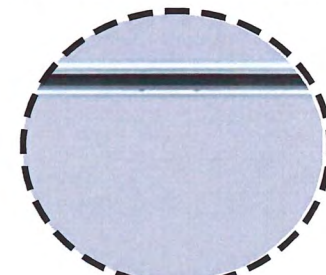
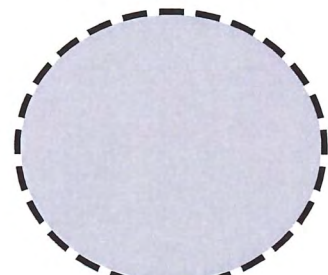
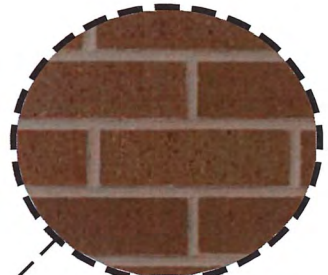
BRICK, KODIAK  
SIOUX CITY BRICK

PAINT, ALUMINUM GRAY  
(ALL CANOPIES)

PAINT, 286 U  
PANTONE  
(ENTRY CANOPY)

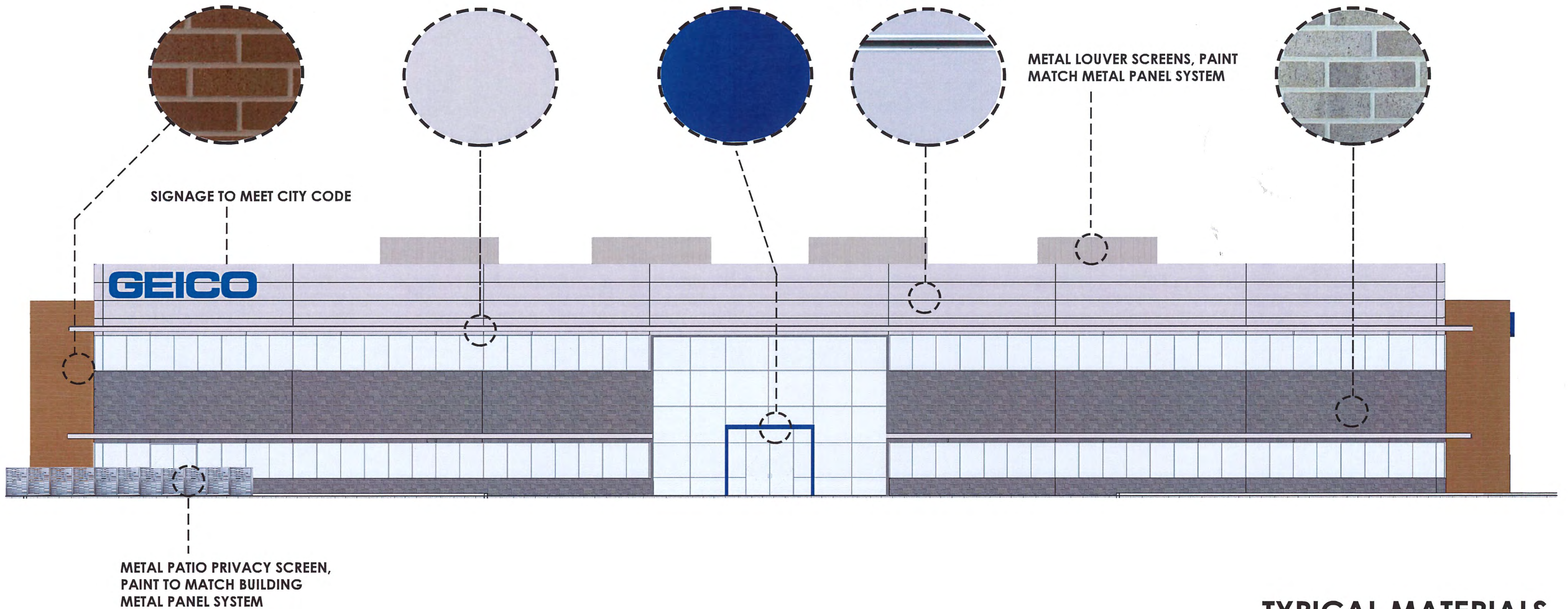
CONCEALED FASTENER METAL  
PANELS, CHROMIUM GRAY  
BY CENTRIA OR SIMILAR

BRICK, STONINGTON GRAY  
SIOUX CITY BRICK



SIGNAGE TO MEET CITY CODE

METAL LOUVER SCREENS, PAINT  
MATCH METAL PANEL SYSTEM



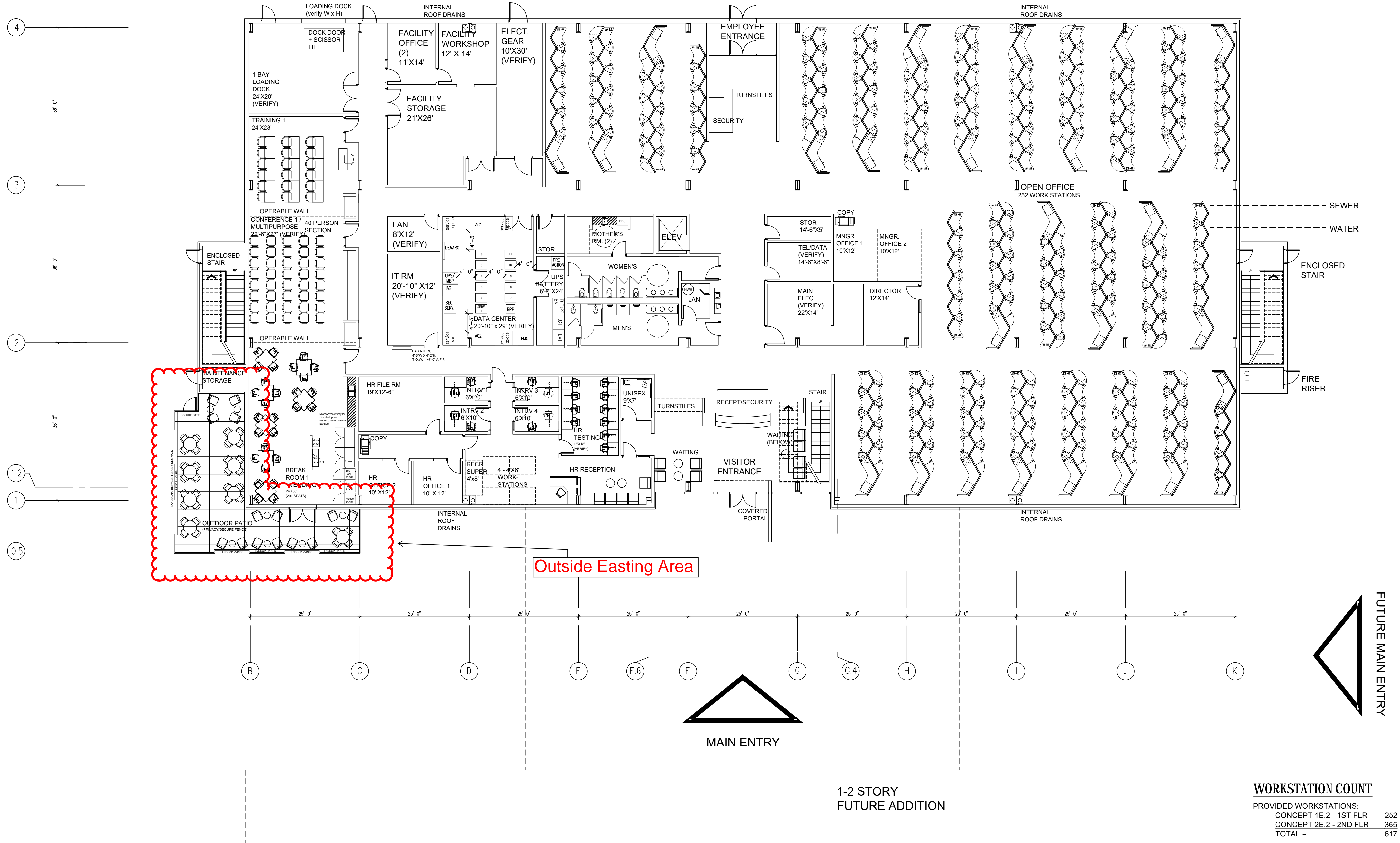
METAL PATIO PRIVACY SCREEN,  
PAINT TO MATCH BUILDING  
METAL PANEL SYSTEM

## TYPICAL MATERIALS

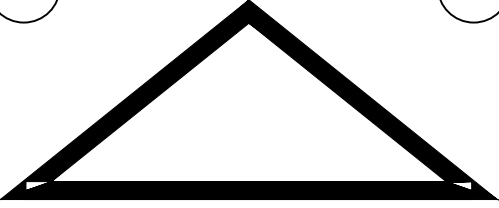
**CANYON**  
BUILDING & DESIGN

4750 N. La Cholla Blvd  
Tucson, AZ 85705  
Phone: (520) 299-7927

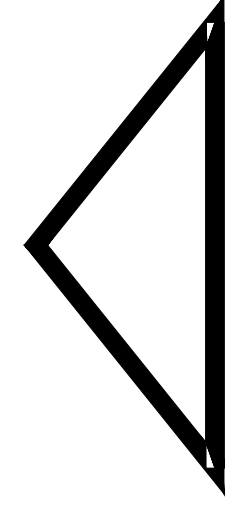
BP LP Investors, LLC,  
An Arizona limited liability company  
20 E. Congress, Suite 300; Tucson, AZ 85701



Outside Easting Area



MAIN ENTRY



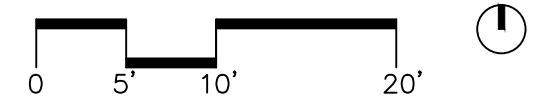
FUTURE MAIN ENTRY

1-2 STORY FUTURE ADDITION

**WORKSTATION COUNT**

PROVIDED WORKSTATIONS:	
CONCEPT 1E.2 - 1ST FLR	252
CONCEPT 2E.2 - 2ND FLR	365
TOTAL =	617

PRE-ENGINEERED - 25' GRID  
**1** FIRST FLOOR PLAN - CONCEPT 1-E.2  
 3/32" = 1'-0"



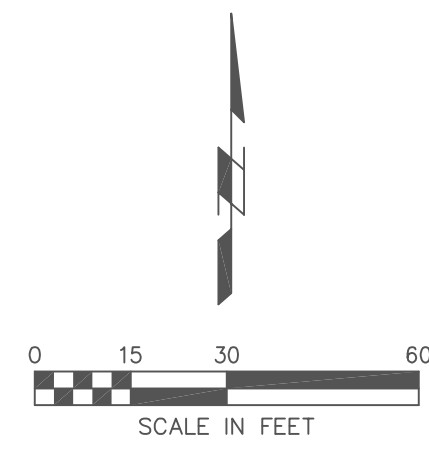
**BOURN COMPANIES**  
 20 E. Congress St., Suite 300  
 Tucson, AZ 85701  
 Main (602) 323-1005 Fax (602) 323-6630

**GEICO - IOWA OFFICE - CONCEPTUAL  
 2-STORY 50K (FUTURE CONNECTED)**

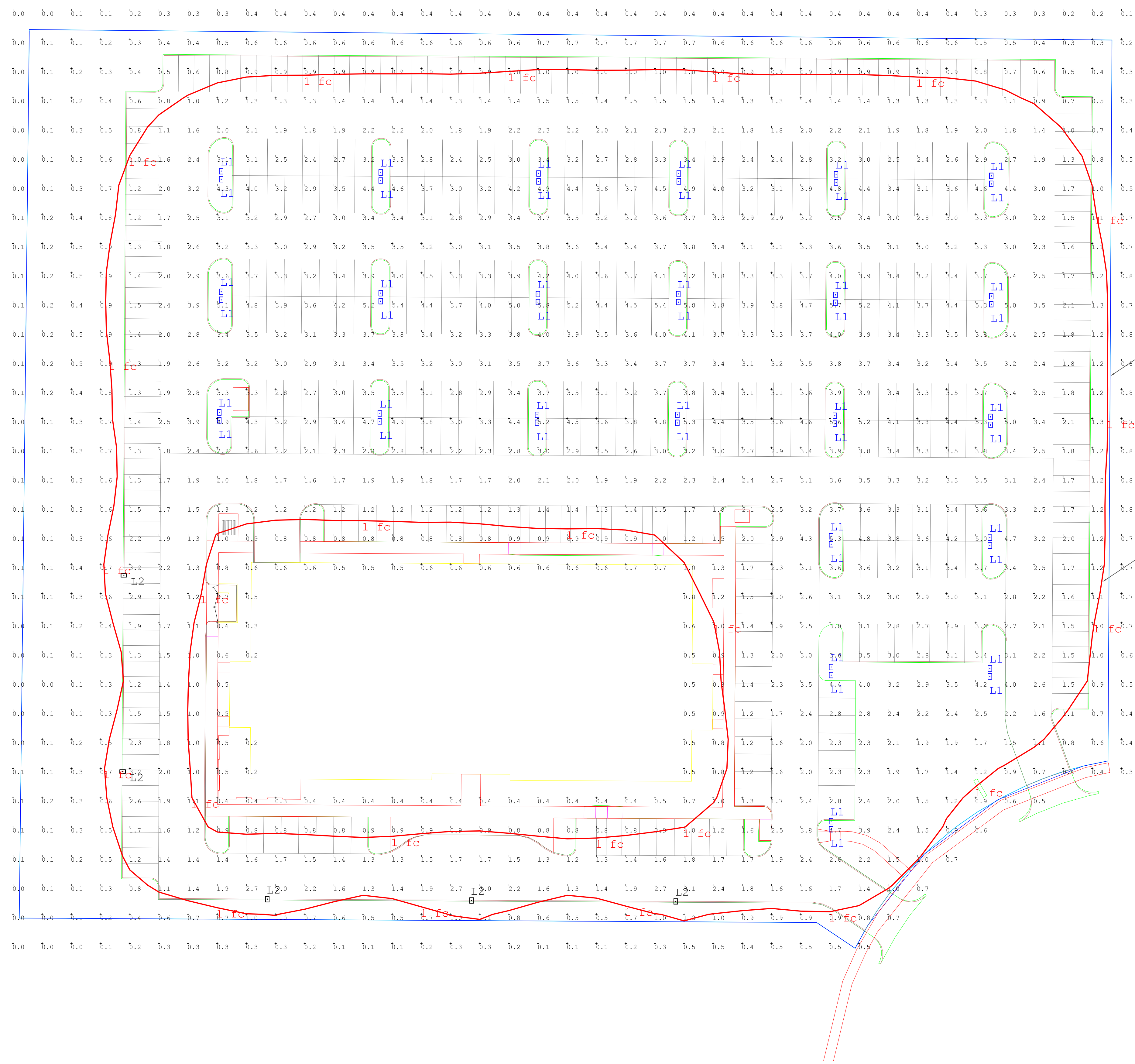
DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 PROJECT #: \_\_\_\_\_  
 FILE: \_\_\_\_\_

DATE - ISSUE  
 6.21.17 PROGRESS UPDATE

**A1**  
 FIRST FLOOR PLAN



ELECTRICAL SYMBOL LEGEND	
	EXTERIOR POLE MOUNTED LUMINAIRES WITH 2FT DIAMETER CONCRETE BASE EXTENDED 3FT ABOVE FINISHED GRADE. SYMBOL INDICATES (2) LUMINAIRES @ 180 DEGREES
	EXTERIOR POLE MOUNTED LUMINAIRE WITH 2FT DIAMETER CONCRETE BASE EXTENDED 3FT ABOVE FINISHED GRADE. SYMBOL INDICATES (1) LUMINAIRE @ 90 DEGREES



PROPERTY LINE

ISOLINE INDICATING THE BOUNDARY OF ONE (1) FOOTCANDLE

LIGHTING FIXTURE SCHEDULE							
PLAN MARK	MANUFACTURER AND MODEL NUMBER	LAMPS	VOLTS	MOUNTING	MOUNTING HEIGHT	REMARKS	NOTES
L1	PHILIPS ECF-S-32L-1A-NW-G2-AR-4-UNV-F1-HIS-BK	(2)105W, LED	UNV	POLE	28' AFG	MOUNTING HEIGHT EQUALS 25'-0" POLE ON POLE BASE EXTENDED 3'-0" ABOVE FISHER GRADE	---
LIGHT POLE	NAFCO RTA RTA25-406F-N+ BK D2	---	---	---	---	FIXTURE EQUIPPED WITH FACTORY HOUSE SIDE SHIELD	---
L2	PHILIPS ECF-S-32L-1A-NW-G2-AR-2-UNV-F1-HIS-BK	(1)105W, LED	UNV	POLE	28' AFG	MOUNTING HEIGHT EQUALS 25'-0" POLE ON POLE BASE EXTENDED 3'-0" ABOVE FISHER GRADE	---
LIGHT POLE	NAFCO RTA RTA25-406F-N+ BK D1	---	---	---	---	FIXTURE EQUIPPED WITH FACTORY HOUSE SIDE SHIELD	---



TYPE  
L1



Site & Area  
EcoForm  
ECF-S small

TWO FIXTURE AT  
180 DEGREES



Project: \_\_\_\_\_  
 Location: \_\_\_\_\_  
 Cat.No: \_\_\_\_\_  
 Type: \_\_\_\_\_  
 Qty: \_\_\_\_\_  
 Notes: \_\_\_\_\_

The Philips Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 22,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings.

Ordering guide

example: ECF-S-64L-900-NW-G2-AR-5-120-HIS-MGY

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Voltage	Options	Electrical	Luminaire	Finish
<b>ECF-S</b>	32L	1A	NW-G2	AR	4	UNV	Controls ---	F1	HIS	BK
<b>ECF-S</b> EcoForm Site and Area, Small	<b>32L</b> 32 LEDs (2 modules)	<b>530</b> 530mA <b>700</b> 700mA <b>1A</b> 1050mA <b>1.2A</b> 1200mA	<b>WW-G2</b> Warm White 3000K, 70CRI Generation 2 <b>NW-G2</b> Neutral White 4000K, 70CRI Generation 2	<b>AR</b> Arm Mount (standard) <sup>9</sup>  <i>The following mounting kits must be ordered separately (See accessories)</i> <b>SF</b> Slip Filter Mount <sup>11</sup> (fits to 2 <sup>3/8</sup> " O.D. tenon) <b>WS</b> Wall mount with surface conduit rear entry permitted <b>RAM</b> Retrofit arm mount kit <sup>9</sup>	<b>Type 2</b> 2 Type 2 <b>2-90</b> Rotated left 90° <b>2-270</b> Rotated right 270°  <b>Type 3</b> 3 Type 3 <b>3-90</b> Rotated left 90° <b>3-270</b> Rotated right 270°  <b>Type 4</b> <b>4 Type 4</b> <b>4-90</b> Rotated left 90° <b>4-270</b> Rotated right 270°  <b>Type 5</b> 5 Type 5 <b>5W</b> Type 5W  <b>AFR</b> Auto Front Row <b>AFR-90</b> Auto Front Row, Rotated left 90° <b>AFR-270</b> Auto Front Row, Rotated right 270°	<b>120</b> 120V <b>208</b> 208V <b>240</b> 240V <b>277</b> 277V <b>347</b> 347V <b>480</b> 480V <b>UNV</b> 120-277V (50/60Hz) <b>HVU</b> 347-480V (50/60Hz)	<b>DD</b> 0-10V Dimming Driver <sup>5</sup> <b>DCC</b> Dual Circuit Control <sup>6</sup> DynaDimmer: Automatic Profile Dimming <b>CS50</b> Safety 50% Dimming, 7 hours <sup>1</sup> <b>CM50</b> Median 50% Dimming, 8 hours <sup>1</sup> <b>CE50</b> Economy 50% Dimming, 9 hours <sup>1</sup> <b>DA50</b> All Night 50% Dimming <sup>1</sup>  <b>Photoelectric/Receptacle Systems (Twist Lock Receptacle)</b> <b>PCB</b> Photocontrol Button <sup>2,3</sup> <b>TLRD5</b> Twist Lock Receptacle 5 Pin <b>TLRD7</b> Twist Lock Receptacle 7 Pin <b>TLRPC</b> Twist Lock Receptacle w/Photocell <sup>2</sup>  <b>Infrared Motion Response systems</b> <b>IMRI3</b> Integral with #3 lens <sup>8</sup> <b>IMRI7</b> Integral with #7 lens <sup>8</sup>  <b>Pole mounted Infrared Motion Response systems with DynaDimmer</b> <b>CS50-IMRO</b> with Safety 50% Dimming <sup>1,5</sup> <b>CM50-IMRO</b> with Median 50% Dimming <sup>1,5</sup> <b>CE50-IMRO</b> with Economy 50% Dimming <sup>1,5</sup> <b>DA50-IMRO</b> with All Night 50% Dimming <sup>1,5</sup>  <b>Wireless system</b> <b>LLC2</b> Integral module with #2 lens <sup>16</sup> <b>LLC3</b> Integral module with #3 lens <sup>16</sup> <b>LLC4</b> Integral module with #4 lens <sup>16</sup>	<b>TB</b> Terminal Block <sup>7</sup> <b>Fusing</b> <b>F1</b> Single (120, 277, 347VAC) <sup>2</sup> <b>F2</b> Double (208, 240, 480VAC) <sup>2</sup>  <b>Pole Mount Fusing</b> <b>FP1</b> Single (120, 277, 347VAC) <sup>2</sup> <b>FP2</b> Double (208, 240, 480VAC) <sup>2</sup> <b>FP3</b> Canadian Double Pull (208, 240, 480VAC) <sup>2</sup>  <b>Surge Protection</b> <b>SP1</b> Standard 10kA <b>SP2</b> Increased 20kA	<b>RPA</b> Round Pole Adapter (fits to 3"- 3.9" O.D. pole) <sup>10</sup> <b>HIS</b> Internal House Side Shield <sup>4</sup>	<b>Textured</b> <b>BK</b> Black <b>WH</b> White <b>BZ</b> Bronze <b>DGY</b> Dark Gray <b>MGY</b> Medium Gray  <b>Customer specified</b> <b>RAL</b> Specify optional color or RAL (ex: RAL7024) <b>CC</b> Custom color (Must supply color chip for required factory quote)

1. Available only on 120, 208, 240, and 277 (or UNV)
2. Specify Voltage
3. Not available with 347 or 480 voltage
4. HIS not available with Type 5 or 5W optics
5. DD is required for LLCR and pole mount motion sensor. **Must be ordered separately** (See accessories page)
6. DCC and LLC2/3/4 not available with any other controls
7. TB not available with DCC
8. ECF-IMRI equipped with out-boarded sensor housing when voltage is HVU (347-480V)
9. Mounts to a 4" round pole with adapter included for square poles.
10. Not available with SF and WS. RPAs provided with black finish standard
11. Limited to a maximum of 45 degrees aiming above horizontal

# ECF-S EcoForm small

## Site & Area

### EcoForm Accessories (ordered separately, field installed)

#### Controls Accessories



#### Pole Mount Motion Sensor

**MS-A-120V**<sup>11</sup> 120V Input  
**MS-A-277V**<sup>11</sup> 277V Input

#### Wireless system Remote mount module

**LLCR2-(F)**<sup>11</sup> #2 lens  
**LLCR3-(F)**<sup>11</sup> #3 lens  
**LLCR4-(F)**<sup>11</sup> #4 lens

#### Shielding Accessories<sup>12</sup>



#### House Side shield

##### Standard orientation:

**HIS-32-H**<sup>12</sup> Internal House Side Shield for 32 LEDs (2 modules)  
**HIS-48-H**<sup>12</sup> Internal House Side Shield for 48 LEDs (3 modules)  
**HIS-64-H**<sup>12</sup> Internal House Side Shield for 64 LEDs (4 modules)

##### At 90 or 270 orientation:

**HIS-32-V**<sup>12</sup> Internal House Side Shield for 32 LEDs (2 modules)  
**HIS-48-V**<sup>12</sup> Internal House Side Shield for 48 LEDs (3 modules)  
**HIS-64-V**<sup>12</sup> Internal House Side Shield for 64 LEDs (4 modules)

#### Luminaire Accessories



#### ECF-BD-G2 Bird deterrent

**PTF2-(F)** Pole top fitter fits 2 3/8-2 1/2" OD x 4" depth tenon with 1, 2, 3 or 4 luminaires at 90°

**PTF3-(F)** Pole top fitter fits 3-3 1/2" OD x 6" depth tenon with 1, 2, 3 or 4 luminaires at 90°

**PTF4-(F)** Pole top fitter fits 3 1/2-4" OD x 6" depth tenon with 1, 2, 3 or 4 luminaires at 90°

**ECF-SF-G2-(F)** Slip Fitter Mount (fits to 2 3/8" O.D. tenon)

**ECF-RAM-G2-(F)** Retrofit Arm mount kit

**ECF-WS-G2-(F)** Wall mount with surface conduit rear entry permitted

(F) = Specify finish

11. DD option required

12. Not available with Type 5 or 5W optics

### Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L<sub>70</sub> is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L<sub>70</sub> hours limited to 6 times actual LED test hours

Ambient Temperature °C	Driver mA	Calculated L <sub>70</sub> Hours	L <sub>70</sub> per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	up to 1200 mA	>100,000 hours	>60,000 hours	>87%

### LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp. <sup>3</sup>	Average System Watts <sup>1</sup>	Type 2			Type 3			Type 4		
					Lumen Output <sup>1,2</sup>	BUG Rating	Efficacy (LPW)	Lumen Output <sup>1,2</sup>	BUG Rating	Efficacy (LPW)	Lumen Output <sup>1,2</sup>	BUG Rating	Efficacy (LPW)
ECF-S-32L-530-NW-G2	32	530	4000	54	6,174	B2-U0-G1	114	6,041	B1-U0-G2	112	6,320	B1-U0-G2	117
ECF-S-32L-700-NW-G2	32	700	4000	71	7,964	B2-U0-G2	112	7,791	B1-U0-G2	110	8,151	B1-U0-G2	115
ECF-S-32L-1A-NW-G2	32	1050	4000	105	11,212	B2-U0-G2	107	10,969	B2-U0-G2	104	11,476	B2-U0-G2	109
ECF-S-32L-1.2A-NW-G2	32	1200	4000	120	12,437	B3-U0-G2	104	12,167	B2-U0-G2	101	12,729	B2-U0-G3	106
ECF-S-48L-900-NW-G2	48	900	4000	132	14,761	B3-U0-G3	112	14,441	B2-U0-G3	109	15,108	B2-U0-G3	114
ECF-S-48L-1A-NW-G2	48	1050	4000	155	16,714	B3-U0-G3	108	16,352	B3-U0-G3	105	17,107	B2-U0-G3	110
ECF-S-48L-1.2A-NW-G2	48	1200	4000	178	18,555	B3-U0-G3	104	18,152	B3-U0-G3	102	18,991	B3-U0-G4	107
ECF-S-64L-900-NW-G2	64	900	4000	181	19,535	B3-U0-G3	108	19,112	B3-U0-G3	106	19,995	B3-U0-G4	110
ECF-S-64L-1A-NW-G2	64	1050	4000	212	22,009	B3-U0-G3	104	21,532	B3-U0-G4	102	22,527	B3-U0-G4	106

Ordering Code	Total LEDs	LED Current (mA)	Color Temp. <sup>3</sup>	Average System Watts <sup>1</sup>	Type 5			Type 5W			Type AFR		
					Lumen Output <sup>1,2</sup>	BUG Rating	Efficacy (LPW)	Lumen Output <sup>1,2</sup>	BUG Rating	Efficacy (LPW)	Lumen Output <sup>1,2</sup>	BUG Rating	Efficacy (LPW)
ECF-S-32L-530-NW-G2	32	530	4000	54	6,669	B3-U0-G2	124	6,455	B3-U0-G2	120	6,396	B2-U0-G1	118
ECF-S-32L-700-NW-G2	32	700	4000	71	8,602	B3-U0-G2	121	8,326	B4-U0-G2	117	8,250	B2-U0-G1	116
ECF-S-32L-1A-NW-G2	32	1050	4000	105	12,110	B4-U0-G2	115	11,721	B4-U0-G2	112	11,615	B3-U0-G2	111
ECF-S-32L-1.2A-NW-G2	32	1200	4000	120	13,433	B4-U0-G2	112	13,001	B4-U0-G2	108	12,884	B3-U0-G2	107
ECF-S-48L-900-NW-G2	48	900	4000	132	15,943	B4-U0-G2	121	15,431	B4-U0-G2	117	15,291	B3-U0-G2	116
ECF-S-48L-1A-NW-G2	48	1050	4000	155	18,053	B4-U0-G2	116	17,473	B5-U0-G3	113	17,315	B3-U0-G2	112
ECF-S-48L-1.2A-NW-G2	48	1200	4000	178	20,041	B5-U0-G3	113	19,397	B5-U0-G3	109	19,222	B3-U0-G2	108
ECF-S-64L-900-NW-G2	64	900	4000	181	21,100	B5-U0-G3	117	20,422	B5-U0-G3	113	20,237	B3-U0-G2	112
ECF-S-64L-1A-NW-G2	64	1050	4000	212	23,772	B5-U0-G3	112	23,008	B5-U0-G3	109	22,800	B3-U0-G2	108

1. Wattage and lumen output may vary by +/- 8% due to LED manufacturer forward volt specification and ambient temperature. Wattage shown is average for 120V through 277V input. Actual wattage may vary by an additional +/- 10% due to actual input voltage.

2. Lumen values based on photometric tests performed in compliance with IESNA LM-79.

3. Warm white color temperature will result in decreased lumen output. Contact [outdoorlighting.applications@philips.com](mailto:outdoorlighting.applications@philips.com) for details or additional information.

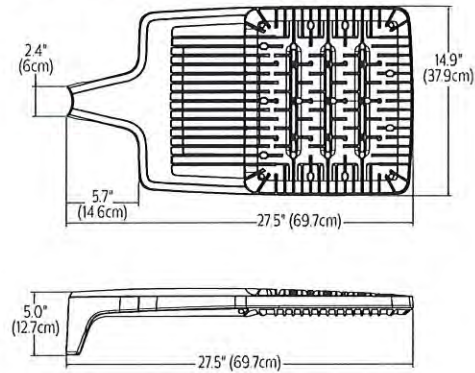
# ECF-S EcoForm small

## Site & Area

### Dimensions

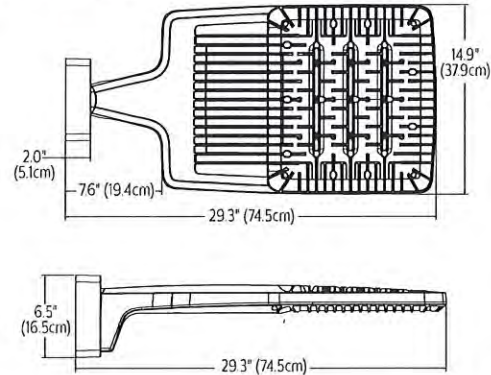
#### Standard Arm (AR)

Weight: 22 Lbs (9.9 Kg) EPA: 0.21ft<sup>2</sup> (.019m<sup>2</sup>)



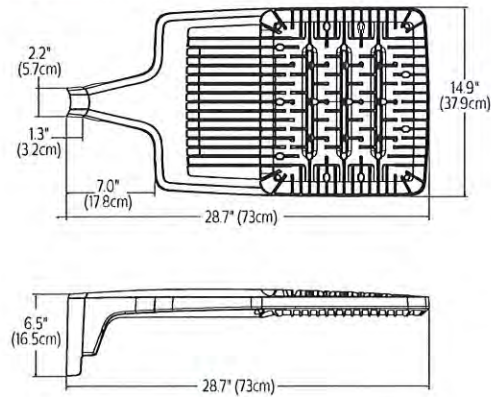
#### Wall (WS)

Weight: 27 Lbs (12.2 Kg) EPA: 0.27ft<sup>2</sup> (.025m<sup>2</sup>)



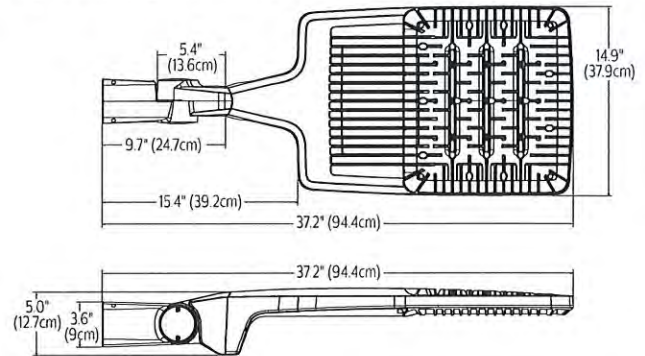
#### Retrofit Arm (RAM)

Weight: 24 Lbs (10.9 Kg) EPA: 0.24ft<sup>2</sup> (.022m<sup>2</sup>)

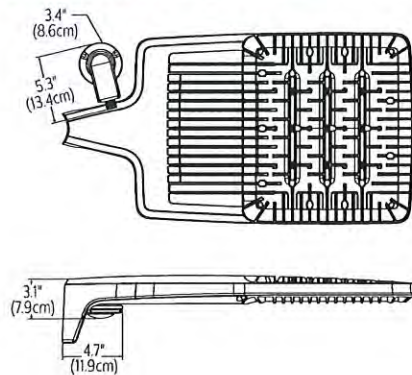


#### Slip fitter (SF)

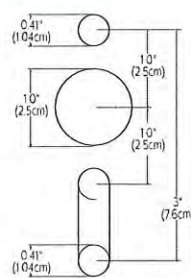
Weight: 27 Lbs (12.2 Kg) EPA: 0.33ft<sup>2</sup> (.031m<sup>2</sup>)



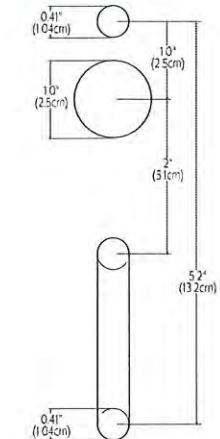
#### Outboard IMR-HVU sensor



#### Standard Arm (AR) drill pattern



#### Retrofit Arm (RAM) drill pattern







TYPE  
L2



Site & Area

EcoForm

ECF-S small

SINGLE FIXTURE AT  
90 DEGREES



Project: \_\_\_\_\_  
 Location: \_\_\_\_\_  
 Cat.No: \_\_\_\_\_  
 Type: \_\_\_\_\_  
 Qty: \_\_\_\_\_  
 Notes: \_\_\_\_\_

The Philips Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 22,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings.

Ordering guide

example: ECF-S-64L-900-NW-G2-AR-5-120-HIS-MGY

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Voltage	Options			
							Controls	Electrical	Luminaire	Finish
<b>ECF-S</b>	32L	1A	NW-32	AR	4	UNV		F1	HIS	BK
<b>ECF-S</b> EcoForm Site and Area, Small	<b>32L</b> 32 LEDs (2 modules)	530 530mA <b>700</b> 700mA <b>1A</b> 1050mA <b>1.2A</b> 1200mA	<b>WW-G2</b> Warm White 3000K, 70CRI Generation 2 <b>NW-G2</b> Neutral White 4000K, 70CRI Generation 2	<b>AR</b> Arm Mount (standard) <sup>9</sup>  <i>The following mounting kits must be ordered separately (See accessories)</i>	Type 2 2 Type 2 2-90 Rotated left 90° 2-270 Rotated right 270°	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV 120-277V (50/60Hz) HVV 347-480V (50/60Hz)	DD 0-10V Dimming Driver <sup>5</sup> DCC Dual Circuit Control <sup>6</sup> DynaDimmer: Automatic Profile Dimming CS50 Safety 50% Dimming, 7 hours <sup>1</sup> CM50 Median 50% Dimming, 8 hours <sup>1</sup> CE50 Economy 50% Dimming, 9 hours <sup>1</sup> DA50 All Night 50% Dimming <sup>1</sup> Photoelectric/Receptacle Systems (Twist Lock Receptacle) PCB Photocontrol Button <sup>2,3</sup> TLRD5 Twist Lock Receptacle 5 Pin TLRD7 Twist Lock Receptacle 7 Pin TLRPC Twist Lock Receptacle w/Photocell <sup>2</sup> Infrared Motion Response systems IMRI3 Integral with #3 lens <sup>8</sup> IMRI7 Integral with #7 lens <sup>8</sup> Pole mounted Infrared Motion Response systems with DynaDimmer CS50-IMRO with Safety 50% Dimming <sup>1,5</sup> CM50-IMRO with Median 50% Dimming <sup>1,5</sup> CE50-IMRO with Economy 50% Dimming <sup>1,5</sup> DA50-IMRO with All Night 50% Dimming <sup>1,5</sup> Wireless system LLC2 Integral module with #2 lens <sup>16</sup> LLC3 Integral module with #3 lens <sup>16</sup> LLC4 Integral module with #4 lens <sup>16</sup>	TB Terminal Block <sup>7</sup> Fusing F1 Single (120, 277, 347VAC) <sup>2</sup> F2 Double (208, 240, 480VAC) <sup>2</sup> Pole Mount Fusing FP1 Single (120, 277, 347VAC) <sup>2</sup> FP2 Double (208, 240, 480VAC) <sup>2</sup> FP3 Canadian Double Pull (208, 240, 480VAC) <sup>2</sup> Surge Protection SP1 Standard 10kA SP2 Increased 20kA	RPA Round Pole Adapter (fits to 3"- 3.9" O.D. pole) <sup>10</sup> HIS Internal House Side Shield <sup>4</sup>	Textured BK Black WH White BZ Bronze DGY Dark Gray MGY Medium Gray RAL Specify optional color or RAL (ex: RAL7024) CC Custom color (Must supply color chip for required factory quote)
	48L 48 LEDs (3 modules)	900 900mA <b>1A</b> 1050mA <b>1.2A</b> 1200mA	<b>CW-G2</b> Cool White 5700K, 70 CRI Generation 2	SF Slip Fitter Mount <sup>9</sup> (fits to 2 1/8" O.D. tenon)  WS Wall mount with surface conduit rear entry permitted  RAM Retrofit arm mount kit <sup>9</sup>	Type 3 3 Type 3 3-90 Rotated left 90° 3-270 Rotated right 270°  Type 4 4 Type 4 4-90 Rotated left 90° 4-270 Rotated right 270°  Type 5 5 Type 5 5W Type 5W  AFR Auto Front Row AFR-90 Auto Front Row, Rotated left 90° AFR-270 Auto Front Row, Rotated right 270°					
	64L 64 LEDs (4 modules)	900 900mA <b>1A</b> 1050mA								

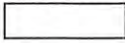
- Available only on 120, 208, 240, and 277 (or UNV)
- Specify Voltage
- Not available with 347 or 480 voltage
- HIS not available with Type 5 or 5W optics
- DD is required for LLCR and pole mount motion sensor. **Must be ordered separately** (See accessories page)
- DCC and LLC2/3/4 not available with any other controls
- TB not available with DCC
- ECF-IMRI equipped with out-boarded sensor housing when voltage is HVU (347-480V)
- Mounts to a 4" round pole with adapter included for square poles.
- Not available with SF and WS. RPAs provided with black finish standard
- Limited to a maximum of 45 degrees aiming above horizontal

# ECF-S EcoForm small

## Site & Area

### EcoForm Accessories (ordered separately, field installed)

#### Controls Accessories



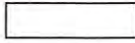
#### Pole Mount Motion Sensor

**MS-A-120V**<sup>11</sup> 120V Input  
**MS-A-277V**<sup>11</sup> 277V Input

#### Wireless system Remote mount module

**LLCR2-(F)**<sup>11</sup> #2 lens  
**LLCR3-(F)**<sup>11</sup> #3 lens  
**LLCR4-(F)**<sup>11</sup> #4 lens

#### Shielding Accessories<sup>12</sup>



#### House Side shield

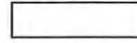
##### Standard orientation:

**HIS-32-H**<sup>12</sup> Internal House Side Shield for 32 LEDs (2 modules)  
**HIS-48-H**<sup>12</sup> Internal House Side Shield for 48 LEDs (3 modules)  
**HIS-64-H**<sup>12</sup> Internal House Side Shield for 64 LEDs (4 modules)

##### At 90 or 270 orientation:

**HIS-32-V**<sup>12</sup> Internal House Side Shield for 32 LEDs (2 modules)  
**HIS-48-V**<sup>12</sup> Internal House Side Shield for 48 LEDs (3 modules)  
**HIS-64-V**<sup>12</sup> Internal House Side Shield for 64 LEDs (4 modules)

#### Luminaire Accessories



#### ECF-BD-G2 Bird deterrent

**PTF2-(F)** Pole top fitter fits 2 3/8-2 1/2" OD x 4" depth tenon with 1, 2, 3 or 4 luminaires at 90°

**PTF3-(F)** Pole top fitter fits 3-3 1/2" OD x 6" depth tenon with 1, 2, 3 or 4 luminaires at 90°

**PTF4-(F)** Pole top fitter fits 3 1/2-4" OD x 6" depth tenon with 1, 2, 3 or 4 luminaires at 90°

**ECF-SF-G2-(F)** Slip Fitter Mount (fits to 2 3/8" O.D. tenon)

**ECF-RAM-G2-(F)** Retrofit Arm mount kit

**ECF-WS-G2-(F)** Wall mount with surface conduit rear entry permitted

(F) = Specify finish

11. DD option required

12. Not available with Type 5 or 5W optics

### Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L<sub>70</sub> is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L<sub>70</sub> hours limited to 6 times actual LED test hours.

Ambient Temperature °C	Driver mA	Calculated L <sub>70</sub> Hours	L <sub>70</sub> per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	up to 1200 mA	>100,000 hours	>60,000 hours	>87%

### LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp. <sup>3</sup>	Average System Watts <sup>1</sup>	Type 2			Type 3			Type 4		
					Lumen Output <sup>1,2</sup>	BUG Rating	Efficacy (LPW)	Lumen Output <sup>1,2</sup>	BUG Rating	Efficacy (LPW)	Lumen Output <sup>1,2</sup>	BUG Rating	Efficacy (LPW)
ECF-S-32L-530-NW-G2	32	530	4000	54	6,174	B2-U0-G1	114	6,041	B1-U0-G2	112	6,320	B1-U0-G2	117
ECF-S-32L-700-NW-G2	32	700	4000	71	7,964	B2-U0-G2	112	7,791	B1-U0-G2	110	8,151	B1-U0-G2	115
ECF-S-32L-1A-NW-G2	32	1050	4000	105	11,212	B2-U0-G2	107	10,969	B2-U0-G2	104	11,476	B2-U0-G2	109
ECF-S-32L-1.2A-NW-G2	32	1200	4000	120	12,437	B3-U0-G2	104	12,167	B2-U0-G2	101	12,729	B2-U0-G3	106
ECF-S-48L-900-NW-G2	48	900	4000	132	14,761	B3-U0-G3	112	14,441	B2-U0-G3	109	15,108	B2-U0-G3	114
ECF-S-48L-1A-NW-G2	48	1050	4000	155	16,714	B3-U0-G3	108	16,352	B3-U0-G3	105	17,107	B2-U0-G3	110
ECF-S-48L-1.2A-NW-G2	48	1200	4000	178	18,555	B3-U0-G3	104	18,152	B3-U0-G3	102	18,991	B3-U0-G4	107
ECF-S-64L-900-NW-G2	64	900	4000	181	19,535	B3-U0-G3	108	19,112	B3-U0-G3	106	19,995	B3-U0-G4	110
ECF-S-64L-1A-NW-G2	64	1050	4000	212	22,009	B3-U0-G3	104	21,532	B3-U0-G4	102	22,527	B3-U0-G4	106

Ordering Code	Total LEDs	LED Current (mA)	Color Temp. <sup>3</sup>	Average System Watts <sup>1</sup>	Type 5			Type 5W			Type AFR		
					Lumen Output <sup>1,2</sup>	BUG Rating	Efficacy (LPW)	Lumen Output <sup>1,2</sup>	BUG Rating	Efficacy (LPW)	Lumen Output <sup>1,2</sup>	BUG Rating	Efficacy (LPW)
ECF-S-32L-530-NW-G2	32	530	4000	54	6,669	B3-U0-G2	124	6,455	B3-U0-G2	120	6,396	B2-U0-G1	118
ECF-S-32L-700-NW-G2	32	700	4000	71	8,602	B3-U0-G2	121	8,326	B4-U0-G2	117	8,250	B2-U0-G1	116
ECF-S-32L-1A-NW-G2	32	1050	4000	105	12,110	B4-U0-G2	115	11,721	B4-U0-G2	112	11,615	B3-U0-G2	111
ECF-S-32L-1.2A-NW-G2	32	1200	4000	120	13,433	B4-U0-G2	112	13,001	B4-U0-G2	108	12,884	B3-U0-G2	107
ECF-S-48L-900-NW-G2	48	900	4000	132	15,943	B4-U0-G2	121	15,431	B4-U0-G2	117	15,291	B3-U0-G2	116
ECF-S-48L-1A-NW-G2	48	1050	4000	155	18,053	B4-U0-G2	116	17,473	B5-U0-G3	113	17,315	B3-U0-G2	112
ECF-S-48L-1.2A-NW-G2	48	1200	4000	178	20,041	B5-U0-G3	113	19,397	B5-U0-G3	109	19,222	B3-U0-G2	108
ECF-S-64L-900-NW-G2	64	900	4000	181	21,100	B5-U0-G3	117	20,422	B5-U0-G3	113	20,237	B3-U0-G2	112
ECF-S-64L-1A-NW-G2	64	1050	4000	212	23,772	B5-U0-G3	112	23,008	B5-U0-G3	109	22,800	B3-U0-G2	108

1. Wattage and lumen output may vary by +/- 8% due to LED manufacturer forward volt specification and ambient temperature.  
 Wattage shown is average for 120V through 277V input. Actual wattage may vary by an additional +/- 10% due to actual input voltage.

2. Lumen values based on photometric tests performed in compliance with IESNA LM-79.  
 3. Warm white color temperature will result in decreased lumen output.  
 Contact [outdoorlightingapplications@philips.com](mailto:outdoorlightingapplications@philips.com) for details or additional information.

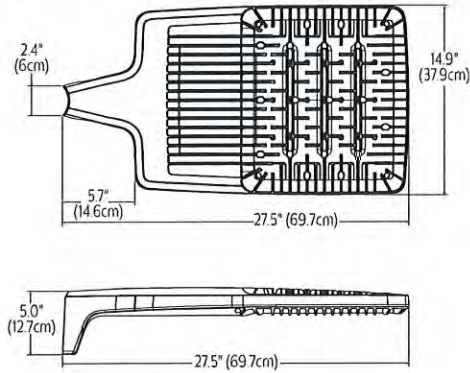
# ECF-S EcoForm small

## Site & Area

### Dimensions

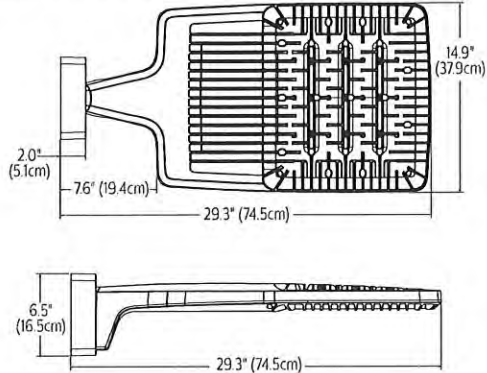
#### Standard Arm (AR)

Weight: 22 Lbs (9.9 Kg) EPA: 0.21ft<sup>2</sup> (0.19m<sup>2</sup>)



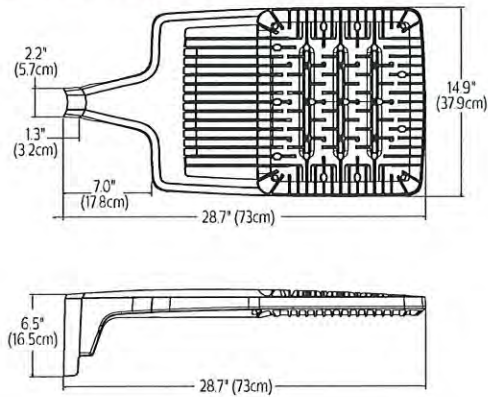
#### Wall (WS)

Weight: 27 Lbs (12.2 Kg) EPA: 0.27ft<sup>2</sup> (0.25m<sup>2</sup>)



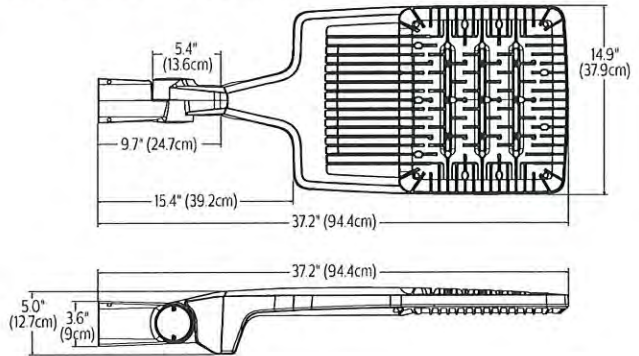
#### Retrofit Arm (RAM)

Weight: 24 Lbs (10.9 Kg) EPA: 0.24ft<sup>2</sup> (0.22m<sup>2</sup>)

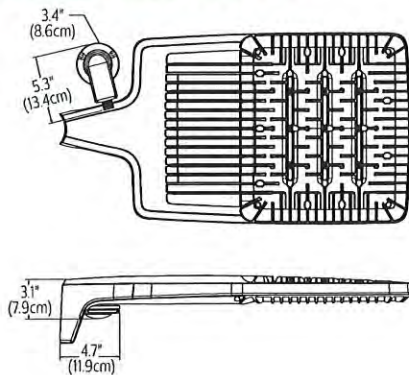


#### Slip fitter (SF)

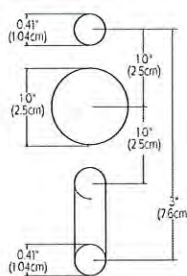
Weight: 27 Lbs (12.2 Kg) EPA: 0.33ft<sup>2</sup> (0.31m<sup>2</sup>)



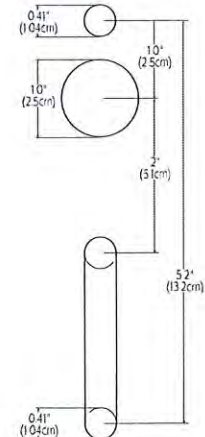
#### Outboard IMR-HVU sensor



#### Standard Arm (AR) drill pattern



#### Retrofit Arm (RAM) drill pattern





TYPE  
L3



Site & Area

EcoForm

ECF-S small

SINGLE FIXTURE AT  
90 DEGREES



Project: \_\_\_\_\_  
 Location: \_\_\_\_\_  
 Cat.No: \_\_\_\_\_  
 Type: \_\_\_\_\_  
 Qty: \_\_\_\_\_  
 Notes: \_\_\_\_\_

The Philips Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 22,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings.

Ordering guide

example: ECF-S-64L-900-NW-G2-AR-5-120-HIS-MGY

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Voltage	Options			
							Controls	Electrical	Luminaire	Finish
<b>ECF-S</b>	32L	1A	NW-G2	AR	2	UNV		F1	HIS	BK
<b>ECF-S</b> EcoForm Site and Area, Small	<b>32L</b> 32 LEDs (2 modules)	<b>530</b> 530mA <b>700</b> 700mA <b>1A</b> 1050mA <b>1.2A</b> 1200mA	<b>WW-G2</b> Warm White 3000K, 70CRI Generation 2 <b>NW-G2</b> Neutral White 4000K, 70CRI Generation 2	<b>AR</b> Arm Mount (standard) <sup>9</sup>  <i>The following mounting kits must be ordered separately (See accessories)</i>	<b>Type 2</b> <b>2 Type 2</b> <b>2-90</b> Rotated left 90° <b>2-270</b> Rotated right 270°  <b>Type 3</b> <b>3 Type 3</b> <b>3-90</b> Rotated left 90° <b>3-270</b> Rotated right 270°  <b>Type 4</b> <b>4 Type 4</b> <b>4-90</b> Rotated left 90° <b>4-270</b> Rotated right 270°  <b>Type 5</b> <b>5 Type 5</b> <b>5W</b> Type 5W  <b>AFR</b> Auto Front Row <b>AFR-90</b> Auto Front Row, Rotated left 90° <b>AFR-270</b> Auto Front Row, Rotated right 270°	<b>120</b> 120V <b>208</b> 208V <b>240</b> 240V <b>277</b> 277V <b>347</b> 347V <b>480</b> 480V <b>UNV</b> 120-277V (50/60Hz) <b>HVU</b> 347-480V (50/60Hz)	<b>DD</b> 0-10V Dimming Driver <sup>1</sup> <b>DCC</b> Dual Circuit Control <sup>4</sup> <b>DynaDimmer</b> : Automatic Profile Dimming <b>CS50</b> Safety 50% Dimming, 7 hours <sup>1</sup> <b>CM50</b> Median 50% Dimming, 8 hours <sup>1</sup> <b>CE50</b> Economy 50% Dimming, 9 hours <sup>1</sup> <b>DA50</b> All Night 50% Dimming <sup>1</sup> <b>Photoelectric/Receptacle Systems</b> (Twist Lock Receptacle) <b>PCB</b> Photocontrol Button <sup>2,3</sup> <b>TLRD5</b> Twist Lock Receptacle 5 Pin <b>TLRD7</b> Twist Lock Receptacle 7 Pin <b>TLRPC</b> Twist Lock Receptacle w/Photocell <sup>2</sup> <b>Infrared Motion Response systems</b> <b>IMRI3</b> Integral with #3 lens <sup>8</sup> <b>IMRI7</b> Integral with #7 lens <sup>8</sup> <b>Pole mounted Infrared Motion Response systems with DynaDimmer</b> <b>CS50-IMRO</b> with Safety 50% Dimming <sup>1,5</sup> <b>CM50-IMRO</b> with Median 50% Dimming <sup>1,5</sup> <b>CE50-IMRO</b> with Economy 50% Dimming <sup>1,5</sup> <b>DA50-IMRO</b> with All Night 50% Dimming <sup>1,5</sup> <b>Wireless system</b> <b>LLC2</b> Integral module with #2 lens <sup>16</sup> <b>LLC3</b> Integral module with #3 lens <sup>16</sup> <b>LLC4</b> Integral module with #4 lens <sup>16</sup>	<b>TB</b> Terminal Block <sup>7</sup> <b>Fusing</b> <b>F1</b> Single (120, 277, 347VAC) <sup>2</sup> <b>F2</b> Double (208, 240, 480VAC) <sup>2</sup> <b>Pole Mount Fusing</b> <b>FP1</b> Single (120, 277, 347VAC) <sup>2</sup> <b>FP2</b> Double (208, 240, 480VAC) <sup>2</sup> <b>FP3</b> Canadian Double Pull (208, 240, 480VAC) <sup>2</sup> <b>Surge Protection</b> <b>SP1</b> Standard 10kA <b>SP2</b> Increased 20kA	<b>RPA</b> Round Pole Adapter (fits to 3"-3.9" O.D. pole) <sup>10</sup> <b>HIS</b> Internal House Side Shield <sup>4</sup>	<b>Textured</b> <b>BK</b> Black <b>WH</b> White <b>BZ</b> Bronze <b>DGY</b> Dark Gray <b>MGY</b> Medium Gray <b>Customer specified</b> <b>RAL</b> Specify optional color or RAL (ex: RAL7024) <b>CC</b> Custom color (Must supply color chip for required factory quote)
	<b>48L</b> 48 LEDs (3 modules)	<b>900</b> 900mA <b>1A</b> 1050mA <b>1.2A</b> 1200mA	<b>CW-G2</b> Cool White 5700K, 70CRI Generation 2	<b>SF</b> Slip Fitter Mount <sup>11</sup> (fits to 2 1/8" O.D. tenon)  <b>WS</b> Wall mount with surface conduit rear entry permitted  <b>RAM</b> Retrofit arm mount kit <sup>9</sup>						
	<b>64L</b> 64 LEDs (4 modules)	<b>900</b> 900mA <b>1A</b> 1050mA								

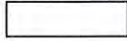
- Available only on 120, 208, 240, and 277 (or UNV)
- Specify Voltage
- Not available with 347 or 480 voltage
- HIS not available with Type 5 or 5W optics
- DD is required for LLCR and pole mount motion sensor. Must be ordered separately (See accessories page)
- DCC and LLC2/3/4 not available with any other controls
- TB not available with DCC
- ECF-IMRI equipped with out-boarded sensor housing when voltage is HVU (347-480V)
- Mounts to a 4" round pole with adapter included for square poles.
- Not available with SF and WS. RPAs provided with black finish standard
- Limited to a maximum of 45 degrees aiming above horizontal

# ECF-S EcoForm small

## Site & Area

### EcoForm Accessories (ordered separately, field installed)

#### Controls Accessories



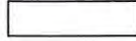
#### Pole Mount Motion Sensor

**MS-A-120V**<sup>11</sup> 120V Input  
**MS-A-277V**<sup>11</sup> 277V Input

#### Wireless system Remote mount module

**LLCR2-(F)**<sup>11</sup> #2 lens  
**LLCR3-(F)**<sup>11</sup> #3 lens  
**LLCR4-(F)**<sup>11</sup> #4 lens

#### Shielding Accessories<sup>12</sup>



#### House Side shield

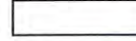
##### Standard orientation:

**HIS-32-H**<sup>12</sup> Internal House Side Shield for 32 LEDs (2 modules)  
**HIS-48-H**<sup>12</sup> Internal House Side Shield for 48 LEDs (3 modules)  
**HIS-64-H**<sup>12</sup> Internal House Side Shield for 64 LEDs (4 modules)

##### At 90 or 270 orientation:

**HIS-32-V**<sup>12</sup> Internal House Side Shield for 32 LEDs (2 modules)  
**HIS-48-V**<sup>12</sup> Internal House Side Shield for 48 LEDs (3 modules)  
**HIS-64-V**<sup>12</sup> Internal House Side Shield for 64 LEDs (4 modules)

#### Luminaire Accessories



#### ECF-BD-G2 Bird deterrent

**PTF2-(F)** Pole top fitter fits 2 3/8-2 1/2" OD x 4" depth tenon with 1, 2, 3 or 4 luminaires at 90°

**PTF3-(F)** Pole top fitter fits 3-3 1/2" OD x 6" depth tenon with 1, 2, 3 or 4 luminaires at 90°

**PTF4-(F)** Pole top fitter fits 3 1/2-4" OD x 6" depth tenon with 1, 2, 3 or 4 luminaires at 90°

**ECF-SF-G2-(F)** Slip Fitter Mount (fits to 2 3/8" O.D. tenon)

**ECF-RAM-G2-(F)** Retrofit Arm mount kit

**ECF-WS-G2-(F)** Wall mount with surface conduit rear entry permitted

(F) = Specify finish

11. DD option required

12. Not available with Type 5 or 5W optics

### Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L<sub>70</sub> is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L<sub>70</sub> hours limited to 6 times actual LED test hours.

Ambient Temperature °C	Driver mA	Calculated L <sub>70</sub> Hours	L <sub>70</sub> per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	up to 1200 mA	>100,000 hours	>60,000 hours	>87%

### LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp. <sup>3</sup>	Average System Watts <sup>1</sup>	Type 2			Type 3			Type 4		
					Lumen Output <sup>1,2</sup>	BUG Rating	Efficacy (LPW)	Lumen Output <sup>1,2</sup>	BUG Rating	Efficacy (LPW)	Lumen Output <sup>1,2</sup>	BUG Rating	Efficacy (LPW)
ECF-S-32L-530-NW-G2	32	530	4000	54	6,174	B2-U0-G1	114	6,041	B1-U0-G2	112	6,320	B1-U0-G2	117
ECF-S-32L-700-NW-G2	32	700	4000	71	7,964	B2-U0-G2	112	7,791	B1-U0-G2	110	8,151	B1-U0-G2	115
ECF-S-32L-1A-NW-G2	32	1050	4000	105	11,212	B2-U0-G2	107	10,969	B2-U0-G2	104	11,476	B2-U0-G2	109
ECF-S-32L-1.2A-NW-G2	32	1200	4000	120	12,437	B3-U0-G2	104	12,167	B2-U0-G2	101	12,729	B2-U0-G3	106
ECF-S-48L-900-NW-G2	48	900	4000	132	14,761	B3-U0-G3	112	14,441	B2-U0-G3	109	15,108	B2-U0-G3	114
ECF-S-48L-1A-NW-G2	48	1050	4000	155	16,714	B3-U0-G3	108	16,352	B3-U0-G3	105	17,107	B2-U0-G3	110
ECF-S-48L-1.2A-NW-G2	48	1200	4000	178	18,555	B3-U0-G3	104	18,152	B3-U0-G3	102	18,991	B3-U0-G4	107
ECF-S-64L-900-NW-G2	64	900	4000	181	19,535	B3-U0-G3	108	19,112	B3-U0-G3	106	19,995	B3-U0-G4	110
ECF-S-64L-1A-NW-G2	64	1050	4000	212	22,009	B3-U0-G3	104	21,532	B3-U0-G4	102	22,527	B3-U0-G4	106

Ordering Code	Total LEDs	LED Current (mA)	Color Temp. <sup>3</sup>	Average System Watts <sup>1</sup>	Type 5			Type 5W			Type AFR		
					Lumen Output <sup>1,2</sup>	BUG Rating	Efficacy (LPW)	Lumen Output <sup>1,2</sup>	BUG Rating	Efficacy (LPW)	Lumen Output <sup>1,2</sup>	BUG Rating	Efficacy (LPW)
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ECF-S-48L-900-NW-G2	48	900	4000	132	15,943	B4-U0-G2	121	15,431	B4-U0-G2	117	15,291	B3-U0-G2	116
ECF-S-48L-1A-NW-G2	48	1050	4000	155	18,053	B4-U0-G2	116	17,473	B5-U0-G3	113	17,315	B3-U0-G2	112
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ECF-S-64L-1A-NW-G2	64	1050	4000	212	23,772	B5-U0-G3	112	23,008	B5-U0-G3	109	22,800	B3-U0-G2	108

1. Wattage and lumen output may vary by +/- 8% due to LED manufacturer forward volt specification and ambient temperature.  
 Wattage shown is average for 120V through 277V input. Actual wattage may vary by an additional +/- 10% due to actual input voltage.

2. Lumen values based on photometric tests performed in compliance with IESNA LM-79.  
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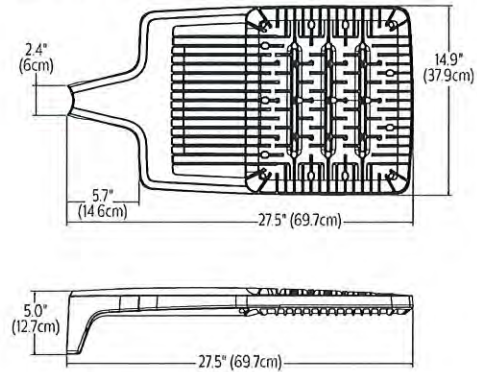
# ECF-S EcoForm small

## Site & Area

### Dimensions

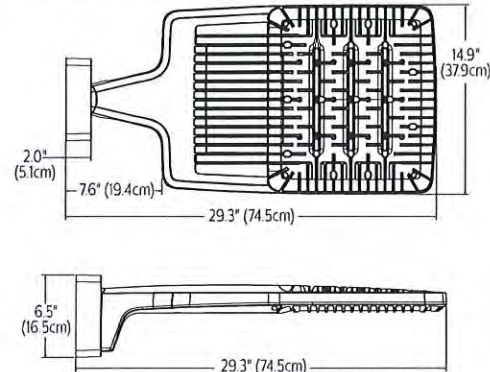
#### Standard Arm (AR)

Weight: 22 Lbs (9.9 Kg) EPA: 0.21ft<sup>2</sup> (.019m<sup>2</sup>)



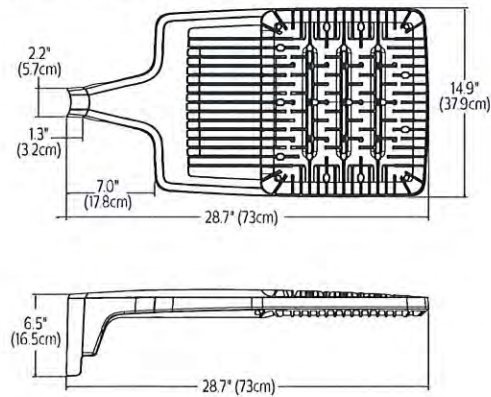
#### Wall (WS)

Weight: 27 Lbs (12.2 Kg) EPA: 0.27ft<sup>2</sup> (.025m<sup>2</sup>)



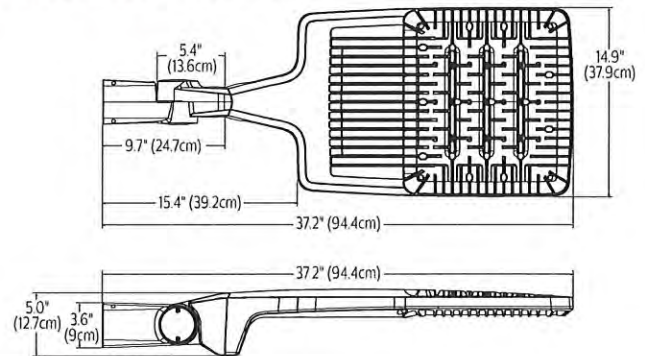
#### Retrofit Arm (RAM)

Weight: 24 Lbs (10.9 Kg) EPA: 0.24ft<sup>2</sup> (.022m<sup>2</sup>)

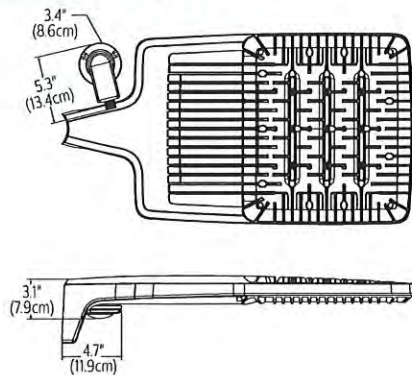


#### Slip fitter (SF)

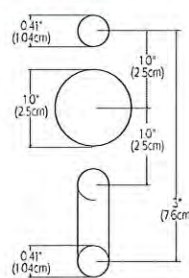
Weight: 27 Lbs (12.2 Kg) EPA: 0.33ft<sup>2</sup> (.031m<sup>2</sup>)



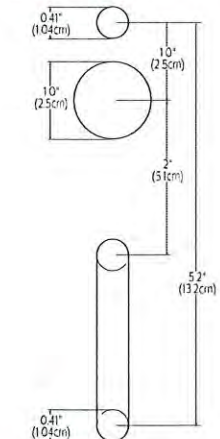
#### Outboard IMR-HVU sensor



#### Standard Arm (AR) drill pattern



#### Retrofit Arm (RAM) drill pattern



PROJECT:

NOTES:

LOCATION:

CATALOG NUMBER:

TYPE:



TOP CAP



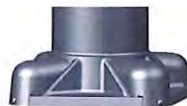
TENON TOP



NON-REINFORCED  
HANDHOLE



REINFORCED FLUSH  
HANDHOLE



NUT COVERS

## SPECIFICATIONS

### POLE SHAFT:

Extruded and spun from seamless 6063-T6 aluminum.

### POLE TOP:

Removable cap provided for poles receiving drilling patterns for side-mount luminaire arm assemblies. Tenon or open top provided for top-mount luminaires and/or brackets. Minimum of 6" straight length at pole top.

### HANDHOLE (≤6" BASE OD):

Non-Reinforced handhole with cover and grounding provision is standard. Optional reinforced handhole with flush cover available.

### HANDHOLE (>6" BASE OD):

Reinforced handhole with flush cover and grounding provision is standard.

### ANCHOR BASE:

Cast from 356-T6 aluminum. The completed light pole assembly is heat-treated to a T6 temper.

### ANCHOR BOLTS:

Comply with ASTM F1554 Grade 55 and provided with (4) bolts, (8) hex nuts, (8) flat washers, "L" bend at non-threaded end and 12" minimum galvanizing at threaded end.

### NUT COVERS:

Aluminum nut covers are included unless otherwise specified. Optional spun base collar and square cover available.

### FINISH OPTIONS:

Satin brushed, polyester powdercoat or anodized. Please consult factory for special finishing colors and fixture matching options. When storing poles outside, remove all protective wrapping immediately upon delivery to prevent finish damage.

### DESIGN CRITERIA:

Loading and dimensional data based on standard commercial criteria for top or side-mounted luminaires. Please consult factory for additional design standards and loading criteria.

**Resolution No. 2017-83**

**RESOLUTION APPROVING THE DEVELOPMENT SITE PLAN  
FOR THE VILLAS AT LIBERTY EXECUTIVE PARK, PART 6,  
LOT 2, NORTH LIBERTY, IOWA**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH LIBERTY,  
IOWA:**

**WHEREAS**, the owner, A & M Development LLC, and the developer, Bourn Advisory Services, LLC, have filed with the City Clerk a development site plan;

**WHEREAS**, the property is legally described as:  
Lot 2, The Villas at Liberty Executive Park – Part 6, North Liberty, Johnson County,  
Iowa

**WHEREAS**, said site plan is found to conform with the Comprehensive Plan and the Zoning Ordinance of the City of North Liberty; and

**WHEREAS**, said site plan has been examined by the North Liberty Planning and Zoning Commission, which recommended that the site plan be approved.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of North Liberty, Iowa, does hereby approve the development site plan for The Villas at Liberty Executive Park, Part 6, Lot 2, North Liberty, Iowa.

**APPROVED AND ADOPTED** this 11th day of July, 2017.

CITY OF NORTH LIBERTY:

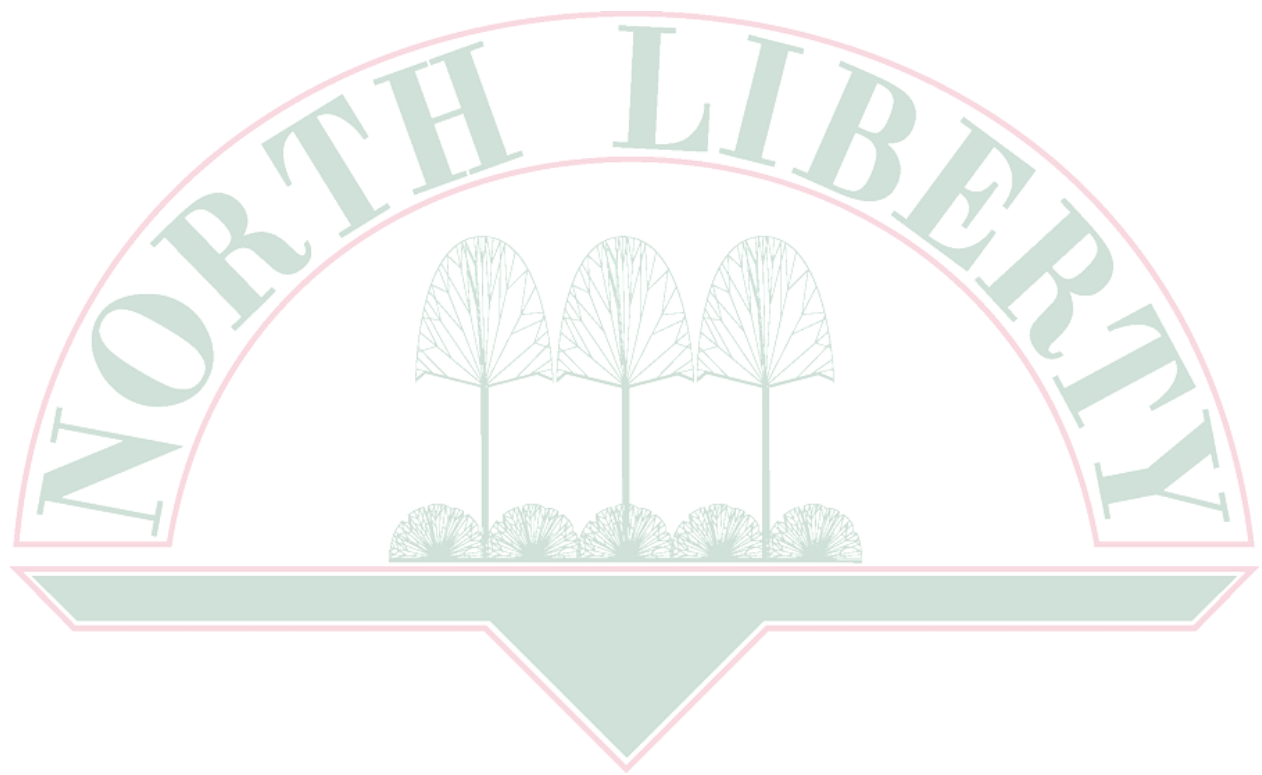
ATTEST:

\_\_\_\_\_  
TERRY L. DONAHUE, MAYOR

\_\_\_\_\_  
TRACEY MULCAHEY, CITY CLERK



# Smigel Part 3



# Final Plat

## SMIGEL THIRD ADDITION

### North Liberty, Johnson County, Iowa

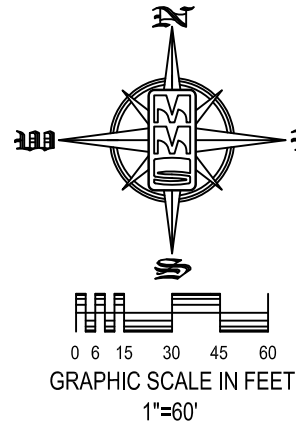
<b>LOCATION:</b> A PORTION OF SMIGEL FIRST ADDITION, LYING WITHIN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 80 NORTH, RANGE 7 WEST, OF THE FIFTH PRINCIPAL MERIDIAN NORTH LIBERTY, JOHNSON COUNTY, IOWA	<b>SUBDIVIDER:</b> HODGE CONSTRUCTION CO. 711 S. GILBERT STREET IOWA CITY, IA 52240
<b>LAND SURVEYOR:</b> GLEN D. MEISNER P.L.S. MMS CONSULTANTS, INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	<b>SUBDIVIDER'S ATTORNEY:</b> TIMOTHY J. KRUMM 122 S. LINN STREET IOWA CITY, IA 52240
<b>DATE OF SURVEY:</b> 10-16-2016	<b>PROPRIETOR OR OWNER:</b> CAROLYN K. MATOUSEK 405 ASHLEY COURT, APT. 305 NORTH LIBERTY, IA 52317
	<b>DOCUMENT RETURN INFORMATION:</b> LAND SURVEYOR

FOR COUNTY RECORDER'S USE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	89°57'04"	25.00'	39.25'	24.98'	35.34'	N45°44'59"W
C2	90°02'46"	25.00'	39.29'	25.02'	35.37'	N44°15'06"E
C3	46°59'00"	145.00'	118.90'	63.02'	115.60'	N24°15'47"W
C4	9°03'30"	145.00'	22.92'	11.49'	22.90'	N52°17'02"W
C5	10°57'11"	445.00'	85.07'	42.66'	84.94'	N62°17'22"W
C6	12°33'48"	445.00'	97.58'	48.98'	97.38'	N74°02'52"W
C7	10°26'41"	445.00'	81.12'	40.67'	81.01'	N85°33'07"W
C8	90°00'00"	25.00'	39.27'	25.00'	35.36'	N44°13'33"E
C9	8°38'17"	505.00'	76.14'	38.14'	76.06'	N85°16'01"W
C10	8°38'17"	505.00'	76.14'	38.14'	76.06'	N76°37'43"W
C11	8°38'17"	505.00'	76.14'	38.14'	76.06'	N67°59'26"W
C12	6°51'30"	505.00'	60.45'	30.26'	60.41'	N60°14'32"W
C13	4°05'34"	205.00'	14.64'	7.32'	14.64'	N54°46'00"W
C14	19°48'09"	205.00'	70.85'	35.78'	70.50'	N42°49'09"W
C15	19°48'09"	205.00'	70.85'	35.78'	70.50'	N23°01'00"W
C16	12°20'39"	205.00'	44.17'	22.17'	44.08'	N06°56'36"W
C17	89°57'14"	25.00'	39.25'	24.98'	35.34'	N45°44'54"W
C18	56°02'30"	175.00'	171.17'	93.13'	164.43'	N28°47'32"W
C19	33°57'40"	475.00'	281.55'	145.05'	277.45'	N73°47'37"W

AREA SUMMARY TABLE	
1/4-1/4	AREA
NE-NE	0.71 ACRE
SE-NE	6.62 ACRES
TOTAL	7.33 ACRES

MINIMUM LOW OPENING TABLE	
LOT #	ELEVATION
20	756.0
21	756.0
22	761.0
23	761.0
24	761.0
25	761.0



NORTHEAST CORNER OF SECTION 23-T80N-R7W FOUND CUT "X" IN PAVEMENT BOOK 59 AT PAGE 165

LEGEND AND NOTES	
	- CONGRESSIONAL CORNER, FOUND
	- CONGRESSIONAL CORNER, REESTABLISHED
	- CONGRESSIONAL CORNER, RECORDED LOCATION
	- PROPERTY CORNER(S), FOUND (as noted)
	- PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
	- CUT "X"
	- PROPERTY &/or BOUNDARY LINES
	- CONGRESSIONAL SECTION LINES
	- RIGHT-OF-WAY LINES
	- CENTER LINES
	- LOT LINES, INTERNAL
	- LOT LINES, PLATTED OR BY DEED
	- EASEMENT LINES, WIDTH & PURPOSE NOTED
	- EXISTING EASEMENT LINES, PURPOSE NOTED
	- RECORDED DIMENSIONS
	- MEASURED DIMENSIONS
	- CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

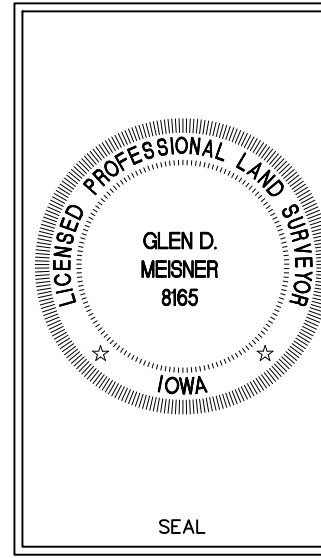
GENERAL NOTES:

- LOTS 13 AND 19 SHALL NOT HAVE DIRECT ACCESS TO JONES BOULEVARD.

EASEMENT DESCRIPTION TABLE	
LABEL	DESCRIPTION
①	EXISTING 10' UTILITY EASEMENT TO BE RELEASED
②	EXISTING 40.0' WIDE DRAINAGE EASEMENT TO BE RELEASED
③	PUBLIC UTILITY EASEMENT
④	15.0' WIDE STORM SEWER AND DRAINAGE EASEMENT (CENTERED)
⑤	15.0' WIDE PUBLIC UTILITY EASEMENT
⑥	EXISTING 10.0' WIDE UTILITY EASEMENT
⑦	15.0' WIDE PUBLIC UTILITY EASEMENT
⑧	20.0' WIDE LANDSCAPE BUFFER EASEMENT
⑨	20.0' WIDE DRAINAGE EASEMENT
⑩	7.5' WIDE DRAINAGE EASEMENT

I CERTIFY THAT DURING THE MONTH OF OCTOBER, 2016, AT THE DIRECTION OF HODGE CONSTRUCTION CO., A SURVEY WAS MADE UNDER MY SUPERVISION OF A PORTION OF SMIGEL FIRST ADDITION IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 40 AT PAGE 314 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE, LYING WITHIN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 80 NORTH, RANGE 7 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, NORTH LIBERTY, JOHNSON COUNTY, DESCRIBED AS FOLLOWS:

Commencing at the East Quarter Corner of Section 23, Township 80 North, Range 7 West, of the Fifth Principal Meridian, North Liberty, Johnson County, Iowa, and the Southeast Corner of Smigel First Addition, to North Liberty, Iowa, in accordance with the Plat thereof Recorded in Plat Book 40 at Page 314 of the Records of the Johnson County Recorder's Office; Thence S89°13'33"W, 40.00 feet; Thence Northwesterly, 39.27 feet along a 25.00 foot radius curve, concave Southwesterly, whose 35.36 foot chord bears N45°46'27"W; Thence S89°13'33"W, 3.50 feet; Thence Southwesterly, 10.47 feet, along a 505.00 foot radius curve, concave Northwesterly, whose 10.47 foot chord bears S89°49'12"W; Thence S00°24'51"W, 130.00 feet; Thence N89°35'09"W, 47.96 feet; Thence N80°56'52"W, 95.92 feet; Thence N72°18'34"W, 47.96 feet; Thence S17°41'26"W, 74.18 feet; Thence S00°46'17"E, 98.29 feet; Thence S89°13'43"W, 78.00 feet; Thence N00°46'17"W, 89.23 feet; Thence S89°16'29"W, 35.73 feet; Thence N41°18'47"W, 252.73 feet, to a Point on the West Line of said Smigel First Addition; Thence N00°46'17"W, 426.08 feet, to the Northwest Corner of Smigel First Addition; Thence N89°16'29"E, along the North Line of said Smigel First Addition, 571.08 feet, to the Northeast Corner thereof; Thence S00°46'27"E, along the East Line of said Smigel First Addition, 465.96 feet to the Point of Beginning. Said Tract of Land contains 7.33 Acres, and is subject to easements and restrictions of record.



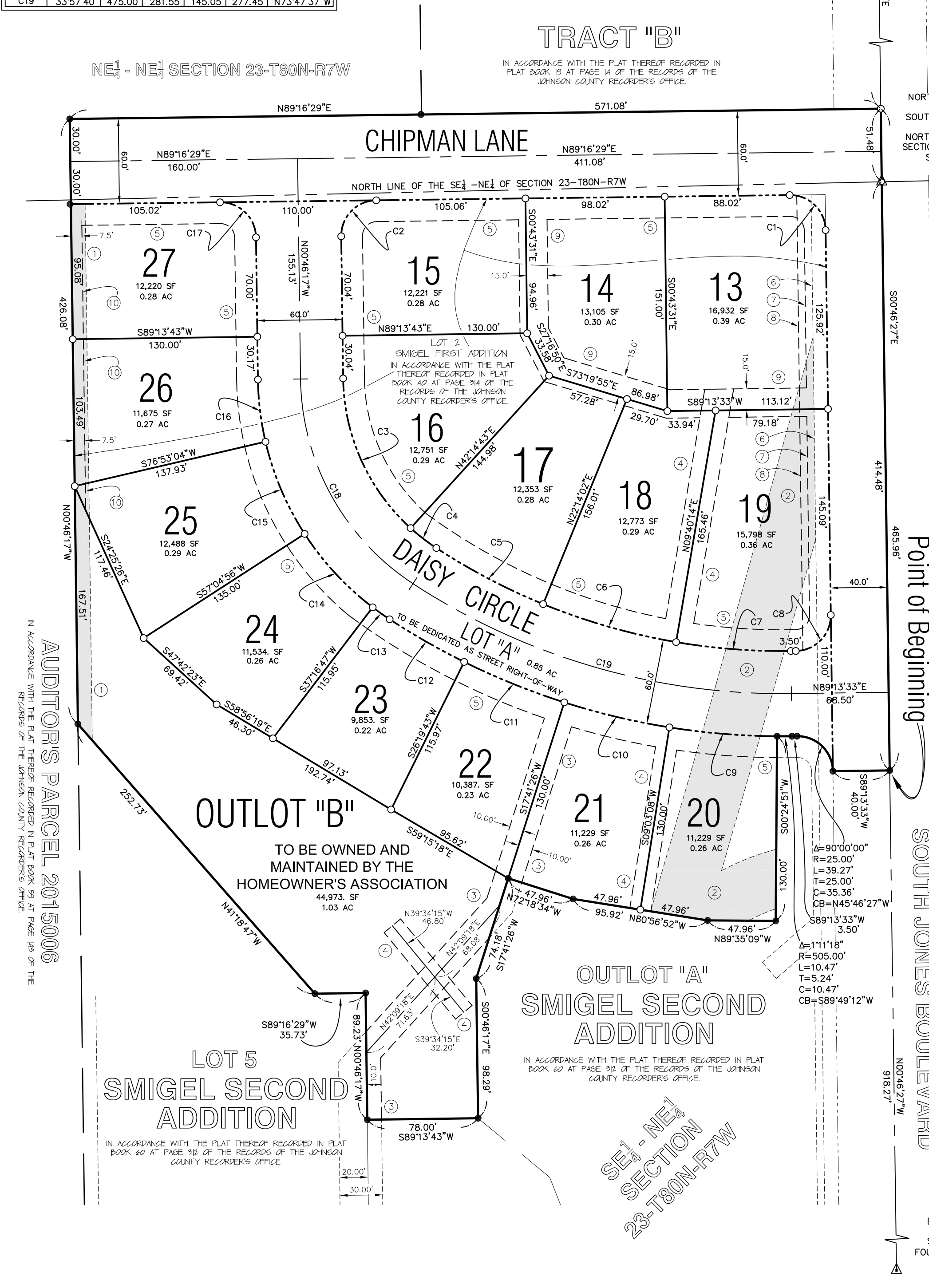
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

GLEN D. MEISNER  
L.S. Iowa Lic. No. 8165  
My license renewal date is December 31, 20\_\_\_\_.

Pages or sheets covered by this seal:

Signed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Notary Public, in and for the State of Iowa.

PLAT/PLAN APPROVED BY: CITY OF NORTH LIBERTY	
CITY CLERK	DATE:
UTILITY EASEMENTS APPROVED BY:	
MIDAMERICAN ENERGY	DATE:
MEDIACOM	DATE:
LINN COUNTY R.E.C.	DATE:
SOUTH SLOPE COOPERATIVE TELEPHONE CO.	DATE:



AUDITORS PARCEL 2015006

<b>North Liberty</b> Johnson County Iowa	<b>MMS CONSULTANTS, INC.</b>
Date: 11-01-2016	Field Book No. 1092
Designed by: PVA	Scale: 1"=60'
Drawn by: RLW	Sheet No. 1
Checked by: GDM	
Project No. IOWA CITY	
8362-019	

**SMIGEL THIRD ADDITION**  
**FINAL PLAT**

A portion of Smigel First Addition, lying within the Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Northeast Quarter of Section 23, Township 80 North, Range 7 West, of the Fifth Principal Meridian

**SMIGEL SECOND ADDITION**  
**LOT 5**  
IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 60 AT PAGE 312 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE

**SMIGEL SECOND ADDITION**  
**LOT 5**  
IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 60 AT PAGE 312 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE

**SMIGEL SECOND ADDITION**  
**LOT 5**  
IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 60 AT PAGE 312 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE

7.33 ACRES

**Resolution No. 2017-84**

**RESOLUTION APPROVING THE FINAL PLAT AND ACCEPTING IMPROVEMENTS FOR SMIGEL THIRD ADDITION, NORTH LIBERTY, IOWA**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH LIBERTY, IOWA:**

**WHEREAS**, the owner, Carolyn K. Matousek, and the applicant, Hodge Construction Co., have filed with the City Clerk a final plat for the property described in Exhibit A, which is attached hereto and made a part hereof;

**WHEREAS**, said real estate is owned by the above-named parties and the subdivision is being made with the free consent and in accordance with the desires of the owners;

**WHEREAS**, said final plat is found to conform with Chapter 354 of the Code of Iowa and ordinances of the City of North Liberty;

**WHEREAS**, the requirements for property improvements, except for sidewalks, have been installed in accordance with the design standards and Municipal Code requirements of the City of North Liberty.

**WHEREAS**, the final plat of Smigel's Third Addition incorporates and involves certain lands previously platted under Smigel's First Addition and Smigel's Second Addition subdivisions. To the extent that the plats for Smigel's First Addition and Smigel's Second Addition depict express drainage easements which are identified and specifically noted "to be released" on on the final plat for Smigel's Third Addition, those same drainage easements are hereby released;

**NOW, THEREFORE, BE IT RESOLVED** that the final plat of Smigel Third Addition, as shown on the final plat and that Property Improvements, except for sidewalks, are hereby approved and accepted.

**APPROVED AND ADOPTED** this 11th day of July, 2017.

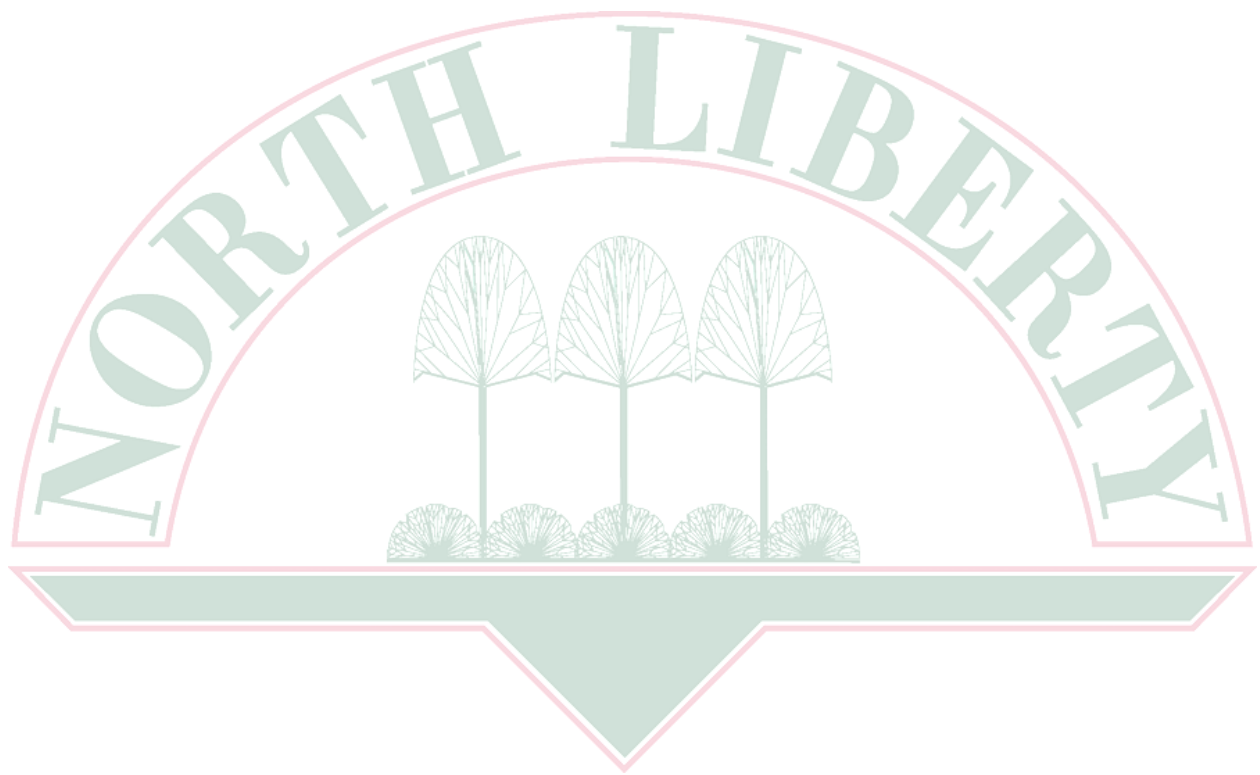
CITY OF NORTH LIBERTY:

ATTEST:

\_\_\_\_\_  
TERRY L. DONAHUE, MAYOR

\_\_\_\_\_  
TRACEY MULCAHEY, CITY CLERK

# Parking Resolution





BERKSHIRE LN

YORKSHIRE ST

N JUNIPER ST

S DUBUQUE ST

JUNIPER CT

JUNIPER ST



1 inch = 130 feet

## Resolution No. 2017-85

### A RESOLUTION APPROVING PARKING CONTROL DEVICES IN THE CITY OF NORTH LIBERTY, IOWA

**WHEREAS**, Section 69.08 of the North Liberty Code of Ordinances authorizes the City Council to establish by resolution and cause to be placed parking control devices that prohibit or limit parking at designated locations in accordance with Chapter 69 of the City's Code; and

**WHEREAS**, the City Council has previously prohibited or limited parking throughout the City and has now reviewed the same.

**BE IT THEREFORE NOW RESOLVED** BY THE CITY COUNCIL OF NORTH LIBERTY, IOWA, that the City of North Liberty, Iowa, hereby establishes the placement of parking control devices to prohibit or limit parking for the City's street system as follows:

- No person, except persons on medical emergency calls, shall park a vehicle on any street designated to prohibit all-night parking for period of time longer than thirty minutes between the hours of 2:00 a.m. and 5:00 a.m. No person, except persons on medical emergency calls, shall park a vehicle on any street marked to prohibit parking during any other specified period for a period of time longer than fifteen minutes during the hours for which parking is prohibited on said street.
- Parking on Zeller Street will be prohibited on the north side of the street on even-numbered days between the hours of 6:00 a.m. and 6:00 p.m. and will be prohibited on the south side of the street on odd-numbered days between the hours of 6:00 a.m. and 6:00 p.m.
- Parking is prohibited at all times on both sides of Juniper Court from Hackberry Street to Juniper Street.
- Parking is prohibited on Heritage Place on the north side of the street on even-numbered days between the hours of 6:00 a.m. and 6:00 p.m. and on the south side of the street on odd-numbered days between the hours of 6:00 a.m. and 6:00 p.m.
- Parking is prohibited at all times on both sides of Jones Boulevard.
- Parking is prohibited at all times on the north side of Dickinson Drive from Dubuque Street east to the intersection with Whitman Avenue.
- Parking is prohibited on the east side of Mark Twain Court abutting Lots 14 and 16 on even-numbered days between the hours of 6:00 a.m. and 6:00 p.m. and on the south and west side of said street abutting Lots 13 through 19 on odd-numbered days between the hours of 6:00 a.m. and 6:00 p.m.
- Parking is prohibited at all times on both sides of Front Street from Dubuque Street north to the city limits.
- Parking is prohibited on the east side of Front Street between Cherry Street south to Zeller Street on even-numbered days between the hours of 6:00 a.m. and 6:00 p.m. and on the west side of Front Street between Cherry Street south to Zeller Street on odd-numbered days between the hours of 6:00 a.m. and 6:00 p.m.

- Parking is prohibited at all times on both sides of Front Street from Zeller Street south to the city limits.
- Parking is prohibited at all times on both sides of Penn Street.
- Parking is prohibited at all times on the north and east sides of Prairie Ridge Road between Sugar Creek Lane and Zeller Street and is also prohibited on the south side of Prairie Ridge Road from a point one hundred eighty-five feet west of the intersection with Sugar Creek Lane east to the intersection with Sugar Creek Lane.
- Parking is prohibited at all times on both sides of Sugar Creek Lane from Zeller Street south to the intersection with Fairview Lane, except that parking is permitted on the east side of Sugar Creek Lane from Westwood Drive to Fairview Lane.
- Parking is prohibited at all times on both sides of Hawkeye Drive between Highway 965 and Spartan Drive.
- Parking is prohibited at all times on both sides of Westwood Drive.
- Parking is prohibited at all times on both sides of Dubuque Street from Main Street north to the city limits; and from a point one hundred feet south of the intersection with Cherry Street south to the city limits.
- Parking is prohibited at all times on both sides of Liberty Way.
- Parking is prohibited at all times on both sides of Cherry Street from the CRANDIC railroad crossing west to the intersection of Highway 965, and on the south side of Cherry Street west from Highway 965 to its westerly termination.
- Parking is prohibited at all times on the east side of Emily Street and on the cul de sac.
- Parking is prohibited at all times on the east side of Hodge Street.
- Parking is prohibited at all times on the west side of Jessie Street and anywhere on the two extensions on the east side and west side of Jessie Street.
- Parking is prohibited at all times on the east side of Molly Street.
- Parking on the north side of East Hickory Street is prohibited at all times in sections between posted signs, and on the south side of East Hickory Street where posted at the inside corner approximately two hundred feet east of Front Street.
- Parking is prohibited at all times on the west side of Park View Court from the intersection of Zeller Street to a point five hundred feet south.
- Parking is prohibited at all times on the east side of North Stewart from the intersection of Penn Street to a point three hundred feet south.
- Parking is prohibited at all times on the side of Elm Ridge Drive adjacent to the properties with even-numbered addresses.
- Parking is prohibited at all times on the side of Elm Ridge Court adjacent to the properties with odd-numbered addresses.
- Parking is prohibited at all times on the side of Hawthorne Place adjacent to the properties with odd-numbered addresses.
- Parking is prohibited at all times on the side of Maple Street adjacent to properties with even-numbered addresses.
- Parking is prohibited at all times on both sides of Lions Drive.
- Parking is prohibited at all times on both sides of Hawkeye Drive.
- Parking is prohibited at all times on both sides of Commercial Drive.
- Parking is prohibited at all times on both sides of Progress Street.

- Parking is prohibited at all times on both sides of 240<sup>th</sup> Street.
- Parking is prohibited at all times on both sides of Kansas Avenue.
- Parking is prohibited at all times on both sides of Alexander Way.
- Parking is prohibited at all times on both sides of Herky Street from its intersection with Penn Street south a distance of nine hundred and ten feet.
- Parking is prohibited at all times on both sides of Stoner Court.
- Parking is prohibited at all times on both sides of Community Drive.
- Parking is prohibited at all times on both sides of Lininger Lane.
- Parking is prohibited at all times on both sides of Penn Court on both the North and West parts of the street.
- Parking is prohibited at all times on the south side of Devmont Court.
- Parking is prohibited at all times on the south side of East Jefferson Street.
- Parking is prohibited at all times on the south side of Juniper Street.
- Parking is prohibited at all times on the north side of Hackberry Street.
- Parking is prohibited at all times on both sides of Highway 965.
- Parking is prohibited at all times on the west side of Main Street.
- Parking is prohibited at all times on the south side of 236<sup>th</sup> Street between Progress Street and North Jones Boulevard and on the north side of 236<sup>th</sup> Street from Progress Street to the west 140 feet.
- Parking is prohibited at all times on both sides of 238<sup>th</sup> Street between Progress Street and North Jones Boulevard.
- Parking is prohibited on both sides of Vandello Drive between Front Street and Cook Circle; on the north side of Vandello Drive between Cook Circle and Sadler Drive; and on both sides of Vandello 60 feet from its intersection with Sadler Drive.
- Parking is prohibited on the west side of Cook Circle.
- Parking is prohibited on the south side of Pheasant Lane from Scales Bend Road to Highway 965.
- Parking is prohibited on the north side of Pheasant Lane from Scales Bend Road to Timber Wolf Drive through the duration of the Highway 965 Project.
- Parking is prohibited on Birch Street, from Front Street west approximately 320 feet to the first Stewart Street intersection.
- Parking is prohibited on the west side of Rachael Street from the intersection of Blue Sky Drive to the south to the end of the street.
- Parking is prohibited on the south side of Ashley Court from the intersection with Highway 965 to the eastern end, at the railroad property.
- ***Parking is prohibited on the north side of Juniper Street from the intersection with Dubuque Street for 228 feet to the west.***

**APPROVED AND ADOPTED** this 11<sup>th</sup> day of July, 2017.

CITY OF NORTH LIBERTY:

ATTEST:

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TERRY L. DONAHUE, MAYOR

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TRACEY MULCAHEY, CITY CLERK



# **Fireworks Ordinance Amendment**



Print
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North Liberty, IA Code of Ordinances

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**CHAPTER 41**  
**PUBLIC HEALTH AND SAFETY**

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41.01 Harassment of Public Officers and Employees	41.06 Throwing and Shooting
41.02 Illegal Dumping	41.07 Toy Guns and Slingshots
41.03 Abandoned or Unattended Refrigerators	41.08 Public Nudity
41.04 Antenna and Radio Wires	41.09 Urinating and Defecating
41.05 Discharging Weapons	41.10 Fireworks

**41.01 HARASSMENT OF PUBLIC OFFICERS AND EMPLOYEES.**

No person shall willfully prevent or attempt to prevent any public officer or employee from performing the officer's or employee's duty.

*(Code of Iowa, Sec. 718.4)*

**41.02 ILLEGAL DUMPING.**

It is illegal to place trash, litter or solid waste into a privately owned or rented dumpster without the permission of the owner/lessee.

**41.03 ABANDONED OR UNATTENDED REFRIGERATORS.**

No person shall abandon or otherwise leave unattended any refrigerator, ice box, or similar container, with doors that may become locked, outside of buildings and accessible to children, nor shall any person allow any such refrigerator, ice box, or similar container, to remain outside of buildings on premises in the person's possession or control, abandoned or unattended and so accessible to children.

*(Code of Iowa, Sec. 727.3)*

**41.04 ANTENNA AND RADIO WIRES.**

It is unlawful for a person to allow antenna wires, antenna supports, radio wires, or television wires to exist over any street, alley, highway, sidewalk, public way, public ground, or public building without written consent of the Council.

*(Code of Iowa, Sec. 364.12[2])*

**41.05 DISCHARGING WEAPONS.**

1. It is unlawful for a person to discharge rifles, shotguns, revolvers, pistols, guns, or other firearms of any kind or to shoot arrows or similar instruments within the City limits except by written consent of the Council.

2. No person shall intentionally discharge a firearm or shoot an arrow in a reckless manner.

*(Ord. 2016-11 – Nov. 16 Supp.)*

#### **41.06 THROWING AND SHOOTING.**

It is unlawful for a person to throw stones, bricks, or missiles of any kind or to shoot paintballs, rubber guns, slingshots, air rifles, BB guns, or other dangerous instruments or toys on or into any street, alley, highway, sidewalk, public way, public ground, or public building, without written consent of the Council.

*(Code of Iowa, Sec. 364.12[2])*

*(Ord. 2016-11 – Nov. 16 Supp.)*

#### **41.07 TOY GUNS AND SLINGSHOTS.**

1. It shall be unlawful for any person to discharge or cause to be discharged any air rifle, toy pistol, toy gun or other toy arms or slingshot, loaded with leaden or other dangerous missiles, at any time or under any circumstances within the City limits, except by written consent of the Council.

2. It shall be unlawful for any person to possess or carry any toy pistol, toy gun or other toy arms or slingshot out of or by which any leaden or other dangerous missiles may be discharged.

3. It shall be unlawful for any parent, guardian or other person having the care and custody of any person under eighteen (18) years of age to purchase for or give to any such person or knowingly to permit any such underaged person to have any toy pistol, toy gun, or other toy arms or slingshot out of which any leaden or other dangerous missiles may be discharged.

#### **41.08 PUBLIC NUDITY.**

It shall be unlawful for a person to knowingly allow or permit the exposure of the genitals, buttocks, female breasts, or pubes of such person while on public property or if said exposure can be viewed from public property.

#### **41.09 URINATING AND DEFECATING.**

It is unlawful for any person to urinate or defecate onto any sidewalk, street, alley, or other public way, or onto any public or private building, including but not limited to the wall, floor, hallway, steps, stairway, doorway, or window thereof, or onto any public or private land.

#### **41.10 FIREWORKS.**

The sale, use and exploding of fireworks within the City are subject to the following:

*(Code of Iowa, Sec. 727.2)*

1. Definition. The term “fireworks” includes any explosive composition, or combination of explosive substances, or articles prepared for the purpose of producing a visible or audible effect by combustion, explosion, deflagration or detonation, and specifically includes blank cartridges, firecrackers, torpedoes, skyrockets, roman candles, or other fireworks of like construction and any fireworks containing any explosive or flammable compound, or other device containing any explosive substance.

2. Regulations. It is unlawful for any person to offer for sale, expose for sale, sell at retail, or use or explode any fireworks; provided the City may, upon application in writing, grant a permit for the display of fireworks by a City agency, fair associations, amusement parks and other organizations or groups of individuals approved by City authorities when such fireworks display will be handled by a competent operator. No permit shall be granted hereunder unless the operator or sponsoring organization has filed with the City evidence of insurance in the following amounts:

- A. Personal Injury: \$250,000 per person.
- B. Property Damage: \$50,000
- C. Total Exposure: \$1,000,000

3. Exceptions. This section does not prohibit the sale by a resident, dealer, manufacturer or jobber of such fireworks as are not prohibited; or the sale of any kind of fireworks if they are to be shipped out of State; or the sale or use of blank cartridges for a show or theatre, or for signal purposes in athletic sports or by railroads or trucks for signal purposes, or by a recognized military organization. This section does not apply to any substance or composition prepared and sold for medicinal or fumigation purposes.

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## CHAPTER 122

### PEDDLERS, SOLICITORS AND TRANSIENT MERCHANTS

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122.01 Purpose	122.10 Time Restriction
122.02 Definitions	122.11 Revocation of License
122.03 License Required	122.12 Notice
122.04 Application for License	122.13 Hearing
122.05 License Fees	122.14 Record and Determination
122.06 Bond Required	122.15 Appeal
122.07 License Issued	122.16 Effect of Revocation
122.08 Display of License	122.17 License Exemptions
122.09 License Not Transferable	122.18 Charitable and Nonprofit Organizations

#### **122.01 PURPOSE.**

The purpose of this chapter is to protect residents of the City against fraud, unfair competition, and intrusion into the privacy of their homes by licensing and regulating peddlers, solicitors, and transient merchants.

#### **122.02 DEFINITIONS.**

For use in this chapter the following terms are defined:

1. "Peddler" means any person carrying goods or merchandise who sells or offers for sale for immediate delivery such goods or merchandise from house to house or upon the public street.

2. "Solicitor" means any person who solicits or attempts to solicit from house to house or upon the public street any contribution or donation or any order for goods, services, subscriptions or merchandise to be delivered at a future date.

3. "Transient merchant" means any person who engages in a temporary or itinerant merchandising business and in the course of such business hires, leases or occupies any building or structure whatsoever, or who operates out of a vehicle which is parked anywhere within the City limits. Temporary association with a local merchant, dealer, trader or auctioneer, or conduct of such transient business in connection with, as a part of, or in the name of any local merchant, dealer, trader, or auctioneer does not exempt any person from being considered a transient merchant.

### **122.03 LICENSE REQUIRED.**

Any person engaging in peddling, soliciting or in the business of a transient merchant in the City without first obtaining a license as herein provided or without possession of the license while so engaged is in violation of this chapter.

### **122.04 APPLICATION FOR LICENSE.**

An application in writing shall be filed with the City Clerk for a license under this chapter. Such application shall set forth the applicant's name, permanent and local address, and business address if any. The application shall also set forth the applicant's employer, if any, and the employer's address, the nature of the applicant's business, the last three places of such business and the length of time sought to be covered by the license. An application fee of ten dollars (\$10.00) shall be paid at the time of filing such application to cover the cost of investigating the facts stated therein.

### **122.05 LICENSE FEES.**

The following license fees shall be paid to the City Clerk prior to the issuance of any license.

1. Solicitors. In addition to the application fee for each person actually soliciting (principal or agent), a fee for the principal of twenty dollars (\$20.00) per year.

2. Peddlers or Transient Merchants.

A. For one day \$ 10.00

B. For one week \$ 15.00

C. For up to six (6) months \$ 40.00

D. For one year or major part thereof \$ 75.00

### **122.06 BOND REQUIRED.**

Before a license under this chapter is issued to a transient merchant, an applicant shall provide to the Clerk evidence that the applicant has filed a bond with the Secretary of State in accordance with Chapter 9C of the *Code of Iowa*.

### **122.07 LICENSE ISSUED.**

If the City Clerk finds the application is completed in conformance with the requirements of this chapter, the facts stated therein are found to be correct, and the license fee paid, a license shall be issued immediately.

#### **122.08 DISPLAY OF LICENSE.**

Each solicitor or peddler shall keep such license in possession at all times while doing business in the City and shall, upon the request of prospective customers, exhibit the license as evidence of compliance with all requirements of this chapter. Each transient merchant shall display publicly such merchant's license in the merchant's place of business.

#### **122.09 LICENSE NOT TRANSFERABLE.**

Licenses issued under the provisions of this chapter are not transferable in any situation and are to be applicable only to the person filing the application.

#### **122.10 TIME RESTRICTION.**

All peddler's and solicitor's licenses shall provide that said licenses are in force and effect only between the hours of 8:00 a.m. and 7:00 p.m.

#### **122.11 REVOCATION OF LICENSE.**

After notice and hearing, the City Clerk may revoke any license issued under this chapter for the following reasons:

1. Fraudulent Statements. The licensee has made fraudulent statements in the application for the license or in the conduct of the business.
2. Violation of Law. The licensee has violated this chapter or has otherwise conducted the business in an unlawful manner.
3. Endangered Public Welfare, Health, or Safety. The licensee has conducted the business in such manner as to endanger the public welfare, safety, order, or morals.

#### **122.12 NOTICE.**

The City Clerk shall send a notice to the licensee at the licensee's local address, not less than ten (10) days before the date set for a hearing on the possible revocation of a license. Such notice shall contain particulars of the complaints against the licensee, the ordinance provisions or State statutes allegedly violated, and the date, time and place for hearing on the matter.

#### **122.13 HEARING.**

The City Clerk shall conduct a hearing at which both the licensee and any complainants shall be present to determine the truth of the facts alleged in the complaint and notice. Should the licensee, or authorized representative, fail to appear without good cause, the City Clerk may proceed to a determination of the complaint.

#### **122.14 RECORD AND DETERMINATION.**

The City Clerk shall make and record findings of fact and conclusions of law, and shall revoke a license only when upon review of the entire record the City Clerk finds clear and convincing evidence of substantial violation of this chapter or State law.

**122.15 APPEAL.**

If the City Clerk revokes or refuses to issue a license, the City Clerk shall make a part of the record the reasons therefor. The licensee, or the applicant, shall have a right to a hearing before the City Administrator. The City Administrator may reverse, modify, or affirm the decision of the City Clerk and the City Clerk shall carry out the decision of the City Administrator.

**122.16 EFFECT OF REVOCATION.**

Revocation of any license shall bar the licensee from being eligible for any license under this chapter for a period of one year from the date of the revocation.

**122.17 LICENSE EXEMPTIONS.**

The following are excluded from the application of this chapter.

1. Newspapers. Persons delivering, collecting for, or selling subscriptions to newspapers.
2. Club Members. Members of local civic and service clubs, Boy Scout, Girl Scout, 4-H Clubs, Future Farmers of America, and similar organizations.
3. Local Residents and Farmers. Local residents and farmers who offer for sale their own products.
4. Students. Students representing the Iowa City Community School District, Clear Creek Amana School District, Heritage Christian School and Regina Catholic Education Center conducting projects sponsored by organizations recognized by the school.
5. Route Sales. Route delivery persons who only incidentally solicit additional business or make special sales.
6. Resale or Institutional Use. Persons customarily calling on businesses or institutions for the purposes of selling products for resale or institutional use.

**122.18 CHARITABLE AND NONPROFIT ORGANIZATIONS.**

Authorized representatives of charitable or nonprofit organizations operating under the provisions of Chapter 504 of the *Code of Iowa* desiring to solicit money or to distribute literature are exempt from the operation of Sections 122.04 and 122.05. All such organizations are required to submit in writing to the City Clerk the name and purpose of the cause for which such activities are sought, names and addresses of the officers and directors of the organization, the period during which such activities are to be carried on, and whether any commissions, fees or wages are to be charged by the solicitor and the amount thereof. If the City Clerk finds that the organization is a bona fide charity or nonprofit organization the City Clerk shall issue, free of charge, a license containing the above information to the applicant. In the event the City Clerk denies the exemption, the authorized representatives of the organization may appeal the decision to the Council, as provided in Section 122.15 of this chapter.

**171.03 TEMPORARY USES.**

These regulations are intended to prescribe the conditions under which activities of limited duration may be conducted. The intent is to prevent the creation of nuisances or annoyances to the occupants of adjacent buildings, premises, or property, and to the general public. Considerations for all types of temporary uses listed herein shall include: compatibility with adjacent uses; potential adverse effects to the surrounding neighborhood because of odor, noise,

dust, or other nuisances, especially as they may relate to the consumption of alcohol; parking needs, if applicable; and potential traffic increases and resulting impacts on the surrounding neighborhood or city at large. Temporary uses are categorized into the following three types: Minor Temporary Uses, Special Events, and Zoning Temporary Uses, as defined and restricted herein.

1. Minor Temporary Uses. Minor temporary uses are those very minor events or uses that are generally short in duration and have negligible effects on surrounding properties. No signage is allowed for these uses and no permit is required. Examples include:

A. Events held inside existing structures.

B. One-day gatherings on private property, such as graduation parties, reunions, and block parties, that do not include amplified music and are not arranged or held as commercial ventures.

C. Model homes.

D. Construction offices, trailers, and other equipment but only on active construction sites and as provided for in a construction permit.

E. Garage sales, but see restrictions identified later in this section.

2. Special Events. Special events are those minor events or uses that are generally not more than five days in duration and occur infrequently except as noted. A permit is required, subject to approval by the City Administrator and issuance by the City Clerk. The following general regulations apply to these events and will be further defined and restricted in any permit issued:

A. Each special event shall be described in a permit issued by the City Clerk prior to commencement of the event. This permit shall be in addition to all other licenses, permits, or approvals otherwise required by any governmental entity. The City Administrator may impose such conditions on a special event permit as are necessary to meet the purposes of this chapter and protect the public health, safety and welfare, and adjacent uses. Conditions and limitations that may be imposed may include, but are not limited to:

- (1) Yard setback and open space requirements;
- (2) Parking;
- (3) Fences, walls or other screening;
- (4) Number and placement of signs;
- (5) Vehicular and pedestrian ingress and egress;
- (6) Property maintenance during the course of the activity;
- (7) Control of illumination, noise, odor, vibration or other nuisances; and
- (8) Hours of operation.

B. Proof of ownership or a signed letter from either the property owner or said owner's authorized representative for the property on which the activity is to take place shall be presented at the time the temporary permit is requested, as well as other contact information for individuals and groups involved.



C. All unimproved parking areas and main walk areas shall be maintained to prevent mud tracking or dust entrainment.

D. Sanitary facilities, either portable or permanent, shall sufficient in quantity and be made available to all employees, attendants and participants of the activity during its operation hours.

E. A bond or cash deposit of up to \$1,000.00, to be set by the City Administrator, shall be provided to the City to be used for reimbursement of costs for cleanup and repair of public property, police services, and any other damages to the City or its property resulting from the special event; however, the requirement for said bond or cash deposit shall be waived by the City Administrator for typical noncommercial “block parties” privately arranged by and for residents of a street or neighborhood and lasting less than six hours.

F. All sites shall be completely cleaned of debris and temporary structures, including but not limited to trash receptacles, signs, stands, poles, electrical wiring, or any other fixtures and appurtenances or equipment connected therewith, within 48 hours after the termination of the special event.

G. The following activities are prohibited unless specifically approved in the permit:

- (1) Use of public property including streets and rights-of-way.
- (2) Consumption of alcohol.
- (3) Amplified music.
- (4) Signage, either on-site or off-site.
- (5) Temporary structures or uses located within setback areas established within this ordinance.

H. A permit fee shall be set by the City and collected prior to issuance of the permit.

I. Examples of special events requiring a permit issued by the City Clerk include:

- (1) Annual seasonal events such as Christmas tree sales, Halloween haunted houses, and community-sponsored events, permitted only in commercial and industrial zones.
- (2) Nonprofit events such as runs, walks, bike rides, and similar.
- (3) Temporary outdoor eating establishments, permitted only in commercial zones.
- (4) Parking lot sales, sidewalk sales (private sidewalks only), permitted only in commercial zones.
- (5) Temporary portable storage containers and temporary commercial dumpsters.

3. Zoning Temporary Uses. Zoning temporary uses are those events or uses that are generally more than five but not more than 90 days in duration and occur not more than once per year. The following general regulations apply to these events and will be further defined in any permit issued:

A. Each use shall be described in a permit issued by the Code Official prior to commencement of the event. This permit shall be in addition to all other licenses, permits, or approvals otherwise required by any governmental entity. The Code Official may impose such

conditions on a temporary use permit as are necessary to meet the purposes of this chapter and protect the public health, safety and welfare, and adjacent uses. Conditions which may be imposed may include but are not limited to:

- (1) Yard setback and open space requirements.
- (2) Parking.
- (3) Fences, walls or other screening.
- (4) Signs.
- (5) Vehicular and pedestrian ingress and egress.
- (6) Property maintenance during the course of the activity.
- (7) Control of illumination, noise, odor, vibration or other nuisances.
- (8) Hours of operation.

B. Proof of ownership or a signed letter from either the property owner or said owner's authorized representative for the property on which the activity is to take place shall be presented at the time the temporary permit is requested, as well as other contact information for individuals and groups involved.

C. All unimproved parking areas and main walk areas shall be maintained to prevent mud tracking or dust entrainment. Use of unimproved areas may be prohibited for those uses that are permitted for a longer duration to avoid damaging those areas.

D. Sanitary facilities, either portable or permanent, shall be made available to all employees, attendants and participants of the activity during its operation hours.

E. A bond or cash deposit of up to \$1,000.00, to be set by the City Administrator, shall be provided to the City to be used for reimbursement of costs for cleanup and repair of public property, police services, and any other damages to the City or its property resulting from the zoning temporary use.

F. All sites shall be completely cleaned of debris and temporary structures, including but not limited to trash receptacles, signs, stands, poles, electrical wiring, or any other fixtures and appurtenances or equipment connected therewith, within 48 hours after the termination of the special event.

G. The following activities are prohibited unless specifically approved in the permit:

- (1) Use of public property including streets and rights-of-way.
- (2) Consumption of alcohol.
- (3) Amplified music.
- (4) Signage, either on-site or off-site.
- (5) Temporary structures or uses located within setback areas established within this ordinance.

H. A permit fee shall be set by the City and collected prior to issuance of the permit.

I. Examples of zoning temporary uses permitted include:

- (1) Stands for the sales of agricultural products.
- (2) Retail sales of nursery materials.
- (3) Other similar uses described in the definition of this type of use.

4. Garage Sales. Garage sales are restricted to no more than one three-day event per 180-day period. Garage sales occurring more frequently shall be considered a commercial retail sales business in a residential zone, which is prohibited.

*(Ord. 13-15 – Feb. 14 Supp.)*

**Ordinance No. 2017-09**

**AN ORDINANCE AMENDING CHAPTER 41 OF THE NORTH LIBERTY CODE OF ORDINANCES BY AMENDING SECTION 41.10 TO PERMIT THE SALE OF FIREWORKS**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LIBERTY, IOWA:**

**SECTION 1. AMENDMENT.** Chapter 41, "Public Health and Safety," of the North Liberty Code of Ordinances (2015) is hereby amended by amending Section 41.10 to read as follows:

**41.10 FIREWORKS.** The sale, use and exploding of fireworks within the City are subject to the following:

*(Code of Iowa, Sec. 727.2)*

1. Definitions.

A. "Fireworks" shall mean any explosive composition, or combination of explosive substances, or articles prepared for the purpose of producing a visible or audible effect by combustion, explosion, deflagration or detonation, and specifically includes blank cartridges, firecrackers, torpedoes, skyrockets, roman candles, or other fireworks of like construction and any fireworks containing any explosive or flammable compound, or other device containing any explosive substance.

B. "Consumer fireworks" shall mean first-class consumer fireworks and second-class consumer fireworks as those terms defined by state law, NFPA 1124 and American Pyrotechnics Association (APA) standard 87-1, chapter 3.

C. "Display fireworks" shall mean any explosive composition, or combination of explosive substances or article prepared for the purpose of producing a visible or audible effect by combustion, explosion, deflagration, or detonation, and includes fireworks containing any explosives or flammable compound, or other devices containing any explosive substance.

D. "Novelty fireworks" shall mean novelties or novelty devices defined by American Pyrotechnics Association (APA) standard 87-1, chapter 3.

E. "Permanent" as applied to buildings or structures shall mean a building or structure affixed to a foundation on a site and having fixed utility connections that is intended to remain on the site for more than 180 consecutive calendar days.

F. "Temporary" as applied to buildings or structures shall mean a building or structure not meeting the definition for permanent structure.

2. Regulations. The use of or explosion of consumer fireworks within the City is hereby prohibited.

3. Sale. The sale of consumer fireworks is permitted in accordance with state law and applicable provisions of the North Liberty Code of Ordinances, including but not limited to

Chapters 122 (Peddlers, Solicitors, and Transient Merchants), 157 (Building Code), Chapter 158 (Fire Code); and Chapters 165-173 (Zoning Code). The sale of consumer fireworks shall be limited to the dates established by state law.

A. Each applicant shall provide a valid and current license issued by the State Fire Marshal.

B. The retailer or community group shall obtain all required permits to ensure compliance with city regulations.

C. The insurance requirements for sales from a permanent structure or a temporary structure shall be the same as set in Paragraph 4 of this section.

D. Sales are allowed only in those zoning districts where consumer fireworks is a specifically permitted use.

E. All permanent and temporary structures used for the sales of consumer fireworks shall meet all requirements set out in Chapter 122, NFPA 1124, 2006 edition, adopted edition of the International Building & Fire code where applicable and may hold no more than 125 net pounds of consumer fireworks at any given time.

F. Approved signage shall be posted in approved locations for all permanent and temporary structures used for the sale of consumer fireworks stating that the use of consumer fireworks is prohibited within the city.

G. All permanent and temporary structures where consumer fireworks are sold, regardless of the total quantity of consumer fireworks on hand, shall comply with Chapter 7 of NFPA 1124, 2006 edition, Retail Sales of Consumer Fireworks.

H. Peddlers and solicitors, as defined in North Liberty Code Section 122.02, shall not sell consumer fireworks.

I. The sale of consumer fireworks from temporary structures shall be considered a zoning temporary use, as set out in North Liberty Code Section 171.03(3), and regulated accordingly. The sale of consumer fireworks is not permissible as a minor temporary use or a special event under North Liberty Code Sections 171.03(1) and North Liberty Code Sections 171.03(2).

4. The City may, upon application in writing, grant a permit for the use of display fireworks by a City agency, fair associations, amusement parks and other organizations or groups of individuals approved by City authorities when such fireworks display will be handled by a qualified operator. No permit shall be granted hereunder unless the operator or sponsoring organization has filed with the City evidence of insurance in the following amounts:

A. Bodily Injury: \$2,000,000 per person

B. Property Damage \$2,000,000

C. Total Liability Coverage: \$4,000,000

D. Additionally, applicants shall provide as part of the evidence of insurance a non-waiver of governmental immunities endorsement.

5. Exceptions. This section does not prohibit the sale of novelty fireworks; or the sale of any kind of fireworks if they are to be shipped out of State; or the sale or use of blank cartridges for a show or theatre, or for signal purposes in athletic sports or by railroads or trucks for signal purposes, or by a recognized military organization. This section does not apply to any substance or composition prepared and sold for medicinal or fumigation purposes.

**SECTION 2. AMENDMENT.** Chapter 168, "Zoning Code – Zoning District Regulations," of the North Liberty Code of Ordinances (2016) is hereby amended by adding as follows:

TABLE 168.06-C – C-2-A ZONE USES – add “consumer firework sales” to table as permitted [“P”] use

TABLE 168.09-A – I-1 ZONE USES – add “consumer firework sales” to table as permitted [“P”] use

TABLE 168.09-B – I-2 ZONE USES – add “consumer firework sales” to table as permitted [“P”] use

**SECTION 3. REPEALER.** All Ordinances and parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

**SECTION 4. SEVERABILITY.** If any section, provision or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

**SECTION 5. WHEN EFFECTIVE.** This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

First reading on \_\_\_\_\_, 2017.

Second reading on \_\_\_\_\_, 2017.

Third and final reading on \_\_\_\_\_, 2017.

CITY OF NORTH LIBERTY:

ATTEST:

\_\_\_\_\_  
TERRY L. DONAHUE, MAYOR

\_\_\_\_\_  
TRACEY MULCAHEY, CITY CLERK

I certify that the forgoing was published as Ordinance No. 2017-08 in the North Liberty *Leader* on the \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
TRACEY MULCAHEY, CITY CLERK

# Zoning Ordinance Amendment



**Ordinance No. 2017-08**

**AN ORDINANCE AMENDING CHAPTER 169 "ZONING CODE - DEVELOPMENT REGULATIONS" OF THE NORTH LIBERTY CODE OF ORDINANCES TO IMPLEMENT CHANGES TO THE BULK REGULATIONS OF THE O/RP ZONING DISTRICT**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LIBERTY, IOWA:**

**SECTION 1. AMENDMENT.** Chapter 173, "Zoning Code - Development Regulations," of the North Liberty Code of Ordinances (2015) is hereby amended by deleting the existing Section 169.01(10) and adopting the revised Section 169.01(10) to amend the Side Lot Line setback distance in the Office/Research Park Zoning District for ground signs in Industrial Zones.

**Pavement to Property Line Minimum Setback Distance <sup>1</sup>**

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

**SECTION 2. REPEALER.** All Ordinances and parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

**SECTION 3. SEVERABILITY.** If any section, provision or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

**SECTION 4. WHEN EFFECTIVE.** This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

First reading on June 27, 2017.  
Second reading on \_\_\_\_\_.  
Third and final reading on \_\_\_\_\_.



CITY OF NORTH LIBERTY:

ATTEST:

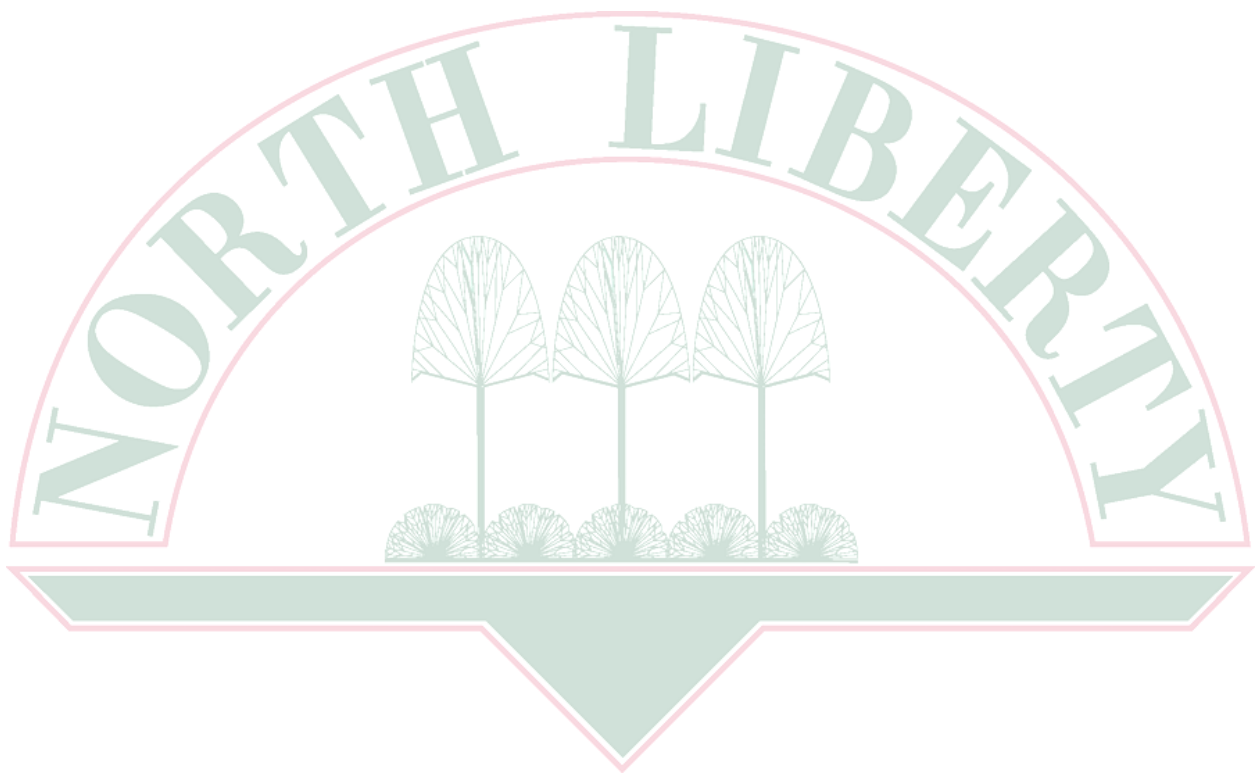
\_\_\_\_\_  
TERRY L. DONAHUE, MAYOR

\_\_\_\_\_  
TRACEY MULCAHEY, CITY CLERK

I certify that the forgoing was published as Ordinance No. 2017-08 in the North Liberty *Leader* on the \_\_ day of \_\_\_\_, 2017.

\_\_\_\_\_  
TRACEY MULCAHEY, CITY CLERK

# Transit

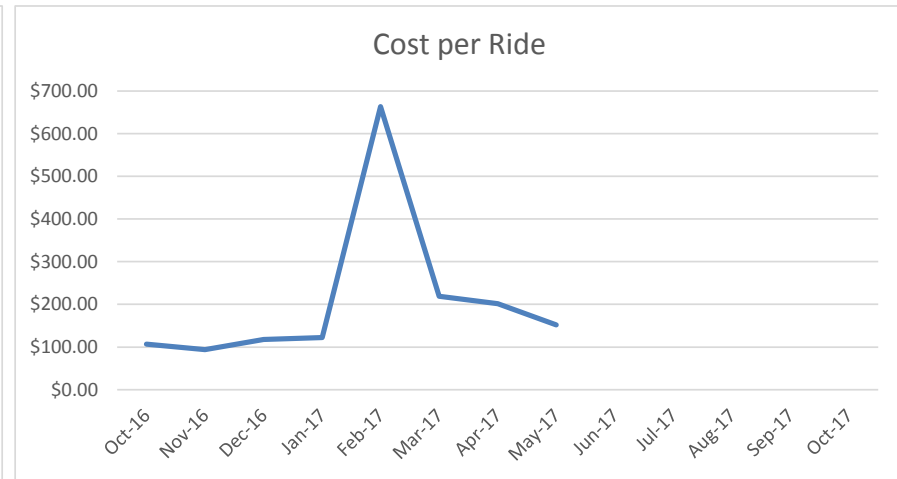
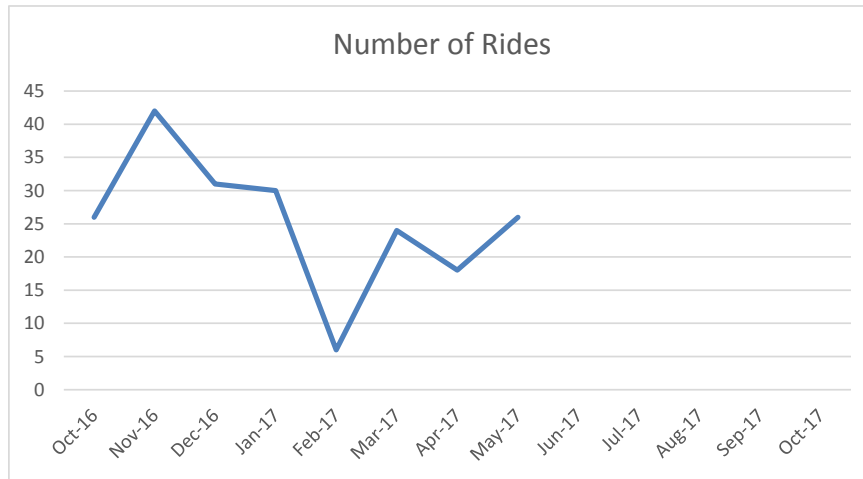


## SEATS-Provided Fixed Route Service

	Trips	Fares Total	Billed	Cost per Trip	Hours	Cost/Hr
Oct-16	26		\$2,771.00	\$106.58	64	\$43.30
Nov-16	42	\$31.00	\$3,945.29	\$93.94	80	\$49.32
Dec-16	31	\$18.50	\$3,653.40	\$117.85	80	\$45.67
Jan-17	30	\$24.00	\$3,666.78	\$122.23	84	\$43.65
Feb-17	6	\$3.00	\$3,980.95	\$663.49	80	\$49.76
Mar-17	24	\$15.00	\$5,250.56	\$218.77	92	\$57.07
Apr-17	18	\$9.00	\$3,625.00	\$201.39	80	\$45.31
May-17	26	\$13.00	\$3,955.00	\$152.12	88	\$44.94
Jun-17						
Jul-17						
Aug-17						
Sep-17						
Oct-17						
Totals	177	\$ 113.50	\$28,076.98	\$1,569.78	584	\$335.72
Averages	25	\$16.21	\$4,011.00	\$224.25	83	\$47.96

Paratransit		
Trips	Cost per Trip	Billed
0	19.41	#DIV/0!
0	23.18	#DIV/0!
0	20.97	#DIV/0!
0	19.63	#DIV/0!
0	21.05	#DIV/0!
0	24.67	#DIV/0!
0	17.68	#DIV/0!

Excepting October, which was not a full month.



June 20, 2017

M E M O

TO; City Council Members and Transit Committee Members

FROM: Terry L. Donahue, Mayor

RE: Transit Program

Ryan Heiar, Dean Wheatley and I have been talking about the above-noted program. We now have seven full months on usage, revenue and subsidy numbers.

Our average one-way trips per month equal 21.7 one way trips.

Average revenue per month equals \$16.21.

Average cost per one-way trip equals \$224.25

Total subsidy taken on an annual basis would equal \$48,132.

Average subsidy per month equals \$4,011

Some of the conclusions we are seeing:

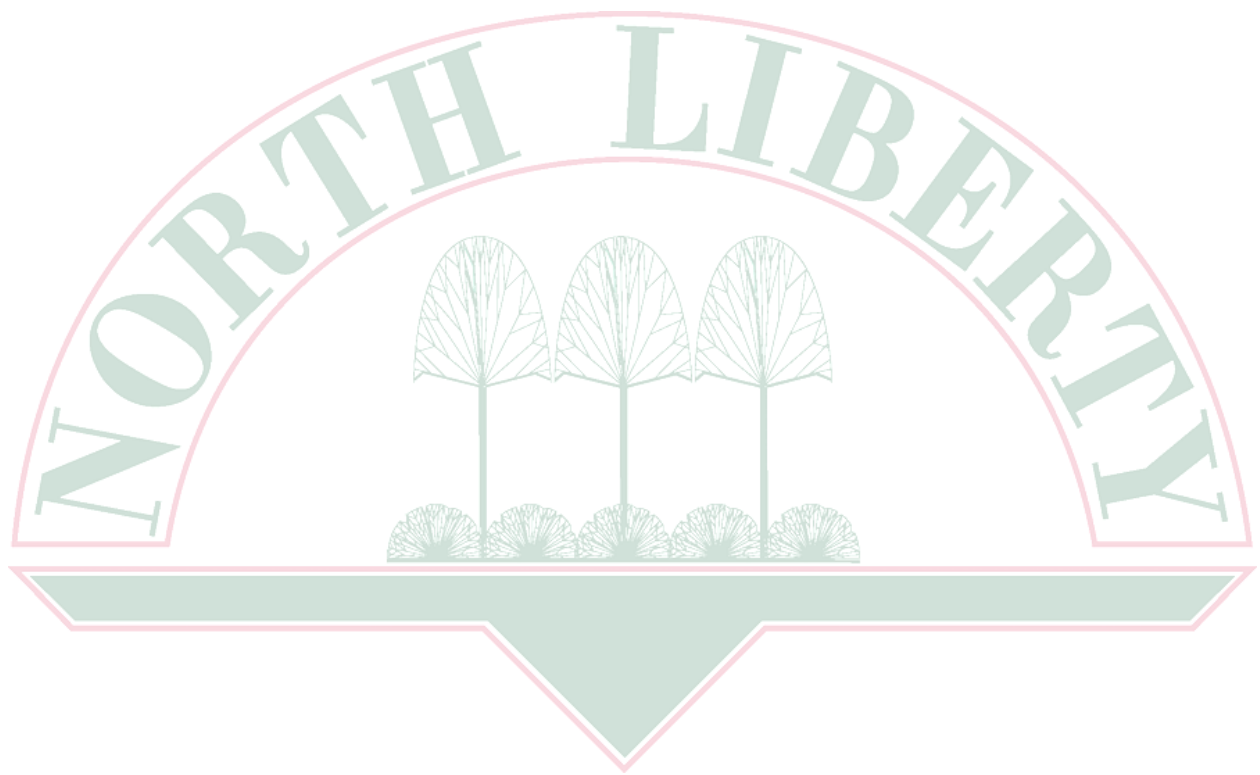
- 1) We are not getting the ridership, we thought was in the community.
- 2) Average trips really equal only 10+ round trips per month.
- 3) Our objective of providing service to prime places such as stores, grocery stores, food pantry, etc. is not meeting those goals and sporadic at best, because it's not being used.
- 4) We are subsidizing very small groups of persons.

It is important to note that significant groups were identified who were thought to be primary customers. Routes were established to meet the needs of these groups. Information was disseminated correctly with routes and times posted. North Liberty Communications Department followed up with advertising. Our route stops were identified based on best recommendations.

While I agree that some city services should be subsidized, such as the swimming pool, recreation center services; I really have to question the feasibility of sustaining these types of numbers at the cost we see.

It is time we question ourselves on what to do with this item. We ask for your diligence in deliberating the feasibility of the service and where to go from here. It is possible we may have to curtail services and redirect our efforts into another direction.

# Additional Information



To: Mayor and City Council  
From: Tom Palmer, Building Official  
CC: City Administrator  
Date: 6/30/2017  
Re: Monthly Report

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### June Permit Report:

107 permits were issued in June with estimated construction value of \$6,447,210.00. Two permits were issued for commercial projects with a value of 4.5 million dollars. A new category was added to the tally report called manufactured home to track new home installations in Holiday and Golf View mobile home parks. Both manufactured home parks are in the process of replacing older units with new units. Staff completed 517 building inspections.

### Certificate of Occupancy:

Ten occupancy certificates were issued for new single-family dwelling units, six for new rental units, one for residential remodeling projects and three for commercial remodel projects. Nine zoning certificates were issued for Psychiatric Associates, Aflac regional office, Farm Bureau Insurance office, Big Picture Gallery Art, Thai Reflexology and Bodywork, used car sales, La Montessori Nurture and home bakery business.

### Rental/Code Enforcement:

Eight new rental permit applications were received in June. Eleven rental inspections were completed along with fifty code enforcement complaints were handled in June.



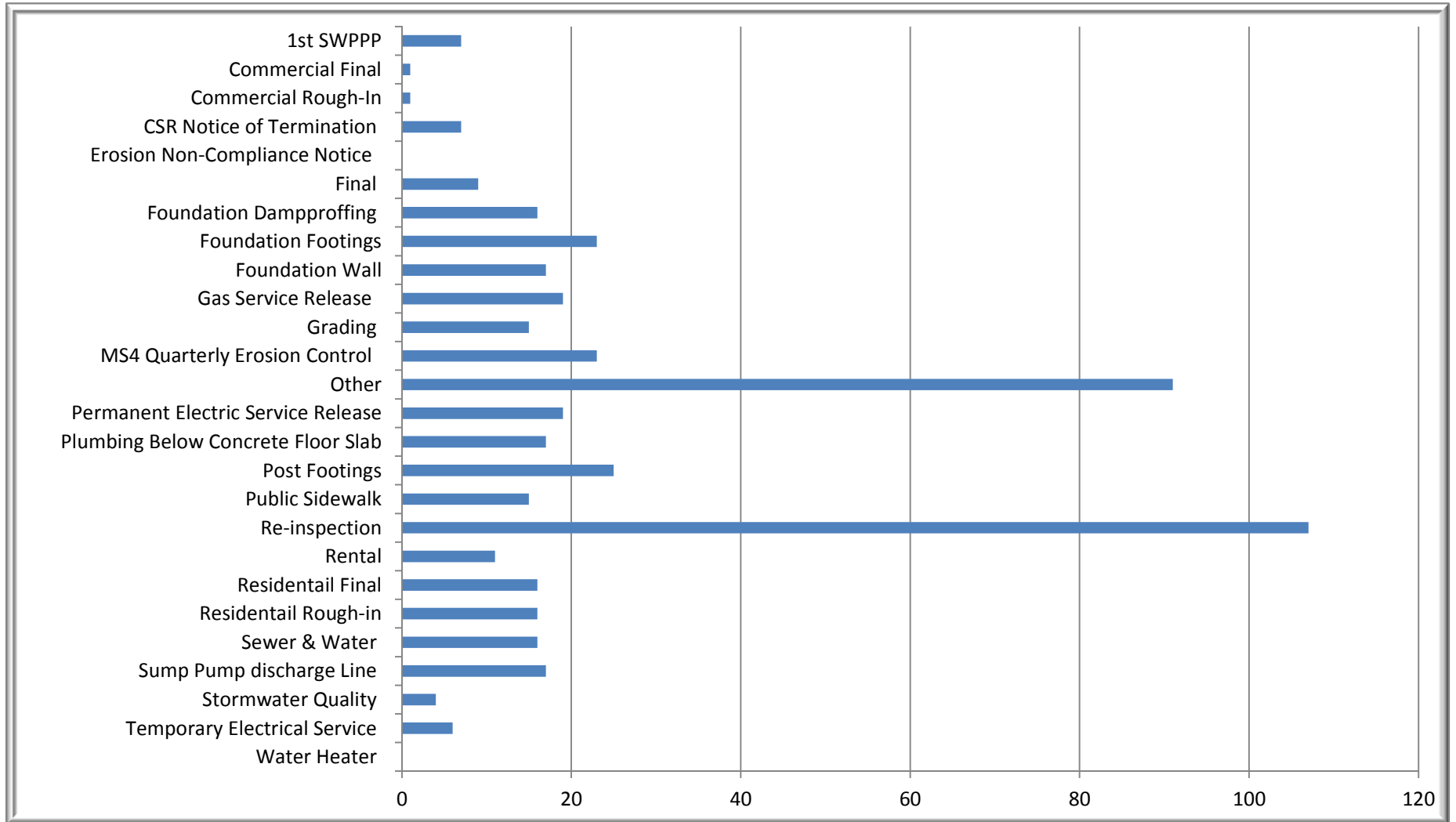
**June 2017  
 Monthly Permit Report**

Code	Permit Purpose	Permits	Construction Value	Permit Fees	Bldgs.	Units	Notes
1	New Single Family Dwelling	1	\$295,400.00	\$2,587.99	1	1	
2	New Single Family Dwelling Attached	0	\$0.00	\$0.00	0	0	
3	New Townhouse	0	\$0.00	\$0.00	0	0	
4	New Multi-Family Housing	0	\$0.00	\$0.00	0	0	
5	New Commercial	2	\$4,500,000.00	\$18,909.50	2	2	
6	New Industrial	0	\$0.00	\$0.00	0	0	
7	School	0	\$0.00	\$0.00			
8	Residential Alteration	9	\$54,453.00	\$986.94			
9	Residential Addition	2	\$27,520.00	\$467.78			
10	Commercial Alteration	4	\$83,000.00	\$1,352.25			
11	Commercial Addition	1	\$25,000.00	\$391.25			
12	Industrial Alteration	0	\$0.00	\$0.00			
13	Industrial Addition	0	\$0.00	\$0.00			
14	Other	85	\$1,371,837.99	\$13,663.82			
15	Public project	0	\$0.00	\$0.00			
16	Manufactured Home	3	\$90,000.00	\$300.00	3	3	
	<b>Totals</b>	<b>107</b>	<b>\$6,447,210.99</b>	<b>\$38,659.53</b>	<b>6</b>	<b>6</b>	

SFD Attached are zero lot line units

Townhouse are 3 or more units with shared side walls and have a rear yard area

# Inspections for the Month of June



Total Inspections 517



# Code Enforcement Report

6/1/2017 - 6/30/2017

Case Date	Case #	Complaint
6/1/2017	2140	privacy fence falling down and missing
6/1/2017	2141	trailer parked on grass
6/1/2017	2142	Mowing
6/1/2017	2143	outside storage
6/1/2017	2144	parking on non hard surface areas of the property
6/2/2017	2145	open burning in city limits
6/5/2017	2146	The residence appears to be in violation for many of the covenants that are in place for the subdivision( Corridor Commercial subdivision -Part Six, North Liberty, Johnson County, Iowa) which can be found in Book 5006 at page 21 at the Johnson County Records Office. Said violations include an above ground swimming pool with a diameter of 10 feet, which violates the regulation of 8 feet or less (A1). Said pool is also placed in a drainage easement and restricts the flow of storm water; A black dog that appears to not be properly cared for, is outside being a constant disturbance by barking nonstop for hours on end, and left outside with no food or water, or protection from the elements(A7); The lot is becoming over grown with weeds, and overtaken with debris in the yard. There appears to be large pieces of junk lumber leaning up against the house that can be seen from the street. there is much other general trash in and around the house (B6).
6/6/2017	2147	have allowed the unit to be occupied without having the required certificate of occupancy
6/6/2017	2148	flexible gas line installed on the water supply line
6/6/2017	2149	dog running at large, knocked her over and caused her to break her wrist
6/6/2017	2150	Railroad not mowing and maintaining their property
6/6/2017	2151	rock pile dumped on City's sidewalk
6/7/2017	2152	basketball hoop in the public right of way
6/7/2017	2153	Mowing
6/7/2017	2154	Mowing
6/7/2017	2155	Mowing
6/7/2017	2156	Mowing
6/7/2017	2157	Mowing

6/7/2017	2158	illegal signs on property
6/7/2017	2159	Mowing
6/8/2017	2160	have installed a swimming pool without the required permit
6/9/2017	2161	common stair tower doors are missing latches or not closing completely on their own
6/9/2017	2162	Mowing
6/9/2017	2163	illegal placement of signs
6/9/2017	2164	Mowing
6/12/2017	2165	unattended trailer in street
6/12/2017	2166	common stair tower doors are not closing completely on their own and latching
6/13/2017	2167	Mowing
6/13/2017	2168	Mowing
6/14/2017	2169	illegal signs on property
6/14/2017	2170	couch out by street in ROW and outside storage
6/15/2017	2171	vehicle parked on grass
6/15/2017	2172	Public Schools Vote Yes signs
6/19/2017	2173	trees overhanging onto sidewalk
6/19/2017	2174	have allowed the unit to be occupied without having the required certificate of occupancy
6/20/2017	2175	Mowing
6/20/2017	2176	have installed a swimming pool without the required permit
6/20/2017	2177	have installed a swimming pool without the required permit
6/22/2017	2178	boat and trailer parked on the landscaped area of the front yard
6/26/2017	2179	operating business without required zoning certificate
6/27/2017	2180	Mowing
6/27/2017	2181	storage container in street
6/28/2017	2182	Mowing
6/28/2017	2183	Mowing
6/28/2017	2184	vehicle parked on grass
6/28/2017	2185	outside storage
6/28/2017	2186	Mowing
6/28/2017	2187	collection of solid waste on property
6/29/2017	2188	Mowing
6/29/2017	2189	Mowing



# North Liberty Fire Department 2017 Monthly/YTD Hour & Response Report

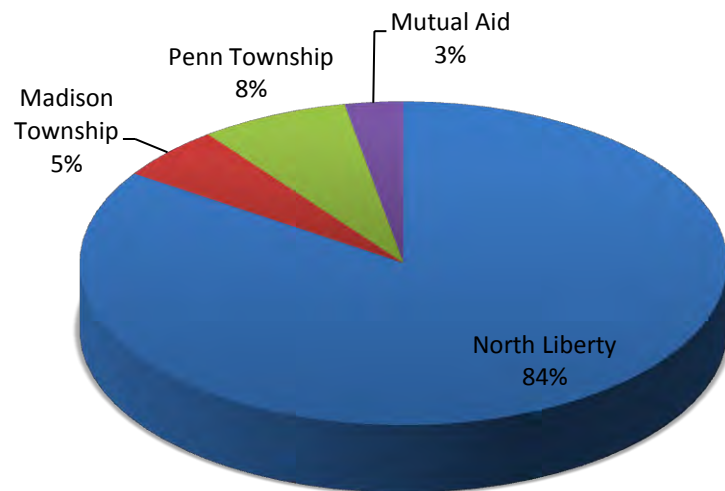
## 2017 North Liberty Fire Department Responses By Fire District

	January	February	March	April	May	June	July	August	September	October	November	December	Year To Date	Percent To Date
North Liberty	89	75	78	59	97	92							490	84.34%
Madison Township	6	8	5	7	1	4							31	5.34%
Penn Township	2	11	6	7	10	7							43	7.40%
Mutual Aid	1	1	3	2	5	5							17	2.93%
<b>Total Responses</b>	<b>98</b>	<b>95</b>	<b>92</b>	<b>75</b>	<b>113</b>	<b>108</b>							<b>581</b>	

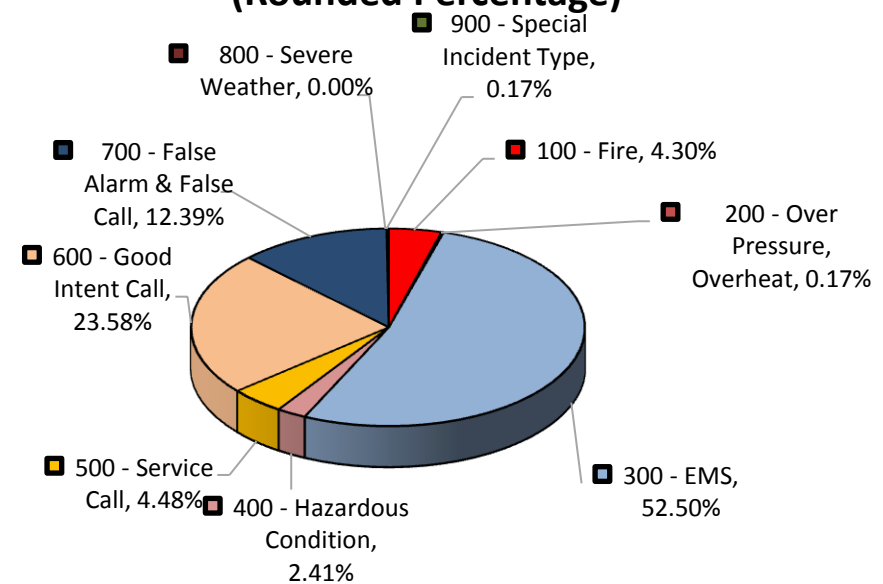
## 2017 North Liberty Fire Department Responses By Type of Incident

	January	February	March	April	May	June	July	August	September	October	November	December	Year To Date	Percent To Date
100 - Fire	4	8	6	1		6							25	4.30%
200 - Over Pressure, Overheat					1								1	0.17%
300 - EMS	46	45	48	40	68	58							305	52.50%
400 - Hazardous Condition	2	3	1	4	2	2							14	2.41%
500 - Service Call	6	4	3	3	5	5							26	4.48%
600 - Good Intent Call	22	25	20	20	22	28							137	23.58%
700 - False Alarm & False Call	18	9	14	7	15	9							72	12.39%
800 - Severe Weather														
900 - Special Incident Type		1											1	0.17%
<b>Total Responses</b>	<b>98</b>	<b>95</b>	<b>92</b>	<b>75</b>	<b>113</b>	<b>108</b>							<b>581</b>	

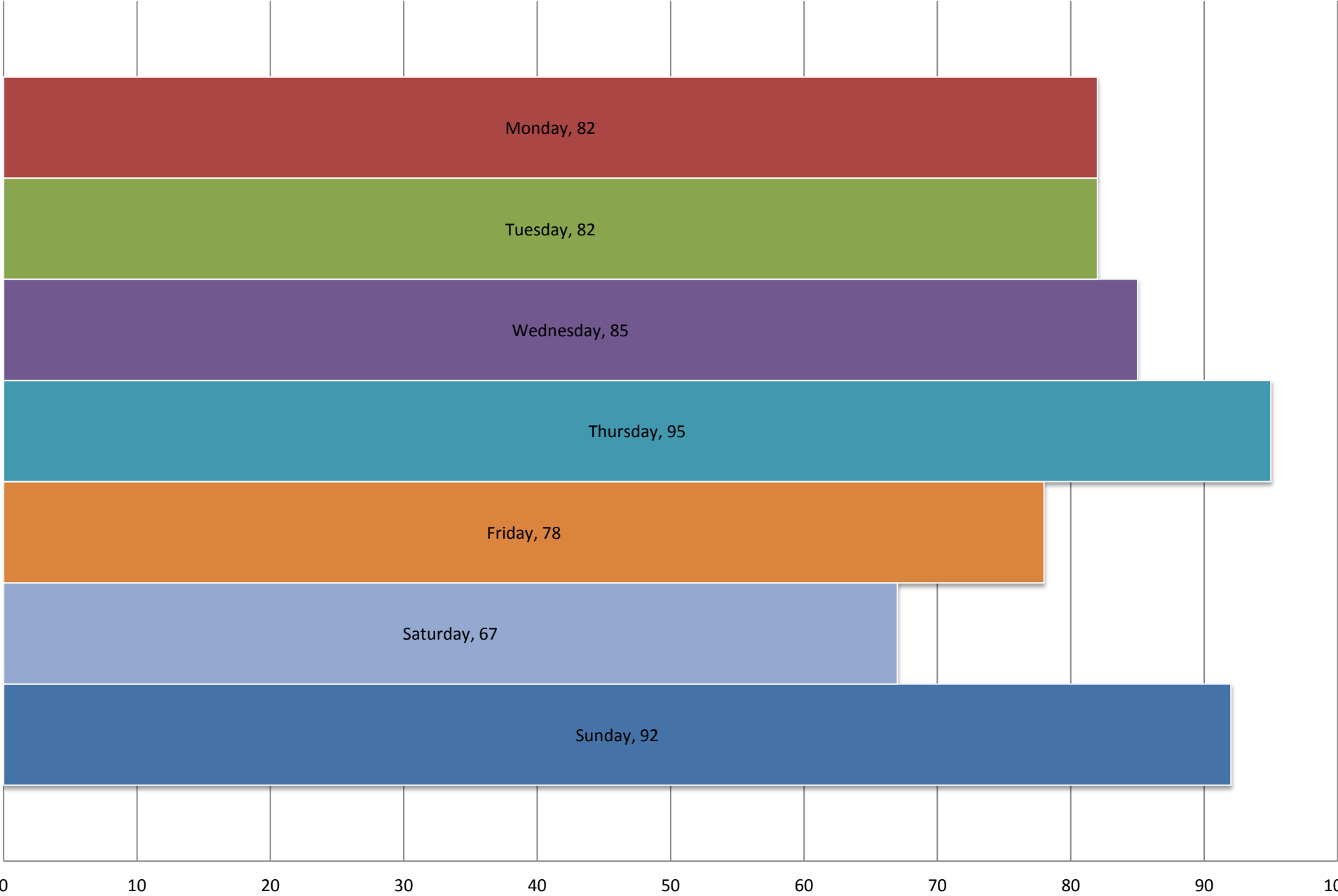
**2017 District Responses YTD  
(Rounded Percentage)**



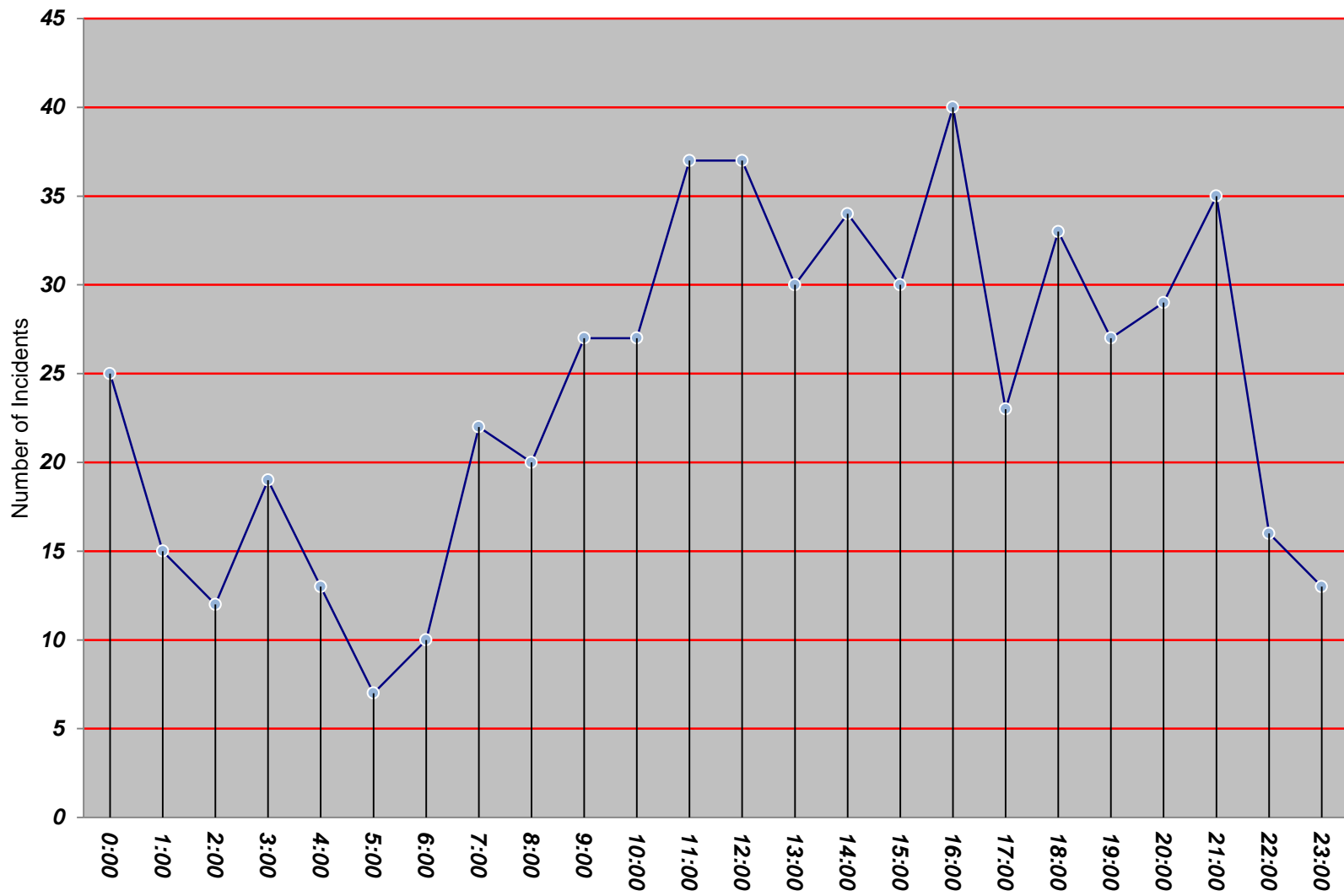
**2017 Type of Incidents YTD  
(Rounded Percentage)**



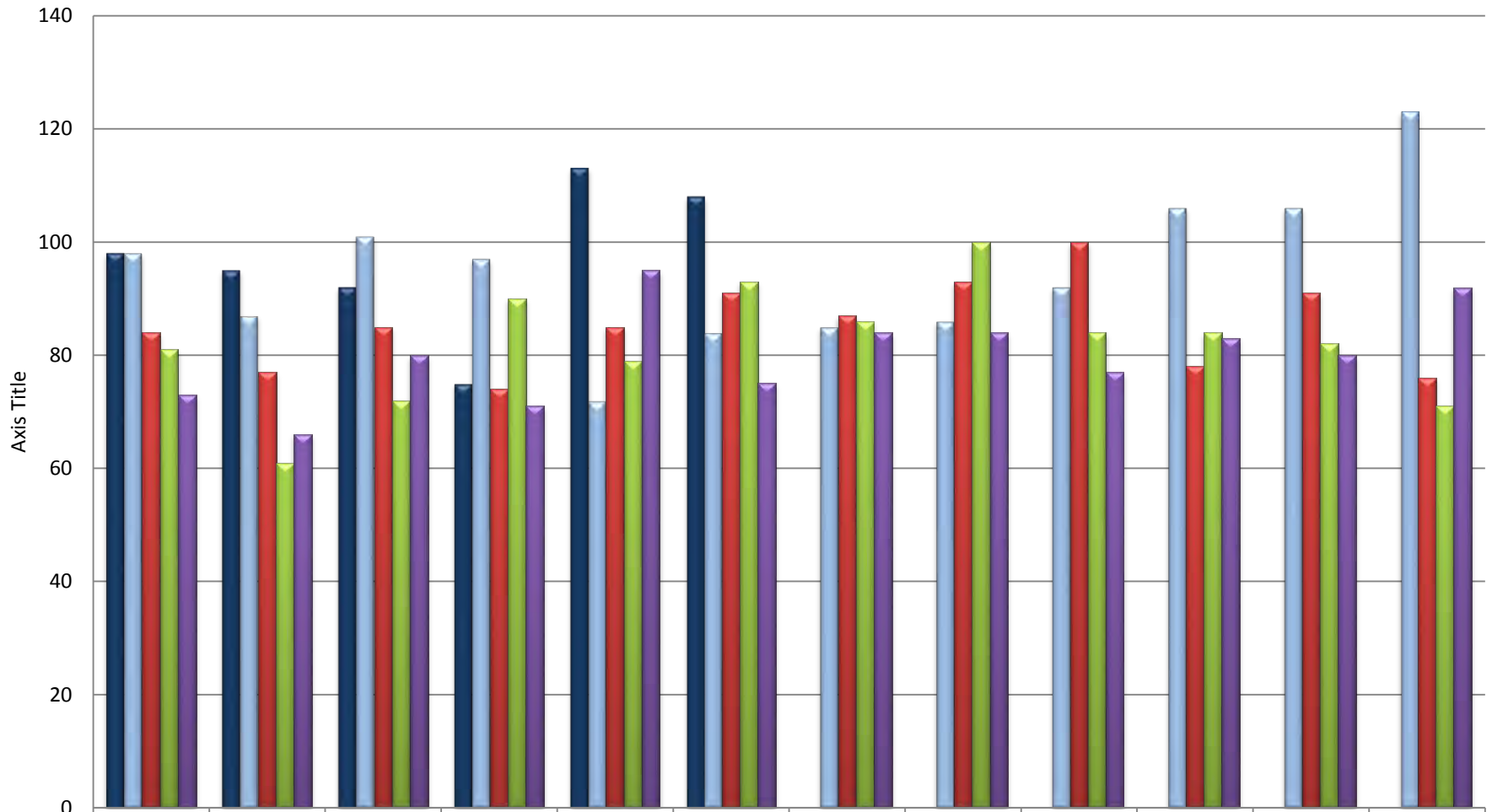
# 2017 Responses by Day of Week



## 2017 Number of Responses by Hour of Day



## 2013 - 2017 Monthly Incident Response Comparison



	January	February	March	April	May	June	July	August	September	October	November	December
2017	98	95	92	75	113	108						
2016	98	87	101	97	72	84	85	86	92	106	106	123
2015	84	77	85	74	85	91	87	93	100	78	91	76
2014	81	61	72	90	79	93	86	100	84	84	82	71
2013	73	66	80	71	95	75	84	84	77	83	80	92



## 2017 North Liberty Fire Department Member Responses By Month

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year To Date	Percent To Date
<b>Responses for Month</b>	<b>98</b>	<b>95</b>	<b>92</b>	<b>75</b>	<b>113</b>	<b>108</b>							<b>581</b>	
Barney, Mallory	17	13	18	19	22	6							95	16.35%
Brumm, Ryan	11	14	10	12	12	7							66	11.36%
Burleson, Lynn	18	8	16	8	13	16							79	13.60%
Chiles, Branden	10	18	13	6	17	20							84	14.46%
Coyle, Jim*	0	0	1	0	0	0							1	0.17%
Dickerson, Matt	9	6	5	3	6	0							29	4.99%
Dolezal, Dan	21	10	8	10	1	0							50	8.61%
DuBay, Rob	0	0	0	4	14	20							38	6.54%
English, Joseph	45	43	29	24	34	35							210	36.14%
Hardin, Bryan	12	13	14	5	12	18							74	12.74%
Hofsommer, Greg	19	16	22	19	28	42							146	25.13%
Jaeger, Jeff	30	23	19	16	34	33							155	26.68%
Johnston, Mike	11	6	9	6	10	6							48	8.26%
Kaduce, Michael	19	13	11	12	22	9							86	14.80%
Keitel, Brad	15	11	4	3	5	5							43	7.40%
Kelchen, Jessica	27	31	24	22	42	31							177	30.46%
Kochanny, Chris	22	25	36	30	34	13							160	27.54%
Kramer, Adam	12	8	7	4	9	7							47	8.09%
Lundquist, Jonathan	19	10	12	8	20	11							80	13.77%
McDonald, James	26	24	18	19	37	18							142	24.44%
Messinger, Matt	10	6	16	15	18	17							82	14.11%
Miller, Jordan	32	33	31	18	44	26							184	31.67%
Moliterno, Brad	24	21	38	18	27	23							151	25.99%
Newkirk, Richard	27	25	13	7	23	5							100	17.21%
Place, Alexander	19	14	17	9	18	18							95	16.35%
Ransom, Eric	22	16	8	5	19	9							79	13.60%
Reasner, Richard	15	20	3	12	22	18							90	15.49%
Rennekamp, Bryan	15	23	17	12	29	23							119	20.48%
Rigdon, Zach	6	17	6	8	16	7							60	10.33%
Ropp, Brian	41	34	19	30	48	24							196	33.73%
Schmooke, Bill	14	12	12	3	15	8							64	11.02%
Schoening, Austin	4	18	17	11	26	17							93	16.01%
Schultz, Christine	8	12	11	9	18	11							69	11.88%
Taylor, Ryan	14	10	14	8	18	12							76	13.08%
Voparil, Craig	17	16	8	6	24	14							85	14.63%
White, Geoffrey	24	22	25	19	40	37							167	28.74%
Wichmann, Megan	15	33	31	13	22	14							128	22.03%
Williams, Justin	13	10	3	8	11	18							63	10.84%

\* Fire Dept. Chaplain

2017 - Top 5 Calls Made by Month												
	Jan		Feb		Mar		Apr		May		Jun	
1	English	45	English	43	Moliterno	38	Kochanny Ropp	30	Ropp	48	Hofsommer	42
2	Ropp	41	Ropp	34	Kochanny	36	English	24	Miller	44	White	37
3	Miller	32	Miller Wichmann	33	Miller Wichmann	31	Kelchen	22	Kelchen	42	English	35
4	Jaeger	30	Kelchen	31	English	29	Barney Hofsommer McDonald White	19	White	40	Jaeger	33
5	Kelchen Newkirk	27	Newkirk Kochanny	25	White	25	Miller Moliterno	18	McDonald	37	Kelchen	31
2017 - Top 5 Calls Made by Month												
	July		Aug		Sep		Oct		Nov		Dec	
1												
2												
3												
4												
5												

2017 - Top 5 Calls Made by Year-To-Date			
1	English	210	36.14%
2	Ropp	196	33.73%
3	Miller	184	31.67%
4	Kelchen	177	30.46%
5	White	167	28.74%



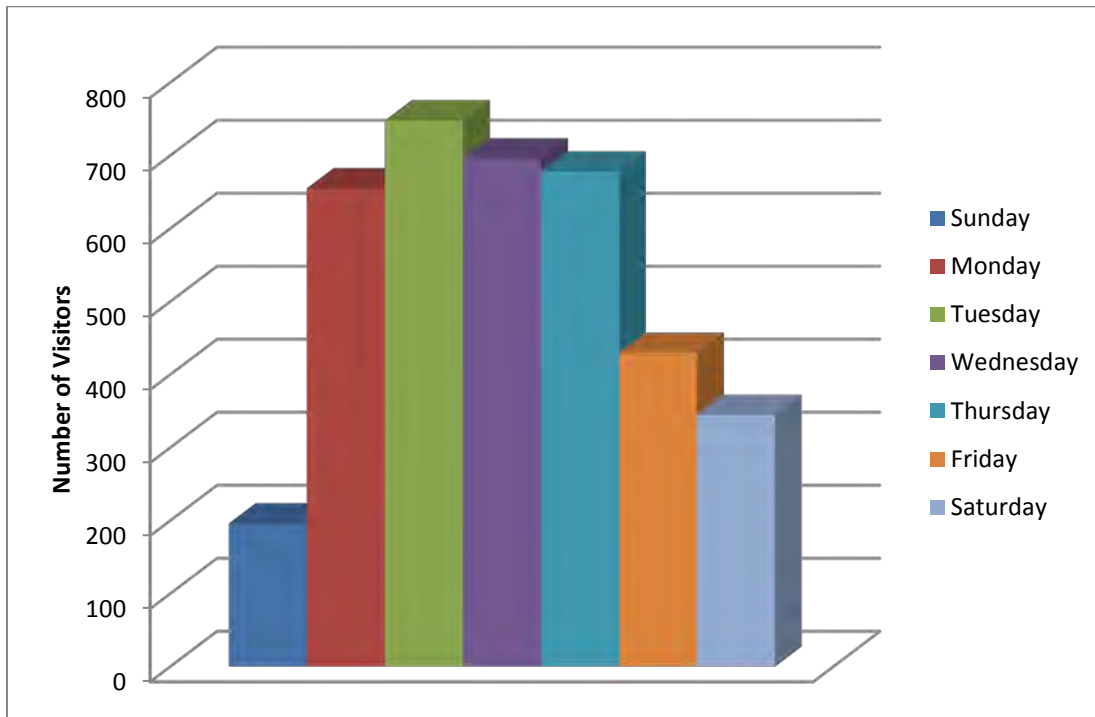


TO: City Administrator and City Council  
FROM: Jennie Garner, Library Director  
DATE: July 3, 2017  
SUBJECT: Library Monthly Report

**At a Glance**

Door Count	20400
Computer Usage	3074
Database Use	3202
Meeting Room Use	600

Average Daily Library Visits



**Programming, Events and News**

In the month of June, library staff saw five days with over 1000 visitors in the library and 253 new patrons registered for library cards. Our checkout for materials has increased greatly this summer, particularly on the days with high foot traffic.

This year, the youth services staff revamped the summer reading program to include programming almost every day which has helped even out the number of attendees and not have overcrowding. Programs that we anticipated would be very popular have been offered twice to help make the experience fun and safe for everyone. We've also moved larger programs downstairs to the conference center on the rec side to accommodate more bodies.

We are always happy when we can connect with teens, as they are often the most difficult group to draw to programs and library activities, so we've been really pleased to see an increase in the number of teens who want to volunteer at the library this summer. We also have a summer intern who is a high school student at Solon High School and earning credit through the Workplace Learning Connection. He's learning a variety of library skills including helping set up programs and working with kids.

The community garden is taking on a life of its own. We have given away many radishes and now have a lot of basil and other herbs available for community members to pick. We just ask people to come inside and get a staff person to ensure produce is being properly picked. The tomato plants are growing many small green tomatoes and staff is planning to make salsa to share when we have some harvested.

We are excited to see the statistics from our summer reading program and attendance numbers. The staff has offered so many fun programs for all ages this summer. Our youngest patrons enjoyed Zumba, bubbles, music and more. The tweens (middle schoolers) made tshirts bags for themselves and paracord bracelets for Troops. Teens enjoyed cupcakes and did CD scratch art. Participating in self-directed crafting in the teen lounge. Adults have attended gardening programs. From therapy dogs to stuffed animal sleepovers, the library has been a happening spot! See the many pictures below.

## 2017 Summer Fun at Your Library:



**Stuffed animal sleepover and tea party. Each stuffie took home a picture book of their adventures and got an award.**



At our weekly tweendom program, tweens made paracord bracelets to send to troops along with postcards kids colored at the SRP kickoff Party last month.



Tweens also made bags out of old tshirts at this fun summer program.



The Knight Riders volunteer group (older Recsters Summer Campers) helped the littles with the Build a Better House for the 3 Little Pigs Program.



These great volunteers helped Collection Development Librarian, Andrew, move books for the Friends Annual Book Sale, which was a great success.





**Bubble Wonders program**



**Zumba for Tots with Coralville's Anytime Fitness trainer, Fawn.**



**Corridor Therapy Dogs program**



**The Babaloo music program drew huge crowds of kiddos!**

To: Mayor and City Council  
Parks and Recreation Commission  
City Administrator

From: Guy Goldsmith, Director of Parks, Building and Grounds

Date: July 3, 2017

Re: Monthly Report

We performed various building maintenance tasks as needed this month. We installed a new irrigation pump at Liberty Centre pond and repaired a ruptured irrigation line at the outdoor pool grass area. Parks staff continues to install new concrete block siding on the Penn Meadows Park storage shed. It should be complete sometime this month.

We picked up trash and pet waste stations as needed this month. Usage has increased.

A great deal of time was spent mowing and trimming turf grass at the City parks, ball field fences, the bike trail, City building/grounds and ponds this month. We have been mowing approximately 250 acres on a weekly basis and sometimes twice a week depending on weekly rain fall.

Many staff hours have been spent maintaining landscaping areas. We trimmed back the over growth of all the trees that were blocking the view of the traffic control lights on Hwy 965. The 92 planter boxes at Liberty Centre pond have been hand watered daily. Highway 965, Golfview Drive, St Andrews Drive intersections, Rec Center, Liberty Centre Park, Zeller Street, Old Town Park, Penn Meadows Park, Dubuque Street round-a-bout, West Penn Street landscaping, Centennial Park and the Rain Garden landscaping have been maintained and watered weekly.

A great deal of time was spent maintaining ball fields and facilities this past month in preparations of daily NLYBS games, weekend tournament games, Babe Ruth games and Liberty High baseball games at the Babe Ruth field.

Parks Dept. staff installed the new tot lot playground structure at Penn Meadows Park June 20<sup>th</sup> – 23<sup>rd</sup>. The area is now open to the public although to enhance the tot lot we have two small play features on order that will be installed as soon as they arrive from the distributor.

We continue to inspect and to assure that the Centennial Park SRF project is completed and that all punch list items have been addressed properly. Everything is looking in order for the upcoming Blues & BBQ celebration.

Planning and preparation continue for the 11<sup>th</sup> annual July 7<sup>th</sup> & 8<sup>th</sup> Blues & BBQ celebration at Centennial Park.



# North Liberty Police Monthly Report June 2017

## Training:

- Two officers attended a week long active shooter response training in Marshalltown, Iowa (80 hours)
- An officer assisted the NLFD in tourniquet training.
- Officers attended Bomb Squad and Dive Team training (16 hours)
- The investigator attended a one day computer investigation training at the Des Moines Police Academy (8 hours)
- The investigator attended Sexual Assault Investigations at JECC (16 hours)
- A supervisor is attending the FBI's 5 Star Leadership Program at ILEA for one week (40 hours)
- Officers attended a webinar on Iowa Vine. This is the offender information that can be shared with victims (2 hours)

Traffic Contacts	376
Parking Contacts	39
Vehicle Inspections	32
Vehicle Unlocks	29
Crash Investigations	27
Public Assists	319
Assist Other Agency	113
Crimes Against Persons Report	5
Crimes Against Property Report	27
Other Reports	18
Arrests	20
Warrants	2
Alcohol/Narcotics Charges	8
Crimes Against Persons Charges	5
Crimes Against Property Charges	1
Other Charges	7
Animal Calls	52
Total Calls for Service	1896
*Total Calls for Service for the year	<b>10958</b>

## Public Relations:

- A bike officer assisted with the Slow Ride bike ride.
- Bike officers also partnered with the Girl Scouts to host a bike rodeo at the farmer's market.
- Officers attended community events for the Iowa's Free Fishing Weekend, Another Episode, Summer Lunch Program, and the Corn Hole Tournament at Penn Meadows Park.
- Lt. Landsgard was on the KCJJ afternoon show to talk about the canine program, fireworks, and potential new building for the Police Department.
- Officers participated in the Iowa City Area CrimeStoppers Golf Tournament to raise money for confidential tips. This was voluntary for off-duty officers.
- A bike officer also presented safety tips at a local daycare.

## Equipment:

- We replaced two in-car video and audio recorders. When the new body worn cameras come out, all vehicles will be integrated with that technology.
- The Chief and Lt went to Chariton, Iowa to look at a police canine operation. The purchase order process is in the works for an October class and dog.
- We upgraded three tasers to the newest version. Now all members have the latest technology.
- We have replaced several parts and numerous repair orders for the two central air conditioners. They continued to freeze up. After three different companies, they are finally operational.

**Enforcement:**

- Officers spent time following up on a missing person from Coralville that was last seen at work in North Liberty. The man was located in Omaha, three days later and was unharmed. The original reports stating the man was abducted were false.
- Officers continue to get calls for thefts from motor vehicles in several neighborhoods. These are items left in unsecured vehicles and include purses, wallets, keys, and change.

**Department Admin:**

- Ongoing for policy migration, and Target Solutions Records Management software initial design.
- Started the Daily Training Bulletin with Lexipol. This takes a current issue, finds the supporting law or policy and provides a scenario based training program. The officers can then read, review, and answer a questions about the rule, policy or procedure. This will be tracked as part of their overall training and policy understanding.
- Planning continues for Blues and BBQ and the public safety response.
- Discussions between the Union and the Department for the posting and hiring of a part-time officer for the full-time July position. This position was posted and a part-time officer, Juan Santiago, is interested in a full-time position. He accepted the position and will start in July.
- We posted for the Canine Handler position. The MOU was agreed upon with by the Union and the City. Officers who are interested in the position will complete and submit a packet. Once all packets are turned in, interviews with the applicants will be conducted.
- The quotes and bidding process was completed for the investigator's vehicle. A local vendor agreed to match the state bid. This will be purchased in July to replace the Pontiac G6.

*Respectfully Submitted by Chief Diane Venenga and Alisha Ruffcorn 7/3/2017*

To: Mayor, City Council and City Administrator  
From: Shelly Simpson, Recreation Director  
Date: June 30, 2017

## Monthly Report – June 2017

### **Recreation Update:**

“Kids Campsite” usage for this month, totaling 664 participants.

June is when most summer programs begin and kids are out of school for the summer. The facility has been busy with foot traffic to the pool, summer camps, summer lunch and various other programs. This can be reflected at the participation numbers in my detailed report.

The Slow Ride went well with about 70 participants on June 17. We will work at offering more in the future. Coralville is hosting one in July and Iowa City is hosting one in August – look for more information.

Reviewed proposals and scheduled some demos for our capital project – Security Camera and Door Access upgrades. We have decided to go with the Baker Groups and the Avigilon system. I will be setting up meetings to have install start shortly after the Fourth of July.

I have attended numerous meetings, as North Liberty, Coralville and Iowa City will be hosting the Iowa Park & Recreation Spring Conference; March 26-29, 2018. Two conferences are held every year and it is a great networking and educational opportunity for staff.

### **Pool Update:**

Ashley has been extremely busy with pool operations, open swim and swim lessons. Temperatures were hot for the majority of the month and this can be seen with the high numbers in my detailed report. For example, in June we had 644 children in swim lessons, and daily fees for adults totaled 3,511; youth and seniors totaled 7,051 for a combined total of 11,226 individuals. This number does not include pool pass holders checking in – so yes, it was a very busy month. Kyle has had to make more trips to the store to keep concessions products on hand as well and revenue from concessions has been higher than recent years too.

Park Board members joined City Council on Tuesday, June 13 to review the Aquatic Master Plan and the next steps is to determine a list of priorities for future projects. More to follow...

Submitted by Shelly Simpson



**To: Mayor and City Council**

**From: Michael Pentecost, Street Superintendent**

**Re: June 2017 Monthly Report**

**July 1, 2017**

The following items took place in the month of June that involved the Streets Department.

- Locating of City Utilities (296 job tickets) ongoing
- Continued animal control services (responded to 10 animal issues)
- Cemetery plot locates (2 in total)
- Continued jetting and vacuuming of sanitary sewer mains
  - a. 43,600 feet (8.27 miles) of mains cleaned in total
  - b. Subdivisions completed are Cedar Springs, Fox Run, Aspen Ridge
- Penn Street and North Liberty Rd construction projects continuing
  - a. Penn Street project is 69.1% complete
  - b. North Liberty Rd project is 40.3% complete
- Street Repair
  - a. Cold patch (20 tons) hand repair to the edges of St. Andrews Drive by Centennial Park
  - b. Cold patch repair to 965 and Penn St applied during the night because of traffic
  - c. Concrete panel tear out and replacement on damaged sections of Liberty Way, Penn Ct, and Cypress Cir
- Project Meetings
  - a. IDOT staff meetings for continued planning of W Forevergreen Rd and I380 construction
  - b. TIM (Traffic Indecent Management) meetings for continued planning
  - c. Adaptive Traffic Signal System Plan review for RFP
  - d. Johnson Co. Debris Management Plan review
  - e. 965 Phase 3 meeting for 25% plan complete
  - f. CIPCO project review for Penn St pole installment
- Street signs installed including pedestrian crossing at S Front St and Weston Drive
- City wide mowing operations continue
- Reviewed and edited video of congested Kansas and Penn intersection for RISE Grant
- Traffic Signal repair
  - a. Zeller St upgraded side street detection to “puck” system
  - b. Transfer switches for backup power installed to all but 3 intersections
- Identification of street lights not working
  - a. 55 total throughout city
  - b. Information sent to Alliant Energy and Linn Co. REC for repair
- Gravel roads grading and maintenance
- Storm drainage tile repair on Jordan St and Sara Ct
- Sewer system investigation and repair behind Advanced Millwork
- Building maintenance and repair
  - a. Salt shed tarp/roof repaired
  - b. Fire station oil/water separator pit cleaned and vacuumed out



**St Andrews Drive shoulder repair in process**



**Concrete panel replacement**



**Sanitary sewer jetting and vacuuming process**

# **Communications Department Report**

Submitted to the North Liberty City Council

June 28, 2017, for the month of June 2017

## **Blues & BBQ**

The final month of preparations have been, all things considered, smooth. Major tasks include finalizing layout and schedule, continuing to recruit volunteers, producing and executing a variety of marketing and general logistics.

For the first time, we partnered with the North Liberty Leader to publish a guide to the event with details about how to get there and what's going on. It will go out in the NoJoCo as well as be available on site.

The event's 11<sup>th</sup> year is Saturday, July 8. Turkey Trot begins at 9, kids' activities at 10, food and drink at 11 and live music at 1. The details are available at [northlibertyblues.org](http://northlibertyblues.org)

## **Another Episode**

The second of four community binge-watching events. The weather was warm and we we're happy with attendance and the tweaks we'd make from the May event. As the summer continues, we'll continue discussing improvements to make the event better. The next binging is scheduled for July 20, where we'll watch *The Big Bang Theory*.

## **Digital Signage**

The first of several monitors is now live in the Community Center lobby. We'll continue to refine the look and functionality (we'll be upgrading software in the coming month) and add more locations (City Hall and library) later this summer. One of the nice things about this sign is that it doesn't require duplicate efforts from the community bulletin board on NLTV (it is the same server) and furthermore, automates part of the process by pulling in RSS feeds from the city and library websites, etc.

## **United Way**

Megan is working to complete this collaboration with the staff from Iowa City and Coralville by July now that she has all the components in hand. The video will be used by the United Way of Johnson and Washington Counties during its fall fundraising.

## **Other**

We produced and submitted City Council meetings to the Iowa City government channel.

Staff represented the City of North Liberty at as part of the Iowa City Area Chamber of Commerce North Liberty steering committee, working with Porchfest, as well as serving at Summer Lunch and Fun.

We worked with Mike Wolfe, storm water coordinator, to update our storm water information online. We also revamped our online community events calendar.

We worked with the organizers of the citywide garage sales and the farmers market to help promote those initiatives.

We sent news releases about the community satisfaction survey, water and sewer rates, backflow prevent inspection program and more.

### Social media (Current month and preceding 12)

Month	Facebook new likes	Facebook reach (28 days)	Twitter new follows	Twitter impressions	Instagram net new follows
May 2017	69	27,806	29	16,700	20 (957)
May 2017	81	22,901	23	21,800	11 (937)
April 2017	72	37,913	36	28,400	15 (926)
March 2017	92	63,364	29	20,100	10 (911)
February 2017	54	40,720	39	38,100	14 (901)
January 2017	41	27,035	59	17,400	13 (887)
December 2016	51	59,538	29	17,800	14 (874)
November 2016	48	50,690	36	12,700	17 (860)
October 2016	79	74,835	42	30,300	19 (843)
September 2016	64	62,860	52	25,000	21 (824)
August 2016	84	74,265	55	29,500	82 (803)
July 2016	110	83,551	70	16,500	124 (721)
June 2016	217	66,227	92	25,400	89 (597)

### Website Statistics (Current month and preceding 12)

Month	Sessions	Users	Pageviews	Pages/Session	Avg. Session
June 2017	24,295	18,102	45,565	1.88	1:14
May 2017	17,593	12,775	37,549	2.13	1:33
April 2017	17,784	12,520	36,183	2.03	1:26
March 2017	27,434	21,552	47,673	1.74	0:59
February 2017	13,340	9,711	29,186	2.19	1:32
January 2017	15,482	10,918	35,254	2.28	1:33
December 2016	12,687	9,167	29,048	2.29	1:30
November 2016	13,679	9,930	28,603	2.09	1:25
October 2016	18,311	12,813	35,906	1.96	1:25
September 2016	14,139	10,256	30,028	2.12	1:30
August 2016	21,915	15,496	42,191	1.93	1:22
July 2016	21,164	15,123	40,525	1.91	1:22
June 2016	23,761	16,469	47,658	2.01	1:27

### Completed Shoots

Title	Requested By	Date Shot	Duration
Parks and Recreation	City Administration	June 2	0:30

<b>Social: Free Fishing Weekend</b>	Communications	June 3	0:01
<b>Planning and Zoning</b>	City Administration	June 6	0:18
<b>Social: Citywide Garage Sales</b>	Communications	June 8	0:02
<b>Communications Advisory Commission</b>	City Administration	June 12	0:38
<b>City Council</b>	City Administration	June 13	1:50
<b>Social: NLCP Grow It Cook It</b>	Communications	June 14	0:01
<b>Social: Another Episode</b>	Communications	June 15	0:01
<b>Social: Tot Lot</b>	Communications	June 23	0:01
<b>Social: Slow Roll</b>	Communications	June 17	0:01
<b>Social: Lunch and Fun</b>	Communications	June 20	0:01
<b>Social: Prime Time League</b>	Communications	June 18	0:01
<b>Board of Adjustment</b>	City Administration	June 21	0:12
<b>Social: Farmers' Market</b>	Communications	June 25	0:01
<b>City Council</b>	City Administration	June 27	1:22
<b>Total shoots: 15</b>	<b>Duration of new video: 5.0 hours</b>		



# Water Pollution Control Plant



Iowa

TO: City Council, Mayor and City Administrator

FROM: Drew Lammers

DATE: July 1, 2017


SUBJECT: June 2017 Water Pollution Control Plant (WPCP) Report

1. All scheduled preventative maintenance at the plant and lift stations was completed. Staff stayed very busy with numerous operational jobs throughout the month.
2. This month's staff safety meeting was on confined space entry.
3. We held our 24th construction meeting on the WPCP Phase 2 expansion project. We are working with the general contractor and Fox Engineering on a daily basis to keep the project moving forward while trying our best to minimize change orders and related costs. We have had several new pieces of equipment go on line this month. Plant staff has been involved with all startup trainings as well as making operational adjustments to optimize equipment.
4. WPCP had an annual inspection of all current hoists around the facility and lift stations. This is a contractual service done by a local hoist and crane company. A detailed report is filed and any and all repairs will be addressed either by WPCP staff or through the contracted company.
5. WPCP and Street dept. staff have been working together to finalize all punch-list items at the new North Liberty Rd. lift station. This station is currently 100% operational. There are only minor details that are being addressed by the project contractors before final completion of this project.

Drew Lammers  
WPCP Assistant Supt.

City of North Liberty  
3 Quail Creek Circle  
PO Box 77  
North Liberty, IA 52317

Phone: 319-626-5738  
Fax: 319-626-5739  
northlibertyiowa.org



To: Mayor and City Council

From: Greg Metternich, Water Superintendent

Re: Monthly Report

June 27, 2017

We read 8,185 radio reads last month that's an increase of 44 accounts. We had to re-read approximately 16 accounts.

We delivered 181 shut off notices and shut off approximately 48 overdue accounts for non-payment last month.

In the month of June we treated a total of 45,153,000 gallons of water, our average daily flow was 1,328,000 gallons, and our maximum daily flow was 1,909,000 gallons, that is the highest pumpage we have ever had in North Liberty. The current treatment plant is only rated to treat a maximum of 1,560,000 gallons per day we were able to pump the extra water from the ASR well. The total for the month was 6.9% higher than last June.

Gingrich has remove the sound wall at wells 8 and 9, we're waiting on approval for a variance on the AIS (American Iron and Steel) for the check valves in wells 3,4,8,and 9 we found out there aren't any of these types of valves that meet the AIS. Portzen went ahead and did the seeding at wells 3 and 4, I had them hold off on well 5 because the well failed and Northway Well and Pump had to remove the well. Portzen also held off on installing the new meter at well 6 because we weren't able to shut down the well for them to complete that work.

The pre-cast walls for the new treatment plant arrived on Thursday the 22<sup>nd</sup>. The first few panels went up without any problems but when they installed the 5<sup>th</sup> panel on the northwest corner of the building the footing sunk about an inch, all of the panels had to be removed and the soil tested, we are waiting to find out what went happened and how to correct it.

We changed out around 14 meters last month and installed 7 set valves.

Water Superintendent

Greg Metternich





## **NORTH LIBERTY PLANNING COMMISSION**

Minutes  
July 5, 2017

### **Roll Call**

Chair Ronda Detlefsen called the July 5, 2017 Planning Commission meeting to order at 6:30 p.m. Commission members present: Jennifer Bleil, Ronda Detlefsen, Adam Gebhart, Jason Heisler, Rebecca Keogh, Kylie Pentecost and Patrick Staber.

Others present: Dean Wheatley, Ryan Heiar, Tracey Mulcahey, Kevin Trom, Derek Blackman, Kevin Kidwell, Carter Kurdlre, Josh McKnight, Ben Mitchell, Dan Vandervort and other interested parties.

### **Agenda Approval**

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

### **North Liberty Storage Conditional Use**

#### *Staff Presentation*

Wheatley presented the request from North Liberty Storage to approve a conditional use for a large storage unit development located on Madison Avenue south of the North Liberty Sleep Inn. Staff recommends approval of the application subject to approval of a high quality site design.

#### *Applicants Presentation*

Kevin Kidwell 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*

The Commission discussed the proposed use in this location with staff and the developer.

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

Heisler moved, Bleil seconded to recommend approval to the Board of Adjustment as recommended by staff. The vote was: ayes – Detlefsen, Staber, Bleil, Heisler, Pentecost, Gebhart, Keogh; nays - none. Motion carried.

### **North Liberty Storage Site Plan**

#### *Staff Presentation*

Wheatley presented the request of North Liberty Storage to approve a site plan for a new large storage unit development located on Madison Avenue south of the North Liberty Sleep Inn. Staff recommends approval of the site plan.

#### *Applicants Presentation*

Ben Mitchell, MMS Consultants, and Kevin Kidwell were present on behalf of the applicant and presented additional information on the building appearance. The Commission discussed the proposed design with Kidwell.

*Public Comments*

No public comments were offered.

*Questions and Comments*

The Commission discussed the design aesthetic of the site plan application, the location of the doors, the management of the facility, cleanliness and maintenance of the facility, berming vs. design quality, and access to storage units for multifamily units close by.

*Recommendation to the City Council*

Pentecost moved, Bleil seconded to recommend approval of the North Liberty Storage Site Plan application to the City Council with no conditions. The vote was: ayes – Bleil, Gebhart, Pentecost, Detlefsen, Keogh, Staber, Heisler; nays – none. Motion carried.

**The Villas at Liberty Executive Park – Part Six Preliminary Plat**

*Staff Presentation*

Wheatley presented the request of A&M Development to approve a preliminary plat for a portion of “The Villas at Liberty Executive Park” recorded plats, Parts 2, 4, and 5; located generally on Landon Road west of Kansas Avenue and north of St. Andrews Drive. Staff recommends approval of the preliminary plat.

*Applicants Presentation*

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

*Public Comments*

No public comments were offered.

*Questions and Comments*

The Commission had no questions or comments.

*Recommendation to the City Council*

Bleil moved, Staber seconded to recommend approval of The Villas at Liberty Executive Park – Part Six Preliminary Plat to the City Council with no conditions. The vote was: ayes – Pentecost, Keogh, Detlefsen, Staber, Heisler, Bleil, Gebhart; nays – none. Motion carried.

**Lot 2, The Villas at Liberty Executive Park – Part Six, Site Plan**

*Staff Presentation*

Wheatley presented the request of Bourn Advisory Services, LLC to approve a site plan for a new office building located generally on Landon Road west of Kansas Avenue and north of St. Andrews Drive. Staff recommends approval of the site plan.

*Applicants Presentation*

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

*Public Comments*

No public comments were offered.

*Questions and Comments*

The Commission discussed the application including the design of the building, expansion options, trail connections, traffic flow to the site, and paving of Kansas Avenue.

*Recommendation to the City Council*

Gebhart moved, Pentecost seconded to recommend approval to the City Council of the site plan application for Lot 2, The Villas at Liberty Executive Park – Part Six with no conditions. The vote was: ayes – Gebhart, Staber, Heisler, Bleil, Pentecost, Keogh, Detlefsen; nays – none. Motion carried.

**Lot 1, Squash Bend Addition Site Plan**

*Staff Presentation*

Wheatley presented the request of Interstate Power and Light to approve a site plan for a new electric substation located on North Dubuque Street midway between W Penn Street and 965. Staff recommends approval of the site plan application.

*Applicants Presentation*

Dan Vandervort, Alliant Energy, was present on behalf of the applicant and offered additional information on the project and offered to answer questions.

*Public Comments*

No public comments were offered.

*Questions and Comments*

The Commission discussed the sidewalk along the property, construction time, the future of the existing substation, prairie plantings on the property, and the quality of the design of the substation.

*Recommendation to the City Council*

Staber moved, Gebhart seconded to recommend approval of the site plan application for Lot 1, Squash Bend Addition to the City Council with no conditions. The vote was: ayes – Staber, Bleil, Detlefsen, Gebhart, Pentecost, Keogh, Heisler; nays – none. Motion carried.

**Approval of previous minutes**

Gebhart moved, Staber seconded to approve the minutes from the June 6, 2017 Planning Commission meeting. The vote was all ayes with Detlefsen abstaining due to absence. Minutes approved.

**Election of 2018 Chair and Vice-Chair**

The Commission discussed the appointments. Bleil moved, Heisler seconded to appoint Detlefsen as Chair. The vote was all ayes. Motion carried. Detlefsen moved, Staber seconded to appoint Bleil as Vice Chair. The vote was all ayes. Motion carried.

**Old Business**

No old business was presented.

**New Business**

Wheatley reported that no cases were received for August. Detlefsen welcomed Keogh to the commission and thanked Covert for his service on the commission.