



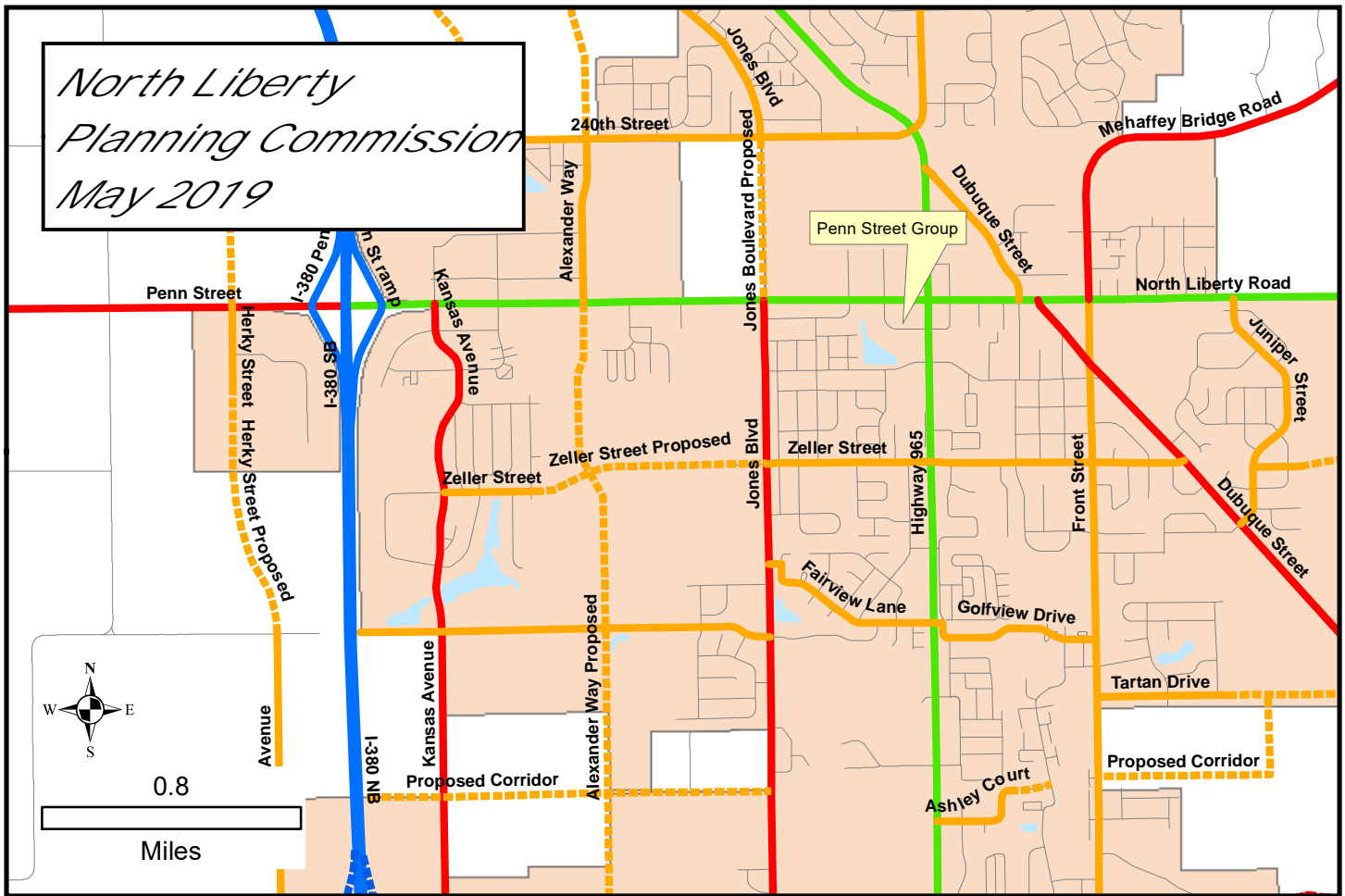
**North Liberty**  
**Planning**  
**Commission**  
Meeting Information  
  
Tuesday, May 7, 2019  
6:30 PM  
City Council Chambers

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



NORTH LIBERTY PLANNING COMMISSION  
MEETING NOTICE AND AGENDA  
**Tuesday, May 7, 2019, 6:30 PM**  
**North Liberty City Council Chambers, 1 Quail Creek Circle**

- 1. ROLL CALL**
- 2. AGENDA APPROVAL**
- 3. SITE PLAN:** Request of Penn Street Group LLC to approve a commercial site plan for Lot 10 of Liberty Centre, Part One, located on Community Drive west of Ranshaw Way/965.
  - a. Staff Presentation
  - b. Applicants Presentation
  - c. Public Comments
  - d. Questions and Comments
  - e. Recommendation to the City Council
- 4. APPROVAL OF PREVIOUS MINUTES**
- 5. OLD BUSINESS**
- 6. NEW BUSINESS**
- 7. ADJOURNMENT**





May 2, 2019

## **Memo**

To: North Liberty Planning Commission  
From: Dean Wheatley, Planning Director  
Subject: Site Plan Approval Request  
(Lot 10 Liberty Centre Part One)

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  
Kevin Trom, City Engineer  
Dean Wheatley, Planning Director

This request of Penn Street Group LLC to approve a commercial site plan located on Community Drive west of Ranshaw Way/965.

The site layout is straightforward, with ample parking (21 required, 54 provided) and good vehicular circulation. Landscape planning and pedestrian accommodations are complete. The entire frontage is lined with parking, but is set back about 20 feet from the sidewalk, with landscaping in that 20 foot area.

The building is a clean modern design that meets general design standards. HVAC equipment is on the roof, screened behind parapet walls.

A number of code and aesthetic issues have been addressed by the applicant during the staff review process, including:

- Building façade improvements.
- Pedestrian access requirements addressed.
- Pedestrian feature added.
- Parking lot screening enhanced.
- Other technical details refined.

Staff recommends approval of the site plan.



CIVIL ENGINEERS  
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(319) 351-8282  
[www.mmsconsultants.net](http://www.mmsconsultants.net)

Date Revision

SITE LAYOUT AND  
DIMENSION PLAN

LIBERTY CENTRE  
PART ONE,  
LOT 10  
NORTH LIBERTY  
JOHNSON COUNTY  
IOWA

MMS CONSULTANTS, INC.  
Date: 05-02-19  
Designed by: BTM Field Book No:  
Drawn by: CAK Scale: 1"=20'  
Checked by: BTM Sheet No:  
Project No: 1  
IOWA CITY  
10355-003 of: 5

SITE PLAN  
LIBERTY CENTRE - PART ONE, LOT 10  
NORTH LIBERTY, IOWA

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

OWNER'S INFORMATION:  
PENN STREET GROUP, LLC  
1700 S. 1ST AVENUE #24  
IOWA CITY, IA 52240

APPLICANT:  
PENN STREET GROUP, LLC  
1700 S. 1ST AVENUE #24  
IOWA CITY, IA 52240

LEGAL DESCRIPTION  
LOT 10, LIBERTY CENTRE - PART ONE, NORTH LIBERTY, IOWA, IN  
ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 47, AT PAGE  
107, IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE  
CONTAINING 1.59 ACRES, AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF  
RECORD.

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

NOTES:  
APPLICANT: PENN STREET GROUP, LLC  
1700 S. 1ST AVENUE #24  
IOWA CITY, IA 52240  
1. REQUESTED LAND USE: COMMERCIAL  
2. EXISTING ZONING: C-2-A (HIGHWAY COMMERCIAL DISTRICT)  
3. LOT 1 AREA: 69,233 SF (1.59 ACRES)  
LOT SETBACKS AND MINIMUM REQUIREMENTS:  
MINIMUM LOT WIDTH 35 FEET  
MINIMUM LOT FRONTAGE 35 FEET  
MAXIMUM BUILDING HEIGHT 35 FEET OR 2.5 STORIES  
BUILDING SETBACKS  
FRONT 25 FEET  
SIDE 10 FEET  
REAR 20 FEET  
PARKING SETBACKS  
FRONT 10 FEET  
SIDE 5 FEET  
REAR 5 FEET  
BUILDING CHARACTERISTICS  
ONE STORY DAYCARE FACILITY  
PROPOSED LOT 10 COVERAGES  
TOTAL LOT AREA 69,233 SF (100.0%)  
TOTAL BUILDING COVERAGE 12,333 SF (17.8%)  
TOTAL NEW PAVING COVERAGE 27,972 SF (40.4%)  
TOTAL EXISTING PAVING COVERAGE 8,983 SF (13.0%)  
TOTAL IMPERVIOUS COVERAGE 49,288 SF (71.2%)  
TOTAL OPEN SPACE 19,945 SF (28.8%)

PARKING CALCULATIONS  
1 SPACE / 3.5 SEATS IN ASSEMBLY (24 STUDENTS) 7 SPACES  
1 SPACE / FACULTY MEMBER (14 STAFF) 14 SPACES  
TOTAL REQUIRED 21 SPACES  
TOTAL PROVIDED 51 REGULAR SPACES  
1 VAN SPACES 2 ADA SPACES  
TOTAL 54 SPACES

STANDARD LEGEND AND NOTES	
	PROPERTY &/or BOUNDARY LINES
	CONGRESSIONAL SECTION LINES
	RIGHT-OF-WAY LINES
	CENTER LINES
	EXISTING CENTER LINES
	LOT LINES, PLATTED OR BY DEED
	PROPOSED EASEMENT LINES
	EXISTING EASEMENT LINES
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	CURVE SEGMENT NUMBER
	EXISTING TREE LINE
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	DRAINAGE MANHOLE
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	CONTOUR LINES (1' INTERVAL)
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	EXISTING EVERGREEN TREES & SHRUBS

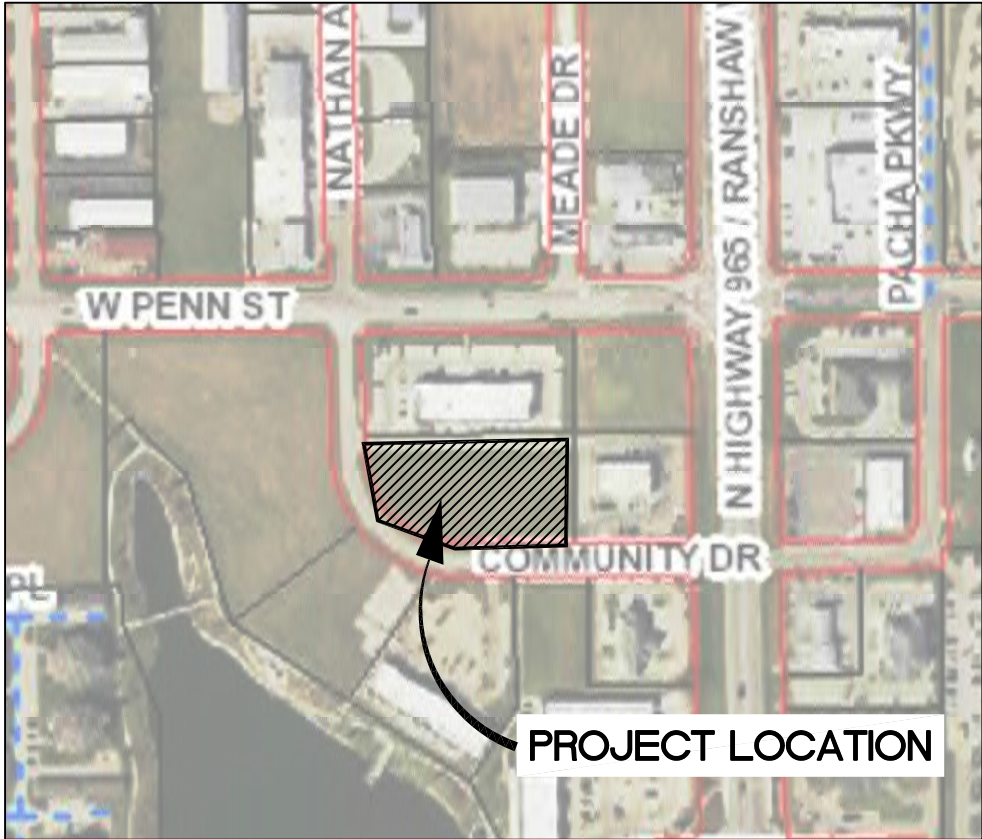
THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES  
SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH  
ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE  
APPROVAL OF THIS DOCUMENT.

PAVING LEGEND	
COMPLETE CONTRACTOR IMPROVEMENTS (INCLUDES WORK WITHIN RIGHT OF WAY)	
	7" PCC ON 6" AGGREGATE (10,089 SF) DESIGNED TO SUPPORT THE SINGLE AXLE WEIGHT OF THE NORTH LIBERTY 75,000 LBS GROSS WEIGHT FIRE TRUCK
	5" PCC ON 4" AGGREGATE (10,542 SF)
	4" PCC (7,341 SF)
(THESE QUANTITIES INCLUDE ALL SITE IMPROVEMENTS)	

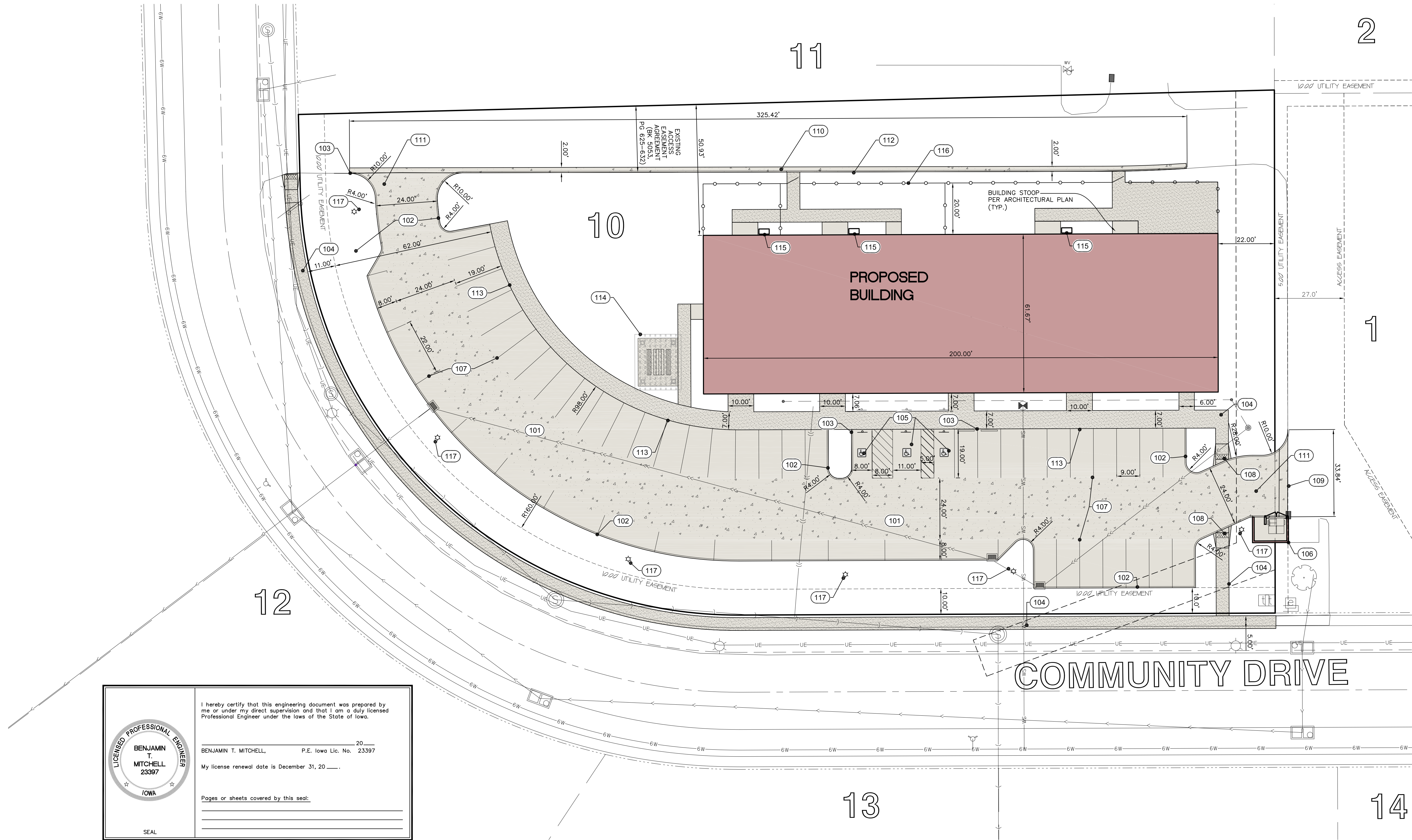
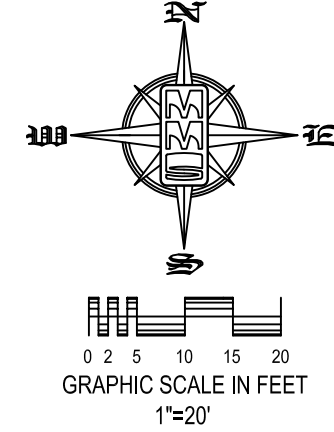
KEYNOTES	
NUMBER	KEYNOTE
101	INSTALL DRIVE PER DETAIL (THICKNESS AND MATERIAL AS NOTED)
102	INSTALL 6" STANDARD CURB
103	CURB TRANSITION
104	INSTALL P.C.C. SIDEWALK PER NORTH LIBERTY MUNICIPAL DESIGN STANDARDS
105	INSTALL ACCESSIBLE PARKING, RAMPS, STRIPING AND SIGNAGE PER DETAILS
106	DUMPSTER ENCLOSURE, CONNECT TO EXISTING DUMPSTER ENCLOSURE, WITH SAME MATERIALS
107	INSTALL 4" WIDE PAVEMENT MARKINGS (TYP)
108	INSTALL ADA COMPLIANT CURB RAMP
109	GRIND EXISTING CURB AND INSTALL DRIVEWAY ENTRANCE
110	SAWCUT AND REMOVE PCC
111	INSTALL DRIVEWAY PER DETAIL (SHEET 5)
112	INSTALL CURB AND GUTTER PER DETAIL (SHEET 5) CONNECT TO EXIST SLAB WITH 'DOT' JOINT
113	INSTALL THICKENED EDGE SIDEWALK PER DETAIL (SHEET 5)
114	CEDAR TRELLIS OVER PICNIC TABLE ON PCC PATIO, SEE RENDERING ON SHEET 4
115	50 GALLON RESIN DECK BOX OR APPROVED EQUIP FOR OUTDOOR STORAGE
116	DECORATIVE FENCE - AMERISTAR, MONTAGE PLU SERIES, MAJESTIC PANEL, 6' TALL, BLACK WITH MATCHING 5' GATES AT WALKWAYS
117	LIGHT POLE, BY OTHERS

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 THERE TO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

LIBERTY CENTRE - PART ONE, LOT 10  
NORTH LIBERTY, IOWA



LOCATION MAP  
NOT TO SCALE



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  
My license renewal date is December 31, 20 \_\_\_\_.  
Pages or sheets covered by this seal:  
SEAL



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SITE GRADING PLAN  
AND SWPPP

LIBERTY CENTRE  
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THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PER IDOT STANDARD ROAD PLANS AND CITY OF NORTH LIBERTY REQUIREMENTS AT ALL TIMES DURING WORK WITHIN PUBLIC R.O.W.

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

**GRADING TOPSOIL NOTE:**  
PRIOR TO FINAL SEEDING, ALL GREEN SPACE SHALL BE TILLED TO A MINIMUM DEPTH OF 12" AND COVERED WITH A MINIMUM OF 6" OF TOPSOIL. CONTRACTOR SHALL BE RESPONSIBLE FOR STOCKPILING ADEQUATE TOPSOIL FOR ALL GREEN SPACE.

GRADING AND EROSION CONTROL NOTES

TOTAL SITE AREA: 1.59 ACRES  
TOTAL AREA TO BE DISTURBED: 1.39 ACRES

EROSION CONTROL MEASURES SHOWN SHALL BE USED DURING FILL ACTIVITIES. EROSION CONTROL MEASURES SHALL BE REEVALUATED AND MODIFIED, IF NECESSARY, AT THE TIME OF SITE DEVELOPMENT.

ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES THAT COULD BE USED ON SITE, IF NEEDED, CAN BE FOUND IN APPENDIX D OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) BINDER PREPARED FOR THE SITE. IF ADDITIONAL MEASURES ARE USED, INDICATE THE TYPE AND LOCATION OF SAID MEASURE ON THIS PLAN.

CONTRACTOR SHALL INSTALL A ROCK ENTRANCE AND PERFORM REGULAR CLEANING OF VEHICLES THAT LEAVE THE SITE.

FOLLOWING INSTALLATION OF PERIMETER SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR TO SCHEDULE A SITE INSPECTION PRIOR TO ANY SOIL DISTURBING ACTIVITIES.

THE CONTRACTOR SHALL FOLLOW THE NPDES PERMIT, SWPPP, AND THE CITY CSR REGULATIONS.

STABILIZATION SEEDING

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

TABLE 9010.06: TYPE 4 SEED MIXTURE

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

\* ENGINEER MAY DELETE FOR PREVIOUSLY ESTABLISHED URBAN AREAS.

FERTILIZER SHALL BE APPLIED AT A RATE OF 300 LBS PER ACRE USING CHEMICALLY COMBINED COMMERCIAL 15-15-15 FERTILIZER (SUDAS SECTION 9010.2.03 A.2)

EROSION CONTROL LEGEND

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:  
1. PRIOR TO STREET PAVING: INSTALL FABRIC UNDER INTAKE GRATE.  
2. 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

PERIMETER SILT FENCE

TEMPORARY SOIL STOCKPILE AREA

DIRECTION OF OVERLAND FLOW

DUMPSTER FOR CONSTRUCTION WASTE

RIP RAP OUTLET PROTECTION

EROSION CONTROL BLANKET: NORTH AMERICAN GREEN SC150 OR APPROVED EQUIVALENT

OTHER MEASURE: \_\_\_\_\_

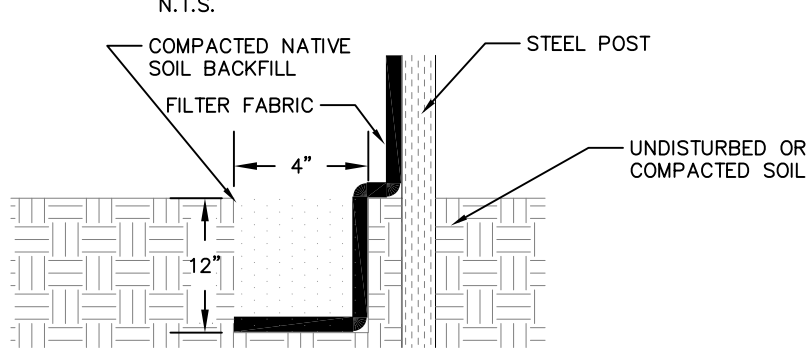
OTHER MEASURE: \_\_\_\_\_

OTHER MEASURE: \_\_\_\_\_

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 4198.01.A. SILT FENCING SHALL BE A MINIMUM OF 24" AND A MAXIMUM OF 36" HIGH WHEN COMPLETE.
- THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE FENCE TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, THE FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6" OVERLAP, AND SECURELY SEALED.
- POSTS SHALL BE SPACED A MAXIMUM OF 8 FEET APART AND DRIVEN SECURELY INTO THE GROUND ALONG THE FENCE ALIGNMENT. POSTS SHALL BE DRIVEN INTO THE GROUND A MINIMUM OF 28".
- A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4" WIDE BY 12" DEEP ALONG THE UPSLOPE SIDE OF THE POSTS.
- FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE POSTS SUCH THAT THE FABRIC EXTENDS INTO THE TRENCH AS SHOWN ABOVE. THE FABRIC SHALL BE FASTENED A MINIMUM OF THREE PLACES ON EACH POST.
- THE TRENCH SHALL BE BACK FILLED WITH EXCAVATED MATERIAL AND THOROUGHLY COMPACTED.

MAINTENANCE

- SILT FENCES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAIN-FALL EVENT OF 0.5 INCHES OR MORE. DURING PERIODS OF PROLONGED RAIN INSPECTIONS SHALL BE AT LEAST DAILY. ANY REPAIRS NEEDED TO MAINTAIN THE SILT FENCE'S EFFECTIVENESS SHALL BE MADE IMMEDIATELY.
- SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO STABILIZING THE UPSLOPE AREAS THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN THE DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE FENCE. SILTS REMOVED SHALL BE PLACED IN A PROTECTED PLACE THAT WILL PREVENT THEIR ESCAPE FROM THE CONSTRUCTION SITE.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER NEEDED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND 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.

STANDARD LEGEND AND NOTES

— PROPERTY &/or BOUNDARY LINES

— CONGRESSIONAL SECTION LINES

— RIGHT-OF-WAY LINES

— EXISTING RIGHT-OF-WAY LINES

— CENTER LINES

— EXISTING CENTER LINES

— LOT LINES, PLATTED OR BY DEED

— PROPOSED EASEMENT LINES

— EXISTING EASEMENT LINES

— BENCHMARK

— RECORDED DIMENSIONS

— CURVE SEGMENT NUMBER

— EXIST—

— PROP—

— POWER POLE

— POWER POLE W/DROP

— POWER POLE W/TRANS

— POWER POLE W/LIGHT

— GUY POLE

— LIGHT POLE

— SANITARY MANHOLE

— FIRE HYDRANT

— WATER VALVE

— DRAINAGE MANHOLE

— CURB INLET

— FENCE LINE

— EXISTING SANITARY SEWER

— PROPOSED SANITARY SEWER

— EXISTING STORM SEWER

— PROPOSED STORM SEWER

— WATER LINES

— ELECTRICAL LINES

— TELEPHONE LINES

— GAS LINES

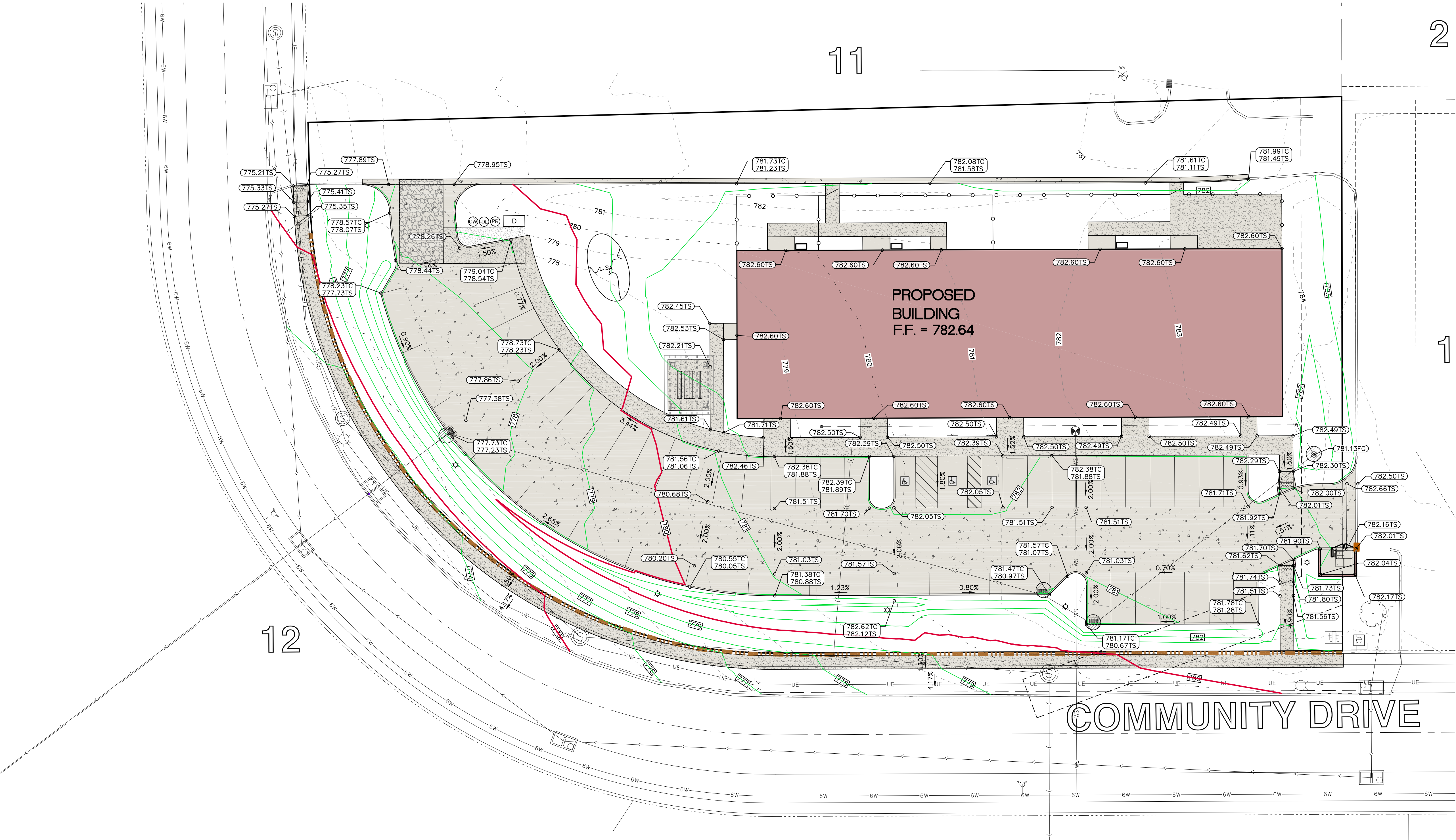
— CONTOUR LINES (1' INTERVAL)

— PROPOSED GROUND

— EXISTING DECIDUOUS TREE & SHRUB

— EXISTING EVERGREEN TREES & SHRUBS

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





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Date	Revision
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## UTILITY PLAN

LIBERTY CENTRE  
PART ONE,  
LOT 10  
NORTH LIBERTY  
JOHNSON COUNTY  
IOWA

MMS CONSULTANTS, INC.

Date:	05-02-19
Designed by:	BTM
Drawn by:	CAK
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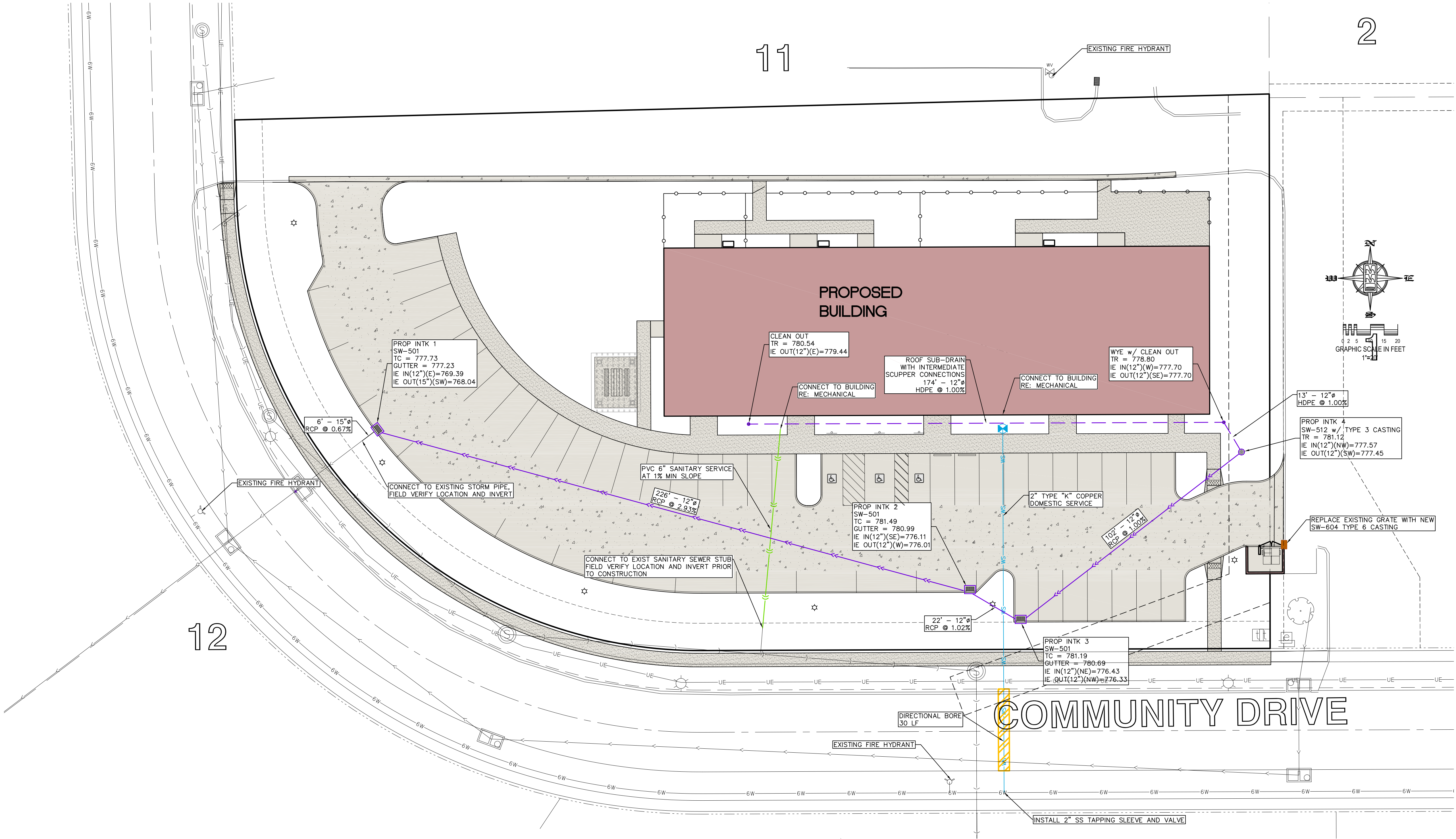
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○	○	CURB INLET
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LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS

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

Date Revision

LANDSCAPE PLAN

LIBERTY CENTRE  
PART ONE,  
LOT 10  
NORTH LIBERTY  
JOHNSON COUNTY  
IOWA

MMS CONSULTANTS, INC.  
Date: 05-02-19  
Designed by: BTM Field Book No:  
Drawn by: CAK Scale: 1"=20'  
Checked by: BTM Sheet No:  
Project No: IOWA CITY  
10355-003 of: 5

PLANT LIST - TREES					
QTY	KEY	POTANICAL NAME	COMMON NAME	INSTALL SIZE	MATURE SIZE
3	GS	GLIEDISTA TRIACANTHOS INTERMIS 'SKYLINE'	SKYLINE THORNLESS HONEYLOCUST	2" CAL.	D & D 60' X 30'
3	QP	QUERCUS PALUSTRIS	PIN OAK	2" CAL.	D & D 60' X 40'
2	UN	ULMUS NEW HORIZON	NEW HORIZON ELM	2" CAL.	D & D 60' X 40'
PLANT LIST - SHRUBS, PERENNIALS, ORNAMENTAL GRASSES & GROUNDCOVER					
QTY	KEY	POTANICAL NAME	COMMON NAME	INSTALL SIZE	MATURE SIZE
36	BT	BERBERIS THUNBERGII 'GRURUZAM'	CRIMSON RUBY BARBERRY	12" HT.	CONT. 2' X 2'
50	CA	CALAMAGROSTIS X ACUTIFLORA KARL FÖRSTER	KARL FÖRSTER FEATHER REED GRASS	12" HT.	CONT. 4' X 2'
9	EA	EUPHYMYS ALATUS RUDY HAAG	RUDY HAAG BURNING BUSH	24" HT.	CONT. 5' X 5'
9	MS	MISCANTHUS SINENSIS 'ERACILLUMUS'	ERACILLUMUS MAIDEN GRASS	24" HT.	CONT. 6' X 4'
9	SJ	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	12" HT.	CONT. 2' X 3'
5	TO	THUJA OCCIDENTALIS 'WOODWARDII'	GLOBE ARBORVITAE	16" HT.	CONT. 5' X 5'

LANDSCAPE REQUIREMENTS:

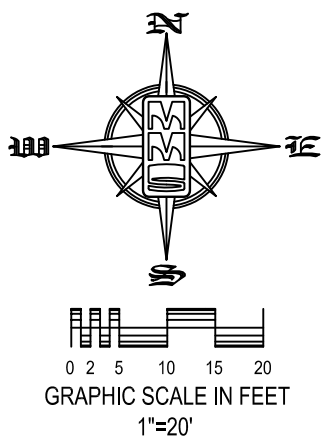
1 TREE WITHIN 40' OF EVERY PARKING SPACE  
- PROVIDED

1 TREE FOR EVERY 2,000 SF OF COMMERCIAL BUILDING FOOTPRINT.  
- 12,000 / 2,000 = 6 TREES REQUIRED  
8 TREES PROVIDED

PARKING AREAS TO BE SCREENED FROM PUBLIC VIEW.  
- PROVIDED

LANDSCAPE LEGEND:

- SOD
- SEED WITH MULCHING
- WOOD MULCH



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

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

THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PER IDOT STANDARD ROAD PLANS AND CITY OF NORTH LIBERTY REQUIREMENTS AT ALL TIMES DURING WORK WITHIN PUBLIC R.O.W.

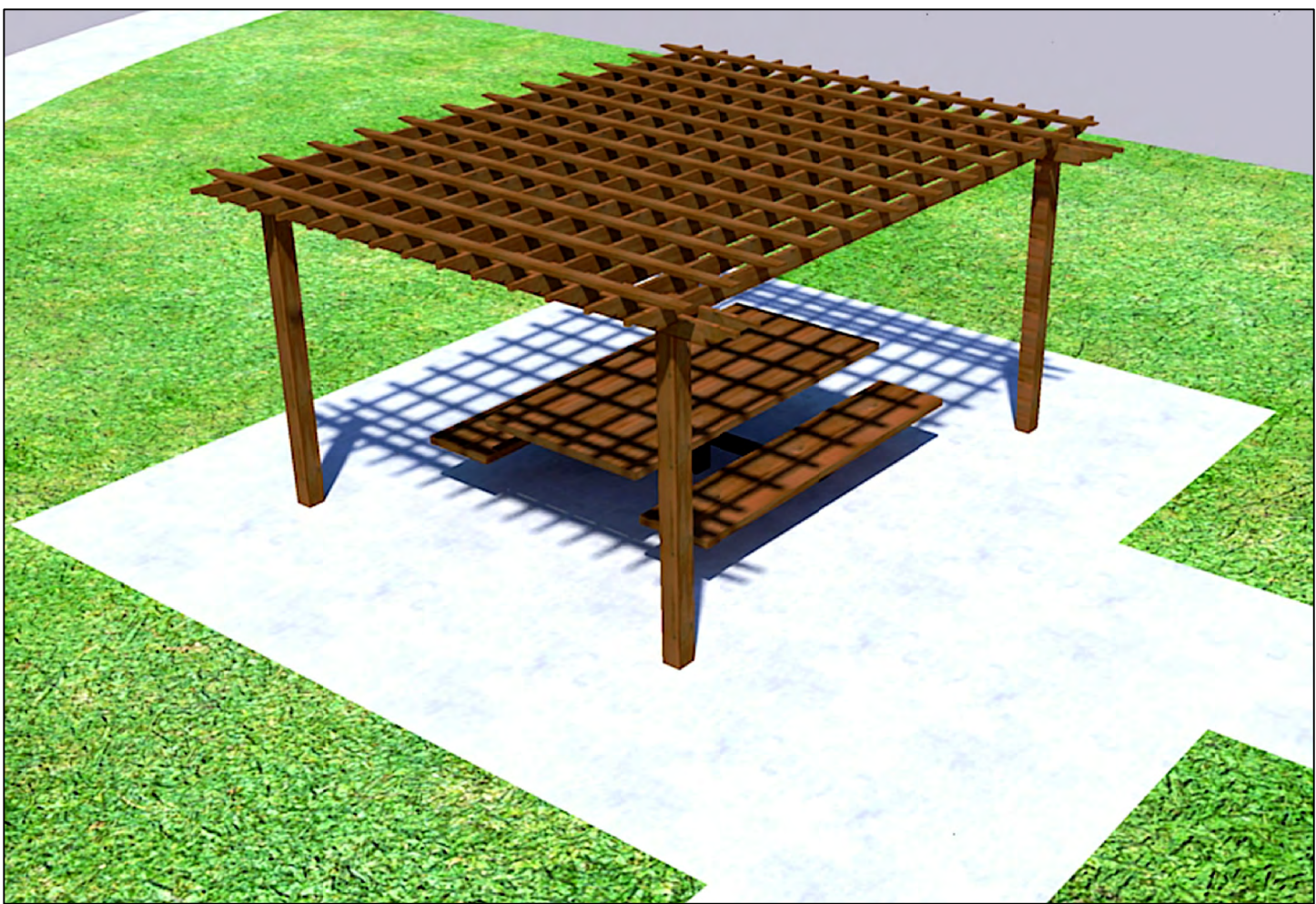
THE CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDERS FOR ANY REQUIRED RELOCATION OF EXISTING UTILITIES.

UTILITIES

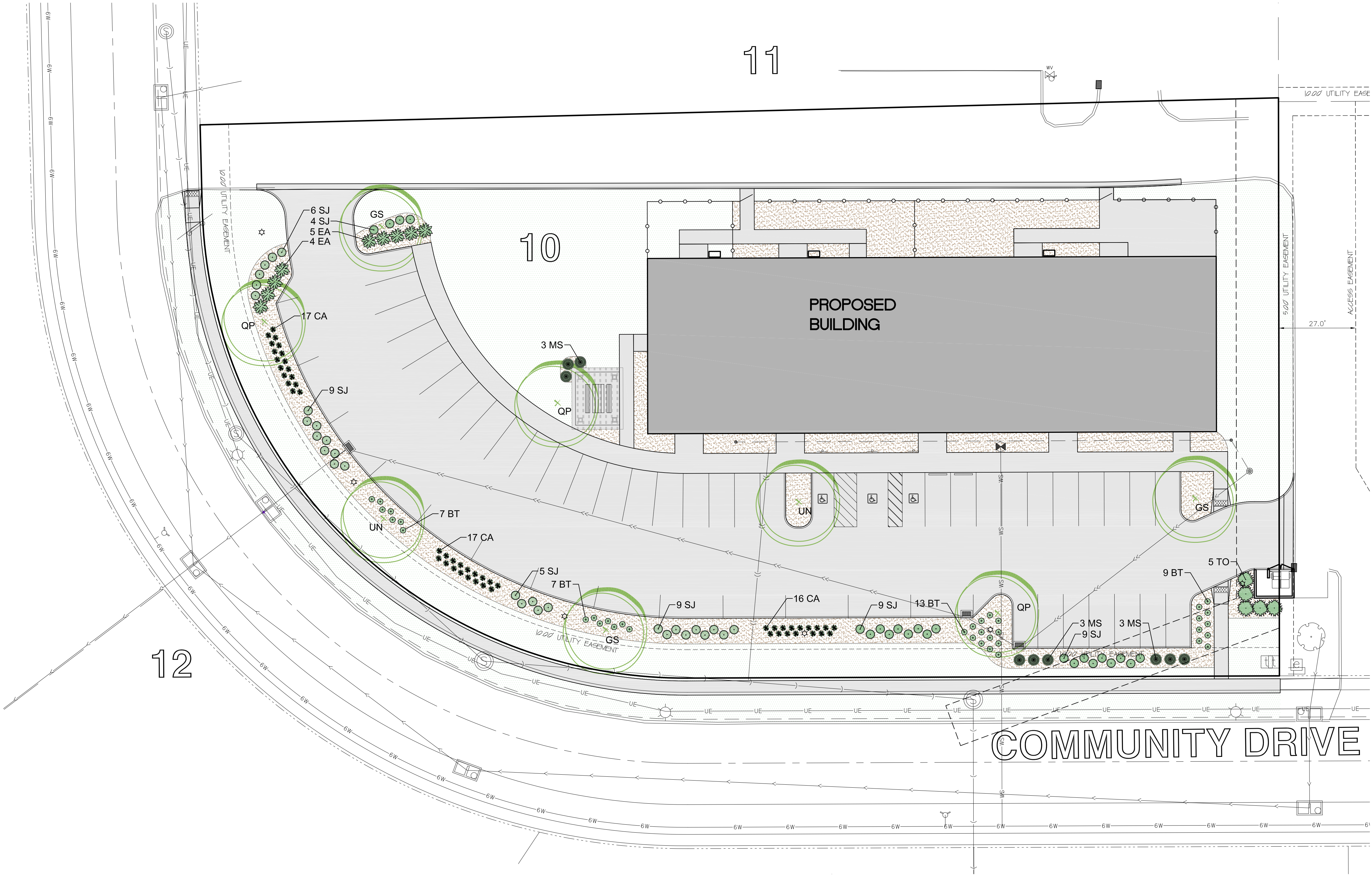
THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

IOWA ONE CALL  
800/292-8966

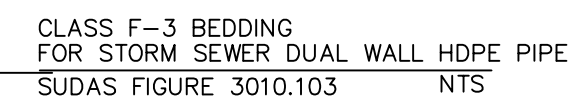


TRELLIS RENDERING

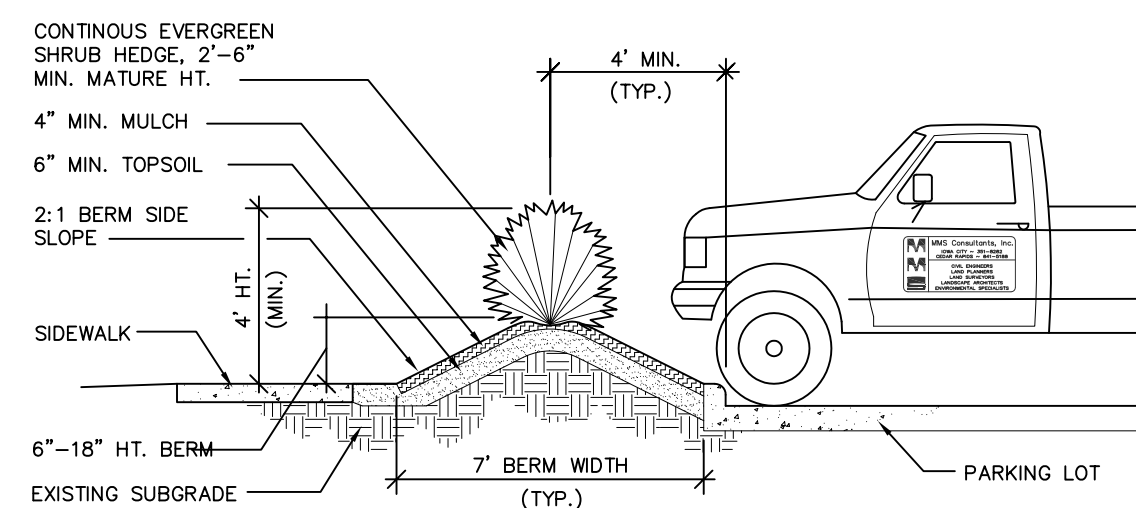


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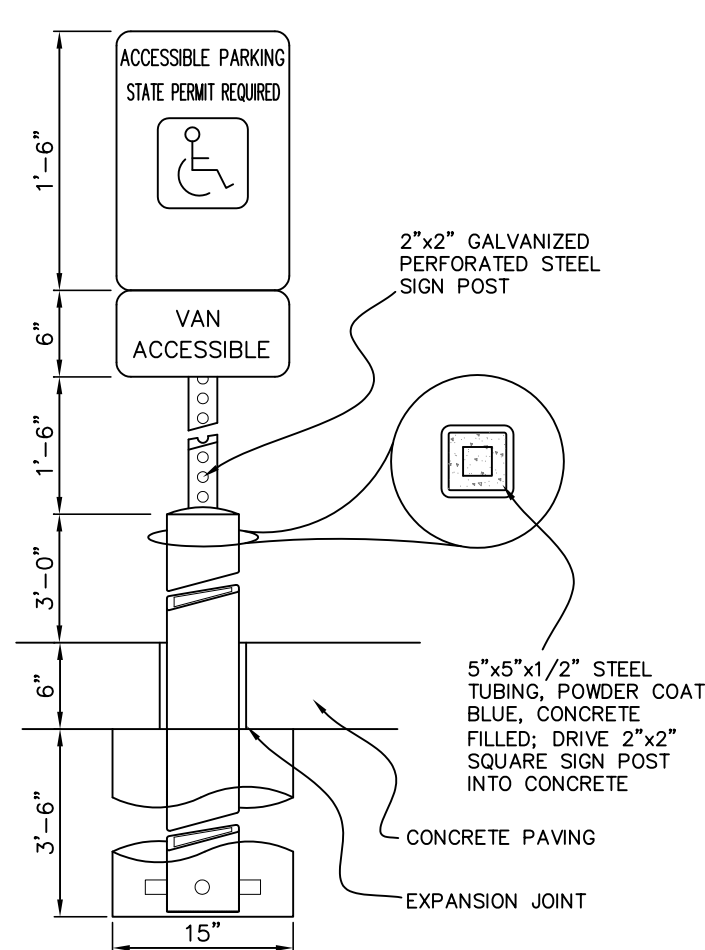
- 1) ALL STORM SEWER AND SUB-SURFACE CONSTRUCTION SHALL CONFORM TO PLANS AND DETAILS PREPARED FOR THIS PROJECT BY MMS CONSULTANTS, INC., AS WELL AS CONFORM TO THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) SUBSURFACE CONSTRUCTION SPECIFICATIONS. THE CONTRACTOR SHALL ALSO CONFORM TO THE CURRENT CITY OF NORTH LIBERTY DESIGN STANDARDS, WHICH SHALL SUPERSEDE PLANS AND DETAILS PROVIDED BY MMS CONSULTANTS.
- 2) ALL STORM SEWER INTAKE AND MANHOLE ULDS SHALL HAVE THE WORDS "STORM SEWER" CAST INTO THE ULDS.
- 3) ALL REINFORCED CONCRETE PIPE STORM SEWER SHALL BE CLASS III UNLESS NOTED OTHERWISE IN THE PLANS.
- 4) ALL REINFORCED CONCRETE PIPE (RCP) SHALL CONFORM TO SUDAS SPECIFICATION 4020.2.0.1A WITH THE FOLLOWING ADDITIONAL RESTRICTIONS: ALL RCP JOINTS FOR 36" AND SMALLER PIPE SHALL HAVE TONGUE AND GROOVE JOINTS INCORPORATING RUBBER "O"-RING OR PROFILES CASKETS COMPLYING WITH ASTM C443 OR SHALL BE TONGUE AND GROOVE WITH ALL JOINTS EQUIPPED WITH FILTER FABRIC.
- 5) RCP PIPE BEDDING SHALL CONFORM TO SUDAS FIGURE 3010.102 CLASS R-1, CLASS I BEDDING MATERIAL SHALL BE AS SPECIFIED IN SUDAS SPECIFICATION 3010.2.0.2A. TRENCH BACKFILL SHALL BE SUIABLE MATERIAL AS IDENTIFIED IN SUDAS SPECIFICATION 3010.2.0.2A AND COMPACTED IN ACCORDANCE WITH SECTIONS 3.05, D AND E. THE OWNER MAY ELECT TO TEST TRENCH COMPACTION AT THEIR OWN EXPENSE.
- 6) SUB-SURFACE DRAINAGE PIPE SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) CONFORMING TO SUDAS SPECIFICATION 4040.2.0.2C FOR BOTH PERFORATED TILE AND SOLID WALL PIPE.
- 7) FOR SUB-SURFACE DRAINAGE IN TURF AREAS HOPE PIPE BEDDING SHALL CONFORM TO SUDAS FIGURE 3010.103 CLASS F-3. BEDDING MATERIAL SHALL BE AS SPECIFIED IN SUDAS SPECIFICATION 4040.2.0.4A. TRENCH BACKFILL SHALL BE SUIABLE MATERIAL AS IDENTIFIED IN SUDAS SPECIFICATION 3010.2.0.1A PLACED AND COMPACTED IN ACCORDANCE WITH SECTIONS 3.05 D AND E.
- 8) FOR SUB-SURFACE DRAINAGE UNDER PAVEMENT HDPE PIPE INSTALLATION SHALL CONFORM TO SUDAS FIGURE 4040.2.0.1, CASE C TYPE 1 BEDDING AND SUB-SURFACE DRAINAGE SHALL BE AS SPECIFIED IN SUDAS SPECIFICATION 4040.2.0.4A.
- 9) AT LOCATIONS WHERE A FLARED END SECTION IS REQUIRED, THE PIPE LENGTHS SHALL BE MEASURED TO THE END OF THE FLARED END, THE FLARED END SECTION AND THE TWO UPSTREAM JOINTS ARE TO INCORPORATE TIED JOINTS.
- 10) ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE CONNECTED TO THE PROPOSED STORM SEWER. NOTIFY ENGINEER OF ALL FIELD TILES ENCOUNTERED.
- 11) CONTRACTOR SHALL PROVIDE A FIVE-YEAR MAINTENANCE BOND COVERING DEFECTIVE MATERIALS AND WORKMANSHIP FOR ALL STORM SEWER SYSTEMS.



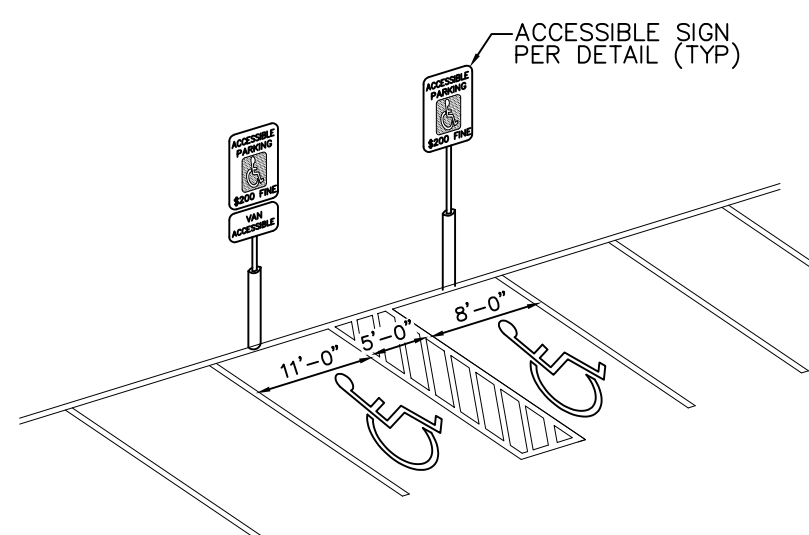
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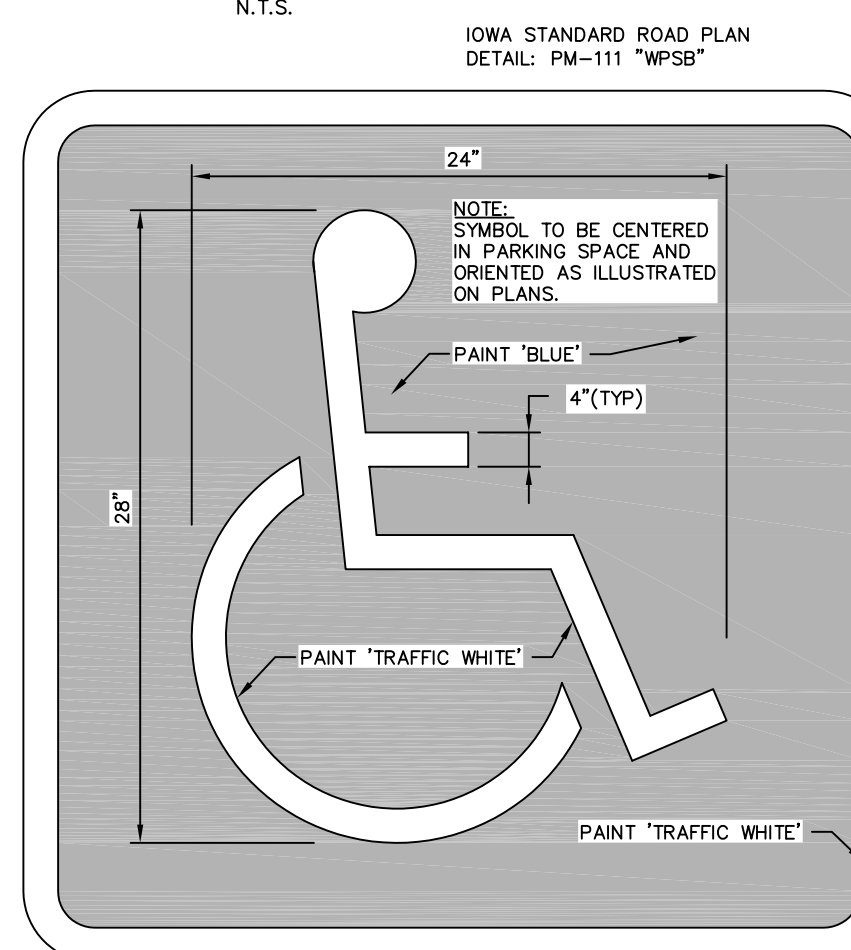
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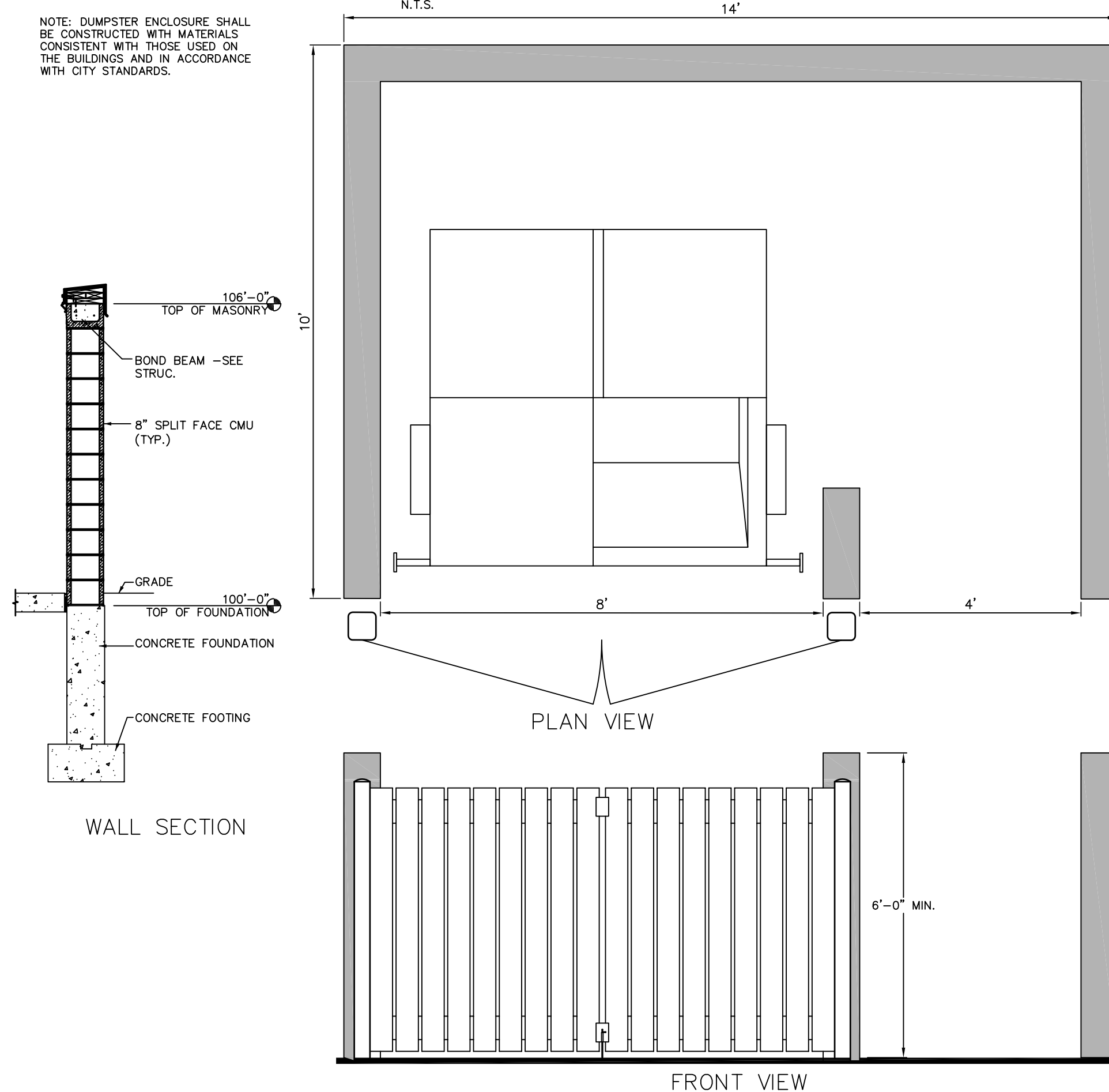
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ACU  
NTS

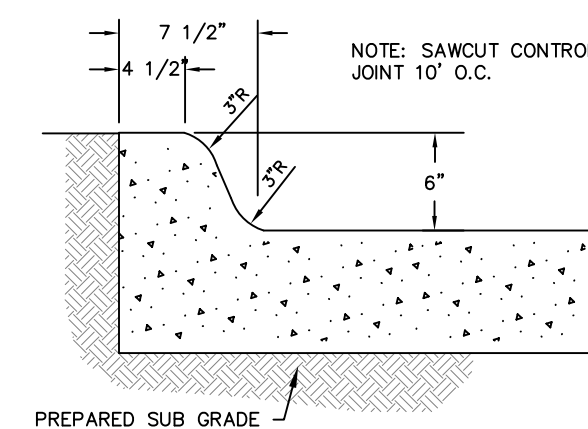


III  
NTS

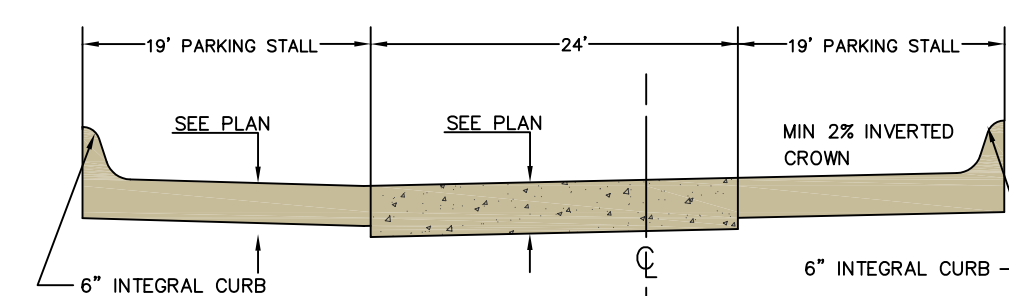


1. PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH I.D.O.T. SPECIFICATION SECTION 2301.
2. I.D.O.T. CLASS C-3 CONCRETE SHALL BE USED, UNLESS NOTED OTHERWISE.
3. PAVEMENT JOINTS SHALL CONFORM TO I.D.O.T. STANDARD ROAD PLAN PV-101.
4. SUBGRADE UNDER PROPOSED PAVEMENT SHALL BE COMPACTED TO 95% STANDARD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

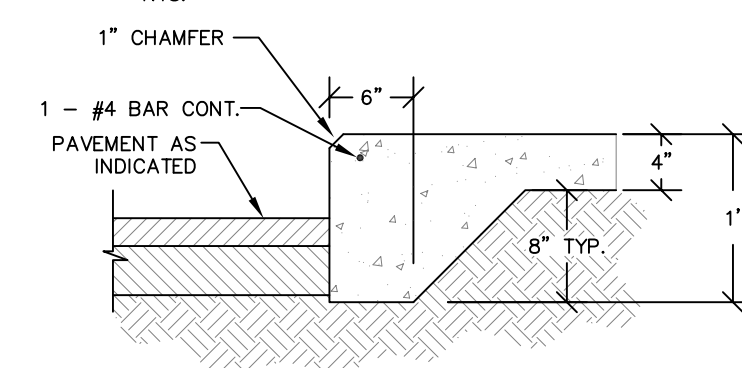
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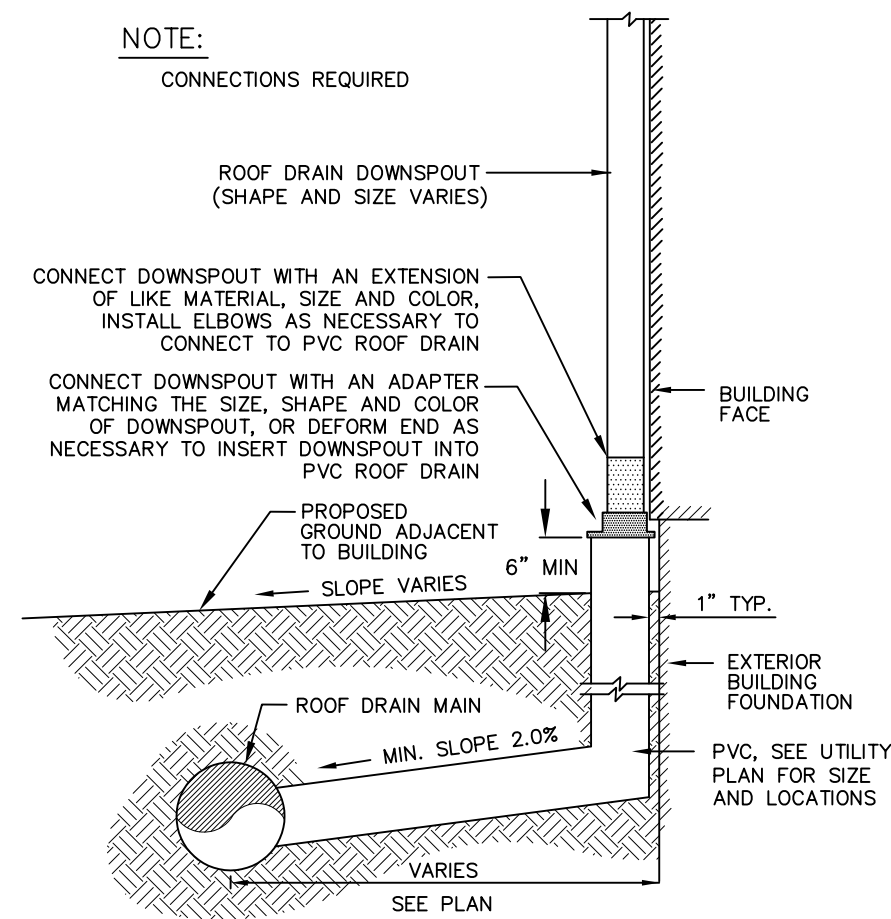
N.T.S.



OIL  
NTS.



## DB



## GENERAL NOTES AND DETAILS

LIBERTY CENTRE  
PART ONE,  
LOT 10  
NORTH LIBERTY  
JOHNSON COUNTY  
IOWA

Date: \_\_\_\_\_

Designed by:	Field Book No:
RTM	

CAK	1"=20'
Checked by:	Sheet No.

Project No: 5

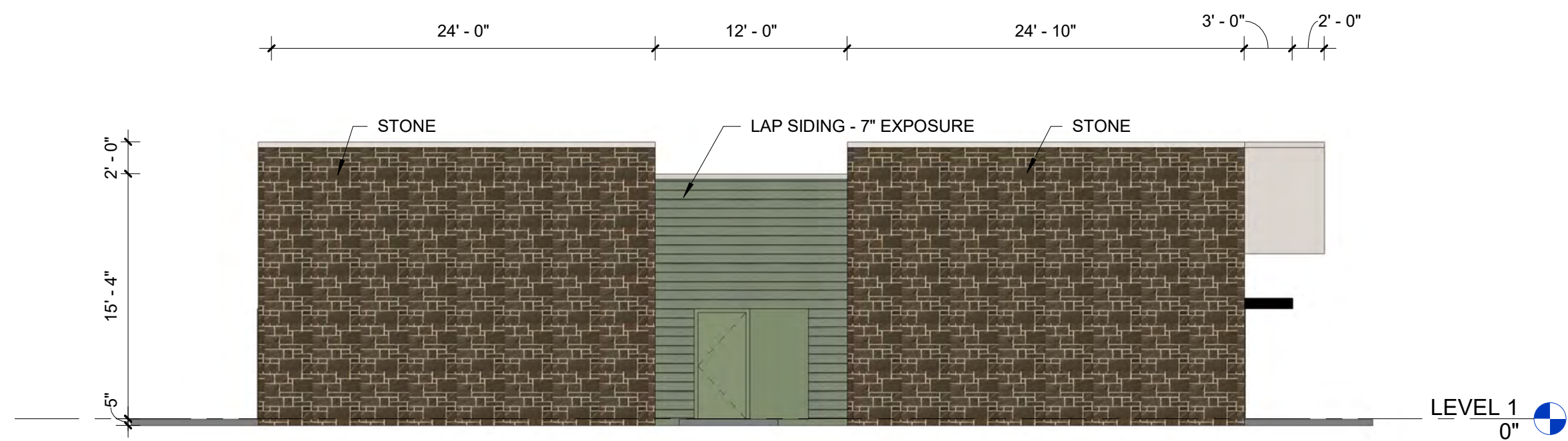
10355-003 of: 5

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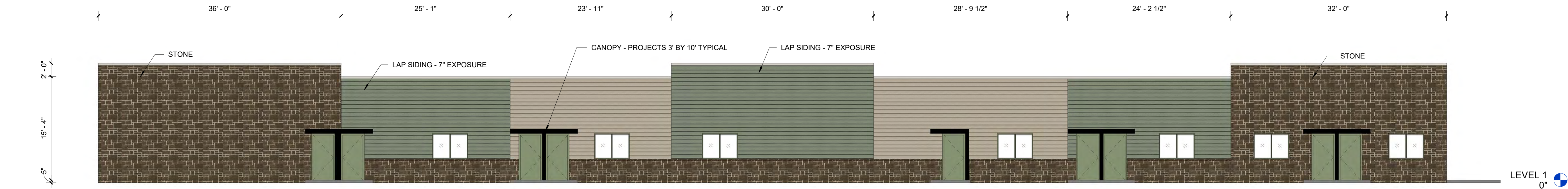
## 1 SOUTH ELEVATION COLORED

1/8" = 1'-0"



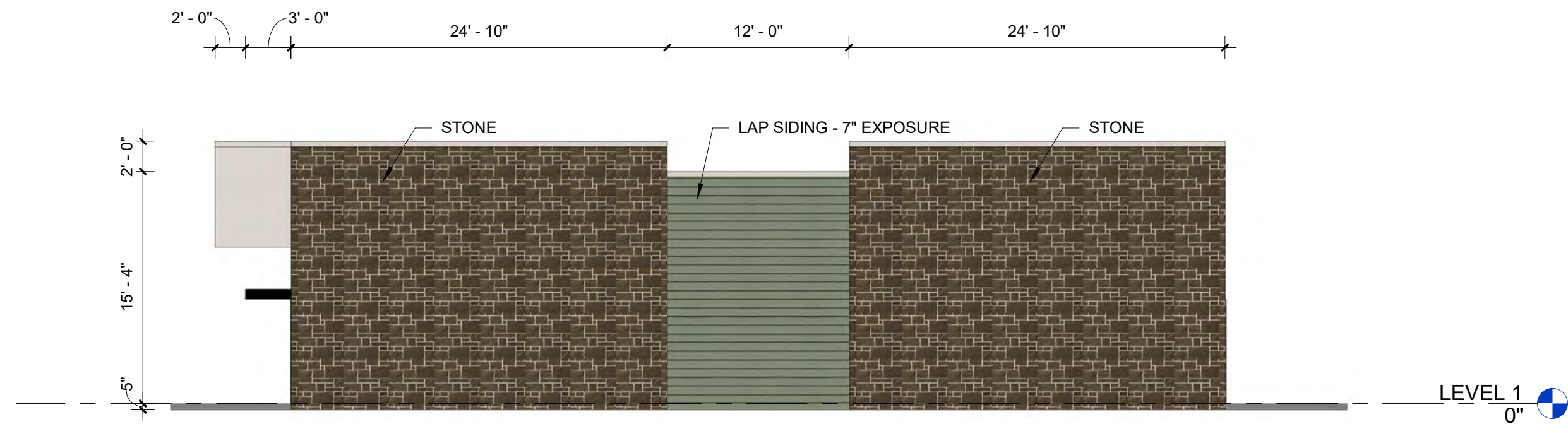
## 2 WEST ELEVATION COLORED

1/8" = 1'-0"



## 3 NORTH ELEVATION COLORED

1/8" = 1'-0"



## 4 EAST ELEVATION COLORED

1/8" = 1'-0"

Project Name:  
Liberty Centre  
Building #2  
Day Care

Community Drive  
North Liberty, Iowa

Owner Project Number:

000000

CDT Project Number:

18027

carlson design team



1210 S. GILBERT ST  
SUITE 100  
IOWA CITY, IA 52240  
319-338-0066 PHONE  
319-351-0066 FAX

Consultants:

Sheet Title:  
EXTERIOR  
ELEVATIONS  
COLORED

ISSUE DATE/PROJECT STATUS

01/23/45 Status

Number	Date	Description

Drawn By:

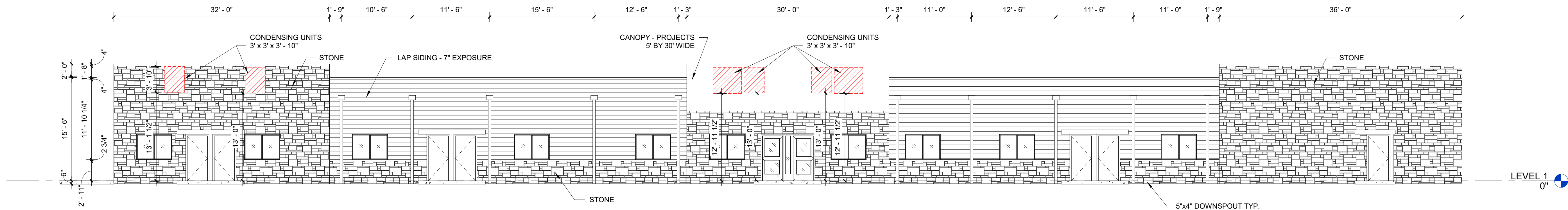
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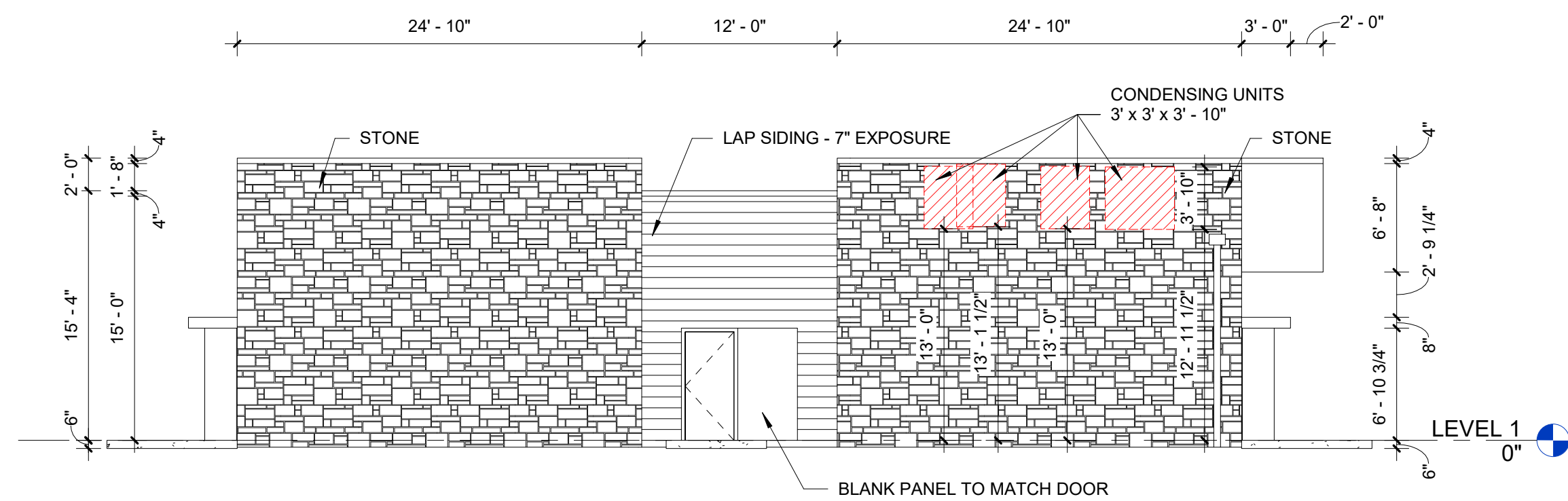
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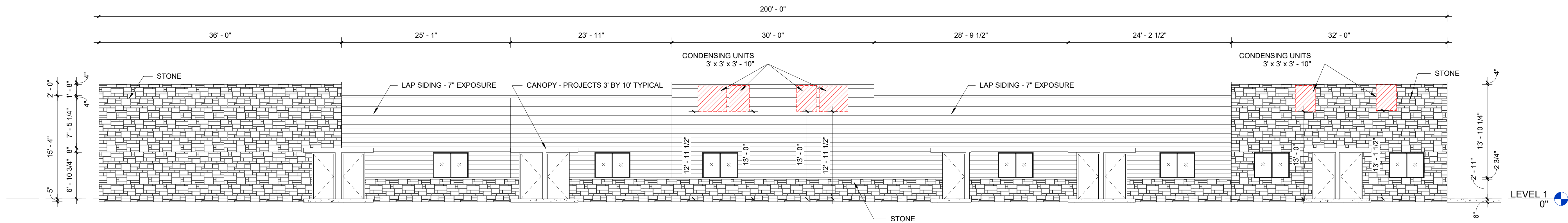
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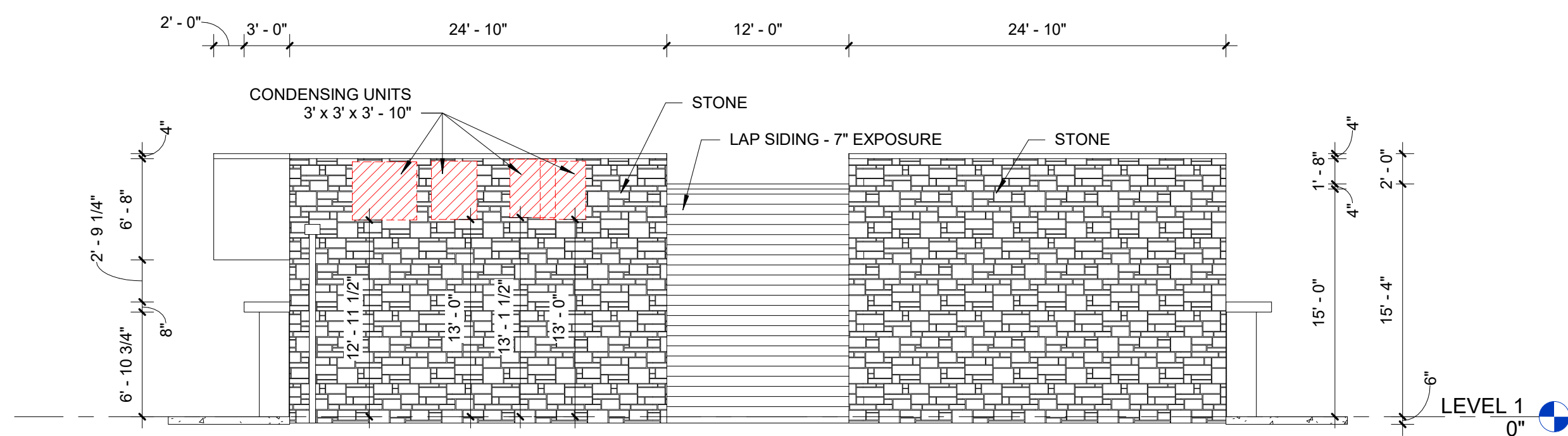
1 SOUTH ELEVATION - CONDENSING UNITS  
1/8" = 1'-0"



2 WEST ELEVATION - CONDENSING UNITS  
1/8" = 1'-0"



3 NORTH ELEVATION - CONDENSING UNITS  
1/8" = 1'-0"



4 EAST ELEVATION - CONDENSING UNITS  
1/8" = 1'-0"

Project Name:  
**Liberty Centre  
Building #2  
Day Care**

Community Drive  
North Liberty, Iowa

Owner Project Number:

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Sheet Title:  
**EXTERIOR  
ELEVATIONS -  
CONDENSING  
UNITS**

ISSUE DATE/PROJECT STATUS

01/23/45 Status

Number	Date	Description

Drawn By:

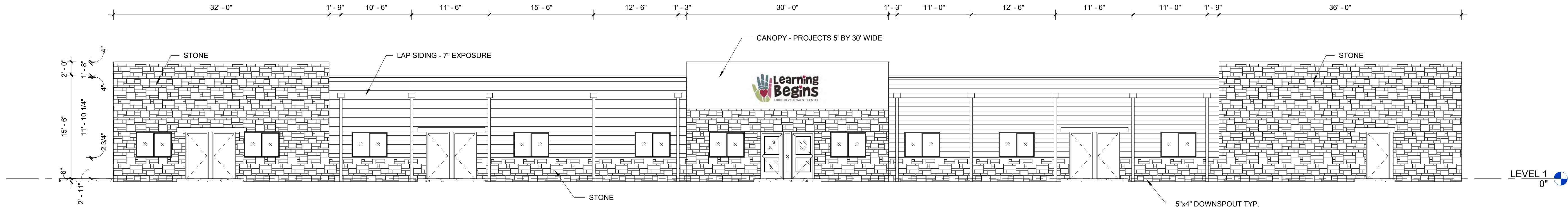
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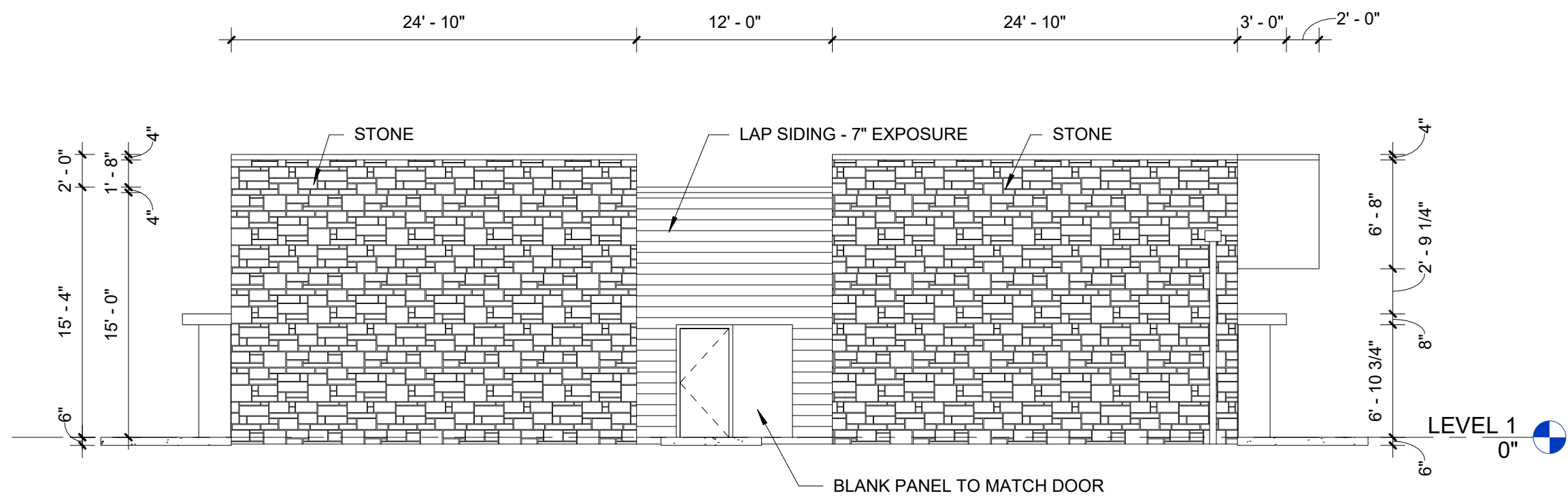
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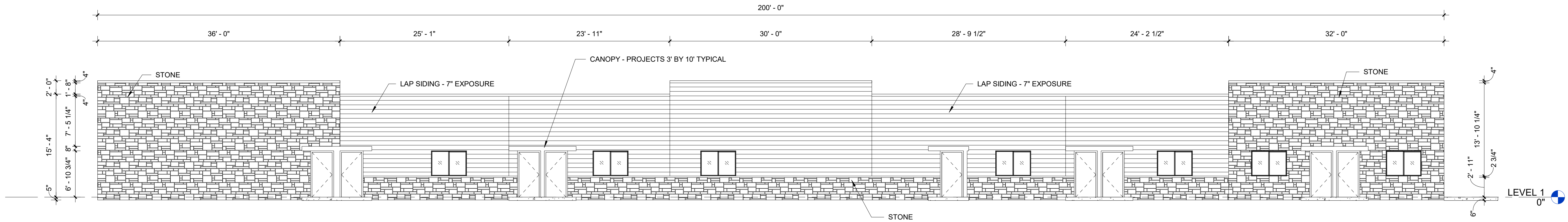
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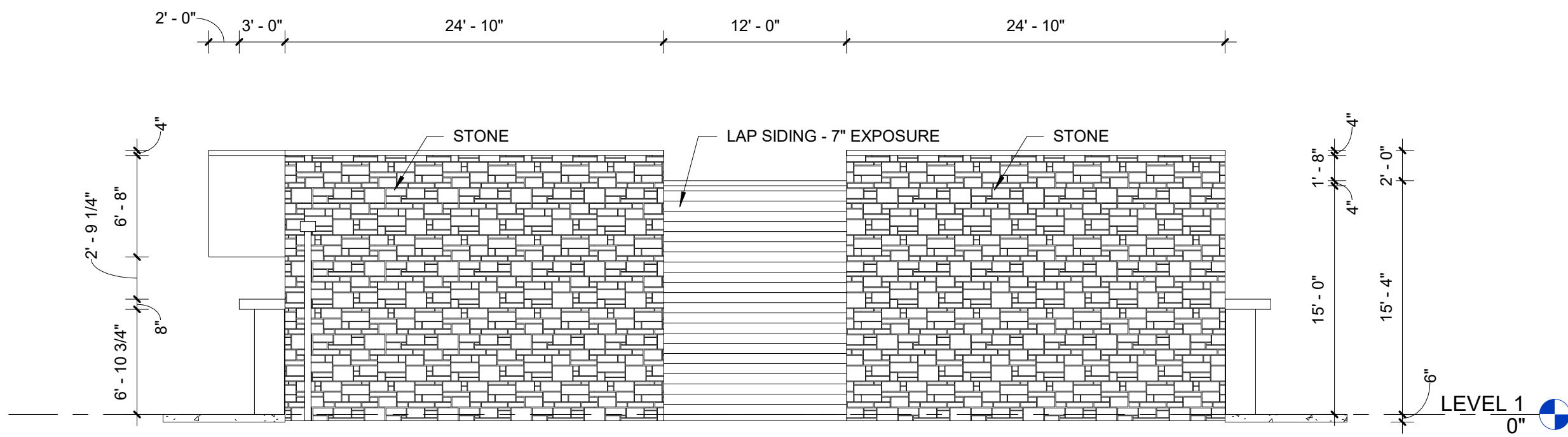
1 SOUTH ELEVATION  
1/8" = 1'-0"



2 WEST ELEVATION  
1/8" = 1'-0"



3 NORTH ELEVATION  
1/8" = 1'-0"



4 EAST ELEVATION  
1/8" = 1'-0"

#### AREA OF MASONRY

8,828.5 S.F. - TOTAL WALL AREA BOTTOM OF STONE TO TOP OF PARAPET  
829.5 S.F. - TOTAL AREA OF WINDOWS AND DOORS  
7,993.0 S.F. - AREA OF WALL - NOT WINDOWS AND DOORS  
4,799.8 S.F. - REQUIRED AREA OF MASONRY - BASED ON 60% OF AREA OF WALL - NOT WINDOWS AND DOORS  
4,823.5 S.F. - ACTUAL AREA OF MASONRY

Project Name:  
Liberty Centre  
Building #2  
Day Care

Community Drive  
North Liberty, Iowa

Owner Project Number:  
000000  
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Sheet Title:  
EXTERIOR  
ELEVATIONS

ISSUE DATE/PROJECT STATUS  
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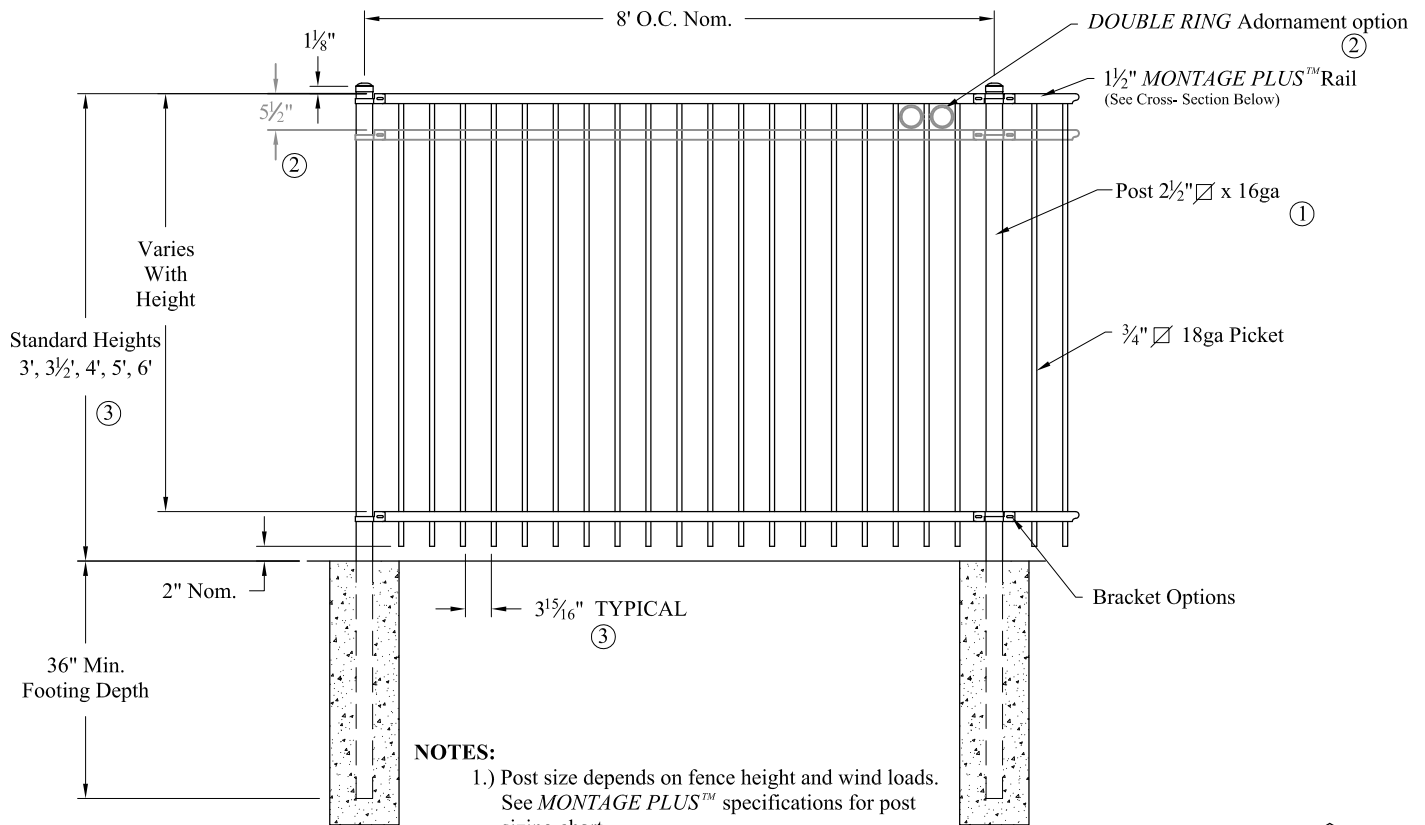
Number	Date	Description
1	04.01.19	WORKING SET

Drawn By: Checked By:

KLC BCC

Sheet Number:

A-250

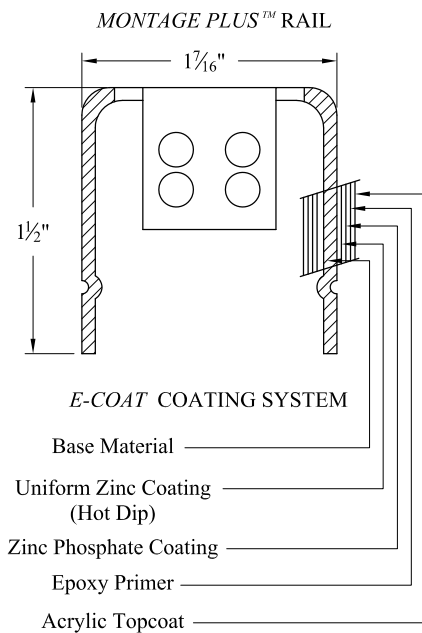


**NOTES:**

- 1.) Post size depends on fence height and wind loads. See *MONTAGE PLUS™* specifications for post sizing chart.
- 2.) Third rail required for *Double Rings*.
- 3.) Available in 3" air space and/or Flush Bottom on most heights.

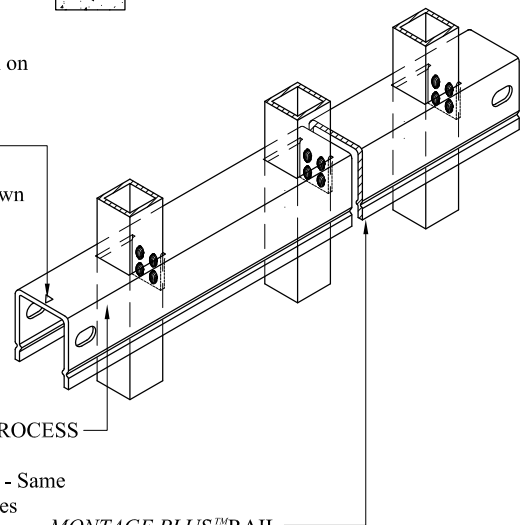
**RAKING DIRECTIONAL ARROW**

Welded panel can be raked 30" over 8' with arrow pointing down grade.

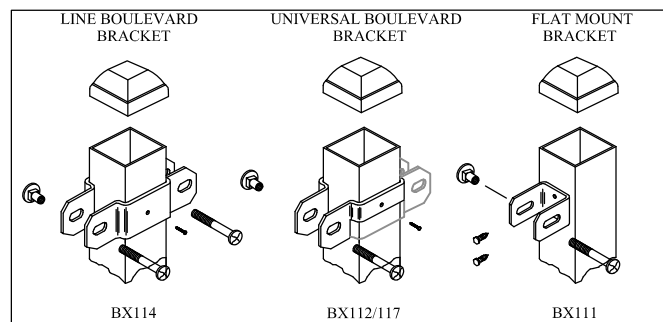


**PROFUSION™ WELDING PROCESS**

No exposed welds,  
Good Neighbor profile - Same  
appearance on both sides



**MONTAGE PLUS™ RAIL**  
Specially formed high strength  
architectural shape.



**COMMERCIAL STRENGTH WELDED STEEL PANEL  
PRE-ASSEMBLED**

Values shown are nominal and not to be used for  
installation purposes. See product specification  
for installation requirements.

1RMISO

Title: **MONTAGE PLUS MAJESTIC 2/3-RAIL**

DR: CI SH . 1 of 1 SCALE: DO NOT SCALE

CK: ME Date 6/28/10 REV: e



**AMERISTAR®**

1555 N. Mingo  
Tulsa, OK 74116  
1-888-333-3422  
www.ameristarfence.com

# MONTAGE PLUS<sup>®</sup>



## ***ORNAMENTAL STEEL FENCE***

Montage Plus ornamental steel fence has the *versatility to fit many different project applications*. With its ability to *traverse varying grades*, variety of *distinct product styles* and unmatched coating performance, Montage Plus is the *preferred choice for ornamental fence*.



### PRIMARY APPLICATIONS

- ***Commercial Developments***
- ***Self Storage***
- ***Apartments (Multi-Family)***
- ***Parks & Recreation***
- ***Schools & Universities***



**FENCE PRODUCTS**

**AMERISTARFENCE.COM | 888-333-3422**

ASSA ABLOY, the global leader in door opening solutions

**AMERISTAR<sup>®</sup>**

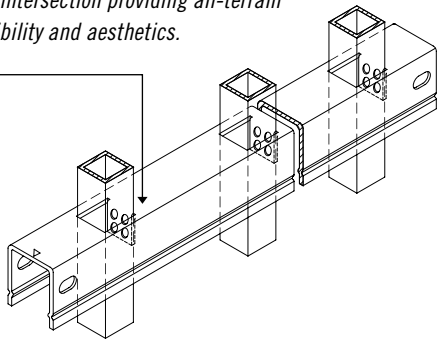
**ASSA ABLOY**

# MONTAGE PLUS®

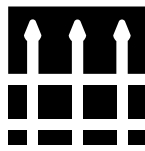
## ORNAMENTAL STEEL FENCE

.75"sq x 18ga PICKETS | 1.4375" x 1.5" x 14ga RAILS | 2.5"sq x 16ga POSTS

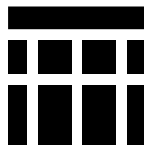
Each picket is precisely welded at each rail intersection providing all-terrain flexibility and aesthetics.



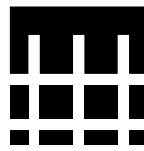
### STYLE OPTIONS



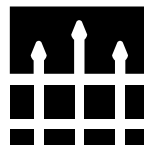
CLASSIC™



MAJESTIC™



GENESIS™



WARRIOR™

Also available in Pool, Pet & Play (3" air spacing) – styles vary

### PROFUSION WELDED STEEL



All Montage fence panels are fabricated using Ameristar's ProFusion welding process. This technique combines laser and fusion technology to create a virtually invisible structural connection at every picket to rail intersection. Unlike typical aluminum fence systems that are held together with unsightly screws, the ProFusion weld used with Montage promotes a "good neighbor" profile with sleek lines and no exposed picket to rail fasteners. When compared to aluminum fencing, Montage's welded steel construction is unmatched in strength and durability.



### E-COAT™ PROTECTIVE FINISH

Montage galvanized steel framework is subjected to a multi-stage pre-treatment/wash (with zinc phosphate), followed by a duplex cathodic electrocoat system consisting of an epoxy primer, which significantly increases corrosion protection, and an acrylic topcoat, which provides the protection necessary to withstand adverse weathering effects. This process results in years of maintenance-free ownership.



### 20 YEAR LIMITED WARRANTY

The Montage families of fencing products are manufactured from superior quality materials by skilled craftsmen with the highest standards of workmanship in the industry. Ameristar is confident in offering Montage with a 20 year limited warranty.



### DOMESTIC MANUFACTURING

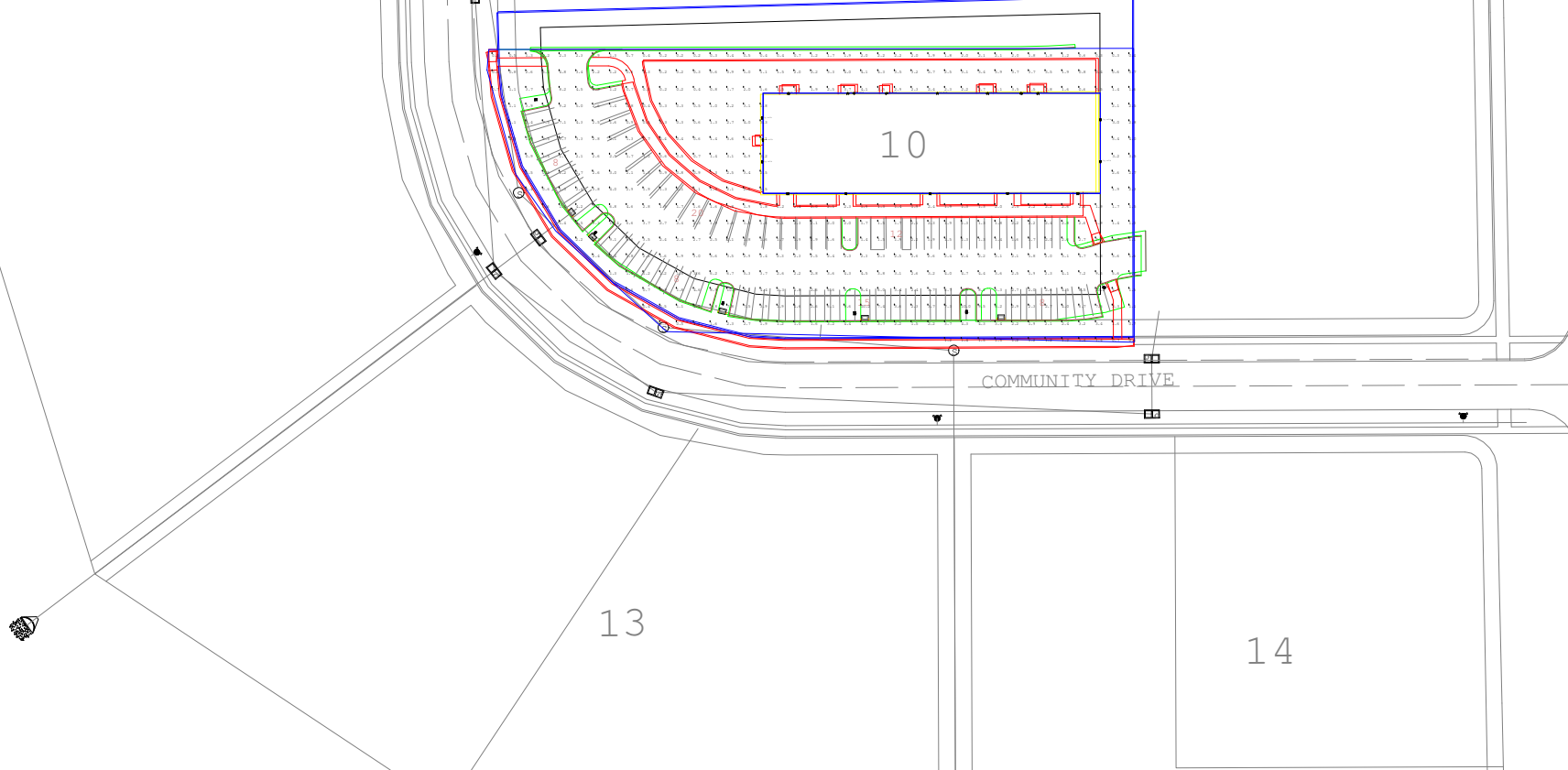
Ameristar is committed to providing products that are manufactured in the USA. We have made significant investments in technology, process improvement, and employee training in an effort to secure American jobs and combat inferior import products.



FENCE PRODUCTS

TO PLACE YOUR ORDER CALL 888-333-3422

VISIT [AMERISTARFENCE.COM](http://AMERISTARFENCE.COM)



Luminaire Schedule						
Symbol	Qty	Label	Afrangement	Total Lamp Lumens	LLF	Description
	6	a	SINGLE	19036	0.950	ASL-24L-4K-210-4
	11	sm wlk	SINGLE	N.A.	0.950	LNC-7LU-4K-3
	7	lg wlk	SINGLE	N.A.	0.920	LNC2-18L-4K-070-4

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
parking lot_Planar	Illuminance	Fc	2.63	10.5	0.2	13.15	52.50	

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- Provides extra outdoor seating
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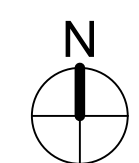
Quantity

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1

+

North Liberty, Iowa



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E-301

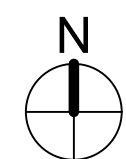
North Liberty, Iowa

Sheet Title:  
SITE  
PHOTOMETRICS  
PLAN

[illegible]

JCO                      JRR

E-302



① SITE PHOTOMETRICS PLAN  
1" = 20'-0"

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## **NORTH LIBERTY PLANNING COMMISSION**

Minutes

April 2, 2019

North Liberty City Council Chambers, 1 Quail Creek Circle

### **Roll Call**

Chair Ronda Detlefsen called the April 2, 2019 Regular Session of the North Liberty Planning Commission to order. Commission members present: Jennifer Bleil, Ronda Detlefsen, Adam Gebhart, Jason Heisler, Kylie Pentecost, Patrick Staber; absent: Rebecca Keogh.

Others present: Dean Wheatley, Ryan Heiar, Tracey Mulcahey, Kevin Trom, Joel Miller, Brian Watts, Duane Musser, Carter Kurdre and other interested parties.

### **Agenda Approval**

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

### **The Preserve, Lot 1 Site Plan**

#### *Staff Presentation*

Wheatley presented the request of Watts Group Development Inc to approve a multi-family site plan for Lot 1 of "The Preserve" at the southeast corner of Kansas Avenue and St. Andrews Drive. Staff recommends approval with no conditions.

#### *Applicants Presentation*

Brian Watts, The Watts Group, 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 parking, the size of the shelter, open space, price point, connectivity to area open spaces, storage of trash bins in the garage, layout, and extra sidewalks.

#### *Recommendation to the City Council*

Pentecost moved, Heisler seconded to recommend approval of The Preserve, Lot 1 Site Plan to the City Council with no conditions. The vote was: ayes – Detlefsen, Bleil, Pentecost, Heisler; nays – Staber, Gebhart. Motion carried.

### **North Liberty Road Street Partial ROW Vacation**

#### *Staff Presentation*

Wheatley presented the request of the City of North Liberty to approve an unneeded portion of right-of-way associated with the reconstruction of North Liberty Road.

#### *Public Comments*

No public comments were offered.

#### *Questions and Comments*

The Commission discussed the application including additional necessary right of way vacations.

#### *Recommendation to the City Council*

Bleil moved, Gebhart seconded to recommend approval of the partial ROW vacation on North Liberty Road. The vote was: ayes – Heisler, Bleil, Staber, Detlefsen, Gebhart, Pentecost; nays – none. Motion approved.

#### **Commercial Land Use Discussion**

##### *Staff Presentation*

Wheatley led the discussion and possible recommendation to City Council regarding commercial land use and zoning. Staff recommendations were presented.

##### *Discussion with Commission*

The Commission discussed the proposed revisions. Staff will work through the discussion tonight and will bring back a revised plan.

#### **Approval of Previous Minutes**

Staber moved, Bleil seconded to approve the minutes of the March 5, 2019 Regular Session. The vote was all ayes. Minutes approved.

#### **Old Business**

Wheatley reported on the multiuse buildings on Kansas Avenue.

#### **New Business**

No new business was presented.

#### **Adjournment**

At 7:48 p.m., Staber moved, Gebhart seconded to adjourn. The vote was all ayes. Meeting adjourned.