

# North Liberty Planning Commission Meeting Information

# Tuesday, November 5, 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 <u>dwheatley@northlibertyiowa.org</u>



## NORTH LIBERTY PLANNING COMMISSION

## **MEETING NOTICE AND AGENDA**

Tuesday, November 5, 2019, 6:30 PM North Liberty City Council Chambers, 1 Quail Creek Circle

1. ROLL CALL

## 2. AGENDA APPROVAL

- 3. REVISED SITE PLAN: Request of Junge Enterprises LLC to approve a Revised Site Plan at Auditor's Plat 2017019 and Lot 26 of Liberty's Gate Part Two, located on North Madison Avenue, west of Kansas Avenue.
  - a. Staff Presentation
  - b. Applicants Presentation
  - c. Public Comments
  - d. Questions and Comments
  - e. Recommendation to the City Council
- 4. SITE PLAN: Request of INVB&B, LLC to approve a commercial Site Plan for a new restaurant, BT Gin Eatery, at lots 67 and 68 of Corridor Commercial Subdivision Part Five, located at the northeast corner of Forevergreen Road and Jordan Street.
  - a. Staff Presentation
  - b. Applicants Presentation
  - c. Public Comments
  - d. Questions and Comments
  - e. Recommendation to the City Council
- 5. PRELIMINARY PLAT: Request of Ders 380 LLC to approve a Preliminary Plat for property located at the northwest corner of Forevergreen Road and I-380.
  - a. Staff Presentation
  - b. Applicants Presentation
  - c. Public Comments
  - d. Questions and Comments
  - e. Recommendation to the City Council

## 6. APPROVAL OF PREVIOUS MINUTES

- 7. OLD BUSINESS
- 8. NEW BUSINESS
- 9. ADJOURNMENT





October 31, 2019

## <u>Memo</u>

To: North Liberty Planning Commission From: Dean Wheatley, Planning Director Subject: Site Plan Approval Request (Auditor's Plat 2017019 and Lot 26 of Liberty's Gate Part Two)

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 Grant Lientz, City Attorney Kevin Trom, City Engineer Dean Wheatley, Planning Director

This request is to approve a Revised Site Plan located on North Madison Avenue, west of Kansas Avenue.

The site layout is a simple display lot expansion for the successful existing car business. The site is arranged to maximize the display while meeting all North Liberty Code requirements, including landscaping along street frontages.

No new buildings are proposed.

Several relatively minor changes/corrections were made from the original submission at the request of staff, and staff recommends approval of the site plan.

Note: A plat is required to combine the existing lots so that internal setbacks are not required.

# DRAWINGS OF PROPOSED IMPROVEMENTS FOR JUNGE EXPANDED EAST CAR DISPLAY LOT IN THE CITY OF NORTH LIBERTY, JOHNSON COUNTY, IOWA

## UTILITY AND EMERGENCY TELEPHONE NUMBERS

CITY OF NORTH LIBERTY, IOWA

POLICE DEPARTMENT	(319)-356-6800
EMERGENCY	911
FIRE DEPARTMENT	(319)-356-6800
EMERGENCY	911
WATER DEPARTMENT	(319)-626-5719
PARKS AND RECREATION	(319)-626-5720
IOWA ONE CALL (UTILITIES)	(800)-292-8989
MID-AMERICAN ENERGY	(800)-329-6261
SOUTH SLOPE (TELEPHONE/CABLE/INTERNET)	(319)-626-2211
ALLIANT (ELECTRIC)	(800)-255-4268
LINN COUNTY R.E.C.	(800)-332-5420
MEDIACOM (CABLE TV/INTERNET)	(800)-883-0145
CEDAR RAPIDS AND IOWA CITY RAILWAY COMPANY	(800)-283-1540
IOWA DEPARTMENT OF TRANSPORTATION	
DISTRICT ENGINEER	(319)-364-0235
MAINTENANCE GARAGES	(319)-364-8189
JOHNSON COUNTY ENGINEER	(319)-356-6046

### C-2A SETBACK REQUIREMENTS APPLICANT/OWNER

FRONT YARD:

SIDE YARD:

REAR YARD:

ROW TO PAVEMENT

SIDE TO PAVEMENT

JUNGE ENTERPRISES LLC 1200 BOYSON ROAD HIAWATHA, IA 52233 CONTACT: GARY JUNGE GJUNGE@JUNGE.COM PHONE: 319-360-0526

### ADDRESS

EAST OF 525 N MADISON AVE NORTH LIBERTY, IOWA 52317

### ZONING AND USE EXISTING ZONING: C-2A

EXISTING USE: VACANT LOT

PROPOSED ZONING: C-2A (NO CHANGE) PROPOSED USE: DISPLAY LOT

25 FEET

10 FEET

20 FEET

10 FEET

5 FEET

### LEGAL DESCRIPTION

EAST LOT-LOT 26, LIBERTY'S GATE PART TWO, NORTH LIBERTY, IOWA

### PARKING REQUIREMENTS

REQUIRED:	N/A
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PROVIDED: N/A

### HALL & HALL ENGINEERS, INC. Leaders in Land Development Since 1953 R. H. H. H. H. H. 1111/-1860 BOYSON ROAD, HIAWATHA, IOWA 52233 PHONE: (319) 362-9548 FAX: (319) 362-7595 CIVIL ENGINEERING LANDSCAPE ARCHITECTURE LAND SURVEYING LAND DEVELOPMENT PLANNING www.halleng.com

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## NOTE

THE PROPOSED IMPROVEMENTS INCLUDED IN THESE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS MANUAL AS NOTED WITH SUPPLEMENTAL SPECIFICATIONS UNLESS OTHERWISE NOTED.

> CITY OF NORTH LIBERTY THIS ENGINEERING DOCUMENT IS RECOMMENDED FOR FILING

CONTACT PERSON:

BRIAN VOGEL, P.E. 1860 BOYSON ROAD HIAWATHA, IOWA 52233 PH: (319) 362-9548 | FAX: (319) 362-7595

OWNER'S A FLIP KLING 401 C CEDA PH: (319) 395-7400

TTORNEY:
KLINGER
GER, ROBINSON & FORD, LLP
DLD MARION ROAD
R RAPIDS, IOWA 52402

DATE



CITY ENGINEER

WITH THE CITY CLERK

NO. C0.0 C1.0

> C1.1-C1.3 C2.0 C2.1 C3.0 C4.0 C5.0 C6.0-C6.2

MAYOR: CITY CLERK: CITY ADMINISTRATOR: COUNCIL PERSONS:

PLAN DATE: 10-23

## SHEET INDEX

DESCRIPTION

COVER LEGEND **GENERAL NOTES & DETAILS** OVERALL SITE PLAN SITE LAYOUT PLAN SITE UTILITY PLAN SIDE GRADING AND EROSION CONTROL PLAN SITE PAVING PLAN SITE LANDSCAPING PLAN

AREA CALCULATIONS (EAST LOT)

TOTAL SITE AREA: 54,120 S.F. = 1.24 AC PROPOSED PAVED SURFACE: 38,899 S.F. = 0.89 AC (72%) PROPOSED OPEN SPACE: 15,221 S.F. = 0.35 AC (28%)

**TERRY DONAHUE** 

TRACEY MULCAHEY

RYAN HEIAR

CHRIS HOFFMAN SARAH MADSEN ANNIE POLLOCK BRENT SMITH **RAQUISHIA HARRINGTON** 



	Ö
I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.	D IMPR
Signed: Date: Brian D. Vogel, P.E. 18714 My license renewal date is December 31, 2019	JF PROPOSE
Pages or sheets covered by this seal:	AWINGS C

Wedr North Liberty/DWG/POI/20360 POI-DISPLAY LOT

CAR DISPLAY LOT

EXPANDED EAST

JUNGE

**/EMENTS FOR** 

UTILITY LEGEND			UTILITY LEGEND (C	CONTINUED)
EXISTING		PROPOSED	EXISTING	PROPOSED
(SS8)	SANITARY SEWER W/SIZE	SS8	۲	BOLLARD
(ST15)	STORM SEWER W/SIZE	ST18		BENCHMARK
	SUBDRAIN ———			STREET SIGN
(FM6)	FORCE MAIN W/SIZE	FM6	Ĩ	
(0) (0)	WATER MAIN W/SIZE	W12		
(c) (c) (c) (c)		G		SOIL BORING
(OHE) (OHE) -	ELECTRIC-OVERHEAD		Ŷ	FIRE HYDRANT
(E) (E) (E) (E) (E) (E) (E)	ELECTRIC-UNDERGROUND		$\otimes_{_{\sf WV}}$	WATER VALVE
(C) (C)	CABLE TV-UNDERGROUND		* <u>s</u> o	WATER SHUTOFF
(OHC) (OHC)-	CABLE TV-OVERHEAD		$\otimes$	WATER BLOWOFF
(OHT) (OHT) -	TELEPHONE-OVERHEAD		(D <sub>CM</sub>	SURVEY CONTROL MONUMENT AS NOTED
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(OHF) (OHF) -	FIBER OPTIC-OVERHEAD			
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				SET PK NAIL
		FP	0	FOUND SURVEY MONUMENT AS NOTED
			$\boxtimes$	FOUND RIGHT OF WAY RAIL
800	CONTOUR LINE	800	$\bigtriangleup$	SECTION CORNER SET AS NOTED
т т	LIGHT POLE W/O MAST	ά		SECTION CORNER FOUND AS NOTED
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X		Q V		
R.	POWER POLE	Ŕ		
$\longrightarrow$	GUY ANCHOR	$\rightarrow$		
$\neg \bigcirc$	GUY POLE	-@		- SECTION LINE
Ī	TELEPHONE PEDESTAL	Т		— 1/4 SECTION LINE
$\Box$	TELEPHONE MANHOLE	T		— 1/4-1/4 SECTION LINE
	CABLE TV PEDESTAL			— EXISTING LOT LINE
	LITH ITY/CONTROL CABINET			— BUILDING SETBACK LINE
			(35)	OWNER INFORMATION
6	SANITART MANHOLE	6	(55)	
	STORM MANHOLE	<b>W</b>	(ROW)	EXISTING RIGHT-OF-WAY
⊕ OR III	GRATE INTAKE	🔀 OR 🏢	— T/E — T/E — T/E —	PROPOSED TEMPORARY CONSTRUCTION EASEMEN
	SW-507 INTAKE			
	SW-509 INTAKE			
	RA-6 INTAKE	— <u>o</u> —	PLANT LEGEND	
	RA-8 INTAKE		EXISTING	PROPOSED
ĨOĨ	HORSESHOE CATCH BASIN W/O FLUME	Ial	~ <sup>64</sup> /~3	$\sim$
	HORSESHOE CATCH BASIN W/FLUME	~		DECIDUOUS TREE <b>+</b>
			~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	
Gv				CONIFEROUS TREE
	FLARED END SECTION		R.S.	DECIDUOUS SHRUB
$\odot$	CLEANOUT, STORM OR SANITARY	ullet		CONIFEROUS SHRUB
© <u> </u>	TRAFFIC SIGNAL W/MAST	0 <del>000</del>	<b>P</b> 1	TREE STUMP
				TREE LINE DRIP EDGE
DRAWN BY: JCF		THUD	HALL & HALL ENGINEERS, INC	
			Leaders in Land Development Since 1953	
ATTE: 10/01/2019			1860 BOYSON ROAD, HIAWATHA, IOWA 52233 PHONE: (319) 362-9548 FAX: (319) 362-7595	
-IELD BOOK: OT 104 NO. R	EVISION DESCRIPTION APPROVE		CIVIL ENGINEERING   LANDSCAPE ARCHITECTUR LAND SURVEYING   LAND DEVELOPMENT PLANNIN	NG Www.halleng.com IN THE CITY OF NORTH LIBERTY, JOHNSON COU

## NOTES:

1. THIS IS A STANDARD LEGEND. SOME ITEMS MAY NOT APPEAR ON DRAWINGS.

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AY LOT	LEGEND	SHEET	-\nro
		C1.0	Eilo.
NTY, IOWA	SCALE: N/A PROJECT NO: 20360		

### **GENERAL NOTES**

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF NORTH LIBERTY REQUIREMENTS AND THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), LATEST EDITION, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- 2. THE LOCATIONS OF UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS PLOTTED ON THIS DRAWING ARE APPROXIMATE ONLY AND WERE OBTAINED FROM PLANS OF RECORD. THERE MAY BE OTHER EXISTING UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS NOT KNOWN AND MAY NOT SHOWN ON THIS DRAWING
- NOTIFY UTILITY COMPANIES WHOSE FACILITIES ARE SHOWN ON THE PLANS OR 3. KNOWN TO BE WITHIN CONSTRUCTION LIMITS OF THE SCHEDULE PRIOR TO EACH STAGE OF CONSTRUCTION.
- 4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION
- 5. IOWA CODE 480, UNDERGROUND FACILITIES INFORMATION, REQUIRES VERBAL NOTICE TO IOWA ONE-CALL 1-800-292-8989, NOT LESS THAN 48 HOURS BEFORE EXCAVATING, EXCLUDING WEEKENDS AND HOLIDAYS.
- 6. NOTIFY THE APPROPRIATE GOVERNING AUTHORITY 48 - 72 HOURS PRIOR TO BEGINNING CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY. A PERMIT IS REQUIRED BEFORE BEGINNING ANY WORK IN THE PUBLIC RIGHT-OF-WAY.
- NO WORK SHALL BE PERFORMED BEYOND THE PROJECT LIMITS WITHOUT PRIOR AUTHORIZATION FROM THE OWNER'S REPRESENTATIVE.
- 8. PROVIDE TRAFFIC AND PEDESTRIAN CONTROL MEASURES (SIGNS, BARRICADES, FLAGGERS, ETC.) IN COMPLIANCE WITH PART VI OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION AND THE CITY OF CEDAR RAPIDS STANDARDS.
- 9. ADJUST ALL VALVES, MANHOLES, CASTINGS, GAS VENTS, ETC., TO MATCH THE NEW SURFACE (IF APPLICABLE). ADJUSTMENT SHALL BE COORDINATED WITH THE UTILITY COMPANIES AND THE COST FOR ALL ADJUSTMENTS SHALL BE INCIDENTAL TO THE CONSTRUCTION. AT NO ADDITIONAL COST TO THE OWNER, REPAIR ANY DAMAGE TO SAID STRUCTURES AND APPURTENANCES THAT OCCUR DURING CONSTRUCTION.
- 10. CONTRACTOR SHALL REFER TO BUILDING PLANS FOR BUILDING DIMENSIONS, STOOP SIZES AND LOCATIONS, AND BUILDING UTILITY ENTRANCE LOCATIONS, SIZES, AND ELEVATIONS.
- 11. REPLACE ANY PROPERTY MONUMENTS REMOVED OR DESTROYED BY CONSTRUCTION. MONUMENTS SHALL BE SET BY A LAND SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF IOWA.

## PAVEMENT MARKING NOTES

- 1. PAINT PARKING STRIPING AND SIDEWALK CURBS, TRAFFIC DIRECTION ARROWS, HANDICAP SYMBOLS AND FACE OF LIGHT POLE BASES "WHITE" WHERE SHOWN ON PLANS. VERIFY COLOR OF PAVEMENT MARKINGS WITH OWNER PRIOR TO CONSTRUCTION.
- PAVEMENT MARKINGS SHALL BE FAST DRY TRAFFIC LANE MARKING PAINT 2. CONFORMING TO IOWA DOT STANDARD SPECIFICATION FOR HIGHWAY AND BRIDGE CONSTRUCTION, LATEST EDITION, SECTION 4183.03. REFLECTORIZED SPHERES FOR TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF IOWA DOT STANDARD SPECIFICATION FOR HIGHWAY AND BRIDGE CONSTRUCTION, LATEST EDITION, SECTION 4184.
- PAINTING SHALL NOT BEGIN UNTIL PAVEMENT SURFACE HAS BEEN POWER BROOMED AND HAND SWEPT AS NECESSARY TO REMOVE LOOSE MATERIALS AND DIRT; AND NOT BEFORE ADEQUATE CURING TIME HAS BEEN OBTAINED ON THE PAVEMENT.
- 4. APPLY PAINT AT MANUFACTURER'S RECOMMENDED RATES IN TWO SEPARATE COATS FOR ALL PAVEMENT MARKINGS. ALL STRIPES ARE 4 INCHES WIDE UNLESS OTHERWISE INDICATED. HANDICAP SYMBOLS SHALL CONFORM TO APPLICABLE ADA REGULATIONS.

## TRENCH, BEDDING, AND BACKFILL NOTES

- TRENCH WIDTH REQUIREMENTS BELOW THE TOP OF THE PIPE SHALL NOT BE LESS THAN 12 INCHES NOR MORE THAN 18 INCHES WIDER THAN OUTSIDE SURFACE OF ANY PIPE, CONDUIT OR CABLE, AND SHALL BE THE LEAST PRACTICAL WIDTH THAT WILL ALLOW FOR COMPACTION OF TRENCH BACKFILL
- 2. TRENCH STABILIZATION MATERIAL IF REQUIRED SHALL BE CRUSHED ROCK OR OTHER APPROVED MATERIAL WITH 100% PASSING THE 3" SIEVE AND 25%-95% PASSING THE 1" SIEVE. THIS MATERIAL SHALL HAVE A MAXIMUM FREE-THAW LOSS OF 15% WHEN TESTED IN ACCORDANCE WITH LABORATORY TEST METHOD 211, METHOD C. THE PLASTICITY INDEX SHALL NOT EXCEED 5.
- 3. ACCURATELY GRADE TRENCH BOTTOM TO PROVIDE UNIFORM BEARING AND SUPPORT FOR EACH SECTION OF PIPE ON BEDDING MATERIAL AT EVERY JOINT ALONG ENTIRE LENGTH, EXCEPT WHERE NECESSARY TO EXCAVATE FOR BELL HOLES, PROPER SEALING OR PIPE JOINTS OR OTHER REQUIRED CONNECTIONS. DIG BELL HOLES AND DEPRESSIONS FOR JOINTS AFTER TRENCH BOTTOM HAS BEEN GRADED. DIG NO DEEPER, LONGER, OR WIDER THAN NEEDED TO MAKE PROPER JOINT CONNECTION.
- 4. ALL TRENCH EXCAVATION SIDE WALLS GREATER THAN 5 FEET IN DEPTH SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED BY MEANS OF SUFFICIENT STRENGTH TO PROTECT THE WORKMEN WITHIN THEM IN ACCORDANCE WITH THE APPLICABLE RULES AND REGULATIONS ESTABLISHED FOR CONSTRUCTION, THE DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIONS (OSHA), AND BY LOCAL ORDINANCES. LATERAL TRAVEL DISTANCE TO AN EXIT LADDER OR STEPS SHALL NOT BE GREATER THAN 25 FEET IN TRENCHES 4 FEET OR DEEPER.
- GRANULAR BEDDING AGGREGATE FOR STORM AND SANITARY PIPE SHALL MEET THE FOLLOWING 5. GRADATION:

SIEVE SIZE:	1-1/2	1	3/4	1/2 3	/8	48	
% PASSING:	100	95-100	50-100	20-65	10-65	5 0-20	0-8

- 6. IF ON-SITE MATERIAL IS UNSUITABLE, UTILITY TRENCHES BENEATH PAVED SURFACES SHALL BE BACKFILLED WITH GRANULAR MATERIAL MEETING THE FOLLOWING GRADATION: SIEVE SIZE 1 3/4 4 8 30 200 % PASSING: 100 85-100 30-75 20-60 15-40 0-16
- 7. PLACE TRENCH AND STRUCTURE EXCAVATION BACKFILL 12 INCHES OR MORE ABOVE TOP OF PIPE IN 7 INCH MAXIMUM LIFTS AND COMPACT TO 85% STANDARD PROCTOR DRY DENSITY (ASTM D698) IN UNSURFACED AREAS AND TO 95% STANDARD PROCTOR DRY DENSITY IN SURFACED AREAS. INSTALL A MINIMUM CUSHION OF 2 FEET OF COMPACTED BACKFILL ABOVE PIPE ENVELOPE BEFORE USING HEAVY COMPACTION EQUIPMENT.
- 8. HAND PLACE AND COMPACT BACKFILL MATERIAL TO 12 INCHES ABOVE TOP OF PIPE TO 95% STANDARD PROCTOR DRY DENSITY (ASTM D698) IN SURFACED AREAS AND TO 90% STANDARD PROCTOR DRY DENSITY IN UNSURFACED AREAS.
- 9. STORM SEWER TRENCHES MAY BE BACKFILLED WITH NATIVE EXCAVATED MATERIAL, IF SUITABLE.
- 10. THE CONTRACTOR SHALL MAKE PROVISIONS TO HANDLE WATER ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER'S REPRESENTATIVE OF THE PROPOSED METHOD OF DEWATERING.

### PAVEMENT GENERAL NOTES

- 1. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
- 2. ALL DIMENSIONS TO BACK-OF-CURB OR EDGE OF SLAB UNLESS NOTED OTHERWISE.
- 3. REMOVE AND REPLACE OR RESTORE ALL STREET SIGNS, PAVEMENT MARKINGS, SIDEWALK LAMPS, SIDEWALKS, STEPS, LANDSCAPE STRUCTURES, CURB AND GUTTER, STREETS, DRIVES AND ALL OTHER SURFACE STRUCTURES REMOVED OR OTHERWISE DAMAGED DURING THE COURSE OF THE WORK. SIDEWALKS SHALL BE REMOVED AND REPLACED TO NEAREST JOINT BEYOND CONSTRUCTION AREA.
- 4. COMPACT SUBGRADE BENEATH PAVEMENTS IN ACCORDANCE WITH GRADING NOTES.
- GRANULAR SUBBASE FOR PAVEMENTS SHALL MEET THE LIMITS OF GRADATION NO. 14, IOWA 5. DOT STANDARD SPECIFICATION FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4123.
- 6. PROOF-ROLL SUBGRADE WITH A MINIMUM 25 TON G.V.W. TRUCK TO IDENTIFY AREAS OF SOFT OR UNSTABLE SUBGRADE. REMOVE AND REPLACE UNSTABLE AREAS WITH SUITABLE COMPACTED MATERIAL

### **GRADING NOTES**

- ON-SITE FOR REUSE IF SUITABLE.
- VEHICLE WEIGHT.
- FOR DENSITY AND MOISTURE CONTENT.
- DENSITY (ASTM D698) PRIOR TO PLACEMENT OF FILL.
- MATERIAL ARE WITHIN SPECIFIED LIMITS.
- 6. PLACE FILL MATERIAL IN 9" MAXIMUM LIFTS.
- PROCTOR DRY DENSITY (ASTM D698)
- THAN 2-1/2 INCHES IN GREATEST DIMENSION.
- STANDARD PROCTOR DRY DENSITY (ASTM D698).
- 98% STANDARD PROCTOR DRY DENSITY (ASTM D698).
- ELEVATION.

### UTILITY NOTES

- BROUGHT TO THE ENGINEER'S ATTENTION.
- ACCORDANCE WITH OSHA.

DRAWN BY: JCF				
CHECKED BY: BDV				RINLIBE
APPROVED BY: BDV				
DATE: 10/01/2019				
	NO	REVISION DESCRIPTION	DATE	

HALL & HALL ENGINEERS, INC.

eaders in Land Development Since 195.

STRIP EXISTING VEGETATION WITHIN THE GRADING LIMITS AND AREAS TO RECEIVE FILL. STOCKPILE

2. PROOF ROLL ALL FILL AREAS TO IDENTIFY SOFT OR DISTURBED AREAS IN THE SUBGRADE. ALL UNSUITABLE MATERIAL IDENTIFIED SHALL BE REMOVED AND RECOMPACTED. PROOFROLL WITH 25 TON MINIMUM GROSS

3. REMOVE AND RECOMPACT AREAS OF SUBGRADE WHICH ARE SOFT OR UNSTABLE TO MEET SPECIFIED LIMITS

SCARIFY EXISTING SUBGRADE TO A DEPTH OF 8 INCHES AND RECOMPACT TO 95% OF STANDARD PROCTOR

5. DO NOT PLACE, SPREAD, OR COMPACT ANY FILL MATERIAL DURING UNFAVORABLE WEATHER CONDITIONS AND DO NOT RESUME COMPACTION OPERATIONS UNTIL MOISTURE CONTENT AND DENSITY OF IN-PLACE FILL

7. FILLS PLACED BELOW LAWN AREAS SHALL BE COMPACTED TO 90% OF MATERIALS MAXIMUM STANDARD

SCARIFY SUBGRADE TO DEPTH OF 3 INCHES WHERE TOPSOIL IS SCHEDULED. SCARIFY AREAS WHERE EQUIPMENT USED FOR HAULING AND SPREADING TOPSOIL HAS CAUSED COMPACTED SUBSOIL.

9. FILL MATERIAL OBTAINED FROM OFF-SITE SOURCES SHALL BE SOIL OR SOIL AND ROCK MIXTURE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES. IT SHALL CONTAIN NO ROCKS OR LUMPS OF 6 INCHES IN GREATEST DIMENSION AND NOT MORE THAN 15% OF THE ROCKS OR LUMPS SHALL BE LARGER

10. SCARIFY AND RECOMPACT THE TOP 9" OF SUBGRADE IN ALL CUT AREAS AFTER ROUGH GRADING IS COMPLETED. COMPACT THE ENTIRE PAVING AND BUILDING SUBGRADE TO 95% STANDARD PROCTOR DRY DENSITY TO WITHIN 1.0' OF FINAL SUBGRADE. THE FINAL 1.0' OF FILL TO BE COMPACTED TO 98%

11. IN AREAS TO RECEIVE ADDITIONAL FILL OVER EXISTING FILL MATERIALS. REMOVE TOP 12" OF MATERIAL AND SCARIFY AND RECOMPACT THE NEXT 9" OF RESULTING SUBGRADE. COMPACT RESULTING SUBGRADE TO 95% STANDARD PROCTOR DRY DENSITY. SUBSEQUENT FILL TO BE COMPACTED TO 95% STANDARD PROCTOR DRY DENSITY TO WITHIN 1.0' OF FINAL SUBGRADE. THE FINAL 1.0' OF FILL TO BE COMPACTED TO

12. FILL PLACED WITHIN THE BUILDING AREA AND IN AREAS TO BE PAVED SHOULD CONSIST OF APPROVED MATERIALS WHICH ARE FREE OF ORGANIC MATTER AND DEBRIS. THE FILL SHOULD BE PLACED AND COMPACTED IN LIFTS OF 9 INCHES OR LESS IN LOOSE THICKNESS. FILL PLACED ABOVE SHALLOW FOOTING BASE ELEVATION FOR FLOOR SLAB SUPPORT IN THE BUILDING AREA AND MORE THAN 12 INCHES BELOW FINISHED SUBGRADE ELEVATION IN AREAS TO BE PAVED SHOULD BE COMPACTED TO AT LEAST 95% STANDARD PROCTOR DRY DENSITY (ASTM D698). THE UPPER 12 INCHES OF SUBGRADE IN AREAS TO BE PAVED AND FILL PLACED BELOW SHALLOW FOOTING BASE ELEVATION IN THE BUILDING AREA SHOULD BE COMPACTED TO AT LEAST 98% STANDARD PROCTOR DRY DENSITY (ASTM D-698). THE HIGHER DEGREE OF FILL COMPACTION BELOW FLOORINGS IN THE BUILDING AREAS SHOULD EXTEND LATERALLY BEYOND THE EXTERIOR EDGES OF PERIMETER FOOTINGS AT LEAST 8 INCHES PER FOOT BELOW FOOTING BASE

13. FINISH CONTOURS SHOWN ARE TO TOP OF PAVEMENT OR TO TOP OF TOPSOIL.

14. CONTRACTOR SHALL GRADE GRASSED AREAS, BETWEEN FACE OF BUILDING AND BACK OF WALK, TO DRAIN TO YARD DRAINS WITH POSITIVE DRAINAGE AWAY FROM BUILDINGS.

1. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF NORTH LIBERTY REQUIREMENTS AND THE STATEWIDE URBAN DESIGN STANDARDS AND SPECIFICATIONS (SUDAS), LATEST EDITION, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

2. VERIFY THE ELEVATION OF POSSIBLE CONFLICTING UTILITIES PRIOR TO CONSTRUCTING PROPOSED WATER MAINS, SANITARY SEWERS, STORM SEWERS, ETC. ANY CONFLICTS MUST IMMEDIATELY BE

3. SITEWORK UTILITY CONTRACTOR TO EXTEND ALL PIPING TO WITHIN 5' OF BUILDING AND CAP FOR CONNECTION BY BUILDING UTILITY CONTRACTOR UNLESS OTHERWISE INDICATED. COORDINATE ALL INVERT ELEVATIONS AND PIPING LOCATIONS WITH BUILDING PLANS.

4. ALL OPEN EXCAVATIONS SHALL BE PROTECTED WITH SAFETY FENCE, BARRIERS OR BARRICADES IN

5. CONTRACTOR SHALL REFER TO BUILDING PLANS FOR UTILITY ENTRANCE LOCATIONS, SIZES, AND ELEVATIONS PRIOR TO BEGINNING UTILITY CONSTRUCTION.

JUNGE EXPANDED EAST CAR DISPLAY LOT	GENER.	AL NOTES & DETAILS	SHEET C1.1
IN THE CITY OF NORTH LIBERTY, JOHNSON COUNTY, IOWA	SCALE: N/A	PROJECT NO: 20360	

## PCC PAVEMENT NOTES

- 1. PCC PAVING THICKNESS SHALL BE AS NOTED ON THE PLANS AND DETAILS.
- MATERIALS AND CONSTRUCTION FOR PORTLAND CEMENT CONCRETE PAVEMENTS SHALL MEET THE 2. REQUIREMENT OF IOWA DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, LATEST REVISION, SECTION 2301. THE PARAGRAPHS FOR MEASUREMENT AND PAYMENT SHALL NOT APPLY
- MINIMUM 28-DAY COMPRESSIVE STRENGTH FOR CONCRETE USED FOR PAVEMENTS SHALL BE 4000 PSI. 3. CONCRETE SHALL BE C-3 OR C-4 WITH TYPE 1 CEMENT. AIR CONTENT SHALL BE 6-1/2% ± 1.5% LIMESTONE AGGREGATE SHALL BE 1-1/2" MAXIMUM SIZE. AIR ENTRAINMENT ADMIXTURES AND WATER REDUCING ADMIXTURES SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4103. DURABILITY FOR PORTLAND CEMENT CONCRETE SHALL BE CLASS 2. JOINT SEALER SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4136 FOR HOT POURED JOINT SEALER.
- CURING COMPOUND (WHITE, DARK OR CLEAR) SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR 4. SECTION 4105. APPLICATION METHOD AND CURING SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 2301.19.
- 5. FLYASH PER IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4108 MAY BE SUBSTITUTED FOR CEMENT AT THE RATES SPECIFIED IN SECTION 2301.04E AFTER NOTIFICATION AND AUTHORIZATION BY THE OWNER'S REPRESENTATIVE.
- 6. PAVEMENT TIE BARS AND DOWEL BARS SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4151. EPOXY COATING, WHEN SPECIFIED, SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4151.03B.
- 7. CURBS SHALL BE CAST INTEGRAL WITH CONCRETE PAVEMENT UNLESS NOTED OTHERWISE. EDGES SHALL BE ROUNDED BUT NOT ROLLED
- PCC SIDEWALKS SHALL BE 4 INCHES THICK, EXCEPT AT DRIVEWAYS. THICKNESS OF PCC WALKS AT 8. DRIVEWAYS SHALL MATCH THAT OF THE ADJACENT DRIVEWAY. TRANSVERSE CONSTRUCTION JOINTS SPACING SHALL BE AT 4 FEET MAXIMUM CENTERS FOR 4 FEET WIDE WALKS, AND 5 FEET MAXIMUM CENTERS FOR 5 FEET WIDE WALKS, 6 FEET MAXIMUM CENTERS FOR WALKS GREATER THAN 5 FEET IN WIDTH. LONGITUDINAL CONSTRUCTION JOINTS SHALL BE CONSTRUCTED IN SLABS GREATER THAN 8 FEET IN WIDTH. PLACE EXPANSION JOINTS WHERE WALK MEETS OTHER WALKS, BACK OF CURBS, FIXTURES, OR OTHER STRUCTURES, AND AT INTERVALS NOT EXCEEDING 50 FEET. SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% DRAINING TOWARDS BACK OF CURB, UNLESS OTHERWISE NOTED.
- ONE INCH PREFORMED FOAM EXPANSION JOINT MATERIAL SONOFLEX "F" BY SONOBORN OR APPROVED 9. EQUAL SHALL BE PLACED BETWEEN NEW PAVEMENT CONSTRUCTION AND THE FACES OF BUILDINGS, STOOPS, EXISTING SLABS, AND OTHER FIXTURES, UNLESS NOTED ON THE DRAWINGS. ALL JOINTS SHALL BE SEALED WITH A SELF-LEVELING POLYURETHANE SUCH AS SONOLASTIC SL-1 OR APPROVED EQUAL.
- 10. ALL PCC SHALL BE JOINTED AT 12 FEET O.C. MAXIMUM DISTANCE. JOINTING SHALL BE IN ACCORDANCE WITH SUDAS STANDARD DETAILS FOR PUBLIC IMPROVEMENTS.

SLOPE VARIES

11. CONSTRUCT 1" EXPANSION JOINTS ON PCC CURB AT ALL ENDS OF RETURN RADII.

4 1/4"

5"

1/4 IN/FT

ە"

PAVE DEF

## SITE PREPARATION NOTES

- 1. PROTECT ADJACENT PROPERTY DURING DEMOLITION.
- 2. MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.
- 3. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIAL (EXCAVATED MATERIAL OR BROKEN CONCRETE) WHICH IS NOT DESIRABLE TO BE INCORPORATED INTO THE WORK INVOLVED ON THIS PROJECT. NO PAYMENT FOR OVERHAUL WILL BE ALLOWED FOR MATERIAL HAULED TO THESE SITES. NO MATERIAL SHALL BE PLACED WITHIN THE EASEMENTS, UNLESS SPECIFICALLY STATED IN THE PLANS OR APPROVED BY THE ENGINEER. DISPOSAL SITES MUST BE APPROVED BY THE ENGINEER. CONTRACTOR SHALL APPLY NECESSARY MOISTURE TO THE CONSTRUCTION AREA AND TEMPORARY HAUL ROADS TO PREVENT THE SPREAD OF DUST. OFF-SITE DISPOSAL SHALL BE IN ACCORDANCE WITH THE APPLICABLE GOVERNMENTAL REGULATIONS.
- 4. KEEP ADJACENT PUBLIC STREETS FREE FROM SOIL AND DEBRIS GENERATED BY THE PROJECT. CLEAN SOIL AND DEBRIS FROM THE ADJACENT STREETS ON A DAILY BASIS.
- 5. DURING CONSTRUCTION, CONTROL DUST SPREADING FROM ALL WORK AND STAGING AREAS
- 6. REMOVAL OR ABANDONMENT OF PUBLIC UTILITIES SHALL BE FULLY COORDINATED WITH APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
- 7. ANY EXISTING FACILITIES (CURBS, PAVEMENT, UTILITIES, ETC.) THAT THE CONTRACTOR'S OPERATIONS DAMAGE SHALL BE REPAIRED BY THAT CONTRACTOR AT HIS/HER COST.
- 8. WHERE A SECTION OF PAVEMENT, CURB AND GUTTER OR SIDEWALK IS CUT OR OTHERWISE DAMAGED BY THE CONTRACTOR, THE ENTIRE SECTION SHALL BE REMOVED AND REPLACED. PAVEMENT, CURBS, GUTTERS AND SIDEWALKS SHALL BE REMOVED A MINIMUM OF TWO FEET BEYOND THE EDGE OF THE TRENCH CUT AND TO THE NEAREST JOINT.
- 9. SAWCUT EDGES OF PAVEMENT FULL DEPTH PRIOR TO REMOVAL TO PREVENT DAMAGE TO ADJACENT SLABS AND FIXTURES.
- 10. EXISTING FIELD TILE LINES ENCOUNTERED IN THIS PROJECT SHALL BE REPAIRED BY THE CONTRACTOR IN ONE OF THE FOLLOWING WAYS:
  - CONNECT TILE TO THE NEAREST STORM SEWER,
  - B. DAYLIGHT TO FINISHED GROUND,
  - REPAIR TILE AND MAINTAIN SERVICE. C.

ADJACENT PAVEMENT

OR POROUS PAVERS

11. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF A TILE IS ENCOUNTERED AND SHALL INDICATE THE METHOD OF RESOLVING THE CONFLICT. THE ENGINEER SHALL APPROVE THE PROPOSED METHOD. THE LOCATION OF THE FIELD TILE SHALL BE RECORDED ON THE CONSTRUCTION RECORD DOCUMENTS.

www.hallend





(1) REC DE CO ACC *IF CO CC	IN CUT AREAS -SUITABLE EXISTING SUBGRADE-SCARIFY AND COMPACT TO 95%* OF THE MATERIALS STANDARD PROCTONSITY. -EXISTING FILL WITH ORGANICS-OVEREXCAVATE 12", R WITH SUITABLE FILL MATERIAL. COMPACT IN ACCOR WITH GRADING NOTES. IN FILL AREAS -SCARIFY EXISTING SUBGRADE AND RECOMPACT TO 9 THE MATERIALS STANDARD PROCTOR DRY DENSITY. - PLACE AND COMPACT SUITABLE FILL MATERIAL IN CORDANCE WITH GRADING NOTES. GRANULAR SOILS ARE ENCOUNTERED AND UTILIZED THEY MPACTED TO 98% OF THE MATERIALS MAXIMUM DRY DENSITY ATED IN GEOTECH DEPORT	OR DRY EPLACE DANCE 5%* OF SHALL BE TY AS
C SE	CTION_	
		SHEET
AY LOT	GENERAL NOTES & DETAILS	0
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- 1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED PER THE SUDAS STANDARD DETAILS/SPECIFICATIONS, PER THE STORM WATER POLLUTION PREVENTION PLAN AND AS DEEMED NECESSARY BY THE JURISDICTIONAL ENGINEER. CONTRACTOR SHALL BE PREPARED TO INSTALL ADDITIONAL MEASURES THAN THOSE SHOWN ON THE EROSION CONTROL PLAN IF SITE CONDITIONS WARRANT.
- 2. EROSION CONTROL METHODS SHALL BE IN PLACE PRIOR TO AREAS BEING DISTURBED.
- 3. EROSION CONTROL DEVICES SHALL BE CHECKED BY THE GENERAL CONTRACTOR EVERY SEVEN (7) DAYS AND AFTER EACH RAINFALL EVENT EQUAL TO 1/2" OR GREATER TO ENSURE WORKING ORDER.
- REPAIRS TO SOIL EROSION CONTROL DEVICES DEEMED NECESSARY SHALL BE COMPLETED IMMEDIATELY UPON NOTIFICATION OR WITHIN 24 HOURS 4. IF WEATHER DELAYS.
- MINIMIZE SOIL EROSION AND TRANSPORT BY MAINTAINING ALL EXISTING VEGETATION GROWTH WITHIN THE PROJECT LIMITS FOR AS LONG AS 5. POSSIBLE TO SERVE AS A NATURAL BUFFER. CONTRACTOR TO PROTECT ALL ADJACENT PROPERTIES FROM DISRUPTION AT ALL TIMES.
- 6. THE CONTRACTOR SHALL STRIP AND STOCKPILE THE TOPSOIL (APPROX. TOP 0.5 FT.), AND RESPREAD THE TOPSOIL FOR FINISHED GRADE WORK (SWPPP REQUIRES A MIN OF 4" OF TOPSOIL RESPREAD OVER ALL DISTURBED PORTIONS OF THE SITE, IF THERE IS NOT ENOUGH TOPSOIL STOCK PILED ONSITE THE CONTRACTOR SHALL IMPORT AND SPREAD TOPSOIL UNTIL AT LEAST 4" COVERS ALL DISTURBED AREAS).
- WHEN CONSTRUCTION ACTIVITIES ARE COMPLETE, RESPREAD TOPSOIL OVER THE DISTURBED SITE AT 4 TO 6 INCHES. THEN PROVIDE SEEDING ON 7. THE RESPREAD TOPSOIL AS SPECIFIED IN SUDAS.
- PROVIDE TEMPORARY SEEDING IN DISTURBED AREAS WHERE OPERATIONS WILL NOT COMMENCE OR PERMANENT SEEDING WILL NOT BE COMPLETED 8. FOR A PERIOD OF 14 DAYS OR MORE.
- 9. ALL SLOPES 5:1 OR GREATER SHALL BE COVERED WITH WOOD EXCELSIOR MATTING OR SODDED.
- 10. CONTRACTOR SHALL INSTALL AND MAINTAIN TEMPORARY SEDIMENT BASINS PER SUDAS UNTIL FINAL GRADING AND SEEDING HAS BEEN PERFORMED ON THE SITE. CONTRACTOR SHALL REMOVE ALL SEDIMENT FROM THE BASINS ONCE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETE.
- 11. SILT FENCES SHALL BE INSTALLED PER SUDAS AS SHOWN ON THE EROSION CONTROL PLAN. ADDITIONAL SILT FENCE SHALL BE INSTALLED AS NECESSARY BY THE CONTRACTOR. MAINTENANCE AND/OR REPLACEMENT OF THE SILT FENCE IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR.
- 12. CONTRACTOR SHALL INSTALL TEMPORARY SILT FENCES AROUND ALL INTAKES. EROSION CONTROL SOCKS OR EQUIVALENT SHALL BE USED AT THE DRIVE INTAKES ONCE THE SITE PAVING HAS BEEN COMPLETED. EROSION SOCKS SHALL BE MAINTAINED UNTIL THE SITE HAS BEEN STABILIZED.

### EROSION CONTROL NOTES (CONTINUED)

- 13. STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED PER SUDAS.
- 14. SITE CLEAN-UP SHALL BE PERFORMED ON A DAILY BASIS. SIDEWALKS, PARKING LOTS, ROADWAYS, ETC. SHALL BE KEPT CLEAN AT ALL TIMES.
- 15. ALL OPEN EXCAVATIONS SHALL BE PROTECTED.
- 16. CONTROL DUST SPREADING FROM ALL WORK AND STAGING AREAS.
- 17. MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.
- 18. THE LAST 20 FT OF EACH END OF ALL SILT FENCE OR FILTER SOCKS THAT IS INSTALLED SHALL BE TURNED UPHILL ("J"-HOOK METHOD).

20. APPROXIMATELY 3.5 ACRES WILL BE DISTURBED DURING CONSTRUCTION ACTIVITIES. GRADING NOTES

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH SUDAS SPECIFICATIONS AND DETAILS, LATEST ADDITION.
- 2. DEPARTMENT REQUIREMENTS. PROVIDE TESTING RESULTS TO OWNER AND ENGINEER OF RECORD.
- REQUIREMENTS.
- VERIFY STOCKPILE LOCATION AND VOLUME WITH OWNER PRIOR TO COMMENCING WORK. 4.
- 5. EXCESS TOPSOIL TO BE UTILIZED AS FILL OUTSIDE OF FUTURE BUILDING/ROADWAY AREAS TO HELP ACHIEVE A BALANCE ON EARTHWORK.
- 6. THE PROPOSED CONTOURS SHOWN FOR THE SITE REPRESENT THE TOP OF FINISH GROUND.



19. ADDITIONAL SILT FENCE MAY BE NEEDED IN AREA SHOWN AS PAVEMENT DEPENDING ON THE PHASING OF THE PAVEMENT INSTALLATION.

FILL AREAS WITHIN STREETS AND AREAS OF 3' OR GREATER FILLS WITHIN POTENTIAL FUTURE BUILDING AREAS AS SHOWN ON THE GRADING PLAN REQUIRE SOIL TESTING BY AN APPROVED GEOTECHNICAL FIRM. THESE AREAS TO RECEIVE STRUCTURAL FILL AND TESTING PER LOCAL BUILDING

3. CONTRACTOR SHALL STRIP ALL ORGANIC MATERIAL WITHIN GRADING LIMITS. A MINIMUM 6" DEPTH. REFER TO SUDAS FOR All OTHER GRADING

AY LOT	GENERAL	NOTES & DETAILS	SHEET
			C1.3
TY, IOWA	SCALE: N/A	PROJECT NO: 20360	





![](_page_11_Figure_0.jpeg)

![](_page_12_Figure_0.jpeg)

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DRAWN BY: EAD		HALL & HALL ENG	
CHECKED BY: LMH		Leaders in Land Developmen	JUNGE EXPANDED EAST CAR L
APPROVED BY: LMH		1860 BOYSON ROAD, HIAWATH	A, IOWA 52233
DATE: 10/01/2019			
FIELD BOOK: ######O. REVISION DESCRIP	TION APPROVED DA		VELOPMENT PLANNING www.halleng.com IN THE CITY OF NORTH LIBERTY, JOHNSO

10	Serie	Do l'Allocation l'Alle	NIN OLL	NOO I	OT AGING	
OVERS TORY	/ SHADE TRE	ES		-		
ARS	1	Acer rubrum 'Red Sunset' RED SUNSET RED MAPLE	2" DBH	BB	SEE PLAN	NURSER
CC	1	Cercis canadensis 'Northern Strain' EASTERN REDBUD	2" DBH	BB	SEE PLAN	NURSER
GT	2	Gleditsia triacanthos f. inermis 'Skycole' SKYLINE SKYLINE HONEYLOCUST	2" DBH	BB	SEE PLAN	NURSER
MC	1	Malus 'Red Barron' FLOWERING CRA BAPPLE	2" DBH	BB	SEE PLAN	NURSER
EVERGREEN	SHRUBS					
PP	19	Ficea pungens 'Globosa' DWARF GLOBE BLUE SPRUCE	15" HGT	CONTAINER	4' O.C.	NURSER
то	16	Thuja occidentalis 'Golden Globe' GOLDEN GLOBE ARBORVITAE	15" HGT	CONTAINER	4' O.C.	NURSER
PERENNIALS	/ ORNAMENT	AL AND NATIVE GRASSES				
SNS	12	Sorghastrum nutans 'Sioux Blue' NDIAN GRASS	1 GAL.	CONTAINER	SEE PLAN	NURSER
SSM	8	Schizachyrium scoparium 'MinnblueA' LITTLE BLUSTEM	1 GAL.	CONTAINER	SEE PLAN	NURSER

![](_page_14_Figure_11.jpeg)

### GENERAL LANDSCAPE NOTES

- 1. CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO EXCAVATION. BEFORE COMMENCEMENT OF ANY WORK, CONTACT IOWA ONE CALL (1-800-292-8989) OR 811 AT LEAST 48 HOURS PRIOR TO DIGGING. CONTRACTOR TO REPAIR DAMAGE TO UTILITIES AND STRUCTURES IMMEDIATELY AT CONTRACTORS EXPENSE.
- 2. PRIOR TO PLANT MATERIAL INSTALLATION, THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL APPROVE PLANT LOCATIONS. FIELD ADJUSTMENTS OF PROPOSED PLANT LOCATIONS MAY BE REQUIRED TO MINIMIZE POTENTIAL INTERFERENCE WITH EXISTING UTILITIES, TO MINIMIZE HAZARDS TO PLANT GROWTH AND TO IMPROVE MAINTENANCE CONDITIONS AND/OR IN CONSIDERATION OF OTHER FACTORS
- PRIOR TO INSTALLATION, ALL TREE PLANTING LOCATIONS SHALL BE FLAGGED AND PLANTING BEDS SHALL BE DELINEATED FOR 3. APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. CONTACT THE PROJECT LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE ONE WEEK PRIOR TO ANTICIPATED PLANT MATERIAL INSTALLATION DATE FOR LAYOUT APPROVAL.
- ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK" 4. (ANSI Z60.1-LATEST EDITION).
- 5. PLANT QUANTITIES ARE FOR CONTRACTOR'S CONVENIENCE. DRAWINGS SHALL PREVAIL WHERE DISCREPANCIES OCCUR.
- 6. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
- 7. PROVIDE A MINIMUM 3" DEPTH OF SHREDDED HARDWOOD MULCH IN ALL PLANTING BEDS AND TREE RINGS. MULCH RINGS FOR TREES SHALL BE A MINIMUM SIX FOOT (6') DIAMETER. ALL MULCH BEDS AND TREE RINGS SHALL CONTAIN SPADE/SHOVEL CUT EDGING AT MULCH EDGE
- 8. NURSERY TAGS SHALL BE LEFT ON PLANT MATERIAL UNTIL LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE HAS COMPLETED THE INITIAL ACCEPTANCE.
- CONTAINER GROWN STOCK SHALL HAVE THE CONTAINER REMOVED AND THE ROOT BALL CUT THROUGH THE SURFACE IN TWO 9. VERTICAL LOCATIONS.
- 10. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS, METALS, OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING.
- 11. AS NEEDED, STAKE ALL NEWLY PLANTED TREES RELATIVE TO WIND EXPOSURE. ALL PLANTS SHALL BE SET PLUMB TO GROUND AND FACED FOR BEST APPEARANCE. AS NECESSARY, PRUNE DEAD BRANCHES OR THOSE THAT COMPROMISE APPEARANCE AND STRUCTURE TO A MAX OF 1/3 THE PLANT.
- 12. CONTRACTOR SHALL WATER AND MAINTAIN ALL SEEDED AREAS AS WELL AS ALL PLANT MATERIAL UNTIL GROUND FREEZES. MAINTENANCE IS INCIDENTAL AND INCLUDES, BUT IS NOT LIMITED TO, WEEDING, WATERING, MULCHING, AND OTHER NECESSARY RELATED OPERATIONS UNTIL INITIAL ACCEPTANCE. INITIAL ACCEPTANCE IS CONSIDERED TO BE THE DATE AT WHICH PLANTING AND MULCHING, ETC., PER LANDSCAPE PLAN, HAS BEEN COMPLETED AND APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
- 13. ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN VIGOROUS GROWING CONDITIONS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF INITIAL ACCEPTANCE. REPLACE ALL PLANT MATERIAL UP TO ONE YEAR OF INITIAL ACCEPTANCE, IN ACCORDANCE WITH LANDSCAPE PLANS. ALL PLANTS THAT ARE DEAD OR IN AN UNHEALTHY OR UNSIGHTLY STATE ARE REQUIRED TO BE REPLACED AT NO ADDITIONAL COST TO THE OWNER
- 14. ALL AREAS DISTURBED BY CONSTRUCTION SHALL HAVE FULL SURFACE RESTORATION IMPLEMENTED BY MEANS OF TURF GRASS LAWN SEED AND/OR SOD, CONTRACTOR TO VERIFY/COORDINATE WITH OWNER UNLESS NOTED OTHERWISE.
- 15. ALL SEEDING APPLICATION NOTES ARE LISTED IN SOD/SEED APPLICATION NOTES. CONTRACTOR SHALL FOLLOW SEED MANUFACTURER'S RECOMMENDED SPECIFICATIONS FOR PRODUCT INFORMATION & INSTALLATION, OR SUDAS SPECS/DESIGN STANDARDS OR CITY STANDARDS, AS APPLICABLE.
- 16. FOR ALL OTHER LANDSCAPING WORK NOT ADDRESSED VIA MANUFACTURER'S SPECIFICATIONS OR NOT COVERED WITHIN THESE GENERAL NOTES, CONTRACTOR SHALL FOLLOW SUDAS OR CITY STANDARDS AS APPLICABLE. THE PLAN AND NOTES ON THIS SHEET SHALL SUPERCEDE SUDAS OR CITY STANDARDS AS APPLICABLE
- 17. ALL TREES TO BE PLACED WITHIN PARKING LOT ISLANDS ARE TO STRICTLY FOLLOW APPLICABLE SUDAS OR CITY STANDARDS.
- 18. ALL LANDSCAPE TO BE INSTALLED PER APPLICABLE SUDAS OR CITY STANDARDS.

DRAWN BY: EAD

CHECKED BY: LMH

APPROVED BY: LMH

DATE: 10/01/2019

FIELD BOOK: ####

- 19. NURSERY SOURCE FOR LANDSCAPE PLANTS SHOWN HEREON SHALL BE WITHIN A 500 MILE RADIUS OF CORALVILLE, IOWA AND GROWN IN A CLIMATE ZONE OF 5A OR COLDER.
- 20. PROVIDE AND MAINTAIN POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION AND INSTALLATION. DO NOT ALLOW ADDITION OF TOPSOIL, PLANTING SOIL OR MULCH TO DETER POSITIVE DRAINAGE OR TO CREATE AREA OF LOCALIZED PONDING.

### **BED PREPARATION AND MULCHING NOTES**

- 1. IMPORTED TOPSOIL, IF REOUIRED, SHALL BE: FERTILE, FRIABLE, NATURAL TOPSOIL, WITH A CLAY CONTENT NOT EXCEEDING 30% AND ORGANIC MATTER CONTENT NOT LESS THAN 5% FREE FROM LUMPS, COARSE SANDS, STONES, ROOTS, STICKS, AND OTHER FOREIGN MATERIAL, WITH ACIDITY RANGE OF BETWEEN Ph 6.0 and 6.8.
- 2. PLANTING SOIL:
  - PARTS TOPSOIL, 1 PART COMPOST, 1 PART SAND.
  - TOPSOIL SHALL BE AS SPECIFIED WITHIN THE NOTE ABOVE. COMPOST SHALL BE FINELY SCREENED GRADED TO PASS SIEVE AS FOLLOWS: -MINIMUM OF 85% BEING 1/4" OR SMALLER (DRY BASIS RESULT). -MINIMUM OF 70% BEING 5/32" OR SMALLER (DRY BASIS RESULT). -WITH CLUMPS OR PARTICLES 3/4" DIAMETER OR GREATER. SAND SHALL BE C33 WASHED CONCRETE SAND, OR APPROVED EQUAL
- DIRECTIONS, TO ALL PLANTING BEDS.

### SURFACE RESTORATION APPLICATION NOTES

- 1. ALL TURF GRASS LAWN SEED, SHALL BE PER SUDAS TYPE 1 LAWN MIX APPROVED EQUAL
- 2. ALL TURF GRASS LAWN AREAS, UNLESS NOTED OTHERWISE, ARE TO BE PLANTED AND INSTALLED AS PER THE SUDAS SPECIFICATIONS
- SPECIFICATIONS FOR SEEDING OR SOD
- 4. ALL TURF GRASS SOD TO BE OF THE SAME PERFORMANCE QUALITY AND SPECIES OF SUDAS TYPE 1 SPECIFICATIONS

![](_page_15_Figure_32.jpeg)

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PLANTING SOIL (i.e. BACKFILL AREAS AROUND ROOT BALLS AS SHOWN ON TREE/SHRUB INSTALLATION DETAIL) SHALL BE AMENDED. THOROUGHLY MIX 4

3. PRIOR TO MULCHING ALL PLANTING BED AREAS, APPLY COMMERCIAL GRADE PRE-EMERGENT HERBICIDE (PREEN OR APPROVED EQUAL), PER MANUFACTURE'S

3. ALL TURF GRASS LAWN AREAS, WHETHER SODDED OR SEEDED, UNLESS NOTED OTHERWISE, ARE TO BE PLANTED AND INSTALLED AS PER SUDAS

![](_page_16_Figure_0.jpeg)

![](_page_16_Figure_1.jpeg)

- IREE & SHRUB PLANTING NOTES: 1. REMOVE TOP 3 OF WIRE BASKET AND BURLAP ONCE PLACED INTO PLANTING HOLE. REMOVE ALL SISAL AND
- 2. TRUNK FLARE SHOULD BE EXPOSED BEFORE DETERMINING PLANTING HOLE DEPTH.
- 3. PLANT TREE WITH TRUNK FLARE  $1\!-\!2"$  MAXIMUM ABOVE ORIGINAL GRADE, AVOID PLANTING TREE TOO DEEPLY.
- PLANTING HOLE TO BE AT MINIMUM 3 TIMES THE WIDTH OF ROOTBALL AT SOIL SURFACE, SLOPING TO THE WIDTH OF ROOT BALL AT BASE. PLANTING HOLE WIDTH NEAR SURFACE IS INCREASED TO 5 TIMES THE WIDTH OF ROOTBALL WHEN SOILS ARE HIGHLY COMPACTED OR HEAVY IN CLAY CONTENT.
- 5. SCARIFY PLANTING HOLE TO HELP ELIMINATE THE CREATION OF A SOIL INTERFACE.
- 6. PLACE ROOTBALL ON COMPACTED & LEVELED SUBGRADE
- . REMOVE EXISTING SOIL FROM EXCAVATED PLANTING PIT AND REPLACE WITH PLANTING SOIL. WHILE BACKFILLING, WORK PLANTING SOIL AROUND ROOTBALL TO MINIMIZE LARGE AIT POCKETS AND ENSURE BETTER VERTICAL SUPPORT.
- AVOID MOUNDING MULCH & MAKING CONTACT WITH TRUNK. FORM MULCH RING SAUCER TO HELP HOLD WATER DURING ESTABLISHMENT. DIAMETER OF MULCH AREA SHOULD BE CLEAR OF GRASS, WEEDS, ETC. TO REDUCE COMPETITION WITH TREE ROOTS.

![](_page_16_Figure_13.jpeg)

AY LOT	LOT SITE LANDSCAPING PLAN		SHEET
			C6.2
			1
NTY, IOWA	SCALE: N/A	PROJECT NO: 20360	

![](_page_17_Picture_0.jpeg)

October 31, 2019

## <u>Memo</u>

To: North Liberty Planning Commission From: Dean Wheatley, Planning Director Subject: Site Plan Approval Request (Lots 67 and 68 of Corridor Commercial Part Five)

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 Grant Lientz, City Attorney Kevin Trom, City Engineer Dean Wheatley, Planning Director

This request is to approve a commercial Site Plan for a new restaurant, BT Gin Eatery, located at the northeast corner of Forevergreen Road and Jordan Street.

The site layout is unique and interesting, with ample parking, good vehicular circulation, a large outdoor eating area, and a well thought-out pedestrian site feature. Landscape planning is complete and exceeds minimum requirements. The site is arranged to keep outside eating area away from residential properties to the east and is well designed with masonry walls and an included outside fireplace.

The building is a clean modern design that exceeds design standards and will be a landmark in this part of North Liberty.

The original submission site plan materials were well done and complete, and modifications needed to address several relatively minor code issues were addressed in the resubmission. Staff recommends approval of the site plan.

Notes: A plat is required to combine the two existing lots. Submit SWPPP documents to Stormwater Coordinator. Submit CSR application to City.

W W W 1111 HALLANDER VAN ALLEN JUNIOR HIGH 0000 PROJECT LOCATION

LOTS 67 & 68 CORRIDOR COMMERCIAL SUBDIVISION - PART FIVE

> LOCATION MAP SCALE: N.T.S.

## LEGEND

EXIS	<u>TING:</u>		
$(\overline{\bigcirc})$	CON. MANHOLE	— — — San. Lat. — —	SAN. S. LATERAL
	- Foo Manholf	— — — —6"San. S. ——	6" SAN. S. MAIN
	CLEAN OUT	——————————————————————————————————————	8" SAN. S. MAIN
¢	FIRE HYDRANT	— — 10" San. S. —	10" SAN. S. MAIN
Ø ₽	WATER SERVICE	— · · · — · · —12" San. S. ——	12" SAN. S. MAIN
$\otimes$	WATER VALVE	— · — · —15" San. S. ——	15" SAN. S. MAIN
Q	YARD HYDRANT		FLOW DIRECTION
	CATCH BASIN	— <i>—</i> ————	WATER SERVICE
$\square$	STORM INLET	— — — — 6" Water —	6" WATER MAIN
6	– NATURAL GAS VALVF	8" Water	8" WATER MAIN
GFI	NATURAL GAS METER	— · · · — · · — 10" Water —	10" WATER MAIN
	POWER POLE	— · — · — · —12"Water ——	12" WATER MAIN
-\$-	LIGHT POLE	= = 12" St. Sewer	<12" STORM SEWER
<b>A</b>	WARNING SIREN	15" St. Sewer	12″ STORM SEWER
φ	TEL. PEDESTAL	= <u> </u>	15" STORM SEWER
	MAILBOX		18" STORM SEWER
	POST OR POLE	24 <u>St. Sewer</u>	24" STORM SEWER
	STREET SIGN		27" STORM SEWER
$\odot$	EVERGREEN TREE		30" STORM SEWER
$\odot$	DECIDUOUS TREE	42" St. Sewer	36 SIURM SEWER
0	TREE STUMP	48" St. Sewer	42 STORM SEWER
	BUSH/SHRUB		CURB AND GUTTER
	TREE/RRUSH LINE	— · — GAS — · —	U.GRD N. GAS UTILITY
	PARK BENCH	— · · — UGE— · · · —	U.GRD ELECTRIC UTILITY
		— — UGC — —	U.GRD CABLE TV UTILITY
Ð	BENCHMARK		LI GRD TELEPHONE LITILITY
•	SURVEY CONTROL POINT		
0	PROPERTY PIN	— · · · — FO — · · · —	U.GRD FIBER OPTIC UTILITY
— — R/W— —	RIGHT-OF-WAY	— · · — OHE — · · —	OVERHEAD ELECTRIC
— — P/L — —	PROPERTY LINE	——————————————————————————————————————	FENCE
	LASEMENI	— — —	CONTOUR

## SHEET INDEX:

SHEET TITLE:
C100
C101
C102
C103
C104
C105
C200
C201 - C203
EXHIBIT
A100
A201
A202
A203

SHEET DES TITLE PAG EXISTING SITE LAY UTILITY P GRADING LANDSCA EROSION DETAILS LIGHTING CODE AN EXTERIO PERSPEC DUMPSTER

## **PROJECT INFORMATION:**

LAND OWNER INFORMATION:

APPLICANT INFORMATION:

ENGINEER INFORMATION:

LEGAL DESCRIPTION:

PROPERTY ADDRESS: PROPERTY AREA:

ZONING DISTRICT:

PROPOSED LAND USE: BUILDING AREA:

MINIMUM YARD REQUIREMENTS :

PARKING SETBACK REQUIREMENTS:

PARKING REQUIREMENTS:

PARKING PROVIDED:

LOT COVERAGE:

![](_page_18_Picture_23.jpeg)

CONTRACTOR SHALL NOTIFY IOWA ONE CALL NO LESS THAN 48 HOURS IN ADVANCE OF ANY DIGGING OPERATION.

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 OWNER OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THE THESE FACILITIES FOR THE NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THAT THERE MAY BE 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.

GENERAL NOTES:

- CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PER 1. IDOT STANDARD ROAD PLANS AND CITY OF NORTH LIBERTY REQUIREMENTS AT ALL TIMES DURING WORK IN THE RIGHT-OF-WAY.
- 2. ALL RIGHT-OF-WAYS AND PROPERTY LINES SHOWN ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY. A SURVEY PERFORMED BY A PROFESSIONAL LAND SURVEYOR SHOULD BE COMPLETED TO DETERMINE THE ACTUAL PROPERTY LINE AND RIGHT-OF-WAY LOCATIONS.
- 3. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ALL DISTURBED PROJECT AREA COMPONENTS INCLUDING, BUT NOT LIMITED TO: EXISTING CONCRETE; BITUMINOUS PAVEMENT; GRAVEL; CULVERTS AND STORM SEWER SEWER; WATER AND SANITARY SEWER SYSTEM COMPONENTS; TREES; MAILBOXES; AND LANDSCAPING.
- DO NOT SCALE DRAWINGS. NOTIFY ENGINEER 4. IMMEDIATELY OF ANY DISCREPANCIES.

# **BT GIN EATERY**

CRIPTION:	DATE OF ISSUE:	DATE OF REVISION:
GE, LEGEND, GENERAL NOTES	OCTOBER 25, 2019	-
LAYOUT	OCTOBER 25, 2019	-
OUT AND DIMENSION PLAN	OCTOBER 25, 2019	-
PLAN	OCTOBER 25, 2019	-
AND EROSION CONTROL	OCTOBER 25, 2019	-
APING PLAN	OCTOBER 25, 2019	-
CONTROL DETAILS	OCTOBER 25, 2019	-
	OCTOBER 25, 2019	-
PLAN	OCTOBER 1, 2019	-
ALYSIS	OCTOBER 25, 2019	-
R ELEVATIONS	OCTOBER 25, 2019	-
CTIVE ELEVATION	OCTOBER 25, 2019	-
ER PLAN AND ELEVATION	OCTOBER 25, 2019	-

CORRIDOR COMMERCIAL DEVELOPMENT CO./HODGE CONSTRUCTION COMPANY 711 S. GILBERT STREET IOWA CITY, IA 52240

INVB&B, LLC 12 S. DUBUQUE STREET IOWA CITY, IA 52240

DAN DREESSENS DELTA 3 ENGINEERING, INC. 898 JACKSON STREET, DUBUQUE, IOWA 52001

PHONE: 563-542-9005 EMAIL: DAN@DELTA3ENG.BIZ

LOTS 67 AND 68 OF CORRIDOR COMMERCIAL SUBDIVISION - PART FIVE, NORTH LIBERTY, IOWA IN ACCORDANCE WITH THE FINAL PLAT RECORDED IN BOOK 55, PAGE 85, PLAT RECORDS OF JOHNSON COUNTY, IOWA.

NOT ASSIGNED.

LOT 67 = 0.45 AC 19,606 SQ.FT. LOT 68 = 0.72 AC 31,541 SQ.FT. TOTAL = 1.17 AC 51,147 SQ.FT.

C-2-A HIGHWAY COMMERCIAL DISTRICT

ONE-STORY RESTAURANT WITH OUTDOOR PATIO

RESTAURANT = 4,433 SQ.FT. OUTDOOR PATIO = 3,360 SQ.FT. 7,793 SQ.FT. TOTAL = FRONT YARD DEPTH = 25 FEET SIDE YARD DEPTH = 10 FEET REAR YARD DEPTH = 20 FEET MAXIMUM HEIGHT = 35 FEET OR 2  $\frac{1}{2}$  STORIES FRONT YARD = 10 FEET 5 FEET REAR YARD = SIDE YARD = 5 FEET RESTAURANT: 1 STALL FOR EVERY 100 GROSS SQUARE FEET RESTAURANT AREA = 4,433/100 SF = 45 STALLS

PATIO AREA* =	2,215/100 SF =	23 STALLS	
TOTAL REQUIRED =		68 STALLS	
(* - PATIO AREA DOES NO	T INCLUDE LANDSCA	PED OR GAME AREA	)
STANDARD (9'x19') =		63 STALLS	
ADA COMPLIANT =		3 STALLS	
OTAL PROVIDED =		66 STALLS	

TOTAL PROVIDED = TOTAL AREA = 51,147 SQ.FT. 4,433 SQ.FT. BUILDING AREA = OUTDOOR PATIO AREA = 3,360 SQ.FT. PAVED AREA = 28,075 SQ.FT.

(100.00%) (8.67%) (6.57%) (54.89%) TOTAL IMPERVIOUS AREA = 35,868 SQ.FT. (70.13%)

![](_page_18_Picture_47.jpeg)

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA

OCTOBER 1, 2019

12/31/2020

RENEWAL DATE

DATE

![](_page_18_Picture_49.jpeg)

PAGES OR SHEETS COVERED UNDER THIS CERTIFICATION: C100 - C105

![](_page_18_Picture_51.jpeg)

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![](_page_18_Picture_53.jpeg)

REVI	REVISIONS:					
NO.	DATE	DESCRIPTION				
AS-B	UILT:					

PROJECT NUMBER	D19-127
SHEET SCALE	AS NOTED WHEN PRINTED AT 24x36
DRAWN BY	D.THERING
DATE ISSUED	OCTOBER 30, 2019
SHEET DISCIPLINE	TITLE PAGE, LEGEND, GENERAL NOTES

![](_page_18_Picture_56.jpeg)

![](_page_19_Figure_1.jpeg)

![](_page_20_Figure_0.jpeg)

CONTAINED ON FAI	PAL, & STRUCTI DEVELOPMENT ET BIB NSUL NSUL RVED AND T. ALL DE ND OTHEH IS PLAN S ENGINEE F, REPROL ANY CONT PRINTED, E JIRES THE HE OWNEF	TAN 3 WALL ENGINEERING • ARCHITECTURE PLANNING & CADD SERVICES PHONE: (608) 348-5355 PHONE: (563) 542-9005 TANT: TANT: ATEMENT NO REPRODUCTION RAWINGS, SPECS., R DOCUMENTS HEET IS CREATED BY RING AND THEIR DUCTION, OR ENT HEREIN IN ANY LECTRONIC, OR EXPLICIT WRITTEN
	BT GIN EATERY	LOTS 67 & 68 CORRIDOR COMMERCIAL SUBDIVISION - PART FIVE NORTH LIBERTY, IOWA 52317
REVISIONS NO. DA		ESCRIPTION
PROJECT NUMBER SHEET SCALE DRAWN BY DATE ISSUED SHEET DISCIPLINE SHEET TITL	AS I PRIN D.T OCTC SITE L DIMEN E: C1C	D19-127 NOTED WHEN ITED AT 24x36 THERING OBER 30, 2019 AYOUT AND NSION PLAN

## LEGEND

SCALE: 1"=20' (24"x36")

4" PCC SIDEWALK PER NORTH LIBERTY MUNICIPAL DESIGN STANDARDS

7" PCC PAVEMENT ON 6" AGGREGATE FOR FIRE ACCESS ROUTE. CONSTRUCT TO SUPPORT 75,000 LB. 6" PCC PAVEMENT ON 6" AGGREGATE

PAVERS

![](_page_21_Figure_0.jpeg)

![](_page_21_Picture_2.jpeg)

![](_page_21_Picture_3.jpeg)

SUB-CONSULTANT:

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4

SIZE:	OPENING TYPE:	CASTING TYPE:	TOP ELEV.:	INV. OUT ELEV.:	DEPTH:	INLET PROTECTION:
CAST BOX	-	R-3067-L	773.94'	770.34'	3.60'	TYPE "D"
CAST BOX	-	R-3067-L	775.43'	771.93'	3.50'	TYPE "D"
CAST BOX	-	R-3067-L	774.98'	771.48'	3.50'	TYPE "D"
/C	-	PVC SCREW CAP	781.63'	777.24'	4.39'	-
/C	-	PVC SCREW CAP	781.75'	777.94'	3.81'	-
RECAST	-	R-4342	779.50'	776.40'	3.10'	TYPE "A"
/C	-		781.57'	777.05'	4.52'	-
/C	-	SIOUX CHIEF	781.85'	777.75'	4.10'	-
/C	-	860 SERIES	781.57'	777.75'	3.82'	-
/C	-		781.75'	778.00'	3.75'	-
′C		R-6013	781.63'	781.90'	7.00'	-

STORM INLET

(NEENAH R-3067 L - TYPICAL 2'X3' CATCH BASIN CASTING)

STORM WATER DESIGN FLOW SUMMARY:

CONNECTION POINT	Q <sub>10</sub> (CFS)	Q <sub>25</sub> (CFS)	SOURCE AREA
STORM MH 10262	0.9	1.09	ROOF
STORM MH 20464	0.46	0.56	PATIO
STORM CB 20427	3.99	4.83	PARKING LOT

CONTRACTOR TO COORDINATE ALL UTILITY CONNECTIONS WITH THE CITY OF NORTH LIBERTY A MINIMUM OF 24 HOURS PRIOR TO CONNECTION. CONFIRM MATERIALS AND METHODS WITH CITY PRIOR TO SCHEDULING CONNECTIONS.

![](_page_21_Picture_15.jpeg)

![](_page_22_Figure_0.jpeg)

![](_page_22_Picture_3.jpeg)

898 JACKSON STREET DUBUQUE, IOWA 52001 PHONE: (563) 542-9005 SUB-CONSULTANT: CONSENT STATEMENT ALL RIGHTS RESERVED AND NO REPRODUCTION WITHOUT CONSENT. ALL DRAWINGS, SPECS., REPORTS, DATA, AND OTHER DOCUMENTS CONTAINED ON THIS PLAN SHEET IS CREATED BY AND FOR DELTA 3 ENGINEERING AND THEIR CLIENTS USE. USE, REPRODUCTION, OR DISTRIBUTION OF ANY CONTENT HEREIN IN ANY FORM WHETHER PRINTED, ELECTRONIC, OR OTHERWISE, REQUIRES THE EXPLICIT WRITTEN PERMISSION OF THE OWNER.  $\succ$ ATER' Ш GIN Ш REVISIONS: NO. DATE DESCRIPTION AS-BUILT: AGENCY REVIEW PROJECT NUMBER D19-127 SHEET SCALE AS NOTED WHEN PRINTED AT 24x36 DRAWN BY D.THERING DATE ISSUED OCTOBER 30, 2019 SHEET GRADING AND DISCIPLINE EROSION CONTROL SHEET TITLE: C104

DELTA 3

PHONE: (608) 348-5355

PROFESSIONAL CIVIL, MUNICIPAL, & STRUCTURAL ENGINEERING•ARCHITE GRANT WRITING•LAND DEVELOPMENT•PLANNING & CADD SERVICES

875 SOUTH CHESTNUT STREET PLATTEVILLE, WISCONSIN 53818

NOTE: 1. CONTRACTOR TO PROVIDE INLET PROTECTION IN ALL INLETS PLACED ONSITE.

LEGEND

SILT SOCK ------------------------------SILT FENCE TW = TOP OF WALL ELEVATION BW = BOTTOM OF WALL ELEVATION AT GROUND

![](_page_23_Figure_0.jpeg)

![](_page_23_Figure_1.jpeg)

![](_page_23_Picture_2.jpeg)

## DELTA 3 PROFESSIONAL CIVIL, MUNICIPAL, & STRUCTURAL ENGINEERING • AR GRANT WRITING • LAND DEVELOPMENT • PLANNING & CADD SERVICES 875 SOUTH CHESTNUT STREET PLATTEVILLE, WISCONSIN 53818 PHONE: (608) 348-5355

898 JACKSON STREET DUBUQUE, IOWA 52001 PHONE: (563) 542-9005

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## PLANT LIST - TREES

		MATURE	INSTALL					
QTY:	KEY:	COMMON NAME:	BOTANICAL NAME:	SIZE:	SIZE (MIN.):			
3	CS	COLORADO BLUE SPRUCE	PICEA PUNGENS	50' x 20'	2" Ø CAL.			
8	SC	WHITE SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	15' x 15'	2" Ø CAL.			
5	SH	SUNBURST HONEYLOCUST	GLEDITSIA TRIACANTHOS VAR. INERMIS	45' x 40'	2" Ø CAL.			
5	GL	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	50' x 35'	2" Ø CAL.			
PLANT LIST - SHRUBS AND GRASSES								
	KEV.		BOTANICAL NAME:	MATURE SIZE:	INSTALL SIZE (MINT)			

QIT.	NET.		DUTANICAL NAME.	SIZE.	SIZE (IVIIIN.).
34	EA	EMERALD GREEN ARBORVITAE	THUJA OCCIDENTALIS SMARAGD	5' x 5'	12" HT.
18	AS	ARCTIC SUN DOGWOOD	CORNUS SANGUINEA ARTIC SUN 'CATO'	36" x 36"	12" HT.
8	GP	GOLDSTAR POTENTILLA	POTENTILLA FRUTICOSA 'GOLDSTAR'	36" x 30"	12" HT.
9	GS	GOLDMOUND SPIREA	SPIREA JAPONICA 'GOLDMOUND'	18" x 30"	12" HT.
27	HR	HOT ROD SWITCH GRASS	PANICUM VIRGATUM 'HOT ROD'	36" x 30"	12" HT.
13	КВ	KODIAK BLACK HONEYSUCKLE BUSH	DIERVILLA X KODIAK 'SMNDRSF'	36" x 36"	12" HT.
18	PD	PRAIRIE DROPSEED GRASS	SPOROBOLUS HETEROLEPIS	36" x 24"	12" HT.

LANDSCAPING LEGEND:	
DARK BROWN WOOD MULCH	
	+ +

SYNTHETIC TURF GRASS	+ + + + + + + + + + + + + + + + + + +
PERMANENT SEEDING	
PERMANENT SEED WITH ROLLED EROSION MAT	

ALL OTHER DISTURBED AREAS TO BE SEED WITH MULCH

- LANDSCAPING NOTES: 1. ALL DISTURBED LAWN AREAS TO RESTORED WITH A MINIMUM OF 6" OF TOPSOIL, SEED, AND MULCH, SEE NOTE #8.
- 2. EXISTING TREES TO REMAIN ALONG EAST PROPERTY LINE TO BE PROTECTED DURING CONSTRUCTION. IF AN EXISTING TREE IS DAMAGED DURING CONSTRUCTION, A SIMILAR TYPE OF TREE SHALL BE PLANTED IN ITS PLACE. TREES TO BE PROTECTED BY INSTALLING AN ORANGE SAFETY FENCE INSTALLED AT THE DRIP LINE. 3. IF SPECIFIED TREE/PLANT TYPE IS NOT LOCALLY AVAILABLE, A
- SUBSTITUTION MAY BE MADE ONLY AFTER OWNER AND CITY OF NORTH LIBERTY APPROVES OF SUBSTITUTION. 4. CONTRACTOR TO PROVIDE A ONE YEAR WARRANTY ON ALL TREES AND
- PLANTS. 5. DISTURBED SLOPES STEEPER THAN 4:1 SHALL BE PROTECTED WITH AN EROSION CONTROL MAT. MAT SHALL BE SELECTED BASED UPON
- FIELD CONDITIONS: SLOPE STEEPNESS, SLOPE LENGTH, AND TIME REQUIRED TO BE IN PLACE. 6. ANY DISTURBANCE IN THE DRAINAGE EASEMENT WILL NEED TO BE
- STABILIZED WITH SEED AND ROLLED EROSION CONTROL MAT. 7. THE EMERALD GREEN ARBORVITAE'S LONG EAST PARKING AREA ARE TO FORM A SCREEN WALL.
- 8. ALL PERMANENT SEEDING IS TO BE TYPE 1 PERMANENT LAWN MIXTURE AND COVERED WITH NATIVE GRASS STRAW MULCH. SEED TO BE PLACED WITH A HAND SEEDER. MULCH TO BE "BLOWN" OVER SEED WITH A MULCHING MACHINE AND "TUCKED IN" IMMEDIATELY AFTER. IN AREAS INACCESSIBLE TO A MULCHING MACHINE, MULCH MAY BE PLACED BY HAND. 9. IF CONTRACTOR WISHES TO PLACED SEED AND MULCH BY OTHER
- MEANS, CONTRACTOR IS OBTAIN PRIOR APPROVAL FROM OWNER AND CITY OF NORTH LIBERTY.

## LANDSCAPING REQUIREMENTS:

- 1 TREE WITHIN 40 FEET OF EVERY PARKING SPACE: PROVIDED
- 1 TREE FOR EVERY 2,000 SQ.FT. OF COMMERCIAL BUILDING FOOTPRINT: 7,793 SQ.FT./2,000 SQ.FT. = 8 TREES (21 PROVIDED)

PARKING AREAS TO BE SCREENED FROM PUBLIC VIEW: PROVIDED

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![](_page_23_Figure_28.jpeg)

SHEET TITLE:

C105

![](_page_24_Figure_0.jpeg)

![](_page_24_Figure_1.jpeg)

C200

![](_page_25_Figure_0.jpeg)

![](_page_26_Figure_0.jpeg)

![](_page_27_Figure_0.jpeg)

![](_page_28_Figure_1.jpeg)

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ERS	(TABLE 906.3)			2		SEE PLAN					MAX. TRAVEL	
	,											

![](_page_29_Picture_2.jpeg)

AGENCY REVIEW						
PROJECT NUMBER	D19-127					
SHEET SCALE	AS NOTED WHEN PRINTED AT 24x36					
DRAWN BY	J.BAILIE					
DATE ISSUED	OCTOBER 30, 2019					
SHEET DISCIPLINE	CODE ANALYSIS					

SHEET TITLE:

AS-BUILT:

# PHONE: (563) 542-9005

PHONE: (608) 348-535

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875 SOUTH CHESTNUT STREET

PLATTEVILLE, WISCONSIN 53818

898 JACKSON STREET

DUBUQUE, IOWA 52001

A100

	MODULAR BRICK			
ROOF BEARING ELEV. = + 12'	HORIZONTAL LP SMART SIDING			
BOTTOM OF EYEBROW				
φ·· • ·	METAL STANDING SEAM PANEL EYEBROW			
	PROVIDE SNOW JACKS			
	MODULAR BRICK			
	APPROX. GRAD	$ = \frac{1}{2} + \frac$		
ELEV. = 0'			GLASS WALK DOOR	
	HORIZONTAL LP SMART SIDING			BACK
TOP OF PARAPET				
ELEV + 10-0	MODULAR BRICK			
	PROVIDE SNOW JACKS			BT GIN EATERY
ELEV. = + 12'	METAL STANDING SEAM AND			
ELEV. = + 9'-4"				
		SCREEN ALL/COLUMN OUTLINE		
FINISHED FLOOR	APPROX. <u>GRADE</u>			
			GLASS WA	ALK DOOR
		CLASS 2B FUSEI	O AND BONDED VINYL COATED	
	OUTDOOR STONE HEARTH	MINIMUM 9 GAU	GE CORE, WITH 2" MESH, AND LATS INSTALLED TO OBTAIN A	
TOP OF PARAPET			ACTOR OF 90% MINIMUM	
TOP OF PARAPET ELEV. = + 16'-8"			ACTOR OF 90% MINIMUM	
TOP OF PARAPET ELEV. = + 16'-8"	WOOD PERGOLA		ACTOR OF 90% MINIMUM	
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![](_page_30_Picture_1.jpeg)

STONE COLUMN CAP TYP. PROVIDE SNOW JACKS METAL STANDING SEAM PANEL EYEBROW EXTERIOR LIGHT TYP. IRON FENCE BETWEEN COURTYARD COLUMNS BRICK WALL AND COLUMNS AROUND COURTYAR PRECAST SILL IRON GATE AT COURTYARD EXIT APPROX. GRADE	D NORTH ELEVATION SCALE: 3/16"=1'-0" N A201	<image/> <section-header><text><text><text></text></text></text></section-header>
HORIZONTAL LP SMART SIDING		PERMISSION OF THE OWNER.
<ul> <li>STONE COLUMN CAP TYP.</li> <li>MODULAR BRICK</li> <li>WOOD PERGOLA</li> <li>MODULAR BRICK</li> <li>METAL WALK DOOR</li> <li>FIRE DEPARTMENT CONNECTION</li> <li>PRECAST SILL</li> </ul> HORIZONTAL LP SMART SIDING STONE COLUMN CAP TYP. MODULAR BRICK WETAL STANDING SEAM PANEL EYEBROW	SOUTH ELEVATION SCALE: 3/16"=1'-0"	BT GIN EATERY LOTS 67 & 68 CORRIDOR COMMERCIAL SUBDIVISION - PART FIVE NORTH LIBERTY, IOWA 52317
		REVISIONS: NO. DATE DESCRIPTION
PRECAST SILL	EAST ELEVATION SCALE: 3/16"=1'-0" A201	AS-BUILT:
APPROX. GRADE	YARD	AGENCY REVIEW         PROJECT       D19-127         NUMBER       D19-127         SHEET       AS NOTED WHEN         SCALE       PRINTED AT 24x36         DRAWN       J.BAILIE         DATE       OCTOBER 30, 2019         SHEET       EXTERIOR ELEVATIONS         SHEET TITLE:       A2001
ONE HEARTH	WEST ELEVATIONWSCALE: 3/16"=1'-0"A201	

![](_page_31_Picture_0.jpeg)

NOTE !!! SITE DETAIL ELEMENTS NOT SHOWN FOR BUILDING ELEVATION CLARITY.

![](_page_31_Picture_2.jpeg)

![](_page_32_Figure_0.jpeg)

![](_page_33_Picture_0.jpeg)

October 31, 2019

## <u>Memo</u>

To: North Liberty Planning Commission From: Dean Wheatley, Planning Director Subject: Request of DERS 380 LLC to approve Evermore Subdivision, located on the west side of I-380 and north of Forevergreen Road.

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 Grant Lientz, City Attorney Tom Palmer, City Building Official Kevin Trom, City Engineer Dean Wheatley, Planning Director

This request is to create a two lot subdivision that includes a new parcel intended to contain a new City sanitary sewer pump station. The intended City lot is shown as Lot 1 while the balance of the parcel is identified as an outlot because it is expected to be developed with streets and utilities at a later date, and at that time a new plat will be prepared.

Staff recommends approval of the Preliminary Plat.

![](_page_34_Figure_0.jpeg)

FILENAI tv Impre

# -PROJECT LOCATION (NORTH LIBERTY CORP. LIMIT .380 218 (27

**OWNER:** DERS380, LLC MOYNA NORTH, LLC PO BOX 5198 CORALVILLE, IOWA 52241

**APPLICANT:** 52317

## LEGAL DESCRIPTION:

thence South 7°26'48" East 397.82 feet along said right-of-way; thence South 2°23'57" East 130.00 feet along said right-of-way; thence South 2°51'17" West 436.84 feet along said right-of-way; thence South 2°21'52" East 180.62 feet along said right-of-way; Quarter of the Northeast Quarter;

Quarter;

beginning.

## ZONING:

**C-2-A HIGHWAY COMMERCIAL** 

![](_page_34_Picture_11.jpeg)

![](_page_34_Figure_13.jpeg)

![](_page_35_Picture_0.jpeg)

### NORTH LIBERTY PLANNING COMMISSION

Minutes Oct 1, 2019 North Liberty City Council Chambers, 1 Quail Creek Circle

## <u>Roll Call</u>

Chair Rebecca Keogh called the October 1, 2019 Planning Commission meeting to order at 6:30 p.m. Commission members present: Josey Bathke, Adam Gebhart, Jason Heisler, Rebecca Keogh, Kylie Pentecost and Patrick Staber. Absent: Ronda Detlefsen.

Others present: Dean Wheatley, Ryan Heiar, Grant Lientz, Stacey House, Kevin Trom, Joel Miller, Mike Bails, Jeff Mekota, Brian Wayson, Carter Ku<u>r</u>dlre, and other interested parties.

## <u>Agenda Approval</u>

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

## Diamond Dreams site plan

## Staff Presentation

Wheatley presented the request of a Request of Jeff Mekota to approve a Revised Site Plan at Lot 11 I-380 Industrial Park Subdivision, located west of I-380 and south of W Penn Street and summarized the staff report.

## Applicants Presentation

Jeff Mekota and Mike Bails were present on behalf of the applicant and offered additional information on the development. Kyle Sherman, owner of Diamond Dreams, also answered several questions.

## Public Comments

No public comments were offered.

## Questions and Comments

Heisler and Keogh believe it will be a great fit for our community. There was a discussion regarding parking and hours of operation between the Commission and applicants.

## Recommendation to the City Council

Josey Bathke moved, Rebecca Keogh seconded to recommend approval of the Diamond Dreams site plan with no conditions. The vote was all ayes. Motion approved.

## Approval of previous minutes

Adam Gebhart moved, Jason Heisler seconded to approve the minutes of the September 3, 2019 Planning Commission meeting. The vote was all ayes. Minutes approved.

## <u>Old Business</u>

No old business was presented.

### New Business

Wheatley noted that three new cases have been submitted for the November meeting.

### <u>Adjournment</u>

At 6:52 p.m., Patrick Staber moved, Adam Gebhart seconded to adjourn. All ayes. Meeting adjourned.