



North Liberty Planning Commission

Meeting Information

Tuesday, January 7, 2020 (!)

6:30 PM

City Council Chambers

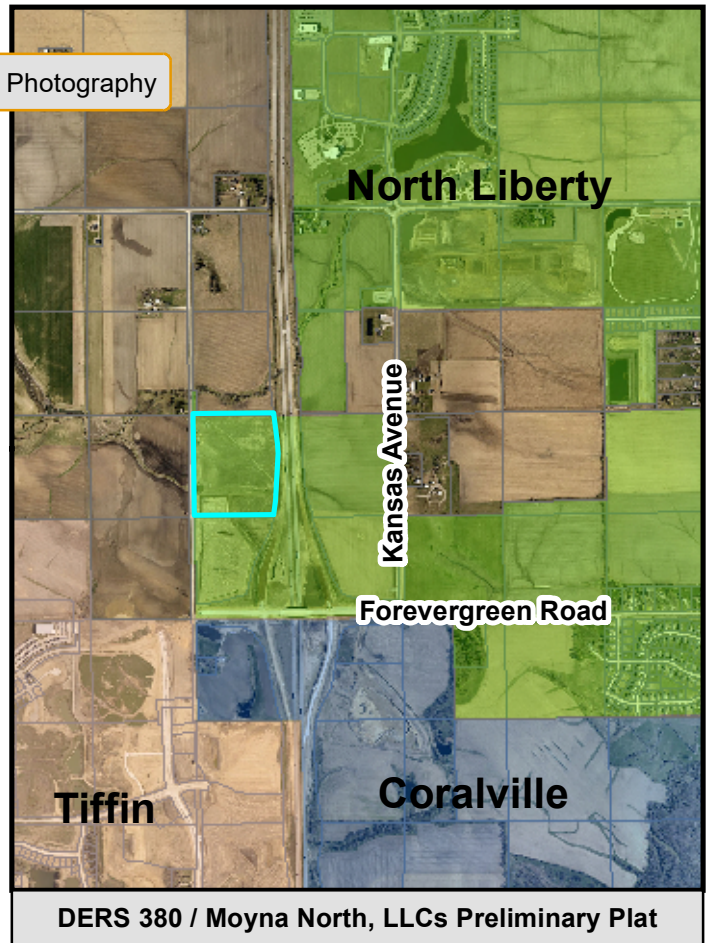
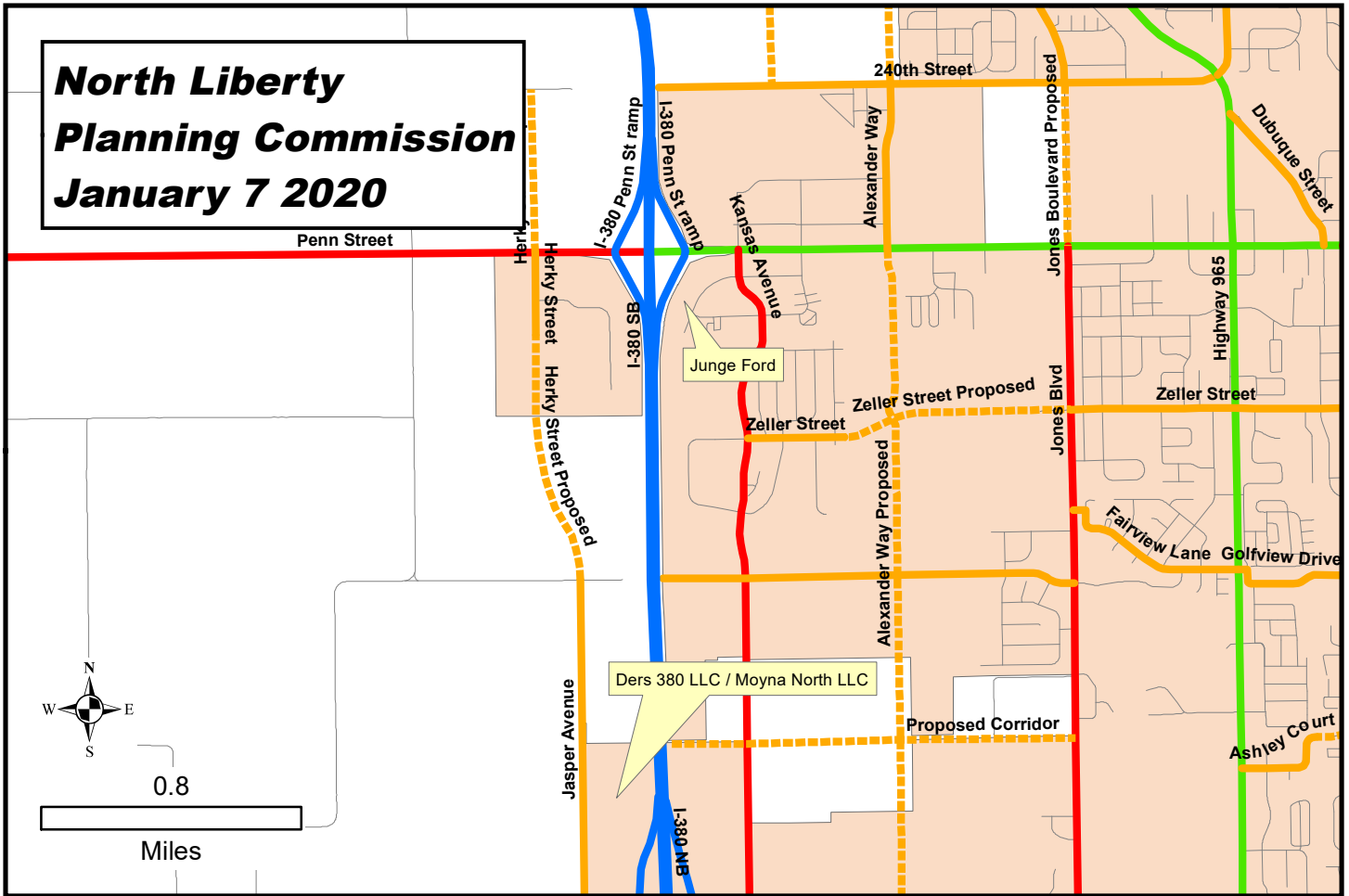
If you would like additional information, larger-scale maps, or other information before the meeting, please contact Dean Wheatley at 626-5747 or at dwheatley@northlibertyiowa.org



Planning and Zoning Commission
January 7, 2020, 6:30 p.m.
Regular Session
City Council Chambers, 1 Quail Creek Circle, North Liberty, Iowa

1. Roll call
2. Agenda approval
3. Revised site plan: Request of Junge Enterprises LLC to approve a Site Plan at Lot 29 of Liberty's Gate Part Seven, 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. Preliminary plat: Request of DERS 380 LLC / Moyna North LLC to approve a Preliminary Plat for property located near 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
5. Approval of previous minutes
6. Old business
7. New business
8. Adjournment

North Liberty Planning Commission January 7 2020





December 27, 2019

Memo

To: North Liberty Planning Commission
From: Dean Wheatley, Planning Director
Subject: Site Plan Approval Request for Junge Ford
(Lot 29 Liberty's Gate Part Seven)

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 Site Plan located on North Madison Avenue, west of Kansas Avenue. The site layout includes very large paved areas and an 18,000 square foot building for automotive body repair. It is proposed in association with Junge Ford-BMW on the adjacent lot to the north but the owner wishes to preserve an option to sell this lot separately in the future.

The site is arranged to provide a logical extension of auto-related services. The owner has proactively reached out to the adjacent hotel owner south of the site and reports there are no objections to the plans, which place the proposed building between the hotel and almost all on-site activity. There is a screened fenced area identified adjacent to the north side of the proposed building for unsightly storage of damaged vehicles.

One new large building is proposed. The south elevation of the building is designed to minimize activity impact for the adjacent hotel property, and the elevation facing Madison Avenue is planned to the "front door" of the building. The west and north sides of the building include transom windows, aluminum, and masonry with contrasting colors, exceeding code requirements.

This owner has been very good to work with for both existing development and recent site plan developments, and staff recommends approval of the site plan.

Notes:

- a. A joint access easement agreement is required to be recorded between the two lots so that setbacks are not required.
- b. A sign application is required for on-site wall or ground signs. It is not required as part of this application, and can be submitted any time prior to sign installation.
- c. A lighting plan meeting City requirements is required prior to City Council action.
- d. Details of the security/screen fencing need to be resolved prior to City Council action.

DRAWINGS OF PROPOSED IMPROVEMENTS
FOR
JUNGE BODY SHOP
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	

APPLICANT/OWNER

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

C-2A SETBACK REQUIREMENTS

FRONT YARD:	25 FEET
SIDE YARD:	10 FEET
REAR YARD:	20 FEET
ROW TO PAVEMENT	10 FEET
SIDE TO PAVEMENT	5 FEET

ADDRESS

505 NORTH 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: AUTO REPAIR SHOP

LEGAL DESCRIPTION

LOT 29, LIBERTY'S GATE PART SEVEN, NORTH LIBERTY, IOWA

PARKING REQUIREMENTS

REQUIRED:	1 SPACE PER 300 SQ. FT. GFA + 1 PER EMPLOYEE 18,000 SQ. FT. + 10 EMPLOYEES=70 STALLS REQUIRED ADA STALLS REQUIRED=3
PROVIDED:	74 PARKING STALLS INCLUDES 3 ADA PARKING STALLS

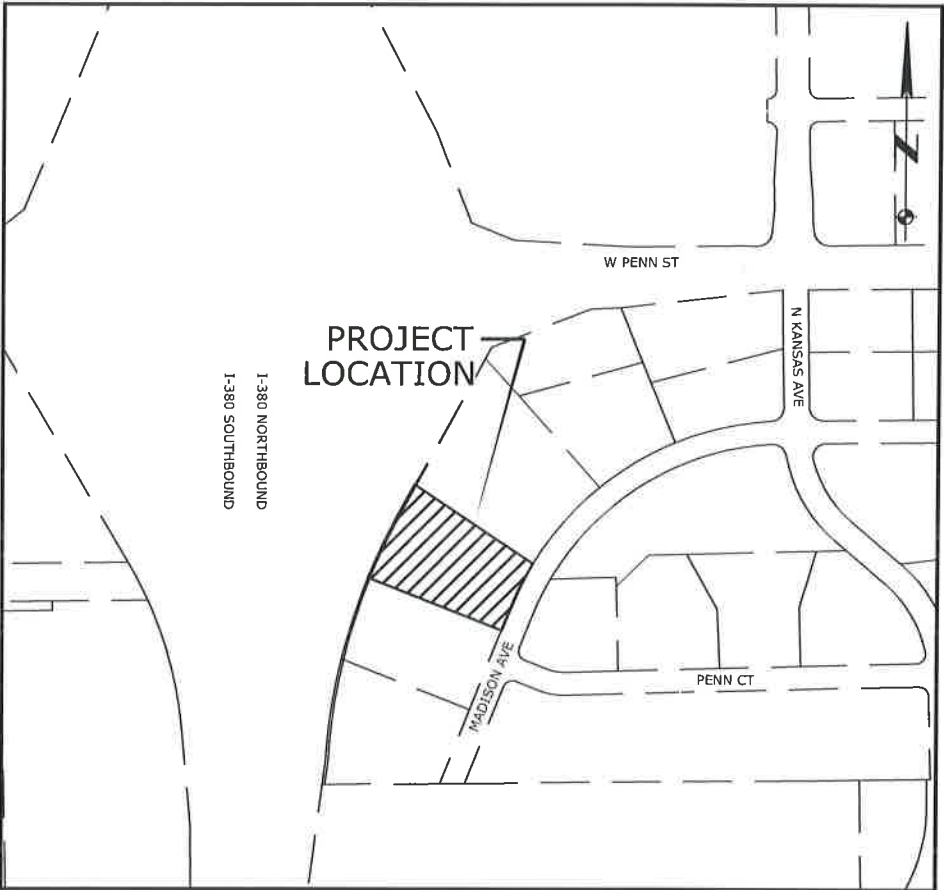
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LOCATION MAP

(NOT TO SCALE)



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.

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

OWNER'S ATTORNEY:
FLIP KLINGER
KLINGER, ROBINSON & FORD, LLP
401 OLD MARION ROAD
CEDAR RAPIDS, IOWA 52402
PH: (319) 395-7400

SHEET INDEX

NO.	DESCRIPTION
C0.0	COVER
C1.0	LEGEND
C1.1-C1.3	GENERAL NOTES & DETAILS
C2.0	SITE LAYOUT PLAN
C3.0	SITE UTILITY PLAN
C4.0	SIDE GRADING AND EROSION CONTROL PLAN
C5.0-C5.2	SITE PAVING PLAN
C6.0-C6.3	SITE LANDSCAPING PLAN

AREA CALCULATIONS (WEST LOT)

TOTAL SITE AREA: 86,193 S.F. = 1.98 AC
PROPOSED PAVED SURFACE: 50,341 S.F. = 1.16 AC (58%)
PROPOSED BUILDING AREA: 18,000 S.F. = 0.41 AC (21%)
PROPOSED OPEN SPACE: 17,852 S.F. = 0.41 AC (21%)

MAYOR:	TERRY DONAHUE
CITY CLERK:	TRACEY MULCAHEY
CITY ADMINISTRATOR:	RYAN HEIAR
COUNCIL PERSONS:	CHRIS HOFFMAN SARAH MADSEN ANNIE POLLOCK BRENT SMITH RAQUISHIA HARRINGTON



PLAN DATE: 12-30-2019



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.

Signed: Brian D. Vogel Date: 12/30/19

Brian D. Vogel, P.E. 18714
My license renewal date is December 31, 2021

Pages or sheets covered by this seal: All

EXISTING		PROPOSED
	SANITARY SEWER W/SIZE	
	STORM SEWER W/SIZE	
	SUBDRAIN	
	FORCE MAIN W/SIZE	
	WATER MAIN W/SIZE	
	GAS	
	STEAM	
	ELECTRIC-OVERHEAD	
	ELECTRIC-UNDERGROUND	
	CABLE TV-UNDERGROUND	
	CABLE TV-OVERHEAD	
	TELEPHONE-OVERHEAD	
	FIBER OPTIC-UNDERGROUND	
	FIBER OPTIC-OVERHEAD	
	TELEPHONE-UNDERGROUND	
	FENCE LINE	
	FILTER SOCK	
	FLOODPLAIN LIMITS	
	FLOODWAY LIMITS	
	CITY CORPORATION LIMITS	
	CONTOUR LINE	
	LIGHT POLE W/O MAST	
	LIGHT POLE W/MAST	
	TELEPHONE POLE	
	POWER POLE	
	GUY ANCHOR	
	GUY POLE	
	TELEPHONE PEDESTAL	
	TELEPHONE MANHOLE	
	CABLE TV PEDESTAL	
	UTILITY/CONTROL CABINET	
	SANITARY MANHOLE	
	STORM MANHOLE	
	GRATE INTAKE	
	SW-507 INTAKE	
	SW-509 INTAKE	
	RA-6 INTAKE	
	RA-8 INTAKE	
	HORSESHOE CATCH BASIN W/O FLUME	
	HORSESHOE CATCH BASIN W/FLUME	
	GAS VALVE	
	FLARED END SECTION	
	CLEANOUT, STORM OR SANITARY	
	TRAFFIC SIGNAL W/MAST	

EXISTING		PROPOSED
	BOLLARD	
	BENCHMARK	
	STREET SIGN	
	WELL	
	SOIL BORING	
	FIRE HYDRANT	
	WATER VALVE	
	WATER SHUTOFF	
	WATER BLOWOFF	
	SURVEY CONTROL MONUMENT AS NOTED	

SURVEY LEGEND

	SET ____ REBAR W/CAP NO. ____
	SET PK NAIL
	FOUND SURVEY MONUMENT AS NOTED
	FOUND RIGHT OF WAY RAIL
	SECTION CORNER SET AS NOTED
	SECTION CORNER FOUND AS NOTED
	CUT "X" IN CONCRETE
	RECORDED AS
	EASEMENT LINE
	PLAT OR SURVEY BOUNDARY
	PLAT LOT LINE
	CENTERLINE
	SECTION LINE
	1/4 SECTION LINE
	1/4-1/4 SECTION LINE
	EXISTING LOT LINE
	BUILDING SETBACK LINE
	OWNER INFORMATION
	EXISTING RIGHT-OF-WAY
	PROPOSED TEMPORARY CONSTRUCTION EASEMENT

EXISTING		PROPOSED
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	DECIDUOUS SHRUB	
	CONIFEROUS SHRUB	
	TREE STUMP	
	TREE LINE DRIP EDGE	

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

DRAWN BY: JCF				
CHECKED BY: BDV				
APPROVED BY: BDV				
DATE: 11/22/2019				
FIELD BOOK: OT 104	NO.	REVISION DESCRIPTION	APPROVED	DATE



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IN THE CITY OF NORTH LIBERTY, JOHNSON COUNTY, IOWA

A	SCALE: N/A
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PROJECT NO: 20360

C1.0

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.
3.

NOTIFY UTILITY COMPANIES WHOSE FACILITIES ARE SHOWN ON THE PLANS OR 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.
7.

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 SUDAS.
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.
12.

PROPOSED BUILDING WILL BE A SPRINKLED TYPE VB CONSTRUCTION TYPE.

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.
2.

PAVEMENT MARKINGS SHALL BE FAST DRY TRAFFIC LANE MARKING PAINT 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.
3.

PAINTING SHALL NOT BEGIN UNTIL PAVEMENT SURFACE HAS BEEN POWER BROOMED AND HAND SWEEP 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

1.

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.
5.

GRANULAR BEDDING AGGREGATE FOR STORM AND SANITARY PIPE SHALL MEET THE FOLLOWING GRADATION:

SIEVE SIZE:

1-1/2

1

3/4

1/2

3/8

4

8

% PASSING:

100

95-100

50-100

20-65

10-65

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 COMPACTION 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.
5.

GRANULAR SUBBASE FOR PAVEMENTS SHALL MEET THE LIMITS OF GRADATION NO. 14, IOWA 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.
7.

ALL DRIVE ISLES ARE DESIGNED TO SUPPORT FIRE APPARATUS WEIGHING AT LEAST 75,000 LBS. SEE PAVING PLAN FOR PAVEMENT THICKNESS.

GRADING NOTES

1.

STRIP EXISTING VEGETATION WITHIN THE GRADING LIMITS AND AREAS TO RECEIVE FILL. STOCKPILE ON-SITE FOR REUSE IF SUITABLE.
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 VEHICLE WEIGHT.
3.

REMOVE AND RECOMPACT AREAS OF SUBGRADE WHICH ARE SOFT OR UNSTABLE TO MEET SPECIFIED LIMITS FOR DENSITY AND MOISTURE CONTENT.
4.

SCARIFY EXISTING SUBGRADE TO A DEPTH OF 8 INCHES AND RECOMPACT TO 95% OF STANDARD PROCTOR DENSITY (ASTM D698) PRIOR TO PLACEMENT OF FILL.
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 MATERIAL ARE WITHIN SPECIFIED LIMITS.
6.

PLACE FILL MATERIAL IN 9" MAXIMUM LIFTS.
7.

FILLS PLACED BELOW LAWN AREAS SHALL BE COMPACTED TO 90% OF MATERIALS MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D698).
8.

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 THAN 2-1/2 INCHES IN GREATEST DIMENSION.
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% STANDARD PROCTOR DRY DENSITY (ASTM D698).
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 98% STANDARD PROCTOR DRY DENSITY (ASTM D698).
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 ELEVATION.
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.

UTILITY NOTES

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 BROUGHT TO THE ENGINEER'S ATTENTION.
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 ACCORDANCE WITH OSHA.
5.

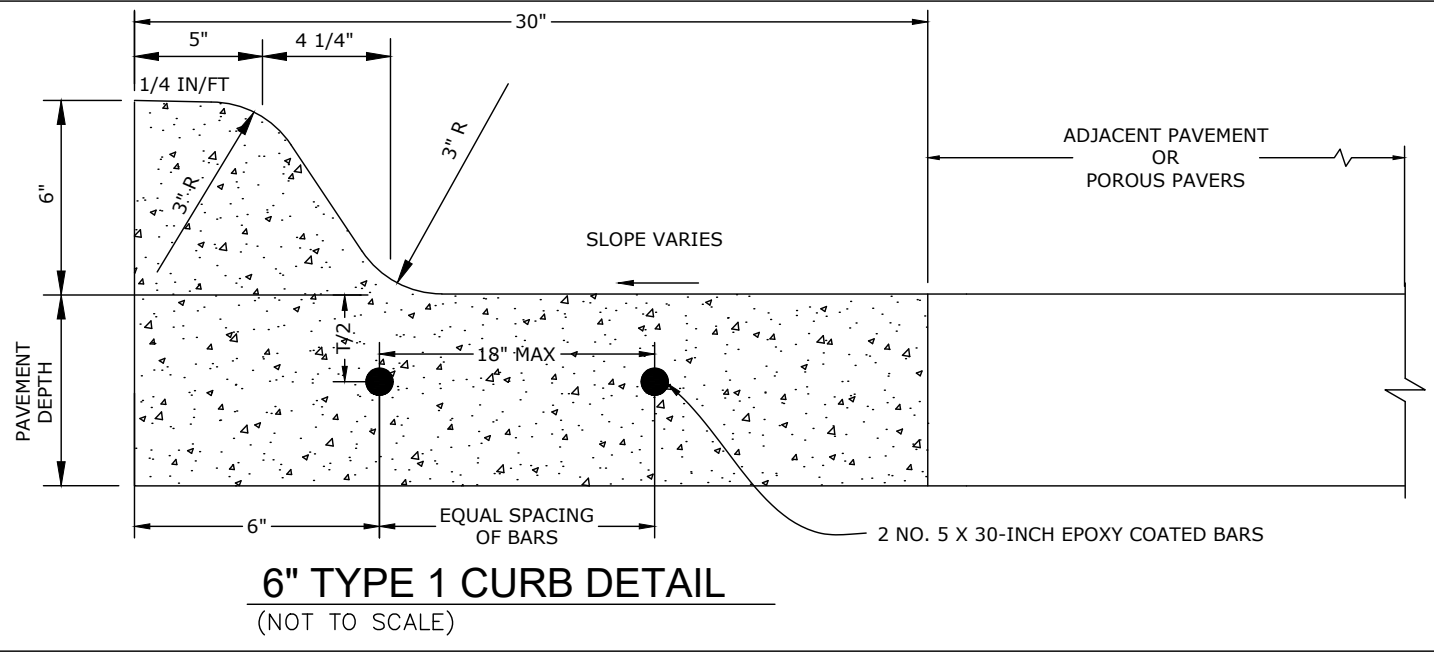
CONTRACTOR SHALL REFER TO BUILDING PLANS FOR UTILITY ENTRANCE LOCATIONS, SIZES, AND ELEVATIONS PRIOR TO BEGINNING UTILITY CONSTRUCTION.

DRAWN BY: JCF					HALL & HALL ENGINEERS, INC. Leaders in Land Development Since 1953 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	JUNGE BODY SHOP		GENERAL NOTES & DETAILS		SHEET
CHECKED BY: BDV						C1.1				
APPROVED BY: BDV										
DATE: 11/22/2019										
FIELD BOOK: OT 104	NO.	REVISION DESCRIPTION		APPROVED		DATE	IN THE CITY OF NORTH LIBERTY, JOHNSON COUNTY, IOWA			
					SCALE: N/A		PROJECT NO: 20360			

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PCC PAVEMENT NOTES

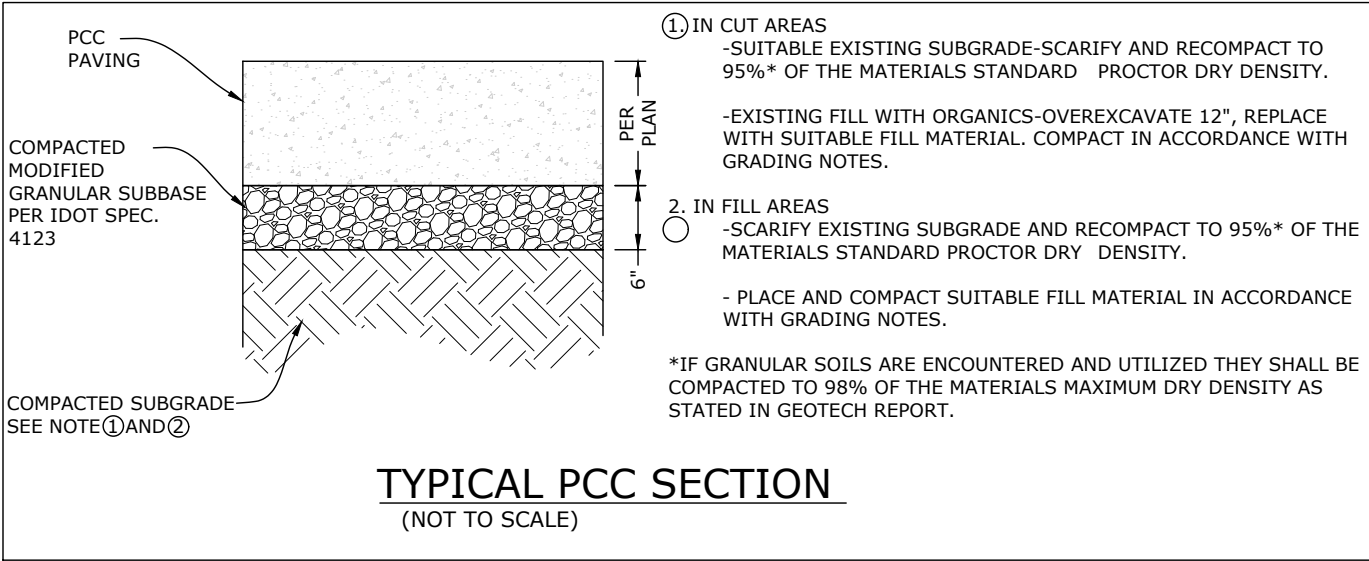
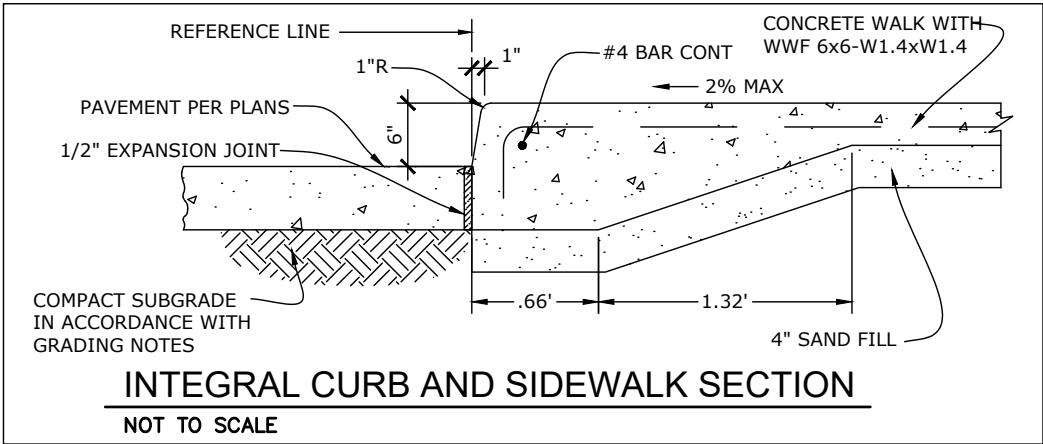
1. PCC PAVING THICKNESS SHALL BE AS NOTED ON THE PLANS AND DETAILS.
- MATERIALS AND CONSTRUCTION FOR PORTLAND CEMENT CONCRETE PAVEMENTS SHALL MEET THE REQUIREMENT OF IOWA DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, LATEST REVISION, SECTION 2301. THE PARAGRAPHS FOR MEASUREMENT AND PAYMENT SHALL NOT APPLY.
- MINIMUM 28-DAY COMPRESSIVE STRENGTH FOR CONCRETE USED FOR PAVEMENTS SHALL BE 4000 PSI. 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 SECTION 4105. APPLICATION METHOD AND CURING SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 2301.19.
- 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.
- 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.
- 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 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 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.
- ALL PCC SHALL BE JOINTED AT 12 FEET O.C. MAXIMUM DISTANCE. JOINTING SHALL BE IN ACCORDANCE WITH SUDAS STANDARD DETAILS FOR PUBLIC IMPROVEMENTS.
- CONSTRUCT 1" EXPANSION JOINTS ON PCC CURB AT ALL ENDS OF RETURN RADII.



SITE PREPARATION NOTES

1. PROTECT ADJACENT PROPERTY DURING DEMOLITION.
2. MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.
- 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.
- 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.
- DURING CONSTRUCTION, CONTROL DUST SPREADING FROM ALL WORK AND STAGING AREAS.
- REMOVAL OR ABANDONMENT OF PUBLIC UTILITIES SHALL BE FULLY COORDINATED WITH APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
- ANY EXISTING FACILITIES (CURBS, PAVEMENT, UTILITIES, ETC.) THAT THE CONTRACTOR'S OPERATIONS DAMAGE SHALL BE REPAIRED BY THAT CONTRACTOR AT HIS/HER COST.
- 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.
- SAWCUT EDGES OF PAVEMENT FULL DEPTH PRIOR TO REMOVAL TO PREVENT DAMAGE TO ADJACENT SLABS AND FIXTURES.
- EXISTING FIELD TILE LINES ENCOUNTERED IN THIS PROJECT SHALL BE REPAIRED BY THE CONTRACTOR IN ONE OF THE FOLLOWING WAYS:

A. CONNECT TILE TO THE NEAREST STORM SEWER,
B. DAYLIGHT TO FINISHED GROUND,
C. REPAIR TILE AND MAINTAIN SERVICE.
- 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.



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JUNGE BODY SHOP	GENERAL NOTES & DETAILS	SHEET
IN THE CITY OF NORTH LIBERTY, JOHNSON COUNTY, IOWA	SCALE: N/A PROJECT NO: 20360	C1.2

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EROSION CONTROL NOTES

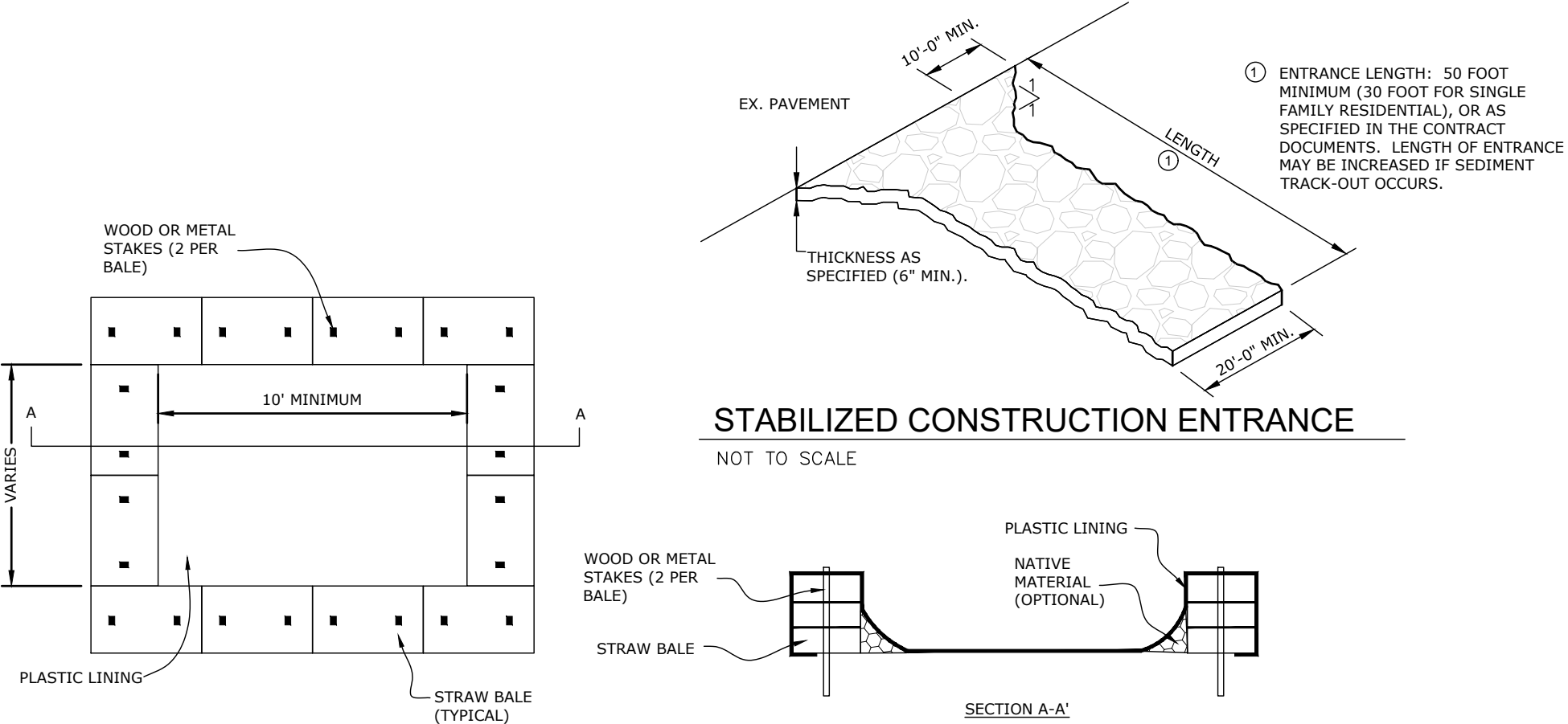
1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED PER THE SUDAS STANDARD DETAILS/SPECIFICATIONS, PER THE STORM WATER POLLUTION PREVENTION PLAN AND AS DEEMED NECESSARY BY THE JURISDICTIONAL ENGINEER. CONTRACTOR SHALL BE PREPARED TO INSTALL ADDITIONAL MEASURES THAN THOSE SHOWN 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.
4. REPAIRS TO SOIL EROSION CONTROL DEVICES DEEMED NECESSARY SHALL BE COMPLETED IMMEDIATELY UPON NOTIFICATION OR WITHIN 24 HOURS IF WEATHER DELAYS.
5. MINIMIZE SOIL EROSION AND TRANSPORT BY MAINTAINING ALL EXISTING VEGETATION GROWTH WITHIN THE PROJECT LIMITS FOR AS LONG AS 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).
7. WHEN CONSTRUCTION ACTIVITIES ARE COMPLETE, RESPREAD TOPSOIL OVER THE DISTURBED SITE AT 4 TO 6 INCHES. THEN PROVIDE SEEDING ON THE RESPREAD TOPSOIL AS SPECIFIED IN SUDAS.
8. PROVIDE TEMPORARY SEEDING IN DISTURBED AREAS WHERE OPERATIONS WILL NOT COMMENCE OR PERMANENT SEEDING WILL NOT BE COMPLETED 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).
19. ADDITIONAL SILT FENCE MAY BE NEEDED IN AREA SHOWN AS PAVEMENT DEPENDING ON THE PHASING OF THE PAVEMENT INSTALLATION.
20. APPROXIMATELY 3.5 ACRES WILL BE DISTURBED DURING CONSTRUCTION ACTIVITIES.

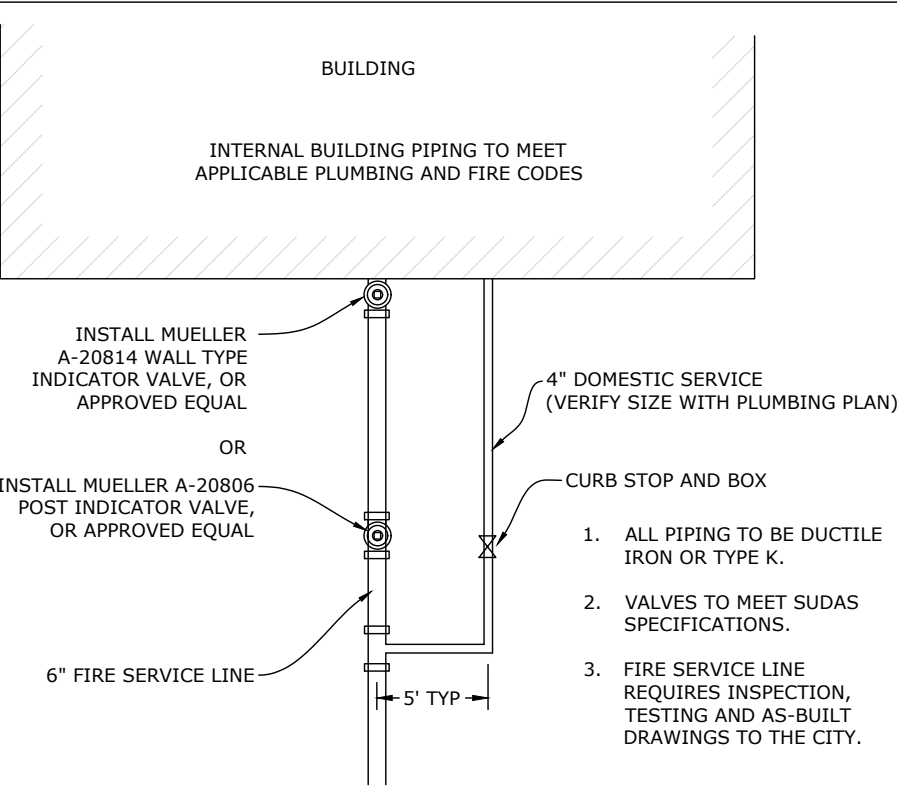
GRADING NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH SUDAS SPECIFICATIONS AND DETAILS, LATEST ADDITION.
2. 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 DEPARTMENT REQUIREMENTS. PROVIDE TESTING RESULTS TO OWNER AND ENGINEER OF RECORD.
3. CONTRACTOR SHALL STRIP ALL ORGANIC MATERIAL WITHIN GRADING LIMITS. A MINIMUM 6" DEPTH. REFER TO SUDAS FOR ALL OTHER GRADING REQUIREMENTS.
4. VERIFY STOCKPILE LOCATION AND VOLUME WITH OWNER PRIOR TO COMMENCING WORK.
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.



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

CONCRETE WASHOUT DETAIL



WATER SERVICE CONNECTION DETAIL
NOT TO SCALE

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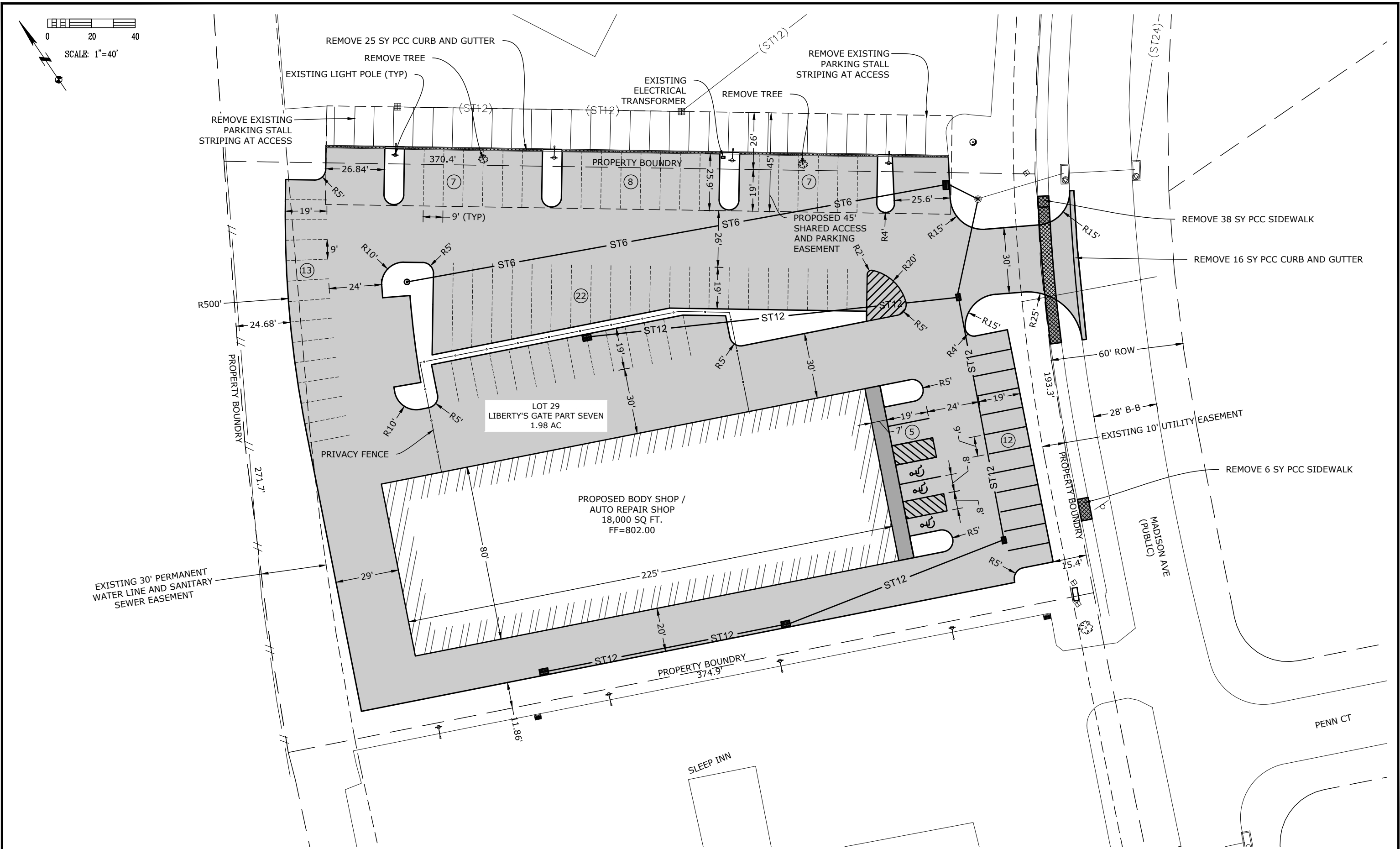
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JUNGE BODY SHOP	GENERAL NOTES & DETAILS	SHEET C1.3
IN THE CITY OF NORTH LIBERTY, JOHNSON COUNTY, IOWA	SCALE: N/A PROJECT NO: 20360	

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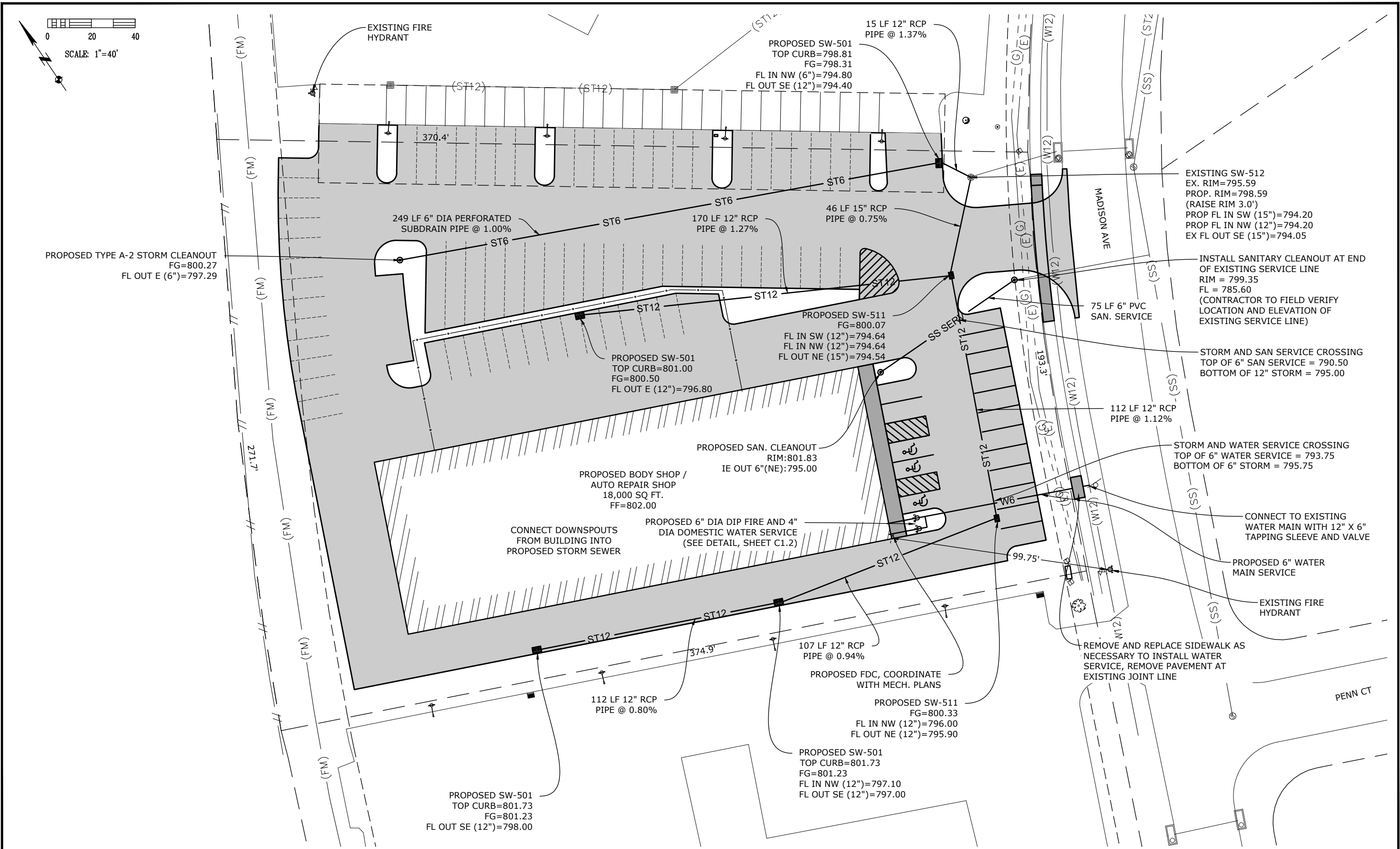
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JUNGE BODY SHOP	SITE LAYOUT PLAN	SHEET C2.0
IN THE CITY OF NORTH LIBERTY, JOHNSON COUNTY, IOWA	SCALE: 1"=40'	PROJECT NO: 20360

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JUNGE BODY SHOP

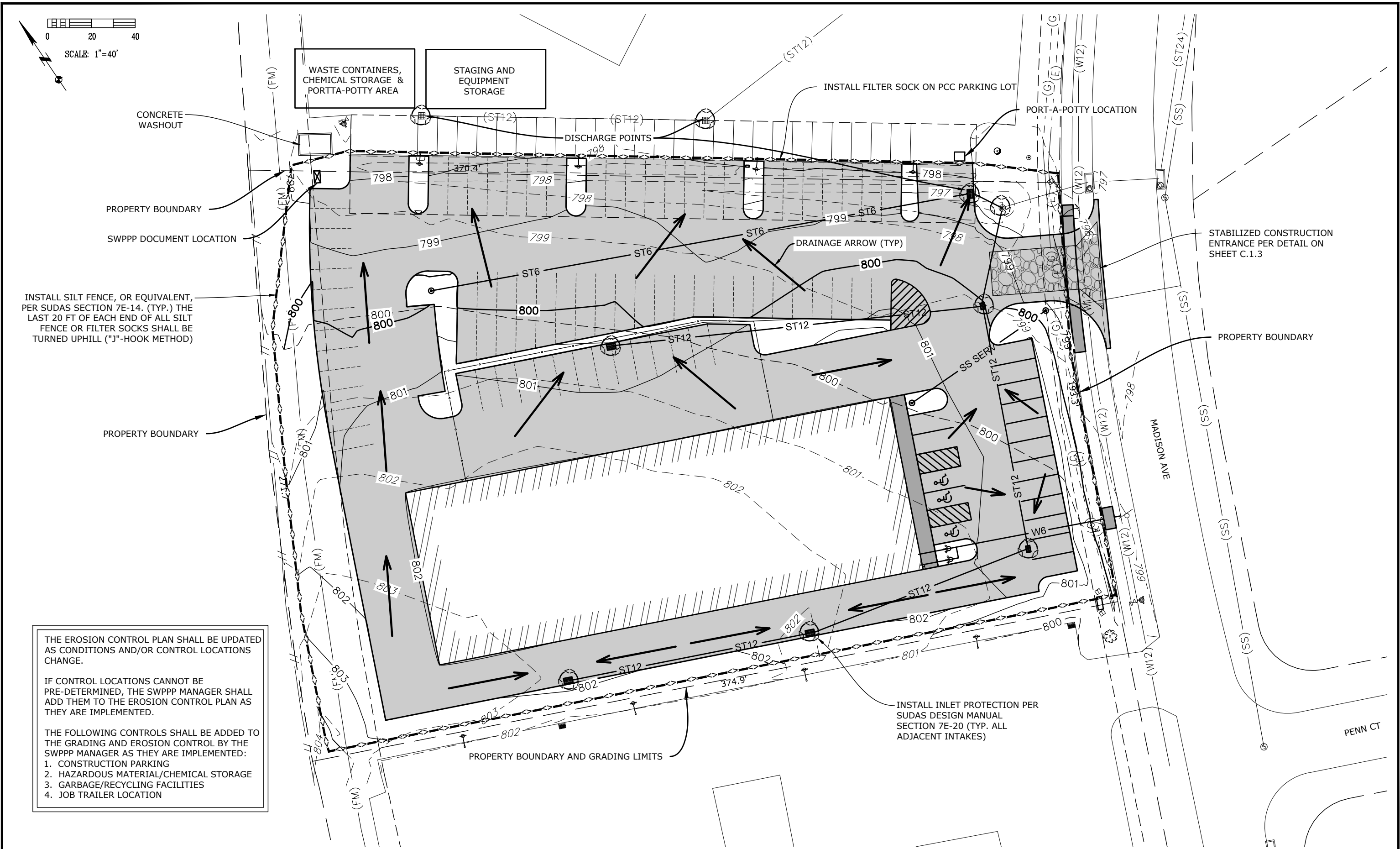
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SITE UTILITY PLAN

SCALE: 1"=40' PROJECT NO: 20360

SHEET
C3.0

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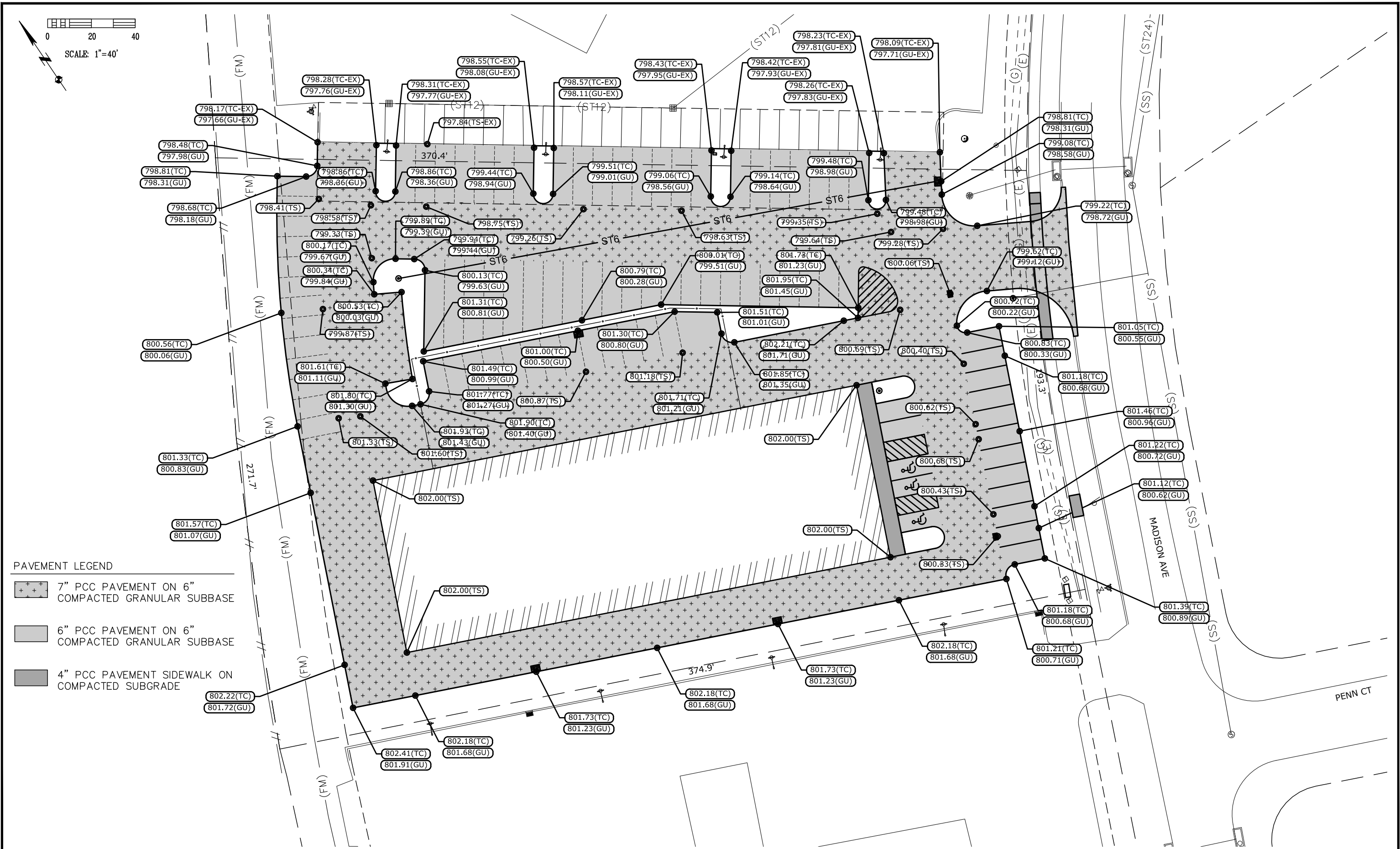
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JUNGE BODY SHOP
IN THE CITY OF NORTH LIBERTY, JOHNSON COUNTY, IOWA

SITE GRADING AND EROSION CONTROL
PLAN
SCALE: 1"=40'
PROJECT NO: 20360

SHEET
C4.0

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PAVEMENT LEGEND

	7" PCC PAVEMENT ON 6" COMPACTED GRANULAR SUBBASE
	6" PCC PAVEMENT ON 6" COMPACTED GRANULAR SUBBASE
	4" PCC PAVEMENT SIDEWALK ON COMPACTED SUBGRADE

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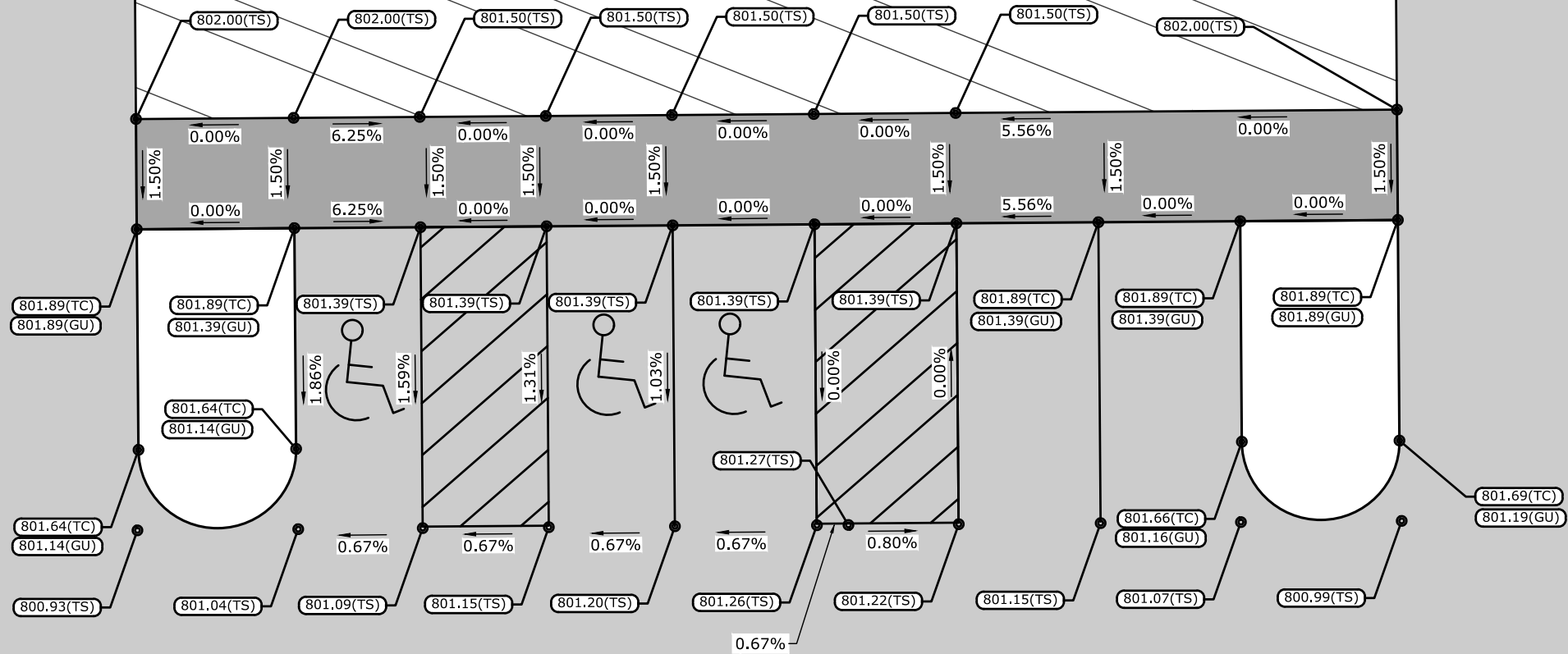
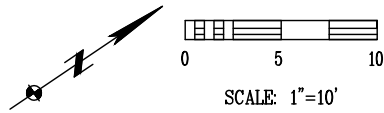
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JUNGE BODY SHOP	SITE PAVING PLAN	SHEET C5.0
IN THE CITY OF NORTH LIBERTY, JOHNSON COUNTY, IOWA	SCALE: 1" = 40'	PROJECT NO: 20360

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JUNGE BODY SHOP

IN THE CITY OF NORTH LIBERTY, JOHNSON COUNTY, IOWA

SIDEWALK PAVING PLAN

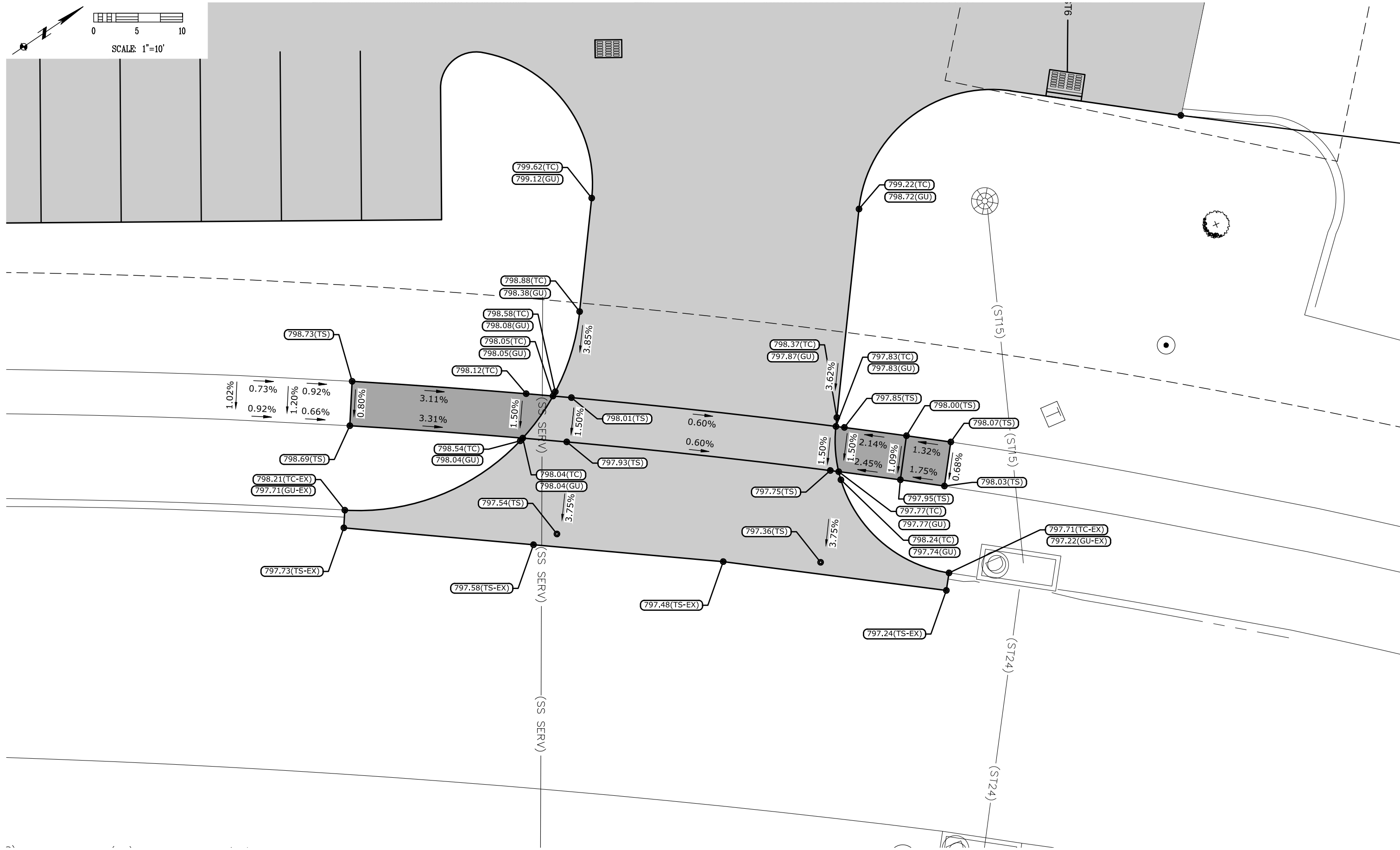
SCALE: 1" = 10'

PROJECT NO: 20360

SHEET

C5.1

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SCALE: 1" = 10'

SHEET

C5.2

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LANDSCAPE CALCULATIONS

PARKING LOT LANDSCAPING

WEST PARKING LOT TREES
AT LEAST ONE (1) TREE IS WITHIN 40' OF EACH PARKING SPOT

PARKING LOT SCREENING
SHRUBS PROVIDED TO SCREEN PARKING LOTS FROM PUBLIC STREETS

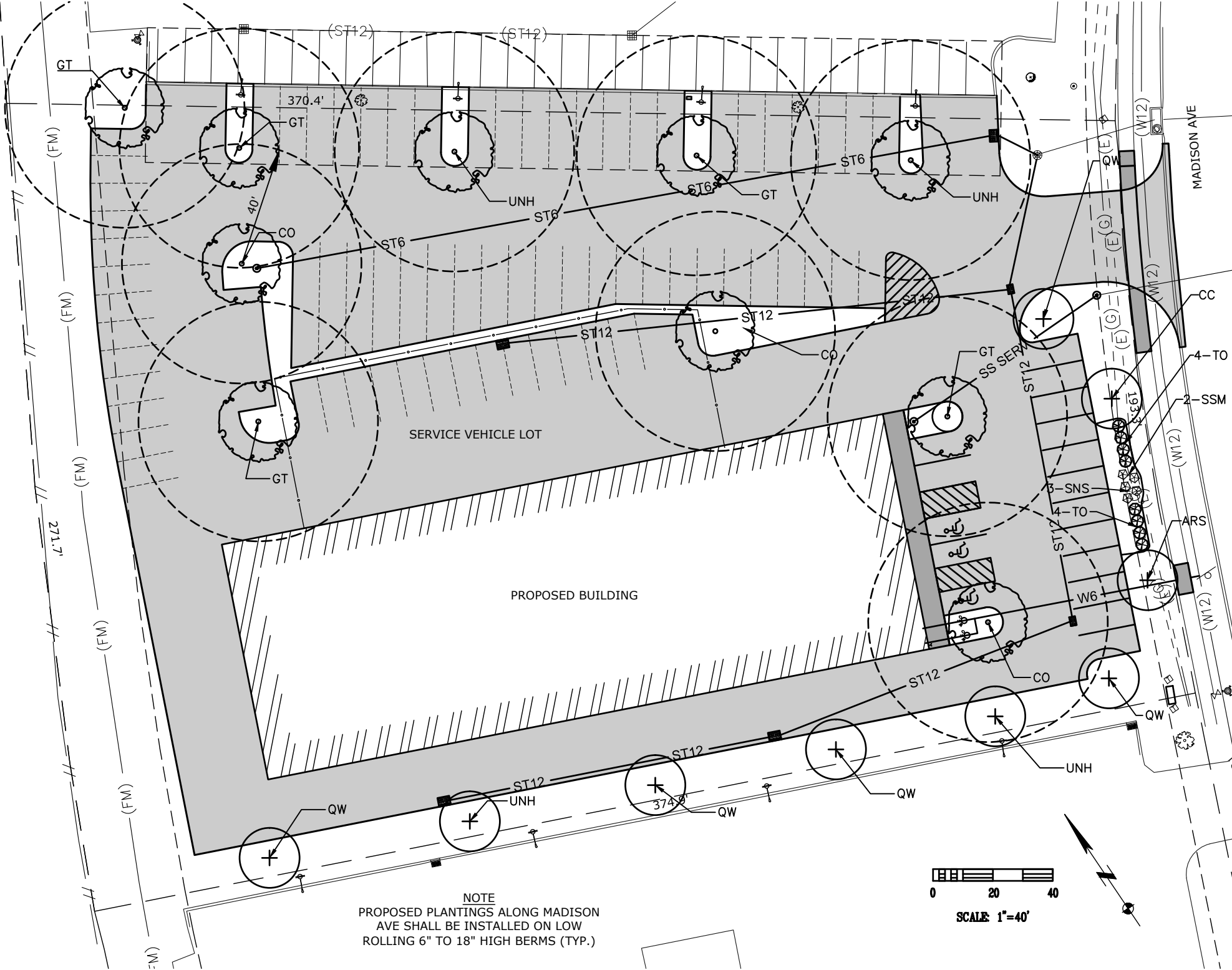
TREE REQUIREMENTS

PROPOSED AUTO BODY SHOP
REQUIRED: ONE (1) TREE PER 2,000 SF OF BUILDING FOOTPRINT
18,000 SF / 2,000 = 9 TREES

9 TREES REQUIRED/ 9 TREES PROVIDED

TOTAL LANDSCAPE PROVIDED

SEE TABLE 1 - PLANTING SCHEDULE SHEET C6.1



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JUNGE BODY SHOP

IN THE CITY OF NORTH LIBERTY, JOHNSON COUNTY, IOWA

SITE LANDSCAPING PLAN

SCALE: 1" = 40' PROJECT NO: 20360

SHEET

C6.0

TABLE 1 - PLANTING SCHEDULE

ID	QTNY	BOTANICAL/COMMON NAME	MIN. SIZE	ROOT	SPACING	NOTES
OVERSTORY / SHADE TREES						
ARS	2	Acer rubrum 'Red Sunset' RED SUNSET RED MAPLE	2" DBH	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
CC	2	Cercis canadensis 'Northern Strain' EASTERN REDBUD	2" DBH	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
CO	3	Celtis occidentalis HACKBERRY	2" DBH	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
GT	7	Gleditsia triacanthos f. inermis 'Skycole' SKYLINE SKYLINE HONEY LOCUST	2" DBH	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
QW	5	Quercus x warei 'Long' REGAL PRINCE REGAL PRINCE OAK	2" DBH	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
UNH	4	Ulmus 'New Horizon' NEW HORIZON ELM	2" DBH	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
EVERGREEN SHRUBS						
PP	16	Picea pungens 'Globosa' DWARF GLOBE BLUE SPRUCE	15" HGT	CONTAINER	4' O.C.	NURSERY MATCHED, QUALITY SPECIMEN
TO	24	Thuja occidentalis 'Golden Globe' GOLDEN GLOBE ARBORVITAE	15" HGT	CONTAINER	4' O.C.	NURSERY MATCHED, QUALITY SPECIMEN
PERENNIALS / ORNAMENTAL AND NATIVE GRASSES						
SNS	15	Sorghastrum nutans 'Sioux Blue' INDIAN GRASS	1 GAL.	CONTAINER	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
SSM	10	Schizachyrium scoparium 'MinnblueA' LITTLE BLUSTEM	1 GAL.	CONTAINER	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN

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JUNGE BODY SHOP

IN THE CITY OF NORTH LIBERTY, JOHNSON COUNTY, IOWA

SITE LANDSCAPING PLAN

SCALE: N/A PROJECT NO: 20360

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C6.1

CAD File: I:\projects\20300\20360-Junge North Liberty\DWG\POI\20360 LP.dwg Date Plotted: Monday, December 30, 2019 11:01:06 AM Plotted By: Brian Vogel

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.
3. PRIOR TO INSTALLATION, ALL TREE PLANTING LOCATIONS SHALL BE FLAGGED AND PLANTING BEDS SHALL BE DELINEATED FOR 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.
4. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (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.
9. CONTAINER GROWN STOCK SHALL HAVE THE CONTAINER REMOVED AND THE ROOT BALL CUT THROUGH THE SURFACE IN TWO 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 $\frac{1}{3}$ 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.
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.

DRAWN BY: JCF				
CHECKED BY: LMH				
APPROVED BY: LMH				
DATE: 11/22/2019				
FIELD BOOK:	NO.	REVISION DESCRIPTION	APPROVED	DATE



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1860 BOYSON ROAD, HIAWATHA, IOWA 52233
PHONE: (319) 362-9548 FAX: (319) 362-7595

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IN THE CITY OF NORTH LIBERTY, JOHNSON COUNTY, IOWA

SCALE: N/A

PROJECT NO: 20360

C6.2

1. IMPORTED TOPSOIL, IF REQUIRED, 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.

PLANTING SOIL (i.e. BACKFILL AREAS AROUND ROOT BALLS AS SHOWN ON TREE/SHRUB INSTALLATION DETAIL) SHALL BE AMENDED. THOROUGHLY MIX 4 PARTS TOPSOIL, 1 PART COMPOST, 1 PART SAND.

COMPOST SHALL BE FINELY SCREENED GRADED TO PASS SIEVE AS FOLLOWS:

-MINIMUM OF 70% BEING 5/32" OR SMALLER (DRY BASIS RESULT)

SAND SHALL BE C33 WASHED CONCRETE SAND, OR APPROVED EQUAL.

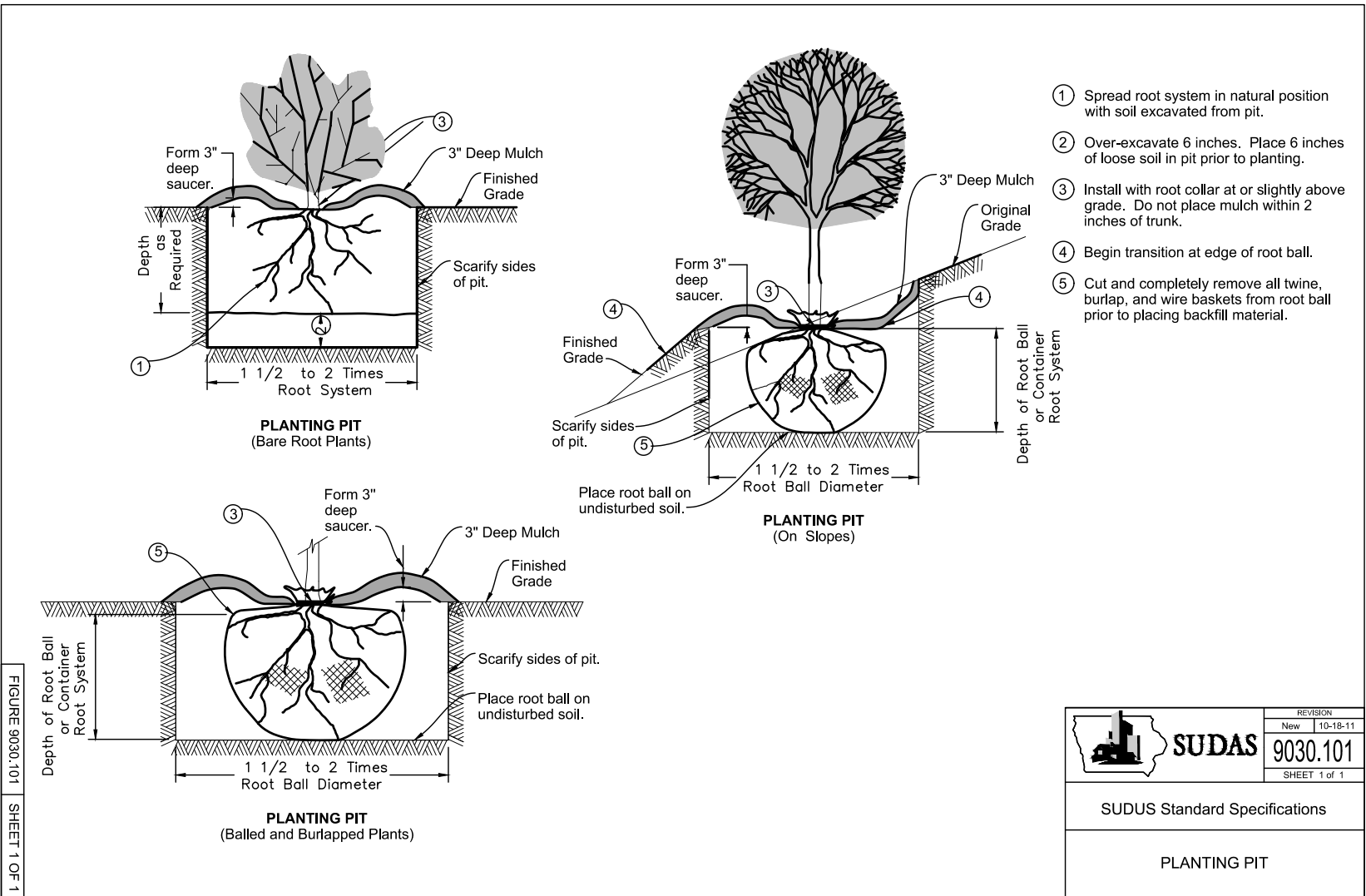
3. PRIOR TO MULCHING ALL PLANTING BED AREAS, APPLY COMMERCIAL GRADE PRE-EMERGENT HERBICIDE (PREEN OR APPROVED EQUAL), PER MANUFACTURER'S DIRECTIONS, TO ALL PLANTING BEDS.

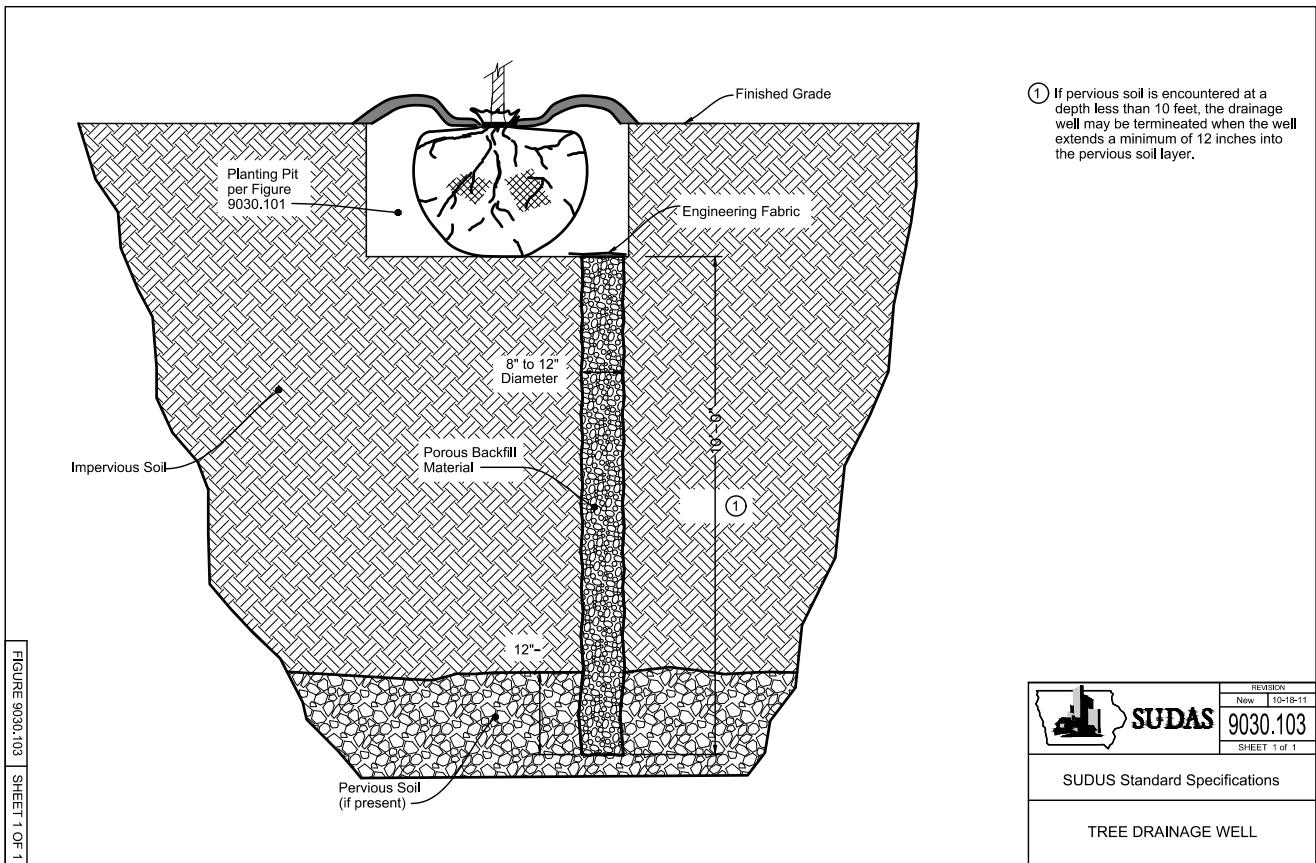
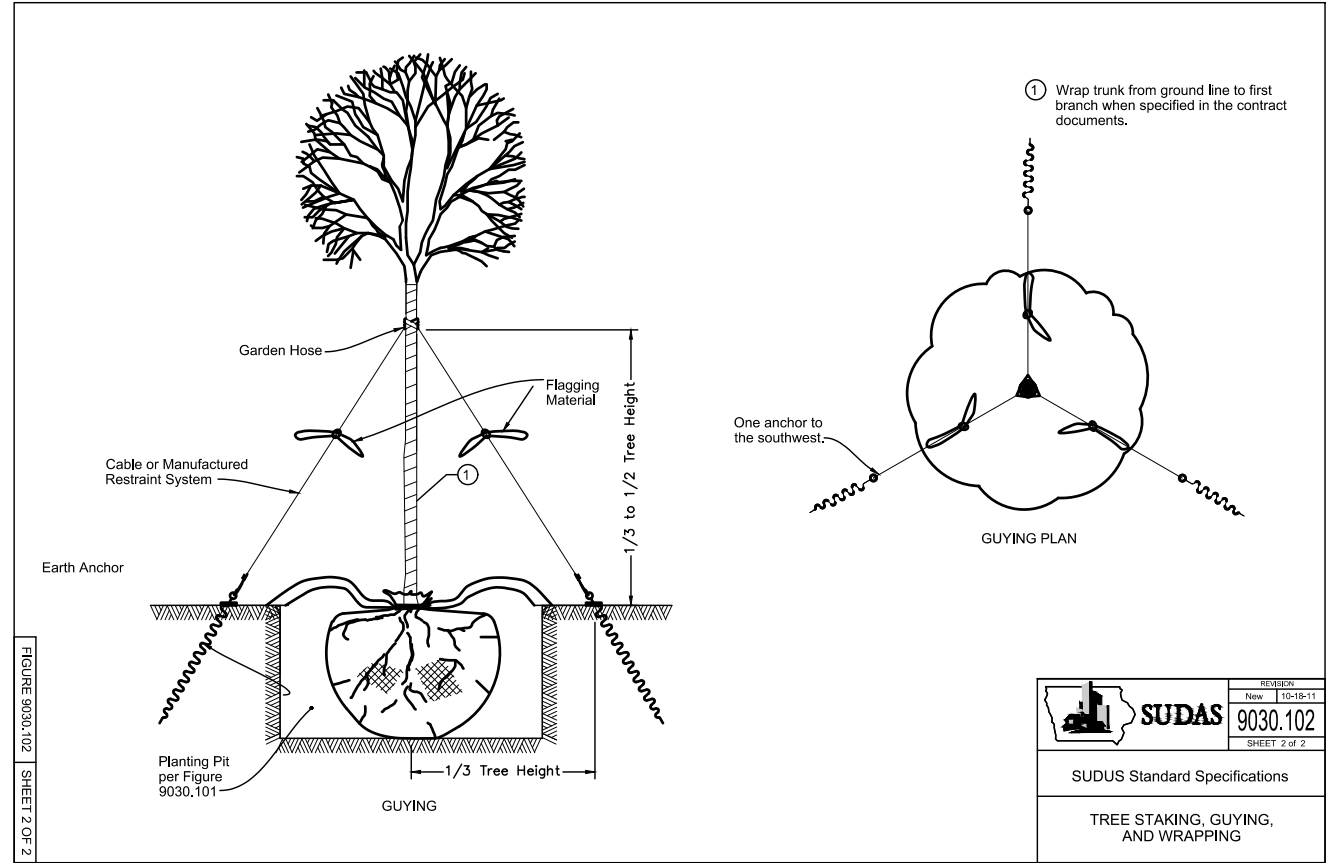
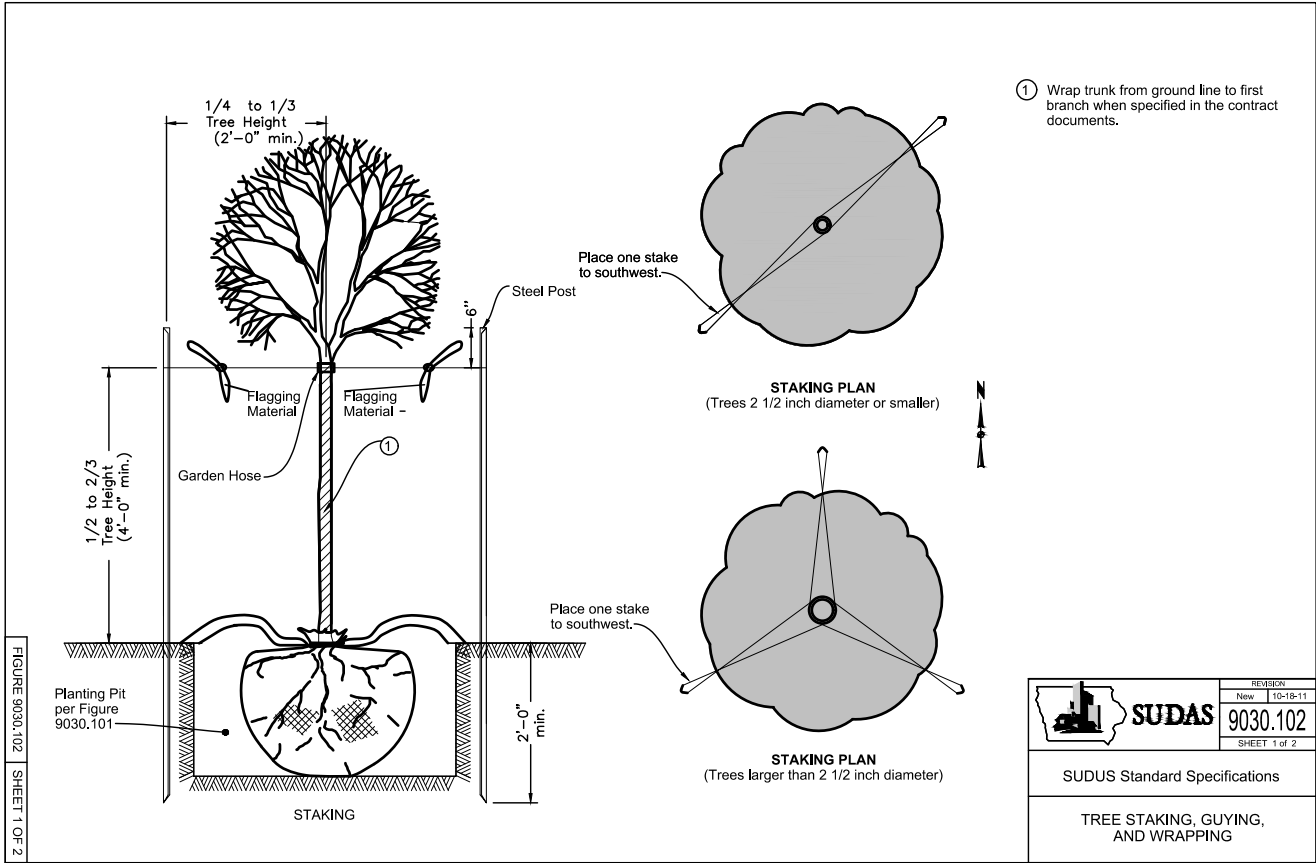
1. ALL TURF GRASS LAWN SEED, SHALL BE PER SUDAS TYPE 1 LAWN MIX APPROVED EQUAL

2. ALL TURF GRASS LAWN AREAS, UNLESS NOTED OTHERWISE, ARE TO BE PLANTED AND INSTALLED AS PER THE SUDAS SPECIFICATIONS.

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

4. ALL TURF GRASS SOD TO BE OF THE SAME PERFORMANCE QUALITY AND SPECIES OF SUDAS TYPE 1 SPECIFICATIONS



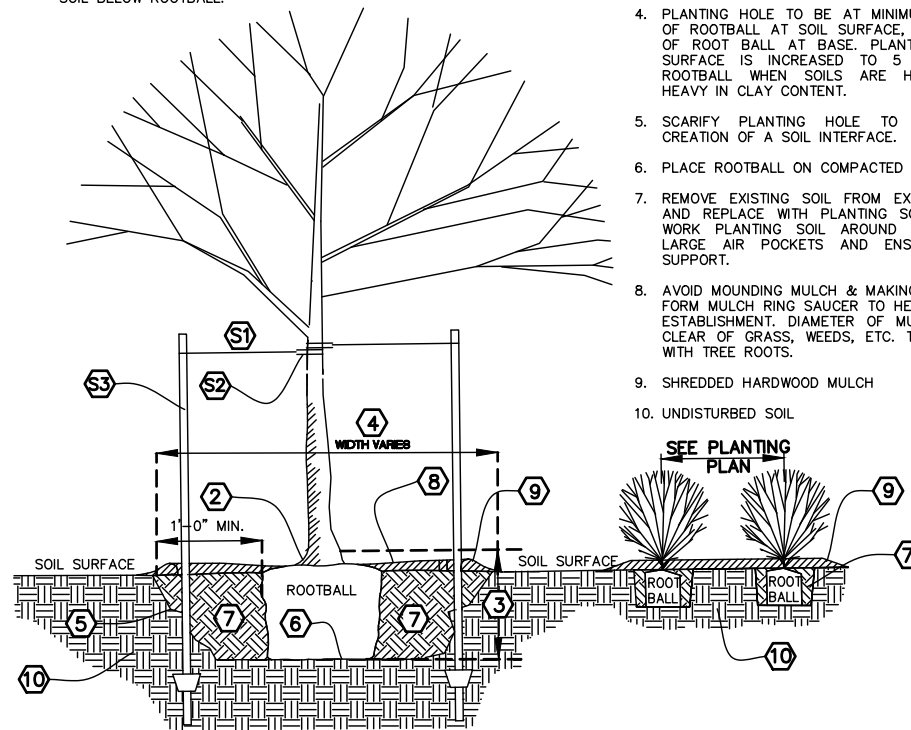


STAKING NOTES:
(SEE GENERAL LANDSCAPE NOTES FOR MORE DETAIL).

- S1. STAKING WIRE
- S2. RUBBER HOSE SET LOOSE TO ALLOW FOR TRUNK TAPER AND LESS DETRIMENTAL GROWTH.
- S3. STEEL FENCE POST STAKE DRIVEN INSIDE MULCH RING DIAMETER. DRIVE STAKES 6" TO 1'-0" INTO UNDISTURBED SOIL BELOW ROOTBALL.

TREE & SHRUB PLANTING NOTES:

1. REMOVE TOP 1/3 OF WIRE BASKET AND BURLAP ONCE PLACED INTO PLANTING HOLE. REMOVE ALL SISAL AND SYNTHETIC TWINE.
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.
4. 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
7. REMOVE EXISTING SOIL FROM EXCAVATED PLANTING PIT AND REPLACE WITH PLANTING SOIL. WHILE BACKFILLING, WORK PLANTING SOIL AROUND ROOTBALL TO MINIMIZE LARGE AIR POCKETS AND ENSURE BETTER VERTICAL SUPPORT.
8. 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.
9. SHREDDED HARDWOOD MULCH
10. UNDISTURBED SOIL



DRAWN BY: JCF				
CHECKED BY: LMH				
APPROVED BY: LMH				
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JUNGE BODY SHOP

IN THE CITY OF NORTH LIBERTY, JOHNSON COUNTY, IOWA

SITE LANDSCAPING PLAN

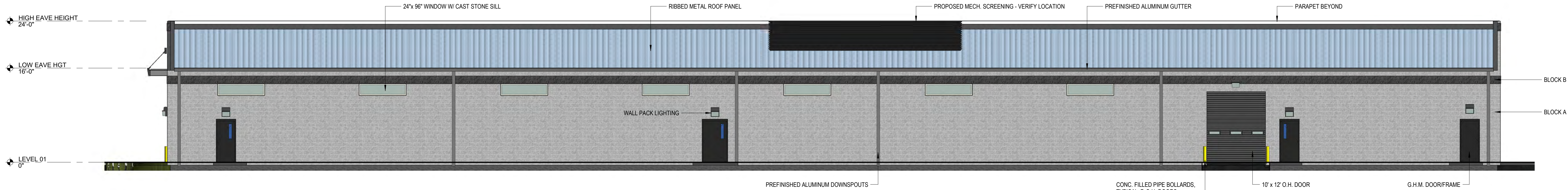
SCALE: N/A

PROJECT NO: 20360

SHEET

C6.3

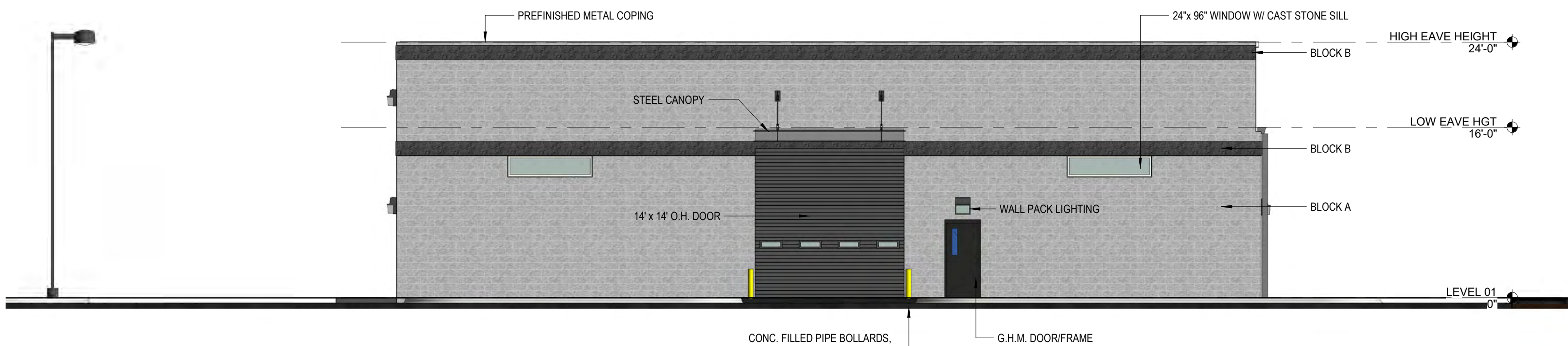




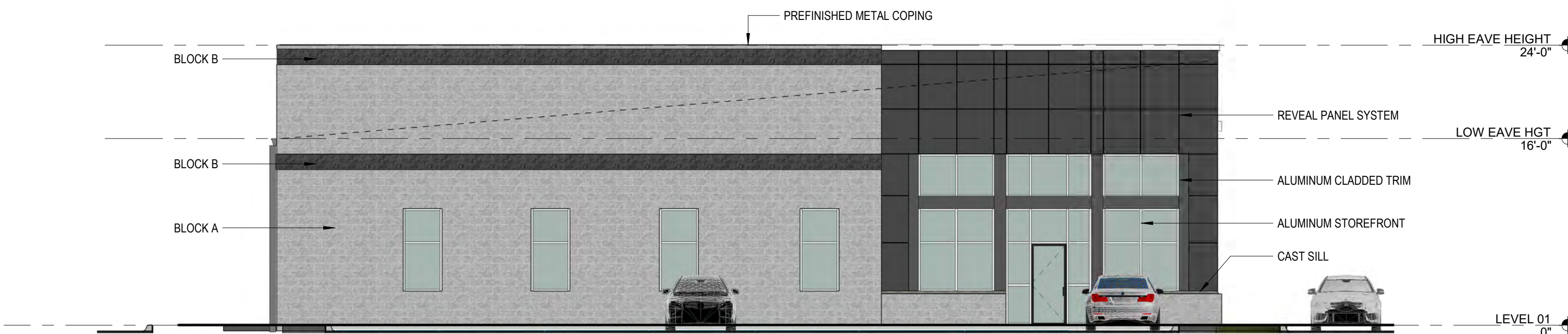
4 WEST ELEVATION
1/8" = 1'-0"



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



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



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

ARCHITECT OF RECORD:
FUSION
ARCHITECTS, INC.

1950 BOYSON RD.
HIAWATHA, IOWA 52233
319.393.9011
877.393.9022

www.Fusion-Architects.com

GENERAL CONTRACTOR:

COMPASS
COMMERCIAL SERVICES, LLC

1950 BOYSON RD.
HIAWATHA, IOWA 52233
319.393.9011
877.393.9022

www.Compass-Built.com

CONSULTANTS
STRUCTURAL ENGINEER

CIVIL ENGINEER

MEP ENGINEER

PRINTED	
DATE	REMARKS

Revision Schedule		
Rev#	Description	Date

KEY PLAN

ABRA AUTO BODY

MADISON AVENUE
NORTH LIBERTY, IOWA

EXTERIOR ELEVATIONS

00/00/2019	A200
19-35000	
DRAWN BY: D.L.	
APPROVED BY:	



December 27, 2019

Memo

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

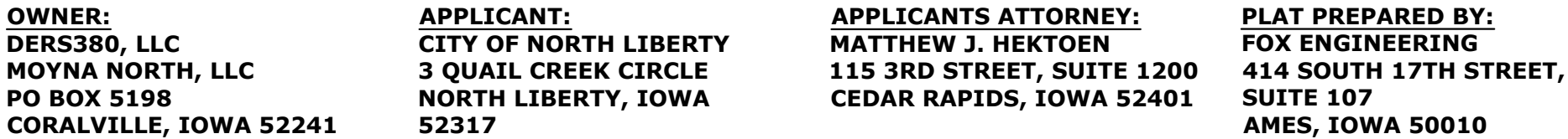
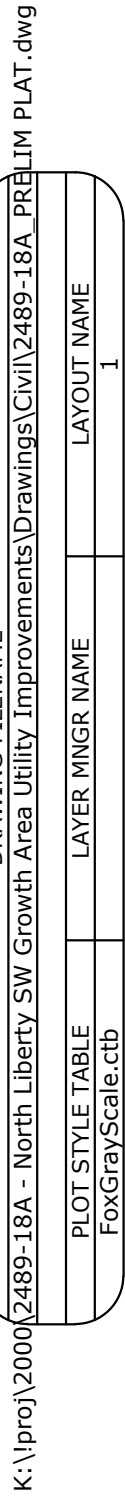
Kevin Trom, City Engineer

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.

PRELIMINARY PLAT



That part of the Northwest Quarter of the Northeast Quarter of Section 22, Township 80 North, Range 6 West of the 5th P.M., North Liberty, Johnson County, Iowa described as follows:

Beginning at the northwest corner of said Northwest Quarter of the Northeast Quarter;

thence North 89°10'57" East 1075.24 feet along the north line of said Northwest Quarter of the Northeast Quarter (assumed bearing for this description only) to a point of intersection with the westerly right-of-way of Interstate No. 380 (Acquisition Plat recorded as part of the document recorded in Book 5653, Page 602 at the Johnson County Recorder's Office);

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;

thence South 8°25'26" West 184.97 feet along said right-of-way to a point of intersection with the south line of said Northwest Quarter of the Northeast Quarter;

thence South 89°31'11" West 1058.70 feet along said south line to the southwest corner of said Northwest Quarter of the Northeast Quarter;

thence North 0°44'46" West 1317.74 feet along the west line of said Northwest Quarter of the Northeast Quarter to the point of beginning.

Area: 33.39 acres total with a net area of 32.39 which excludes 1.00 acre of the presently established right-of-way (by easement).

ZONING:
C-2-A HIGHWAY COMMERCIAL

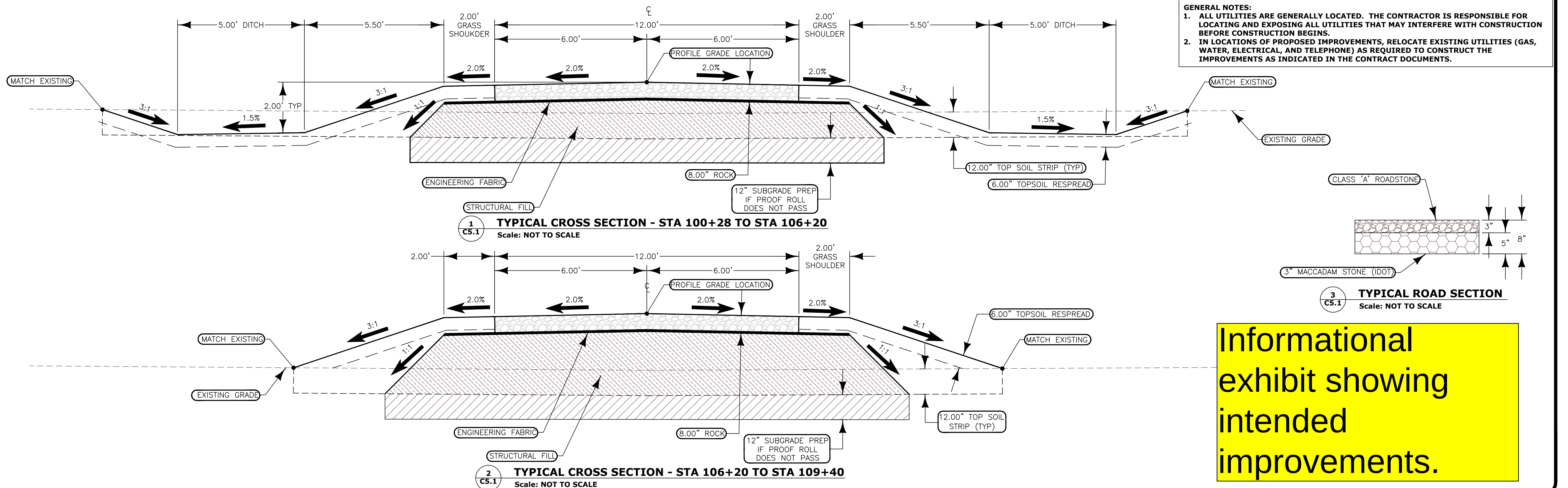
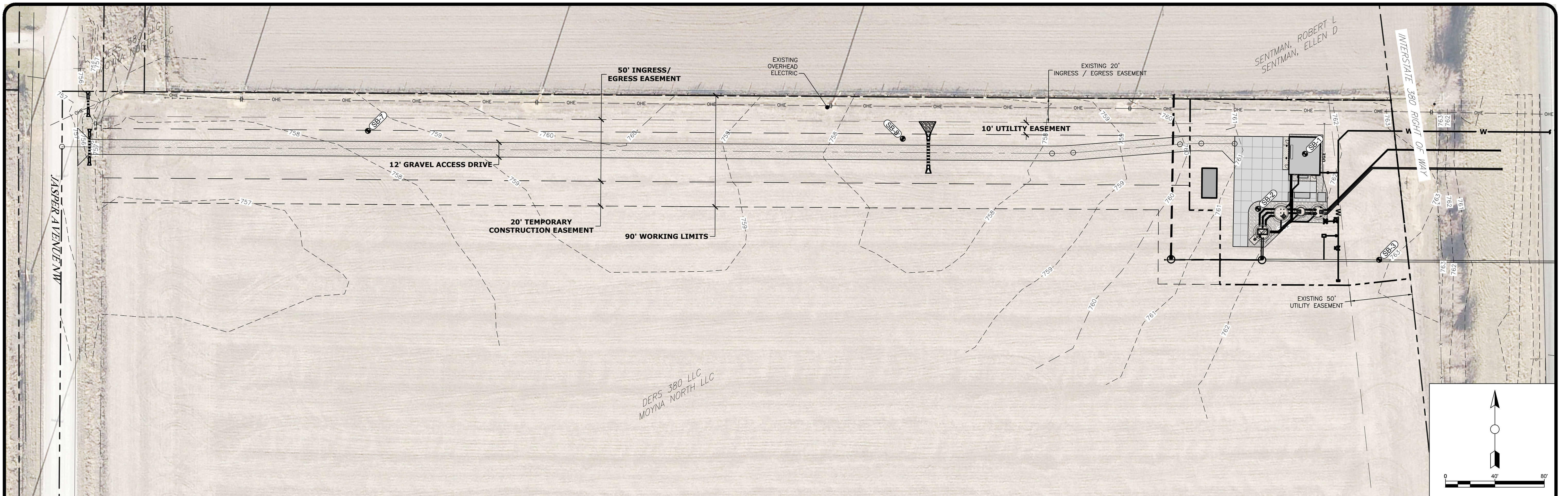
DATE	REVISION	BY	DATE
		JMG	10/19
		DRAWN:	10/19
		BDB	
		CHECKED:	
		LAST UPDATE: 10/4/19	

FOX Engineering Associates, Inc.
414 South 17th Street, Suite 107
Ames, Iowa 50010
Phone: (515) 233-0000
FAX: (515) 233-0103



PRELIMINARY PLAT
THE EVERMORE PART ONE
CITY OF NORTH LIBERTY
NORTH LIBERTY, IOWA

PROJECT NO.
2489-18A





NORTH LIBERTY PLANNING COMMISSION

Minutes

November 5, 2019

North Liberty City Council Chambers, 1 Quail Creek Circle

Roll Call

Vice Chair Patrick Staber called the November 5, 2019 Regular Session of the North Liberty Planning Commission to order at 6:30 p.m. Commission members present: Ronda Detlefsen, Adam Gebhart, Jason Heisler, Kylie Pentecost and Patrick Staber; absent: Josey Bathke and Rebecca Keogh.

Others present: Dean Wheatley, Ryan Heiar, Grant Lientz, Tracey Mulcahey, Kevin Trom, Carter Kurdre, Gary Junge, Dan Dressens, Joel Miller and other interested parties.

Agenda Approval

Detlefsen moved, Pentecost seconded to approve the agenda with removal of the Evermore Preliminary Plat. The vote was all ayes. Agenda approved.

Junge Enterprises LLC Revised Site Plan

Staff Presentation

Wheatley presented the 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. Staff recommends approval with no conditions.

Applicants Presentation

Gary Junge was present and offered to answer questions.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the proposed site plan.

Recommendation to the City Council

Gebhart moved, Heisler seconded to recommend approval of the revised site plan to the City Council with no conditions. The vote was: ayes – Detlefsen, Gebhart, Pentecost, Staber, Heisler; nays – none. Motion carried.

INVB&B, LLC Commercial Site Plan

Staff Presentation

Wheatley presented the 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. Staff recommends approval with no conditions.

Applicants Presentation

Dan Dressens, Delta 3 Engineering, was present on behalf of the applicant and offered additional information on the application. The owners and general contractor were present as well.

Public Comments

No public comments were received.

Questions and Comments

The Commission discussed the application including quality of appearance, location, adjacency to the bike path, bike parking, outdoor patio seating, menu, landscaping requirements and landscaping placement.

Recommendation to the City Council

Detlefsen moved, Pentecost seconded to recommend approval of the site plan application with no conditions. The vote was: ayes – Staber, Heisler, Pentecost, Gebhart, Detlefsen; nays – none. Motion carried.

Approval of Previous Minutes

Gebhart moved, Heisler seconded to approve the minutes of the October 1, 2019 Planning Commission meeting. The vote was all ayes. Minutes approved.

Old Business

No old business was presented.

New Business

Wheatley reported that no new applications were received for December.

Adjournment

At 6:45 p.m., Detlefsen moved, Pentecost seconded to adjourn. All ayes. Meeting adjourned.