



North Liberty Planning Commission
Tuesday, July 7, 2020, 6:30 PM

Notice: Due to the COVID-19 pandemic, public health and safety concerns require City of North Liberty public meetings to be held electronically, so as to limit the spread of the virus. The public is invited to submit questions and comments in advance of the meeting for consideration submitting them to the City Clerk Tracey Mulcahey via email at tmulcahey@northlibertyiowa.org.

This meeting may be accessed live by the public as follows:

By internet video:

- northlibertyiowa.org/live.
- Facebook at facebook.com/northliberty.
- YouTube at www.youtube.com/channel/UCrCw6ipAPjJnd-olpRgPJcg.

By phone:

Call 1 (312) 626 6799 with a touch-tone phone and to enter the meeting ID 841 9129 3757 and eight-digit meeting password 55126105.

Meetings are rebroadcast on cable and available on-demand on northlibertyiowa.org.

Call to Order

1. Roll Call

2. Approval of the Agenda

3. Election of Chairperson

4. Election of Vice-Chairperson

5. Site Plan: Request of Linn County Rural Electric Cooperative Association to approve a site plan at the south 280 feet of Lot 104 of Inter-City Industrial Park, Part Two, located at 835 240th Street.

- 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



To **City of North Liberty Planning Commission**
From **Ryan Rusnak, AICP**
Date **July 7, 2020**
Re **Request of Linn County Rural Electric Cooperative Association to approve a Site Plan at the south 280 feet of Lot 104 of Inter-City Industrial Park, Part Two, located at 835 240th Street.**

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

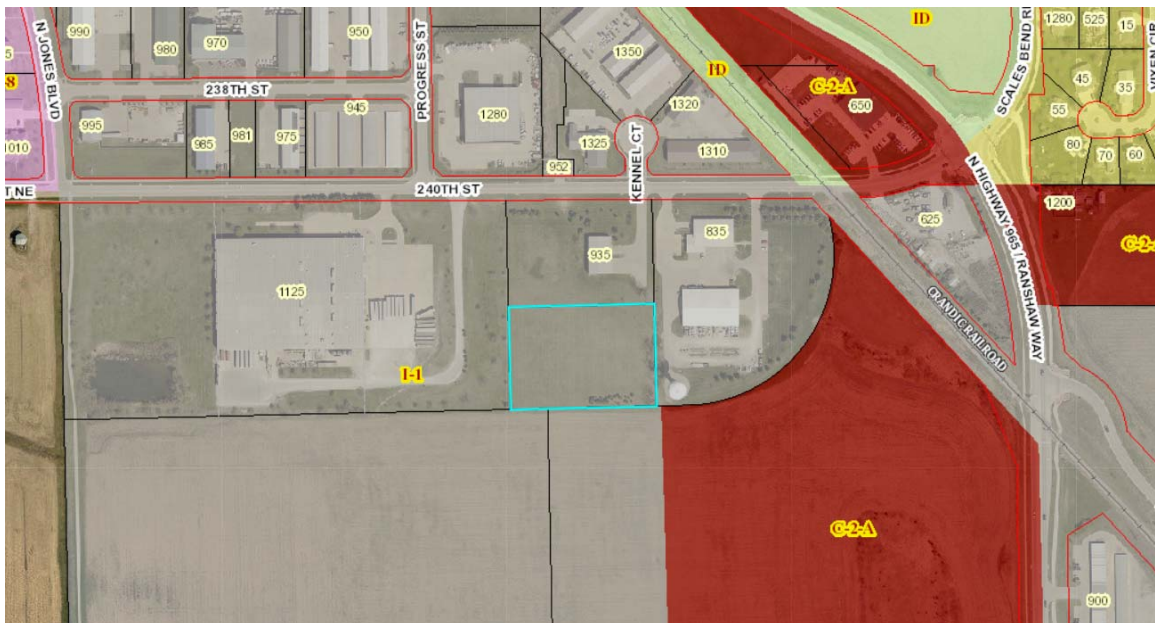
Ryan Heiar, City Administrator
Tracey Mulcahey, Assistant City Administrator
Grant Lientz, City Attorney
Tom Palmer, City Building Official
Kevin Trom, City Engineer
Ryan Rusnak, Planning Director

Request Summary:

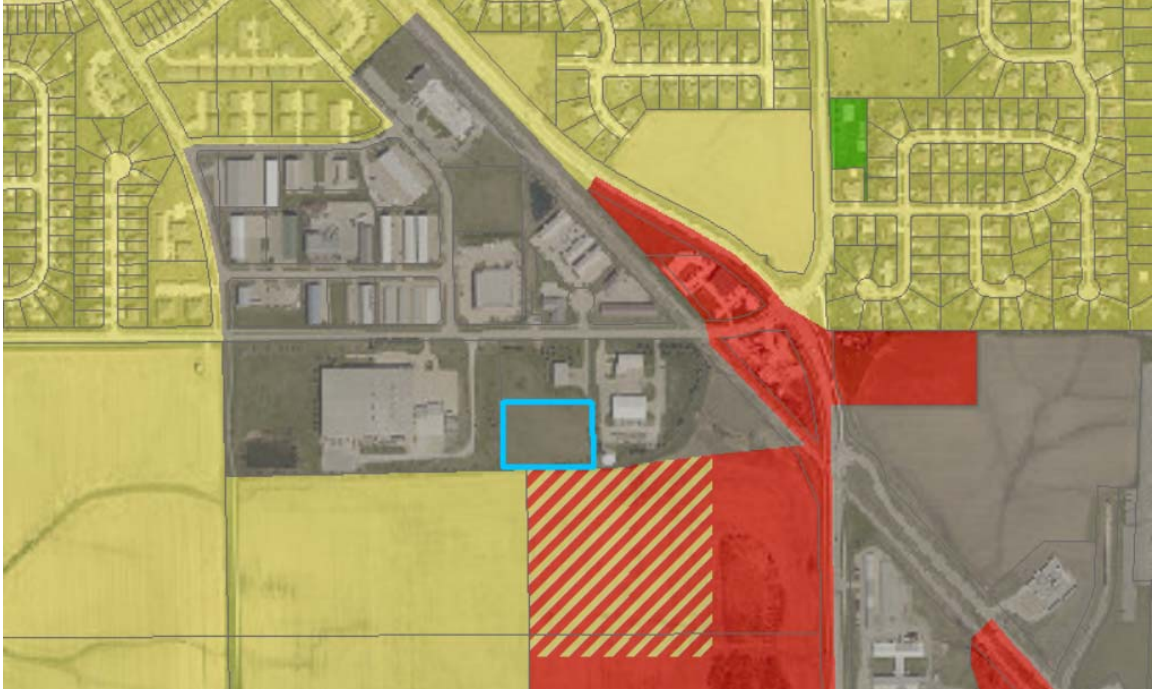
The site plan proposes 21,000 square foot storage building and associated infrastructure for use by Linn County REC. The south 280 feet of Lot 104 of Inter-City Industrial Park, Part Two was added to the existing Linn County REC property. The added property is approximately 2.57 acres, while the overall property is 8.07 acres.

Current Zoning:

The property is currently zoned I-1 – Light Industrial District.



Comprehensive Plan Future Land Use Map Designation:
Industrial.



Comprehensive Plan Excerpt:

Historically North Liberty has seen only light industrial development uses.

These uses include light manufacturing and processing, lumber yards, research and development, warehousing, mini-storage, and transport operations. The Future Land Use Map identifies the eventual phasing out or redevelopment of spot industrial properties located within the City's central growth area, which will minimize compatibility concerns and allow for more appropriate uses in these locations.

The I-1 zoning is consistent with the Industrial Comprehensive Plan Future Land Use designation.

Although zoned I-1, the property south of the subject property is designated residential (yellow) and commercial and residential (yellow and red crosshatched) on the Future Land Use Map. Therefore, staff is recommending additional landscaping along the south property to mitigate a potential less intense future use.

Public Input:

To date, staff not received any public input on the request.

Approval Standards:

Section 165.04(2) of the North Liberty Code of Ordinances entitled, "Site Plan Requirements" sets forth the approval standards (Ordinance language in *italics* and staff analysis in **bold**).

2. *Site Plan Requirements. Site plans, which are required for review and approval for any use in any district or elsewhere by this code, shall comply with and illustrate the following:*

- D. *All site plans shall clearly illustrate the general methods of development, design, special distribution, location, topography (both existing and proposed), soil erosion control measures, relationship to flood overlay zones, and such other information as necessary to show compliance with the requirements of this code. A preliminary site plan may be submitted for preliminary land use approval; however, the final site plan required by this code shall be submitted, reviewed, and approved prior to the issuance of building or construction permits.*

It is staff's opinion that the site plan illustrates the general methods of development, design, special distribution, location, topography (both existing and proposed), soil erosion control measures, and such other information as necessary to show compliance with the requirements of this code. There are some comments from the Fire Marshal that need to be addressed prior to City Council consideration of the site plan.

- E. *The site plan shall include the following legal information:*

- (1) Legal property owner's name and description of property.*
- (2) Applicant's name, requested land use, and zoning.*
- (3) If the applicant is other than the legal owner, the applicant's interest shall be indicated and the legal owner's authority to appeal shall be certified.*

This information has been provided on the cover sheet of the site plan. The property is owned by Linn County Rural Electric Cooperative Association, which is also the applicant. The property is zoned I-1 light industrial and the requested use of the property is a 21,000 square foot storage building and associated infrastructure.

- F. *The site plan shall clearly illustrate in color perspective and enumerate the following information:*

- (1) Property boundary lines, dimensions, and total area.*

This information has been provided on the cover sheet of the site plan. The south 280 feet of Lot 104 of Inter-City Industrial Park, Part Two was added to the existing Linn County REC property. The added property is approximately 2.57 acres, while the overall property is 8.07 acres.

- (2) Contour lines at intervals of not more than five feet, City datum. If substantial topographic change is proposed, the existing topography shall be illustrated on a separate map and the proposed finished topography shown on the final site plan.*

This information has been provided on sheets 3, 4 and 5 of the site plan.

- (3) *The availability and location of existing utilities.*

This information has been provided on sheets 3, 4 and 5 of the site plan.

- (4) *The proposed location, size, shape, color, and material type of all buildings or structures.*

This information has been provided on the cover sheet of the site plan and on the provided architectural rendering. This is a metal industrial building and is utilitarian in design. City design standards require color schemes based on earth tones or other compatible colors. The primary building color is grey and has a blue accent color. This is consistent with the color of the building adjacent to 240th Street.

The Zoning Ordinance defines the primary face of a building as “...the wall of a building on a street or right-of-way, excluding any appurtenances such as projecting fins, columns, pilaster, canopies, marquees, showcases or decorations” Since this building does not front on 240th Street, the 25% masonry requirement is not required.

- (5) *The total square feet of building floor area, both individually and collectively.*

This information has been provided on the cover sheet of the site plan. The proposed building would be 21,000 square feet and collective size of all buildings would 45,525 square feet.

- (6) *The number of dwelling units, bedrooms, offices, etc., as required to determine special compliance.*

This information has been provided on the cover sheet of the site plan. The building is primarily open storage for vehicles and has a small office, a restroom and mechanical rooms.

- (7) *The proposed location of identification signs. An identification sign is defined as a sign displaying the name, address, insignia or trademark, and occupant of a building or the name of any building on the premises. Installation shall be in accordance with the Chapter 173 of this code.*

No signage is proposed.

- (8) *A vicinity sketch showing detailed adjacent land uses within 500 feet of the property and general existing land uses within 1,000 feet of the property.*

This information has been provided on the cover sheet of the site plan. Linn County REC owns the property to the east. The properties to the north and west are developed with industrial uses. The property to the south is being used for agricultural. Although zoned I-1, the property south of the subject property is designated residential (yellow) and Commercial and residential (yellow and red crosshatched) on the Future Land Use Map. Therefore, staff is recommending additional landscaping along the south property to mitigate a potential less intense use.

(9) *Existing buildings, right-of-way, street improvements, utilities (overhead or underground), easements, drainage courses, vegetation and large trees, etc.*
This information has been provided the cover sheet and sheets 3, 4 and 5 of the site plan. No street improvements are proposed.

(10) *Parking areas, number of parking spaces proposed, number of parking spaces required by this code, type of surfacing to be used, etc.*
This information has been provided on the cover sheet of the site plan. The majority of the parking spaces will be located within the building. One accessible space would be located adjacent to the building's north entrance. The pavement surface would be concrete.

(11) *Walkways, driveways, outside lighting, walls, fences, signs, monuments, statues and other manmade features to be used in the landscape.*
This information has been provided on the cover sheet of the site plan. No walls, fences, signs, monument and statues are not proposed. A lighting plan has been provided.

(12) *Location and type of all plants, grass, trees, or ground cover to be used in the landscape. Landscaping shall be illustrated in elevation and color perspective with the size and exact names of plants, shrubs, or trees to be planted clearly indicated.*
This information has been provided on sheet 3 of the site plan. A color perspective has not been provided.

Although zoned I-1, the property south of the subject property is designated residential (yellow) and Commercial and residential (yellow and red crosshatched) on the Future Land Use Map. Therefore, staff is recommending additional landscaping along the south property to mitigate a potential less intense use.

(13) *Walls, fences or other artificial screens to be used as buffers shall be shown in elevation and color perspective with proposed height and structural material to be used indicated. See Section 169.02 for the guidelines concerning landscaping.*
Walls, fences or other artificial screens are not proposed.

(14) *Traffic considerations, architectural themes, pedestrian movement, etc., and all other considerations pertinent to the proposed use may be requested for illustration or statistical purposes.*
The development would utilize the existing driveway entrances on 240th Street. This is an industrial building, so it is utilitarian in design. City design standards require color schemes based on earth tones or other compatible colors. The primary building color is grey and has a blue accent color. This is consistent with the color of the building adjacent to 240th Street.

The Zoning Ordinance defines the primary face of a building as “...the wall of a building on a street or right-of-way, excluding any appurtenances such as projecting fins, columns, pilaster, canopies, marquees, showcases or decorations” Since this building does not front on 240th Street, the 25% masonry requirement is not required.

(15)The methods of compliance with all applicable flood plain development standards and flood (overlay) districts as contained in this code.

The subject property is not located within a flood hazard area.

Additional Considerations:

The property has a City water tower on it. The site plan was provided to the City Superintendent who expressed no concern that the proposed development would prevent access to the facility.

The Fire Marshal has provided review comments that need to be addressed prior to City Council’s consideration of the site plan.

Findings:

1. This industrial use of the property would consistent with the current I-1 light industrial zoning and the Comprehensive Plan Future Land Use Map designation of industrial;
2. With the recommended amendments, the site plan would achieves consistency with Section 165.04(2) of the North Liberty Code of Ordinances entitled, “Site Plan Requirements”.

Recommendation:

Staff recommends the Planning Commission accept the two listed findings and forward the request of Linn County Rural Electric Cooperative Association for site plan approval at the south 280 feet of Lot 104 of Inter-City Industrial Park, Part Two, located at 835 240th Street, to the City Council with a recommendation for approval subject to the following conditions:

1. That additional landscaping be placed along the south property line to mitigate a potentially use intense future use; and
2. That the site plan/architectural rendering be amended to incorporate the review comments from the Fire Marshal prior to City Council’s consideration of the site plan.

Suggested motion:

I move that the Planning Commission accept the two listed conditions and forward the site plan to the City Council with a recommendation for approval subject to the two conditions recommended by City staff.

Attachments:

Application

Site plan with architectural renderings

Fire Marshal review comments.

City of North Liberty
Site Plan Approval Form



Project Name: Linn County REC Vehicle Storage

Site Location (Address or Legal Description): 835 West 240TH Street

Attach Separate Sheet if Necessary

Existing Zoning District: I-1

Proposed Zoning District (if applicable):

Project Description: Lot 103 and the south 280' of Lot 4, Inter-City Industrial Park - Part Two

Property Owner: Linn County Rural Electric Cooperative

Company:

Mailing Address: 835 West 240th Street, North Liberty, Iowa 52317

Phone:

Email:

Applicant (contact person): Terry Sullivan

Company: Linn County REC

Mailing Address: 5695 REC Drive, Marion, IA 52302

Phone: 319-377-1587

Email: tsullivan@linncountyrec.com

Engineer: Doug Brain

Company: Brain Engineering

Mailing Address: 1540 Midland CT NE

Phone: 319-294-9424

Email: dougb@brain-eng.com

Architect: Sarah Coleman

Company: Martin Gardner Architecture

Mailing Address: 700 11th Street, Marion, Iowa 52302

Phone: 319-377-7604

Email: sarahc@martingardnerarch.com

Attorney:

Company:

Mailing Address:

Phone:

Email:

Site Plan Approval Information and Submittal Requirements



Submittal Deadline: 1st working day of each month at 12:00 Noon

Fees: Due at time of submittal: \$750.

Reviewing Bodies: City staff, Planning Commission, and City Council.

First Submittal Materials Requirements for All Submissions, as Appropriate:

- ☒ 1 completed copy of this application form.
- ☒ Application fee.
- ☒ 7 copies of the site plan map(s), folded to a manageable size, plus one Adobe Acrobat (pdf) digital file.
- ☒ 7 sets of colored elevations for all sides of the buildings and/or structures, folded to manageable size, plus one Acrobat digital file. See building elevation detail requirements below.
- ☒ 1 copy of photometric lighting plan.
- ☐ Other information deemed necessary by the City Planner for the review of the proposed project.
- ☐ If the applicant is other than the legal owner, the applicant's interest shall be indicated and the legal owner's authority to apply shall be included.

Process: Staff will review the submittal and provide a draft report outlining any necessary changes around mid-month. Resubmission of final materials will be Acrobat "PDF" files only.

Minimum Information for Site Plan Applications:

- ☒ Date, compass point, legend of symbols, minimum scale 1"=40' (written and graphic).
- ☒ Legal description including total area of the property.
- ☒ Vicinity Map that accurately represents the area including recent developments.
- ☒ Address, if assigned.
- ☒ Land owner's and applicant's name, address and contact information.
- ☒ Existing Zoning District and requested proposed land use.
- ☒ Notation of the number of parking spaces required by the Zoning Ordinance and number provided, including formulas used to calculate requirements. Parking space requirements are rounded up to the next whole parking space.
- ☒ Calculation of the amount of paved and/or impervious surfaces proposed shown in both square footage and percentage of the total site.
- ☒ Total square feet of all building floors, individually and collectively, separated by existing and proposed.
- ☒ Total number and type of proposed dwelling units, if applicable.
- ☒ Property boundary lines including dimensions to the nearest one-hundredth of 1 foot.
- ☐ Overhead utilities, buffers, railroads, drainage courses, rights-of-way, and similar features, labeled with type and whether public or private.
- ☒ Existing and proposed topography at contour intervals of not more than 1 foot.
- ☒ Existing topography and site features of adjacent properties for at least one hundred feet (100') outside of the project boundary, at contour intervals of not more than five feet (5'), USGS.
- ☒ All established floodway, floodway fringe, and flood plain overlay lines, if applicable.
- ☒ Proposed and/or existing easements, and the recorded book and page number of all existing easements.

City Contact: Ryan Rusnak, AICP, Planning Director, 3 Quail Creek Circle, North Liberty, Iowa 52317
319-626-5747 rrusnak@northlibertyiowa.org
City Website: www.northlibertyiowa.org

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- ☒ Location of utilities, labeled with depth, size, type, existing or proposed and whether public or private. Show fire hydrants, valves, manholes, storm intakes and cleanouts.
- ☒ Location of existing street lights.
- ☒ Location of all existing and proposed roads, alleys, streets, and highways on or adjoining the subject property labeled with name, pavement width, half right-of-way widths dimensioned from the centerline of the right-of-way, full right-of-way width dimensions and whether public or private.
- ☒ Intersecting corners of street and drives, existing and proposed, labeled with appropriate radius in accordance with current City of North Liberty design standards.
- ☒ Required building and parking (if applicable) setback lines.
- ☒ Location, footprint, size and use of all buildings and structures, existing and proposed. Indicate minimum finished floor elevations (FFE) or minimum low opening elevations for all lots where conditions warrant additional protection from possible flooding situations.
- ☒ Colored elevation drawings of all four sides of each building proposed, showing architectural detail and callouts for materials. Note percentage masonry as required by code. Perspective renderings are not required but are recommended, especially for complex structures that are difficult to interpret in elevation.
- ☒ Location of parking areas, loading zones, access drives, ingress/egress points, island sizes and locations existing and proposed.
- ☒ Identification of type of surfacing, material thickness, curbing, etc. used for parking areas, drives, sidewalks and trails.
- ☒ Location and detail of trash enclosure, existing and/or proposed.
- ☒ Landscaping, either on the site plan or as a separate landscape plan, showing landscape plantings and the quantity, sizes, and type proposed including scientific and common names; location, width, detail of buffers and schedule of all buffer plantings; location of existing trees and those to be preserved; and identification of all other site development and landscape features (i.e.- detention areas and ponds, walkways, vegetation, walls, fences monuments, etc.).
- ☒ Identification and location of all temporary and permanent erosion and sedimentation control methods and installation schedule of measures.
- ☒ Photometric lighting plan which shows the entire site including one foot beyond the property line to a discernable scale with scale noted. Include product cut-sheets or other information showing fixture type, pole height, and glare screens specified.
- ☐ Other consideration pertinent to the proposal may be requested for illustration or statistical purposes.
- ☒ Site plan applications must be signed and sealed by an engineer.

Office Use Only

Date Submitted:

Date Fee Paid:

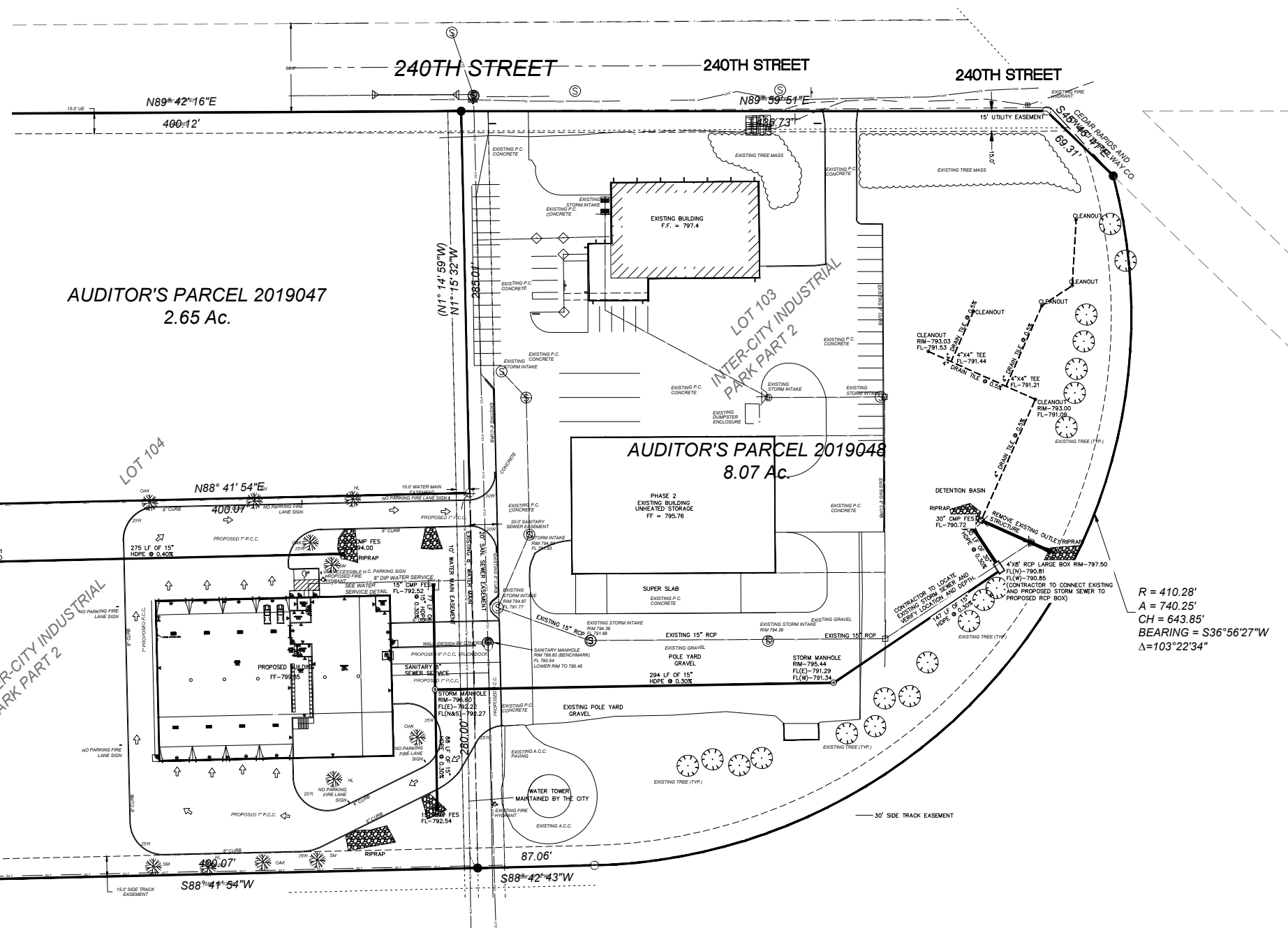
City Contact: Ryan Rusnak, AICP, Planning Director, 3 Quail Creek Circle, North Liberty, Iowa 52317
 319-626-5747 rrusnak@northlibertyiowa.org
 City Website: www.northlibertyiowa.org

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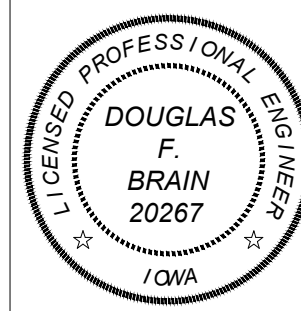
The map displays the following features:

- Streets:** 238TH, 240TH, KENNEL, PUBLIC, VIXEN, FOX, MARMOT, and DUBUQUE.
- Zoning Districts:** I-1 (Industrial Medium Density), C-2-A (Community Center), ID (Institutional District), and PUBLIC (Public).
- Site Location:** A large red-shaded area is labeled "SITE LOCATION".
- Other Features:** A north arrow is located in the bottom left corner. A blue triangle is visible near the 240TH street intersection.

ENGINEER
DOUG BRAIN
BRAIN ENGINEERING, INC.
1540 MIDLAND COURT NE
CEDAR RAPIDS, IOWA 52402
319-294-9424
DOUGB@BRAIN-ENG.COM



INDEX OF SHEETS	
NO.	DESCRIPTION
1	COVER
2	GENERAL NOTES AND DETAILS
3	SITE PLAN
4-5	BASIN GRADING PLAN



Douglas F. Brain, P.E.
My License Renewal Date Is December 31, 2020
License Number 20267
Pages or sheets covered by this seal:



BRAIN
ENGINEERING, INC.
CIVIL • LAND DEVELOPMENT • SURVEYING • TRANSPORTATION

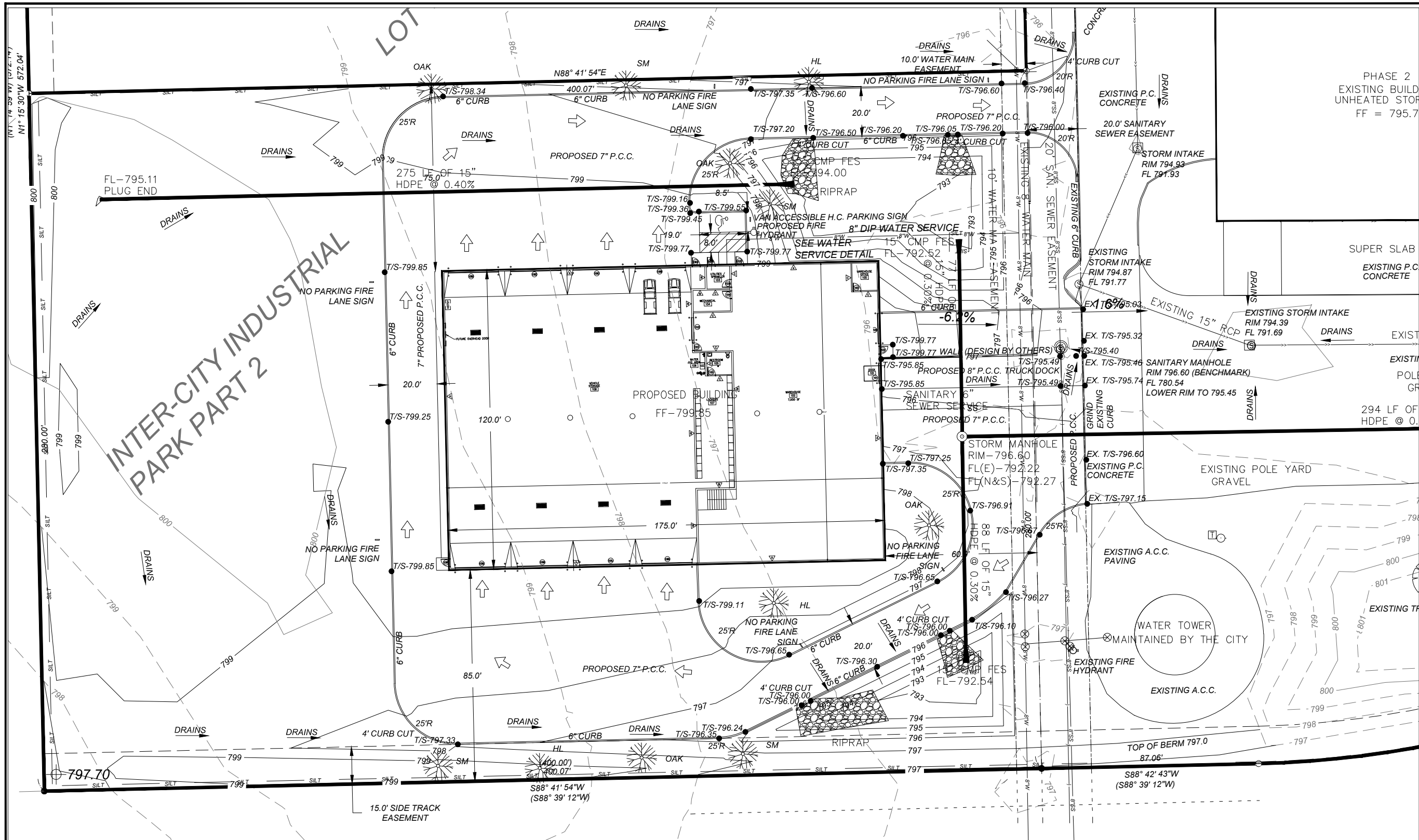
LINN COUNTY REC

COVER

Title:

Project No:
148720-10

<div>GENERAL NOTES:</div> <div><div><div>1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NORTH LIBERTY MUNICIPAL DESIGN STANDARDS AND IOWA STATEWIDE URBAN DESIGN MANUAL, LATEST EDITION, UNLESS OTHERWISE NOTED.</div><div>2. SITE SAFETY AND PEDESTRIAN SAFETY IS OF EXTREME IMPORTANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXECUTING THE WORK IN A SAFE MANNER. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLIANCE WITH ALL OSHA REGULATIONS. COMPLIANCE IS MANDATORY.</div><div>3. NOTIFY THE GOVERNING AUTHORITY 48-72 HOURS PRIOR TO BEGINNING CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY. ALL WORK IN RIGHT-OF-WAY PERMITS SHALL BE OBTAINED PRIOR TO WORK WITHIN THE RIGHT-OF-WAY. OBTAIN APPLICABLE LOCAL PERMITS.</div><div>4. THE MEANS OF THE WORK AND THE SAFETY OF THE CONTRACTOR'S EMPLOYEES ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.</div><div>5. SITE CLEAN-UP AND SWEEPING SHALL BE PERFORMED ON A DAILY BASIS, SIDEWALKS, PARKING LOTS, ROADWAYS, ETC. SHALL BE KEPT CLEAN AT ALL TIMES.</div><div>6. NO WORK SHALL BE PERFORMED BEYOND THE PROJECT LIMITS WITHOUT PRIOR AUTHORIZATION FROM THE OWNER'S REPRESENTATIVE.</div><div>7. MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.</div><div>8. OPEN EXCAVATIONS ON SITE MUST BE FENCED OFF AND MOVED ACCORDINGLY.</div><div>9. CONTROL DUST SPREADING FROM ALL WORK AND STAGING AREAS.</div><div>10. 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 BE SHOWN ON THIS DRAWING.</div><div>11. 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 STANDARDS.</div><div>12. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION.</div><div>13. 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.</div><div>14. 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.</div></div><div>SITE PREPARATION NOTES:</div><div><div><div>1. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIAL (EXCAVATED MATERIAL OR BROKEN CONCRETE) WHICH IS NOT DESIRABLE TO BE INCORPORATED INTO THE WORK. DISPOSAL SITES MUST BE APPROVED BY THE ENGINEER. OFF-SITE DISPOSAL SHALL BE IN ACCORDANCE WITH THE APPLICABLE GOVERNMENTAL REGULATIONS.</div><div>2. PROTECT ADJACENT PROPERTY DURING DEMOLITION AND SITE GRADING.</div><div>3. MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.</div><div>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.</div><div>5. DURING CONSTRUCTION CONTROL DUST SPREADING FROM ALL WORK AND STAGING AREAS.</div><div>6. ALL FENCES WHICH ARE IMPACTED BY THIS PROJECT ARE TO BE REMOVED AND REPLACED TO AN EQUAL OR BETTER CONDITION. SALVAGED MATERIALS MAY BE USED UPON APPROVAL OF THE OWNER'S REPRESENTATIVE. FENCES SHALL NOT BE REMOVED UNTIL PROPERTY OWNER HAS BEEN NOTIFIED.</div><div>7. REMOVAL OR ABANDONMENT OF PUBLIC UTILITIES SHALL BE FULLY COORDINATED WITH APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.</div><div>8. ANY EXISTING FACILITIES (CURBS, PAVEMENT, UTILITIES, ETC.) THAT THE CONTRACTOR'S OPERATIONS DAMAGE SHALL BE REPAIRED BY THAT CONTRACTOR AT HIS/HER COST.</div><div>9. 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.</div><div>10. SAWCUT EDGES OF PAVEMENT FULL DEPTH PRIOR TO REMOVAL TO PREVENT DAMAGE TO ADJACENT SLABS AND FIXTURES.</div><div>11. TREES AND SHRUBS ON ADJACENT PROPERTIES SHALL BE PROTECTED AT ALL TIMES DURING CONSTRUCTION ACTIVITIES.</div><div>12. EXISTING FIELD TILE LINES ENCOUNTERED IN THIS PROJECT SHALL BE REPAIRED BY THE CONTRACTOR IN ONE OF THE FOLLOWING WAYS:<div>A) DAYLIGHT TILE TO FINISHED GROUND. B) REPAIR THE TILE AND CONTINUE SERVICE. C) CONNECT TILE TO NEAREST STORM SEWER. 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 METHOD.</div></div><div>13. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF A UTILITY IS ENCOUNTERED AND SHALL INDICATE THE METHOD OF RESOLVING THE CONFLICT. THE ENGINEER SHALL APPROVE THE PROPOSED METHOD. THE LOCATION OF THE UTILITY SHALL BE RECORDED ON THE CONSTRUCTION RECORD DOCUMENTS</div></div><div>PCC PAVEMENT NOTES:</div><div><div><div>1. MATERIALS AND CONSTRUCTION FOR PORTLAND CEMENT CONCRETE PAVEMENTS SHALL MEET THE REQUIREMENT OF SUDAS 7010.</div><div>2. DRIVEWAY WAY AND PARKING LOT WILL BE 7" P.C.C. PAVING WITH A 6" GRANULAR SUBBASE, AND THE TRUCK DOCK WILL BE 8" P.C.C. PAVING WITH A 6" GRANULAR SUBBASE.</div><div>3. ALL JOINTS SHALL BE SEALED. JOINT SEALER SHALL CONFORM TO SUDAS 7010.</div><div>4. CURING COMPOUND (WHITE, DARK, OR CLEAR) SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4105. APPLICATION METHOD SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 2301.19.</div><div>5. 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.</div><div>6. SIDEWALKS SHALL HAVE A CROSS SLOPE OF NO LESS THAN 0.5% AND NO GREATER THAN 2.0%.</div><div>7. ONE INCH PREFORMED FOAM EXPANSION JOINT MATERIAL SONOFLEX 'F' BY SONNEBORN 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.</div><div>8. ALL PCC SHALL BE JOINTED AT 12 FEET O.C. MAXIMUM DISTANCE. JOINTING SHALL BE IN ACCORDANCE WITH SUDAS STANDARD DETAILS.</div></div></div><div>EROSION CONTROL NOTES:</div><div><div><div>1. THE CONTRACTOR SHALL PROVIDE TEMPORARY EROSION CONTROL, SEDIMENT AND DUST CONTROL, IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROJECT'S STORM WATER POLLUTION PREVENTION PLAN AND SUDAS.</div><div>2. THE CONTRACTOR SHALL INCORPORATE ALL EROSION CONTROL FEATURES INTO THE PROJECT PRIOR TO DISTURBING THE SOIL.</div><div>3. THE CONTRACTOR SHALL COMPLY WITH THE SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES NPDES PERMIT, AND LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT AGAINST EROSION AND DUST POLLUTION ON THIS SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING CONSTRUCTION OR AS A RESULT OF CONSTRUCTION.</div><div>4. THIS PROJECT REQUIRES THE OBTAINING OF AN NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY FOR CONSTRUCTION ACTIVITIES FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR). THE OWNER SHALL OBTAIN THE PERMIT. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE AND FULFILLING ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 INCLUDING THE STORM WATER POLLUTION PREVENTION PLAN.</div><div>5. ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO THE IOWA DNR UPON REQUEST WHICH INCLUDE THE NOTICE OF INTENT, PROOF OF PUBLICATION, POLLUTION PREVENTION PLAN, PROJECT INSPECTION REPORT, AND OTHER ITEMS. FAILURE TO COMPLY WITH THE DISCHARGE REQUIREMENTS IS IN VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.</div><div>6. THE CONTRACTOR SHALL PROTECT ADJOINING PROPERTY INCLUDING PUBLIC UTILITIES, SANITARY SEWER, STORM DRAINAGE SYSTEMS, AND STREETS FROM ANY DAMAGE RESULTING FROM EARTH MOVING ACTIVITIES OR OTHER DEBRIS FROM PROJECT SITE. REPAIR DAMAGE IMMEDIATELY AT NO ADDITIONAL COST.</div><div>7. THE CONTRACTOR SHALL PREVENT ACCUMULATION OF EARTH, SILTATION, OR DEBRIS ON ADJOINING PUBLIC OR PRIVATE PROPERTY FROM THE PROJECT SITE. REMOVE ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR PREVENTION.</div><div>8. THE CONTRACTOR SHALL PROVIDE TEMPORARY AND/OR PERMANENT SEEDING OF AREAS UPON COMPLETION OF GRADING AS SOON AS PRACTICAL. FINAL STABILIZATION MEANS ALL SOIL DISTURBING ACTIVITIES ARE COMPLETE AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% FOR THE AREA HAS BEEN ESTABLISHED OR AN EQUIVALENT STABILIZATION MEASURE.</div><div>9. IF CONSTRUCTION ACTIVITIES ARE NOT PLANNED TO OCCUR IN A DISTURBED AREA FOR AT LEAST 14 DAYS THE AREA SHALL BE STABILIZED BY TEMPORARY EROSION CONTROLS.</div><div>10. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL TEMPORARY EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEANING OF SILT CONTROL DEVICES SHALL BEGIN WHEN THE FEATURES HAVE LOST 50% OF THEIR CAPACITY.</div><div>11. SILT FENCE SHALL BE INSTALLED AROUND ALL STOCKPILED TOPSOIL.</div></div><div>SURFACE RESTORATION NOTES:</div><div><div><div>1. ONLY DISTURBED AREAS NOT PAVED OR HARD SURFACED, ADJACENT TO THE PROPOSED BUILDING AND PAVING, SHALL RECEIVE MINIMUM 4-INCHES OF TOPSOIL. SCARIFY AREAS TO RECEIVE TOPSOIL TO A MINIMUM DEPTH OF 12 INCHES. REMOVE ALL STONES, WOOD, AND DEBRIS LARGER THAN 2-INCHES FROM AREAS TO RECEIVE TOPSOIL. DO NOT COMPACT TOPSOIL.</div><div>2. ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED, AND MULCHED IN ACCORDANCE WITH PROJECT SPECIFICATIONS.</div><div>3. SEED ALL DISTURBED AREAS NOT TO BE HARD SURFACED AND NOT TO HAVE TOPSOIL SPREAD WITH TYPE 1 PERMANENT LAWN MIXTURE.</div><div>4. APPLY SEED AT THE RATES INDICATED IN SUDAS.</div><div>5. MAINTAIN SEEDED AREAS UNTIL AN ADEQUATE STAND OF GRASS HAS BEEN ESTABLISHED. RESEED ANY AREAS AS NECESSARY DURING MAINTENANCE PERIOD PER PROJECT SPECIFICATIONS.</div><div>6. EXISTING FACILITIES (CURBS, PAVEMENT, UTILITIES, ETC.) THAT ARE TO REMAIN AND DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.</div></div><div>PAVING GENERAL NOTES:</div><div><div><div>1. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.</div><div>2. COMPACT SUBGRADE BENEATH PAVEMENTS IN ACCORDANCE WITH GRADING NOTES.</div><div>3. ALL PAVEMENT SHALL BE PLACED ON 6" GRANULAR SUBBASE IN ACCORDANCE WITH IOWA DOT STANDARD SPECIFICATION FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4121.</div><div>4. 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.</div></div></div><div>STORM SEWER NOTES:</div><div><div><div>1. HIGH DENSITY POLYETHYLENE PIPE (HDPE) SHALL BE CORRUGATED WITH INTEGRALLY FORMED SMOOTH INTERIOR MEETING THE REQUIREMENTS OF SUDAS STANDARD SPECIFICATIONS.</div><div>2. HDPE STORM SEWER SHALL BE INSTALLED WITH CLASS "F-3" BEDDING PER SUDAS DETAIL 3010.103.</div></div></div><div>THE LOCATION OF ALL UTILITIES INDICATED ON THE PLANS IS TAKEN FROM EXISTING PUBLIC RECORDS OR FROM FIELD OBSERVATIONS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.</div><div>IOWA CODE 480, UNDERGROUND FACILITIES INFORMATION, REQUIRES VERBAL NOTICE TO IOWA ONE CALL, 1-800-292-8989, NOT LESS THAN 48 HOURS PRIOR TO EXCAVATING, EXCLUDING WEEKENDS AND HOLIDAYS.</div></div></div></div></div>	<div>GRADING NOTES:</div> <div><div><div>1. STRIP EXISTING VEGETATION WITHIN THE GRADING LIMITS AND AREAS TO RECEIVE FILL. STOCKPILE ON-SITE FOR REUSE IF SUITABLE.</div><div>2. PROOF ROLL ALL FILL AREAS TO IDENTIFY SOFT OR DISTURBED AREAS IN THE SUBGRADE. ALL UNSUITABLE MATERIAL IDENTIFIED SHALL BE REMOVED AND RECOMPACTED. PROOF ROLL WITH 25 TON MINIMUM GROSS VEHICLE WEIGHT.</div><div>3. REMOVE AND RECOMPACT AREAS OF SUBGRADE WHICH ARE SOFT OR UNSTABLE TO MEET SPECIFIED LIMITS FOR DENSITY AND MOISTURE CONTENT</div><div>4. SCARIFY EXISTING SUBGRADE TO DEPTH OF 12 INCHES AND RECOMPACT TO 95% STANDARD PROCTOR DENSITY (ASTM D698) PRIOR TO PLACEMENT OF FILL.</div><div>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-PALCE MATERIAL ARE WITHIN SPECIFIED LIMITS.</div><div>6. PLACE FILL MATERIAL IN MAXIMUM 9" LIFTS.</div><div>7. FILLS PLACED BELOW LAWN AREAS SHALL BE COMPACTED TO 90% OF MATERIALS MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D698).</div><div>8. SCARIFY SUBGRADE TO DEPTH OF 3 INCHES WHERE TOPSOIL IS SCHEDULED. SCARIFY AREAS WHERE EQUIPMENT USED FOR HAULING AND SPREADING TOPSOIL HAS COMPACTED SUBSOIL.</div><div>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 1-1/2 INCHES IN GREATEST DIMENSION.</div><div>10. SCARIFY AND RECOMPACT THE TOP 9" OF SUBGRADE IN ALL CUT AREAS AFTER ROUGH GRADING IS COMPLETED. COMPACT THE ENTIRE PAVING 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 DENSITY (ASTM D698).</div><div>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). 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.</div><div>12. FINISH CONTOURS SHOWN ARE TOP OF PAVEMENT OR TO TOP OF TOPSOIL.</div><div>13. NO ROCK EXCAVATION IS ANTICIPATED ON THIS PROJECT. SHOULD ROCK BE ENCOUNTERED DURING CONSTRUCTION, NOTIFY THE OWNER'S REPRESENTATIVE.</div></div></div>	<div>Book: DFB</div> <div>Drawn: 5-30-20</div> <div>Scale:</div> <div>Checked:</div> <div>BRANN CIVIL & LAND DEVELOPMENT • SURVEYING • TRANSPORTATION ENGINEERING, INC.</div>	<div>WATER SERVICE DETAIL NO SCALE</div> <div><p>The diagram shows a plan view of a water service connection. A horizontal line represents the main water service line, labeled '8" DIP WATER SERVICE'. A vertical line, labeled '1" DOMESTIC SERVICE LINE', branches off from the main line. This vertical line passes through a 'CURB STOP AND BOX'. Above the curb stop, the vertical line makes a '90° BEND' and continues upwards. At this bend, there is a 'POST INDICATING VALVE'. Further up, there is an '8"x6" TEE FOR FIRE HYDRANT'. The entire assembly is located near a 'BUILDING' which is indicated by a hatched area. A dimension line shows a '10"' distance from the building to the curb stop. The diagram is titled 'WATER SERVICE DETAIL' and 'NO SCALE'.</p></div>	<div>Title: LINN COUNTY REC</div> <div>Project No: 148720-10</div>



LANDSCAPE SCHEDULE

QTY	ID	DESCRIPTION	MIN. SIZE	ROOT	SPACING	NOTES
4	SM	SUGAR MAPLE - ACER SACCHARUM	2" DBH	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
4	OAK	OAK, BLACK - QUERCUS VELTINA	2" DBH	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
3	HL	HONEYLOCAUST - GLEDITSIA TRIACANTHOS INERMIS	2" DBH	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN

PARKING LOT TREES
1 TREE PER 2000 SF BUILD
21000 SF / 2000= 11 TREES

- NOTES:
1. REGULAR PARKING SPACES ARE 9'X19' AND HANDICAPPED SPACES ARE 8'X19'.
 2. ALL MEASUREMENTS IN FEET AND DECIMALS THEREOF.
 3. THE SITE IS NOT LOCATED IN A 100-YEAR FLOOD WAY OR FLOOD ZONE.
 4. DOMESTIC WATER SERVICE WILL HAVE 6"X1" TAPPING SADDLE. 6" WATER SERVICE WILL HAVE A 8"X8" TAPPING SADDLE.
 5. EXISTING TRASH ENCLOSURE LOCATED ON LOT 103.
 6. USE WYE TO CONNECT 6" SANITARY SEWER SERVICE TO 8" SANITARY SEWER MAIN.
 7. 8"X6" TEE FOR FIRE HYDRANT. FIRE HYDRANT TO INCLUDE SHUTOFF VALVE.
 8. FIRE HYDRANTS TO HAVE 3' UNOBSTRUCTED ZONE.

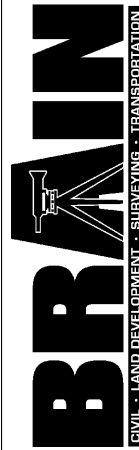
Drawn: DFB

Book:

5-30-20

Scale:

1"=40'



CIVIL - LAND DEVELOPMENT - SURVEYING - TRANSPORTATION

ENGINEERING, INC.

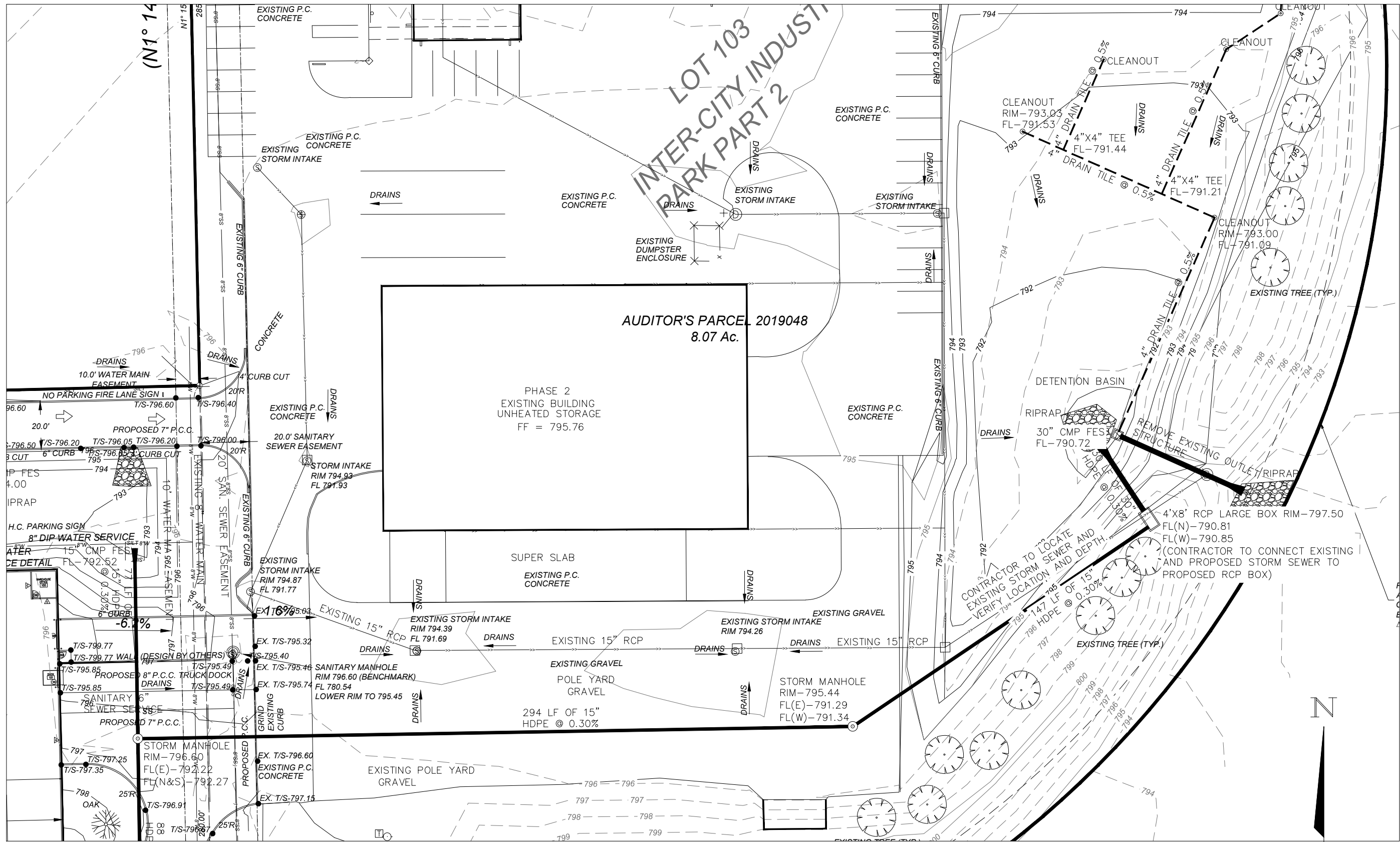
LINN COUNTY REC

SITE PLAN

Title:

Project No:

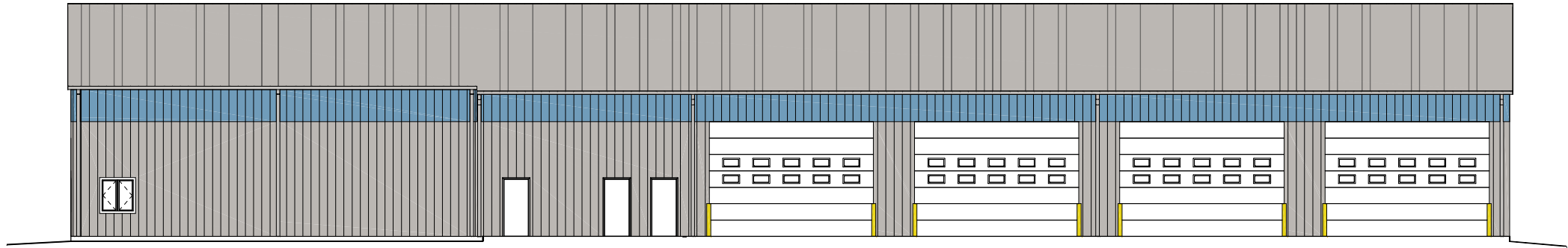
148720-10



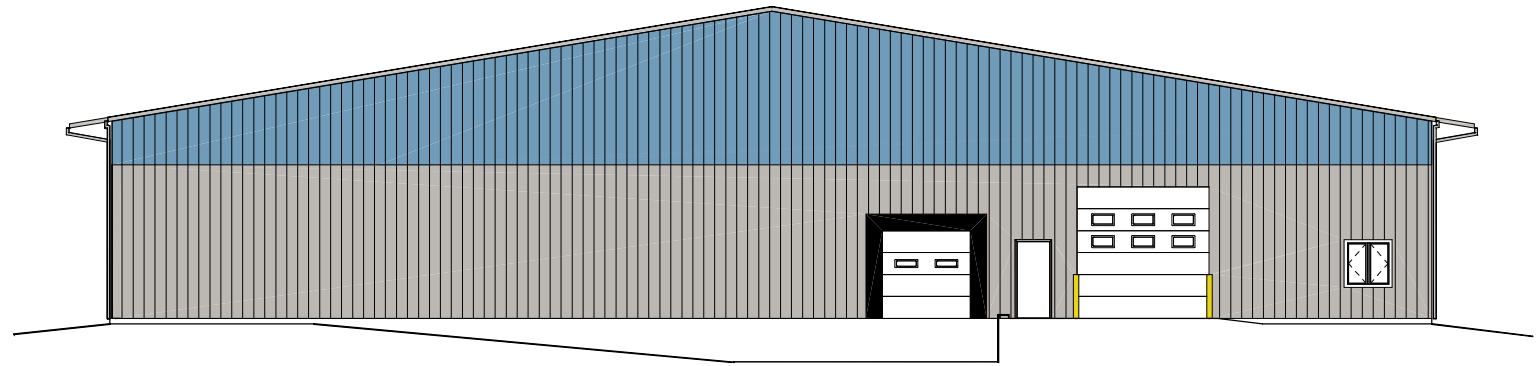
Title:	Drawn:	DFB	Book:
	5-30-20		
Project No:	148720-10		
Scale:		1"=40'	

BRANN
CIVIL - LAND DEVELOPMENT - SURVEYING - TRANSPORTATION
ENGINEERING, INC.

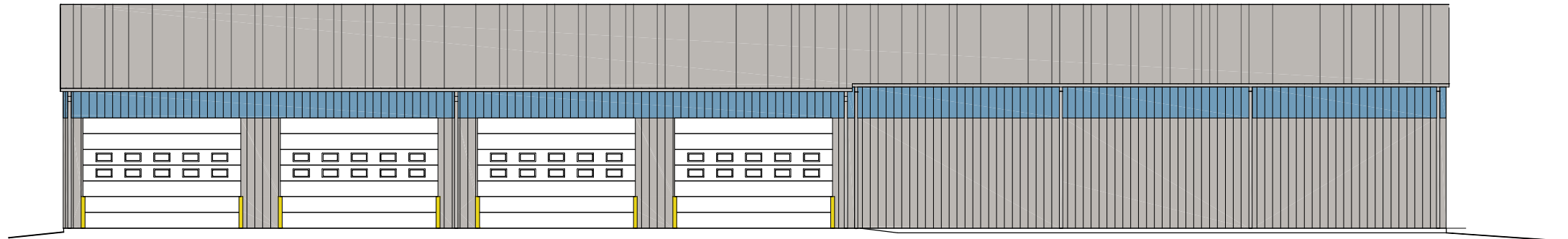
LINN COUNTY REC
BASIN GRADING PLAN



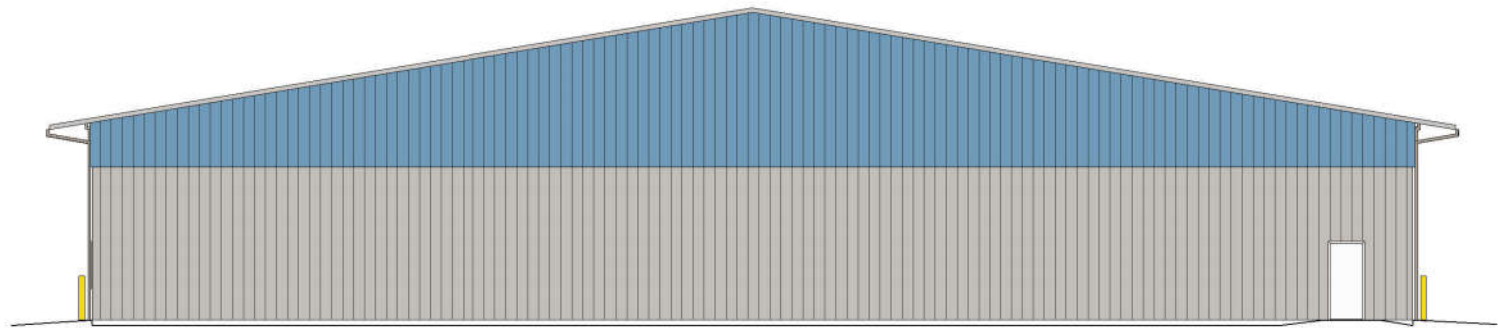
1 NORTH ELEVATION
A400
1/8" = 1'-0"



2 EAST ELEVATION
A400
1/8" = 1'-0"



3 SOUTH ELEVATION
A400
1/8" = 1'-0"



4 WEST ELEVATION
A400
1/8" = 1'-0"

EXTERIOR ELEVATIONS

PRELIMINARY - NOT FOR CONSTRUCTION

Issue Date	REVISION	DATE
	NUMBER	

Linn County REC
Vehicle Storage and Warehouse



700 11TH ST
SUITE 200
MARION, IOWA
52302
(319) 377-7604
WWW.MARTINGARDNERARCH.COM
11502 390TH ST
STRAWBERRY
POINT, IOWA
52076
(563) 933-4712

A400
XXXXXXX.X

UNHEATED STORAGE
FF = 795.76

SUPER SLAB

POLE YARD
GRAVEL

WATER TOWER
MAINTAINED BY THE CITY

NEW BUILDING

20' SAN. SEWER EASEMENT

10' WATER MAIN EASEMENT

565.01'

N.T.S.

Luminaire Schedule			
Symbol	Qty	Label	Description
□	12	LPW32-90-RW-G3-4-INV	LPW-32-90-RW-G3-4





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- Brands ▾
- Contact ▾
- Support ▾
- Company ▾

LytePro 32 LED Wall Sconce Gen3

Designed for projects, built for stock

View all 38 products



Spec sheets & downloads

Sales office locator



38 LytePro 32 LED Wall Sconce Gen3 products found

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 [Spec Sheet](#)

Add product



Add product

LPW large, 90W, Warm White, Generation 3, Type 4, 120-277V
LPW32-90-WW-G3-4-UNV

Add product

[Compare now](#)

Wattage (W):

89

Lumens (lm):

8400

CCT (K):

3000

 [IES](#)

 [Spec Sheet](#)



LPW large, 10W, Neutral White, Generation 3, Type 3, 120-277V, Emergency Mode
LPW32-50-NW-G3-3-UNV-EBP (EM MODE)

Wattage (W):

10

Lumens (lm):

1600

CCT (K):

4000

[Cookie Preferences](#)



Date of Review: 7/1/2020

Business/Blg. Name: LINN County REC

Address of Project: 240th Street, North Liberty

Access:

1)	Compliant	IFC:503.1.1	Building has an approved fire apparatus access road within 150' (200' if fully sprinklered with NFPA 13 sprinkler system) of any exterior portion of the structure?
2a)	Not Shown	IFC:D104.1	Buildings exceeding three stories or 30 feet in height have at least two accesses for each structure?
2b)	N/A	IFC:D104.2	Buildings exceeding 62,000 square feet or exceeding 124,000 square feet (with approved sprinkler system) shall be provided with two separate and approved fire apparatus access roads?
2c)	N/A	IFC:D106.1	Multi-family residential projects having more than 100 dwellings units are provided with two separate and approved fire apparatus access roads?
2d)	N/A	IFC:D107.1	Developments of one- or two-family dwellings where the number of dwelling units exceed 30 are provided with two separate and approved fire apparatus access roads?
2e)	N/A	IFC:D104.3 IFC:D107.1	When two separate and approved fire apparatus access roads are required, they are placed a distance equal to not less than one-half the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line?
3a)	N/A	IFC:D105.1&2	Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, an approved aerial fire apparatus access road is provided? Width shall be 26 feet in the immediate vicinity or portion thereof.
3b)	N/A	IFC:D105.3	At least one of the required aerial fire apparatus access roads shall be located within a minimum of 15 feet and a maximum of 30 feet from the building are positioned parallel to one entire side of the building?
4)	Not Shown	IFC:D102.1	Access roads are designed to support fire apparatus weighting at least 75,000 lbs.?
5)	Compliant	IFC:D103.2	Access roads does not exceed 10% grade (Elevation / Distance)?
6)	N/A	IFC:D103.4	Dead end access roads in excess of 150' are provided with an approved turn around?
7)	N/A	IFC:D103.5	Gates securing fire apparatus access roads meet all requirements?
8)	Compliant	IFC:503.2.1	Required access road(s) have an unobstructed width of not less than 20 feet and unobstructed vertical clearance of not less than 13 feet 6 inches?
9)	Compliant	IFC:D103.6	No Parking Fire Lane signs provided?
10)	N/A	IFC:D103.6	No Parking Signs provided? Streets/Fire apparatus access roads less than 29 feet in width shall be provided with No Parking Signs on both sides of the street.
11)	N/A		Apparatus turning template are shown?

Water Supply & Fire Hydrants:

12)	Compliant		Water mains and pipe sizes are detailed on the site plan?
13)	Non-Compliant		Fire Hydrants shown on the site plan?
14)	N/A	SUDAS:E.3.a	Fire Hydrants located correctly from intersections (25 Feet of each intersection)?
15)	N/A	SUDAS:E.3.b	Fire Hydrants spaced correctly (450 Ft. Single Family Dwelling & 300 Ft. all other districts)?
16)	N/A	SUDAS:E.3.c	Fire Hydrants located correctly for Cul-De-Sacs (Fire hydrant located at the intersection & end of Cul-De-Sacs)?
18)	N/A	SUDAS:E.3.c.1	Fire Hydrants located correctly for Cul-De-Sacs between 300 Ft. & 500 in length (Additional fire hydrant located mid-block)?
19)	N/A	SUDAS:E.3.c.2	Fire Hydrants located correctly for Cul-De-Sacs greater than 500 in length (Equal spacing, not to exceed spacing as required by #)?
20)	Not Shown	IFC:507.5.5	Are hydrants unobstructed (3 Ft. Clear space required around fire hydrant)?
21)	N/A	IFC:507.5.6	Physical protection for fire hydrants subject to impact by motor vehicle?

Fire Sprinkler System:

22)	Not Shown	NFPA13:8.17.2.4.6	If shown, is FDC location correct?
23)	Not Shown	IFC:507.5.1.1	If shown, is the FDC located within 100 of a Fire Hydrant?

Fire Flow Requirements:

Construction Type	Not Provided				
Building Total Square Feet	21,000		SF		
Type 1A & 1B (3 largest successive floors)	IFC:B104.3	N/A			
Required Fire Flow (1&2 Family Dwellings, R-3 & R-4)	IFC:Table B105.1(1)	N/A	GPM		Hrs.
Required Fire Flow (Type I, II, III, IV & V)	IFC:Table B105.1(2)	4,000	GPM	3	Hrs.
If Sprinklered GPM (50 % Reduction)	IFC:Table B105.1(2)	2,000	GPM	2	Hrs.
Minimum # of Fire Hydrants (Non-Sprinklered)	IFC:Table C102.1	4			
Average Spacing of Fire Hydrants	IFC:Table C102.1	350	Ft.		
Max. Distance from any point on a Street or Road Frontage to a Fire Hydrant	IFC:Table C102.1	210	Ft.		

Site plan review was conducted based on the information provided in accordance with the 2018 International Fire Code and local requirements.

Comments:

#2a	Building Height was not provided. If building height exceeds 30 feet, aerial access requirements will apply.
#4	Note on plans: Fire Department apparatus road/drive around building is designed to support fire apparatus weight at least 75,000 lbs.
#9	No Parking Fire Lane signage spacing, and location will be provided by fire department.
#13/#20	<p>Fire Hydrants shall be provided on the site plan as required by the building construction and square footage for the fire flow as indicated in the 2018 IFC Table B105.1(2) and spaced according to 2018 IFC Table C102.1.</p> <p>Provide Building Construction Type to accurately determine fire flow and fire hydrant requirements. Type IIB & IIIB, sprinklered, would require 1500 gpm fire flow, 1 hydrant. Type VB, sprinklered, would require 2,000 gpm fire flow, 2 fire hydrants.</p> <p>The existing fire hydrant next to the water tower will not be used in the count for required fire hydrants as it would be difficult to utilize this fire hydrant.</p> <p>Fire hydrant shall be protected by curb or bollards. Shall have 3' of clear space from obstructions and from parking and be visible.</p> <p>Fire hydrant to be located with 100 feet of sprinkler Fire Department Connection.</p>
#22/#23	<p>Site plans indicates sprinkler room, but it is unclear if the building is being sprinklered. Occupancy classification for building was not provided. An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists: fire area exceeds 12,000 square feet or a Group S-1 fire area used for the storage of commercial motor vehicles where the fire area exceeds 5,000 square feet.</p> <p>*Post Indicating Valve (PIV) is noted on the service detail, assuming for the automatic sprinkler system. We typically do not approve the use of PIV since exterior access to the sprinkler room is required.</p>



North Liberty Planning Commission

May 5, 2020

Virtual Meeting via Zoom.us to be live streamed at:

<https://northlibertyiowa.org/departments/communications/watch-meetings-live/>

Call to Order

Due to the COVID-19 pandemic, this meeting was held by live stream on Zoom.us. All attendance is through the live stream.

Chair Rebecca Keogh called the Tuesday, May 5, 2020 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: Ryan Rusnak, Ryan Heiar, Tracey Mulcahey, Grant Lientz, Derek Blackman, Heather Ropp, Jason Ledden, and Ray Bisbee.

Approval of the Agenda

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

Harvest Estates, LLC Zoning Amendment

Staff Presentation

Rusnak presented the request of Harvest Estates, LLC for a zoning map amendment on 8.51 acres, more or less, from ID – Interim Development District to RS-4 PAD Single-Unit Residence District Planned Area Development on Lot 6 Country Pines Subdivision, which is located at 175 South Jones Boulevard. Staff recommends approval with 3 findings and 8 conditions as shown in the staff report. Rusnak reported that two letters of objection were received relating to stormwater concerns, not density.

Applicants Presentation

Jason Ledden, Snyder and Associates, was present on behalf of the applicant and offered additional information on the planned development and rezoning. Heather Ropp & Ray Bisbee from Ewing Development presented information on the plan for the development.

Public Comments

Two public responses received by email were included in the packet. Rusnak sent letters to proximate property owners. Both responses were regarding issues other than density.

Questions and Comments

The Commission discussed the application including the PAD process, the issue with the neighboring property owner, traffic on Jones Boulevard, streetlighting, and questions on density in comparison to adjacent neighborhoods.

Recommendation to the City Council

Pentecost moved, Heisler seconded to recommend approval to the City Council with the following conditions with the acceptance of the three listed findings and the eight conditions as listed below:

Findings:

1. The zoning map amendment would be consistent the North Liberty Comprehensive Plan Land Use Plan;
2. The proposed use and density of the development would be compatible with the area;
3. The zoning map amendment achieves consistency with Section 168.12 of the North Liberty Code of Ordinances, entitled "PAD Zone – Planned Area Development Overlay District and the site plan achieves consistency with Section 165.04(2) of the North Liberty Code of Ordinances entitled, "Site Plan Requirements".

Conditions:

1. That the applicant dedicate such right-of-way and public easements to the City as are set forth in the site plan and/or required by North Liberty Code of Ordinances, subject to approval as to form and content by the City Attorney;
 2. That the development be subject to the design standards and maximum height limitations for buildings in the single-unit residence district;
 3. That no building in the proposed development have basements;
 4. That additional detail be provided on the location, style and height of the entrance gate and the sign to be installed on it prior to City Council's consideration of the zoning map amendment;
 5. That a rendering depicting the color and material type of the clubhouse be provided prior to City Council's consideration of the zoning map amendment;
 6. That a color rendering in elevation of the proposed landscaping prior to City Council's consideration of the zoning map amendment;
 7. That applicant demonstrate the site plan's consistency with the City's post-construction storm water runoff control ordinance, as determined by the City Engineer, prior to City Council's consideration of the zoning map amendment; and
 8. That the applicant pay the Jones Boulevard improvement fees, which is \$105 per linear foot along South Jones Boulevard, totally \$61,500.60, prior to any site construction or building permit issuance.
- After discussion, the vote was: ayes – Heisler, Gebhart, Staber, Bathke, Keogh, Pentecost; nays – none. Motion carried.

Ordinance Amendment

Staff Presentation

Rusnak presented the request of the City of North Liberty for an ordinance amending several sections of the Code of Ordinances of North Liberty, Iowa, including Section 167.01, entitled "Definitions" by deleting and amending certain definitions, Section 173.02, entitled "Definitions" by

amending and adding certain definitions and Section 173.05, entitled "Exempt Signs" by providing regulations for window signs. Lientz provided additional information on the sign code section and future amendments coming.

Applicants Presentation

No applicant's presentation was offered.

Public Comments

No public comments were received.

Questions and Comments

The Commission had no questions or comments on the revisions.

Recommendation to the City Council

Bathke moved, Staber seconded to accept the two listed conditions and forward the Zoning Ordinance Amendments to the City Council with a recommendation for approval. The vote was: ayes – Staber, Gebhart, Keogh, Heisler, Pentecost, Bathke; nays – none. Motion carried.

Approval of Previous Minutes

Gebhart moved, Heisler seconded to approve the minutes from the March Planning Commission meeting. The vote was all ayes. Minutes approved.

Old Business

No old business was presented.

New Business

No new business was presented.

Adjournment

At 7:05 p.m., Staber moved, Heisler seconded to adjourn. All ayes. Meeting adjourned.