North Liberty IOWA

AGENDA

North Liberty Planning Commission
Tuesday, October 6, 2020, 6:30 PM

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 on the internet at northlibertyiowa.org/live, on Facebook at facebook.com/northliberty or on YouTube at www.youtube.com/channel/UCrCw6ipAPjJnd-olpRgPJcg. You can also attend by phone; call 1 (312) 626 6799 with a touch-tone phone and to enter the meeting ID 845 4328 2811 and seven-digit meeting password 8052216. Meetings are rebroadcast on cable and available on-demand on northlibertyiowa.org.
Call to Order

1. **Roll Call**
2. **Approval of the Agenda**
3. **Preliminary Plat:** Request of Tyler and Jennifer Doran to approve a Preliminary Plat for a two lot subdivision at 1475 South Jones Boulevard.
    a. Staff Presentation
    b. Applicants Presentation
    c. Public Comments
    d. Questions and Comments
    e. Recommendation to the City Council

4. **Public Hearing for Zoning Map Amendment:** Request of Watts Group Development, Inc. for a zoning map amendment on 7.87 acres, more or less, from RM-8 Multi-Unit Residence District to RS-4 PAD Single-Unit Residence District Planned Area Development on property located at the southwest corner of Denison Avenue and Oak Terrace Avenue, being Lot 29 of The Preserve, Part One to North Liberty, Johnson County, Iowa.
    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 IOWA

MEMORANDUM

To **City of North Liberty Planning Commission**
From **Ryan Rusnak, AICP**
Date **October 2, 2020**
Re **Request of Tyler and Jennifer Doran to approve a Preliminary Plat for a two lot subdivision at 1475 South Jones Boulevard.**

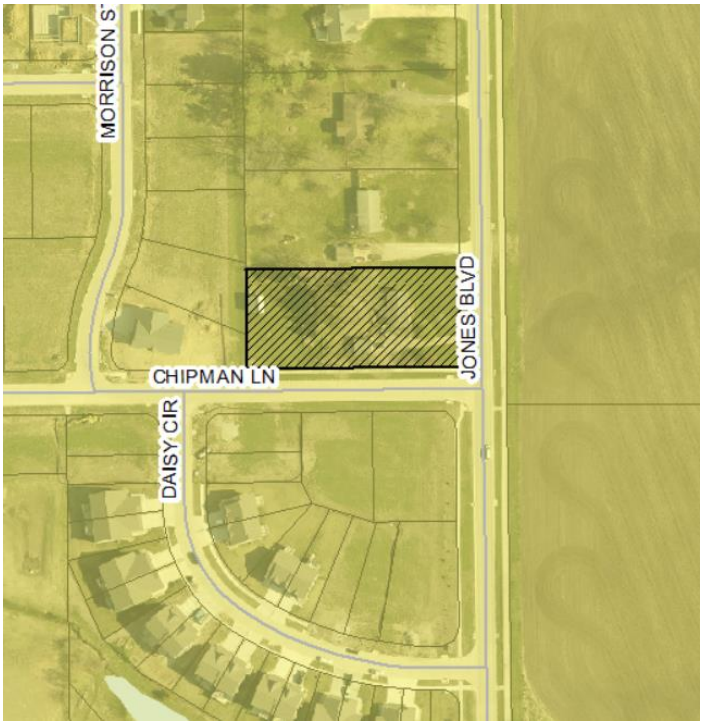
North Liberty City staff has reviewed the subject submission, and offer comments presented in this memo. The staff review team includes the following personnel:
Ryan Heiar, City Administrator
Tracey Mulcahey, Assistant City Administrator
Grant Lientz, City Attorney
Tom Palmer, City Building Official
Kevin Trom, City Engineer
Ryan Rusnak, Planning Director

Current Zoning:
The property is currently zoned RS-4 Single Unit Residence District.

Proposed Zoning:
The applicants are requesting approval of a preliminary plat to allow the subdivision of the property and the construction of a new single-family dwelling on the western lot.

Current Zoning:
The property is currently zoned RS-4 – Single-Unit Residence District.

Comprehensive Plan Future Land Use Map Designation:
Residential.



Consistency with Comprehensive Plan:
Land Use Plan designation: Residential (Please see attached Land Use Plan Map). The North Liberty Comprehensive Plan articulates the following regarding residential uses:

> *The plan promotes the development of a diversified housing stock that is affordable to a wide range of incomes. Even though general planning goals include limiting residential uses along arterials and in some cases even collector streets, the miles of such frontages within the City make strict adherence to those goals impractical, and landscape buffers, limited access, and smart neighborhood street layouts are utilized to minimize traffic impacts. Higher density residential development is considered to be somewhat of a transitional buffer between office/commercial development and lower density residential neighborhoods, in part because it is practical to locate the greater numbers of residents found in the higher density developments closer to the commercial services they need.*

It is staff's opinion that the subdivision would be consistent the North Liberty Comprehensive Plan Land Use Plan.

Public Input:
To date, staff has not received any verbal or written objections to the request.

Approval Standards:
Section 180.11(3)(A) of the North Liberty Code of Ordinances sets forth the preliminary subdivision plat submittal requirements and review (Ordinance language in *italics* and staff analysis in **bold**).

3. *Preliminary Subdivision Plat Submittal Requirements and Review. The preliminary plat, in general, contains more information than the final plat, so that the subdivider and the City can ensure conformance with codes, master facility plans, and good planning and engineering practices. Though the preliminary plat is not recorded, it is approved by resolution of the City Council, and conditions for approval of the plat shall be addressed on any final plats of the same area.*

   A. *Preliminary Plat Contents. The application shall include a preliminary plat of the subdivision drawn to a scale of one inch to one hundred feet minimum, and shall show:*
      (1) *A location map to provide spatial reference, showing the outline of the area to be subdivided, existing streets and corporate limits in the vicinity, a north arrow and scale or note stating "not to scale," and other information that might help clarify where the plat is located as well as its surroundings and size relative to other City features;*
      This has been provided on the Preliminary Plat.

      (2) *Name of proposed subdivision and date;*
      This has been provided on the Preliminary Plat.

(3) Legal description and acreage;
This has been provided on the Preliminary Plat.

(4) Name and address of owner;
This has been provided on the application.

(5) Names of the persons preparing the plat, owner's attorney, representative or agent, if any;
This has been provided on the application.

(6) Existing and proposed zoning district classification of all land within the proposed subdivision and within about 200 feet of the subdivision;
This has been provided on the Preliminary Plat.

(7) North point and graphic scale;
This has been provided on the Preliminary Plat.

(8) Contours at two-foot intervals or less, both existing and as generally proposed (subject to more refinement in subsequent construction plans);
This has been provided on the Preliminary Plat.

(9) Building setback lines as required by the current or proposed zoning district classifications;
This will be listed as a condition in City staff's recommendation for approval.

(10) The approximate boundaries of areas of known flood levels or floodplains, areas covered by water, wooded areas, floodways, and all open channel drainage ways;
This is not applicable.

(11) Locations, names, and dimensions of existing lot lines, streets, public utilities, water mains, sewers, drainpipes, culverts, watercourses, bridges, railroads and buildings within in the proposed subdivision and within about 200 feet of the subdivision;
This has been provided on the Preliminary Plat.

(12) Layout of proposed blocks, if used, and lots, including the dimension of each lot, and the lot and block number in numerical order;
This has been provided on the Preliminary Plat.

(13) Layout and dimensions of proposed streets, sidewalks, trails, alleys, utility and other easements, parks and other open spaces or reserved areas;
Not applicable. No new infrastructure is proposed.

(14) Grades of proposed streets and alleys;
Not applicable. No new infrastructure is proposed.

(15) A cross-section of the proposed streets showing the roadway locations, the type of curb and gutter, the paving, and sidewalks to be installed;
Not applicable. No new infrastructure is proposed.

(16) The layout of proposed water mains and sanitary sewer systems;
Staff is recommending that that the Preliminary Plat depict an 8" sanitary sewer extension and 15' wide sanitary sewer easement to the northern boundary for future connection of upstream property owners;

(17) The drainage of the land, including proposed storm sewers, ditches, culverts, bridges and other structures;
Not applicable.

(18) Stormwater management facilities when applicable;
Not applicable.

(19) A signed certificate of the Johnson County Auditor for the subdivision name; and
This information has been provided.

(20) Other special details or features that may be proposed or required.
None required.

Additional Considerations:
The RS-4 Single-Unit Residence District requires a minimum frontage of 40 feet, a minimum width of 80 and minimum lot area of 10,000 square feet. Each lot would meet these minimum requirements.

Findings:
1. The Preliminary Plat would be consistent the North Liberty Comprehensive Plan Land Use Plan; and
2. The Preliminary Plat would achieve consistency with Section 180.11(3)(A) of the North Liberty Code of Ordinances, which sets forth the preliminary subdivision plat submittal requirements, with conditions recommended by City staff.

Recommendation:
Staff recommends the Planning Commission accept the two listed findings and forward the request of Tyler Doran and Jennifer Doran for a preliminary plat for a two lot subdivision at 1475 South Jones Boulevard to the City Council with a recommendation for approval subject to the following conditions:
1) That the Preliminary Plat depict the building setback lines as required by the current zoning district;
2) That the Preliminary Plat depict an 8" sanitary sewer extension and 15' wide sanitary sewer easement to the northern boundary for future connection of upstream property owners;

3) That the Preliminary Plat depth the location of the existing sanitary sewer service to Lot 2;
4) That the preliminary plat depict the 40-foot half right-of-way for Jones Boulevard and a 15’ wide utility easement adjacent to the east property line; and
5) That the preliminary plat depict a 5-foot sidewalk adjacent to Jones Boulevard. Storm intakes may need to be relocated as necessary.

Planning Commission suggested motion:
I move that the Planning Commission accept the two listed findings and forward the Preliminary Plat to the City Council with a recommendation for approval.

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HFC

HART-FREDERICK CONSULTANTS P.C.

www.hart-frederick.com

510 State Street P.O. Box 560 TIFFIN, IOWA 52340-0560 Phone: (319) 545-7215 www.hart-frederick.com

LEGEND

- GOVERNMENT CORNER
- SET 5/8" IRON ROD W/RED CAP #16546
- FOUND 5/8" IRON ROD
- CUT "X" IN CONCRETE
- FOUND 5/8" IRON ROD #8165
- (R) RECORDED DIMENSIONS
- (M) MEASURED DIMENSIONS
- PROPERTY/BOUNDARY LINES
- CENTER LINES
- RIGHT-OF-WAY LINES
- SECTION LINES
- EASEMENT LINES
- LOT LINES PLATTED OR BY DEED
- LOCATED EXISTING FENCE
- EXISTING BUILDINGS
- GRAVEL SURFACE
- CONCRETE SURFACE
- WATER VALVE (✱)
- FIRE HYDRANT (✱✱)
- 8" WATER
- 12" WATER
- SEE PAGE 2 FOR SANITARY INFO.
- SEE PAGE 2 FOR STORM INFO.

Current Zoning
Tract "B", Tract "A" & Jagnow parcel is zoned ID
North is zoned RS-4
South is zoned RD-10
West is zoned RS-6
East is zoned C-1-B

NORTHEAST CORNER
SECTION 23-80-7
FOUND CUT X
IN PAVEMENT
TIES BK. 59, PG. 165

PLAT/PLAN APPROVED BY: THE CITY OF NORTH LIBERTY

CITY CLERK DATE

UTILITY EASEMENTS APPROVED BY:

MIDAMERICAN ENERGY DATE

LINN COUNTY REC DATE

SOUTH SLOPE COOP. TELE. CO. DATE

Ⓐ 15' PUBLIC UTILITY EASEMENT
Ⓑ 20' STORM SEWER & DRAINAGE EASEMENT
Ⓒ 20' DRAINAGE EASEMENT
Ⓓ 20' LANDSCAPE BUFFER EASEMENT
Ⓔ 15' PUBLIC UTILITY EASEMENT
Ⓕ 5' PUBLIC UTILITY EASEMENT

TRACTS in the NE 1/4, NE 1/4
BK. 10, PG. 14

TRACT "A"

TRACT "B"

Lot 1
14120.43 sq. ft.

Lot 2
25085.28 sq. ft.

4454.95 sq. ft.

house
shed
gar.

MICKELSON FIRST ADDITION
BK. 61, PG. 394

SMIGEL THIRD ADDITION
BK. 61, PG. 247

JONES BOULEVARD

CHIPMAN LANE

DAISY CIRCLE

Hodge Construction Co.

Albert A. & Karin L. Jagnow

Kristine Ann Brown

Mark & Doris L. Vaske

Carolyn K. Matousek

RS-4 Zoning
RS-6 Zoning
ID Zoning
RD-10 Zoning

NW COR.-TRACT "B"
SE COR.-MICKELSON FIRST ADD.
EAST LINE-MICKELSON FIRST ADDITION
NORTH LINE-TRACT "B"
NORTH LINE-CHIPMAN LANE
R.O.W. DEDICATION NE COR.-TRACT "B"
WEST 33' R.O.W. LINE-JONES BOULEVARD
EAST LINE-NORTHEAST 1/4
P.O.B.
T L & L Inc.

EAST 1/4 CORNER
SECTION 23-80-7
FOUND CUT X
IN PAVEMENT
TIES BK. 55, PG. 188

Per FIRM panel 19103C0180E this area is not indicated in any flood hazard area and no blue line streams.

SUBDIVIDER: Tyler & Jennifer Doran
1475 S. Jones Blvd.
North Liberty, IA. 52317

PLAT PREPARED BY: Hart-Frederick Consultants P.C.
510 State ST. P.O. Box 560
Tiffin, IA. 52340

ATTORNEY: ????????????????
????????????????
????????????????

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

J. Scott Ritter, P.L.S. Date
Iowa License Number: 16546
My license renewal date is December 31, 2020.
Pages covered by this seal: THIS SHEET ONLY

PROFESSIONAL LAND SURVEYOR
J. SCOTT RITTER
16546
IOWA

Scale: 1" = 50'

PRELIMINARY PLAT (Page 1 of 2)
DORAN ADDITION to NORTH LIBERTY
PARCEL "B"
NORTHEAST 1/4-NORTHEAST 1/4
SECTION 23, T-80-N, R-7-W
NORTH LIBERTY, IOWA

DATE: 5/18/20	DRN: JSR	APP:
FLD BK: GPS	PROJ. NO: 207063	

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HFC HART-FREDERICK CONSULTANTS P.C. HFC
www.hart-frederick.com
510 State Street P.O. Box 560 TIFFIN, IOWA 52340-0560 Phone: (319) 545-7215

DORAN ADDITION

Is Tract "B" of the Tracts in the NE ¼, NE ¼, Sec. 23-80-7 as is recorded in Book 10 on page 14 in the office of the Johnson County Recorder, except the right of way for Jones Boulevard and is more particularly described as follows.

Commencing at the Northeast corner of Section 23, Township 80 North, Range 7 West of the 5th P.M., City of North Liberty, Johnson County, Iowa; thence S 00°46'27" E along the East line of the Northeast 1/4 of said Section 23, a distance of 1281.21 feet; thence S 89°15'28" W along the North line of Chipman Lane as is recorded with Smigel Third Addition in Book 61 on page 247 in the office of the Johnson County Recorder, a distance of 33.00 feet to a point on the West right of way line for Jones Boulevard, being the Point of Beginning; thence continuing S 89°15'28" W along said North line, a distance of 290.37 feet to the Southeast corner of Mickelson First Addition as is recorded in Book 61 on page 394 in the office of the Johnson County Recorder; thence N 00°47'18" W along the East line of said Mickelson First Addition, a distance of 135.03 feet to the Northwest corner of said Tract "B"; thence N 89°15'47" E along the North line of said Tract "B", a distance of 290.40 feet to a point on said West right of way line for Jones Boulevard; thence S 00°46'27" E along said West right of way line, a distance of 135.00 feet to the Point of Beginning containing 0.90 acre and being subject to all easements and restrictions of record.

RIGHT OF WAY DEDICATION (JONES BOULEVARD)

A part of Tract "B" of the Tracts in the NE ¼, NE ¼, Sec. 23-80-7 as is recorded in Book 10 on page 14 in the office of the Johnson County Recorder and is more particularly described as follows.

Commencing at the Northeast corner of Section 23, Township 80 North, Range 7 West of the 5th P.M., City of North Liberty, Johnson County, Iowa; thence S 00°46'27" E along the East line of the Northeast 1/4 of said Section 23, a distance of 1146.21 feet to the Northeast corner of Tract "B" as is recorded in Book 10 on page 14 in the office of the Johnson County Recorder, being the Point of Beginning; thence continuing S 00°46'27" E along said East line, a distance of 135.00 feet to a point on the North line of Chipman Lane as is recorded with Smigel Third Addition in Book 61 on page 247 in the office of the Johnson County Recorder; thence S 89°15'28" W along said North line, a distance of 33.00 feet to a point on the West right of way line for Jones Boulevard; thence N 00°46'27" W along said West right of way line, a distance of 135.00 feet to a point on the North line of said Tract "B"; thence N 89°15'47" E along said North line, a distance of 33.00 feet to the Point of Beginning containing 0.10 acre and being subject to all easements and restrictions of record.

STORM STRUCTURES

1 BEEHIVE INTAKE
RIM = 767.31
INV 8" S = 764.76

2 BEHIVE INTAKE
RIM = 766.40
INV 8" N = 763.70
INV 12" E = 763.70

3 STORM INTAKE
RIM = 767.83
INV 12" W = 764.27
INV 24" N = 762.72
INV 24" S = 762.72

4 STORM MANHOLE
RIM = 767.05
INV 12" W = 762.85
INV 24" N = 761.89
INV 18" E = 762.29
INV 30" S = 761.59

5 STORM MANHOLE
RIM = 767.61
INV 12" E = 763.32
INV 18" W = 763.22

6 STORM INTAKE
RIM = 767.58
INV 12" S = 762.94
INV 12" E = 762.84

7 STORM INTAKE
RIM = 767.63
INV 12" N = 763.77

8 BEHIVE INTAKE
RIM = 773.39
INV 15" N = 768.79
INV 15" S = 768.79

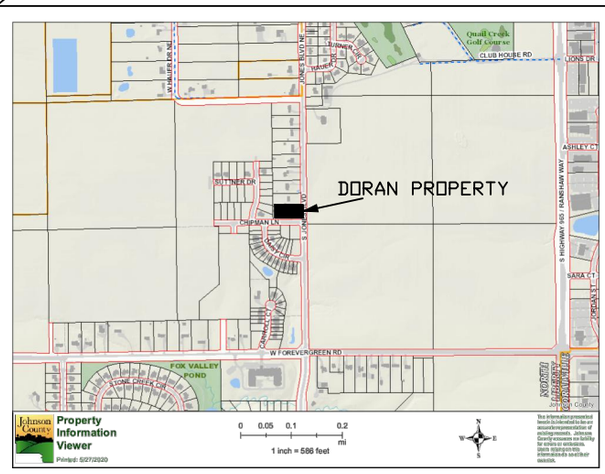
9 BEHIVE INTAKE
RIM = 771.79
INV 15" N = 767.22
INV 15" W = 767.22

SANITARY STRUCTURES

1 MANHOLE
RIM = 767.84
INV 8" W = 756.84

2 MANHOLE
RIM = 770.55
INV 8" E = 755.95
INV 8" W = 755.95
INV 8" N = 756.30

3 PLUG
GOUND = 771.00
INV 8" S = 756.50



LOCATION MAP NOT TO SCALE

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

J. Scott Ritter, P.L.S. Date
Iowa License Number: 16546
My license renewal date is December 31, 2020.
Pages covered by this seal: THIS SHEET ONLY

PROFESSIONAL LAND SURVEYOR
J. SCOTT RITTER
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IOWA

PRELIMINARY PLAT (Page 2 of 2)
DORAN ADDITION to NORTH LIBERTY
PARCEL "B"
NORTHEAST 1/4-NORTHEAST 1/4
SECTION 23, T-80-N, R-7-W
NORTH LIBERTY, IOWA

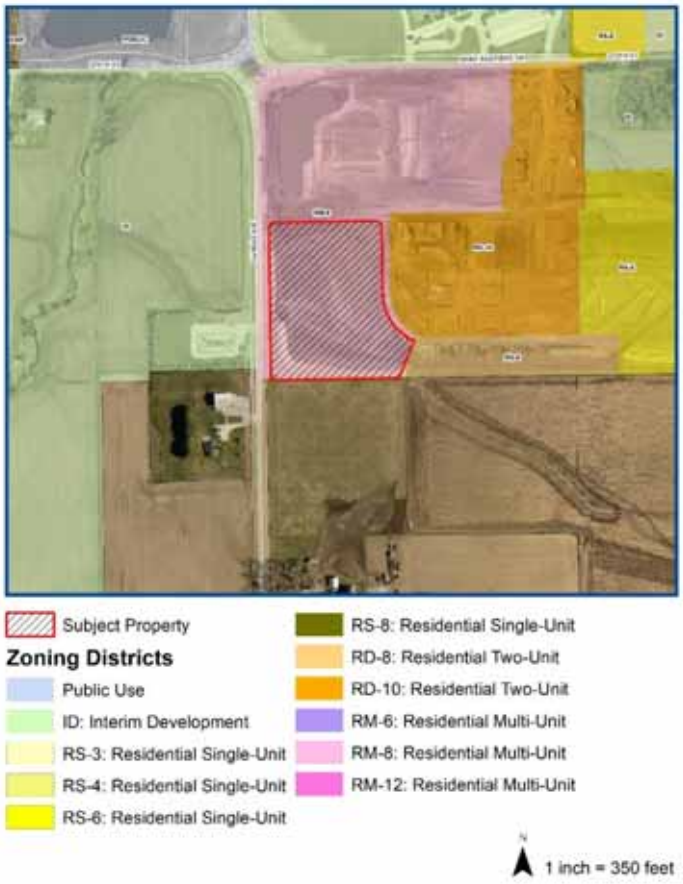
DATE: 5/20	DRN: JSR	APP:
FLD BK: GPS	PROJ. NO: 207063	

North Liberty IOWA MEMORANDUM

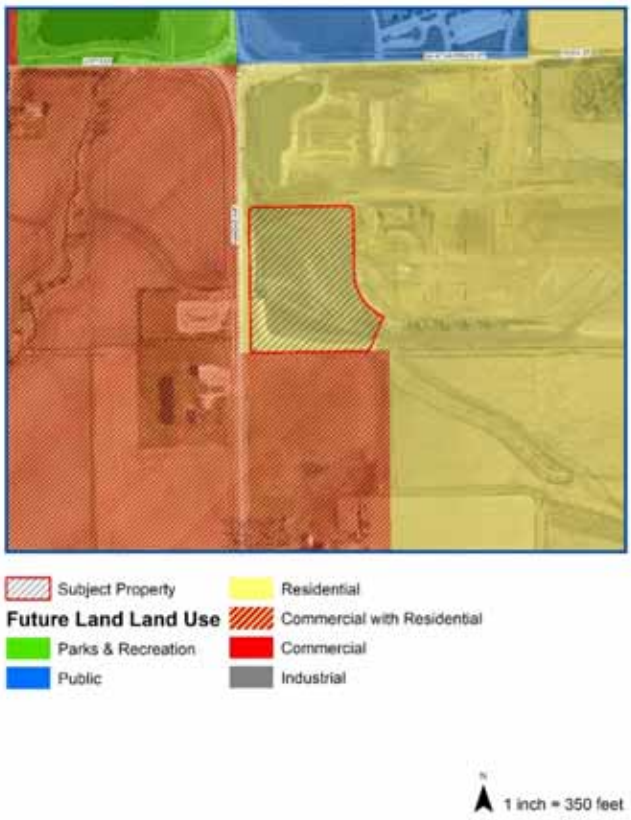
To **City of North Liberty Planning Commission**
From **Ryan Rusnak, AICP**
Date **October 2, 2020**
Re **Request of Watts Group Development, Inc. for a zoning map amendment on 7.87 acres, more or less, from RM-8 Multi-Unit Residence District to RS-4 PAD Single-Unit Residence District Planned Area Development on property located at the southwest corner of Denison Avenue and Oak Terrace Avenue, being Lot 29 of The Preserve, Part One.**

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

Current Zoning:
The property is currently zoned RM-8 – Multi-Unit Residence District.



Comprehensive Plan Future Land Use Map Designation:
Residential



The North Liberty Comprehensive Plan articulates the following regarding residential uses: *The plan promotes the development of a diversified housing stock that is affordable to a wide range of incomes. Even though general planning goals include limiting residential uses along arterials and in some cases even collector streets, the miles of such frontages within the City make strict adherence to those goals impractical, and landscape buffers, limited access, and smart neighborhood street layouts are utilized to minimize traffic impacts. Higher density residential development is considered to be somewhat of a transitional buffer between office/commercial development and lower density residential neighborhoods, in part because it is practical to locate the greater numbers of residents found in the higher density developments closer to the commercial services they need.*

It is staff's opinion that zoning map amendment would be consistent the North Liberty Comprehensive Plan Land Use Plan.

Proposed Zoning:
The applicant is requesting a zoning map amendment to RS-4 PAD Single-Unit Residence District Planned Area Development to allow the property to be developed with 26 single-family dwellings and related infrastructure on one lot. Each unit would be condominium owned and the greenspace, private street and other features would be within the common area.

The Planned Area Development is being requested to allow the flexibility of having multiple single-family residences on one lot, which is not permitted in RS Single-Unit Residence Districts or RM Multi-Unit Residence Districts alone. It is also being requested to reduce the required front yard setback along Oak Terrace Avenue. The residences along Oak Terrace Avenue would have a 15' front yard setback with walkways connecting to the public sidewalk and rear loaded garages. This is a traditional neighborhood style of development. There would be a sidewalk on the west side of the private street connecting to Denison Avenue and Oak Terrace Avenue. There is a minimum of 19' from the garage to sidewalk and/or private street to ensure adequate space for vehicle parking.

Section 168.12 of the North Liberty Code of Ordinances entitled "PAD Zone – Planned Area Development Overlay District" reads in part:

1. *Defined. A Planned Area Development Zone District is intended to encourage innovation and flexibility in planning the development of land so development is compatible with the site's physical and environmental characteristics. This district allows for flexibility in zone district requirements. The Planned Area Development District provides an opportunity for the development of a mixture of uses and housing types in a coordinated manner. The intent of the underlying zone district shall guide the development. It is incumbent upon the person proposing the PAD to justify the project, and any variations from the underlying zone district. A PAD is considered an amendment to the underlying zone district regulations. Section 165.04(2) specifies the PAD requirements.*
2. *General. Planned area developments may be allowed by Council approval in any zoning district. No such planned area development permit shall be granted unless such development either meets the use limitations of the zoning district in which it is located and the density and other limitations of such district, except as such requirements may be lawfully modified as provided by this code. Compliance with the regulations of this section in no way excuses the developer from the applicable requirements of a subdivision ordinance, except as modifications thereof are specifically authorized in the approval of the application for the planned area development.*

5. *Commission and Council Action.*
   A. *Approval. In order that it may approve a planned area development, the Council shall have authority to require that the following conditions (among others it deems appropriate) be met by the applicant:*
      (1) *The proponents of the planned area development shall demonstrate to the satisfaction of the Council that they are financially able to carry out the proposed project.*

(2) The proponents intend to start construction within one year of either approval of the project or of any necessary zoning district change, and intend to complete said construction, or approved stages thereof, within four years from the date construction begins.

B. Limitations on Application.

(1) Upon approval of a planned area development, construction shall proceed only in accordance with the plans and specifications approved by the Council, and in conformity with any conditions attached by the jurisdiction as to its approval.

(2) Amendment to approved plans and specifications to a planned area development shall be obtained only by following procedures here outlined for first approval.

(3) The Code Official shall not issue any permit for any proposed building, structure or use within the project unless such building, structure, or use is in accordance with the approved development plan and any conditions imposed in conjunction with its approval.

Public Input:

Letters were sent to property owners within 200 feet of the subject property notifying them of the August 18, 2020 good neighbor meeting. Approximately 6 people attended the meeting. People attending appeared to just be curious about some of the details about the development. The adjacent property owners to the north attempted to attend the virtual meeting but were unable to connect. Plans of the proposed development were sent to them and advised them to reply with any questions or comments. No questions or comments have been received.

Analysis of the Zoning Map Amendment:

The subject property is part of The Preserve, which contains a mixture of residential zonings including, RS-4 Single-Unit Residence District, RS-6 Single-Unit Residence District, RD-8 Two-Unit Residence District, RD-10 Two-Unit Residence District and RM-8 Multi-Unit Residence District. Please see attached Zoning Map.

The subject property is currently zoned RM-8 Multi-Unit Residence District (8 residential units/acres). It is difficult to surmise if the proposed use would be less dense than if the property were developed in accordance with RM-8 standards. This because no site plan for the RM-8 was submitted. It is staff's opinion, however, that the proposed development would be smaller in scale (i.e. separated one-story units vs. one or two-story attached units).

The developable portion of property is approximately 3.15 acres of the 7.87 acre lot. City staff recognizes that overall density decreases when taking into account the storm water facility. However, considering the adjacent properties are zoned RD-8 Two-Unit Residence District, RD-10 Two-Unit Residence District and RM-8 Multi-Unit Residence District, the proposed zoning and use of the property would not be incompatible with the area.

Approval standards:
Section 168.12 of the North Liberty Code of Ordinances, entitled "PAD Zone – Planned Area Development Overlay District" sets forth the approval standards (Ordinance language in *italics* and staff analysis in **bold**).

3. *Conditions.*
   A. *Area. No planned area development shall have area less than that approved by the Council as adequate for the proposed development.*
   It is City staff's opinion that the land area is adequate for the proposed development.

   B. *Uses. A planned area development that will contain uses not permitted in the zoning district in which it is to be located will require a change of zoning and shall be accompanied by an application for a zoning amendment, except that any residential use shall be considered a permitted use and shall be governed by density, design and other requirements of the planned area development permit.*
   The planned area development is being requested to allow the flexibility of having multiple single-family residences (a residential use) on one lot, which is not permitted in RS Single-Unit Residence Districts or RM Multi-Unit Residence Districts alone. It is City staff's opinion that the requested use would be permitted with approval of the planned area development.

   C. *Ownership. The development shall be in single or corporate ownership at the time of application, or the subject of an application filed jointly by all owners of the property.*
   The development is in single ownership.

   D. *Design. The Commission and Council shall require such arrangements of structures and open spaces within the site development plan as necessary to ensure that adjacent properties will not be adversely affected.*
      (1) *Density. Density of land use shall in no case be more than 25 percent higher than allowed in the zoning district, except not more than 10 percent higher in residential districts.*
      The submitted site plan depicts 26 single-family units on 7.87, which equates to 3.3 units/acre. No increase in density is being requested.

      (2) *Arrangement. Where feasible, the least height and density of buildings and uses shall be arranged around the boundaries of the development.*
      City staff is requesting that the development be subject to the design standards and maximum height limitations for single-unit dwellings in its recommendations for approval.

      (3) *Specific Regulations. Lot area, width, yard, height, density, and coverage regulations shall be determined by approval of the site plan.*
      Please see City staff's analysis of the site plan.

E. *Open Spaces. Preservation, maintenance, and ownership of required open spaces within the development shall be accomplished by either:*
   (1) Dedication of land as a public park or parkway system, or
   (2) Granting to the jurisdiction a permanent, open space easement on and over the said private open space to guarantee that the open space remain perpetually in recreational use, with ownership and maintenance being the responsibility of an owners' association established with articles of association and bylaws which are satisfactory to the Council.
   It is City staff's opinion that open space is not required within the proposed development.

F. *Landscaping. Landscaping, fencing, and screening related to the uses within the site and as means of integrating the proposed development into its surroundings shall be planned and presented to the Commission and Council for approval, together with other required plans for the development. A planting plan showing proposed tree and shrubbery plantings shall be prepared for the entire site to be developed. A grading and drainage plan shall also be submitted to the Commission and Council with the application.*
   A landscaping, grading and drainage plan has been provided. No fencing is proposed.

G. *Signs. The size, location, design, and nature of signs, if any, and the intensity and direction of floodlighting shall be detailed in the application.*
   The location of the proposed signs are depicted at both entrances. City staff is requesting that the signs be ground style and incorporate a similar type of masonry used on the residences in its recommendations for approval.

H. *Exterior Lighting. The size, material type, location, and intensity of all exterior lighting shall be detailed in the application.*
   The type of lighting and a photometrics plan is located on sheet E1.00 of the site plan.

I. *Desirability. The proposed use of the particular location shall be shown, as necessary or desirable, to provide a service or facility which will contribute to the general well-being of the surrounding area. It shall also be shown that under the circumstances of the particular case, the proposed use will not be detrimental to the health, safety, or general welfare of persons residing in the vicinity of the planned area development.*
   This development is part of The Preserve. It is City staff's opinion that this development would contribute to the general well-being of the City of North Liberty.

4. *Commission and Council Determination. In carrying out the intent of this section, the Commission and Council shall consider the following principles:*
   A. *It is the intent of this section that site and building plans for a planned area development shall be prepared by a designer or team of designers having professional competence in urban planning as proposed in the application. The Commission and Council may require the applicant to engage such expertise as a qualified designer or designer team.*
   The planned area development plan has been prepared by a professional engineer.

   B. *The Council may approve or disapprove an application for a planned area development. In approval, the Council may attach such conditions as it may deem necessary to secure compliance with the purpose set forth in this chapter.*
   City staff has provided conditions in its recommendation for approval.

The Planned Area Development Overlay District requires submittal of a site plan. 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.*
   This information has been provided on 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 coversheet of the site plan.

   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 sheet C1.00 of the site plan.

      (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 sheet C3.00 of the site plan.

(3) The availability and location of existing utilities.
This information has been provided on sheets C400 and C500 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 sheets C101 and C300 of the site plan. Please see attached rendering of the proposed dwellings.

(5) The total square feet of building floor area, both individually and collectively.
This information has been provided on the coversheet of the site plan.

(6) The number of dwelling units, bedrooms, offices, etc., as required to determine special compliance.
This information has been provided on the coversheet of the site plan.

(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.
The location of the proposed signs are depicted at both entrances. City staff is requesting that the signs be ground style and incorporate a similar type of masonry used on the residences in its recommendations for approval.

(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 coversheet of the site plan.

(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 on sheet C.100 of the site plan.

(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 coversheet and sheet C.200 of the site plan.

(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 sheet C.200 of the site plan.

(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 L.100 of the site plan. It is staff's opinion that a color perspective is not necessary.

(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 have an entrance on Denison Avenue and Oak Terrace Avenue. Architectural renderings have been provided. The residences along Oak Terrace Avenue would have a 15' front yard setback with walkways connecting to the public sidewalk and rear loaded garages. This is a traditional neighborhood style of development. There would be a sidewalk on the west side of the private street connecting to Denison Avenue and Oak Terrace Avenue. There is a minimum of 19' from the garage to sidewalk and/or private street to ensure adequate space for vehicle parking.

(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:
It is staff's opinion that the site plan is substantially approvable. However, the following comments would need to be addressed prior to submission to City Council:

1. The plans be revised such that the top of foundation wall or window wells not be lower than the minimum low opening elevation; and
2. That the grade plan depict the design the overland drainageways through this lot for each location such that stormwater runoff street overflow will not encroach on unit 1 or unit 16;

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" with the conditions recommended by City staff.

Recommendation:
Staff recommends the Planning Commission accept the three listed findings and forward the request of Watts Group Development, Inc. for a zoning map amendment on 7.87 acres, more or less, from RM-8 Multi-Unit Residence District to RS-4 PAD Single-Unit Residence District Planned Area Development on property located at the southwest corner of Denison Avenue and Oak Terrace Avenue, being Lot 29 of The Preserve, Part One to the City Council with a recommendation for approval subject to the following conditions:

1. That the development be subject to the design standards and maximum height limitations for buildings in the single-unit residence district;
2. That the private drive be named, subject to approval by the Building Official;
3. That the site plan depict and dedicate a public ingress/egress and utility easement, subject to approval as to form and content by the City Attorney;
4. That no portion of any building project into a public easement:
5. That the signs be ground style and incorporate a similar type of masonry used on the residences;
6. That the mailbox pad located at the southeast portion of the property be labeled on the site plan;
7. That the landscaping to revised to adhere to the visual corner clearance at the intersection of streets;
8. That the plans be revised such that the top of foundation wall or window wells not be lower than the minimum low opening elevation; and
9. 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.

Suggested motion:
I move that the Planning Commission accept the three listed conditions and forward the zoning map amendment with the nine listed conditions recommended by City staff to the City Council with a recommendation for approval.

DRAWINGS FOR PROPOSED IMPROVEMENTS
THE PRESERVE
LOT 29 PAD SITE PLAN
IN THE CITY OF NORTH LIBERTY, JOHNSON COUNTY, IOWA

LEGAL DESCRIPTION

LOT 29 OF THE PRESERVE, NORTH LIBERTY, IOWA, IN ACCORDANCE WITH THE PLAT THEREOF, CONTAINING ABOUT 7.87 ACRES, AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

PROJECT SITE IS LOCATED IN SECTION 14, TOWNSHIP 80 NORTH, RANGE 7 WEST. PARCEL ID IS 0614333001.

NOTE:
THE PROPOSED IMPROVEMENTS INCLUDED IN THESE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH CITY OF NORTH LIBERTY REQUIREMENTS AND THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), LATEST ADDITION, UNLESS NOTED OTHERWISE ON THE PLANS.

THE FOLLOWING DESIGN EXCEPTIONS ARE REQUIRED:

REQUIRED FRONT YARD	25'	15'
REQUIRED SIDE YARD	10'	N/A
REQUIRED SEPARATION DISTANCE	N/A	10'
REQUIRED REAR YARD	30'	15'*

*19' WHEN SIDEWALKS IS ADJACENT TO GARAGE

CONSTRUCTION SCHEDULE

START DATE - FALL 2020
SITE UTILITIES - FALL 2020
SITE PAVING - SPRING 2021
SITE RESTORATION - SPRING 2021
COMPLETION DATE - SPRING 2021

SITE INFORMATION

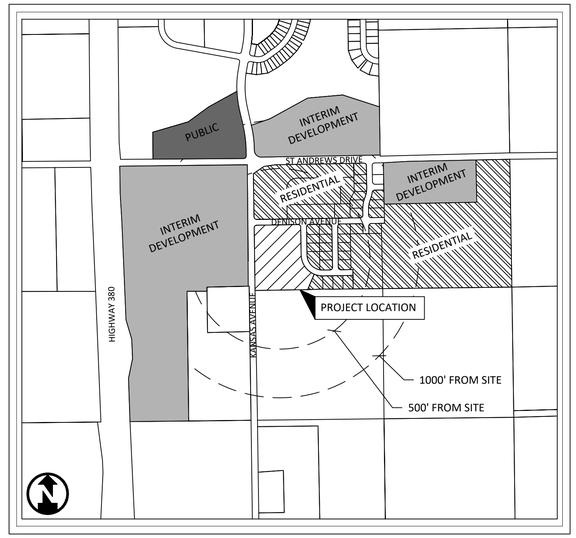
PURPOSE OF DEVELOPMENT
26 DETACHED SINGLE-UNIT RESIDENCES

ZONING INFORMATION

CURRENT ZONING	RM-8	
PAD SITE PLAN PROPOSED ZONING	RS-4 PAD	

MINIMUM LOT REQUIREMENTS

MINIMUM LOT SIZE	21,780	SF
TOTAL LOT SIZE	7.87	AC
DEVELOPABLE LOT SIZE	3.15	AC
TOTAL LOT SIZE DENSITY	3.43	UNITS/AC
DEVELOPABLE LOT SIZE DENSITY	8.57	UNITS/AC
LOT FRONTAGE	75	FEET
LOT WIDTH	100	FEET
MAXIMUM BUILDING HEIGHT	35' OR 2 ½	STORIES
MAXIMUM FLOOR AREA RATIO	0.60	FAR
PARKING SPACES PER UNIT	2	
BUILDING TYPE A FLOOR PLAN	2,000 SF (16 UNITS)	
BUILDING TYPE B FLOOR PLAN	2,175 SF (10 UNITS)	
TOTAL PROJECT BUILDING AREA	53,750 SF	



CITY OF NORTH LIBERTY, IOWA

APPLICANT INFORMATION

OWNER/APPLICANT :
WATTS GROUP DEVELOPMENT, INC.
425 E. OAKDALE BLVD, SUITE 101
CORALVILLE, IOWA 52241

DEVELOPER'S ATTORNEY:
MICHAEL J. PUGH
425 E. OAKDALE BLVD, SUITE 101
CORALVILLE, IOWA 52241

PROJECT INFORMATION

SCOPE OF WORK:
CONSTRUCTION OF 27 SINGLE FAMILY TOWNHOMES WITH ASSOCIATED PAVING AND UTILITIES.

CONTACT PERSON:
BRIAN BOELK
AXIOM CONSULTANTS, LLC
60 E. COURT STREET, UNIT 3
IOWA CITY, IOWA 52240-3833
PHONE: 319-519-6220
EMAIL: BBOELK@AXIOM-CON.COM

	SHEET INDEX	
C0.00	COVER SHEET	
	CIVIL	
C0.01	LEGEND AND GENERAL NOTES	
C0.02	GENERAL NOTES	
C1.00	TOPOGRAPHIC SURVEY AND REMOVAL PLAN	
C2.00	SITE AND UTILITY PLAN	
C3.00	GRADING & EROSION CONTROL PLAN	
C4.00	PAVEMENT PLAN	
C4.10	CURB RAMP DETAILS	
C9.00	CONSTRUCTION DETAILS	
E1.00	PHOTOMETRIC PLAN	
L1.00	LANDSCAPE PLAN	
L1.10	LANDSCAPE DETAILS	

UTILITY CONTACTS

MIDAMERICAN GAS
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CONTACT EMAIL: CRHEMPHILL@MIDAMERICAN.COM

CENTURYLINK
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CONTACT PHONE: 720-578-8090
CONTACT EMAIL:
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CITY OF NORTH LIBERTY WATER
CONTACT NAME : GREG METTERNICH
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CITY OF NORTH LIBERTY WASTEWATER
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CITY OF NORTH LIBERTY STREETS-STORMWATER
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MIDAMERICAN ELECTRIC
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SOUTH SLOPE TELEPHONE
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MEDIACOM IOWA CITY
CONTACT NAME : TIM EAGEN
CONTACT PHONE: 888-847-4757
CONTACT EMAIL: TEAGAN@MEDIACOMCC.COM

IOWA 811 ONE CALL SM

LICENSED PROFESSIONAL ENGINEER
BRIAN A. BOELK
16503
IOWA

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: DATE:

BRIAN A. BOELK, P.E.

LICENSE NUMBER 16503.

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020.

PAGES OR SHEETS COVERED BY THIS SEAL: ALL

ENGINEER:
AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
B	CITY RESUBMITTAL	21-09-2020
C	CITY RESUBMITTAL	30-09-2020
D	BACKCHECK 10-01-2020	02-10-2020

ISSUED FOR: CITY REVIEW
NOT FOR CONSTRUCTION
DATE ISSUED: OCT. 02, 2020
CURRENT REV: C

PROJECT NAME: LOT 29 - THE PRESERVE
CLIENT NAME: WATTS GROUP

SHEET NAME: COVER SHEET
SHEET NUMBER: C0.00
PROJECT NO.: 190186
PROJECT MANAGER: BOELK

LEGEND:

UTILITIES

	EXISTING	PROPOSED
COMMUNICATIONS	CO	CO
OVERHEAD LINE	OH	OH
ELECTRIC	E	E
FIBER OPTIC	FO	FO
GAS	G	G
SANITARY SEWER	SS	SS
STORM	ST	ST
SUBDRAIN	ST	SD
WATER: DOMESTIC	W	W
WATER: WELL	WELL	WELL
CHILLED WATER: SUPPLY	CHWS	CHWS
CHILLED WATER: RETURN	CHWR	CHWR
CONDENSATE	CND	CND
STEAM: HIGH PRESSURE	HPS	HPS
STEAM: LOW PRESSURE	LPS	LPS
COMMUNICATIONS HANDHOLE	C	C
COMMUNICATIONS PEDESTAL	C	C
COMMUNICATIONS MANHOLE		C
GUY WIRE ANCHOR		
UTILITY POLE		
UTILITY POLE WITH LIGHT		
LIGHT POLE		
ELECTRIC MANHOLE	E	E
ELECTRIC TRANSFORMER	E	E
TRAFFIC HANDHOLE	TRF	TRF
TRAFFIC MANHOLE	TRF	TRF
FIBER OPTIC HANDHOLE	FO	FO
FIBER OPTIC MANHOLE	FO	FO
GAS MANHOLE	G	G
GAS VALVE		
SANITARY SEWER MANHOLE	SS	SS
SANITARY SEWER CLEANOUT		
STORM SEWER MANHOLE	ST	ST
STORM SEWER INTAKE		
HYDRANT		
WATER VALVE		
CURB STOP		
WATER MANHOLE	W	W
POST INDICATOR VALVE		

SITE

	EXISTING	PROPOSED
CONTOUR - INDEX	100	100
CONTOUR - INTERMEDIATE	101	101
FENCE: BARB WIRE		
FENCE: CHAIN LINK		
FENCE: CONSTRUCTION		
FENCE: VINYL		
FENCE: WIRE		
FENCE: WOOD		
TREE LINE		
DELINEATED WETLAND	WL	
100-YEAR FLOODPLAIN	100Y	
500-YEAR FLOODPLAIN	500Y	
STREAM CENTERLINE		
BOLLARD		
FLAG POLE		
LANDSCAPE LIGHT		
SHRUBBERY		SEE LANDSCAPE PLAN
TREE: DECIDUOUS		SEE LANDSCAPE PLAN
TREE: CONIFEROUS		SEE LANDSCAPE PLAN
MAIL BOX	MAIL	MAIL
POST		
SIGN		
PARKING METER		
FIRE DEPARTMENT CONNECTION	FDC	FDC
WATER METER	WM	WM
HOSE BIB	HB	HB
YARD HYDRANT		
DRINKING FOUNTAIN		
MONITORING WELL	MW	MW
WELL	W	W

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), 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. THE CITY OF NORTH LIBERTY SHALL BE THE PUBLIC AGENCY RESPONSIBLE FOR INSPECTION DURING CONSTRUCTION OF THE PUBLIC PORTIONS OF THE PROJECT.
7. NO WORK SHALL BE PERFORMED BEYOND THE PROJECT LIMITS WITHOUT PRIOR AUTHORIZATION FROM THE OWNER OR 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.
9. ADJUST ALL VALVES, MANHOLES, CASTINGS, GAS VENTS, ETC., TO MATCH THE NEW SURFACE. 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. 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.

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 12 INCHES AND RECOMPACT TO 98% 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 OF 6 INCHES IN GREATEST DIMENSION AND NOT MORE THAN 15% OF THE ROCKS 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 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 98% 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. FINISH CONTOURS SHOWN ARE TO TOP OF FINISHED GRADE OR TO TOP OF TOPSOIL.

SITE PREPARATION NOTES

1. PROTECT ADJACENT PROPERTY DURING DEMOLITION.
2. DEMOLITION LIMIT LINE IS THE EXISTING PROPERTY LINE UNLESS NOTED OTHERWISE.
3. MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.
4. 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.
5. 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.
6. DURING CONSTRUCTION, CONTROL DUST SPREADING FROM ALL WORK AND STAGING AREAS.
7. REMOVAL OR ABANDONMENT OF PUBLIC UTILITIES SHALL BE FULLY COORDINATED WITH APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
8. ANY EXISTING FACILITIES (CURBS, PAVEMENT, UTILITIES, ETC.) THAT THE CONTRACTOR'S OPERATIONS DAMAGE SHALL BE REPAIRED BY THAT CONTRACTOR AT HIS/HER COST.
9. REMOVE ALL DESIGNATED STREETS, DRIVEWAYS, ETC. IN THEIR ENTIRETY. BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 98% STANDARD PROCTOR DRY DENSITY (ASTM D698).
10. 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.
11. SAWCUT EDGES OF PAVEMENT FULL DEPTH PRIOR TO REMOVAL TO PREVENT DAMAGE TO ADJACENT SLABS AND FIXTURES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING CONCRETE STRUCTURES ON THE SITE AS SHOWN ON THE PLANS. THE REMOVAL INCLUDES DRIVEWAYS, CURB AND GUTTER, SIDEWALK, AND BASEMENT FOUNDATION FOOTINGS, FLOOR AND WALLS. THE REMOVAL ALSO INCLUDES STORM SEWER INTAKES AND PIPE AS SHOWN ON THE PLANS.
13. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT TREES AND SHRUBS NOTED ON THE PLANS TO REMAIN IN PROJECT AREA FROM DAMAGE DUE TO CONSTRUCTION ACTIVITY. PROTECTION INCLUDES, BUT IS NOT LIMITED TO, CONSTRUCTION FENCING AROUND THE DRIP LINE OF TREES AND PROHIBITING VEHICLE TRAFFIC WITHIN THE DRIP LINE OF TREES.
14. REMOVAL AND DISPOSAL OF EXISTING TREES AND SHRUBS WITHIN CONSTRUCTION LIMITS SHALL BE INCIDENTAL TO THE GRADING PORTION OF THE PROJECT. STUMPS ARE TO BE GROUND TO TWO FEET BELOW FINISHED GRADE.
15. 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.

    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.

SURFACE RESTORATION NOTES

1. ONLY DISTURBED AREAS NOT PAVED OR HARD SURFACED, ADJACENT TO THE PROPOSED BUILDING AND PAVING, SHALL RECEIVE MINIMUM 4" TOPSOIL. SCARIFY AREAS TO RECEIVE TOPSOIL TO A MIN. DEPTH OF 4". REMOVE ALL STONES, WOOD AND DEBRIS LARGER THAN 2" FROM AREAS TO RECEIVE TOPSOIL. DO NOT COMPACT TOPSOIL.
2. ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED AND MULCHED IN ACCORDANCE WITH SUDAS SECTION 9010.
3. SEED ALL DISTURBED AREAS NOT TO BE HARD SURFACED, AND NOT TO HAVE TOPSOIL SPREAD, WITH TYPE 1 EROSION CONTROL MIXTURE PER SUDAS SECTION 9010.
4. APPLY SEED AT THE RATES INDICATED IN THE PROJECT SPECIFICATIONS.
5. MAINTAIN SEEDED AREAS UNTIL AN ADEQUATE STAND OF GRASS HAS BEEN ESTABLISHED. RESEED ANY AREAS AS NECESSARY TO STABILIZE SOIL PER PROJECT SPECIFICATIONS.
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.

EROSION CONTROL NOTES

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 THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), UNLESS OTHERWISE NOTED. DISTURBED AREA WILL BE LESS THAN 1.00 ACRES, NO NPDES GENERAL PERMIT #2 REQUIRED
2. THE CONTRACTOR SHALL INCORPORATE ALL EROSION CONTROL FEATURES INTO THE PROJECT PRIOR TO DISTURBING THE SOIL.
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES A MINIMUM OF ONCE PER WEEK. IF A CONTROL MEASURE HAS BEEN REDUCED IN CAPACITY BY 50% OR MORE, THE CONTRACTOR SHALL RESTORE SUCH FEATURES TO THEIR ORIGINAL CONDITION IMMEDIATELY, WEATHER PERMITTING.
4. ERECT SILT FENCE AS SHOWN ON THE PLANS TO LIMIT LOSS OF MATERIAL FROM THE SITE. DEVICES TO REMAIN IN PLACE AND TO BE MAINTAINED UNTIL A PERMANENT GROUND COVER IS ESTABLISHED.
5. MINIMIZE SOIL EROSION BY MAINTAINING ALL EXISTING VEGETATIVE GROWTH WITHIN THE GRADING LIMITS FOR AS LONG AS PRACTICAL.
6. INSTALL A SILT FENCE AROUND ALL STOCKPILED TOPSOIL.
7. THE CONTRACTOR SHALL PROVIDE TEMPORARY SEEDING FOR ALL AREAS THAT ARE DISTURBED AND OPERATIONS WILL NOT COMMENCE OR PERMANENT SEEDING WILL NOT BE COMPLETED IN LESS THAN 14 DAYS.
8. SEQUENCE OF EROSION AND SEDIMENT CONTROL EVENTS:

    A. INSTALL INLET PROTECTION AROUND EXISTING INTAKES AS INDICATED ON THE SITE CONSTRUCTION PLAN. USE THESE LOW AREAS AS SEDIMENT BASINS DURING CONSTRUCTION.

    B. INSTALL PERIMETER SILT FENCE AS INDICATED ON THE SITE CONSTRUCTION PLAN.

    C. INSTALL SILT FENCE AROUND ANY TOPSOIL OR EXCESS SOIL STOCKPILES. APPLY TEMPORARY SEEDING TO ALL TOPSOIL OR EXCESS SOIL STOCKPILES.

    D. INSTALL STONE SUBBASE ON STREET AREAS FOLLOWING COMPLETION OF GRADING.

    E. APPLY TEMPORARY SEEDING TO ALL DENUDED AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR 14 DAYS OR MORE. FERTILIZE AND LIME IF NEEDED. APPLY MULCH ON SLOPES GREATER THAN 4:1 (HORIZONTAL:VERTICAL).

    F. DESTROY TEMPORARY SEEDING AND APPLY PERMANENT SEEDING TO ALL DISTURBED AREAS NOT TO BE HARD SURFACED. FERTILIZE AND MULCH PERMANENT SEEDING AS REQUIRED. APPLY MULCH AT 1.5 TO 2.0 TONS PER ACRE ON SLOPES GREATER THAN 4:1.

    G. WHEN CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED WITH PERMANENT SEEDING, REMOVE ACCUMULATED SEDIMENT FROM ANY SEDIMENT BASINS, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVALS.

STORMWATER POLLUTION PREVENTION:

THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE KEPT ON THE CONSTRUCTION SITE AT ALL TIMES FROM THE DATE CONSTRUCTION ACTIVITIES BEGIN TO THE DATE OF FINAL STABILIZATION. THE CONTRACTOR SHALL MAINTAIN THE SWPPP PER THE REQUIREMENTS OF GENERAL PERMIT NO. 2. ALL OPERATORS/CONTRACTORS WORKING ONSITE MUST SIGN THE CERTIFICATION STATEMENT PROVIDED AND WILL BECOME CO-PERMITTEES ON THE NPDES GENERAL PERMIT NO. 2 FOR THIS SITE. ALL OPERATORS/SUBCONTRACTORS WORKING ONSITE SHALL BE SUPPLIED A COPY OF THE SWPPP BY THE CONTRACTOR AND MUST BE FAMILIAR WITH ITS CONTENTS. THE SWPPP MUST BE PERIODICALLY UPDATED TO SHOW CURRENT EROSION CONTROL PRACTICES PER THE REQUIREMENTS OF THE GENERAL PERMIT #2. UPDATED VERSIONS OF THE SWPPP WILL BE PROVIDED TO ALL OF THE OPERATORS/SUBCONTRACTORS WHOM ARE AFFECTED BY THE CHANGES MADE TO THE SWPPP. IT WILL BE THE DUTY OF THE CONTRACTOR TO SEE THAT THESE REQUIREMENTS ARE MET.

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DRAWING LOG

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C	CITY RESUBMITTAL	30-09-2020
D	BACKCHECK 10-01-2020	02-10-2020

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CURRENT REV: C

DATE ISSUED: OCT. 02, 2020

PROJECT NAME: LOT 29 - THE PRESERVE

CLIENT NAME: WATTS GROUP

SHEET NAME: LEGEND AND GENERAL NOTES

SHEET NUMBER: C0.01

PROJECT NO.: 190186

PROJECT MANAGER: BOELK

STORM SEWER NOTES

1. RCP STORM SEWER SHALL BE CLASS III REINFORCED CONCRETE PIPE (RCP) TO DEPTH OF COVER UP TO 12' CONFORMING TO ASTM C76 OR AASHTO M170.

2. RCP STORM SEWER SHALL BE CONSTRUCTED WITH CLASS R-2 BEDDING PER SUDAS FIGURE 3010.102 (IDOT STANDARD ROAD PLAN SW-102). STORM SEWERS UNDER AND WITHIN 5-FT OF PAVING SHALL BE BACKFILLED WITH CLASS 1 AGGREGATE BACKFILL TO BOTTOM OF SUBGRADE ELEVATION. ALL OTHER STORM SEWERS SHALL BE BACKFILLED WITH SUITABLE NATIVE MATERIAL.

3. HIGH DENSITY POLYETHYLENE PIPE (HDPE) SHALL BE CORRUGATED WITH INTEGRALLY FORMED SMOOTH INTERIOR MEETING THE REQUIREMENTS OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) SECTION 4020.

4. HDPE STORM SEWER SHALL BE CONSTRUCTED WITH CLASS F-3 BEDDING. HDPE STORM SEWER SHALL BE BACKFILLED WITH GRANULAR BACKFILL AGGREGATE TO A MINIMUM OF 12" ABOVE THE TOP OF THE PIPE.

5. STORM SEWER LINES SHALL BE A MINIMUM OF 10' FROM WATER LINES RUNNING PARALLEL. AT CROSSINGS, A MINIMUM 18" SEPARATION MUST BE PROVIDED.

6. ALL LINE AND GRADE CONTROL WILL BE DONE WITH A LASER BEAM, WITH GRADE CHECKS AT 25', 50' AND THEN EVERY 100' BETWEEN MANHOLES.

7. THE CONTRACTOR WILL BE REQUIRED TO MAINTAIN A RECORD DRAWING SET SHOWING LOCATIONS OF ALL STORM SEWER CONSTRUCTION. THE RECORD DRAWING SET WILL BE PROVIDED TO THE OWNER.

PCC PAVEMENT NOTES

1. PCC PAVING THICKNESS SHALL BE 7-INCH ON 6-INCH GRANULAR SUBBASE, UNLESS STATED OTHERWISE.

2. 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.

3. 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% COARSE AGGREGATE. 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.

4. JOINT SEALER SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4136 FOR HOT POURED JOINT SEALER.

5. 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.

6. 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.

7. 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.

8. CURBS SHALL BE CAST INTEGRAL WITH CONCRETE PAVEMENT UNLESS NOTED OTHERWISE.

9. PCC SIDEWALKS 5 FEET OR LESS IN WIDTH SHALL BE 4 INCHES THICK. PCC SIDEWALKS GREATER THAN 5 FEET WIDE BUT LESS THAN 12 FEET WIDE SHALL BE 6 INCHES THICK. SIDEWALK THICKNESS AT ALL DRIVEWAYS SHALL SHALL MATCH THAT OF THE ADJACENT DRIVEWAY. TRANSVERSE CONSTRUCTION JOINT SPACING FOR PCC SIDEWALKS 5 FEET OR LESS IN WIDTH SHALL BE PLACED A MAXIMUM OF 5 FEET ON CENTER. TRANSVERSE CONSTRUCTION JOINT SPACING FOR PCC SIDEWALKS GREATER THAN 5 FEET WIDE BUT LESS THAN 12 FEET WIDE SHALL BE PLACED A MAXIMUM OF 8 FEET ON CENTER. 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.

10. 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. JOINTS AT THESE LOCATIONS SHALL BE SEALED WITH A SELF-LEVELING POLYURETHANE SUCH AS SONOLASTIC SL-1 OR APPROVED EQUAL.

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

PAVEMENT GENERAL NOTES

1. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.

2. ALL DIMENSIONS TO BACK-OF-CURB 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 GRADUATION NO. 14 (MODIFIED SUBBASE) PER IOWA DOT STANDARD SPECIFICATION FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4123.

6. PROOF-ROLL SUBGRADE PER SECTION 2115. REMOVE AND REPLACE UNSTABLE AREAS WITH SUITABLE COMPACTED MATERIAL.

7. ALL CURB AND GUTTER IS 6" STANDARD CURB UNLESS STATED OTHERWISE.

DESIGN STANDARDS AND REFERENCE DRAWINGS

THE FOLLOWING SUDAS FIGURES ARE INCLUDED BY REFERENCE:

FIGURE	TITLE
3010.101	TRENCH BEDDING AND BACKFILL ZONES
3010.102	RIGID GRAVITY PIPE TRENCH BEDDING
3010.103	FLEXIBLE GRAVITY PIPE TRENCH BEDDING
4040.231	SUBDRAINS
4040.232	SUBDRAIN CLEANOUTS
4040.233	SUBDRAIN OUTLETS
5010.101	THRUST BLOCKS
6010.401	CIRCULAR STORM SEWER MANHOLE
6010.601	CASTINGS FOR SANITARY SEWER MANHOLES
6010.602	CASTINGS FOR STORM SEWER MANHOLES
7010.101	JOINTS
7010.102	PCC CURB DETAILS
7010.103	MANHOLE BOXOUTS IN PCC PAVEMENT
7030.101	CONCRETE DRIVEWAY, TYPE A
7030.202	CURB DETAILS FOR CLASS A SIDEWALK
7030.206	CURB RAMPS OUTSIDE OF INTERSECTION RADIUS
7030.210	DETECTABLE WARNING PLACEMENT
7040.101	FULL DEPTH PCC PATCHES LESS THAN OR EQUAL TO 15' LONG
9030.101	PLANTING PIT
9030.102	TREE STAKING, GUYING, AND WRAPPING
9040.102	FILTER BERM AND FILTER SOCK
9040.119	SILT FENCE
9040.120	STABILIZED CONSTRUCTION ENTRANCE

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PROJECT NAME: LOT 29 - THE PRESERVE

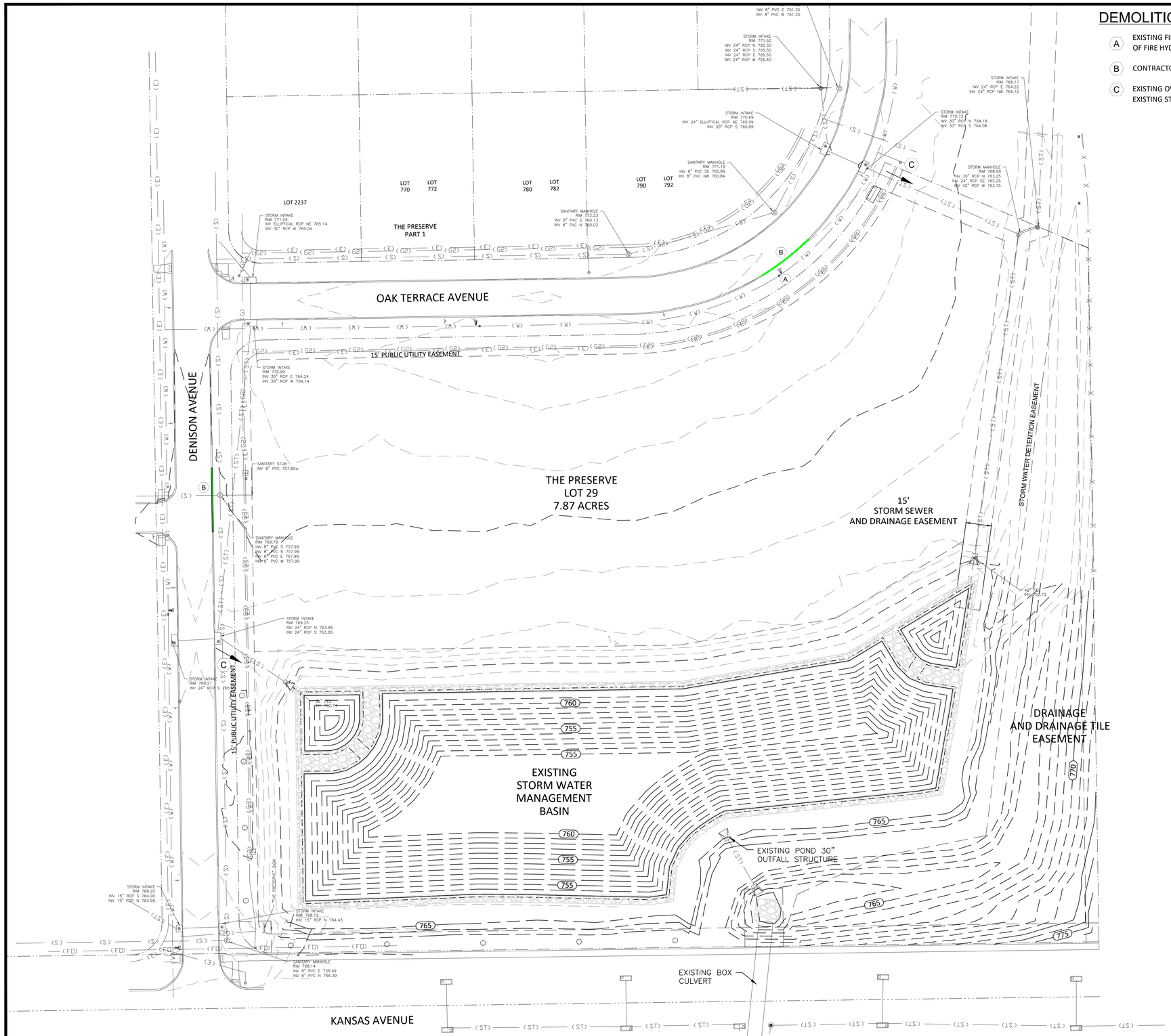
CLIENT NAME: WATTS GROUP

SHEET NAME: GENERAL NOTES

SHEET NUMBER: C0.02

PROJECT NO.: 190186

PROJECT MANAGER: BOELK



DEMOLITION NOTES

A. EXISTING FIRE HYDRANT TO BE RELOCATED DEPENDANT ON CONTRACTOR ASSESSMENT. ENGINEER TO COORDINATE RELOCATION OF FIRE HYDRANT FOLLOWING CONDITION ASSESSMENT. SEE SHEET C2.00 FOR PROPOSED HYDRANT LOCATION.

B. CONTRACTOR TO COORDINATE WITH CITY TO SAWCUT EXISTING CURB CURB.

C. EXISTING OVERFLOW DRAINAGE PATHWAY. CONTRACTOR TO MAINTAIN POSITIVE DRAINAGE FROM BACK OF CURB INLET WITHIN EXISTING STORMWATER DRAINAGE EASEMENT AS DESIGNED IN APPROVED PLANS FOR THE PRESERVE PART ONE.

LEGEND:

UTILITIES	EXISTING	PROPOSED
COMMUNICATIONS	CO	CO
OVERHEAD LINE	OH	OH
ELECTRIC	E	E
FIBER OPTIC	FO	FO
GAS	G	G
SANITARY SEWER	S	SS
STORM	ST	ST
SUBDRAIN	ST	SD
WATER: DOMESTIC	W	W
WATER: WELL	WELL	WELL
CHILLED WATER: SUPPLY	CHWS	CHWS
CHILLED WATER: RETURN	CHWR	CHWR
CONDENSATE	CND	CND
COMMUNICATIONS HANDHOLE	C	C
COMMUNICATIONS PEDESTAL	C	C
COMMUNICATIONS MANHOLE		C
GUY WIRE ANCHOR		
UTILITY POLE		
UTILITY POLE WITH LIGHT		
LIGHT POLE		
ELECTRIC MANHOLE	E	E
ELECTRIC TRANSFORMER	E	E
TRAFFIC HANDHOLE	TRF	TRF
TRAFFIC MANHOLE	TRFC	TRFC
FIBER OPTIC HANDHOLE	FO	FO
FIBER OPTIC MANHOLE	FO	FO
GAS MANHOLE	G	G
GAS VALVE		
SANITARY SEWER MANHOLE	SS	
SANITARY SEWER CLEANOUT		
STORM SEWER MANHOLE	ST	
STORM SEWER INTAKE		
HYDRANT		
WATER VALVE		
CURB STOP		
WATER MANHOLE	W	W
POST INDICATOR VALVE		

SITE	EXISTING	PROPOSED
CONTOUR - INDEX	100	100
CONTOUR - INTERMEDIATE	101	101
FENCE: BARB WIRE		
FENCE: CHAIN LINK		
FENCE: CONSTRUCTION		
FENCE: VINYL		
FENCE: WIRE		
FENCE: WOOD		
TREE LINE		
LANDSCAPE LIGHT		
SHRUBBERY		SEE LANDSCAPE PLAN
TREE: DECIDUOUS		SEE LANDSCAPE PLAN
TREE: CONIFEROUS		SEE LANDSCAPE PLAN
MAIL BOX	MAIL	MAIL
POST		
SIGN		
PARKING METER		
FIRE DEPARTMENT CONNECTION		
WATER METER	WM	WM
HOSE BIB	HB	HB
YARD HYDRANT		
DRINKING FOUNTAIN	WF	WF
MONITORING WELL	MW	MW
WELL	W	W

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PROJECT NAME: LOT 29 - THE PRESERVE

CLIENT NAME: WATTS GROUP

SHEET NAME: TOPOGRAPHIC SURVEY AND REMOVAL PLAN

SHEET NUMBER: C1.00

PROJECT NO.: 190186

PROJECT MANAGER: BOELK

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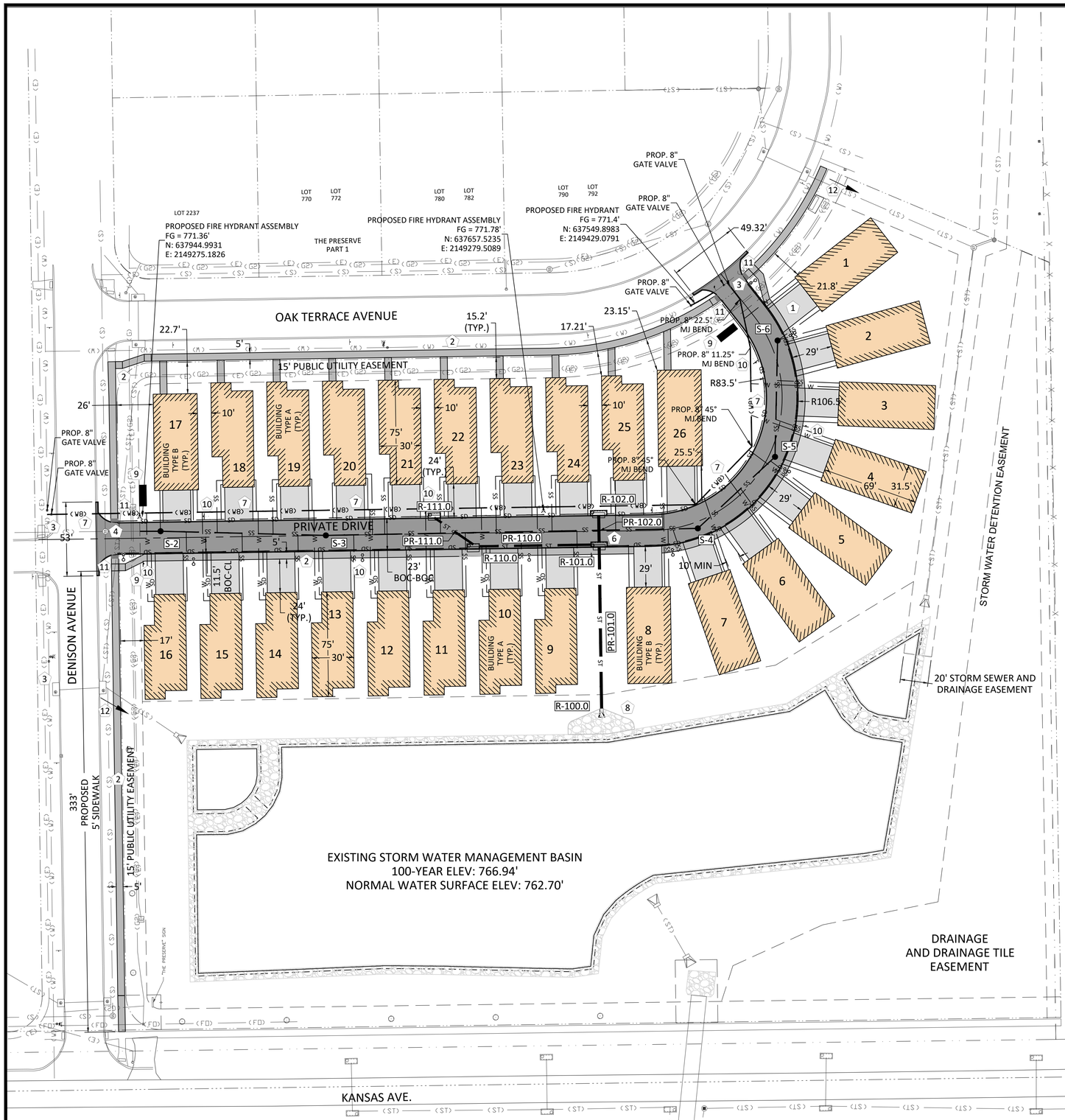

SITE PLAN KEYNOTES:

1. PROPOSED STANDARD DUTY CONCRETE PAVEMENT. SEE DETAIL 1 C4.00.
2. PROPOSED 4" CONCRETE SIDEWALK. SIDEWALK JOINTS TO BE INSTALLED ACCORDING TO NORTH LIBERTY SUDAS SUPPLEMENT SEE DETAIL 2 C4.00.
3. CONNECT PROPOSED WATER MAIN TO EXISTING WATER MAIN PER CITY OF NORTH LIBERTY REQUIREMENTS. PROVIDE THRUST BLOCKS AT TEE CONNECTIONS TO EXISTING WATERMAIN. MINIMUM BURY 5.5' FOR PROPOSE WATER SERVICE. STOP BOX MUST BE LOCATED WITHIN THE RIGHT-OF-WAY. MAINTAIN AT LEAST 18" OF SEPARATION BETWEEN STORM AND WATER SERVICE. ABANDON EXISTING SERVICE ACCORDING TO CITY OF NORTH LIBERTY POLICY AND PROCEDURE.
4. CONNECT PROPOSED SANITARY SEWER SERVICE TO EXISTING SANITARY SEWER SERVICE. CONTRACTOR TO TELEVISE/VERIFY CONDITION AND DEPTH OF EXISTING SANITARY SERVICE PRIOR TO CONNECT TO VERIFY ACCEPTANCE AND SIZE.
5. CONTRACTOR TO COORDINATE ELECTRICAL SERVICE WITH UTILITY COMPANY AND CITY.
6. PROPOSED STORM SEWER SERVICE LINE, INLETS, AND OUTLET.
7. PROPOSED 645 LF OF 8" PVC WATERLINE. CONNECT TO EXISTING WATERMAIN ON OAK TERRACE AVE. WATERMAIN TO BE BORED UNDERNEATH DENISON AVE. CONTRACTOR TO COORDINATE WATERMAIN CONNECTION ACTIVITIES PRIOR TO CONSTRUCTION WITH CITY OF NORTH LIBERTY WATER DEPARTMENT.
8. PROPOSED STILLING BASIN FOR PROPOSED STORM SEWER OUTFALL. TOP OF ROCK 762.70'. BOTTOM OF STILLING BASIN 762.00'.
9. PROPOSED MONUMENT SIGN
10. PROPOSED "NO PARKING ANYTIME" SIGNS ON EAST AND WEST SIDES OF PRIVATE DRIVE.
11. PROPOSED PEDESTRIAN CURB RAMP (SUDAS 7030.207 CURB RAMP FOR CLASS B OR C SIDEWALK) INSTALLED WITH CAST IRON DARK RED DETECTABLE WARNING SURFACE IN ACCORDANCE WITH NORTH LIBERTY SUDAS SUPPLEMENT.
12. EXISTING OVERLAND FLOW PATHWAY

SITE PLAN NOTES:

1. EASEMENTS RECORDED IN BOOK 63, PAGE 170, SEQ. 1.
2. TOTAL SF OF PROPOSED BUILDINGS:
   26 UNITS
   TOTAL: 53.617 SF
3. PRE DEVELOPMENT IMPERVIOUS AREA: 0% (0 AC)
   POST DEVELOPMENT IMPERVIOUS AREA: 25% (2.03 AC)
4. PROPOSED 8" SANITARY SEWER TO BE PRIVATELY OWNED AND MAINTAINED.
5. CONTRACTOR TO PROVIDE TWO GATE VALVES AT WATERLINE CONNECTIONS TO EXISTING WATERMAIN.
6. ACCESS ROADS ARE TO BE DESIGNED TO SUPPORT FIRE APPARATUS WEIGHTING AT LEAST 75,00 LBS.

PAVEMENT LEGEND

- PCC DRIVEWAY PAVING
- PCC SIDEWALK
- PCC STREET PAVING

SANITARY SEWER STRUCTURES

STRUCTURE ID	TYPE	RIM	INFLOW PIPE IE	OUTFLOW PIPE IE	DEPTH
S-2	48" SW-301	771.58	8" IE: 758.05 S	8" IE: 757.95 N	13.64
S-3	48" SW-301	772.34	8" IE: 758.74 S	8" IE: 758.64 N	13.69
S-4	48" SW-301	771.59	8" IE: 760.17 SE	8" IE: 760.07 N	11.52
S-5	48" SW-301	772.00	8" IE: 760.45 E	8" IE: 760.55 NW	11.55
S-6	48" SW-301	772.27		8" IE: 760.87 W	11.40

STORM SEWER STRUCTURES

STRUCTURE ID	TYPE	RIM / FG	INFLOW PIPE IE	OUTFLOW PIPE IE
R-100.0	FES	765.48	24" IE: 763.11 E	
R-101.0	10' SW-542	771.02	24" IE: 764.56 E 18" IE: 764.40 N	24" IE: 764.30 W
R-102.0	12' SW-545	771.02		24" IE: 765.02 W
R-110.0	SW-541	771.45	18" IE: 765.40 NE	18" IE: 765.30 S
R-111.0	SW-509	771.62		18" IE: 766.12 SW

STORM SEWER PIPE TABLE

PIPE ID	STRUCTURE US	STRUCTURE DS	INVERT US	INVERT DS	LENGTH (FEET)	SLOPE	SIZE (IN)	NOTES
PR-101.0	R-101.0	R-100.0	764.30	763.11	122	0.98%	24	RCP
PR-102.0	R-102.0	R-101.0	765.02	764.56	24	2.00%	24	RCP
PR-110.0	R-110.0	R-101.0	765.30	764.40	91	1.00%	18	RCP
PR-111.0	R-111.0	R-110.0	766.12	765.40	36	2.00%	18	RCP

0 20 40

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PROJECT NAME: LOT 29 - THE PRESERVE

CLIENT NAME: WATTS GROUP

SHEET NAME: SITE AND UTILITY PLAN

SHEET NUMBER: C2.00

PROJECT NO.: 190186

PROJECT MANAGER: BOELK

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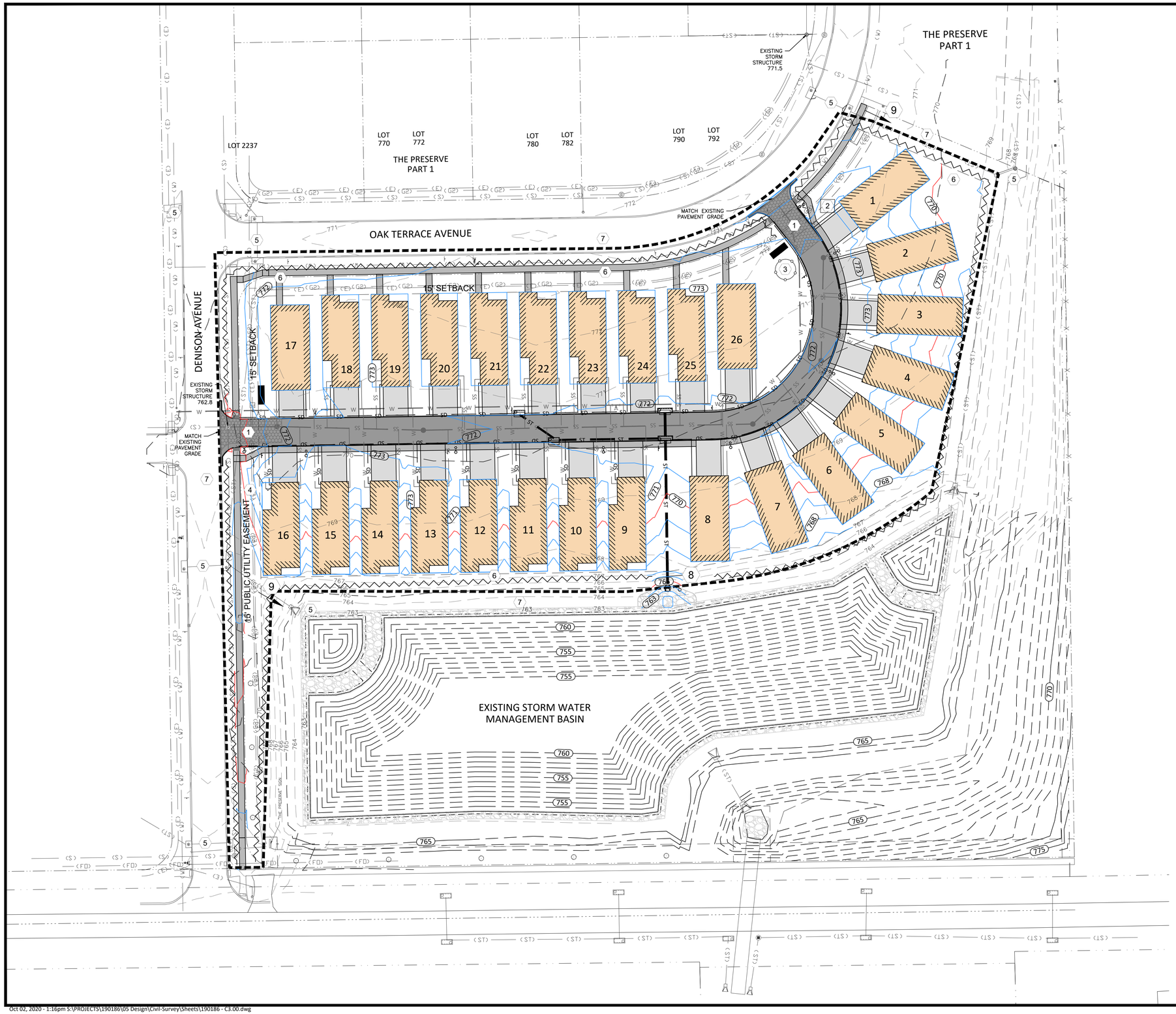

SWPPP PLAN KEY NOTES:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE
2. PROVIDE SANITATION FACILITY (PORTABLE RESTROOM)
3. PROVIDE CONCRETE WASHOUT
4. PROVIDE ENCLOSURE FOR STORAGE OF DOCUMENTS (PERMITS, SWPPP, INSPECTION FORMS, ETC.)
5. PROVIDE INLET PROTECTION PRIOR TO GRADING ACTIVITIES. MAINTAIN THROUGHOUT CONSTRUCTION. REMOVE UPON FINAL STABILIZATION.
6. INSTALL PERIMETER MEASURES PRIOR TO STARTING CONSTRUCTION.
7. CONSTRUCTION LIMITS
8. PROVIDE EROSION CONTROL STONE AT END OF FLARED END SECTION.
9. CONTRACTOR TO MAINTAIN EXISTING STORMWATER OVERFLOW PATHWAY.

NOTES

1. CONTRACTOR TO PROVIDE STOCKPILE TEMPORARY EXCAVATION SPOILS ON SITE AND PROVIDE PERIMETER MEASURES ON DOWN-SLOPE SIDE OF PILE TO CONTAIN RUNOFF AND PREVENT SEDIMENT TRANSPORTATION.
2. CONTRACTOR TO REMOVE AND REUSE ALL GRAVEL WITHIN DISTURBANCE LIMITS. FINAL RESTORATION OF ALL DISTURBED AREAS TO BE SEEDED WITH TYPE 1 LAWN MIXTURE UNLESS SHOWN OTHERWISE (AS PCC OR ROCK). EXISTING GRAVEL MAY BE USED AS AGGREGATE BASE OR AS GRAVEL SURFACING.
3. CONTRACTOR TO PROVIDE APPROPRIATE TRAFFIC CONTROL WHEN NECESSARY. TRAFFIC CONTROL MEASURES SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
4. MLO FOR LOTS EAST OF PRIVATE DRIVE: 773.0'
5. MLO FOR LOTS WEST OF PRIVATE DRIVE 769.0'

LEGEND:

SILT FENCE OR SILT SOCK

STORMWATER POLLUTION PREVENTION:

SITE AREA: THE SITE IS APPROXIMATELY 7.87 ACRES OF WHICH 4.74 ACRES WILL BE DISTURBED BY CONSTRUCTION ACTIVITIES.

DISTURBED AREA GREATER THAN 1.00 ACRE, GENERAL PERMIT 2 (GP2) IS REQUIRED, NORTH LIBERTY CONSTRUCTION SITE RUNOFF (CSR) PERMIT IS REQUIRED.

RECEIVING WATERS: THE DEVELOPMENT SITE WILL DRAIN TO BUFFALO CREEK.

PROPOSED UNIT MINIMUM FFE	
UNIT 1	773.20'
UNIT 2	773.30'
UNIT 3	773.20'
UNIT 4	772.90'
UNIT 5	772.80'
UNIT 6	772.60'
UNIT 7	771.50'
UNIT 8	771.25'
UNIT 9	772.25'
UNIT 10	771.50'
UNIT 11	772.75'
UNIT 12	773.00'
UNIT 13	773.25'
UNIT 14	773.50'
UNIT 15	773.70'
UNIT 16	773.20'
UNITS 17-26	773.00'

FFE NOTE: PROPOSED UNITS FOUNDATION WALLS TO BE CONSTRUCTED SO THAT TOP OF FOUNDATION WALL IS SET AT PROPOSED FINISHED FLOOR ELEVATION IN CHART ABOVE. BUILDERS TO COMPLY WITH CITY OF NORTH LIBERTY BUILDING CODES, INCLUDING BUT NOT LIMITED TO, TOP OF FOUNDATION WALL OR WINDOWS WELLS CANNOT BE LOWER THAN MINIMUM LOW OPENING.

0 20 40

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DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
B	CITY RESUBMITTAL	21-09-2020
C	CITY RESUBMITTAL	30-09-2020
D	BACKCHECK 10-01-2020	02-10-2020

ISSUED FOR: CITY REVIEW

NOT FOR CONSTRUCTION

DATE ISSUED: OCT. 02, 2020

CURRENT REV: C

PROJECT NAME: LOT 29 - THE PRESERVE

CLIENT NAME: WATTS GROUP

SHEET NAME: GRADING & EROSION CONTROL PLAN

SHEET NUMBER: C3.00

PROJECT NO.: 190186

PROJECT MANAGER: BOELK

THE PRESERVE PART 1

LOT 2235

LOT 2237

LOT 770 LOT 772 LOT 780 LOT 782 LOT 790 LOT 792

OAK TERRACE AVENUE

DENISON AVENUE

PRIVATE DRIVE

PROPOSED HIGH POINT

PROPOSED LOW POINT

MATCHLINE

20' STORM SEWER EASEMENT

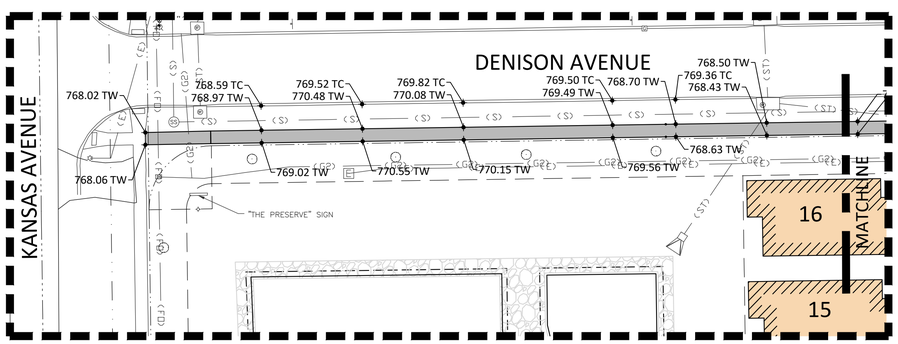
EXISTING STORM WATER MANAGEMENT BASIN

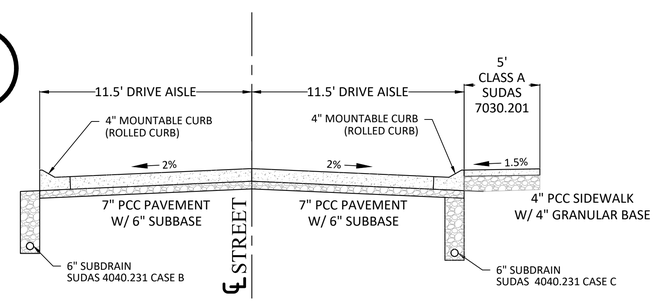
PAVEMENT LEGEND

- PCC DRIVEWAY PAVING
- PCC SIDEWALK
- PCC STREET PAVING
- PCC WARPING AREA

NOTES

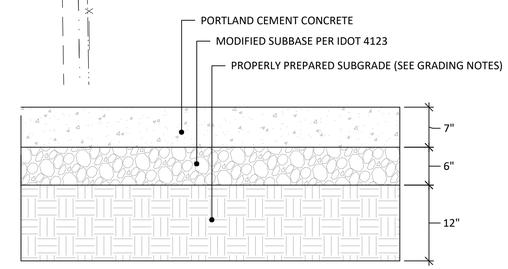
1. GT = GUTTER
2. TC = TOP OF CURB
3. TW = TOP OF WALK
4. TP = TOP OF PROPOSED PAVEMENT





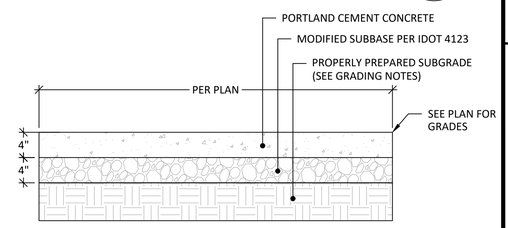
TYPICAL PRIVATE ROAD SECTION (A-A)

NOT TO SCALE



STANDARD DUTY PAVEMENT SECTION (1)

NOT TO SCALE



TYPICAL SIDEWALK (2)

NOT TO SCALE

0 15 30

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DATE ISSUED: OCT. 02, 2020

CURRENT REV: C

PROJECT NAME: LOT 29 - THE PRESERVE

CLIENT NAME: WATTS GROUP

SHEET NAME: PAVEMENT PLAN

SHEET NUMBER: C4.00

PROJECT NO.: 190186

PROJECT MANAGER: BOELK

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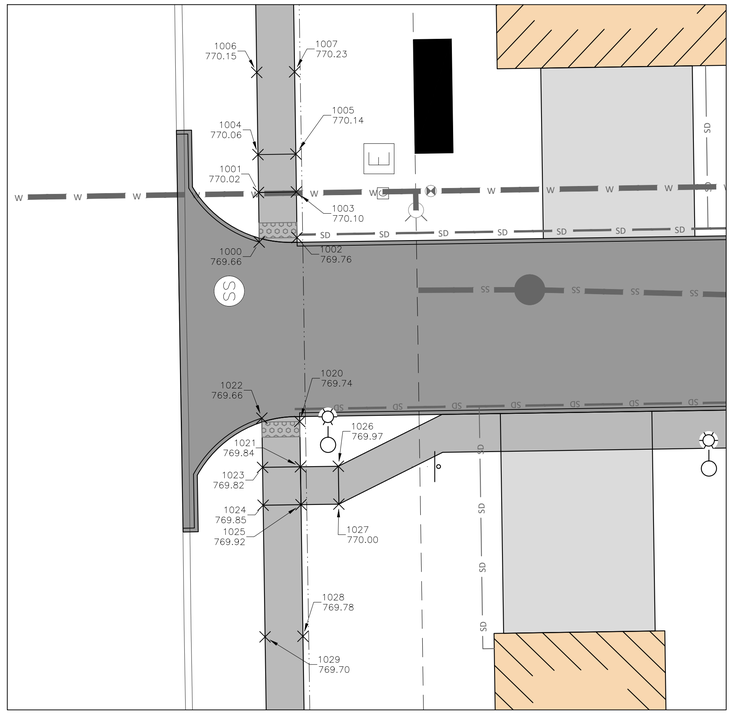


NORTH ENTRANCE - EAST RAMP

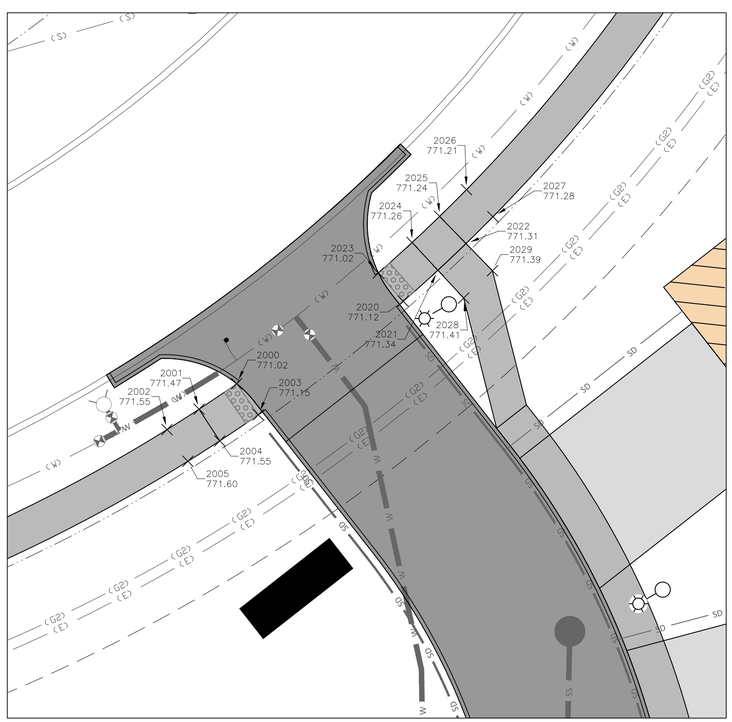
POINT 1	ELEV 1	POINT 2	ELEV 2	SIDEWALK DESIGNATION	LENGTH	℄+0394 EL	SLOPE	Northing 1	Easting 1	Northing 2	Easting 2
1000	769.66	1001	770.03	Ramp Running Slope	6.54	0.37	5.63%	637967.68	2149270.95	637967.77	2149277.49
1002	769.73	1003	770.10	Ramp Running Slope	7.15	0.37	5.13%	637962.67	2149270.42	637962.77	2149277.56
1000	769.66	1002	769.73	Ramp Cross Slope	5.04	0.08	1.51%	637967.68	2149270.95	637962.67	2149270.42
1001	770.03	1003	770.10	Ramp Cross Slope	5.00	0.08	1.50%	637967.77	2149277.49	637962.77	2149277.56
1001	770.03	1004	770.06	Ramp Running Slope	5.00	0.04	0.79%	637967.77	2149277.49	637967.85	2149282.49
1003	770.10	1005	770.14	Ramp Running Slope	5.00	0.04	0.79%	637962.77	2149277.56	637962.85	2149282.56
1001	770.03	1005	770.14	Crosswalk Cross Slope-Yield Condition	7.07	0.11	1.62%	637967.77	2149277.49	637962.85	2149282.56
1004	770.06	1006	770.15	Ramp Running Slope	10.85	0.09	0.79%	637967.85	2149282.49	637968.01	2149293.34
1005	770.14	1007	770.23	Ramp Running Slope	10.85	0.09	0.79%	637962.85	2149282.56	637963.01	2149293.41
1004	770.06	1005	770.14	Ramp Cross Slope	5.00	0.08	1.50%	637967.85	2149282.49	637962.85	2149282.56
1006	770.15	1007	770.23	Ramp Cross Slope	5.00	0.08	1.50%	637968.01	2149293.34	637963.01	2149293.41

NORTH ENTRANCE - WEST RAMP

POINT 1	ELEV 1	POINT 2	ELEV 2	SIDEWALK DESIGNATION	LENGTH	℄+0394 EL	SLOPE	Northing 1	Easting 1	Northing 2	Easting 2
1022	769.66	1023	769.82	Ramp Running Slope	6.50	0.16	2.52%	637967.33	2149247.71	637967.24	2149241.21
1020	769.73	1021	769.84	Ramp Running Slope	7.13	0.11	1.49%	637962.34	2149248.42	637962.24	2149241.29
1020	769.73	1023	769.82	Crosswalk Cross Slope-Yield Condition	8.71	0.09	1.01%	637962.34	2149248.42	637967.24	2149241.21
1023	769.82	1021	769.84	Ramp Cross Slope	5.00	0.02	0.36%	637967.24	2149241.21	637962.24	2149241.29
1023	769.82	1024	769.85	Ramp Running Slope	5.00	0.03	0.50%	637967.24	2149241.21	637967.16	2149236.21
1021	769.84	1025	769.92	Ramp Running Slope	5.00	0.08	1.64%	637962.24	2149241.29	637962.16	2149236.29
1021	769.84	1024	769.85	Crosswalk Cross Slope-Yield Condition	7.07	0.01	0.10%	637962.24	2149241.29	637967.16	2149236.21
1024	769.85	1025	769.92	Ramp Cross Slope	5.00	0.07	1.50%	637967.16	2149236.21	637962.16	2149236.29
1021	769.84	1026	769.97	Ramp Running Slope	5.00	0.13	2.64%	637962.24	2149241.29	637957.24	2149241.36
1025	769.92	1027	770.00	Ramp Running Slope	5.00	0.08	1.50%	637962.16	2149236.29	637957.17	2149236.36
1026	769.97	1027	770.00	Ramp Cross Slope	5.00	0.02	0.50%	637957.24	2149241.36	637957.17	2149236.36
1025	769.92	1026	769.97	Crosswalk Cross Slope-Yield Condition	7.07	0.05	0.71%	637962.16	2149236.29	637957.24	2149241.36
1024	769.85	1029	769.70	Ramp Running Slope	17.37	-0.14	-0.83%	637967.16	2149236.21	637966.91	2149218.85
1025	769.92	1028	769.78	Ramp Running Slope	17.37	-0.14	-0.83%	637962.16	2149236.29	637961.91	2149218.92
1029	769.70	1028	769.78	Ramp Cross Slope	5.00	0.08	1.50%	637966.91	2149218.85	637961.91	2149218.92

LEGEND

1. ALL ELEVATIONS ARE TOP OF SLAB UNLESS OTHERWISE NOTED.
2. REFER TO SUDAS DETAILS 7030.204, 7030.205, 7030.206, 7030.207, AND 7030.210 FOR CONSTRUCTION DETAILS.
3. "E" TYPE JOINT TO BE USED AT BOC AND BOTTOM OF RAMP (SUDAS FIGURE 7010.101). EXPANSION JOINTS MUST BE INCLUDED NO MORE THAN 100-FEET PER THE NORTH LIBERTY SUDAS SUPPLEMENT.
4. PROPOSED CURB RAMPS TO INCLUDE 2' STRIP OF CAST IRON DARK RED DETECTABLE WARNING STRIPS PER NORTH LIBERTY SUDAS SUPPLEMENT.



EAST ENTRANCE - NORTH RAMP

POINT 1	ELEV 1	POINT 2	ELEV 2	SIDEWALK DESIGNATION	LENGTH	℄+0394 EL	SLOPE	Northing 1	Easting 1	Northing 2	Easting 2
2000	771.02	2001	771.47	Ramp Running Slope	5.98	0.45	7.60%	637533.65	2149433.96	637538.61	2149430.61
2003	771.10	2004	771.55	Ramp Running Slope	6.81	0.45	6.62%	637530.25	2149430.23	637535.88	2149426.41
2000	771.02	2003	771.10	Ramp Cross Slope	5.04	0.08	1.59%	637533.65	2149433.96	637530.25	2149430.23
2001	771.47	2004	771.55	Ramp Cross Slope	5.00	0.08	1.53%	637538.61	2149430.61	637535.88	2149426.41
2001	771.47	2002	771.55	Ramp Running Slope	5.02	0.08	1.54%	637538.61	2149430.61	637542.84	2149427.91
2004	771.55	2005	771.60	Ramp Running Slope	4.99	0.05	0.98%	637535.88	2149426.41	637540.09	2149423.73
2002	771.55	2005	771.60	Ramp Cross Slope	5.00	0.05	0.96%	637542.84	2149427.91	637540.09	2149423.73
2001	771.47	2005	771.60	Crosswalk Cross Slope-Yield Condition	7.04	0.13	1.78%	637538.61	2149430.61	637540.09	2149423.73

EAST ENTRANCE - SOUTH RAMP

POINT 1	ELEV 1	POINT 2	ELEV 2	SIDEWALK DESIGNATION	LENGTH	℄+0394 EL	SLOPE	Northing 1	Easting 1	Northing 2	Easting 2
2023	771.02	2024	771.26	Ramp Running Slope	6.00	0.24	4.00%	637514.95	2149448.58	637510.49	2149452.60
2020	771.10	2021	771.34	Ramp Running Slope	6.78	0.24	3.47%	637512.13	2149444.41	637507.09	2149448.94
2023	771.02	2020	771.10	Ramp Cross Slope	5.04	0.08	1.59%	637514.95	2149448.58	637512.13	2149444.41
2024	771.26	2021	771.34	Ramp Cross Slope	5.00	0.08	1.51%	637510.49	2149452.60	637507.09	2149448.94
2024	771.26	2025	771.24	Ramp Running Slope	5.00	-0.02	-0.50%	637510.49	2149452.60	637506.87	2149456.04
2021	771.34	2022	771.31	Ramp Running Slope	5.11	-0.03	-0.50%	637507.09	2149448.94	637503.39	2149452.45
2024	771.26	2022	771.31	Crosswalk Cross Slope-Yield Condition	7.11	0.05	0.70%	637510.49	2149452.60	637503.39	2149452.45
2025	771.24	2022	771.31	Ramp Cross Slope	5.00	0.08	1.50%	637506.87	2149456.04	637503.39	2149452.45
2025	771.24	2026	771.21	Ramp Running Slope	5.00	-0.03	-0.54%	637506.87	2149456.04	637503.32	2149459.57
2022	771.31	2027	771.28	Ramp Running Slope	5.02	-0.03	-0.51%	637503.39	2149452.45	637499.83	2149455.99
2026	771.21	2027	771.28	Ramp Cross Slope	5.00	0.08	1.53%	637503.32	2149459.57	637499.83	2149455.99
2022	771.31	2029	771.39	Ramp Running Slope	5.00	0.07	1.50%	637503.39	2149452.45	637499.90	2149448.87
2021	771.34	2028	771.41	Ramp Running Slope	5.00	0.08	1.51%	637507.09	2149448.94	637503.69	2149445.27
2028	771.41	2029	771.39	Ramp Cross Slope	5.23	-0.03	-0.50%	637503.69	2149445.27	637499.90	2149448.87

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DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
B	CITY RESUBMITTAL	21-09-2020
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D	BACKCHECK 10-01-2020	02-10-2020

ISSUED FOR: CITY REVIEW

NOT FOR CONSTRUCTION

DATE ISSUED: OCT. 02, 2020

CURRENT REV: C

PROJECT NAME: LOT 29 - THE PRESERVE

CLIENT NAME: WATTS GROUP

SHEET NAME: CURB RAMP DETAILS

SHEET NUMBER: C4.10 | PROJECT NO.: 190186 | PROJECT MANAGER: BOELK

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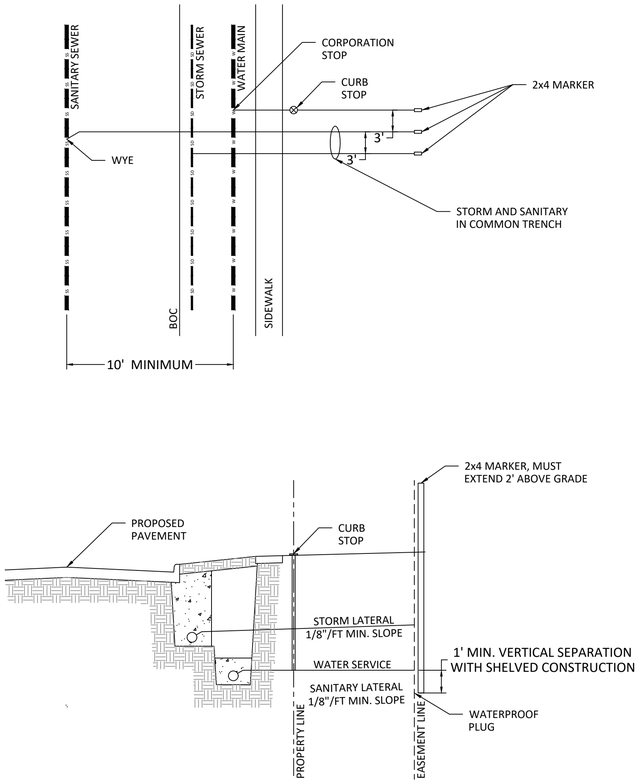
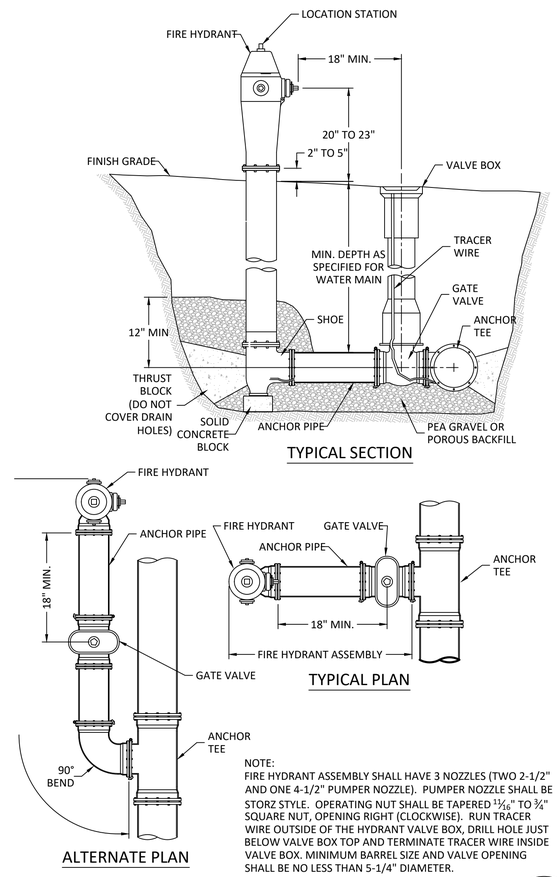


NOTES:

1. CLASS B BEDDING SHALL BE USED 3" BELOW AND 12" ABOVE PIPE.
2. PROVIDE COMPACTED SELECT NATURAL BACKFILL IN ACCORDANCE AS SPECIFIED. REPLACE PAVEMENT IN KIND IN ALL PAVED AREAS.

UTILITY SERVICE DETAIL (1)

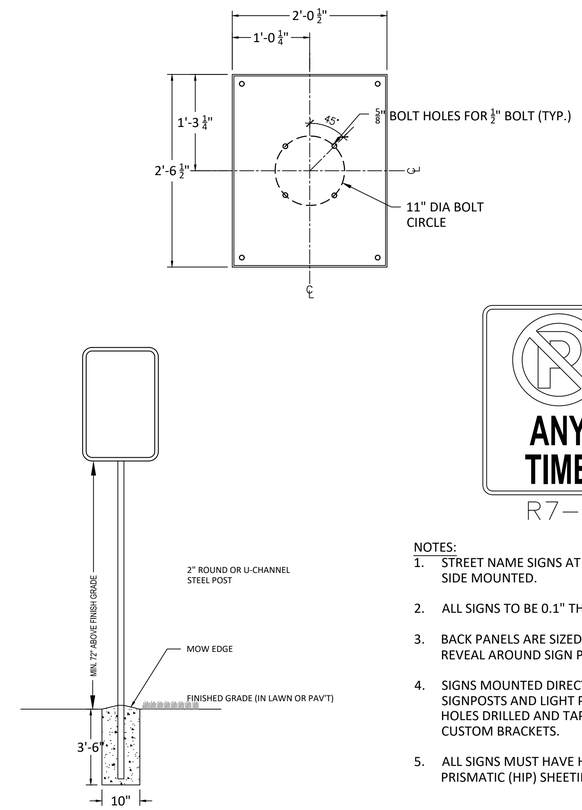
NOT TO SCALE



NOTE:
FIRE HYDRANT ASSEMBLY SHALL HAVE 3 NOZZLES (TWO 2-1/2" AND ONE 4-1/2" PUMPER NOZZLE). PUMPER NOZZLE SHALL BE STORZ STYLE. OPERATING NUT SHALL BE TAPERED $^{13}/_{16}$" TO ¾" SQUARE NUT, OPENING RIGHT (CLOCKWISE). RUN TRACER WIRE OUTSIDE OF THE HYDRANT VALVE BOX. DRILL HOLE JUST BELOW VALVE BOX TOP AND TERMINATE TRACER WIRE INSIDE VALVE BOX. MINIMUM BARREL SIZE AND VALVE OPENING SHALL BE NO LESS THAN 5-1/4" DIAMETER.

HYDRANT ASSEMBLY DETAIL (2)

NOT TO SCALE



CONTRACTOR TO VERIFY SIGN GRAPHICS AND INSTALLATION WITH STATE AND LOCAL CODES.

NOTES:

1. STREET NAME SIGNS AT TOP OF POLE ARE SIDE MOUNTED.
2. ALL SIGNS TO BE 0.1" THICK.
3. BACK PANELS ARE SIZED TO PROVIDE 1/4" REVEAL AROUND SIGN PERIMETER.
4. SIGNS MOUNTED DIRECTLY TO DECORATIVE SIGNPOSTS AND LIGHT POLES SHALL HAVE HOLES DRILLED AND TAPPED TO ELIMINATE CUSTOM BRACKETS.
5. ALL SIGNS MUST HAVE HIGH INTENSITY PRISMATIC (HIP) SHEETING MATERIAL

NO PARKING SIGN DETAIL (3)

NOT TO SCALE

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PROJECT NAME: LOT 29 - THE PRESERVE
CLIENT NAME: WATTS GROUP

SHEET NAME: CONSTRUCTION DETAILS
SHEET NUMBER: C9.00
PROJECT NO.: 190186
PROJECT MANAGER: BOELK

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GENERAL NOTES:

1. THE ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH NEC 2017 AND ALL APPLICABLE LOCAL CODES.
2. ALL ELECTRICAL EQUIPMENT, APPLIANCES AND LIGHTING FIXTURES SHALL BE LISTED BY A RECOGNIZED TEST LAB.
3. CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT ALL MATERIAL AND EQUIPMENT FOR THIS WORK UNLESS OTHERWISE NOTED.
4. EXACT LOCATION OF POLES TO BE COORDINATED IN THE FIELD WITH ENGINEER AND/OR OWNER.
5. CONNECT GROUND ROD TO GROUNDING CONDUCTOR ON LIGHTING CIRCUIT USING A MECHANICAL OR EXOTHERMIC TYPE CONNECTION.

LIGHTING PLAN KEYNOTES:

1. F-1: PROPOSED LIGHT FIXTURE (2 PER POLE)
MANUFACTURER: LITHONIA
MODEL #: RSX1-LED-P2-40K-R3
MOUNTING: POLE MOUNTED AT 20'
WATTAGE: 72.95 (PER FIXTURE)

TOTAL OUTDOOR LIGHT OUTPUT			
TAG	QUANTITY	LUMENS	TOTAL LUMENS
L1	8	7,121	42,726
		TOTAL	42,726

RSX1 LED
Area Luminaire

Catalog Number	RSX1 LED P2 40K R3 MVOLT SPA
Notes	
Type	L1 & L3

Hit the tab key or mouse over the page to see all interactive elements.

Specifications

EPA (ft²-MOT): 0.57 ft² (0.05 m²)
Length: 21.8" (55.4 cm) (SPA mount)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body, 7.2" (18.4 cm) Arm
Weight (max): 31.0 lbs (14.1 kg)

Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

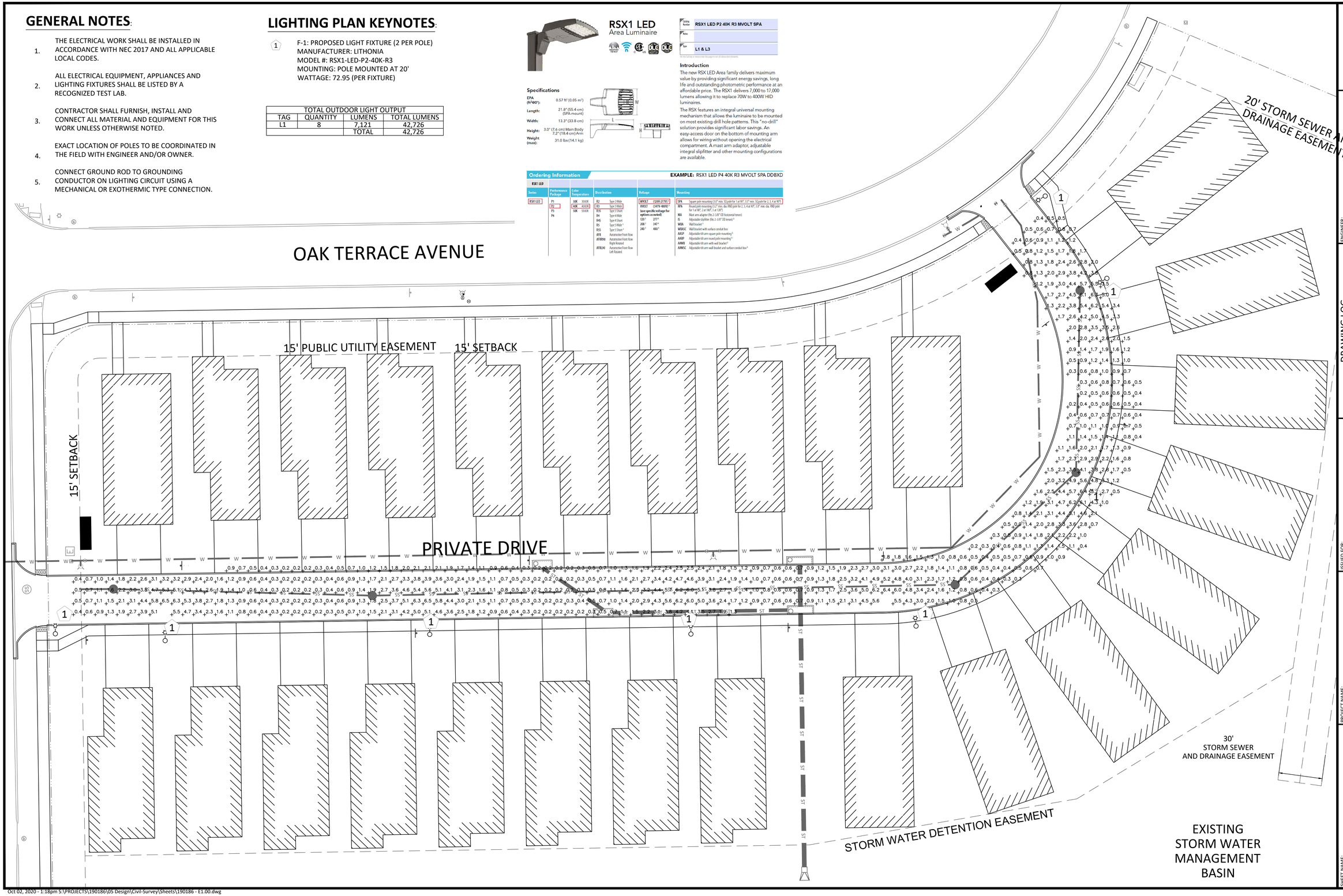
The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1	30K 3000K	R2 Type 2 Wide	MVOLT (120V-277V)[1]	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 1 4 at 90°)
	P2	40K 4000K	R3 Type 3 Wide	HVOLT (347V-480V)[1]	RPA Round pole mounting (3.0" min. dia. RND pole for 1, 2, 1 4 at 90°, 3.0" min. dia. RND pole for 3 at 90°, 2 at 180°, 1 at 120°)
	P3	50K 5000K	R5S Type 5 Short	**(see specific voltage for options as noted)**	WA Mast arm adapter (fits 2-3/8" OD horizontal tenon)
	P4		R4 Type 4 Wide	120[2] 277[2]	IS Adjustable slipfitter (fits 2-3/8" OD tenon)[3]
			R4S Type 4 Short	208[2] 347[2]	WBA Wall bracket[4]
			R5 Type 5 Wide	240[2] 480[2]	WBAXC Wall bracket with surface conduit box
			R5S Type 5 Short[1]		AASP Adjustable-tilt arm square pole mounting[5]
			AFR Automotive Front Row		ARSP Adjustable-tilt arm round pole mounting[5]
			AFRBRN Automotive Front Row Right Rotated		AAWB Adjustable-tilt arm with wall bracket[4]
			AFRLBG Automotive Front Row Left Rotated		AAWXC Adjustable-tilt arm wall bracket and surface conduit box[4]



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DRAWING LOG

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CURRENT REV: C

PROJECT NAME: LOT 29 - THE PRESERVE

CLIENT NAME: WATTS GROUP

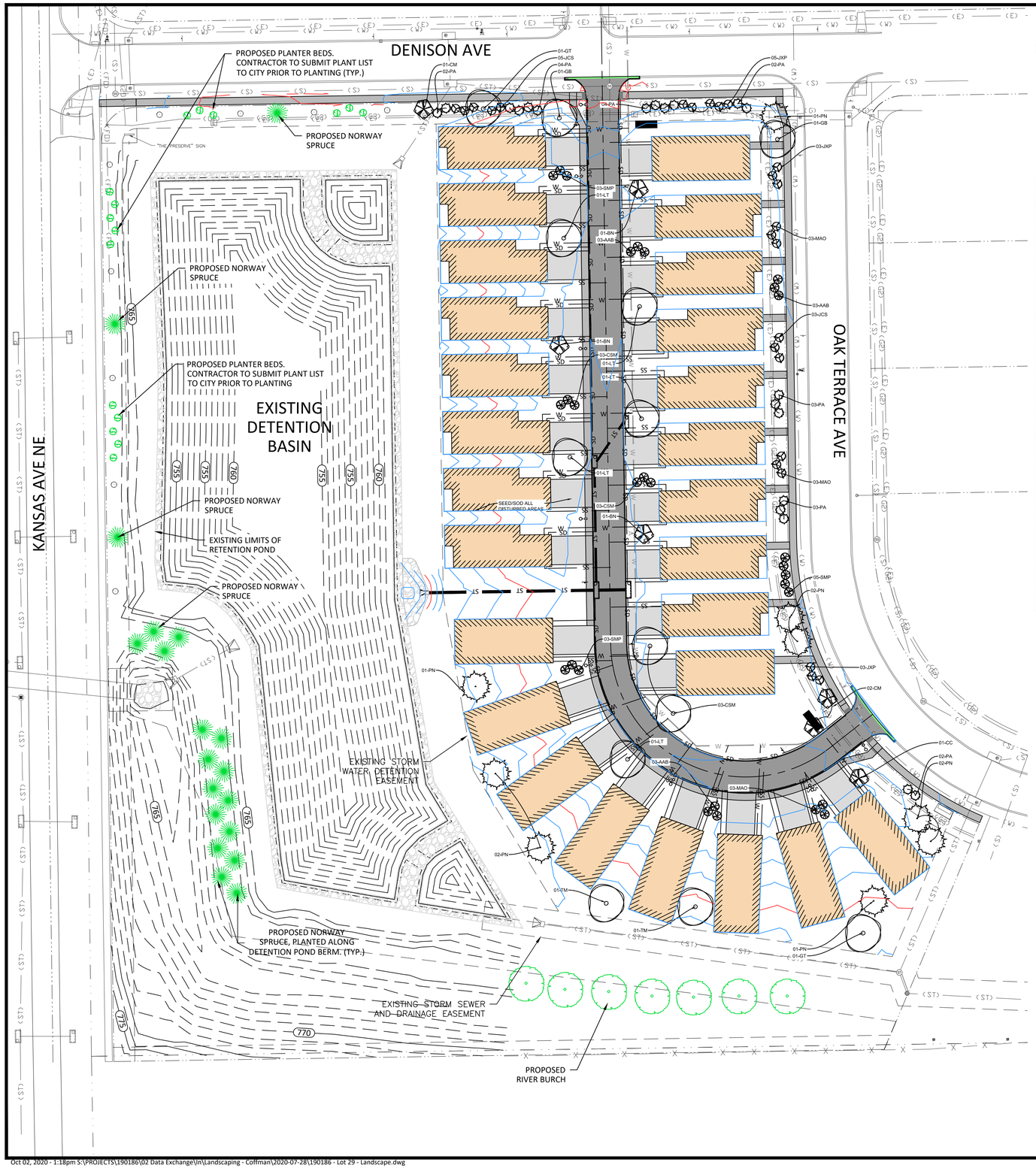
SHEET NAME: PHOTOMETRICS PLAN

SHEET NUMBER: E1.00

PROJECT NO.: 190186

PROJECT MANAGER: BOELK

Oct 02, 2020 - 1:18pm S:\PROJECTS\190186\05 Design\Civil-Survey\Sheets\190186 - E1.00.dwg



LANDSCAPE LEGEND

PLANTS:

PROPOSED DECIDUOUS OVERSTORY

PROPOSED DECIDUOUS UNDERSTORY/ORNAMENTAL

PROPOSED EVERGREEN TREE

DECIDUOUS SHRUB

EVERGREEN SHRUB

ID	QTY.	BOTANICAL/COMMON NAME	MAT. SIZE	ROOT	SPACING	NOTES
DECIDUOUS TREES						
GB	2	Ginkgo biloba 'Autumn Gold' GINKGO	40' H X 40' W	BB	SEE PLAN	MIN. OF 2" TRUNK DIAMETER AT 6" ABOVE GRADE
TM	2	Tilia mongolica 'Harvest Gold' PP12232 MONGOLIAN LINDEN	35' H X 20' W	BB	SEE PLAN	MIN. OF 2" TRUNK DIAMETER AT 6" ABOVE GRADE
BN	5	Betula nigra 'Little King' FOX VALLEY DWARF RIVER BIRCH	10' H X 12' W	BB	SEE PLAN	MIN. OF 1.5" TRUNK DIAMETER AT 6" ABOVE GRADE
CC	1	Cercis canadensis 'Forest Pansy' FOREST PANSY REDBUD	20' H X 20' W	BB	SEE PLAN	MIN. OF 1.5" TRUNK DIAMETER AT 6" ABOVE GRADE
LT	5	Liriodendron tulipifera TULIP TREE	60' H X 40' W	BB	SEE PLAN	MIN. OF 2" TRUNK DIAMETER AT 6" ABOVE GRADE
CM	5	Cornus mas 'Golden Glory' CORNELIAN-CHERRY DOGWOOD	15' H X 15' W	BB/3 GAL.	SEE PLAN	MIN. OF 1.5" TRUNK DIAMETER AT 6" ABOVE GRADE
GT	2	Gleditsia triacanthos 'Skyline' SKYLINE HONEYLOCUST	45' H X 35' W	BB	SEE PLAN	MIN. OF 2" TRUNK DIAMETER AT 6" ABOVE GRADE
EVERGREEN TREES						
PN	10	Pinus nigra AUSTRIAN PINE	50' H X 30' W	BB	SEE PLAN	MIN. OF 36" HEIGHT WHEN PLANTED
PA	20	Picea abies 'Cupressina' CUPRESSINA NORWAY SPRUCE	20' H X 6' W	BB	SEE PLAN	MIN. OF 36" HEIGHT WHEN PLANTED
EVERGREEN SHRUBS						
JXP	11	Juniperus × pfitzeriana 'Mint Julep' MINT JULEP CHINESE JUNIPER	4-5' H X 4-8' W	3 GAL.	SEE PLAN	MIN. OF 24" HEIGHT WHEN PLANTED
MAO	9	Mahonia aquifolium OREGON GRAPE-HOLLY	4-6' H X 4-6' W	3 GAL.	SEE PLAN	MIN. OF 24" HEIGHT WHEN PLANTED
JCS	8	Juniperus chinensis 'Sea Green' SEA GREEN JUNIPER	4-6' H X 6-8' W	3 GAL.	SEE PLAN	MIN. OF 24" HEIGHT WHEN PLANTED
DECIDUOUS SHRUBS						
AAB	9	Aronia arbutifolia 'Brilliantissima' RED CHOKEBERRY	6-8' H X 6-8' W	2 GAL.	SEE PLAN	MIN. OF 36" HEIGHT WHEN PLANTED
CSM	9	Cornus sanguinea 'Midwinter Fire' BLOODTWIG DOGWOOD	5-6' H X 5-6' W	2 GAL.	SEE PLAN	MIN. OF 36" HEIGHT WHEN PLANTED
SMP	11	Syringa meyeri 'Palibin' MEYER LILAC	4-5' H X 5-7' W	2 GAL.	SEE PLAN	MIN. OF 36" HEIGHT WHEN PLANTED
ALL PLANTS NURSERY MATCHED, QUALITY SPECIMEN; PLANS SHALL SUPERCEDE PLANT COUNTS						

0 20 40

ENGINEER:
AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
B	CITY RESUBMITTAL	21-09-2020
C	CITY RESUBMITTAL	30-09-2020
D	BACKCHECK 10-01-2020	02-10-2020

ISSUED FOR: CITY REVIEW

NOT FOR CONSTRUCTION

CURRENT REV: C

DATE ISSUED: OCT. 02, 2020

PROJECT NAME: LOT 29 - THE PRESERVE

CLIENT NAME: WATTS GROUP

SHEET NAME: LANDSCAPE PLAN

SHEET NUMBER: L1.00

PROJECT NO.: 190186

PROJECT MANAGER: BOELK

Oct 02, 2020 - 1:18pm S:\PROJECTS\190186\02 Data Exchange\In\Landscaping - Coffman\2020-07-28\190186 - Lot 29 - Landscape.dwg

GENERAL LANDSCAPE PLANTING NOTES:

01 CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO EXCAVATION. BEFORE COMMENCEMENT OF ANY WORK, CONTACT IOWA ONE CALL (1-800-292-8989) AT LEAST 48 HOURS PRIOR TO DIGGING. REPAIR DAMAGE TO UTILITIES AND STRUCTURES IMMEDIATELY.

02 PRIOR TO PLANT MATERIAL INSTALLATION, THE LANDSCAPE OR OWNER'S REPRESENTATIVE SHALL APPROVE PLANT LOCATIONS. FIELD ADJUSTMENTS OF PROPOSED PLANT LOCATIONS LISTED ON PLAN MAY BE REQUIRED TO MINIMIZE POTENTIAL INTERFERENCE WITH EXISTING OR RELOCATED UTILITIES OR IMPROVE MAINTENANCE CONDITIONS.

03 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 FINAL LAYOUT APPROVAL.

04 ALL PLANT MATERIALS SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).

05 PLANT QUANTITIES ARE FOR CONTRACTOR'S CONVENIENCE. DRAWINGS SHALL PREVAIL WHERE DISCREPANCIES OCCUR.

06 NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.

07 BED PREPARATION AND MULCHING NOTES:
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.

08 PLANTING SOIL:
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.

TOPSOIL SHALL BE AS SPECIFIED WITHIN THE NOTE ABOVE.
COMPOST SHALL BE FINELY SCREENED GRADED TO PASS SIEVE AS FOLLOWS:
-MINIMUM OF 85% BEING 1/4" OR SMALLER (DRY BASIS RESULT).
-MINIMUM OF 70% BEING 5/32" OR SMALLER (DRY BASIS RESULT).
-WITH CLUMPS OR PARTICLES 3/4" DIAMETER OR GREATER.
SAND SHALL BE C33 WASHED CONCRETE SAND, OR APPROVED EQUAL.

09 UNLESS OTHERWISE STATED, ALL GRASS/PERENNIAL MASSINGS ARE TO BE EVENLY SPACED IN TRIANGULAR PATTERN ARRANGEMENT.

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

11 PROVIDE A MINIMUM 3" DEPTH OF SHREDDED HARDWOOD MULCH IN ALL TREE PLANTING BEDS.

12 PROVIDE 2" DEPTH MIN. OF SHREDDED HARDWOOD AND/OR RIVER ROCK MULCH IN ALL SHRUB/ORNAMENTAL GRASS/PERENNIAL BEDS.

13 PROVIDE ALL TREES WITH A MINIMUM 3" DEPTH OF SHREDDED HARDWOOD MULCH. MULCH RINGS FOR TREES SHALL BE A MINIMUM SIX FOOT (6') DIAMETER AND CONTAIN SPADE EDGING AT MULCH RING EDGE

14 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.

15 NURSERY TAGS SHALL BE LEFT ON PLANT MATERIAL UNTIL LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE HAS COMPLETED THE INITIAL ACCEPTANCE.

16 CONTAINER GROWN STOCK SHALL HAVE THE CONTAINER REMOVED AND THE ROOT BALL CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.

17 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 OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING.

18 AS NEEDED, STAKE ALL NEWLY PLANTED TREES RELATIVE TO WIND EXPOSURE. ALL PLANTS SHALL BE SET PLUMB TO GROUND AND FACED FOR BEST APPEARANCE. AS NECESSARY, PRUNE DEAD BRANCHES OR THOSE THAT COMPROMISE APPEARANCE AND STRUCTURE TO A MAX OF 1/3 THE PLANT.

19 CONTRACTOR SHALL WATER AND MAINTAIN ALL SODDED AREAS AS WELL AS ALL PLANTS UNTIL GROUND FREEZES. MAINTENANCE INCLUDES WEEDING, 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.

20 ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN VIGOROUS GROWING CONDITIONS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF INITIAL ACCEPTANCE.

21 ALL PLANT MATERIALS THAT ARE DEAD OR IN AN UNHEALTHY OR UNSIGHTLY STATE ARE REQUIRED TO BE REPLACED AT NO ADDITIONAL COST TO THE OWNER FOR UP TO ONE YEAR OF INITIAL ACCEPTANCE.

22 SURFACE RESTORATION FOR ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE TURF GRASS LAWN SOD, WITH AN ALTERNATE OPTION TO BE TURF GRASS LAWN SEED. ALL SEED & SOD APPLICATION NOTES ARE LISTED SEPARATELY. CONTRACTOR SHALL FOLLOW MANUFACTURER'S RECOMMENDED SPECIFICATIONS FOR PRODUCT INFORMATION & INSTALLATION. FOR ALL SURFACE RESTORATION, PLANTING PRACTICES, AND ANY OTHER LANDSCAPING WORK NOT ADDRESSED VIA MANUFACTURER'S SPECIFICATIONS, CONTRACTOR SHALL FOLLOW IOWA SUDAS SPECIFICATIONS DIVISION 09: SITE WORK AND LANDSCAPING OF IOWA.

SOD/SEED APPLICATION NOTES:

01 IF TURF GRASS LAWN SEED ALTERNATE IS USED IN LIEU OF SOD, ALL SEEDING APPLICATIONS SHALL BE PROVIDED BY UNITED SEEDS INC, OR APPROVED EQUAL.

02 ALL TURF GRASS LAWN AREAS, WHETHER SODDED OR SEEDED, UNLESS NOTED OTHERWISE, ARE TO BE PLANTED AND INSTALLED AS PER THE 'TECHNICAL BULLETIN' FOR 'SOD GROWER II KENTUCKY BLUEGRASS BLEND' PROVIDED BY UNITED SEEDS, OR APPROVED EQUAL. TECHNICAL BULLETIN FOR 'SOD GROWER II KENTUCKY BLUEGRASS BLEND' CAN BE FOUND ON THE UNITED SEEDS WEBSITE: www.unitedseeds.com

03 ALL TURF GRASS SOD TO BE OF THE SAME PERFORMANCE QUALITY AND SPECIES TYPE OF THE 'SOD GROWER II KENTUCKY BLUEGRASS BLEND' PROVIDED BY UNITED SEEDS, OR APPROVED EQUAL. BLUEGRASS VARIETIES SHALL INCLUDE: 'CONCERTO', 'NU BLUE', 'BEYOND', AND 'EVEREST'.

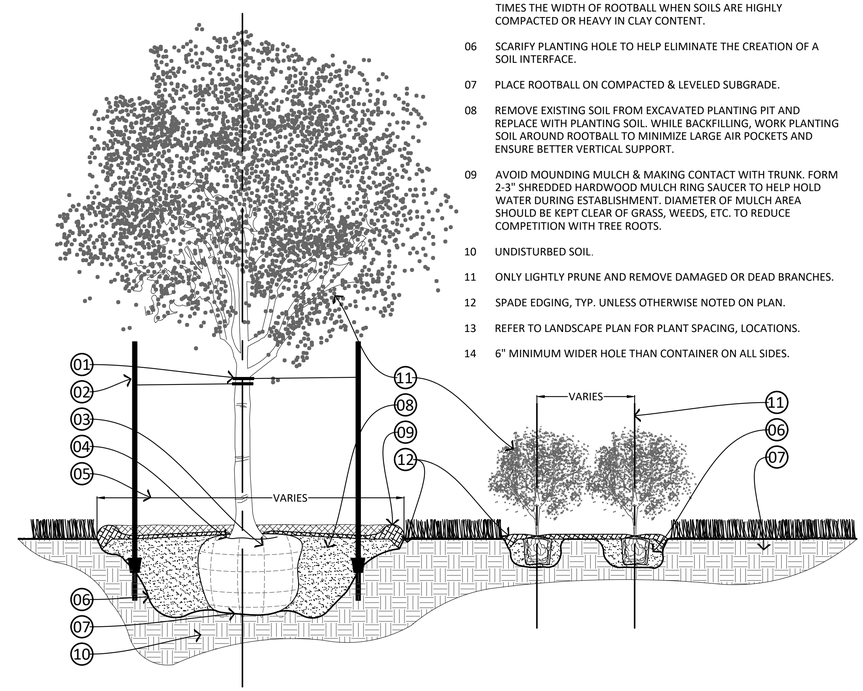
CONTACT INFO:
United Seeds Inc.
1800 Dixon Ave, Suite A
Des Moines, IA 50316
Ph: 1-800-365-6674
Web: www.unitedseeds.com

STAKING NOTES:

00 TREE STAKING SHALL ONLY BE USED IF NOTED, IN HIGH WIND AREAS, OR AREAS OF HEAVY ADJACENT PEDESTRIAN TRAFFIC.

01 STAKING WIRE THROUGH RUBBER HOSE SET LOOSE TO ALLOW FOR TRUNK TAPER AND DETRIMENTAL GROWTH. TREE SHOULD ALLOW LIMITED MOVEMENT.

02 STEEL FENCE POST STAKE DRIVEN INSIDE MULCH RING DIAMETER. DRIVE STAKES 1'-0" INTO UNDISTURBED SOIL BELOW ROOTBALL.



TREE & SHRUB PLANTING NOTES:

03 REMOVE WIRE BASKET AND BURLAP ONCE PLACED INTO PLANTING HOLE. REMOVE ALL SISAL AND SYNTHETIC TWINE.

04 TRUNK FLARE SHOULD BE EXPOSED BEFORE DETERMINING PLANTING HOLE DEPTH. PLANT TREE WITH TRUNK FLARE 1-2" MAXIMUM ABOVE ORIGINAL GRADE, AVOID PLANTING TREE TOO DEEPLY.

05 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.

06 SCARIFY PLANTING HOLE TO HELP ELIMINATE THE CREATION OF A SOIL INTERFACE.

07 PLACE ROOTBALL ON COMPACTED & LEVELED SUBGRADE.

08 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.

09 AVOID MOUNDING MULCH & MAKING CONTACT WITH TRUNK. FORM 2-3" SHREDDED HARDWOOD MULCH RING SAUCER TO HELP HOLD WATER DURING ESTABLISHMENT. DIAMETER OF MULCH AREA SHOULD BE KEPT CLEAR OF GRASS, WEEDS, ETC. TO REDUCE COMPETITION WITH TREE ROOTS.

10 UNDISTURBED SOIL.

11 ONLY LIGHTLY PRUNE AND REMOVE DAMAGED OR DEAD BRANCHES.

12 SPADE EDGING, TYP. UNLESS OTHERWISE NOTED ON PLAN.

13 REFER TO LANDSCAPE PLAN FOR PLANT SPACING, LOCATIONS.

14 6" MINIMUM WIDER HOLE THAN CONTAINER ON ALL SIDES.

ENGINEER:
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DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
B	CITY RESUBMITTAL	21-09-2020
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ISSUED FOR: CITY REVIEW

NOT FOR CONSTRUCTION

CURRENT REV: C

DATE ISSUED: OCT. 02, 2020

PROJECT NAME: LOT 29 - THE PRESERVE

CLIENT NAME: WATTS GROUP

SHEET NAME: LANDSCAPE PLAN

SHEET NUMBER: L1.10

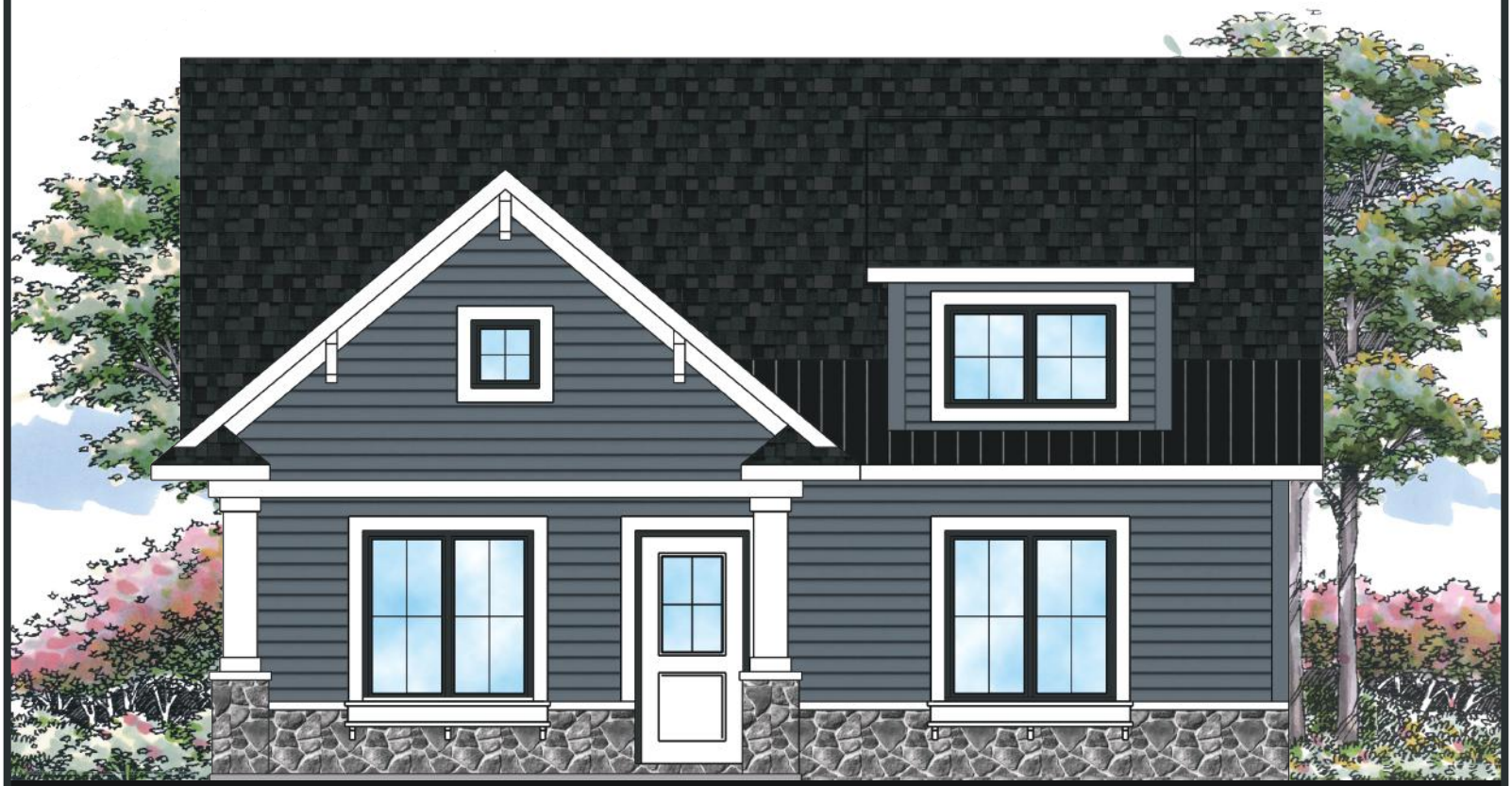
PROJECT NO.: 190186

PROJECT MANAGER: BOELK

1425B COTTAGE

SINGLE FAMILY HOME

FRONT ELEVATION



REAR ELEVATION

wattsGROUP
SINCE 1978

1425B COTTAGE | SINGLE FAMILY
AUGUST 20TH, 2020

1402 COTTAGE

SINGLE FAMILY HOME

FRONT ELEVATION

REAR ELEVATION

wattsGROUP
SINCE 1978

1372 COTTAGE

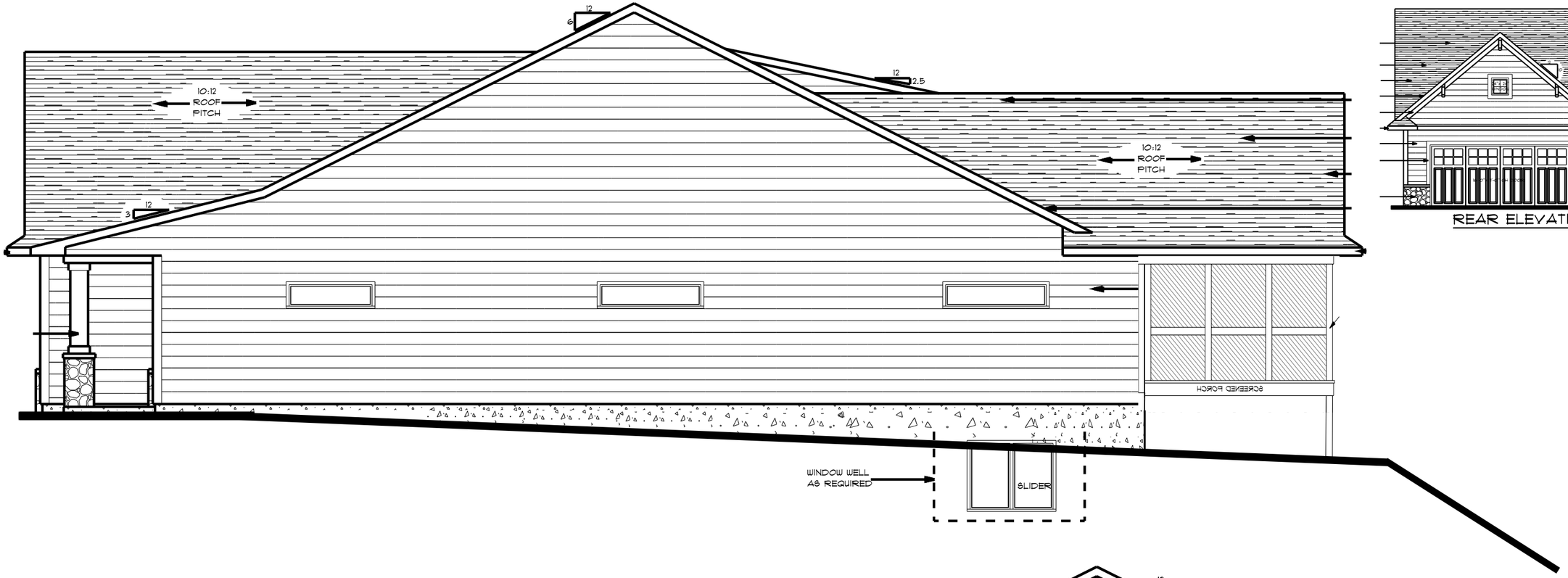
SINGLE FAMILY HOME

FRONT ELEVATION

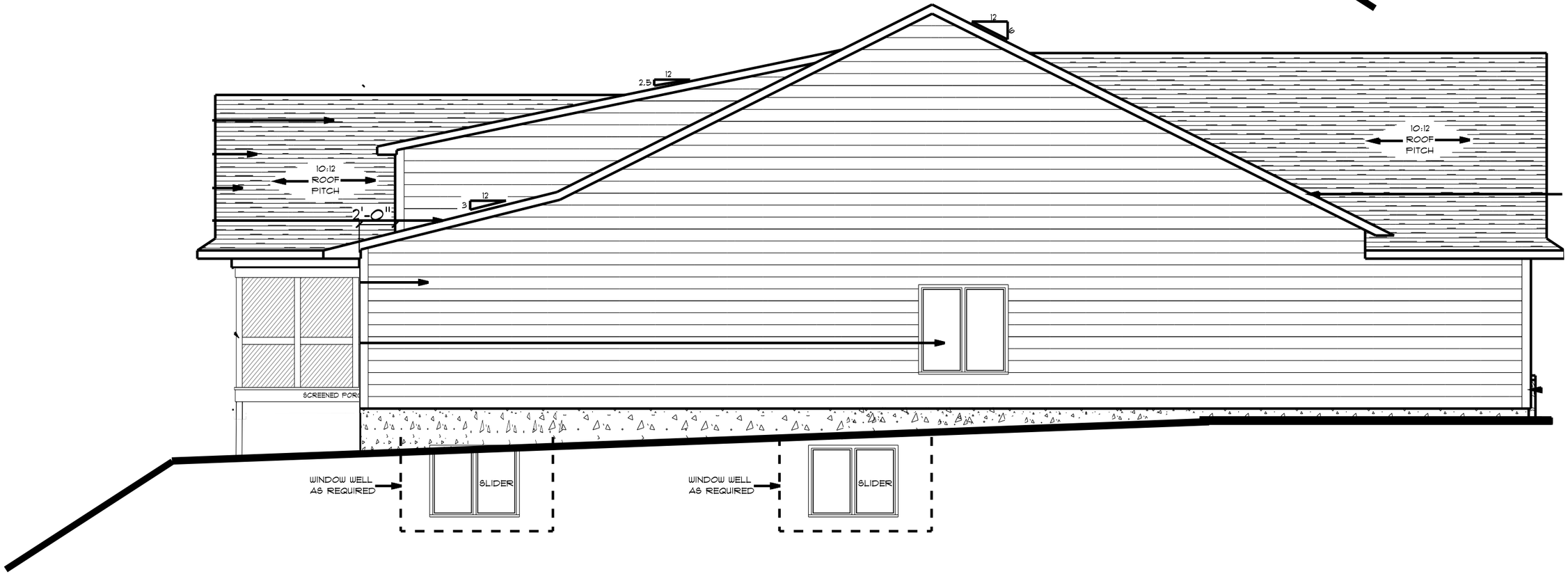
REAR ELEVATION

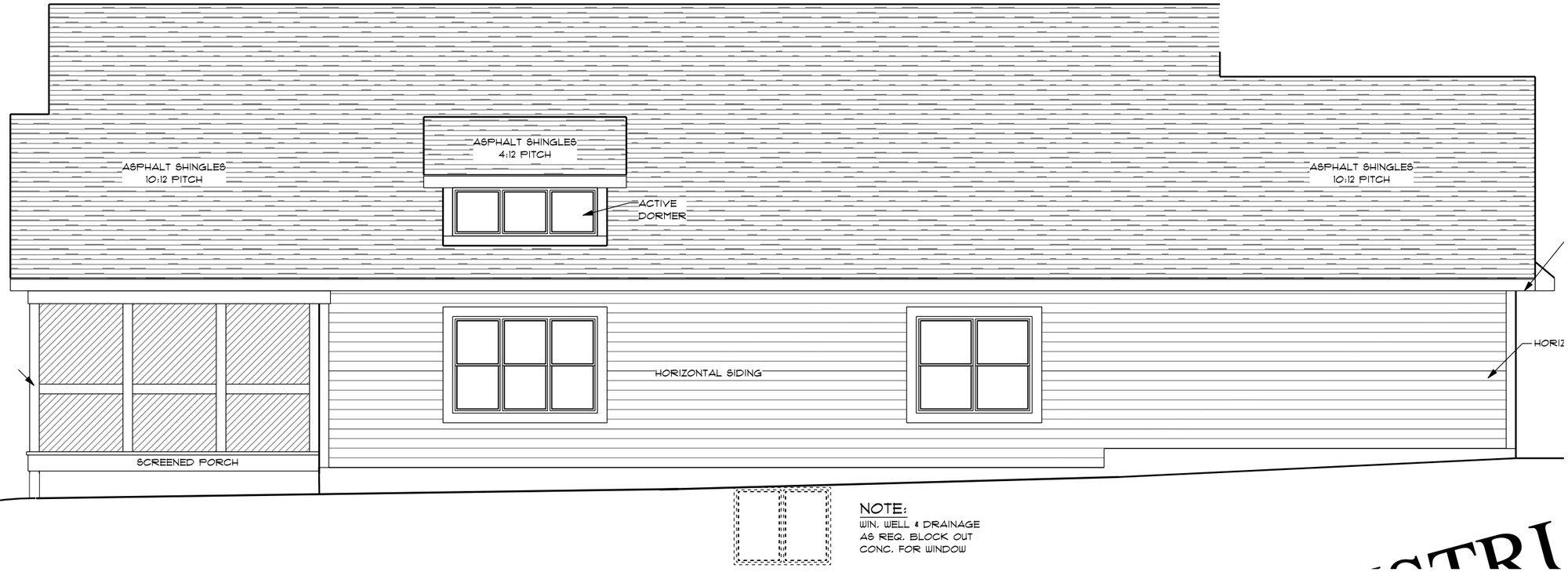
wattsGROUP
SINCE 1978

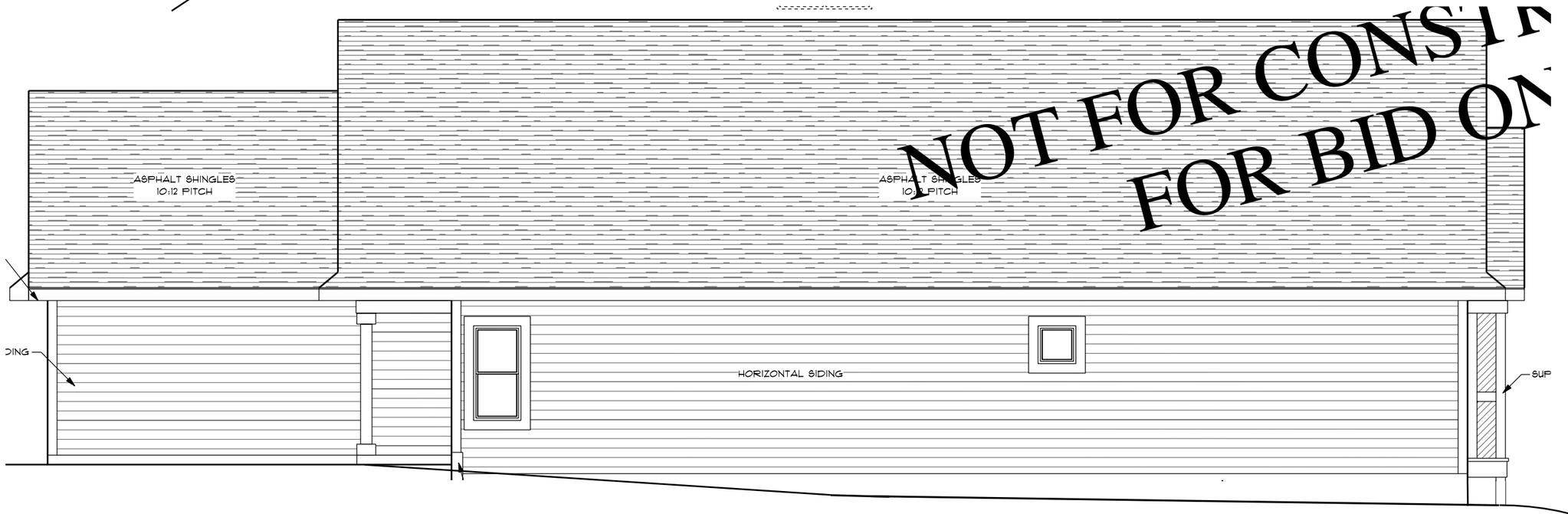
1372 COTTAGE | SINGLE FAMILY
AUGUST 20TH, 2020



REAR ELEVATION







NOT FOR CONSTRI
FOR BID ON

North Liberty IOWA

MINUTES

North Liberty Planning Commission
Tuesday, September 1, 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.

Roll Call

Rebecca Keogh called the September 1, 2020 Regular Session of the North Liberty Planning Commission to order at 6:30 p.m. Commission members present: Barry A'Hearn, Josey Bathke, Rebecca Keogh, Jessica Marks, Kylie Pentecost, Patrick Staber, Jason Heisler.

Also present: Ryan Heiar, Kevin Trom, Wally Pelds, Ryan Rusnak, Grant Lientz and Mary Byers.

Approval of Agenda

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

Preliminary Plat, Cherry Pig LLC,

Staff Presentation

Rusnak presented the request for a Preliminary Plat for a two lot subdivision located at 135 W Cherry Street. City staff finds that the preliminary plat achieves consistency with Section 180.11(3)(A) of the North Liberty Code of Ordinances, which sets forth the preliminary subdivision plat submittal requirements.

Finding:

1. The preliminary plat achieves consistency with Section 180.11(3)(A) of the North Liberty Code of Ordinances, which sets forth the preliminary subdivision plat submittal requirements.

Recommendation:

Staff recommends the Planning Commission accept the listed finding and forward the request of Cherry Pig LLC to approve a Preliminary Plat for a two lot subdivision at 135 Cherry Street.

Applicants Presentation

No one was present for the applicant.

Public Comments

No public comment was offered.

Questions and Comments

Rusnak addressed questions from the Commission.

Heisler moved, seconded by Bathke, that the Planning Commission accept the listed finding and forward the preliminary plat to the City Council with a recommendation for approval. The vote was: ayes—Heisler, Staber, Pentecost, Marks, Keogh, Bathke, A'Hearn; nays—none. Motion carried.

Site Plan, Casey's Marketing Company

Staff Presentation

Rusnak presented the request for Casey's Marketing Company to approve the site plan to be located at 600 Westwood Dr and 230 Sugar Creek Lane. Staff review findings show the commercial use of the property would be consistent with the current C-1B General Commercial District zoning and the Comprehensive Plan Future Land Use Map designation of Commercial with Residential; and the site plan would achieve consistency with North Liberty Code of Ordinances Section 165.04(2) entitled, "Site Plan Requirements" Section 169.12 entitled "Design Standards, Section 169.13, entitled "Other Design Standards" and other Code Ordinance requirements.

Findings:

1. The commercial use of the property would be consistent with the current C-1B General Commercial District zoning and the Comprehensive Plan Future Land Use Map designation of Commercial with Residential; and
2. The site plan would achieve consistency with North Liberty Code of Ordinances Section 165.04(2) entitled, "Site Plan Requirements" Section 169.12 entitled "Design Standards, Section 169.13, entitled "Other Design Standards" and other Code of Ordinance requirements.

Recommendation:

Staff recommends the Planning Commission accept the two listed findings and forward the request of Casey's Marketing Company to approve a Site Plan on 1.58 acres for the redevelopment of the property located at 600 Westwood Drive and 230 Sugar Creek Lane to the City Council with a recommendation for approval subject to the following conditions:

1. That the lighting be adjusted so it does not exceed one footcandle along the west property line, consistent with Section 169.12(I)(5) of the North Liberty Code of Ordinances;
2. That prior to issuance of a certificate of occupancy the applicant dedicate a sidewalk easement to the City for any portion of the public sidewalk that extends onto private property as are shown on the site plan, subject to approval as to form and content by the City Attorney; and
3. That prior to issuance of a certificate of occupancy a plat of survey formally combining the two lots into one lot in accordance with Section 180.10(2) North Liberty Code of Ordinances be recorded with the Johnson County Recorder, and that applicant is responsible for any costs associated therewith.

Applicants Presentation

Wally Pelds, Pelds Design, was present on behalf of the applicant and offered to answer questions from the Commission.

Public Comments

No public comment was offered.

Questions and Comments
City staff addressed the Commission on the upcoming improvements to Ranshaw Way with a turn-lane at Westwood Drive and redoing the traffic signals in this area.

Recommendations to City Council
Heisler moved, seconded by Staber, that the Planning Commission accept the two listed findings and forward the site plan to the City Council with a recommendation for approval subject to the conditions recommend by staff. The vote was: ayes—Pentecost, Keogh, A'Hearn, Staber, Marks, Heisler, Bathke; nays—none. Motion carried.

Public Hearing, Ordinance Amending Section 167.01 and various sections in Chapter 169
Staff Presentation
Rusnak presented the Zoning Ordinance amendments and finds the Zoning Ordinance would revise outdated and conflicting language and include user friendly diagrams and tables.

Finding:
1. The Zoning Ordinance amendments would revise and outdated and conflicting language and include user friendly diagrams and tables.

Recommendation:
City staff recommends the Planning Commission accept the one listed finding and forward the following request to the City Council with a recommendation for approval:
Request of the City of North Liberty for an ordinance amending Section 167.01 of the North Liberty Code of Ordinances, entitled "Definitions" and various sections in Chapter 169 of the North Liberty Code of Ordinances, entitled "Development Regulations".

Public Comments
Art and Coleen Chipman submitted a letter to the city supporting the changes for detached garages, however, are asking for larger sizes than what is being proposed.

Questions and Comments
There was discussion on existing buildings that would now become nonconforming due to the change in the code. Staff reported that as long as the use does not change they would be considered legal non-conforming uses.

Pentecost moved, seconded by A'Hearn that the Planning Commission accept the one listed condition and forward the Zoning Ordinance amendments to the City Council with a recommendation for approval. The vote was: ayes—A'Hearn, Bathke, Keogh, Marks, Pentecost, Staber, Heisler; nays—none. Motion carried.

Approval of Previous Minutes
Bathke moved, seconded by Marks, to approve the Minutes of August 4, 2020 Planning Commission. The vote was all ayes. Motion carried.

Old Business
No old business was presented.

New Business
No new business was presented.

Adjournment
At 7:16 p.m. A'Hearn moved, seconded by Staber to adjourn. The vote was all ayes. Meeting was adjourned.

_____
Mary Byers, Deputy City Clerk