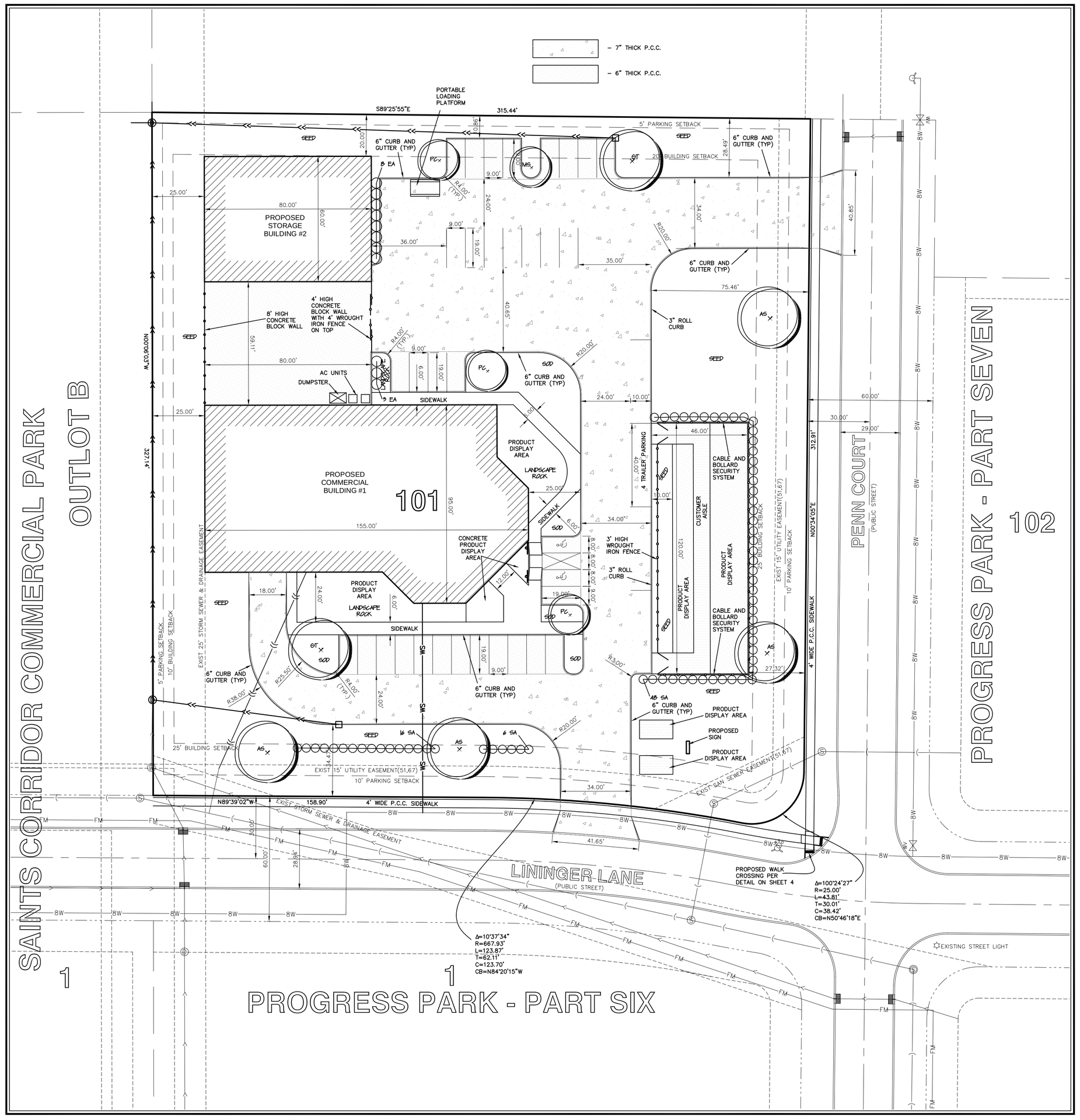
PLANNED AREA DEVELOPMENT
CITY TRACTOR COMPANY, INC.
645 PENN COURT
NORTH LIBERTY, IOWA

GRAPHIC SCALE IN FEET
0 15 30
1"=30'

PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 SOUTH GILBERT ST.
IOWA CITY, IOWA 52240

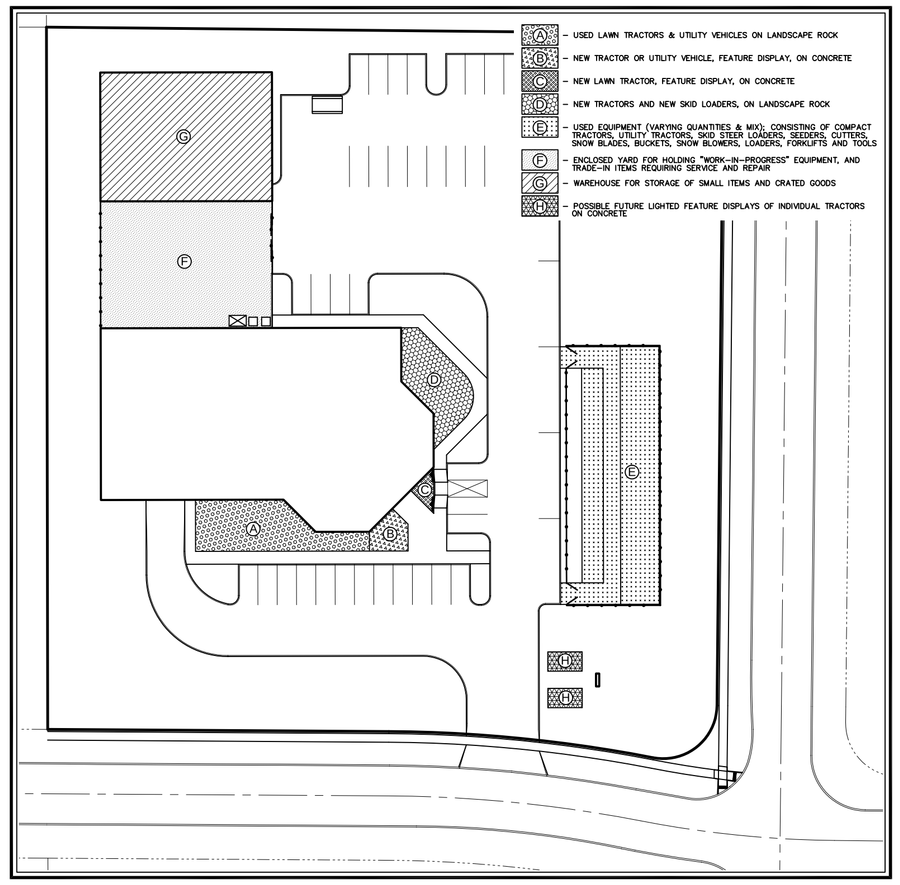
APPLICANT:
CITY TRACTOR COMPANY INC.
JOHN CONRADS
1000 25TH AVE
CORALVILLE, IA 52241

OWNER:
CEDAR DEVELOPMENT PROGRESS PARK LLC
33 BRIARWOOD CHASE
BETTENDORF, IOWA 52722



PLANT LIST – TREES						
QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE SIZE
4	AS	ACER SACCHARUM	SUGAR MAPLE	2" CAL.	B & B	70' X 50'
2	GT	GLEDITSIA TRIACANTHOS INTERMIS 'SUNBURST'	SUNBURST THORNLESS HONEYLOCUST	2" CAL.	B & B	60' X 30'
1	MS	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	1 ½" CAL.	B & B	15' X 15'
5	PC	PYRUS CALLERYANA 'CLEVELAND SELECT'	CLEVELAND SELECT PEAR	2" CAL.	B & B	25' X 20'

PLANT LIST – SHRUBS, PERENNIALS, ORNIMENTAL GRASSES & GROUNDCOVER						
QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE SIZE
11	EA	EUONYMUS ALATUS 'COMPACTUS'	COMPACT WINGED EUONYMUS	24" HT.	CONT.	5' X 5'
70	SA	SPIREA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	12" HT.	CONT.	3' X 3'



STANDARD LEGEND AND NOTES

- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- EXISTING RIGHT-OF-WAY LINES
- CENTER LINES
- EXISTING CENTER LINES
- LOT LINES, INTERNAL
- LOT LINES, PLATTED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- BENCHMARK
- (R) – RECORDED DIMENSIONS
- 22-1 – CURVE SEGMENT NUMBER
- –EXIST– / –PROP– – UTILITY POLE
- LIGHT POLE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE MANHOLE
- CURB INLET
- FENCE LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- WATER LINES
- ELECTRICAL LINES
- TELEPHONE LINES
- GAS LINES
- CONTOUR LINES (1' INTERVAL)
- PROPOSED GROUND
- EXISTING GROUND
- EXISTING TREE LINE
- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREES

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

NOTES
1. APPLICANT: FARMERS SUPPLY SALES, INC.
2. REQUESTED LAND USE: COMMERCIAL
3. EXISTING ZONING: C-2A COMMERCIAL
4. LOT AREA: 103,064 SF (2.37 ACRES)
5. EXTERIOR LIGHTING SHALL BE LOCATED ON THE FACADE OF THE PROPOSED BUILDINGS. REFER TO THE BUILDING PLANS FOR LOCATIONS OF PROPOSED LIGHTING.

PROPOSED COVERAGES:
TOTAL LOT AREA = 103,064 SF
TOTAL BUILDING COVERAGE = 17,200 SF (16.7%)
TOTAL PAVING COVERAGE = 41,945 SF (40.7%)
TOTAL OPEN SPACE = 43,919 SF (42.6%)

BUILDING CHARACTERISTICS:
ONE STORY COMMERCIAL BUILDING (#1)
SHOWROOM 4,189 SF
OFFICE 1,126 SF
SHOP 4,000 SF
STORAGE 1,706 SF
MISC (HALLWAYS, ETC.) 1,379 SF
TOTAL (#1) 12,400 SF
ONE STORY STORAGE BUILDING (#2)
STORAGE 4,800 SF
TOTAL (#2) 4,800 SF

SETBACK REQUIREMENTS:
BUILDING SETBACKS
FRONT – 25 FEET
SIDE – 10 FEET
REAR – 20 FEET
PARKING SETBACKS
FRONT – 10 FEET
SIDE – 5 FEET
REAR – 5 FEET

PARKING REQUIREMENTS:
SHOWROOM/OFFICE @ 1/200 SF (5,315/200) 27 SPACES
SHOP/STORAGE/OTHER @ 1/2,000 SF + 1 EMPLOYEE (11,885/2,000) + 10 EMPLOYEES 16 SPACES
TOTAL REQUIRED SPACES 43 SPACES
REGULAR SPACES PROVIDED 32 SPACES
HANDICAP SPACES PROVIDED 2 SPACES
TOTAL SPACES PROVIDED 34 SPACES

TREE REQUIREMENTS
1 TREE WITHIN 40' OF EACH PARKING SPACE 6 TREES
1 TREE PER 2,000 SF OF BUILDING SPACE
17,200 SF / 2,000 SF 9 TREES
TREES PROVIDED 10 TREES

NOTE:
ALL CONSTRUCTION SHALL BE COMPLETED ACCORDING TO THE CURRENT VERSION OF THE CITY OF NORTH LIBERTY MUNICPAL DESIGN STANDARDS.

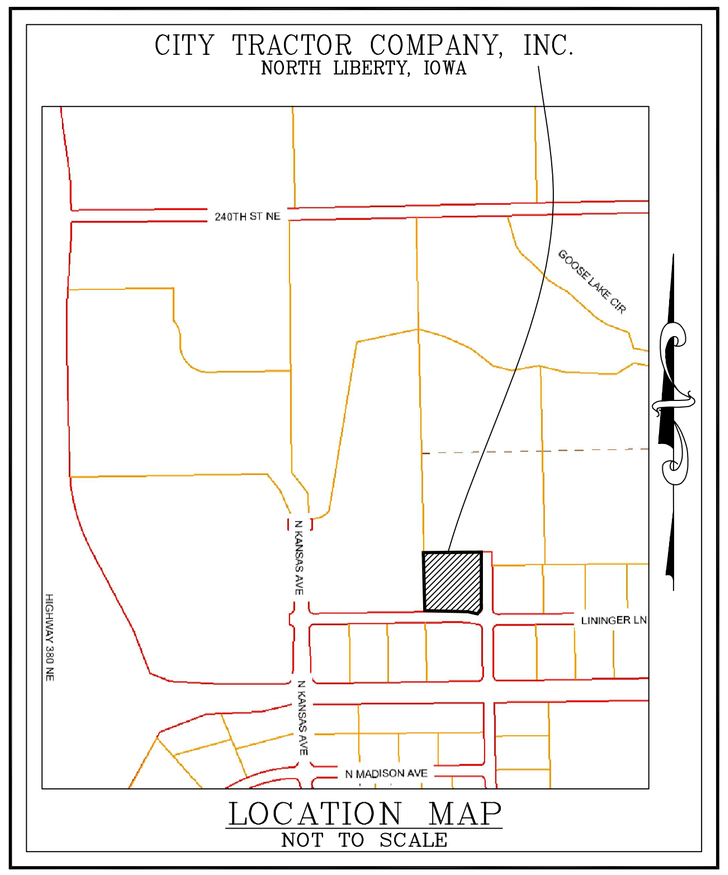
LEGAL DESCRIPTION
LOT 101 OF PROGRESS PART – PART SEVEN, NORTH LIBERTY, IOWA, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN BOOK 51, AT PAGE 67, IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE, CONTAINING 2.37 ACRES, AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

I hereby certify that this engineering document was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

_____ 20___
RONALD L. AMELON, P.E. Iowa Lic. No. 14201
My license renewal date is December 31, 20 ____.
Pages or sheets covered by this seal:

LICENSED PROFESSIONAL ENGINEER – RONALD L AMELON 14201 – IOWA
SEAL

DRAFT



LOCATION MAP
NOT TO SCALE

SHEET INDEX
1 LAYOUT AND LANDSCAPE PLAN
2 GRADING AND EROSION CONTROL PLAN
3 UTILITY PLAN
4 DETAILS AND NOTES
5 PHOTOMETRIC PLAN

MMS CONSULTANTS, INC.
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CEDAR RAPIDS, IOWA 52404
(319) 841-5188

Date	Revision
11-21-08	**PER CITY REVIEW -JDM**
11-26-08	**REVISE STORM SEWER RLA/lls**
12-11-08	**PER CITY COMMENTS -JDM**

LAYOUT AND LANDSCAPE PLAN

CITY TRACTOR COMPANY, INC.
645 PENN COURT
NORTH LIBERTY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	11-03-08
Designed by: RLA	Field Book No.:
Drawn by: jdm	Scale: 1"=30'
Checked by: RLA	Sheet No.: 1 of 5
Project No.: IOWA CITY 8323001	

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