



AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, JUNE 26, 2024
5:30 PM AT CITY HALL, 220 CLAY STREET

Call to Order and Roll Call

Approval of Minutes

- [1.](#) Planning and Zoning Commission Regular Meeting Minutes for June 12, 2024

Public Comments

Old Business

New Business

- [2.](#) **Final Plat – The Arbors Fifth Addition (FP24-001)**
Petitioner: Midwest Development Co., Owner; CGA Engineering, Engineer
Previous discussion: none
Recommendation: *Approval*
P&Z Action: *Hear public comments and make a recommendation to City Council*

- [3.](#) **Preliminary Plat – North Cedar Estates (PP23-007)**
Petitioner: Jim Sands, Owner; VJ Engineering, Engineer
Previous discussion: none
Recommendation: *Introduction and continue discussion to July 24 meeting*
P&Z Action: *Initial discussion and continue discussion to July 24 meeting*

Commission Updates

Update on Development in the Downtown Character District

Adjournment

Reminders:

- * July 10 and July 24 - Planning & Zoning Commission Meetings
- * July 1 and July 15 - City Council Meetings

**Cedar Falls Planning and Zoning Commission
Regular Meeting
June 12, 2024
Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on June 12, 2024 at 5:30 p.m. at City Hall. The following Commission members were present: Hartley, Johnson, Leeper, Moser, Sorensen and Stalnaker. Alberhasky, Grybovych and Henderson were absent. Karen Howard, Planning and Community Services Manager, Jaydevsinh Atodaria, Planner II, and Chris Sevy, Planner II were also present.

- 1.) Chair Hartley noted the Minutes from the May 22, 2024 regular meeting are presented. Sorensen made a motion to approve the Minutes as presented. Leeper seconded the motion. The motion was approved unanimously with 6 ayes (Hartley, Johnson, Leeper, Moser, Sorensen and Stalnaker), and 0 nays.

- 2.) The first item of business was a PC-2 District Master Plan Amendment for 924 Viking Road. Chair Hartley introduced the item and Mr. Atodaria provided background information. He explained that the property is east of the solar park and was rezoned from A-1 Agricultural to PC-2 Planned Commercial in September of 2016. Currently three outbuildings and a larger gymnasium have been built and the site plan for the last outbuilding at 918 W. Viking Road was approved in early 2023. The proposal is to add a practice soccer field in the southern area of the property. He explained that it would be considered as an outdoor recreational use, which is permitted in the PC-2 District. He discussed the setbacks, parking and access for the proposal.

Staff recommends approval subject to any comments or direction specified by the Commission and conformance with all staff recommendations.

Mr. Stalnaker had questions about the parking lot. Mr. Johnson asked about future night lighting for after the games. Mr. Atodaria noted that the applicant is not adding any lighting and there are no plans to add it as this field is intended for daytime use.

Moser made a motion to approve the item. Leeper seconded the motion. The motion was approved unanimously with 6 ayes (Hartley, Johnson, Leeper, Moser, Sorensen and Stalnaker), and 0 nays.

- 3.) The next item for consideration by the Commission was Geisler Minor Plat No. 1. Chair Hartley introduced the item and Mr. Sevy provided background information. He explained that the applicant purchased 2511 Franklin and the neighboring vacant lot to the south with the intent to demolish the existing house and garage and move the existing lot line through a minor plat process to create two lots of similar size and width with intention to build a duplex on each lot. Mr. Sevy displayed the proposed minor plat and discussed the lot size and setback requirements. He noted that half the alley width (8 feet) can count as rear yard area to meet the requirement, so the principal building setback from the rear lot line only has to be 22 feet, which is what is shown on the plat.

Staff recommends approval subject to any comments or direction by the Commission and conformance with all staff recommendations. Stalnaker asked about the width of the alley. Mr. Sevy state that the alley right-of-way is 16 feet wide.

Hillary Oberle, 2508 Franklin Street, spoke as an adjacent neighbor to the property and noted her appreciation for the extension of the sidewalk. She also stated that the preservation of the trees in that area is important and hopes that it will be taken into consideration.

Ms. Moser asked about the proposed plan for the buildings. Jake Geisler, 2511 Franklin Street, stated that the duplexes will be intended to rent to college students and each duplex will have three bedrooms and two bathrooms with a two-stall garage.

Sorensen made a motion to approve the item. Johnson seconded the motion. The motion was approved unanimously with 6 ayes (Hartley, Johnson, Leeper, Moser, Sorensen and Stalnaker), and 0 nays.

- 4.) The Commission then considered a request regarding a College Hill Neighborhood Overlay District design review for 2511 Franklin Street. Chair Hartley introduced the item and Mr. Sevy provided background information. He explained that this is regarding the design of the proposed duplexes discussed in the previous item. He explained that each unit will be 1,500 sq. ft. with three bedrooms, two baths, a two-stall garage and covered front porch. He discussed the landscape plan and building design, noting that they are oriented with the main entrances facing the street with the garages accessed from the rear alley, which is consistent with other homes in the area.

Staff recommends approval subject to any comments or direction from the Commission and conformance to staff recommendations.

Mr. Hartley asked for clarification on the landscaping and tree requirements. Jake Geisler spoke to explain the number and placement of the trees.

Hillery Oberly asked about the trees on the northwest corner of the site and asked that they save as many as they can.

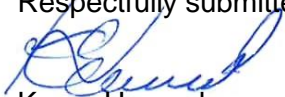
Jake Geisler noted that all the street trees along Franklin will be preserved and stated that not all of the trees on the private lots can be saved but he will try to save the tree in the northwest corner and see if any others can be preserved as well. Staff clarified that any trees that are preserved on the site can count toward the tree requirement.

Leeper made a motion to approve the item, subject to the owner trying to preserve as many trees as possible. Hartley seconded the motion. The motion was approved unanimously with 6 ayes (Hartley, Johnson, Leeper, Moser, Sorensen and Stalnaker), and 0 nays.

- 5.) Mr. Atodaria gave an update about the upcoming presentation regarding the history of North Cedar being hosted by the Historic Preservation Commission and North Cedar Neighborhood Association, which will be held at the Island Park beach house on Friday at 5:30.
- 6.) As there were no further comments, Sorensen made a motion to adjourn. Leeper seconded the motion. The motion was approved unanimously with 6 ayes (Hartley, Johnson, Leeper, Moser, Sorensen and Stalnaker), and 0 nays.

The meeting adjourned at 6:01 p.m.

Respectfully submitted,



Karen Howard
Community Services Manager



Joanne Goodrich
Administrative Assistant



DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls
 220 Clay Street
 Cedar Falls, Iowa 50613
 Phone: 319-273-8606
 Fax: 319-273-8610
 www.cedarfalls.com

MEMORANDUM

Planning & Community Services Division

TO: Planning & Zoning Commission
FROM: Michelle Pezley, Planner III
 Matthew Tolan, EI, Civil Engineer II
DATE: June 26, 2024
SUBJECT: The Arbors Fifth Addition Final Plat

REQUEST: Request to approve The Arbors Fifth Addition Final Plat. Case #FP24-001

PETITIONER: Midwest Development Co., Owner; CGA Engineering, Engineer

LOCATION: The property is located north of Viking Road and west of Arbors Drive

PROPOSAL

The petitioner owns a total of 25.3 acres on two parcels located north of Viking Road and west of Arbors Drive. The applicant proposes to subdivide 6.96 acres of the 25.3 acres into 21 lots and one tract for the streets.

BACKGROUND

In April of 2014, the City Council approved the rezoning of is area from A-1 Agricultural to RP Planned Residential District as well as approving a Preliminary Plat for this subdivision (82.5 total acres). The original RP District Plan and Preliminary Plat showed a future build-out for up to 204 one and two –family dwellings in six “phases.” The first three phases are developed to the original preliminary plat. In September of 2023, the City Council approved a revised preliminary plat and RP District Master Plan to reduce the number of bi-attached lots, amending phase 5 into two new phases of phase 5 will be 21 lots and phase 6 will be 22 lots, while Phase 7 will still have bi-attached and single unit lots.

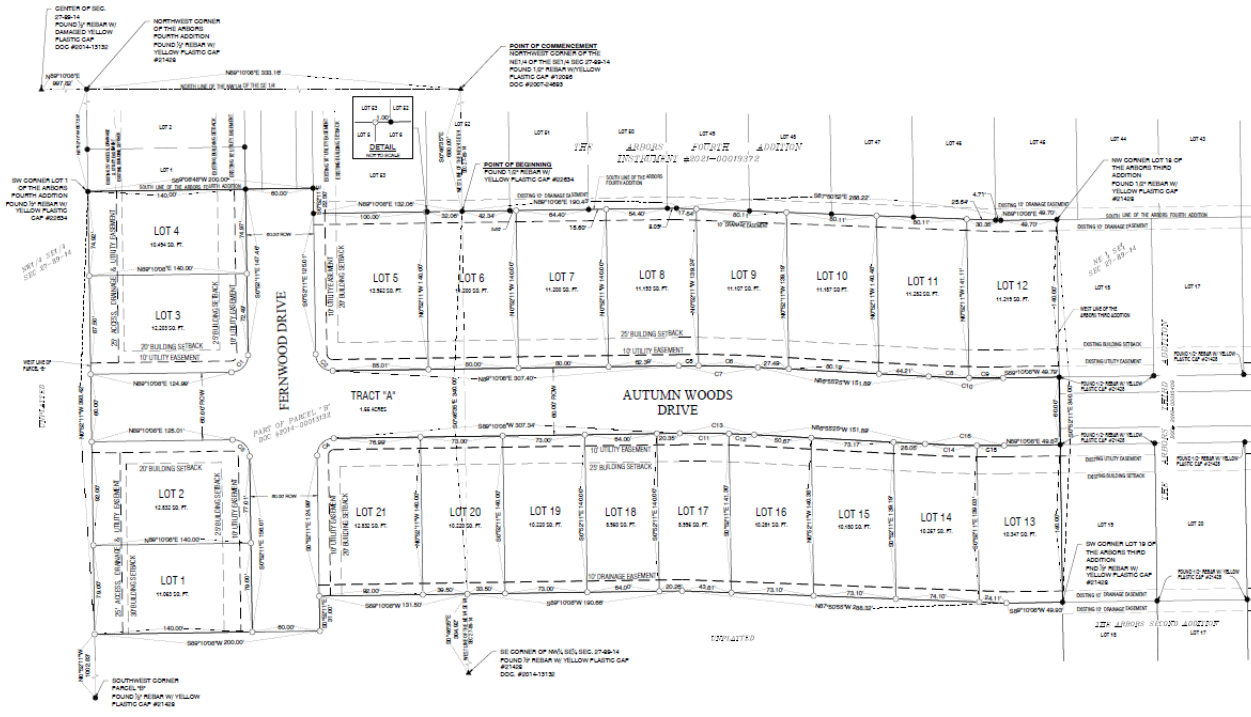
The petitioner proposed extending Autum Woods Drive to Fernwood Drive. The petitioner also proposed that the stormwater would flow to a detention pond located on Track A on The Arbors Fourth Addition.

ANALYSIS

The petitioner, Midwest Development Co., proposes the final plat of The Arbors Fifth Addition, comprised of 6.96 acres of land, which is north of Viking Road and west of Arbors Drive. The property is zoned RP Planned Residential. The RP zoning district permits a variety of residential uses from single family to bi-dwellings based on a master plan approved at the time of rezoning, which in this case was revised and approved in May of 2023. The Fifth Addition consists of 21 residential lots.

THE ARBORS FIFTH ADDITION FINAL PLAT

CEDAR FALLS, IA
JUNE 2024



The petitioner proposed the Fifth Addition to consists of 21 lots which are proposed for single family units. The RP Zoning District allows flexibility within the setbacks. The petitioner proposes the street setback to be 25 feet, 20 feet for second front setback, side yards to be 5 feet, and a 30-foot rear setback. Each lot is at least 60 feet wide and over 6,000 square feet with the smallest lot to be 8,960 square feet.

As proposed, the petitioner will extend Fernwood Drive to connect to Autumn Wood Dr. The petitioner built the stormwater detention system to follow the preliminary plan to collect stormwater to The Arbors Fourth Addition Tract A. The City’s maintenance and repair agreement with the owner/developer will address maintenance responsibilities for the stormwater management facilities in the subdivision to ensure proper functioning over time.

The City Code states that the final plat must be in substantial conformance with the preliminary plat. The proposed final plat is conforming to the preliminary plat and associated conditions. The petitioner has met that criterion and the associated conditions.

TECHNICAL COMMENTS

City technical staff, including Cedar Falls Utilities (CFU) personnel, noted that the water, gas and communication services are available to the site. The developer has extending the utility services to the proposed development. The easements identified on the plat satisfy Public Works and CFU requirements.

The submitted Deed of Dedication for this final plat is consistent with the previously approved Deeds of Dedication from the previous additions and addresses all necessary requirements.

All the utilities and internal road connections within the proposed subdivision will be dedicated to the public. The placed internal infrastructure is able to serve the platted lots with access to public streets and right-of-way. All the placed utilities are available for development for the platted lots. The petitioner's engineer has submitted a storm water management plan to the City and it has been reviewed by the City Engineer. The City Engineer has determined that the plan meets the City's subdivision requirements. The Engineering Department is in the process of finalizing all related paperwork with the petitioner for securing the Final Acceptance of Public Improvements.

The applicant also proposes sidewalks within the public right-of-way. The petitioner proposes that sidewalks, built to City standards, will be constructed along the frontage of all lots at the time of lot development.

The property is located outside of the designated 100-year floodplain.

A courtesy mailing was sent to the neighboring property owners on June 18, 2024.

STAFF RECOMMENDATION

The Community Development Department has reviewed the amended final plat and recommend approval with the following stipulations:

- 1) Any comments or direction specified by the Planning & Zoning Commission.
- 2) Conform to all city staff recommendations and technical requirements.

Staff recommends that if the Commission has no questions or concerns that require further review, the Commission make a recommendation to the Council.

PLANNING AND ZONING

Discussion

6/26/24

Attachments:

Arbors Fifth Addition final plat

Deed of Dedication

Prepared by: Richard R. Morris, 620 Lafayette Street, Ste. 300, PO Box 178, Waterloo, IA 50704 (319) 234-1766

DEED OF DEDICATION
OF
THE ARBORS FIFTH ADDITION
IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA

KNOW ALL MEN BY THESE PRESENTS:

That Midwest Development Co., an Iowa corporation, with its principal office in Cedar Rapids, Iowa, being desirous of setting out and platting into lots and streets the land described in the attached Certificate of Survey by Marc C. Hoodjer, P.L.S., a professional land surveyor, dated the _____ day of _____, 2024, do by these presents designate and set apart the aforesaid premises as a subdivision of the City of Cedar Falls, Iowa, the same to be known as:

THE ARBORS FIFTH ADDITION
IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA,

all of which is with the free consent and the desire of the undersigned and the undersigned do hereby designate and set apart for public use the streets and avenues as shown upon the attached plat.

EASEMENTS

The undersigned do hereby grant and convey to the City of Cedar Falls, its successors and assigns, and to any private corporation, firm or person furnishing utilities for the transmission and/or distribution of water, sanitary sewer, storm sewer, drain tile, surface drainage, gas, electricity, communication service or cable television, perpetual easements for the erection, laying, building, and maintenance of said services over, across, on and/or under the property as shown on the attached plat. No building structures, landscaping structures, private gardens or any other possible obstruction can be placed in the easements.

Any and all drainage easements will be required to follow the "Stormwater Management Plan" and no building structures, fence structures, landscaping structures, private gardens or any other possible obstruction can be built in or over said drainage easements. Owner and/or contractors working on the real estate will be responsible to maintain said easements to be free and clear of any physical obstruction(s) thus allowing the conveyance of overland storm water runoff as intended per "Stormwater Management Plan" on record with the City of Cedar Falls Engineer's Office.

The undersigned do hereby grant and convey to the City of Cedar Falls, its successors and assigns, access to the Access and Pedestrian Easement set forth between Lots 16 and 17 of said subdivision.

RESTRICTIONS

Be it also known that the undersigned do hereby covenant and agree for themselves and their successors and assigns that each and all of the residential lots in said subdivision be and the same are hereby made subject to the following restrictions upon their use and occupancy as fully and effectively to all intents and purposes as if the same were contained and set forth in each deed of conveyance or mortgage that the undersigned or their successors in interest may hereinafter make for any of said lots and that such restrictions shall run with the land and with each individual lot thereof for the length of time and in all particulars hereinafter stated, to-wit:

1. Any dwelling that shall be erected on any lot, other than a corner lot, shall have a minimum setback from the front of the lot line of 25 feet as indicated on the plat. For any dwelling that shall be erected on a corner lot, the short lot frontage length shall be considered the lot frontage and have a setback of 25 feet, while the long lot frontage length shall be considered the side frontage and have a setback of 20 feet. No building shall be erected nearer to an interior sideline than 5 feet nor shall the combined interior sideyard distances for each lot be less than 10 feet.

2. No buildings or structure not attached to the original structure shall be constructed upon any lot or combination of lots in this subdivision, with the exception of a gazebo which has been approved in accordance with Paragraph 21 hereof. Sheds may be permitted but only if size, design, and materials are approved in writing by the developer. After completion of all houses in the plat, approval for a shed not previously approved by the developer shall be approved by the Association.

3. No trailer, basement, tent, shack, garage or barn erected in said Addition shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted on any lot in said Addition.

4. Midwest Development Co. shall construct only one family dwellings on the lots in this subdivision.

5. No single family dwelling shall be constructed, permitted or occupied on any lot herein having square footage floor space, designed, intended and constructed for living quarters, which space shall not include cellars, attics, garages, breezeways, porches, stoops, and other such non-living areas, of less than the following requirements:

- A. 1,200 square feet for single story houses.
- B. 1,200 square feet for split level houses.
- C. 1,300 square feet for two-story houses.
- D. Each single family residence shall have a minimum of a two-car attached garage with a minimum of 400 square feet.

6. The owner of each lot, vacant or improved, shall keep his lot or lots free of weeds and debris. Further, the owner and/or occupant of each lot shall jointly and severally be responsible to keep in good order or to maintain the area between the curblin and the property line abutting his property including keeping said area free of holes, pitfalls, stumps of trees, fences, brick, stone, cement or other monument-type mail boxes, stakes, post or rods to which a metal, plastic or similar receptacle designed to hold newspapers are affixed, private irrigation or sprinkler systems, retaining walls, landscaping brick, block, stone, timber or other similar material, or any other similar obstructions. Owner shall comply with all requirements of the US Post Office for mail receptacles. All mailboxes shall be clustered or grouped for the units, and shall be placed between the curb line and the property line abutting the lots. The area around said mailboxes shall be kept free and clear by the owner of the lots on which said mailboxes are located. Location of the clustered mailboxes shall be reviewed and approved by the City of Cedar Falls, Iowa.

7. No obnoxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

8. All approaches and driveways in said Addition shall be paved with concrete.

9. No dwelling on any lot in said Addition shall be occupied until the exterior is completed and finished and the interior substantially completed and finished.

10. No old or used buildings shall be moved upon any of the lots in said Addition for any purpose.

11. All electrical distribution lines and service entrances, all telephone lines and services therefor, all cable TV/fiber optic cable and service therefor, and all other utilities of whatever kind or nature shall be installed underground on all lots in said Addition.

12. No dog compound, enclosure, shelter, storage outbuilding, playhouse, or wood pile for firewood shall be constructed, used or maintained within ten feet of any lot line nor shall they exceed eight feet in height on any of said lots. All outbuilding exteriors shall be approved by the developer in writing prior to start of construction.

13. A perpetual easement is reserved along the lot lines of said lots as shown by the recorded plat for storm water drainage and utility installation and maintenance. There shall be no fences, buildings, large plantings or other obstructions upon or under the property covered by these easements, so that access is available for any equipment and/or persons necessary for the construction, reconstruction or maintenance of said utilities and/or drainage ways.

14. No radio station or short-wave operators of any kind shall operate from any lot which shall cause interference with audio or visual reception upon any other lot. Antennas are permitted if attached to the structure and do not extend more than eight feet above the peak of the home. All other antennas, satellite TV dishes in excess of 24 inches in diameter, poles for radios, and windmills are prohibited.

15. No motor home or recreational vehicle, trailer of any kind, whether camping, boat, house, utility or otherwise, shall be parked or kept for more than a 48 hour period on any street, driveway or on the lot in said Addition. Any such vehicle must be stored inside the garage.

16. No bus, semi-tractor, trailer or truck of any kind, except what is commonly described as a "pickup truck", shall be kept or parked on any lot or street in said Addition; provided, however, that this prohibition shall not apply to such vehicles driven in said Addition in pursuit of and in conducting their usual business.

17. No shrubs or trees shall be planted so as to infringe upon adjoining property lines based on maximum expected growth and shall be maintained so as not to infringe.

18. Each person or entity who is a record owner of a fee or undivided fee interest in any lot shall be a member of the Association to be known as The Arbors Neighborhood Association. This shall not be construed to include persons or entities who hold an interest merely as security for the performance of an obligation. There shall be one vote per lot and each lot owner shall be a member of the Neighborhood Association. Membership shall be appurtenant to and may not be separated from ownership of any lot; ownership of such lot shall be the sole qualification of membership.

The purpose of The Arbors Neighborhood Association shall be to maintain the common areas and green spaces of the entire development, including but not limited to the multiple Tract A's marked as storm water management areas and signage to be developed, and other activities as set forth in the Articles of Incorporation and Bylaws of the Association. Such ownership and maintenance shall include, but not be limited to, mowing, watering, including upkeep of any underground sprinkler system, and maintenance of common areas. Initially, the developer, Midwest Development Co. shall perform the actual construction duties to establish the common areas, green spaces, entrance, and surrounding access area as to their lots. The homeowner's responsibility for these areas shall begin when the developer, Midwest Development Co. notifies the Neighborhood Association that they are turning over the responsibility of those areas to the Neighborhood Association.

Developers hereby grant to the City of Cedar Falls, Iowa, a twenty (20) foot access easement to the multiple Tract A's for the purpose of inspection and enforcement of any city code or ordinance provisions governing the maintenance of the storm water management areas designated as Tract A. No fences, detached buildings, equipment, parking, vegetation (scrubs, trees and bushes) or any other form of obstruction shall be allowed in said access easement.

Developers and Cedar Falls Community School District have entered in an agreement governing the management and maintenance of Tract A Storm Water Management Area 1.42 acres as set forth in the Arbors Fourth Addition Plat. That agreement shall govern the responsibilities of the Developer and when transferred, The Arbors Neighborhood Association, as well as the Cedar Falls Community School District, with respect to the management and maintenance of Tract A Storm Water Management Area 1.42 Acres in the Arbors Fourth Addition Final Plat.

The annual dues for the Association shall initially be set at \$100.00 per lot per year beginning January 1, 2024. The Association shall have the ability and authority to adjust annual dues as it deems appropriate to carry out the maintenance duties described above. The developer, Midwest Development Co. shall have no responsibility for annual association dues.

19. No building or structure shall be erected or placed on any lot in this subdivision until the building plans, and plot plan, showing all buildings, fences, patios, and pools, and showing the location thereof, and side yard distances, rear yard distances, front yard distances, driveways, and walkways, and type of construction have been approved in writing as to conformity and harmony of external design and

quality workmanship and materials with existing structures in the subdivision by Midwest Development Co.

20. All of the provisions hereof shall be enforceable by appropriate legal proceedings by any present or future owner of the legal or equitable title to any lot in said subdivision. Invalidation of any one or more of the within restrictions by judgment or decree of court shall not be regarded as affecting the validity of any of the other provisions hereof, nor shall any judicial determination with respect to any of the restrictive provisions hereof be regarded as affecting the validity or sufficiency of this instrument as a deed of dedication of said plat, all of which such other provisions shall remain in full force and effect.

21. The undersigned and all persons and corporations hereafter requiring any right, title or interest in any of the lots in said subdivision shall be taken and held to have agreed and covenanted with the owners of all other lots in this subdivision and with the respective successors and assigns of all of the rest of such other lots to conform to and observe all of the foregoing covenants, restrictions and stipulations as to the construction of building thereon for a period of twenty-one (21) years from the date of filing of said plat and this deed of dedication for record. Within the period of twenty-one (21) years and in accordance with Iowa Code Chapter 614.24 and 614.25 (2023 Code of Iowa) or their successor provisions, these covenants, restrictions and stipulations shall be automatically extended for an additional period of twenty-one (21) years upon compliance with Chapter 614.24 and Chapter 614.25 of the 2023 Code of Iowa. In the event an extension of the covenants, restrictions and stipulations is not filed within the period of twenty-one (21) years or successive 21-year period, then the covenants, restrictions and stipulations contained herein shall terminate at the end of the existing period of twenty-one (21) years.

22. If the parties hereto or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants or restrictions herein, it shall be lawful for any other person or persons owning property in said Addition to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions and for the purpose of preventing such acts or to recover damages for such violation, or both, and for costs and reasonable attorney's fees as determined by the Court and not the statute.

23. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that two dogs or cats maximum, or other household pets are allowed and then only if they are not kept, bred or maintained for any commercial purposes. Such animals shall be kept under control so as not to constitute a public nuisance and must be kept in compliance with applicable zoning laws and regulations of the City of Cedar Falls, Black Hawk County, Iowa.

24. Upon the sale of a lot, owner shall take responsibility for any erosion control issues, certifications and/or requirements of the Iowa Department of Natural Resources.

25. All buildings erected on any lot in said Addition shall be constructed in accordance with the Building, Plumbing and Electrical Codes of the City of Cedar Falls, Iowa.

PUBLIC IMPROVEMENTS REQUIRED BY PLAT

The undersigned do hereby dedicate and set apart to the public and for the public's use all streets shown and laid out on the attached plat, subject to the easements set forth herein, and do further agree as follows:

- A. Midwest Development Co. shall with respect to the streets shown on the attached plat, Autumn Woods Drive and Fern Wood Drive, will be brought to City grade and will be thirty-one (31) feet, back of curb to back of curb; all said streets with approved hard surface pavement in accordance with City of Cedar Falls, Standard Specifications.
- B. That sanitary sewer, together with the necessary manholes and sewer service lines to all lots in the plat, will be provided.
- C. That underground utilities, as required by the Subdivision Ordinance of the City of Cedar Falls, Iowa, shall be installed.
- D. That the city water will be provided to all lots as required by the Cedar Falls Municipal utilities.
- E. That municipal fire hydrants will be provided as required by the Cedar Falls Public Safety Department.
- F. That storm sewer will be provided as specified by the City Engineer.
- G. That handicap ramps will be provided as required by law.
- H. That as to the other lots, a four (4) foot wide concrete sidewalk four (4) inches thick and a concrete surface or hard surface entrance will be installed during or immediately after the construction of the residence on any particular lot, or within five (5) years after the date the plat is filed in the office of the Recorder of Black Hawk County, whichever is sooner and that the sidewalk be across the full length of the lot and on corner lots also, across the parking and full length of the lot. In the event that the City is required to construct the sidewalk as permitted by subparagraph J, a lien or liens may only be imposed against the lot or lots which require city construction and no others in the subdivision.
- I. That the work improvements called for herein shall be in accordance with the specifications of the City of Cedar Falls, Iowa, and performed under the supervision of the City Engineer. In the event that the developer, Midwest Development Co., its grantees and assigns fail to complete the work and improvements called for herein within one (1) year from the date of the acceptance of said final plat by each developer by the City of Cedar Falls, Iowa, the City may then make the improvements and assess the costs of the same to the lots owned and platted by the developer. The undersigned, for themselves, their successors, grantees and assigns, waive all statutory requirements of notice of time and place of hearing and agree that the City may install said improvements and assess the total costs thereof against the respective lots.

- J. That the City may perform said work, levy the cost thereof as assessments, and the undersigned agree that said assessments so levied shall be a lien on the respective lots with the same force and effect as though all legal provisions pertaining to the levy of such special assessments have been observed, and further authorize the City Clerk to certify such assessments to the County Auditor as assessments to be paid in installments as provided by law.
- K. The subdivision plat, to conform with approved construction plans which meet the specifications of the City of Cedar Falls, Iowa. Such required public improvements shall meet the following requirements:
- (a) Shall be constructed and installed in a good and workmanlike manner;
 - (b) Shall be free of defects in workmanship or materials;
 - (c) Shall be free of any conditions that could result in structural or other failure of said improvements;
 - (d) Shall be constructed and installed in accordance with the design standards and technical standards established for such public improvements by the City and by Cedar Falls Utilities;
 - (e) Shall be constructed and installed in strict compliance with the minimum acceptable specifications for the construction of public improvements set forth in the Cedar Falls Code of Ordinances, including without limitation, Chapter 24, Subdivisions, and as such specifications shall be recommended for approval by the City Engineer from time to time, and approved by the city council.

26. The developer, Midwest Development Co., states:

- A. That this plat and development shall comply with the R-P Planned Residential Zoning District Classification Regulations.

27. Notwithstanding anything contained in the Deed of Dedication to the contrary, any assessment made under the Deed of Dedication shall not be a lien against any property described herein unless and until the City of Cedar Falls records with the Black Hawk County Recorder a "Notice of Assessment Lien" which notice shall describe the property against which the lien attaches in the amount of said lien.

28. All subsequent owners of lots in the subdivision shall be obligated to meet any requirements imposed by the Commissioners of the Black Hawk County Conservation District or any other governmental agency, by the authority of Chapter 161A, Code of Iowa, pertaining to soil erosion control plans for certain land distributing activities. This covenant shall be perpetual and not be governed by the provisions of Paragraph 21 of this Deed of Dedication.

SIGNED and DATED this _____ day of May 2024.

MIDWEST DEVELOPMENT CO.

By _____
Hunter Skogman, President, Land Acquisition and Development

STATE OF IOWA)
) ss
COUNTY OF LINN)

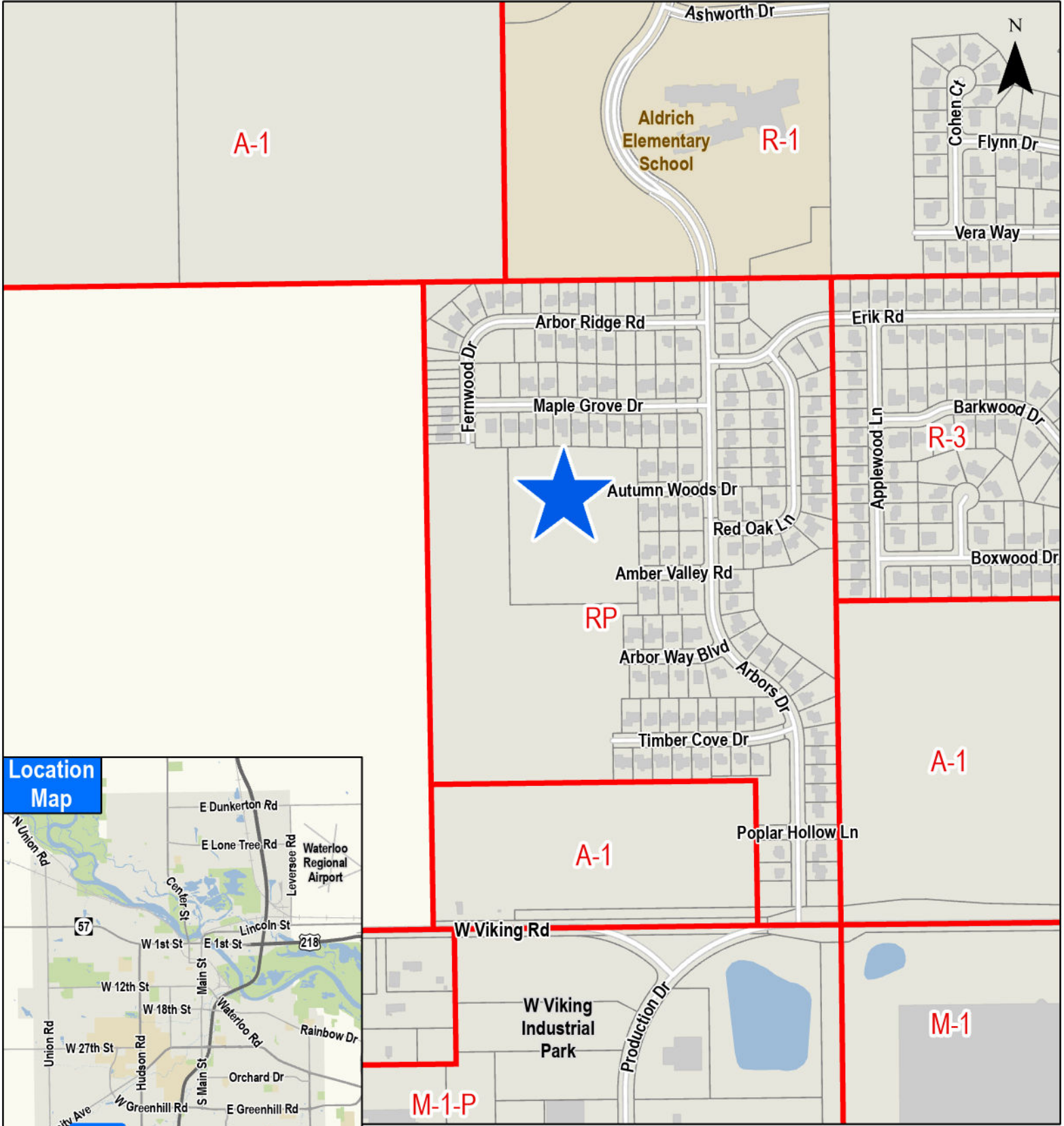
This instrument was acknowledged before me on May _____, 2024, by Hunter Skogman as President Land Acquisition and Development of Midwest Development Co.

Notary Public in and for the State of Iowa

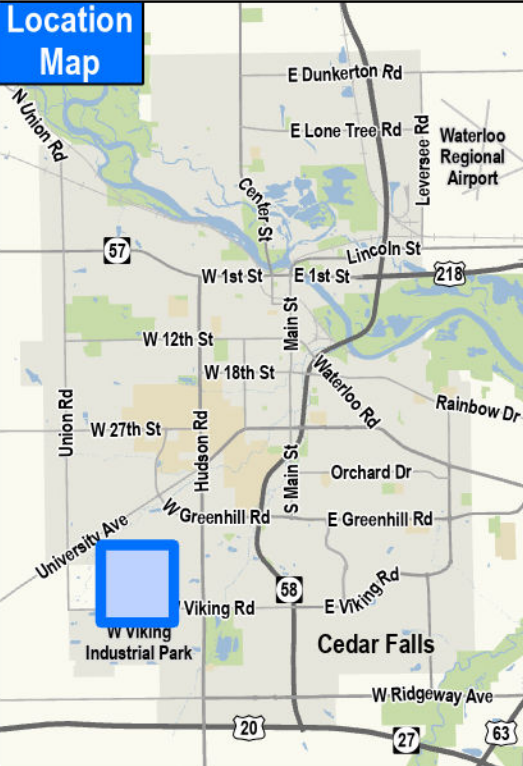
Cedar Falls Planning and Zoning Commission

June 26, 2024

Item 2.



Location Map



The Arbors 5th Addition Final Plat (FP24-001)

THE ARBORS FIFTH ADDITION FINAL PLAT

CEDAR FALLS, IA
JUNE 2024

OWNERS OF RECORD

MIDWEST DEVELOPMENT CO.
417 FIRST AVENUE SE
CEDAR RAPIDS, IA 52401

FLOOD ZONE

(ZONE X)
PANEL # 19013C0276G
EFFECTIVE DATE: MAY 8, 2024

SETBACK DATA

FRONT YARD = 25 FT
REAR YARD = 30 FT
SIDE YARD = 5 FT.

LOTS

NUMBER OF LOTS = 21

TRACTS

'A' - STREET RIGHT OF WAY

ACRES

6.96 TOTAL ACRES
TRACT 'A' - 1.65 ACRES

SURVEY LEGEND

- ▲ GOVERNMENT CORNER MONUMENT FOUND
- FOUND 1/2" REBAR w/YELLOW PASTIC CAP #22634 OR AS NOTED ON PLAN
- SET 1/2" x 30" REBAR w/YELLOW PLASTIC ID CAP #22634
- () RECORDED AS

SURVEYOR AND ENGINEER

MARC C. HOODJER, P.L.S.
ADAM C. DATERS, P.E.
CLAPSADDLE-GARBER ASSOCIATES
5106 NORDIC DRIVE
CEDAR FALLS, IOWA 50613
(319)266-0258

ZONING INFORMATION:

RP (UNLESS NOTED OTHERWISE)

SURVEY REQUESTED BY:

MIDWEST DEVELOPMENT CO.
417 FIRST AVENUE SE
CEDAR RAPIDS, IA, 52401

RESTRICTIONS

(SEE DEED OF DEDICATION)

CLOSURE:

SUBDIVISION BOUNDARIES ARE WITHIN THE REQUIRED 1:10,000 ERROR OF CLOSURE
LOTS ARE WITHIN THE REQUIRED 1:5000 ERROR OF CLOSURE

NOTE:

ALL BEARINGS ARE THE RESULT OF G.P.S. OBSERVATIONS USING NAD83 IOWA STATE PLAN NORTH ZONE

LEGAL DESCRIPTION:

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THAT PART OF PARCEL "B" BOTH LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 WEST OF THE 5TH P.M., CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

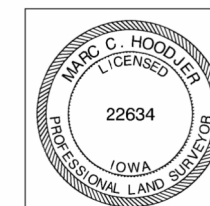
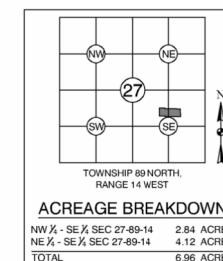
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH P.M.; THENCE SOUTH 0°46'35" EAST 680.00 FEET ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER TO A POINT ON THE SOUTH LINE OF THE ARBORS FOURTH ADDITION AS RECORDED ON FILE NUMBER 2021-00019372 IN THE OFFICE OF THE RECORDER, BLACK HAWK COUNTY, IOWA, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 89°10'08" EAST 190.43 FEET ALONG SAID SOUTH LINE OF THE ARBORS FOURTH ADDITION; THENCE SOUTH 87°50'52" EAST 288.22 FEET; THENCE NORTH 89°10'08" EAST 49.70 FEET TO THE NORTHWEST CORNER OF LOT 18 OF THE ARBORS THIRD ADDITION AS RECORDED ON DOCUMENT NUMBER 2018-00010409 IN THE OFFICE OF THE RECORDER, BLACK HAWK COUNTY, IOWA, THE AFORESAID ALL BEING ALONG SAID SOUTH LINE OF THE ARBORS FOURTH ADDITION; THENCE SOUTH 0°52'11" WEST 340.00 FEET ALONG THE WEST LINE OF THE ARBORS THIRD ADDITION TO THE SOUTHWEST CORNER OF LOT 19 OF SAID THE ARBORS THIRD ADDITION; THENCE SOUTH 89°10'08" WEST 49.93 FEET; THENCE NORTH 87°50'55" WEST 288.32 FEET; THENCE SOUTH 89°10'08" WEST 190.66 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27; CONTINUING SOUTH 89°10'08" WEST 131.50 FEET; THENCE SOUTH 0°52'11" EAST 31.00 FEET; THENCE SOUTH 89°10'08" WEST 200.00 FEET TO THE WEST LINE OF PARCEL "B" LOCATED IN THE SOUTHEAST QUARTER OF SAID SECTION 27 AS RECORDED ON DOCUMENT NUMBER 2014-00013132 IN THE OFFICE OF THE RECORDER, BLACK HAWK COUNTY, IOWA; THENCE NORTH 0°52'11" WEST 393.42 FEET ALONG THE WEST LINE OF SAID PARCEL "B" TO THE SOUTHWEST CORNER OF LOT 1 OF SAID THE ARBORS FOURTH ADDITION; THENCE SOUTH 89°08'48" EAST 200.00 FEET ALONG THE SOUTH LINE OF SAID THE ARBORS FOURTH ADDITION TO THE WEST LINE OF LOT 53 OF SAID THE ARBORS FOURTH ADDITION; THENCE SOUTH 0°52'11" EAST 22.50 FEET ALONG SAID WEST LINE OF LOT 53 TO THE SOUTHWEST CORNER OF SAID LOT 53; THENCE NORTH 89°10'08" EAST 132.06 FEET ALONG THE SOUTH LINE OF SAID THE ARBORS FOURTH ADDITION TO THE POINT OF BEGINNING. PARCEL CONTAINS 6.96 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

LEGEND

EXISTING	PROPOSED	
		EVERGREEN TREE
		DECIDUOUS TREE
		SHRUBS (BUSHES)
		TREE LINE
		SIGN (TYPE AS NOTED)
		FENCE
		SILT FENCE
		CONTOUR LINE
		WATERLINE
		WATER VALVE
		FIRE HYDRANT
		SANITARY SEWER LINE
		STORM SEWER LINE
		MANHOLE
		CLEANOUT
		INTAKE
		BEEHIVE INTAKE
		GAS LINE
		GAS VALVE
		OVERHEAD ELECTRICAL LINE
		BURIED ELECTRICAL LINE
		POWER POLE
		STREET LIGHT
		ELECTRICAL BOX/TRANSFORMER
		TELEPHONE LINE
		TELEPHONE PEDESTAL



VICINITY 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.

Marc C. Hoodjer, PLS _____ date
Iowa License Number 22634
My License Renewal Date is December 31, 2024

Pages or sheets covered by this seal: SHEETS 1 OF 2 AND 2 OF 2

NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

CGA Clapsaddle-Garber Associates, Inc
5106 Nordic Drive
Cedar Falls, Iowa 50613
Ph 319-266-0258
www.cgsurveys.com

DESIGNED: _____ DATE: _____
DRAWN: KNW DATE: 6/12/24
CHECKED: MCH DATE: 6/12/24
APPROVED: _____ DATE: _____

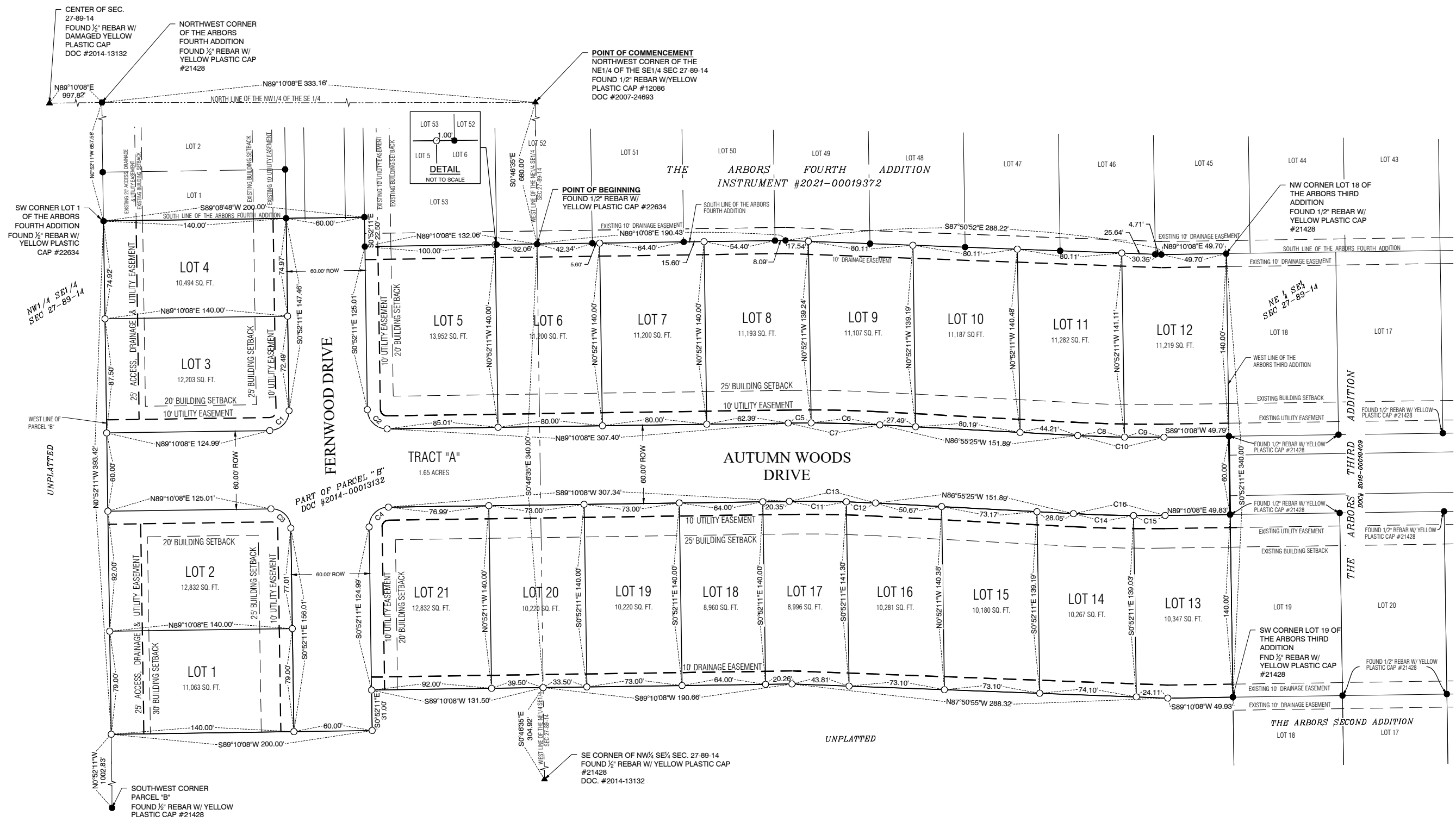
THE ARBORS FIFTH ADDITION
CEDAR FALLS, IOWA

FINAL PLAT

PROJECT NO. 5760
SHEET NO. 1 of 2

THE ARBORS FIFTH ADDITION FINAL PLAT

CEDAR FALLS, IA
JUNE 2024



J:\5700_1\dwg\5700 Arbors 5th Add Final Plat.dwg - CGA Plan - 06-14-24 - 3:27pm - mm297



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

CGA Clapsaddle-Garber Associates, Inc.
5106 Nordic Drive
Cedar Falls, Iowa 50613
Ph 319-266-0258
www.cgaconsultants.com

DESIGNED: _____ DATE: _____
 DRAWN: KNW DATE: 06/12/24
 CHECKED: MCH DATE: 06/12/24
 APPROVED: _____ DATE: _____

THE ARBORS FIFTH ADDITION
CEDAR FALLS, IOWA

FINAL PLAT

PROJECT NO. 5760
SHEET NO. 2 OF 3

CURVE TABLE

CURVE NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD
C1	23.57'	15.00'	90°02'19"	N44°08'59"E	21.22'
C2	23.55'	15.00'	89°57'41"	S45°51'01"E	21.21'
C3	23.55'	15.00'	89°57'41"	N45°51'01"W	21.21'
C4	23.57'	15.00'	90°02'19"	S44°08'59"W	21.22'
C5	17.61'	1030.00'	0°58'47"	N89°39'32"E	17.61'
C6	52.63'	1030.00'	2°55'40"	S88°23'15"E	52.63'
C7	70.24'	1030.00'	3°54'27"	N88°52'38"W	70.23'
C8	35.94'	970.00'	2°07'22"	S87°59'06"E	35.94'
C9	30.21'	970.00'	1°47'05"	S89°56'19"E	30.21'
C10	66.15'	970.00'	3°54'27"	S88°52'38"E	66.14'
C11	43.66'	970.00'	2°34'45"	N89°32'29"W	43.66'
C12	22.49'	970.00'	1°19'42"	N87°35'15"W	22.49'
C13	66.15'	970.00'	3°54'27"	N88°52'38"W	66.14'
C14	46.07'	1030.01'	2°33'46"	N88°12'18"W	46.07'
C15	24.17'	1030.05'	1°20'40"	S89°50'29"W	24.17'
C16	70.24'	1030.00'	3°54'27"	S88°52'38"E	70.23'

J:\5760_1\Drawings\2 - Survey\Final Plats\5760 Arbors 5th Add Final Plat Line Table.dwg - Layout-CGA.Plan - 06-14-24 - 3:31 pm - lmm297

NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

Clapsaddle-Garber Associates, Inc.
 5106 Nordic Drive
 Cedar Falls, Iowa 50613
 Ph 319-266-0256
www.cgaconsultants.com

DESIGNED: _____ DATE: _____
 DRAWN: KNW DATE: 6-12-24
 CHECKED: MCH DATE: 6-12-24
 APPROVED: _____ DATE: _____

THE ARBORS FIFTH ADDITION

CEDAR FALLS, IOWA

FINAL PLAT

PROJECT NO.
5760
 SHEET NO.
3 OF 3



DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613
Phone: 319-273-8600
Fax: 319-268-5126
www.cedarfalls.com

MEMORANDUM

Planning & Community Services Division

TO: Planning and Zoning Commission
FROM: Michelle Pezley, Planner III
Matthew Tolan, EI, Civil Engineer II
DATE: June 26, 2024
SUBJECT: North Cedar Estates Preliminary Plat (PP23-007)

REQUEST: Request to approved Preliminary Plat for North Cedar Estates

PETITIONERS: Jim Sands, property owner; VJ Engineering, Project Engineers

LOCATION: North of Lone Tree Road, Hiawatha Rd and Pocahontas Rd; and west of Cypress AVenue

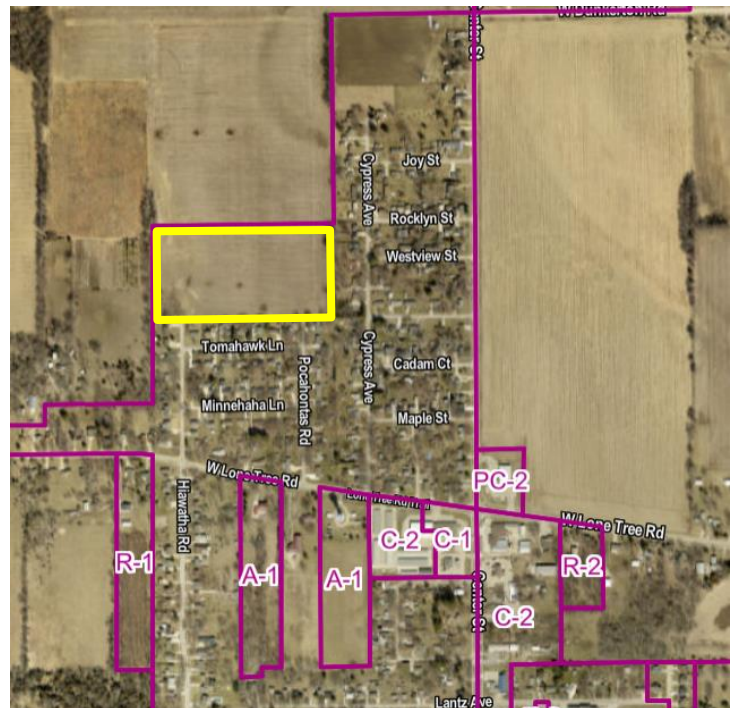
PROJECT #: PP03-007 Preliminary Plat for North Cedar Estates

PROPOSAL

Jim Sands submitted an application for a preliminary plat of 14.43 acres, which is a portion of a 46.25-acre parcel of land owned by the applicant located north of Lone Tree Road and west of Cypress Avenue, as shown in the image to the right. The applicant proposes to subdivide the land into 33 residential lots, with four tracts intended for public streets and stormwater management facilities, and one outlot intended for a public park.

BACKGROUND:

In May 2023, the City Council approved the rezoning of the southern 14.43 acres of the 46.25-acre property owned by Jim Sands. The northern 2/3 of the property is not able to be served by sewer at this time, so it remains zoned A-1 Agriculture.



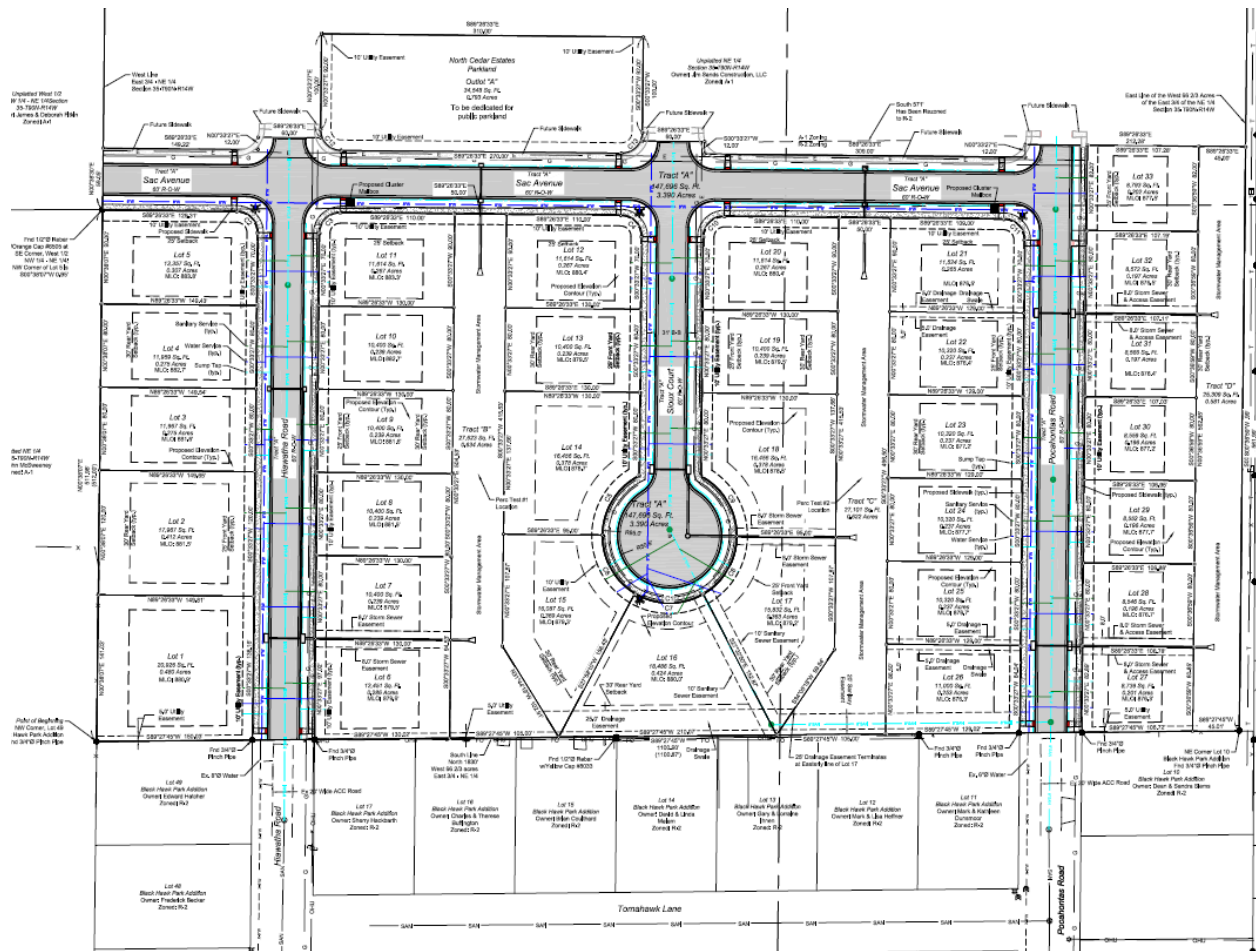
At the time of rezoning, the applicant committed to providing neighborhood park space with this subdivision to serve this area, consistent with the Future Land Use Map.

ANALYSIS

Lot Configurations:

The applicant proposes 33 lots, 4 tracts, and one outlet to be dedicated for public park space. Tract A is intended for street rights-of-way and Tracts C-D are intended for stormwater detention. Outlet A, which is approximately 0.8 acres in size, is proposed for neighborhood park space.

The entire subdivision is located within the R-2 Residence District, except for the park space, which is located in the A-1 Agriculture District. The minimum lot size in the R-2 District is 7,200 square feet. The subdivision consists of home lots that range from 8,546-20,926 square feet. The development lots are generally 80 feet in width or greater, which exceeds the minimum lot width for single-unit dwellings in the R-2 District. Minimum principal building setbacks within the R-2 Zoning District are as follows: 25-foot front yard, 30-foot rear yard, and a side yard of 10% of the lot width. All 33 of the proposed development lots meet these standards. As required by the subdivision code, the corner lots are all at least 80 feet wide as measured at the front setback line.



Phasing of Development and Critical Connections:

The applicant proposes to develop the 33 lots in one phase. The preliminary plat provides three street connections to the north and one connection to the west to provide for future development. Existing development prevents any street connections to the east. Two of the north-south streets are extensions of existing streets, Pocahontas and Hiawatha Roads.

Stormwater Management:

The City requires that the 100-year storm event be detained on the property and be released at the pre-development rate. The applicant proposes three tracts to be used for stormwater management areas: Tracts B-D. There is no existing storm sewer in this area for the development to connect to. Therefore, the applicant has designed the three tracts as infiltration basins that will look like grass ditches. During a rain event the basins will hold and infiltrate the stormwater into the ground. The sandy soils in this area are conducive for a greater infiltration rate so provides the possibility for this type of basin. Storm sewer will be constructed along the streets, which will direct water to the stormwater basins.

According to the draft deed of dedication, the property owner will deed the stormwater management areas to a homeowners' association, which will be responsible for maintaining the basins. The City Engineer's office has reviewed the preliminary stormwater report and finds it acceptable. The project engineer of record has provided a summary of the stormwater report (see attached).

Sanitary Sewer:

The sanitary sewer is available from Hiawatha and Pocahontas Roads. The sewer will align with the proposed extensions of Hiawatha and Pocahontas Roads, which will allow for future extension to the north. Preliminary concept drawings of the sewer extension have been submitted for Engineering Division review and they find it acceptable.

Environmentally Sensitive Areas:

The property has long been used as farm ground and is fairly flat. There are no known wetlands or trees on the site.

Parks and Trails:

The Comprehensive Plan includes an analysis regarding the community needs for parkland including geographic distribution. The analysis is designed to be general to provide flexibility and encourage creative design in providing park space. At the rezoning hearing, the applicant indicated that a park would be included in this subdivision. The applicant proposes approximately 0.80 acres for neighborhood park space located along the northern edge of the plat along Sac Avenue. The park will be easily accessible to neighborhood residents with street frontages on three sides. This land is located outside the area that was rezoned in 2023, so remains in the A-1 Agriculture District. Parks, playgrounds and other similar open space uses are allowed in the A-1 District. The applicant proposes to dedicate the land to the City for public park space at the time of final plat. This proposal will be considered by the Parks and Recreation Commission at its July 11th meeting. Therefore, staff recommends that the Planning and Zoning Commission schedule the second discussion of this plat for its July 24th meeting to allow for consideration of any comments or recommendations from the

Parks and Recreation Commission before making a recommendation to the City Council.

Process:

Approval of a preliminary plat will allow the developer to proceed with the construction and installation of all required public infrastructure such as streets, sewers, and other utilities for North Cedar Estates. No lot sales or new home construction can begin until a final plat is approved by the City Council. A final plat cannot be approved until infrastructure construction plans (streets, utilities, grading, etc.) are approved by the City Engineering Division and the infrastructure built and accepted by the City or a performance bond established.

TECHNICAL COMMENTS

Cedar Falls Utilities (CFU) has reviewed the Preliminary Plat for the North Cedar Estates Subdivision. Water, electric, gas, and communications utility services are available in accordance with the service policies of CFU. The developer is responsible for the construction of a properly sized water system from the existing water mains on the north end of Hiawatha Road and Pocahontas Road. Included in the installation are valves, fire hydrants and water service stubs for the new lots. Water main sizing and fire hydrant and valve placement locations may need to be modified. This will be done as a part of the construction plan review. The developer will need to make refundable investments for the installation of the electric and gas utilities to and throughout the addition. For a ten-year period after the installation, CFU will refund a portion of the refundable investments based upon the number of new service connections to the electric and gas distribution systems. There is no interest paid on the refundable investments and the total refunds will not exceed the original investment amounts. Due to the large increase in the cost of electric equipment, it is likely that the total amount of the electric refundable investment will not be returned to the Developer. CFU will install the communication utility fiber system to serve the addition. The developer is responsible for the cost of the streetlight installations required for any City streets. CFU has provided a Developer Information Sheet to the applicant that gives more detailed information regarding utility installations.

A public sidewalk should be constructed along the frontage of the public park at the time the streets are constructed. The wording on the plat should be changed from “future sidewalk” in this location to illustrating construction with the street.

Amendments to the deed of dedication will be needed to acknowledge and address any conditions associated with the parkland, such as grading and seeding to meet City specifications prior to conveyance to the City.

Neighbor Notice:

A courtesy notice to nearby property owners was mailed on June 18, 2024.

RECOMMENDATION

This staff report is intended to introduce the proposed preliminary plat of North Cedar Estates for initial discussion. Staff recommends that the Commission hear any public comments and indicate if any additional information is needed. As indicated above, the proposed parkland will be presented to the Parks and Recreation Commission at their

July 11th meeting. Therefore, staff will schedule a second discussion of the plat for the Planning and Zoning Commission meeting on July 24th so any comments or recommendations from the Parks and Recreation Commission can be considered before making a recommendation to the City Council.

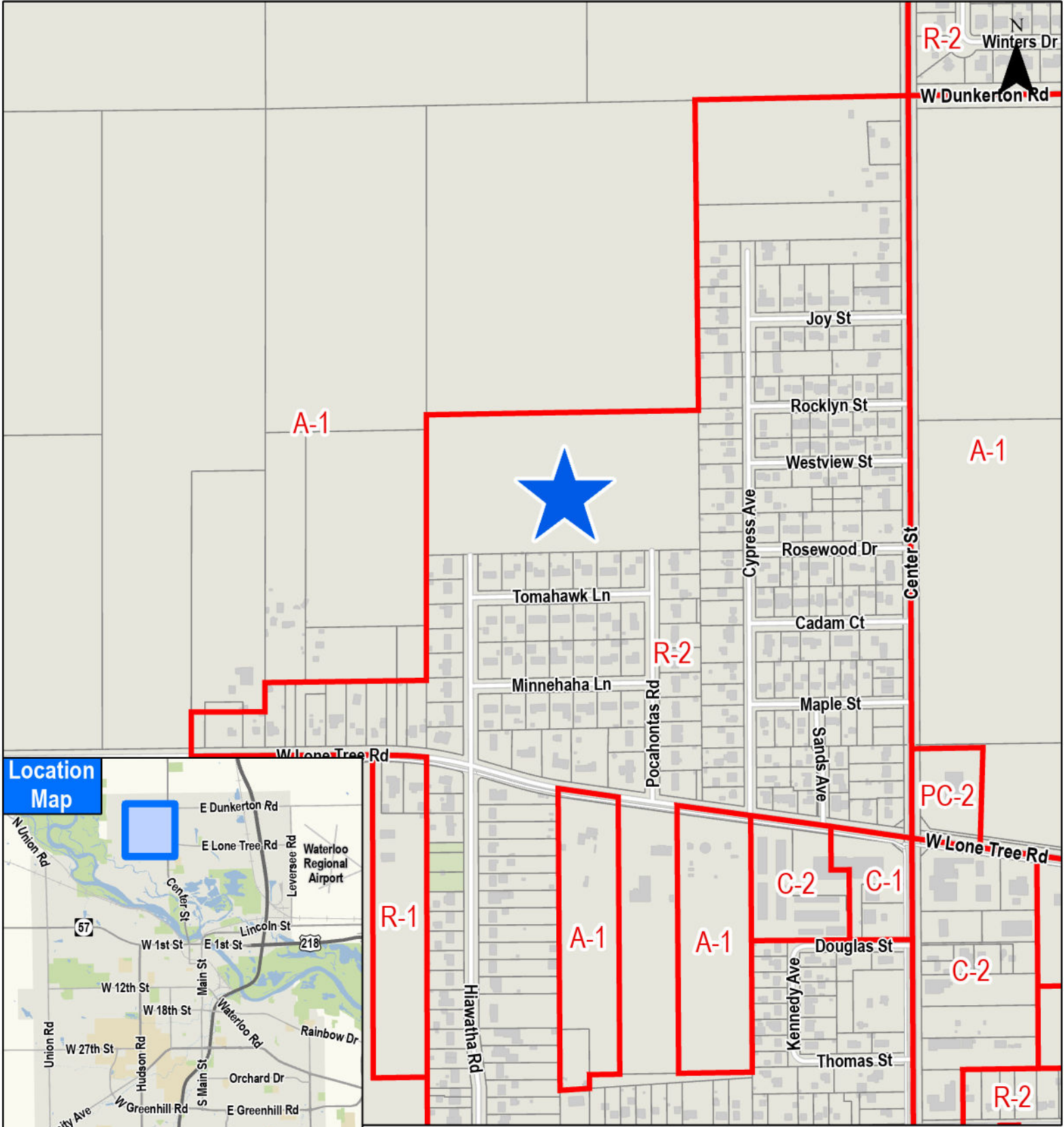
PLANNING AND ZONING

Discussion
6/26/24

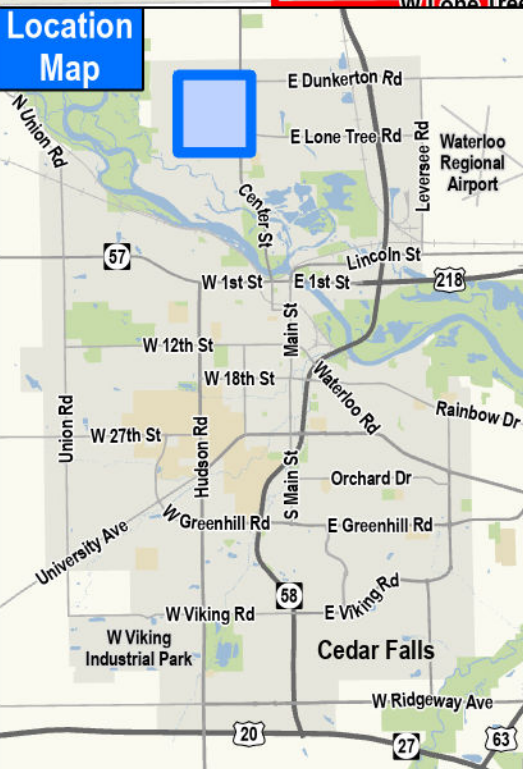
Cedar Falls Planning and Zoning Commission

June 26, 2024

Item 3.



Location Map



North Cedar Estates Preliminary Plat (PP23-007)

Preliminary Plat
North Cedar Estates
 Cedar Falls, Black Hawk County, Iowa

North Cedar Estates Legal Description:
 That part of the North 1,830 feet of the West 66 and 2/3 acres of the East Three-Quarters of the Northeast Quarter of Section 35, Township 90 North, Range 14 West of the 5th P.M., Cedar Falls, Black Hawk County, Iowa, described as follows:

Beginning at the Northwest Corner of Lot 49, Black Hawk Park Addition; thence N00°38'07"E 511.98 feet along the West line of said East Three-Quarters to the Southeast corner of the West One-half of the Northwest Quarter of the Northeast Quarter of said Section 35; thence N00°38'30"E 59.05 feet along the West line of said East Three-Quarters; thence S89°26'33"E 149.22 feet; thence N00°33'27"E 12.00 feet; thence S89°26'33"E 60.00 feet; thence N00°33'27"E 100.00 feet; thence S89°26'33"E 310.00 feet; thence S00°33'27"W 100.00 feet; thence S89°26'33"E 60.00 feet; thence S00°33'27"W 12.00 feet; thence S89°26'33"E 309.00 feet; thence N00°33'27"E 12.00 feet; thence S89°26'33"E 212.28 feet to the East line of said West 66 2/3 acres; thence S00°36'59"W 561.99 feet to the Northeast corner of Lot 10, Black Hawk Park Addition; thence S89°27'45"W 1100.90 feet along the South line of said West 66 2/3 acres also being the North line of Black Hawk Park Addition to the Point of Beginning, containing 15.05 acres.

Owner / Developer
 Jim Sands Construction, LLC
 3125 Big Woods Road
 Cedar Falls, Iowa 50613

Surveyor / Engineer
 VJ Engineering
 1501 Technology Parkway, Suite 100
 Cedar Falls, Iowa 50613

Existing Utility Service Providers:
 Communications:
 Mediacom
 Centurylink
 Cedar Falls Utilities

Electric and Natural Gas:
 Cedar Falls Utilities

Water:
 Cedar Falls Utilities

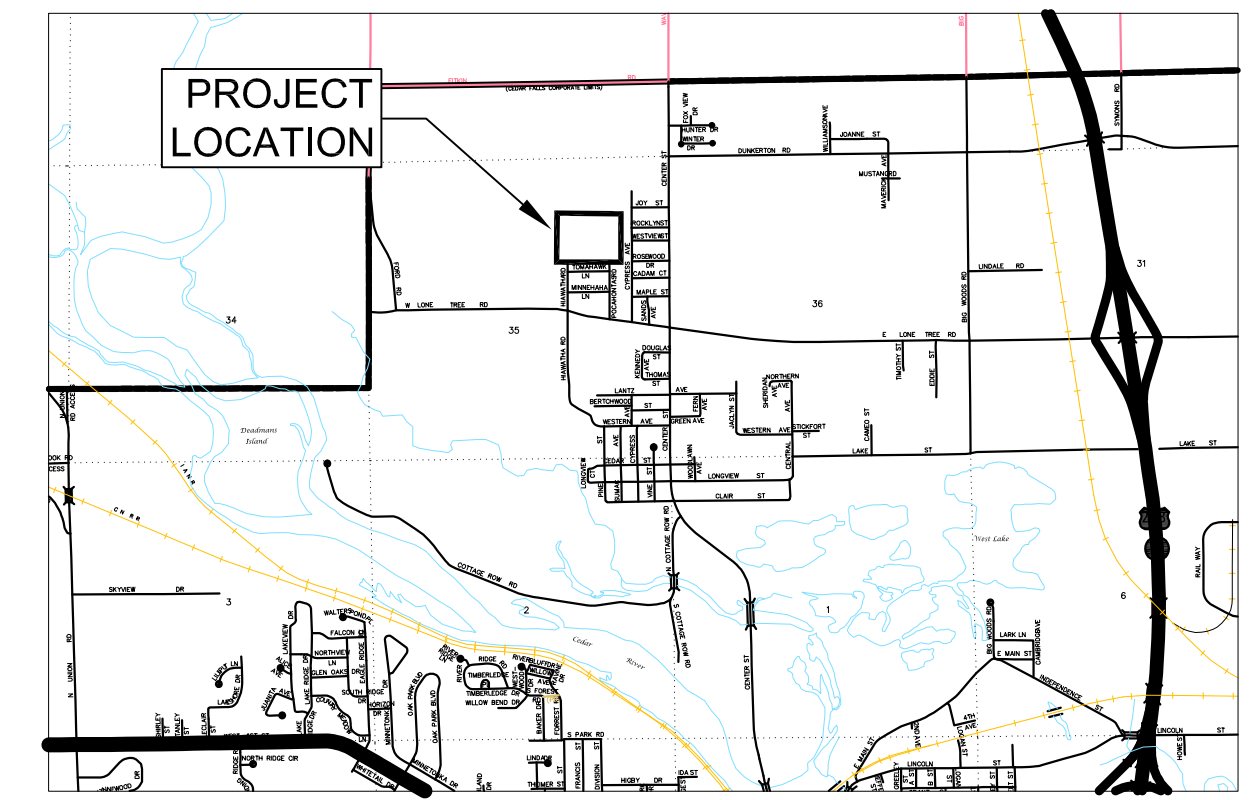
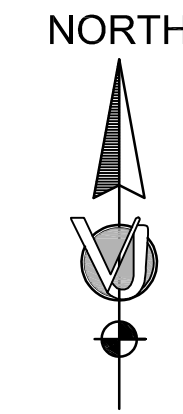
Zoning Classification:
 R-2 Residential

Building Setbacks:
 Front yard = 25'
 Rear yard = 30'
 Side yard = 10% of lot width

Easements:
 10' Utility Easement along R-O-W
 5' Utility Easement along South Boundary
 8' Storm Sewer Easement:
 Lots 6, 7, 17, & 18
 8' Storm Sewer & Access Easement
 Lots 27, 28, 31, & 32
 25' Drainage Easement:
 Lots 15, 16 & 17
 10' Sanitary Easement:
 Lots 16, 17 & 26
 5' Drainage Easement
 Lots 21, 22, 25 & 26

Flood Zone Classification:
 This preliminary plat is located within Zone "X" unshaded, per Flood Insurance Rate Map #19013C0154G, effective date May 8, 2024.

- General Notes:**
- Minimal topographic changes will occur for the construction of the streets and stormwater management areas which will be defined during the development of the construction plans.
 - Tract "A" to be dedicated to the City of Cedar Falls as public right-of-way for roadway and utilities.
 - No wetlands are located on the property.
 - Proposed streets to be 31 foot wide concrete paving with standard 6 inch curb.
 - Proposed Sanitary Sewer to be 8"Ø Truss pipe with 4"Ø services to proposed residences.
 - Proposed Water Main to be 8"Ø Ductile Iron Pipe with 1"Ø services to proposed residences.
 - Proposed Storm Sewer size to be determined during the development of the construction plans.
 - Stormwater will be conveyed to on-site stormwater management areas, which are Tracts "B", "C" & "D".
 - Outlot "A" to be dedicated to the City of Cedar Falls for use as a park.



INDEX OF SHEETS	
SHEET NO.	SHEET NAME
1	COVER SHEET, NOTES, AND OVERALL LAYOUT
2	DETAILED LOT LAYOUT

Curve Table					
Curve #	Length	Radius	Chord	Bearing	Δ
C1	346.04'	65.00'	60.00'	S89°26'33"E	305°01'38"
C2	31.42'	20.00'	28.28'	S44°26'33"E	90°00'00"
C3	31.42'	20.00'	28.28'	N45°33'27"E	90°00'00"
C4	31.42'	20.00'	28.28'	S44°26'33"E	90°00'00"
C5	70.92'	65.00'	67.45'	S31°48'51"W	62°30'49"
C6	67.49'	65.00'	64.50'	S29°11'18"E	59°29'30"
C7	69.22'	65.00'	66.00'	S89°26'33"E	61°01'00"
C8	67.49'	65.00'	64.50'	N30°18'12"E	59°29'30"
C9	70.92'	65.00'	67.45'	N30°41'57"W	62°30'49"
C10	31.42'	20.00'	28.28'	N45°33'27"E	90°00'00"
C11	31.42'	20.00'	28.28'	S44°26'33"E	90°00'00"
C12	31.42'	20.00'	28.28'	N44°33'27"W	90°00'00"
C13	31.42'	20.00'	28.28'	S45°33'27"W	90°00'00"

Minimum Low Opening Elevation	
Lot No.	Elevation
1	880.9'
2	881.5'
3	881.6'
4	882.7'
5	883.8'
6	879.9'
7	879.5'
8	881.5'
9	881.6'
10	882.7'
11	883.3'
12	880.4'
13	879.5'
14	878.7'
15	879.3'
16	880.0'
17	879.2'
18	878.5'
19	879.5'
20	880.4'
21	876.5'
22	876.4'
23	877.2'
24	877.7'
25	876.7'
26	876.3'
27	873.6'
28	876.7'
29	877.7'
30	877.2'
31	876.4'
32	876.5'
33	877.5'

Lot Area Table		
Lot No.	Area Square Feet	Area Acres
Lot 1	20,926 sq. ft.	0.480 ac.
Lot 2	17,967 sq. ft.	0.412 ac.
Lot 3	11,967 sq. ft.	0.275 ac.
Lot 4	11,959 sq. ft.	0.275 ac.
Lot 5	13,357 sq. ft.	0.307 ac.
Lot 6	12,451 sq. ft.	0.286 ac.
Lot 7	10,400 sq. ft.	0.239 ac.
Lot 8	10,400 sq. ft.	0.239 ac.
Lot 9	10,400 sq. ft.	0.239 ac.
Lot 10	10,400 sq. ft.	0.239 ac.
Lot 11	11,614 sq. ft.	0.267 ac.
Lot 12	11,614 sq. ft.	0.267 ac.
Lot 13	10,400 sq. ft.	0.239 ac.
Lot 14	16,456 sq. ft.	0.378 ac.
Lot 16	18,496 sq. ft.	0.424 ac.
Lot 17	15,832 sq. ft.	0.363 ac.
Lot 18	16,456 sq. ft.	0.378 ac.
Lot 19	10,400 sq. ft.	0.239 ac.
Lot 20	11,614 sq. ft.	0.267 ac.

Lot Area Table		
Lot No.	Area Square Feet	Area Acres
Lot 21	11,524 sq. ft.	0.265 ac.
Lot 22	10,320 sq. ft.	0.237 ac.
Lot 23	10,320 sq. ft.	0.237 ac.
Lot 24	10,320 sq. ft.	0.237 ac.
Lot 25	10,320 sq. ft.	0.237 ac.
Lot 26	11,000 sq. ft.	0.253 ac.
Lot 27	8,739 sq. ft.	0.201 ac.
Lot 28	8,546 sq. ft.	0.196 ac.
Lot 29	8,552 sq. ft.	0.196 ac.
Lot 30	8,559 sq. ft.	0.196 ac.
Lot 31	8,566 sq. ft.	0.197 ac.
Lot 32	8,572 sq. ft.	0.197 ac.
Lot 33	8,793 sq. ft.	0.202 ac.
Outlot A	34,548 sq. ft.	0.793 ac.
Tract A	147,696 sq. ft.	3.390 ac.
Tract B	27,822 sq. ft.	0.634 ac.
Tract C	27,101 sq. ft.	0.622 ac.
Tract D	25,309 sq. ft.	0.581 ac.

Subdivision Area Table		
1/4 - 1/4	Area Square Feet	Area Acres
NW 1/4 - NE 1/4	72,024 sq. ft.	1.653 ac.
NE 1/4 - NE 1/4	23,325 sq. ft.	0.536 ac.
SW 1/4 - NE 1/4	335,725 sq. ft.	7.707 ac.
SE 1/4 - NE 1/4	224,521 sq. ft.	5.154 ac.
Total	655,595 sq. ft.	15.050 ac.

0 50' 100' 200'

LEGEND

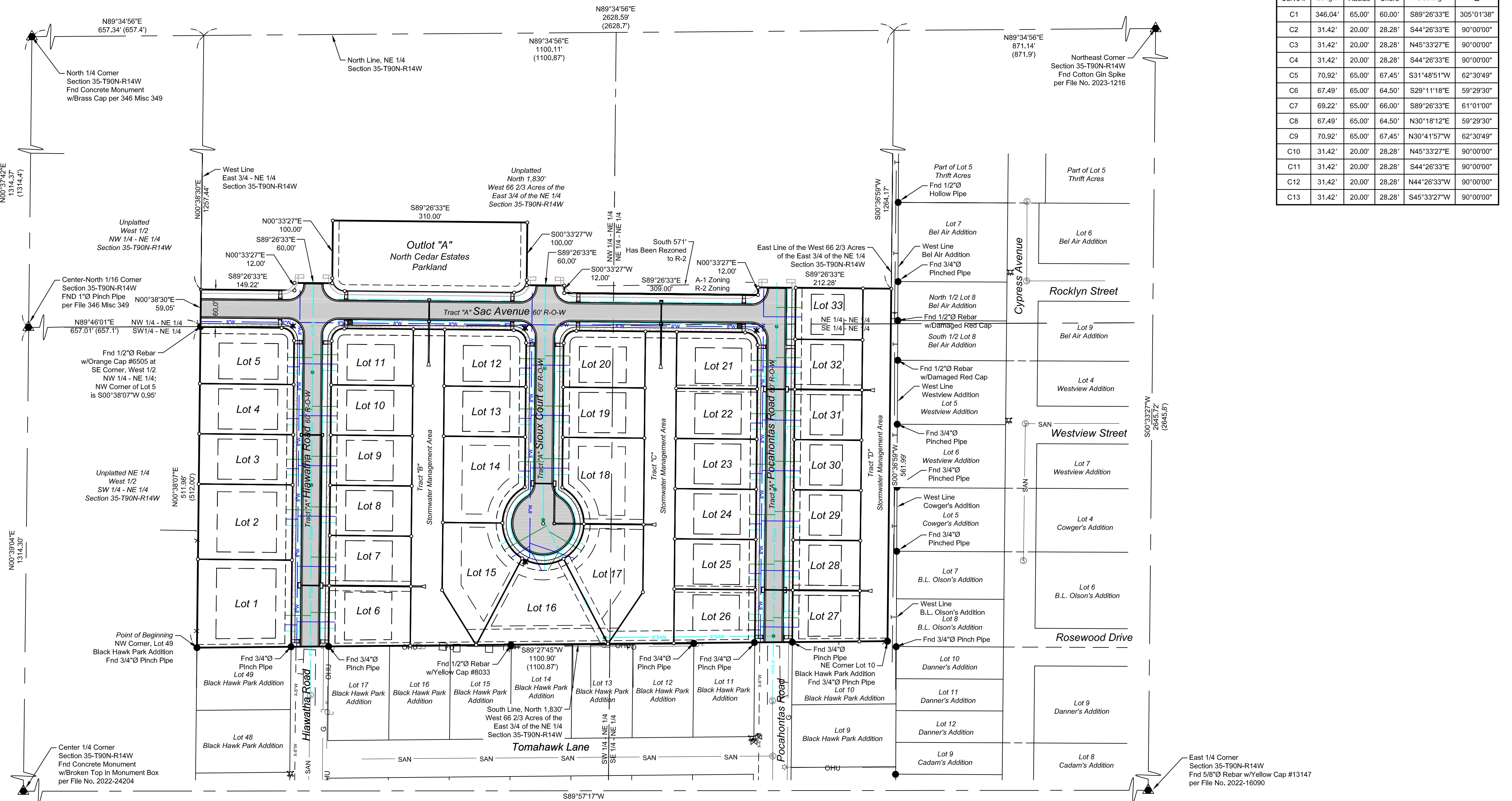
Existing	Symbol	Description
BOUNDARY LINE	---	BOUNDARY LINE
EASEMENT LINE	----	EASEMENT LINE
PROPERTY LINE	----	PROPERTY LINE
SECTION/R.O.W. LINE	----	SECTION/R.O.W. LINE
SETBACK LINE	----	SETBACK LINE
CONTOUR LINE	---o---	CONTOUR LINE
ELECTRIC LINE	---	ELECTRIC LINE
FENCE LINE	---	FENCE LINE
FIBER LINE	---	FIBER LINE
GAS LINE	---	GAS LINE
OVERHEAD UTILITY LINE	---	OVERHEAD UTILITY LINE
SANITARY SEWER LINE	---	SANITARY SEWER LINE
SILT FENCE LINE	---	SILT FENCE LINE
STORM SEWER LINE	---	STORM SEWER LINE
TELEPHONE LINE	---	TELEPHONE LINE
TELEVISION LINE	---	TELEVISION LINE
WATER LINE	---	WATER LINE
PROPERTY CORNER	o	PROPERTY CORNER
BENCH MARK	+	BENCH MARK
CONIFEROUS TREE	+	CONIFEROUS TREE
DECIDUOUS TREE	o	DECIDUOUS TREE
GAS MANHOLE	o	GAS MANHOLE
GAS VALVE	o	GAS VALVE
SANITARY MANHOLE	o	SANITARY MANHOLE
SIGN	+	SIGN
STORM INTAKE	+	STORM INTAKE
STORM MANHOLE	o	STORM MANHOLE
TELEPHONE PEDESTAL	+	TELEPHONE PEDESTAL
UTILITY POLE	+	UTILITY POLE
WATER HYDRANT	+	WATER HYDRANT
WATER SHUT OFF	+	WATER SHUT OFF
WATER VALVE	+	WATER VALVE

Index Legend
 Description: NE 1/4, Section 35-T90N-R14W
 Surveyor: Matthew Kofka, PLS 22561
 Company: VJ Engineering
 1501 Technology Parkway, Suite 100
 Cedar Falls, IA 50613
 319-266-5829
 Proprietor: Jim Sands Construction, LLC
 Survey Requested by: Jim Sands

Survey Notes:
 1.) Bearings are based on the Iowa Regional Coordinate System Zone 5, NAD 83 2011.
 2.) All dimensions are in US Survey feet and decimals thereof.
 3.) The error of closure is better than 1:10,000.
 4.) Proprietor: Jim Sands Construction, LLC
 5.) Survey Requested by: Jim Sands Construction, LLC
 6.) Field work was completed: 11-29-2022

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 Land Surveyor under the laws of the State of Iowa.

Matthew A. Kofka, P.L.S.
 License number 22561
 My license renewal date is December 31, 2024
 Date: _____
 Pages or sheets covered by this seal: _____



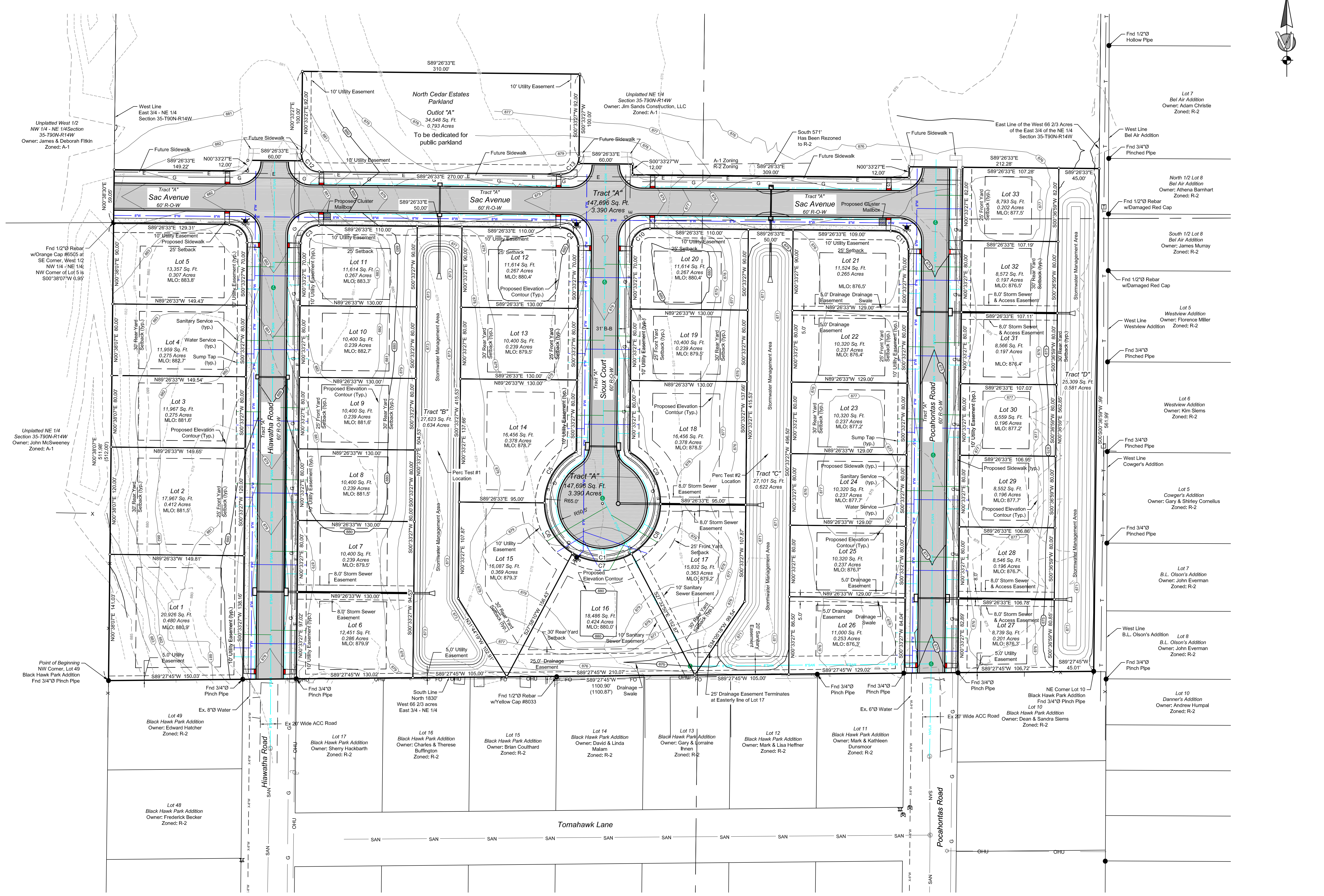
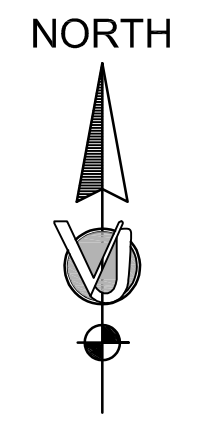
Item 3

VJ Engineering
 1501 Technology Parkway
 Cedar Falls, Iowa - 319-266-5829

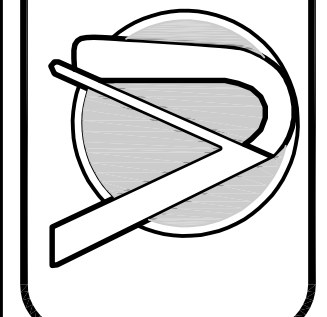
North Cedar Estates
 Part of the NE 1/4, Section 35-T90N-R14W
 Cedar Falls, Black Hawk County, Iowa
 Preliminary Plat

1 OF 2
 Scale 1"=100'
 Drawn SJL/SJC
 Reviewed MAK
 Date 2024.01.19
 Revisions 2024.04.19
 2024.05.24
 2024.06.20

2281 25

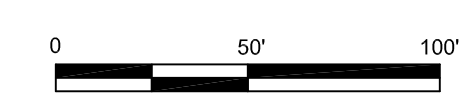


VJ Engineering
1501 Technology Parkway
Cedar Falls, Iowa - 319-266-5829



North Cedar Estates
Part of the NE 1/4, Section 35-T90N-R14W
Cedar Falls, Iowa
Preliminary Plat

2	OF	2
Scale 1"=50'		
Drawn SJL/SJC		
Reviewed MAK		
Date 2024.01.08		
Revisions		
2024.04.19		
2024.05.24		
2024.06.20		



DEED OF DEDICATION AND DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS

NORTH CEDAR ESTATES, CEDAR FALLS, BLACK HAWK COUNTY, IOWA

KNOW ALL MEN BY THESE PRESENTS:

Jim Sands Construction, LLC (hereinafter the “Developer”), does hereby certify that it is the owner in fee simple of the lands laid out into lots and streets as shown by the annexed plat of “NORTH CEDAR ESTATES, CEDAR FALLS, BLACK HAWK COUNTY, IOWA,” which lands more particularly are described by metes and bounds in the Surveyor’s Certificate accompanying said plat, prepared by Matthew A. Kofta, P.L.S., a licensed professional land surveyor, and does hereby further declare that the said subdividing and platting as it appears on said plat is with its free will and consent and in accordance with its desire and it does hereby duly and legally dedicate, grant, and donate the streets as shown and designated on said plat, to the use of the public forever.

PUBLIC IMPROVEMENTS REQUIRED IN SUBDIVISION

The Developer, in consideration of approval of this Subdivision by the Cedar Falls Planning and Zoning Commission and the City Council of the city of Cedar Falls, Iowa, does hereby agree for itself and its successors and assigns as follows:

1. That concrete sidewalks four inches thick will be installed during or immediately after construction of a building on any particular lot. Such sidewalks will be installed on any unsold lots in any event within five years after the date the plat is filed in the office of the Recorder of Black Hawk County, Iowa, and the sidewalks constructed shall be across the full width of the lot and on corner lots and also across the parking and full length of the lot. The balance of the sidewalks will be 5-foot wide, and are to be installed by individual lot owners during or after construction of a building as set forth above. In the event that the sidewalks are not so installed, the City may perform the work and levy the cost thereof under paragraph 11. In the event the City is required to construct the sidewalks or trails as permitted in paragraph 10, a lien or liens may only be imposed against the lot which requires city construction and no other lot.
2. Sanitary sewer, together with all necessary manholes and sewer service lines to all lots shall be provided.
3. Underground utilities, as required by the Subdivision Ordinance of the city of Cedar Falls, Iowa, shall be installed.
4. Water shall be provided and stubbed in to each lot as required by the Cedar Falls Municipal Utilities.
5. Municipal fire hydrants shall be provided as required by the Cedar Falls Public Safety Department.
6. Storm sewer shall be provided as required by the City Engineer of the city of Cedar Falls.
7. Handicap ramps shall be provided as required by law.
8. All buildings erected on any lot in said subdivision shall be constructed in accordance with the building, plumbing and electrical codes of the City of Cedar Falls.

9. The Developer shall construct and install all required public improvements within the subdivision plat, which public improvements shall conform to approved construction plans which meet the specifications of the city of Cedar Falls, Iowa. Such required public improvements shall meet the following requirements:
- (a) They shall be constructed and installed in a good and workmanlike manner;
 - (b) They shall be free of defects in workmanship or materials;
 - (c) They shall be free of any conditions that could result in structural or other failure of said improvements;
 - (d) They shall be constructed and installed in accordance with the design standards and technical standards established for such public improvements by the city of Cedar Falls, and by Cedar Falls Utilities; and
 - (e) They shall be constructed and installed in strict compliance with the minimum acceptable specifications for the construction of public improvements set forth in the Cedar Falls Code of Ordinances, including without limitation, Chapter 24, Subdivisions, and as such specifications shall be recommended for approval by the City Engineer from time to time, and approved by the city council.

The Developer's construction plans are now on file in the office of the City Engineer.

10. The work and improvements called for herein shall be in accordance with City specifications under the supervision of the City Engineer, and shall be completed within one year of the date of approval of the final Plat. Further, the Owner and its successors and assigns shall comply with site plan review and approval by the Cedar Falls Planning and Zoning Commission and the Cedar Falls City Council.
11. In the event the improvements called for herein shall not be performed in accordance with the City Ordinances and the above Agreement, the City may perform said work, levy the costs thereof as assessments, and the undersigned agree that said assessments so levied shall be a lien on all of the lots in the subdivision with the same force and effect as though all legal provisions relating to the levy of such special assessments have been observed and further authorize the City Clerk to certify such assessments to the County Auditor as assessments to be paid in installments as provided by law.

EASEMENTS

The Developer further does hereby reserve for the mutual benefit and convenience of grantor and his assigns, the city of Cedar Falls, Iowa, all grantees named in any and all deeds heretofore or hereinafter executed for each and all of the lots in said "NORTH CEDAR ESTATES, CEDAR FALLS, BLACK HAWK COUNTY, IOWA," all proprietors of public utility companies and their assigns, and any private corporation, firm or person furnishing utilities for the transmission and/or distribution of water, gas, sewer, electricity, communication service or cable television, perpetual non-exclusive easements for the construction, laying, building, and maintenance of said services, including underground facilities and related surface mounted equipment such as meter boxes, junctions and cabinets, for said services, over, under, across, and upon as applicable those utility, sewer and drainage easements as more particularly

reflected on the Final Plat of "NORTH CEDAR ESTATES, CEDAR FALLS, BLACK HAWK COUNTY, IOWA," prepared by Matthew A. Kofta, P.L.S., licensed land surveyor in the State of Iowa.

The proprietors, agents and employees of all such public utility and service companies, corporations or agencies shall have the right of reasonable access to their services and proposed installations for the purpose of the proper construction and maintenance of their lines and equipment, together with the privilege of installing, maintaining and operating permanent underground feeders or service facilities and to enter upon said premises to do any of the work contemplated in the installation and maintenance of said public utilities, provided the user of the easement restores the property as nearly as possible to the condition the property was in prior to any repair, maintenance, or use of the easement, all at no cost to grantors. No structure will be placed or use undertaken within the easement premises in any manner so as to obstruct the proper and authorized use of the easement premises.

RESTRICTIVE COVENANTS

The Developer further does hereby make and declare all of the real estate situated in "NORTH CEDAR ESTATES, CEDAR FALLS, BLACK HAWK COUNTY, IOWA," subject to the following restrictive covenants, to-wit:

1. All lots in the subdivision shall be used for residential purposes only, and no lot shall be re-subdivided into building lots. No structure shall be erected or located on any lot other than one single-family dwelling not exceeding two stories in height with a private attached garage. Notwithstanding any other provision herein to the contrary, however, the Developer may place on any lot or lots a bi-attached dwelling or a horizontal property regime in a manner that is consistent with applicable zoning regulations. All building and construction, including the requirements of structure and living units, shall be governed by the applicable zoning regulations of the City of Cedar Falls.
2. On all lots, one outbuilding, of similar design with the house, no larger than 40% of rear yard area will be allowed. Rear yard shall include the area from the rear corners of the residence to the adjacent lot lines and rearward to the back lot line.
3. No building shall be erected on any lot that encroaches into the front, rear and side yard setbacks as shown or noted on the plat.
4. No trailer, basement, tent, shack, garage, barn or other out-building erected in the subdivision shall be used at any time as a residence, either temporarily or permanently, and no residence of a temporary character shall be permitted on any lot.
5. All one-story single family houses shall have a minimum ground floor area of 1,400 square feet. All one and one-half and split foyer houses shall have a minimum ground floor area of 1,200 square feet. All two-story houses shall have a minimum ground floor area of 1,100 square feet. Said ground floor areas shall be exclusive of porches and garages. A "story" shall be required to have a floor level which is above ground level at all points. Any floor level which is not above ground level at all points shall be considered a basement level, and shall not be a "story."
6. All residential structures shall be constructed with private attached two-stall garages (or larger).

7. All approaches located on city right of way and all driveways shall be constructed of Portland cement concrete, and shall be constructed at the same time as any residential structure is constructed on any lot.
8. The owner of each lot, vacant or improved, shall keep his/her lot or lots mowed and free of weeds and debris.
9. No obnoxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. Burn barrels are specifically prohibited.
10. No residence shall be used as a place of business and no business signs shall be erected in or at the entrance of the subdivision.
11. No dwelling on any lot in the subdivision shall be occupied until the exterior is completed and finished and the interior substantially completed and finished and an occupancy permit has been issued by the City of Cedar Falls, Iowa. All construction shall be completed within one year from the start of dwelling construction.
12. No old or used buildings shall be moved upon any of the lots in the subdivision for any purpose and all buildings on any lot in the subdivision shall be kept in a reasonable state of repair and upkeep.
13. With the exception of household pets, no animals, poultry, rabbits, or livestock of any kind shall be kept or raised nor shall any kennel accommodating more than two household pets be maintained on any lot in the subdivision.
14. No trailers of any kind or nature, buses, semi-tractors, recreational vehicles, campers, boats, or trucks (except for those trucks commonly described as "pickup trucks") shall be stored on any lot unless they are fully enclosed in a permanent garage, or parked on a concrete driveway or concrete slab adjacent to a driveway or outbuilding servicing any lot. All disabled or non-functioning motor vehicles must be fully enclosed in a permanent garage.
15. All outdoor swimming pools of any nature shall be constructed "in ground" or if "above ground", must be fully professionally enclosed. In either case, the pool shall be fenced and any such fencing must be consistent with the requirements of the city of Cedar Falls, Iowa. This restriction shall not be construed so as to prohibit removable children's wading pools. All non-portable jacuzzis, hot tubs, whirlpool spas or other items of such nature shall be recessed or built in with the heating and filtering equipment and elements completely enclosed from public view by appropriate material.
16. All plans and specifications for houses, garages, and fencing to be built on any lot in the subdivision are to be submitted to and approved by the Developer or its authorized agent or agents. No television or radio tower shall be erected without the prior written approval of the Developer or its authorized agent or agents.
17. No wood basements shall be allowed. No totally manufactured or modular homes or mobile homes shall be placed or constructed on any lot unless approved in writing by the Developer or its authorized agent or agents.

18. All electrical transmission lines and service entrances, cable television or other transmission lines, and all telephone lines and services shall be installed underground on all lots.
19. No excess dirt from the excavation of basements on any lot in the subdivision shall be removed from the subdivision unless approved by the Developer or its authorized agent or agents. The Developer or its authorized agent or agents may stockpile or distribute the excess dirt as needed, or may require the excess dirt to be disposed of off-site by the lot owner.
20. The owner and/or occupant of each lot shall jointly and severally be responsible to keep in good order and maintain the area between the curb line and the property line abutting their property including keeping said area free of holes, pitfalls, stumps of trees, fences, brick, stone, cement, stakes, posts or rods to which a metal, plastic or similar receptacle designed to hold newspapers is affixed, private irrigation or sprinkler systems, retaining walls, landscaping brick, block, stone, timber or other similar material, or any other similar obstructions. All mailboxes shall be clustered or grouped for the units, and shall not be placed between the curb line and the property line abutting the lots.
21. The Developer will cause to be constructed storm water detention and management areas (the "Storm Water Management Areas") on Tract "B", Tract "C" and Tract "D", and the Developer does hereby convey Tract "B", Tract "C" and Tract "D", to the Association for use as a stormwater drainage and detention area as required by applicable ordinance of the City of Cedar Falls, subject to a right of access in favor of the City of Cedar Falls. The Association is charged with the duty to maintain and repair the Storm Water Management Areas, pursuant to requirements adopted by the City of Cedar Falls.

An Iowa non-profit corporation known as The CF North Cedar Estates Drainage Association, Inc. (the "Association") is being created for the purpose of the long-term maintenance and repair of the Storm Water Management Areas for the common benefit of the owners of all lots in the Addition. The membership of the Association shall at all times remain vested in the owners of all lots in the Addition. A transfer of a lot within the Addition shall automatically require that the membership rights and obligations in the Association be transferred to the new owner, including any unpaid assessments. The cost of the Association's maintenance (as described below) of the Storm Water Management Areas shall be shared equally by all of the owners of the lots and shall be assessed to the owners in the manner and in the amount determined from time-to-time by the board of directors of the Association. Any owner failing to pay an assessment adopted by the board of directors of the Association shall be subject to a civil action for collection instituted by the board of directors of the Association or a lien may be filed against the property of such owner and collected in the same manner as a mechanic's lien.

The City of Cedar Falls shall have an access easement to the Storm Water Management Areas to the extent necessary for the inspection and enforcement of any city code or ordinance provisions applicable to said areas.

22. The undersigned and all persons and entities hereafter acquiring any right, title, or interest in any of the lots in said subdivision shall be taken and held to have agreed and covenanted with the owners of all other lots in this subdivision and with the respective successors and assigns of all of the rest of such other lots to conform to and observe all of the foregoing covenants, restrictions and stipulations for a period of 21 years from the date of the recording of the final

plat and this dedication, and during the term of any renewal or extension of these restrictions or their enforceability or applicability as provided for under Iowa law.

- 23. Any violation of the restrictions contained herein may be enforced by any lawful proceeding at law or in equity by any party with an interest in any real estate situated in the subdivision, and any party bringing any such enforcement proceeding shall be entitled to reasonable damages, costs and attorney’s fees as determined to be appropriate by a court of competent jurisdiction.
- 24. Invalidation of any one of these covenants by judgment, decree, order of court, or otherwise shall in no way affect any of the other covenants and such other covenants shall remain in full force and effect.

Dated this _____ day of _____, 2024.

James V. Sands, as Manager of Jim Sands
Construction, LLC

STATE OF IOWA, BLACK HAWK COUNTY, ss:

This instrument was acknowledged before me on this ____ day of _____, 2024, by James V. Sands as Manager of Jim Sands Construction, LLC.

Notary Public in and for the State of Iowa



vj engineering

1501 technology pkwy, suite 100
cedar falls, iowa 50613
ph: (319) 266-5829 fax: (319) 266-5160

engineering – surveying

Memorandum – Engineering Considerations

May 24, 2024

RE: Sands North Cedar Estates Subdivision – Infiltration System Design

This is in reference to the proposed stormwater infiltration basin system proposed for The North Cedar Estates subdivision project. The project consists of the development of 14.2 acres of agricultural land which has now been rezoned as residential.

In its current condition of agricultural use with no detention system in place, there is a potential for a large rainfall event (50-100 year storms) to cause stormwater runoff to leave the site, especially in frozen ground conditions. During these infrequent events, the runoff flows to the east and into the existing residential neighborhood, causing issues. However, not many events provide the volume that produces any runoff due to the sites existing extremely sandy soil and flat terrain.

The proposed development will increase the amount of impervious area significantly. However, three very large basins have been designed to detain this runoff and allow the stormwater to infiltrate into the ground essentially the same way that it is now, just in a more defined location with the ability to store the rain events, giving them time to soak in. The system is designed so that no stormwater from the entire site will be allowed to leave (up to the 100 year storm).

Also, due to the very conservative approach used in sizing these basins, there is more than enough volume to hold the entire 100-year storm while allowing infiltration to take place.

Percolation testing was performed to determine appropriate infiltration rates for the site. An average infiltration rate of 4.78 inches per hour was determined. While using the result of 4.78 inches per hour would be a suitable rate for designing the site, the standardized rate (per Iowa Stormwater Management Manual for Sandy Loam Soils) of 1.02 inches per hour was utilized as the final design infiltration rate as a redundancy as it correlates with the soil type found. This means that there is a very large factor of safety built into the design.

Each basin has an additional volume of freeboard to serve as an emergency storage allotment in the event of a larger storm and also routing to ensure that any volume greater than the 100-year storm would be routed away from structures before rising to any FFE. This routing would send discharge greater than the 100-year storm to the same location all runoff currently goes to and would only be the volume of water beyond what the basins were designed for, which would be massively less runoff during that extreme event than would be encountered under the current conditions.

Paul Arch, P.E.