



**AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, AUGUST 14, 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 July 24, 2024

Public Comments

Old Business - None

New Business

2. **HWY-1 District Site Plan for Golden China restaurant at 1150 Brandilynn Blvd. (Case #SP24-004)**
Petitioners: Darren Fang, LLC, owner; Dan Levi, Levi Architecture; Monica Smith, Robinson Engineering
Previous discussion: none
Recommendation: *Denial*
P&Z Action: *Discuss and make a recommendation to approve, deny, or continue the discussion to a future meeting to give time for the applicant to make modifications.*

Commission Updates

Adjournment

Reminders:

- * August 28 and September 11 - Planning & Zoning Commission Meetings
- * August 19 and September 3 (Tuesday) - City Council Meetings

**Cedar Falls Planning and Zoning Commission
Regular Meeting
July 24, 2024
Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on July 24, 2024 at 5:30 p.m. at City Hall. The following Commission members were present: Alberhasky, Grybovych, Hartley, Henderson, Moser, Sorensen and Stalnaker. Johnson was absent. Stephanie Sheetz, Director of Community Development, Karen Howard, Planning and Community Services Manager, Thomas Weintraut, Planner III, Michelle Pezley, Planner III, and Matt Tolan, Civil Engineer II, were also present.

- 1.) Chair Hartley noted the Minutes from the June 26, 2024 regular meeting are presented. Alberhasky made a motion to approve the Minutes as presented. Sorensen seconded the motion. The motion was approved unanimously with 7 ayes (Alberhasky, Grybovych, Hartley, Henderson, Moser, Sorensen and Stalnaker), and 0 nays.
- 2.) The first item of business was a preliminary plat for North Cedar Estates (Case #PP23-007). Chair Hartley introduced the item. Sorenson recused himself from the item due to a conflict of interest. Ms. Pezley provided background information. Ms. Pezley explained that the item is a second review of a preliminary plat for North Cedar Estates, north of West Lone Tree Road and west of Cypress Avenue. The plat meets the R-2 district requirements and the owner is proposing 33 residential lots, three tracts for stormwater and land to be dedicated for a public park. She discussed stormwater management, sanitary sewer and the proposed park. She noted that the Parks and Recreation Commission had reviewed the proposed parkland and recommend approval, but also noted that they would like to see the park expanded as further development occurs to the north. Staff recommends approval of the plat, subject to the technical requirements noted in the staff report.

Dan Arends, VJ Engineering, was available to answer questions.

Henderson asked about the park and about the Parks and Recreation Commission's comments about expanding it in the future. Howard explained that this could be accomplished when land to the north is rezoned and subdivided for new home lots in the future. She noted that Mr. Stalnaker may want to comment on the discussion as he is a member of the Parks and Recreation Commission.

Hartley made a motion to approve the item. Henderson seconded the motion. The motion was approved with 6 ayes (Alberhasky, Grybovych, Hartley, Henderson, Moser, and Stalnaker), 1 abstention (Sorensen) and 0 nays.

- 3.) The next item for consideration by the Commission was the Loy Minor Subdivision Plat No. 1. (Case #MPT24-002). Chair Hartley introduced the item and Mr. Weintraut provided background information. He explained that the request is to combine lots 11 and 12 as well as 9 and 14 in the Twenty-Eighth Street Addition. They would like to split and equally divide lots 10 and 13. The minor plat will split and combine the existing 6 lots into 2 lots. All existing easements of record will remain.

Staff recommends approval of the two-lot minor plat at 541 and 528 West 28th Street.

Sorensen made a motion to approve the item. Henderson seconded the motion. The motion was approved unanimously with 7 ayes (Alberhasky, Grybovych, Hartley, Henderson, Moser, Sorensen and Stalnaker), and 0 nays.

- 4.) Stephanie Sheetz, Director of Community Development, provided updates on a change in the State code that affects the Commission’s meeting and provides additional flexibility. Local government bodies can meet by electronic means, such as by phone, TEAMS or Zoom. She asked the Commission about their thoughts on whether they prefer to continue to meet in person.

Hartley stated that he is in support of continuing the meetings in person. The other commission members agreed. They voiced the benefits of meeting in person since it is easier to engage with the public and receive written and verbal input at the meetings. Ms. Henderson agreed but likes having the ability to join meetings by other means as she travels a lot for work.

Ms. Sheetz asked that commission members let staff know if they will need to attend another way by the Friday before the meeting, so staff has time to make arrangements for phone or online attendance.

- 5.) As there were no further comments, Sorensen made a motion to adjourn. Henderson seconded the motion. The motion was approved unanimously with 7 ayes (Alberhasky, Grybovych, Hartley, Henderson, Moser, Sorensen and Stalnaker), and 0 nays.

The meeting adjourned at 5:45 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
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MEMORANDUM *Planning & Community Services Division*

TO: Planning and Zoning Commission
FROM: Thom Weintraut, AICP, Planner III
Ben Claypool, Civil Engineer II, PhD., PE.
DATE: August 14, 2024
SUBJECT: HWY-1 District Site Plan for Golden China

REQUEST: HWY-1 District Site plan approval for construction of a new restaurant, Golden China, on Lot 4 of Pinnacle Prairie Commercial South, Phase V (Case # SP24-004)

PETITIONER: Dan Levi, Levi Architecture; Darren Fang, LLC, Owner; Monica Smith, Robinson Engineering Company

LOCATION: 1150 Brandilynn Boulevard and east of Prairie Parkway.

PROPOSAL

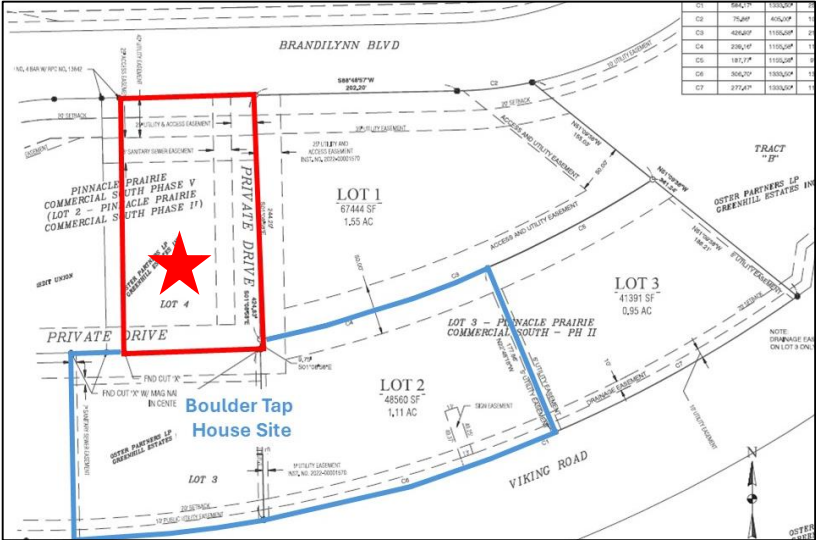
The applicant proposes to construct 3,461 square foot restaurant, Golden China, at 1150 Brandilynn Boulevard. The site is east of Veridian Credit Union, which is located at the southeast corner of the intersection of Brandilynn Boulevard and Prairie Parkway (see location map at right). The site is Lot 4 of Pinnacle Prairie Commercial South – Phase V. The proposal includes sitework, landscaping, private access way, parking, a drive-up pickup window (no menu board), signage, and a new restaurant



building. The proposed layout of the building sits on about 0.78 acres of land that fronts on Brandilynn Boulevard.

BACKGROUND

The parcel is located in the HWY-1, Highway Commercial Zoning District. The proposal is for a restaurant to be located on Lot 4 of Pinnacle Prairie Commercial South-Phase V approved in 2021. The development will have access from the shared private drive established with that subdivision. A site plan for the Boulder Tap House was recently approved on the lots to the south, as shown below.



ANALYSIS

The HWY-1 District is intended to promote and facilitate comprehensively planned commercial developments located adjacent to major transportation corridors and interchanges. The HWY-1 regulations are to encourage high standards of building architecture, and site planning that will foster commercial development to maximize pedestrian convenience, comfort, and pleasure. The ordinance requires a detailed site plan review before approval to ensure that the development site satisfies the specific standards of this zoning district. Attention to details such as parking, open green space, landscaping, signage, building design and orientation, and other similar factors help to ensure orderly development in the entire area.

Following is a review of the zoning ordinance requirements for the proposed development:

- 1) Use: The proposed use, a restaurant, is permitted in the HWY-1 District. **This use is allowed.**
- 2) Building Location and Vehicular Access: The parcel has street frontage on Brandilynn Boulevard and access to the site is via shared private drives established with the subdivision connecting to Prairie Parkway on the west and Brandilynn Boulevard to the north. The building is situated roughly equidistant between Brandilynn Boulevard and the private access drive on the south side of the property. There will be two access points on the east side of the property from the private drive. The main façade of the building is oriented to the south toward the private access drive and the main building entrance is located on the

west end of the building near a order pick-up drive. There will be no drive-thru menu board, only an order pick-up window.

There are two rows of parking located north and south of the building.

The building and parking lot setbacks and vehicular access satisfies the requirements.

- 3. Building Orientation and Pedestrian Access The property is located in the Pinnacle Prairie master planned area, so the Pinnacle Prairie Design Guidelines apply. These guidelines note that buildings in commercial areas are to be sited with the primary building elevation oriented to the street. It is also the intent of the HWY-1 Commercial district to “promote a high standard of building architecture and site planning that maximizes pedestrian convenience, comfort, and pleasure.”

This property only has one street frontage, Brandilynn Boulevard. However, the site is designed so the back side of the building is oriented toward the public street. As shown below, the façade facing Brandilynn is clearly the service side of the building meant for access for employees only and is the location of the refuse enclosure. There is no customer entrance on this side, nor is a customer entrance visible from the public street. This side of the building is largely a blank façade with no design elements typical of a front façade, such as storefront windows and customer entrance features.

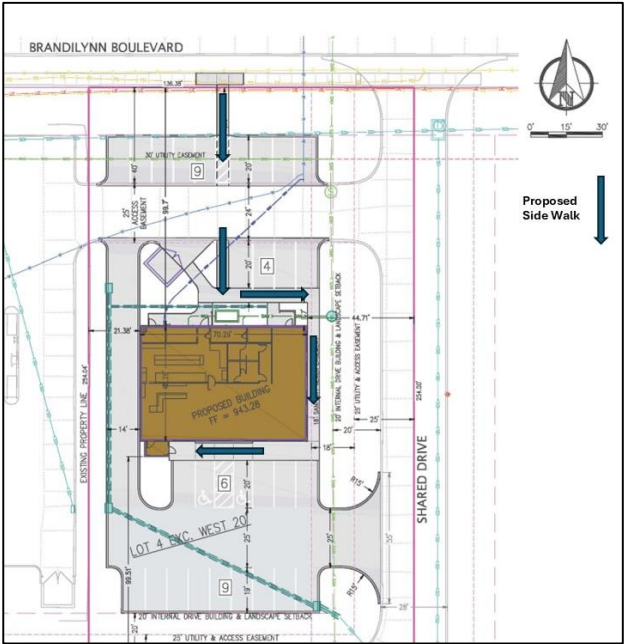
Compared to adjacent buildings, Veridian Credit Union and Unity Point Clinic Express have windows facing the adjacent streets and the Boulder Tap House has storefront windows on the Viking Road facade.



The proposed orientation of the building poses a particular challenge for pedestrian and bicycle access to the site. The sidewalk connection from Brandilynn Boulevard to the entrance of the building, leads the public to a blank wall on the rear of the building. The pedestrians are then required to walk along the rear of the building to the east side, turn and go south along the building’s eastside to the sidewalk on the south side the building, and turn west and walk to the opposite end of the building to the public entrance on the southwest corner of

the building. There are no sidewalks along the private shared drive, so there is no direct or visible pedestrian access to the restaurant.

If the building was rotated 180 degrees, the main entrance would face Brandilynn Boulevard, and the public entrance would be located to address both Brandilynn Boulevard and the north-south access drive. The sidewalk connection could be location parallel to the access drive and create a more inviting public entrance to the building by providing a direct connection from the sidewalk along Brandilynn Boulevard to the main entrance. This change would not only make pedestrian access to the building more direct and easier it would provide a more welcoming and appealing appearance to pedestrians and the motoring public.



Staff have offered to meet with the applicant and owner to discuss some alternatives to the building’s orientation; however, the offer was not accepted and the applicant decided to move forward with the current plan.

The orientation of the building with the back side of the building facing the public street does not meet the intent of the HWY-1 District. The orientation presents the less attractive aspects of the building and site within public view, including a blank façade, service entrance, and dumpster area. The pedestrian connection from the public sidewalk along Brandilynn leads to a service entrance rather than to the public entrance to the restaurant. In addition, the orientation of the building does not meet the Pinnacle Prairie Design Guidelines which require the primary façade of buildings to be oriented toward the street. Staff recommends re-orienting the building to face the public street, similar to other buildings in the area.

- 4) Parking: The parking requirement for a standard eat-in restaurant is one space for every 150 square feet of gross floor area plus one space for every two employees with 5 as a minimum number for employees. The plan shows 28 parking spaces meeting the commercial space requirement with two marked as accessible. The gross floor area of the building is 3,115 square feet, which would require 21 spaces and maximum number of employees per shift will 8, leaving 2 additional spaces beyond the minimum requirement.

The parking requirement has been met.

- 5) Open Space Requirements: The HWY-1 District requires that open space/landscaping requirements be provided at the rate of 10% of the total development site area excluding the perimeter setback area. Following is a summary of the landscape plan that details how this provision is met.

Lot Area	34,036 SF	
Minus 25 ft. Easement and 20 ft. Perimeter setback	15,542 SF	
<hr/>		
Development Site Area	18,494 SF	
Required Open/Green Space	1,849 SF	10%
Provided Open/Green Space	3,418 SF	18.4%

Landscaping is shown throughout the site, both around the building as well as within the parking lot, and along the streets within required setbacks.

The open green space exceeds the minimum requirement and is well distributed.

- 6) Landscaping: The HWY-1 District requires minimum landscaping at the rate of 0.02 points per square foot of the total development site area. This can be achieved through planting a combination of trees and shrubbery. A minimum of 0.75 points per linear foot of street frontage shall be planted with street trees. In addition, parking lot landscaping requirements must be met, including peripheral landscape screening and parking lot trees according to City Code Section 26-220(i).

The total required site landscaping points are 681 points for the site and 320 points for street trees. The site plan shows the points for the street trees has been met and the total points for the site as 694 points; however, the landscape plan incorrectly identified the points for a 3" caliper Common Hackberry as 40 points and all 2 gallon size shrubs as 2 points. A 3" caliper Hackberry is worth 90 points, and 2 gallon shrubs are worth 5 points thus the total points landscape points equal 920 points and so the site exceeds the requirement by 239 points. Planting point details can be seen in the attached landscaping plan for review.

Peripheral landscaping requirements for parking lots include placement of continuous landscaped strip not less than 5 feet in width and at least three feet in height, and one tree for every 50 lineal feet of landscaping barrier to screen the parking areas from the public streets and abutting lots. The internal landscaping requirement includes placement of one overstory tree for every 21 parking stalls to shade the parking areas.

The applicant has provided 2 parking lot trees and 4 peripheral trees meeting the requirements. The applicant has provided hydrangea, weigela, and ninebark shrubs to screen the parking lot areas from Brandilynn Boulevard and the private

access street. In addition, the applicant will be providing prairie grass scattered throughout the site. The landscaping is well distributed on the site and exceeds the minimum required number of points.

Landscaping requirements have been met.

- 7) Building Design: The HWY-1 District requires a design review of various elements to ensure a high quality of design and materials and compatibility with nearby buildings. These are noted below with a review on how each element is addressed.

Proportion: The relationship between the width and height of the front elevations of adjacent buildings shall be considered in the construction or alteration of a building; the relationship of width to height of windows and doors of adjacent buildings shall be considered in the construction or alteration of a building.



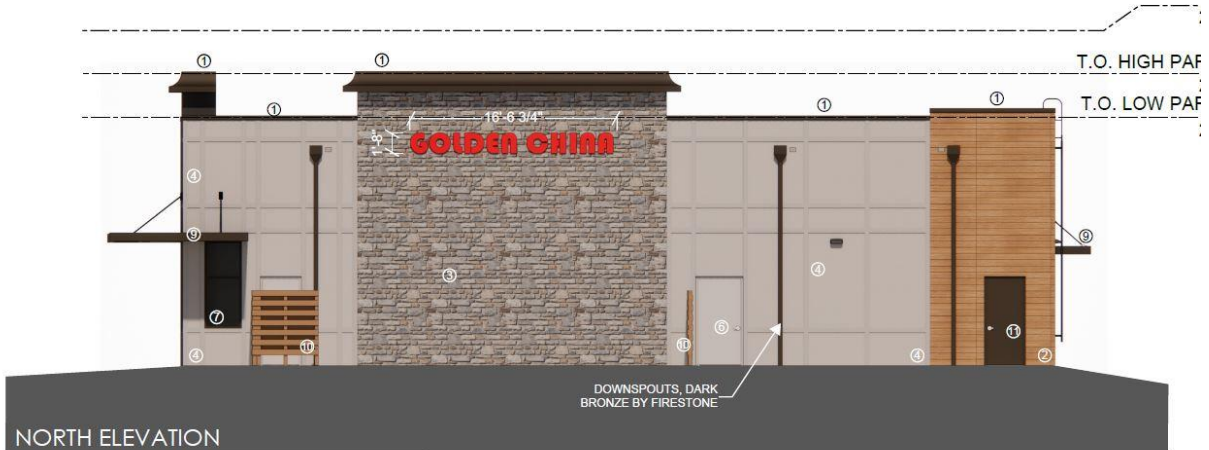
View From Prairie Parkway



View corner of Prairie Parkway and Brandilynn Blvd.



View From Viking Road



View From Brandilynn Boulevard

The Golden China is similar in height and scale to Veridian, the Express Clinic, and the Boulder Tap House. Veridian, Boulder Tap House, and Golden China use a “tower” to denote their primary entrances while the Express Clinic uses a higher parapet wall. The windows and doors on the front elevations the Express Clinic, Veridian, and Boulder Tap House are similar in size, scale and proportion not only to the individual building, but to each other. In comparison, as shown above, the front elevation (street side) of Golden China only has one window and two steel service doors with no glass. These elements are out of scale and proportion to the elevation, and also with the design of the other three buildings in the vicinity.

Roof shape, pitch, and direction: The similarity or compatibility of the shape, pitch, and direction of roofs in the immediate area shall be considered in the construction or alteration of a building.

The adjacent buildings utilize flat roofs with a parapet around the edges. The proposed new building will likewise utilize a flat roof for main building and the roof

for the main entrance tower. Staff finds that the proposed design is similar to the design of the neighboring buildings.

Pattern: Alternating solids and openings (wall to windows and doors) in the front facade and sides and rear of a building create a rhythm observable to viewers. This pattern of solids and openings shall be considered in the construction or alteration of a building.

As shown above the street-facing façade has few windows and doors, so does not have a pattern discernible to viewers and is not consistent with other buildings in the area. On the south, west, and east-facing elevations, the placement of windows and board and batten siding create a strong vertical rhythm, while the use of the canopy on these two façades provides horizontal relief. The brackets for the awning introduce an additional rhythm to these elevations. The windows are well-distributed across the three facades that do not front of Brandilynn Boulevard. The Brandilynn Boulevard side of the building, because it is the service entrance, does not provide strong horizontal or vertical rhythm that come with the use of windows and doors with lights.

Materials and texture: The similarity or compatibility of existing materials and textures on the exterior walls and roofs of buildings in the immediate area shall be considered in the construction or alteration of a building. A building or alteration shall be considered compatible if the materials and texture used are appropriate in the context of other buildings in the immediate area.

Staff finds that the exterior materials are consistent with neighboring buildings by using the combination of stone, wood, and metal. The height of the building is within the allowances of the zoning district and is consistent with the general height of the neighboring buildings.

Color: The similarity or compatibility of existing colors of exterior walls and roofs of buildings in the area shall be considered in the construction or alteration of a building.

Golden China uses a combination of gray and woodsy brown materials for the facades. The fascia, canopy, and roofing material will be matte black. The varied use of materials and color will enhance the architectural elements of the building. The colors and materials are compatible with those used by the other buildings.

Architectural features: Architectural features, including but not limited to, cornices, entablatures, doors, windows, shutters, and fanlights, prevailing in the immediate area, shall be considered in the construction or alteration of a building. It is not intended that the details of existing buildings be duplicated precisely, but those features should be regarded as suggestive of the extent, nature, and scale of details that would be appropriate on new buildings or alterations.

The profile of the building subtly provides an image of East Asian design. The façade materials will complement the materials that will be used on the Boulder Tap house. The proposed colors of the building will blend with the neighboring

and proposed buildings. The roof is flat like the neighboring buildings, but like Veridian Credit Union and Boulder Tap House, the entrance location will be marked by a tower. The placement and distribution of windows along the dining side of the building are in scale with the neighboring properties. However, again, the street-facing façade of the building is rather devoid of architectural features similar to other buildings in the area.

In summary, the proposed restaurant has a high quality of design and materials; however, because of the building's orientation with the "rear" facing the street, the street façade is not compatible with the other three buildings. Staff finds the architectural standards of the HWY-1 Zone are not met.

- 8) Trash Dumpster Site: The dumpster enclosure is located at the northwest corner of the building. This location is in a highly visible from Brandilynn Boulevard. Trash enclosure is over seven feet in height and will be constructed using a rock-face block painted to match the gray board and batten siding. The gate is metal and over six feet high and will be clad with vinyl slats resembling vertical boards.

The dumpster enclosure meets City standards; however, the placement should be in a less visible location and not in the front yard and visible from Brandilynn Boulevard.

- 9) Lighting: The HWY-1 District regulations do not have specific lighting design guidelines. The applicant has proposed seven wall sconces on the pick-up window and rear sides of the building and downcast floodlights for the building canopy. The parking lot lighting will consist of one downcast LED luminaire fully shielded to prevent spillover light on to adjacent properties. A photometric plan has been submitted for review.

Lighting is acceptable.

- 10) Signage: For the proposed new building, two wall signs are illustrated on the building; one on the south wall near the main entrance from the parking lot and the other on the north wall facing Brandilyn Boulevard. As per code, wall sign areas cannot exceed 20 percent of the surface area of the single wall to which it is affixed. No more than two wall surfaces of any single structure may be utilized for sign displays. Both wall sign areas meet the code requirement (see elevations included in packet). The applicant will need to obtain a separate sign permit for each sign prior to installation.

Proposed Signage is acceptable.

- 11) Sidewalks: There is a 5-foot-wide PCC sidewalk proposed which will connect to the Brandilynn Boulevard sidewalk. The sidewalk is circuitous in its connection from Brandilynn Boulevard. The sidewalk enters the property centered on the service-side wall of the building, and then turns east to the corner of the building,

turning south to the southeast corner of the building, before turning again and crossing the entire length of the south façade to the entrance. If the building was re-oriented so the main entrance was at the northeast corner of the building facing Brandilynn Boulevard, the sidewalk could be installed along the private drive and cross the driveway and connect to the building entrance in a direct more inviting manner.

Pedestrian access is not acceptable.

- 12) Storm Water Management: All storm water will be collected by a private storm sewer which ties into the public storm sewer and which flows to the regional detention pond approximately 300 feet east of the project site. No on-site detention will be required since this development falls within the area the regional detention facility was originally designed to accommodate.

TECHNICAL COMMENTS

Cedar Falls Utilities (CFU) has reviewed the site plan for Golden China next to 1000 and 1050 Brandilynn Blvd. Water, electric, gas, and communications utility services are available in accordance with the service policies of CFU.

All water lines shall be installed a minimum of 5.5 ft below grade. The water service material shall be copper. All water services in Cedar Falls are customer owned. Cedar Falls Utilities advises the Golden China owner to provide an easement to Veridian Credit Union for their water service. It is also recommended that an agreement between Veridian CU and the owner of Golden China be put in place for the repair of the shared water service on the Golden China property.

Natural gas is available from the south side of Brandilynn Blvd. Cedar Falls Utilities will install and own the gas service. Coordinate the gas meter location and building loads with CFU Gas & Water Operations.

The landscaping plan shows trees and other landscaping features in the right of way or utility easements. Removal and replacement of the trees or any other landscaping including monument signs located within these areas that may be disturbed by utility maintenance, repair, or replacement is the responsibility of the property owner.

The parking lot on the north side of the property shows the pavement will be placed over the utility easement. If access is needed to the utility infrastructure, removal and replacement of the pavement is the responsibility of the property owner.

Major technical comments from the City's Technical Review Committee have been addressed by the applicant, with the exception of the orientation of the building, the location of the refuse enclosure, and the proposed sidewalk connection from Brandilynn Boulevard.

A courtesy notice to surrounding property owners was mailed on July 8, 2024.

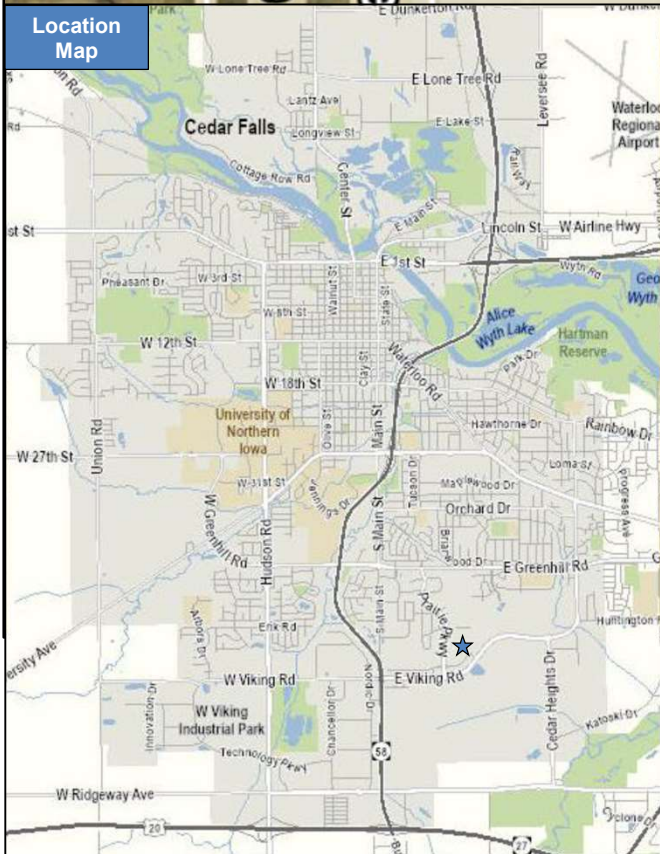
STAFF RECOMMENDATION

Staff recommends denial of SP24-004, a HWY-1 District site plan for the Golden China restaurant located at 1150 Brandilynn Boulevard, for the following reasons:

- 1. The primary building elevation does not face the street as required by the Pinnacle Prairie Design Guidelines and does not meet the architectural standards of the HWY-1 District.
- 2. The refuse enclosure is highly visible from the public right-of-way.
- 3. The sidewalk connection from Brandilynn Boulevard does not provide a convenient, comfortable, or pleasant means for the public to access the main entrance from the public street.

PLANNING & ZONING COMMISSION

Introduction
&
Discussion
8/14/2024



Golden China Restaurant
1150 Brandilynn Blvd

Menards

Item 2.



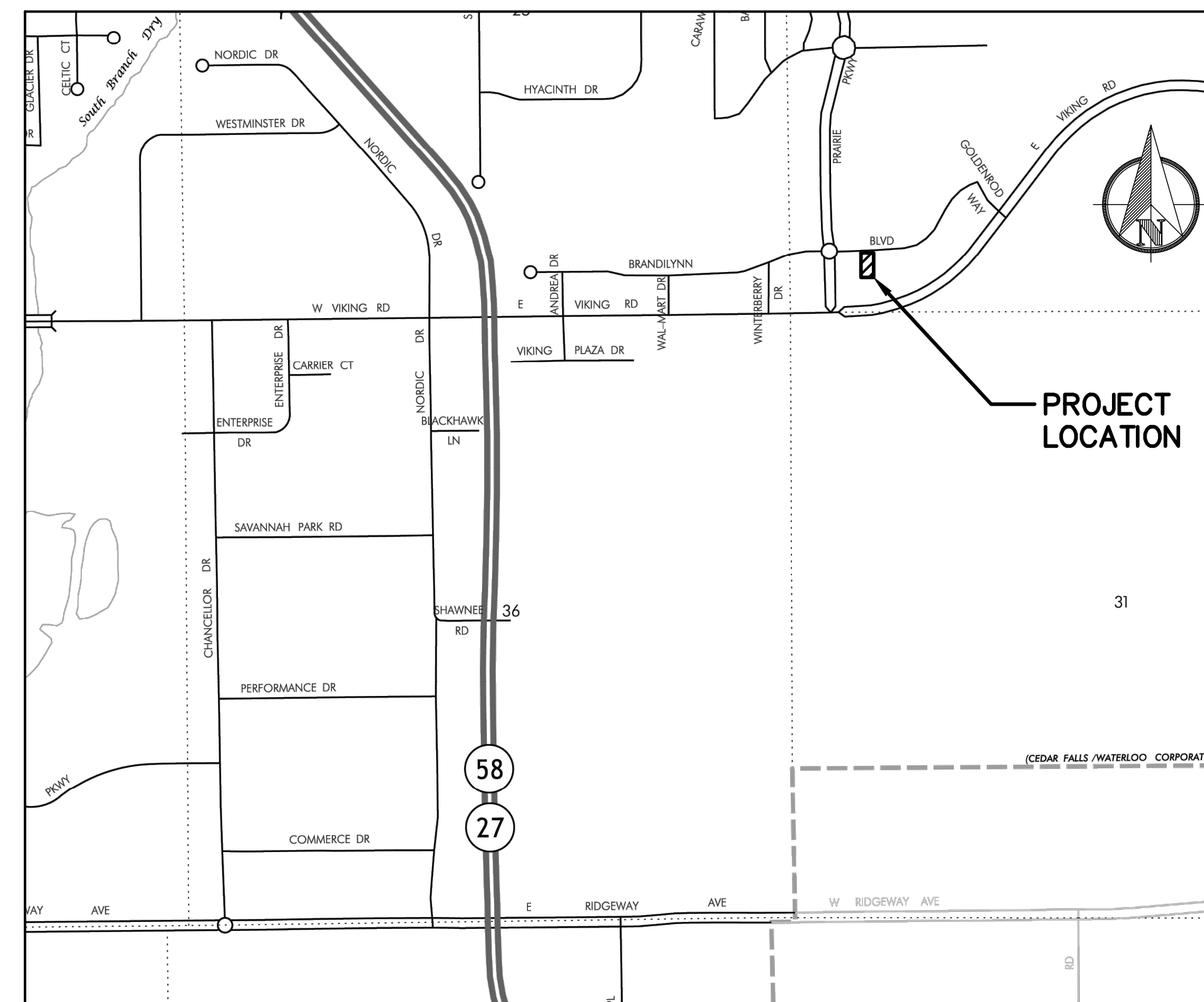
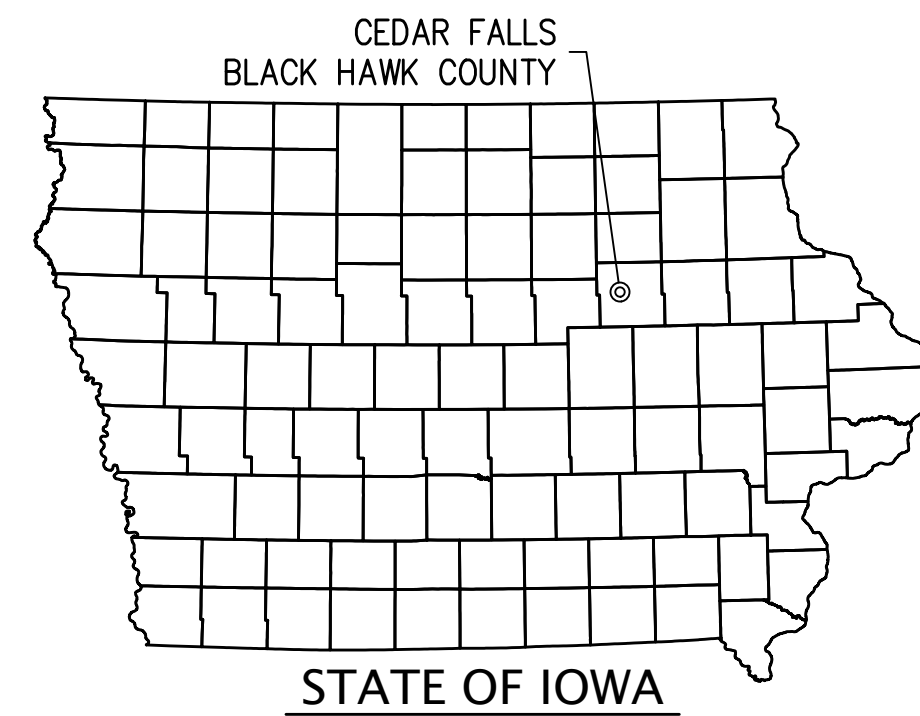
Menards

Item 2.



GOLDEN CHINA RESTAURANT IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA

1150 BRANDILYNN BOULEVARD
NEW COMMERCIAL DEVELOPMENT
PN: 24001



LOCATION MAP
CEDAR FALLS, IOWA
NTS

Sheet List Table	
Sheet Number	Sheet Title
C0.1	COVER
C0.2	SITE DEVELOPMENT PLAN
C0.3	GENERAL NOTES AND APPLICABLE SPECIFICATIONS
C1.1	UTILITY PLAN
C2.1	PAVING PLAN - SOUTH
C2.2	PAVING PLAN - CENTER
C2.3	PAVING PLAN - NORTH
C3.1	SWPPP - INITIAL DISTURBANCE
C3.2	SWPPP - CONSTRUCTION PHASE
LA.1	LANDSCAPE PLAN



THE SITE IMPROVEMENTS SHOWN WITHIN THIS PLAN SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE 2024 VERSION OF THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, ALSO KNOWN AS SUDAS (2024), AS AMENDED BY THE CITY OF CEDAR FALLS, AND, IF PROVIDED, PROJECT SPECIFIC SUPPLEMENTAL SPECIFICATIONS.

DEVELOPER

DARREN FANG, LLC (CONTRACT)
905 LISA DRIVE
WATERLOO, IA 50701

ARCHITECT

LEVI ARCHITECTURE
3228 CEDAR HEIGHTS DRIVE
CEDAR FALLS, IA 50613

CIVIL ENGINEER

ROBINSON ENGINEERING
819 SECOND STREET NE
INDEPENDENCE, IOWA 50644
319-334-7211
PROJECT CONTACT: ALEX BOWER
ENGINEER: MONICA SMITH



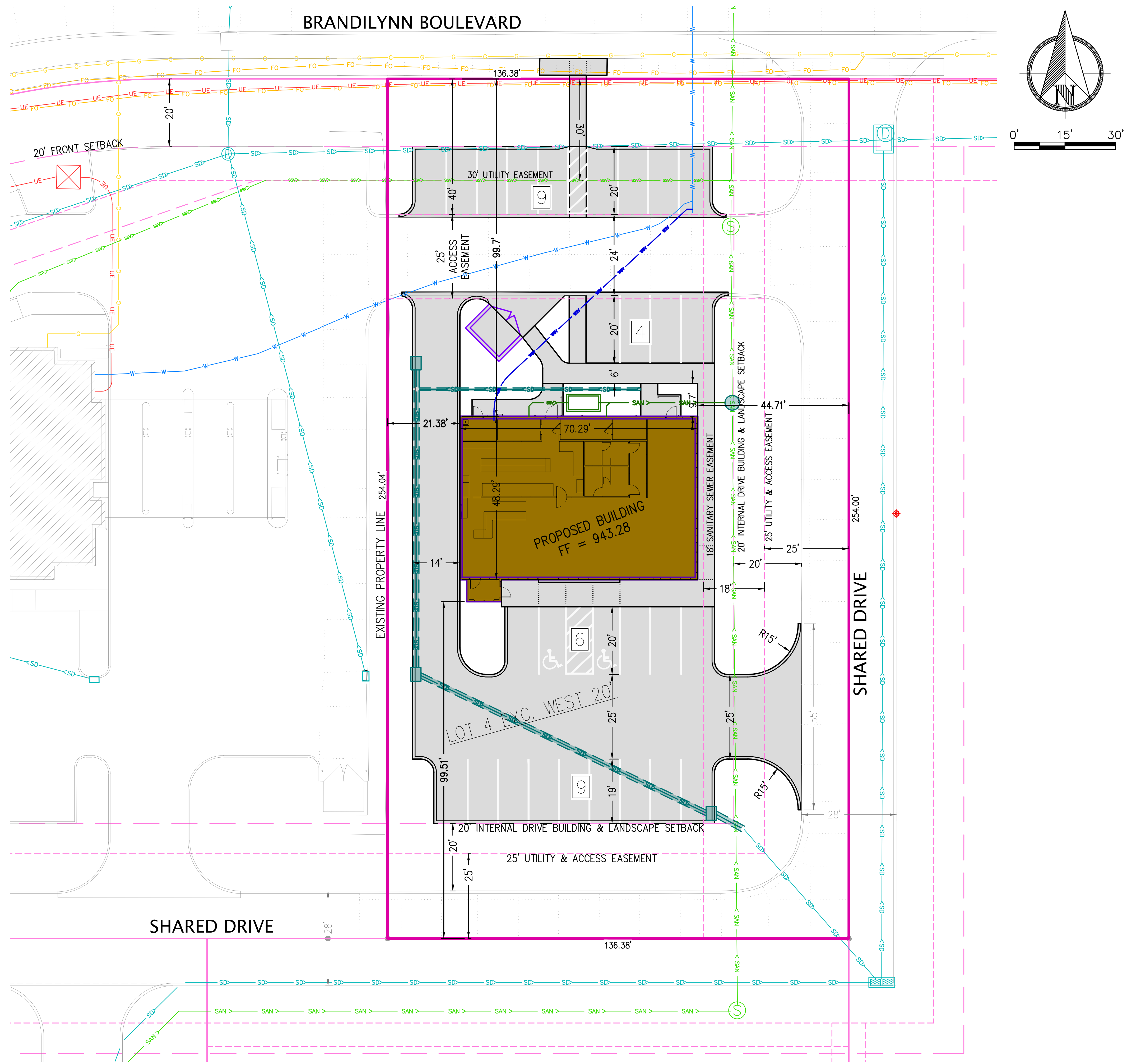
Robinson Engineering Company
Consulting Engineers

819 Second Street NE
Independence, Iowa 50644
319-334-7211

C0.1

7/25/2024
SUBMITTAL 3

	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.	
	MONICA M. SMITH LICENSE NO. 15074	
	Signature	Date
	My License renewal date is: <u>DECEMBER 31, 2025</u>	
Pages or sheets covered by this seal: <u>'C' SHEETS</u>		



SITE ADDRESS: 1150 BRANDILYNN BOULEVARD
 PARCEL ID: 891330351030
 DEVELOPER: DARREN FANG, LLC (CONTRACT)
 905 LISA DRIVE
 WATERLOO, IA 50701
 ZONING: HWY-1 HIGHWAY COMMERCIAL
 LOT SIZE: 34,036 SF / 0.781 ACRES
 SETBACK REQUIREMENTS
 FRONT: 20'
 REAR: NOT NOTED
 SIDE: NOT NOTED
 LOT AREA UTILIZATION
 BUILDING FOOTPRINT: 3,461 SF (10.2%)
 TOTAL PAVEMENT & SIDEWALKS: 20,182 SF (59.3%)
 TOTAL VEGETATED SURFACE: 10,393 SF (30.5%)
 PARKING:
 REQUIRED PER SEC. 26-220, (a), 2, b, 4.
 31. Restaurant (standard eat in). One parking space for every 150 square feet of gross floor area, plus one parking space for every two employees, with a minimum of five parking spaces for employee parking.
 CALCULATIONS:
 GROSS FLOOR AREA = 3,115 SF / 150 = 21 SPACES
 PR. EMPLOYEES MAX SHIFT: = 8 EMPLOYEES
 REQUIRED PARKING = 26 SPACES
 PROVIDED PARKING = 28 SPACES
 FLOOD PLAIN: ZONE X PER FEMA FIRM 19013C0281F, EFFECTIVE 7/18/2011
 STORM WATER MANAGEMENT: REGIONAL DETENTION

Robinson Engineering Company
 Consulting Engineers
 819 Second Street NE
 Independence, Iowa 50644
 319-334-7211

SITE DEVELOPMENT PLAN
GOLDEN CHINA RESTAURANT
 PN: 24001
 DARREN FANG, LLC (CONTRACT)

C0.2
 7/25/2024
 SUBMITTAL 3

TRAFFIC CONTROL

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING ALL TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH ALL APPLICABLE JURISDICTIONAL REQUIREMENTS.

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO AND BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THE SITE IMPROVEMENTS SHOWN WITHIN THIS PLAN SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE 2024 VERSION OF THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, ALSO KNOWN AS SUDAS (2024) AS AMENDED BY THE CITY OF CEDAR FALLS UNLESS SPECIFICALLY STATED OTHERWISE IN THESE PLANS, THE PROJECT MANUAL (IF APPLICABLE), OR CITY AND OTHER APPLICABLE ORDINANCES. THIS INCLUDES, IF PROVIDED, PROJECT SPECIFIC SUPPLEMENTAL SPECIFICATIONS.
3. ANY QUANTITIES SHOWN ON THE CIVIL (C) SHEETS ARE TO ASSIST THE BIDDER. THE BIDDER/CONTRACTOR SHALL MAKE A FINAL DETERMINATION OF THE QUANTITIES REQUIRED TO COMPLETE THE WORK AND THE BID SHALL BE ON THE BASIS OF THE BIDDER/CONTRACTOR'S OWN CALCULATIONS. ANY COMMENT RELATED TO QUANTITY OR PAYMENT ON THE CIVIL SHEETS IS SOLELY PROVIDED TO ASSIST THE BIDDER/CONTRACTOR IN THE PREPARATION OF BIDDING AND SHALL NOT BE CAUSE FOR CHANGE ORDER REQUEST.
4. CONSTRUCTION SURVEY FOR THIS PROJECT SHALL BE PROVIDED BY THE CONTRACTOR.
5. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE ENGINEERING DEPARTMENTS AND UTILITY COMPANIES PRIOR TO CONSTRUCTION. ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO ANY EXISTING UTILITY. IOWA CODE 480, UNDERGROUND FACILITIES INFORMATION, REQUIRES NOTICE TO IOWA ONE CALL (1-800-292-8989) NOT LESS THAN 48 HOURS BEFORE EXCAVATION, EXCLUDING WEEKENDS AND LEGAL HOLIDAYS.
6. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, LOCATE AND DETERMINE THE UNDERGROUND UTILITIES ON THE PROJECT SITE. THE CONTRACTOR ASSUMES RESPONSIBILITY FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES.
7. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING TO BECOME FULLY FAMILIAR WITH THE EXISTING CONDITIONS OF THE SITE. FAILURE TO VISIT THE SITE SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING THE WORK IN ACCORDANCE WITH THESE DRAWINGS.
8. THE CONTRACTOR SHALL VERIFY AT THE SITE, ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS, AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICT PRIOR TO PROCEEDING WITH THE WORK.
9. DRAWING DIMENSIONS SHALL GOVERN OVER SCALING OF DRAWINGS. LARGE SCALE DRAWINGS SHALL GOVERN OVER SMALL SCALE DRAWINGS. NOTES AND DETAILS ON THE DRAWINGS SHALL APPLY TO ALL SIMILAR CONDITIONS WHETHER THEY ARE REPEATED OR NOT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES OUTSIDE THE CONSTRUCTION LIMITS RESULTING FROM NEGLIGENCE.
11. CONTRACTOR SHALL PROTECT EXISTING FACILITIES, BUILDINGS, AND OTHER APPURTENANCES NOT TO BE REMOVED FROM THE SITE DURING THE CONSTRUCTION ACTIVITIES.
12. CONTRACTOR SHALL CONFINE WORK TO THE CONSTRUCTION LIMITS AND EASEMENTS PROVIDED OR EASEMENTS OBTAINED. COPIES OF ANY EASEMENTS THE CONTRACTOR OBTAINS FOR CONSTRUCTION WORK ON THIS PROJECT SHALL BE PROVIDED TO THE OWNER.
13. CONTRACTOR SHALL SUBMIT A DETAILED CONSTRUCTION SCHEDULE AND STAGING PLAN A MINIMUM OF TWO (2) DAYS PRIOR TO THE PRECONSTRUCTION MEETING.
14. CONTRACTOR SHALL NOT INTERRUPT ACCESS TO OTHER PROPERTIES, WHERE INGRESS/EGRESS IS PERMITTED, DURING CONSTRUCTION.
15. CONTRACTOR SHALL INSTALL INITIAL EROSION CONTROL MEASURES FOR INSPECTION BY THE CITY PRIOR TO EARTH MOVING ACTIVITIES.
16. CONTRACTOR SHALL COORDINATE TEMPORARY DISRUPTION OF UTILITY SERVICES WITH THE CITY OF CEDAR FALLS, AFFECTED UTILITY COMPANIES, AND/OR AFFECTED PROPERTY OWNERS WHEN UTILITY SERVICES ARE INTERRUPTED DUE TO CONSTRUCTION ACTIVITIES ON THIS PROJECT.
17. TYPE A COMPACTION SHALL BE REQUIRED FOR EXCAVATION/EMBANKMENT WORK ON THIS PROJECT. ADDITIONAL COMPACTION REQUIREMENTS MAY BE REQUIRED FOR BUILDING CONSTRUCTION. REFER TO APPLICABLE SPECIFICATIONS FOR THAT WORK.
18. PROPOSED LINEWORK IS PROVIDED IN .DWG FORMAT AND THE EXISTING AND PROPOSED SURFACES ARE PROVIDED IN .XML FORMAT FOR BIDDING PURPOSES. NO OTHER ELECTRONIC DATA WILL BE PROVIDED FOR BIDDING PURPOSES. ALL ENTITIES WHO CHOSE TO USE THESE ELECTRONIC DOCUMENTS WHETHER ISSUED FOR BIDDING OR ISSUED DURING CONSTRUCTION SHALL ASSUME RESPONSIBILITY FOR ENSURING ITS ACCURACY TO THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.
19. THE CONTRACTOR WILL BE PROVIDED WITH THE STORM WATER POLLUTION PREVENTION PLAN AND ACCOMPANYING NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT NUMBER 2 (SWPPP) DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR SWPPP MANAGEMENT, INSPECTIONS, MAINTENANCE, EXECUTION, AND REMOVAL OF DEVICES. IN ADDITION, CONTRACTOR SHALL SUBMIT 'NOTICE OF DISCONTINUATION' TO THE IOWA DNR AT TIME SITE IS CONSIDERED FULLY ESTABLISHED, SUBJECT TO CITY APPROVAL.

APPLICABLE SUDAS SECTIONS:

Iowa Statewide Urban Design and Specifications (SUDAS) is available publicly at <https://iowasudas.org>

The following specifications sections are brought to the attention of the contractor for work on this project. Exclusion from this list shall not exempt other sections from applicability to work on this project. For all items called out in subsection 1.08 MEASUREMENT AND PAYMENT, '1. Measurement;' and '2. Payment;' shall be excluded. '3. Includes;' shall still apply to all sections. Any reference to 'Unit price' or similar context shall refer to The Contract arrangement for payment in the Project Manual for this project. EXAMPLE: where a 6" Gate valve is called out in the Plans all incidentals under Division 5, Section 5020, Part 1, Sub Section 1.08, A., 3, shall apply.

DIVISION 2: Earthwork
2010: Earthwork, Subgrade, and Subbase

DIVISION 3: Trench Excavation and Backfill
3010: Trench Excavation and Backfill
3020: Trenchless Construction (Boring, Jacking, and Tunneling)

DIVISION 4: Sewers and Drains
4010: Sanitary Sewers
4020: Storm Sewers
4060: Cleaning, Inspection, and Testing of Sewers

DIVISION 5: Water Mains and Appurtenances
5010: Pipe Fittings
5020: Valves, Fire Hydrants, and Appurtenances
5030: Testing and Disinfection

DIVISION 6: Structures for Sanitary and Storm Sewers
6010: Structures for Sanitary and Storm Sewers
6030: Cleaning, Inspection, and Testing of Structures

DIVISION 7: Streets and Related Work
7010: Portland Cement Concrete Pavement
7030: Sidewalks, Shared Used Paths, and Driveways

DIVISION 8: Traffic Control
8020: Pavement Markings
8030: Temporary Traffic Control

DIVISION 9: Site Work and Landscaping
9010: Seeding
9030: Plant Material and Planting
9040: Erosion and Sediment Control
9060: Chain Link Fence

Division 11: Miscellaneous
11,010: Construction Survey
11,050: Concrete Washout

APPLICABLE SUDAS DETAILS:

Iowa Statewide Urban Design and Specifications (SUDAS) is available publicly at <https://iowasudas.org>

The following details are brought to the attention of the contractor for work on this project. Exclusion from this list shall not exempt other details from applicability to site work on this project.

DIVISION 2: Earthwork
2010.101 - DETAILS OF EMBANKMENTS AND REBUILDING EMBANKMENTS
2010.102 - DESIGNATION OF ROADWAY EARTHWORK ITEMS

DIVISION 3: Trench Excavation and Backfill
3010.101 - Trench Bedding and Backfill Zones
3010.103 - Flexible Gravity Pipe Trench Bedding
3010.104 - Pressure Pipe Trench Bedding

DIVISION 4: Sewers and Drains
4010.201 - Sanitary Sewer Service Stub
4010.203 - Sanitary Sewer Cleanout
4020.211 - Storm sewer Pipe Connections

DIVISION 5: Water Mains and Appurtenances
5010.101 - Thrust Blocks
5010.102 - Tracer System
5010.901 - Minimum Clearance Between Water Service and Structure
5020.201 - Fire Hydrant Assembly

DIVISION 7: Streets and Related Work
7010.101 - Joints
7010.102 - PCC Curb Details [6" Standard Curb]
7010.904 - Typical Jointing Layout
7030.102 - Concrete Driveway, Type B [With Radii]
7030.202 - Curb Details for Class A Sidewalk [Detail 3]

DIVISION 8: Traffic Control
8030-102 - Work off of Pavement with Minor Encroachment onto Traveled Way
8030.104 - Lane Closure on Low Volume Street (Self-Regulating)

DIVISION 9: Site Work and Landscaping
9030.101 - Planting Pit
9030.102 - Tree Staking, Guying, And Wrapping
9040.102 - Filter Berm and Filter Sock
9040.103 - Rolled Erosion Control Product (RECP) Installation on Slopes
9040.104 - Rolled Erosion Control Product (RECP) Installation in Channel
9040.105 - Rip Rap for Pipe Outlet onto Flat Ground
9040.111 - Rap Rap Apron for Pipe Outlet into Channel
9040.114 - Sediment Basin with Emergency Spillway
9040.119 - Silt Fence
9040.120 - Stabilized Construction Entrance
9060.101 - Chain Link Fence
9060.102 - Chain Link Gate

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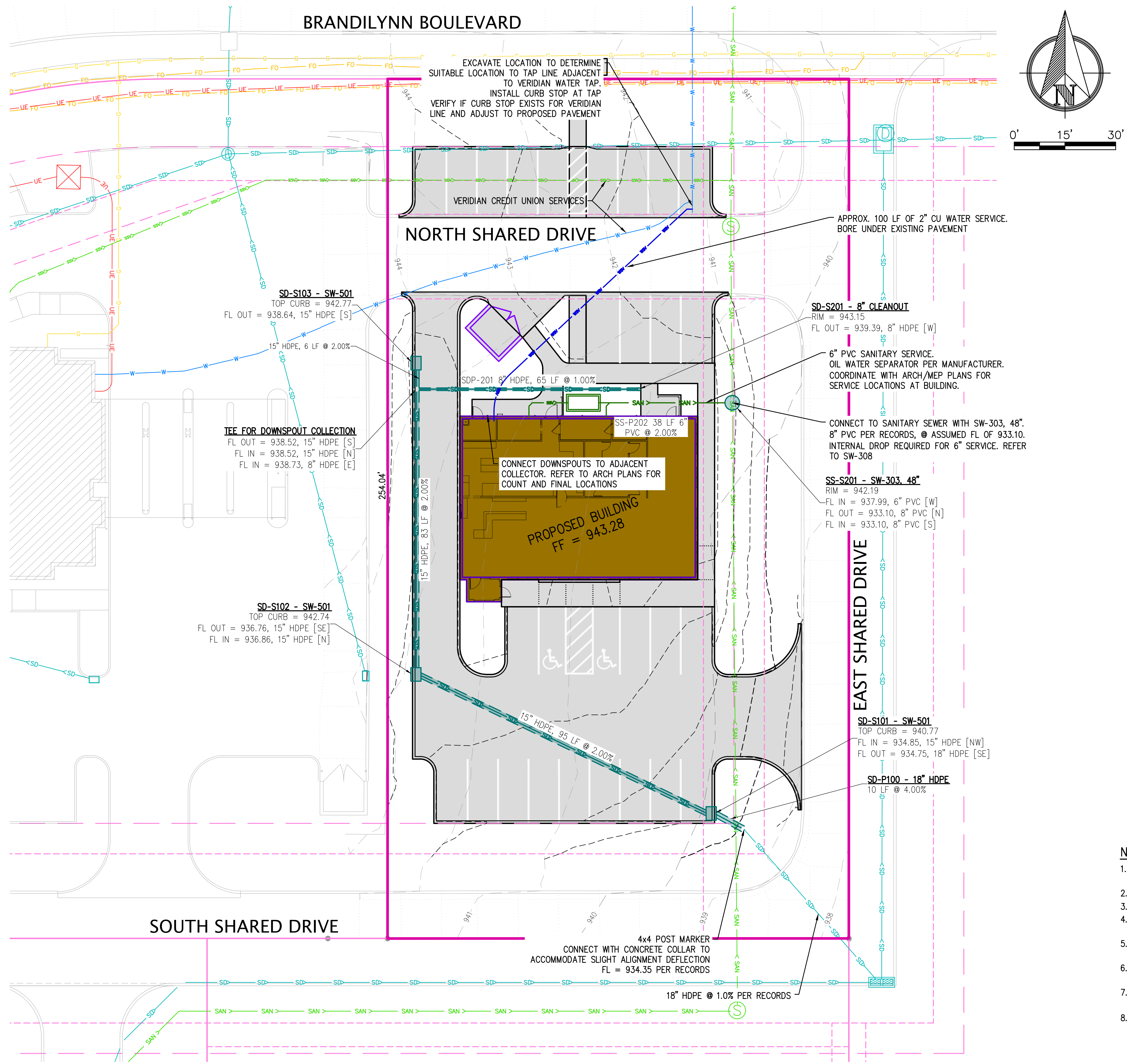
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GENERAL NOTES AND APPLICABLE SPECIFICATIONS

GOLDEN CHINA RESTAURANT

PN: 24001
DARREN FANG, LLC (CONTRACT)

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7/25/2024
SUBMITTAL 3



NOTES:

1. ALL HDPE DRAINAGE PIPE SHALL BE OF DUAL WALL CONSTRUCTION UNLESS SPECIFICALLY SPECIFIED OTHERWISE.
2. STORM PIPING SHALL BE RCP WHERE PLACED WITHIN CITY RIGHT OF WAY.
3. WATER LINE SHALL BE BURIED TO MAINTAIN 6' COVER.
4. CONTRACTOR SHALL FIELD VERIFY LOCATION, ELEVATION, AND MATERIAL OF ALL WATER, STORM, AND SANITARY CONNECTIONS.
5. CONFIRM WATER SERVICE ENTRANCE LOCATION TO BUILDING WITH ARCHITECTURAL AND MECHANICAL PLANS.
6. COORDINATE CONNECTION TO MUNICIPAL WATER MAIN WITH CEDAR FALLS UTILITIES STAFF.
7. SANITARY SERVICE SHALL BE INSTALLED WITH TRACER WIRE. PLACE TRACER STATION AT CLEAN OUT WHERE SERVICE EXISTS BUILDING.
8. PLACE LIGHT POLES, IF PROVIDED, 3' CLEAR FROM EDGE PAVING/BACK OF CURB.

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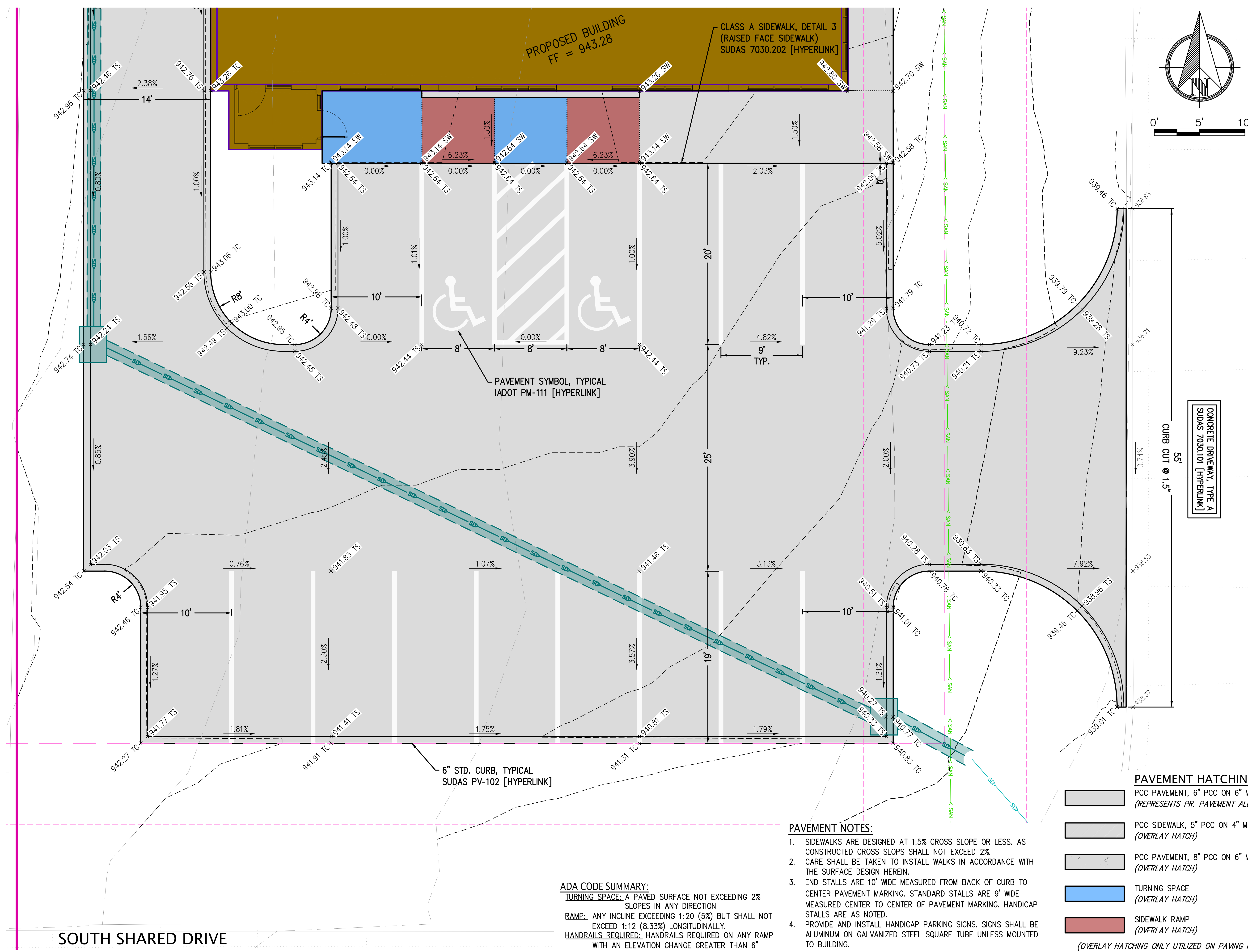
UTILITY PLAN

GOLDEN CHINA RESTAURANT

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EAST SHARED DRIVE

SOUTH SHARED DRIVE

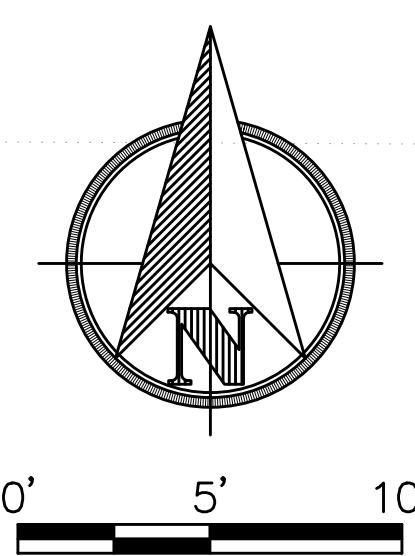
PROPOSED BUILDING
FF = 943.28

CLASS A SIDEWALK, DETAIL 3
(RAISED FACE SIDEWALK)
SUDAS 7030.202 [HYPERLINK]

PAVEMENT SYMBOL, TYPICAL
IADOT PM-111 [HYPERLINK]

6" STD. CURB, TYPICAL
SUDAS PV-102 [HYPERLINK]

CONCRETE DRIVEWAY, TYPE A
SUDAS 7030.101 [HYPERLINK]



ADA CODE SUMMARY:
TURNING SPACE: A PAVED SURFACE NOT EXCEEDING 2% SLOPES IN ANY DIRECTION
RAMP: ANY INCLINE EXCEEDING 1:20 (5%) BUT SHALL NOT EXCEED 1:12 (8.33%) LONGITUDINALLY.
HANDRAILS REQUIRED: HANDRAILS REQUIRED ON ANY RAMP WITH AN ELEVATION CHANGE GREATER THAN 6"

- PAVEMENT NOTES:**
- SIDEWALKS ARE DESIGNED AT 1.5% CROSS SLOPE OR LESS. AS CONSTRUCTED CROSS SLOPS SHALL NOT EXCEED 2%.
 - CARE SHALL BE TAKEN TO INSTALL WALKS IN ACCORDANCE WITH THE SURFACE DESIGN HEREIN.
 - END STALLS ARE 10' WIDE MEASURED FROM BACK OF CURB TO CENTER PAVEMENT MARKING. STANDARD STALLS ARE 9' WIDE MEASURED CENTER TO CENTER OF PAVEMENT MARKING. HANDICAP STALLS ARE AS NOTED.
 - PROVIDE AND INSTALL HANDICAP PARKING SIGNS. SIGNS SHALL BE ALUMINUM ON GALVANIZED STEEL SQUARE TUBE UNLESS MOUNTED TO BUILDING.

PAVEMENT HATCHING LEGEND

	PCC PAVEMENT, 6" PCC ON 6" MODIFIED SUBBASE (REPRESENTS PR. PAVEMENT ALL OTHER SHEETS)
	PCC SIDEWALK, 5" PCC ON 4" MODIFIED SUBBASE (OVERLAY HATCH)
	PCC PAVEMENT, 8" PCC ON 6" MODIFIED SUBBASE (OVERLAY HATCH)
	TURNING SPACE (OVERLAY HATCH)
	SIDEWALK RAMP (OVERLAY HATCH)

(OVERLAY HATCHING ONLY UTILIZED ON PAVING PLAN SHEETS.)

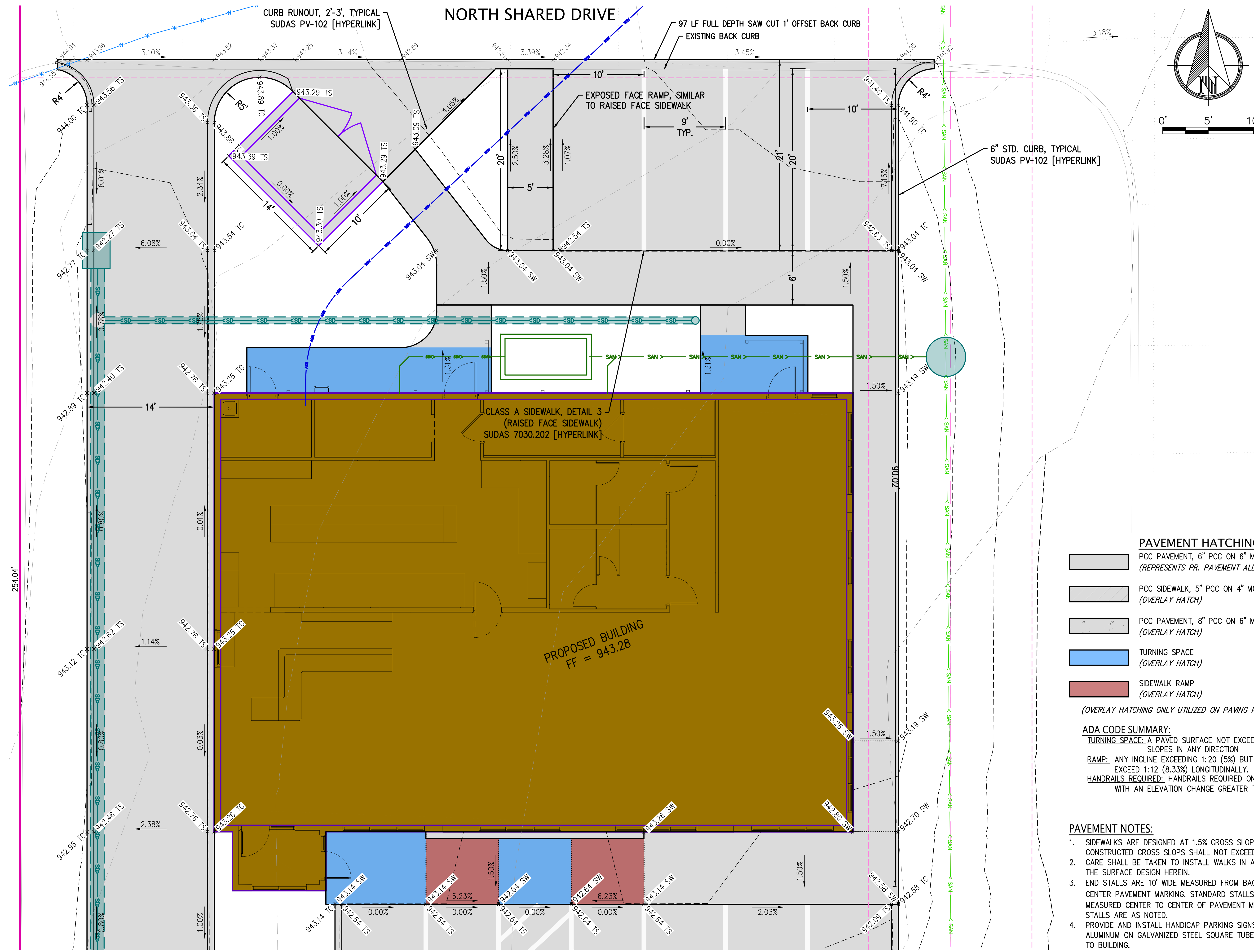
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PAVING PLAN - SOUTH

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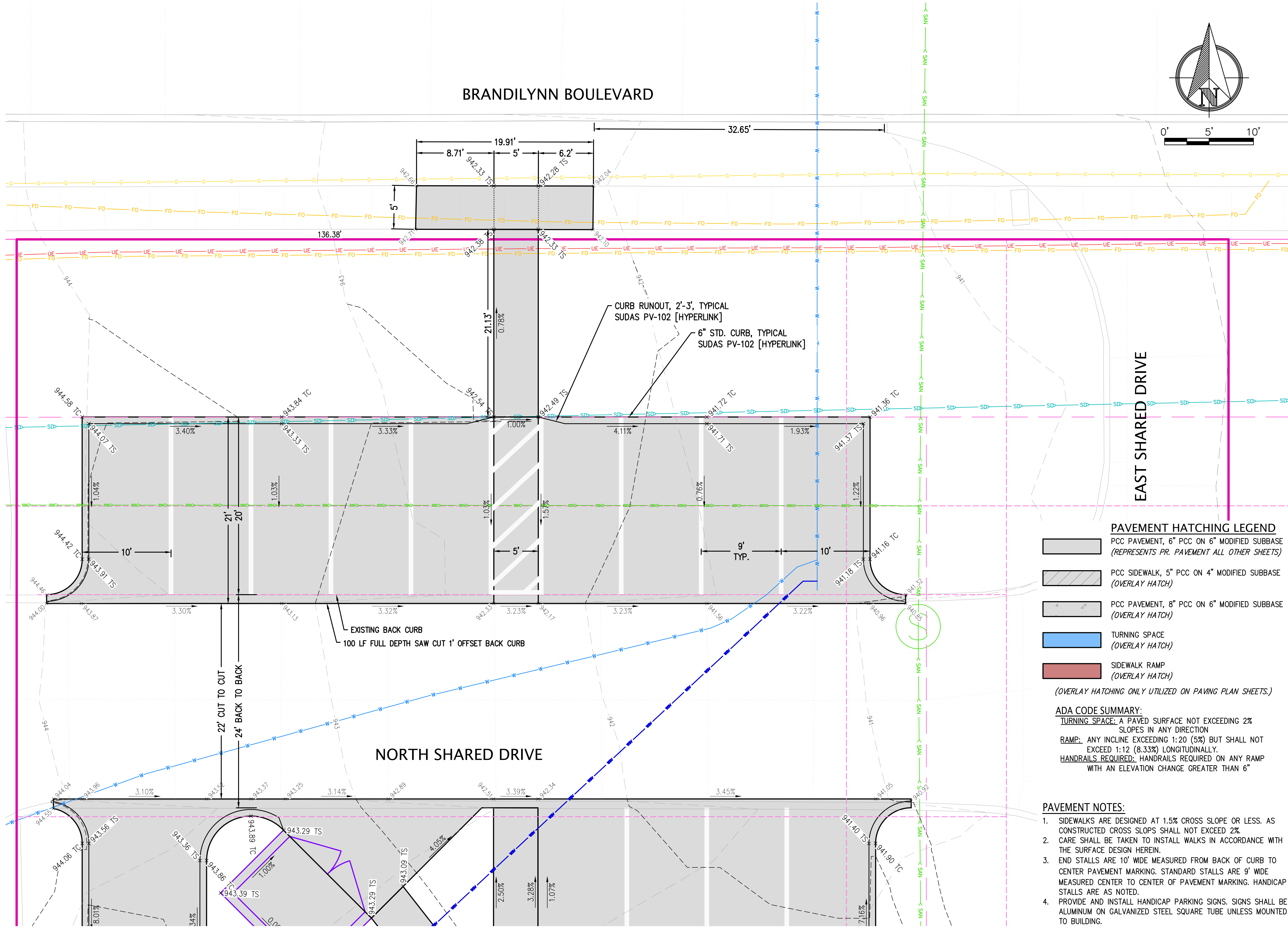
PAVING PLAN - CENTER

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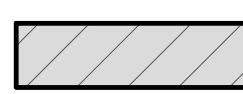
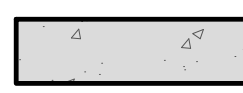


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PAVEMENT HATCHING LEGEND

-  PCC PAVEMENT, 6" PCC ON 6" MODIFIED SUBBASE
(REPRESENTS PCC PAVEMENT ALL OTHER SHEETS)
 -  PCC SIDEWALK, 5" PCC ON 4" MODIFIED SUBBASE
(OVERLAY HATCH)
 -  PCC PAVEMENT, 8" PCC ON 6" MODIFIED SUBBASE
(OVERLAY HATCH)
 -  TURNING SPACE
(OVERLAY HATCH)
 -  SIDEWALK RAMP
(OVERLAY HATCH)
- (OVERLAY HATCHING ONLY UTILIZED ON PAVING PLAN SHEETS.)

ADA CODE SUMMARY:

- TURNING SPACE:** A PAVED SURFACE NOT EXCEEDING 2% SLOPES IN ANY DIRECTION
- RAMP:** ANY INCLINE EXCEEDING 1:20 (5%) BUT SHALL NOT EXCEED 1:12 (8.33%) LONGITUDINALLY.
- HANDRAILS REQUIRED:** HANDRAILS REQUIRED ON ANY RAMP WITH AN ELEVATION CHANGE GREATER THAN 6"

PAVEMENT NOTES:

1. SIDEWALKS ARE DESIGNED AT 1.5% CROSS SLOPE OR LESS. AS CONSTRUCTED CROSS SLOPES SHALL NOT EXCEED 2%.
2. CARE SHALL BE TAKEN TO INSTALL WALKS IN ACCORDANCE WITH THE SURFACE DESIGN HEREIN.
3. END STALLS ARE 10' WIDE MEASURED FROM BACK OF CURB TO CENTER PAVEMENT MARKING. STANDARD STALLS ARE 9' WIDE MEASURED CENTER TO CENTER OF PAVEMENT MARKING. HANDICAP STALLS ARE AS NOTED.
4. PROVIDE AND INSTALL HANDICAP PARKING SIGNS. SIGNS SHALL BE ALUMINUM ON GALVANIZED STEEL SQUARE TUBE UNLESS MOUNTED TO BUILDING.

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PAVING PLAN - NORTH

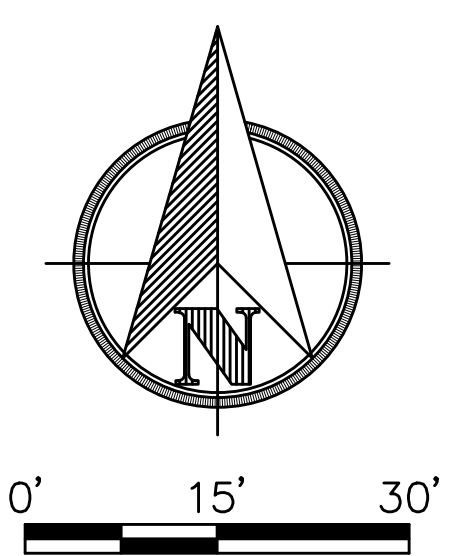
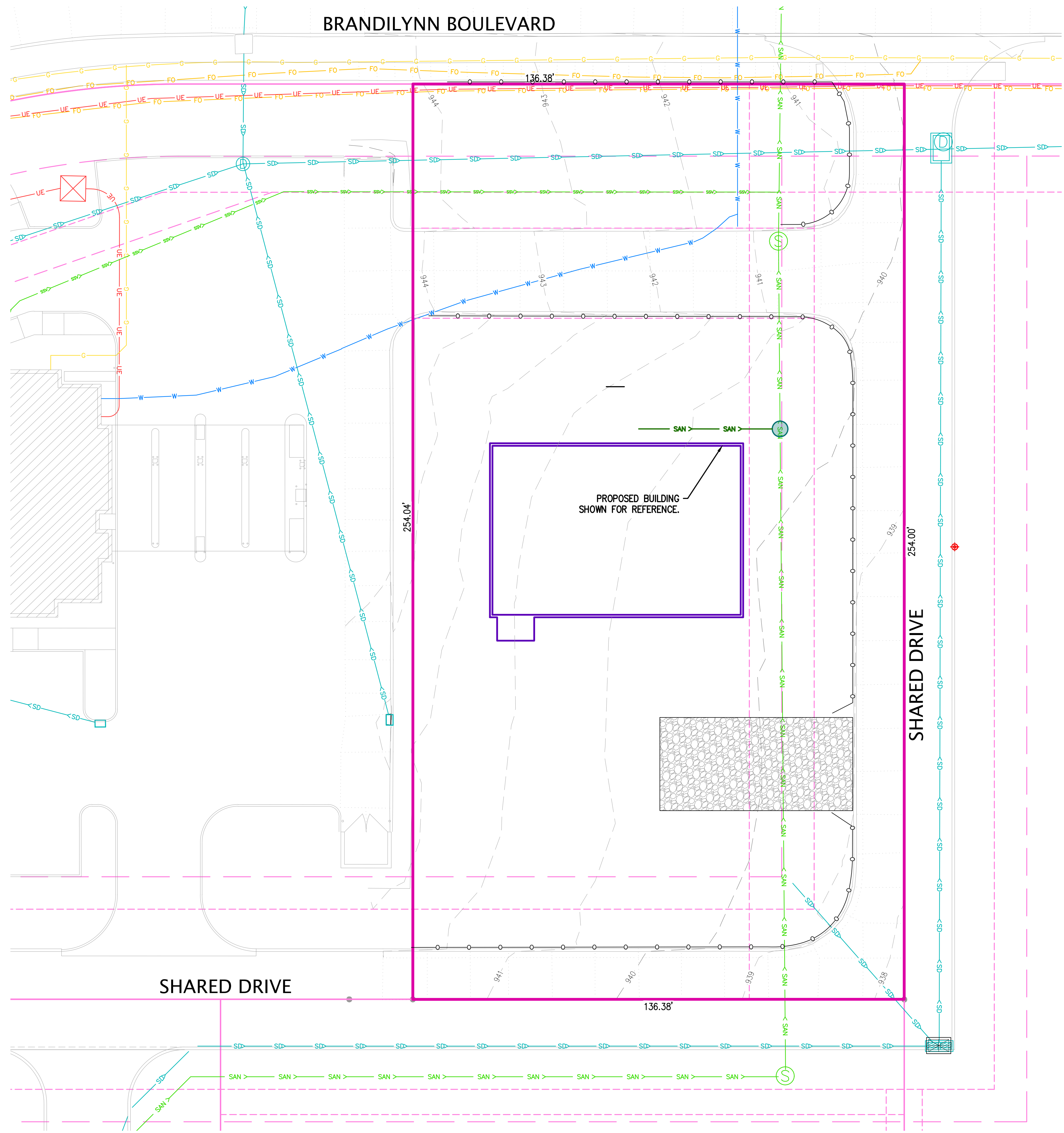
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SUBMITTAL 3

CURB RUNOUT, 2'-3', TYPICAL



SEQUENCE OF ACTIVITIES

INITIAL
PREPARATION OF SITE FOR MOBILIZATION
AND COMMENCEMENT OF WORK

1. INSTALL SWPPP BOX
2. ESTABLISH PERIMETER CONTROLS
3. INSTALL TEMPORARY CONSTRUCTION ENTRANCE
4. INSTALL PORTABLE SANITARY FACILITY
5. ESTABLISH STAGING & PARKING AREAS
6. ESTABLISH STOCK PILE CONTROLS
7. PLACE INLET PROTECTION DEVICES ON ROADWAY INLETS.

LEGEND

- PCC
 - TOPSOIL, SEEDING, AND MULCHING (MAY INCLUDE LANDSCAPING, REFER TO LANDSCAPING PLAN)
 - GRANULAR SURFACING PERMANENT OR TEMPORARY
 - EROSION MULCHING
 - TEMPORARY ROLLED EROSION CONTROL PRODUCT
 - INLET PROTECTION - SILT BAG
 - INLET PROTECTION - SOCK
 - 9" - FILTER SOCK, MULCH FILL**
 - SILT FENCE
- ** MAY SUBSTITUTE WITH SILT FENCE OR MULCH BERM WHERE PERMITTED

KEY

- ① SWPPP BOX
- ② PORTABLE SANITARY FACILITY
- ③ CONSTRUCTION DUMPSTER
- ④ CONSTRUCTION PARKING
- ⑤ CONSTRUCTION TRAILER
- ⑥ MATERIAL STORAGE
- ⑦ STABILIZED CONSTRUCTION ENTRANCE COMPLY WITH SUDAS 9040.12
- ⑧ CONCRETE WASHOUT

NOTES:

1. NOT ALL KEY AND/OR LEGEND ITEMS MAY BE USED AND SHOWN ON THIS PLAN. THEY ARE AVAILABLE FOR USE IF NEEDED.
2. PORTABLE SANITARY FACILITY SHALL BE STAKED DOWN TO WITHSTAND ANY ANTICIPATED WINDS
4. STABILIZATION MEASURES SHALL BE INITIATED IMMEDIATELY ON ANY EXPOSED SOILS IF EARTH DISTURBING ACTIVITIES HAVE CEASED TEMPORARILY OR PERMANENTLY AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
5. ADDITIONAL AND MORE COMPREHENSIVE DETAILS AND INSTRUCTIONS CONTAINED WITHIN THE SWPPP DOCUMENT
6. CONCRETE SLURRY GENERATED BY WET SAWING SHALL BE VACUUMED OR UTILIZE OTHER ACCEPTABLE CONTAINMENT METHOD TO CAPTURE AND DISPOSE OF THE MATERIAL IN ACCORDANCE WITH APPLICABLE LAWS.

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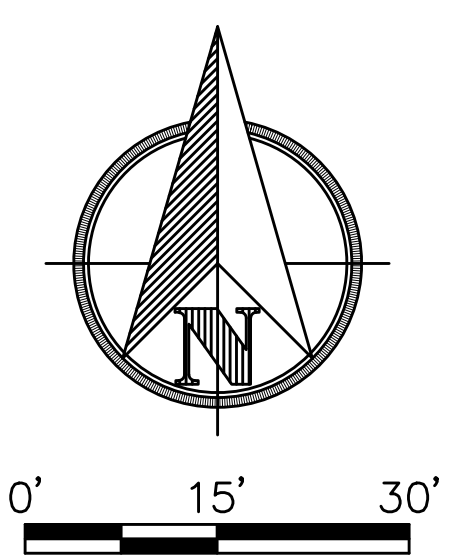
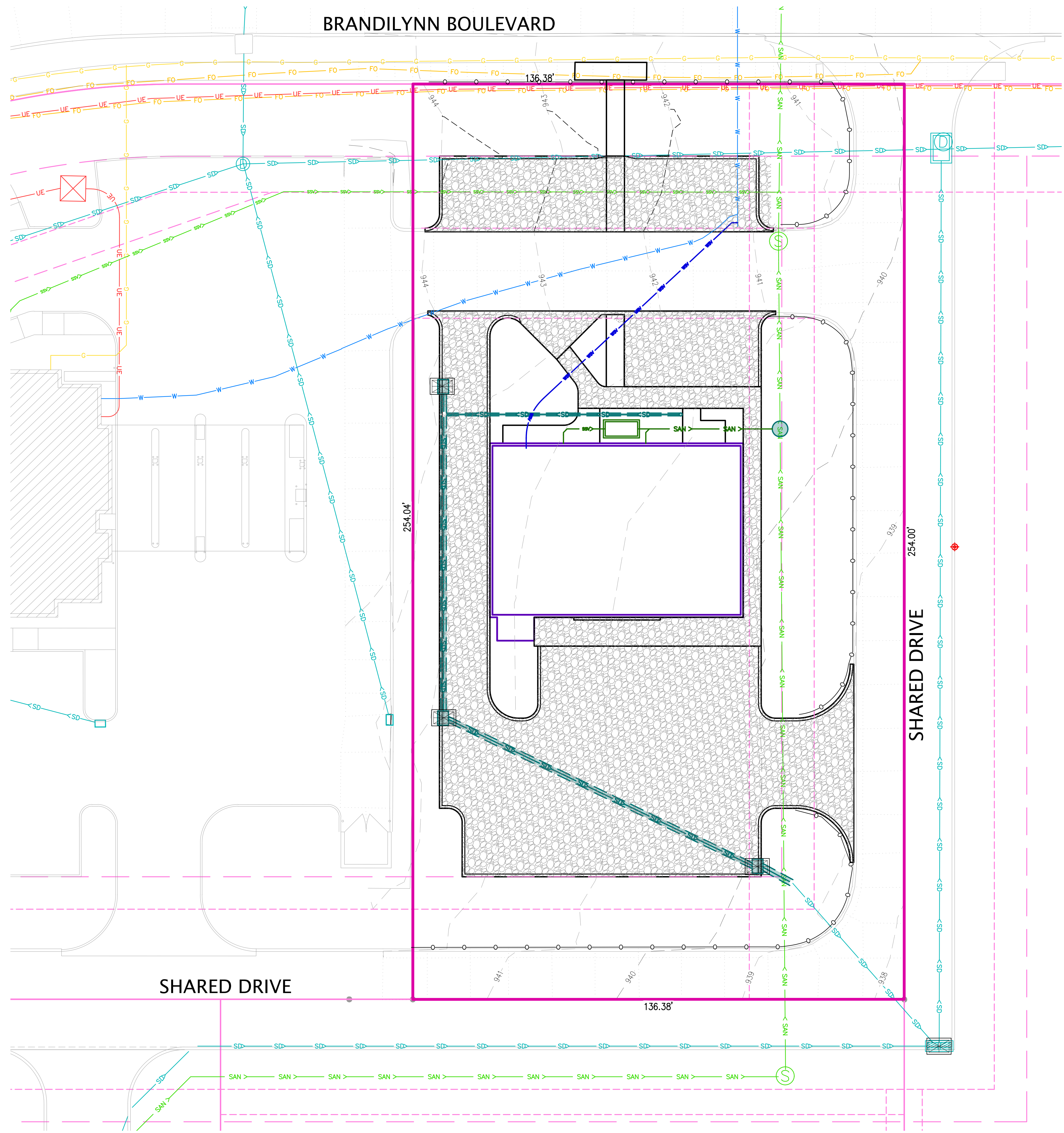
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SWPPP - INITIAL DISTURBANCE

GOLDEN CHINA RESTAURANT

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SEQUENCE OF ACTIVITIES

CONSTRUCTION
CONTINUED MAINTENANCE, IMPLEMENTATION,
AND EVOLUTION OF SWPPP

1. MAINTENANCE
 - 1.A. SWPPP DOCUMENTS
 - 1.B. PERIMETER CONTROLS
 - 1.C. TEMPORARY CONSTRUCTION ENTRANCE
 - 1.D. STOCK PILES
2. SITE GRADING
 - 2.A. INSTALL DETENTION BASIN ON SOUTH END TO OPERATE AS SEDIMENT BASIN DURING CONSTRUCTION.
 - 2.B. PLACE EROSION MULCHING WHEN AREAS ARE NOT BEING WORKED OR ONCE GRADE IS ESTABLISHED
 - 2.C. PLACE PAVEMENT SUBBASE ONCE SUBGRADE PREPARED
 - 2.D. SWEEP STREETS WHEN EROSION IS TRACKED
3. UTILITIES
 - 3.A. PLACE EROSION MULCHING THROUGH DISTURBED AREAS
 - 3.B. PLACE INLET PROTECTION DEVICES FOR NEWLY INSTALLED INTAKES
 - 3.C. PLACE SILT FENCE TO PROTECT CULVERTS
 - 3.D. SWEEP STREETS WHEN EROSION IS TRACKED
4. BUILDING CONSTRUCTION
 - 4.A. MAINTAIN ONSITE CONTROLS
5. SITE PAVING
 - 5.A. INSTALL CONCRETE WASHOUT
 - 5.B. REMOVE TEMPORARY CONSTRUCTION ENTRANCE ONCE REQUIRED TO PREPARE SUBBASE AND PLACE PAVEMENT

LEGEND

- PCC
 - TOPSOIL, SEEDING, AND MULCHING (MAY INCLUDE LANDSCAPING, REFER TO LANDSCAPING PLAN)
 - GRANULAR SURFACING PERMANENT OR TEMPORARY
 - EROSION MULCHING
 - TEMPORARY ROLLED EROSION CONTROL PRODUCT
 - INLET PROTECTION - SILT BAG
 - INLET PROTECTION - SOCK
 - 9" - FILTER SOCK, MULCH FILL**
 - SILT FENCE
- ** MAY SUBSTITUTE WITH SILT FENCE OR MULCH BERM WHERE PERMITTED

KEY

- ① SWPPP BOX
- ② PORTABLE SANITARY FACILITY
- ③ CONSTRUCTION DUMPSTER
- ④ CONSTRUCTION PARKING
- ⑤ CONSTRUCTION TRAILER
- ⑥ MATERIAL STORAGE
- ⑦ STABILIZED CONSTRUCTION ENTRANCE COMPLY WITH SUDAS 9040.12
- ⑧ CONCRETE WASHOUT

NOTES:

1. NOT ALL KEY AND/OR LEGEND ITEMS MAY BE USED AND SHOWN ON THIS PLAN. THEY ARE AVAILABLE FOR USE IF NEEDED.
2. PORTABLE SANITARY FACILITY SHALL BE STAKED DOWN TO WITHSTAND ANY ANTICIPATED WINDS
4. STABILIZATION MEASURES SHALL BE INITIATED IMMEDIATELY ON ANY EXPOSED SOILS IF EARTH DISTURBING ACTIVITIES HAVE CEASED TEMPORARILY OR PERMANENTLY AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
5. ADDITIONAL AND MORE COMPREHENSIVE DETAILS AND INSTRUCTIONS CONTAINED WITHIN THE SWPPP DOCUMENT
6. CONCRETE SLURRY GENERATED BY WET SAWING SHALL BE VACUUMED OR UTILIZE OTHER ACCEPTABLE CONTAINMENT METHOD TO CAPTURE AND DISPOSE OF THE MATERIAL IN ACCORDANCE WITH APPLICABLE LAWS.

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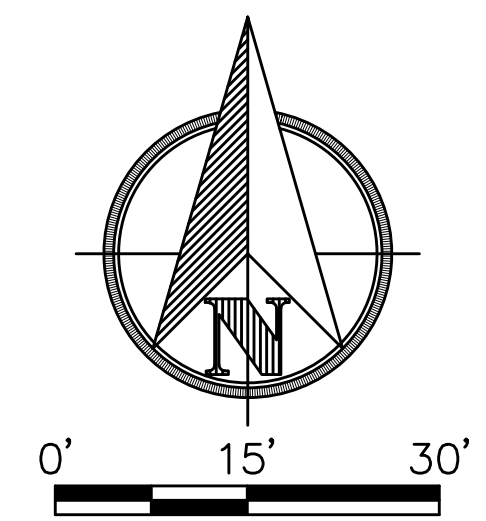
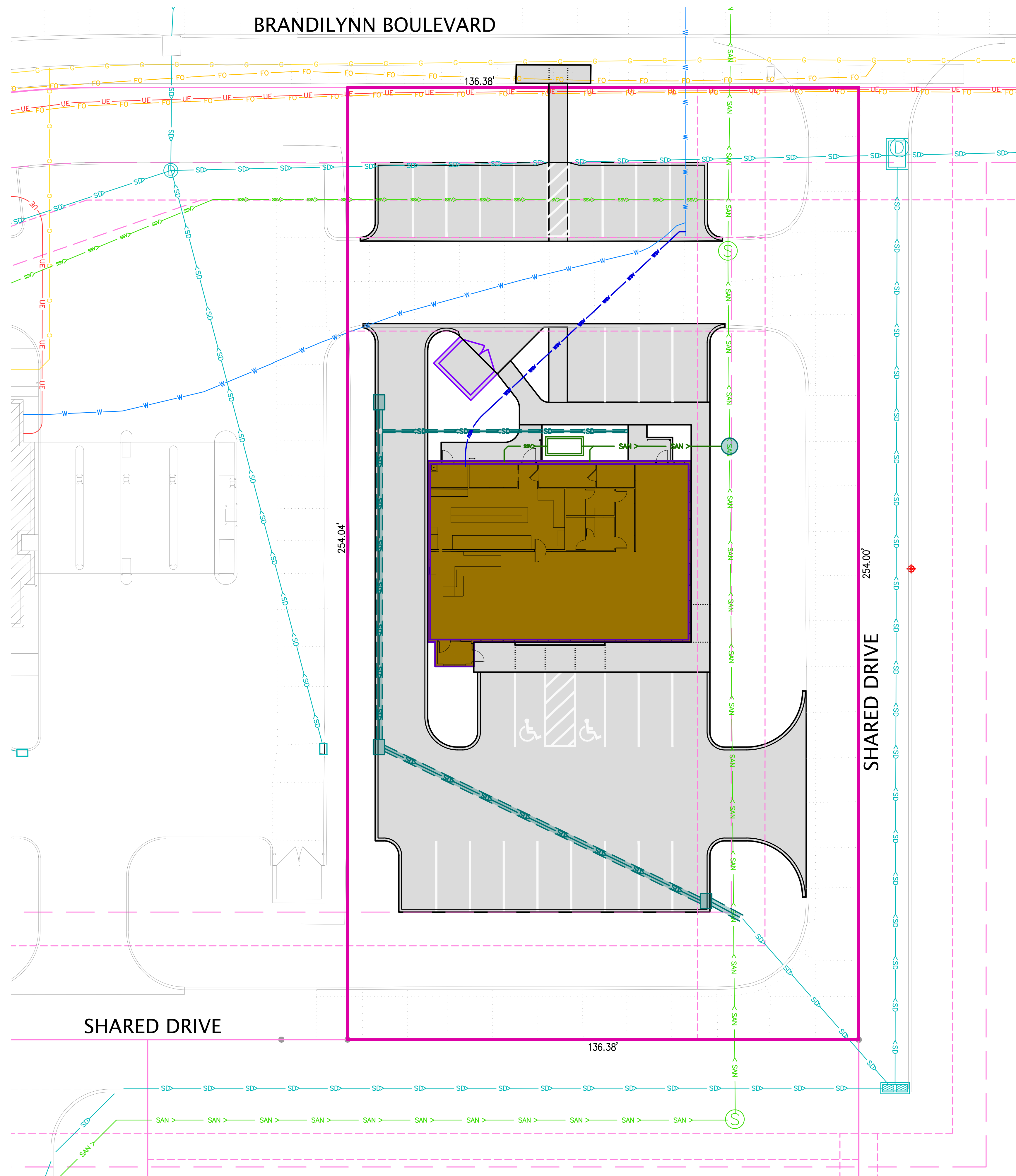
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SWPPP - CONSTRUCTION PHASE

GOLDEN CHINA RESTAURANT

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SUBMITTAL 3



MEASURED COMPLIANCE

OVERSTORY TREES	
4 INCH CALIPER OR GREATER	100 POINTS
3 INCH CALIPER OR GREATER	90 POINTS
2 INCH CALIPER OR GREATER	80 POINTS
TREES WITH CALIPER OF MORE THAN 4 INCHES 25 POINTS PER INCH	
UNDERSTORY TREES	
2 INCH CALIPER OR GREATER	40 POINTS
1 1/2 INCH CALIPER OR GREATER	30 POINTS
1 INCH CALIPER OR GREATER	20 POINTS
SHRUBS	
5 GALLON OR GREATER	10 POINTS
2 GALLON OR GREATER	5 POINTS
CONIFERS	
10 FOOT HEIGHT OR GREATER	100 POINTS
8 FOOT HEIGHT OR GREATER	90 POINTS
6 FOOT HEIGHT OR GREATER	80 POINTS
5 FOOT HEIGHT OR GREATER	40 POINTS
4 FOOT HEIGHT OR GREATER	30 POINTS
3 FOOT HEIGHT OR GREATER	20 POINTS

**LANDSCAPE PLAN
GOLDEN CHINA RESTAURANT**

ZONING: HWY-1 HIGHWAY COMMERCIAL

LOT SIZE: 34,036 SF / 0.781 ACRES

LOT AREA UTILIZATION:
 BUILDING FOOTPRINT: 3,461 SF (10.2%)
 TOTAL PAVEMENT & SIDEWALKS: 20,182 SF (59.3%)
 TOTAL VEGETATED SURFACE: 10,393 SF (30.5%)

REQUIREMENTS PER ORDINANCE (PARAPHRASED):

- A. MIN. OPEN SPACE OF 10% EXCLUDING PERIMETER SETBACK
- B. MIN. 0.02 PTS/SF OF SITE AREA. (REDUCTIONS POSSIBLE SUBJECT TO APPROVAL)
 $34,036 \text{ SF} * 0.02 \text{ PTS/SF} = 681 \text{ POINTS}$
- C. MIN. 0.75 PTS PER LF OF FRONTAGE
 $137 \text{ LF FRONTAGE} * 0.75 \text{ PTS/LF} = 103 \text{ PTS}$

SUB REQUIREMENTS

- OVERSTORY TREES PLACED ADJACENT TO PARKING AT A RATE OF 1 TREE PER 15 PARKING SPACES OR 1 TREE PER 2500 SF OF HARD SURFACE
 $10,401 \text{ SF PAVEMENT} / 2500 \text{ SF} = 5 \text{ TREES}$
- LANDSCAPING AROUND PERIMETER OF PARKING AREAS.

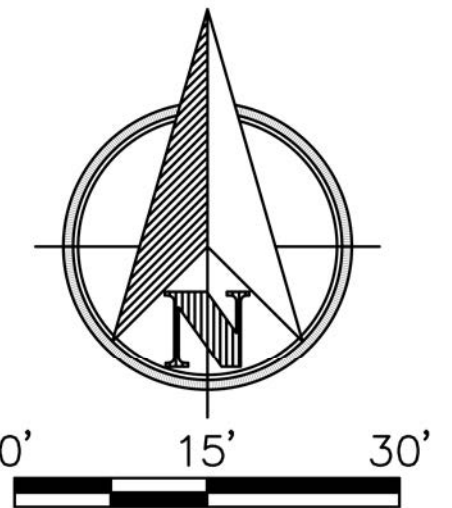
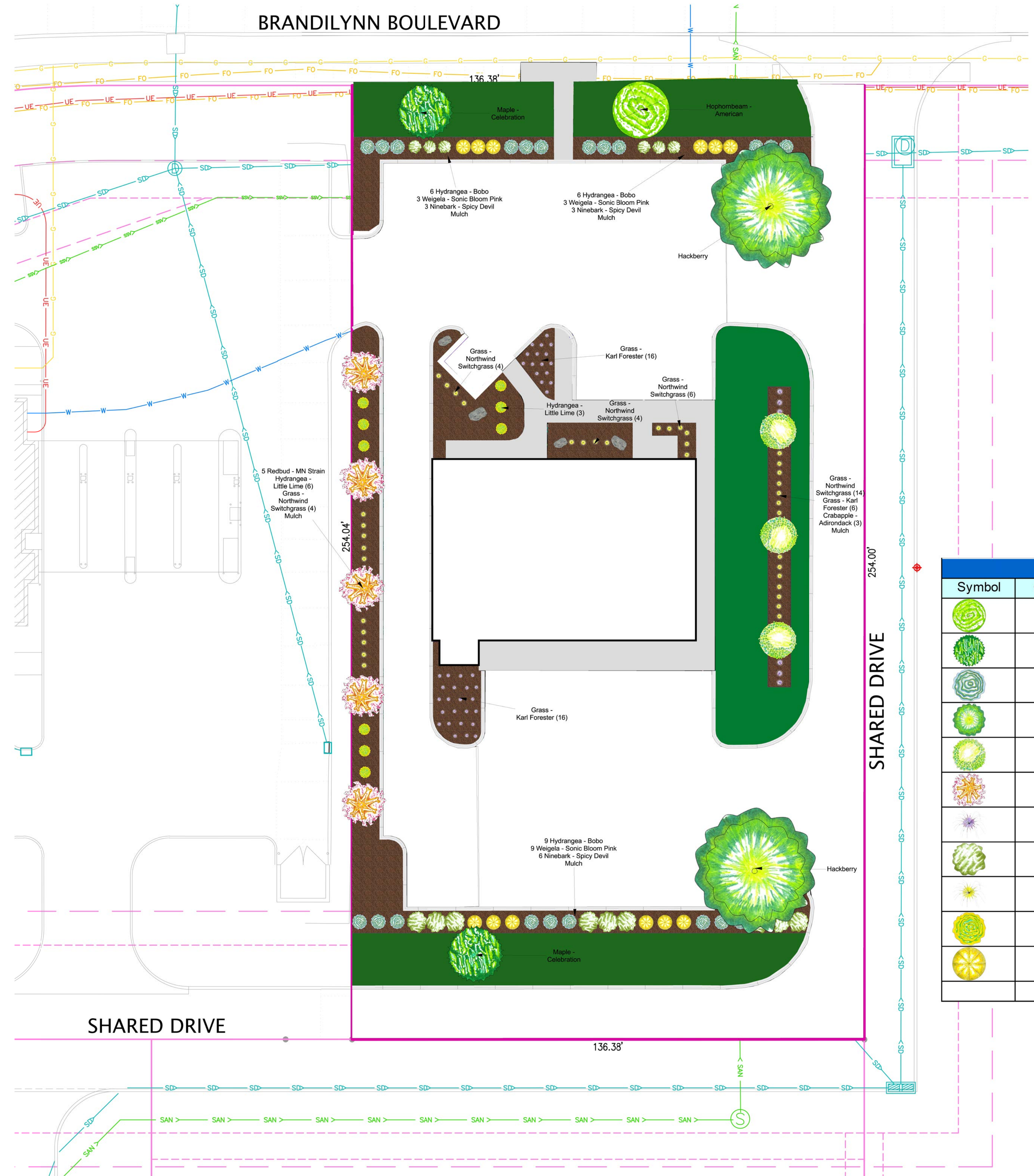
OPEN SPACE PROVIDED

TOTAL AREA EXCLUSIVE OF LANDSCAPE SETBACK: 20,473 SF
 VEGETATED SURFACE: 3,418 S.F. (16.7%)

Robinson Engineering Company
 Consulting Engineers
 819 Second Street NE
 Independence, Iowa 50644
 319-334-7211

LANDSCAPE PLAN
GOLDEN CHINA RESTAURANT
 PN: 24001
 DARREN FANG, LLC (CONTRACT)

LA.1
 7/25/2024
 SUBMITTAL 3



LANDSCAPE PLAN GOLDEN CHINA RESTAURANT

ZONING: HWY-1 HIGHWAY COMMERCIAL

LOT SIZE: 34,036 SF / 0.781 ACRES

LOT AREA UTILIZATION:
 BUILDING FOOTPRINT: 3,461 SF (10.2%)
 TOTAL PAVEMENT & SIDEWALKS: 20,182 SF (59.3%)
 TOTAL VEGETATED SURFACE: 10,393 SF (30.5%)

REQUIREMENTS PER ORDINANCE (PARAPHRASED):

- A. MIN. OPEN SPACE OF 10% EXCLUDING PERIMETER SETBACK
- B. MIN. 0.02 PTS/SF OF SITE AREA. (REDUCTIONS POSSIBLE SUBJECT TO APPROVAL)
 $34,036 \text{ SF} * 0.02 \text{ PTS/SF} = 681 \text{ POINTS}$
- C. MIN. 0.75 PTS PER LF OF FRONTAGE
 $137 \text{ LF FRONTAGE} * 0.75 \text{ PTS/LF} = 103 \text{ PTS}$

- SUB REQUIREMENTS
- OVERSTORY TREES PLACED ADJACENT TO PARKING AT A RATE OF 1 TREE PER 15 PARKING SPACES OR 1 TREE PER 2500 SF OF HARD SURFACE
 $10,401 \text{ SF PAVEMENT} / 2500 \text{ SF} = 5 \text{ TREES}$
 - LANDSCAPING AROUND PERIMETER OF PARKING AREAS.

OPEN SPACE PROVIDED
 TOTAL AREA EXCLUSIVE OF LANDSCAPE SETBACK: 20,473 SF
 VEGETATED SURFACE: 3,418 S.F. (16.7%)

MEASURED COMPLIANCE

OVERSTORY TREES	
4 INCH CALIPER OR GREATER	100 POINTS
3 INCH CALIPER OR GREATER	90 POINTS
2 INCH CALIPER OR GREATER	80 POINTS
TREES WITH CALIPER OF MORE THAN 4 INCHES 25 POINTS PER INCH	
UNDERSTORY TREES	
2 INCH CALIPER OR GREATER	40 POINTS
1 1/2 INCH CALIPER OR GREATER	30 POINTS
1 INCH CALIPER OR GREATER	20 POINTS
SHRUBS	
5 GALLON OR GREATER	10 POINTS
2 GALLON OR GREATER	5 POINTS
CONIFERS	
10 FOOT HEIGHT OR GREATER	100 POINTS
8 FOOT HEIGHT OR GREATER	90 POINTS
6 FOOT HEIGHT OR GREATER	80 POINTS
5 FOOT HEIGHT OR GREATER	40 POINTS
4 FOOT HEIGHT OR GREATER	30 POINTS
3 FOOT HEIGHT OR GREATER	20 POINTS

Plant Legend

Symbol	Qty	Common	Size	Points	Total Points
	1	American Hophornbeam	2"	80	80
	2	Maple - Celebration	3"	90	180
	21	Hydrangea - Bobo	#2	2	42
	2	Common Hackberry	3"	40	80
	3	Crabapple - Adirondack	1 1/2"	30	90
	5	Eastern Redbud - MN Strain	1 1/2"	30	150
	45	Grass - Karl Forester	#1	0	0
	15	Weigela - Sonic Bloom Pink	#2	2	30
	38	Grass - Northwind Switchgrass	#1	0	0
	9	Hydrangea - Little Lime	#2	2	18
	12	Ninebark - Spicy Devil	#2	2	24
					694

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LANDSCAPE PLAN
GOLDEN CHINA RESTAURANT

PN: 24001
DARREN FANG, LLC (CONTRACT)

LA.1
5/28/2024
SUBMITTAL 2





GOLDEN CHINA

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SOUTH ELEVATION

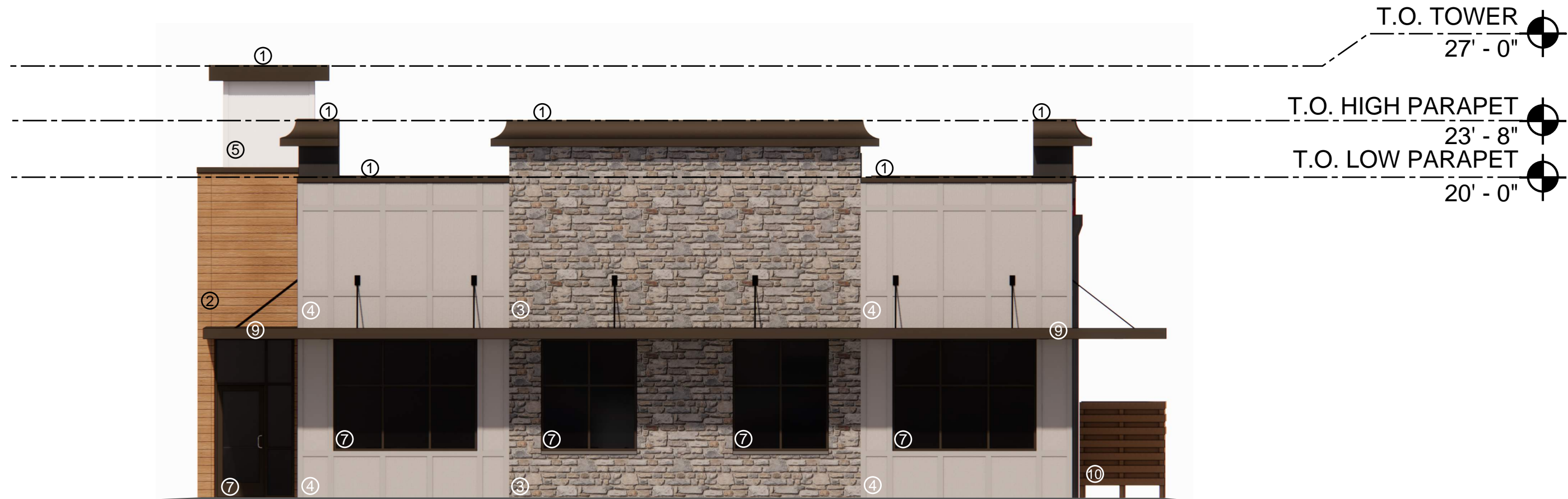
FUTURE WALL SIGNAGE TO NOT EXCEED
 20% OF THE ATTACHED SURFACE AREA.
 TOTAL SOUTH WALL AREA = 1,527 SF
 20% OF SOUTH WALL AREA = 305 SF
 CURRENT SIGNAGE AS SHOWN = 28 SF
 FINAL SIGNAGE TO BE REVIEWED W/ EACH BUILD-OUT

- ① PREFIN. SHT. MTL. CAP - FIRESTONE DARK BRONZE
- ② NICHIIHA VINTAGE WOOD PANELS - CEDAR
- ③ STONE VENEER - COLOR TBD
- ④ LP BOARD & BATTEN & TRIM - CLAY BY DIAMOND KOTE
- ⑤ LP BOARD & BATTEN & TRIM - WHITE BY DIAMOND KOTE
- ⑥ INSUL. GALV. H.M. DOOR - MATCH CLAY BY DIAMOND KOTE
- ⑦ ALUM. STOREFRONT FRAMING - DARK BRONZE
- ⑧ DRIVE-THRU WINDOW - DARK BRONZE
- ⑨ PREFIN. SHT. MTL. CANOPY - DARK BRONZE
- ⑩ STAINED WOOD SLAT PRIVACY SCREEN - STAIN TBD



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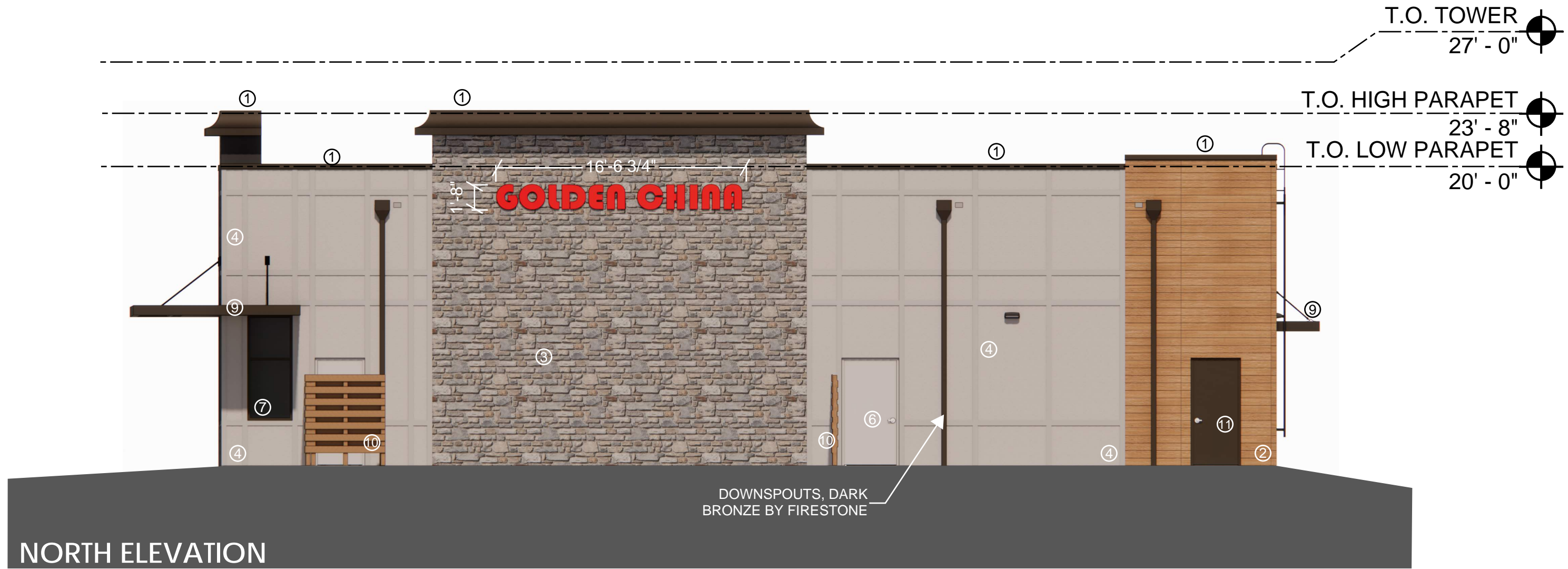
EAST ELEVATION

FUTURE WALL SIGNAGE TO NOT EXCEED 20% OF THE ATTACHED SURFACE AREA.
 TOTAL EAST WALL AREA = 1,158 SF
 20% OF EAST WALL AREA = 232 SF
 CURRENT SIGNAGE AS SHOWN = 28 SF
 FINAL SIGNAGE TO BE REVIEWED W/ EACH BUILD-OUT

- ① PREFIN. SHT. MTL. CAP - FIRESTONE DARK BRONZE
- ② NICHIIHA VINTAGE WOOD PANELS - CEDAR
- ③ STONE VENEER - COLOR TBD
- ④ LP BOARD & BATTEN & TRIM - CLAY BY DIAMOND KOTE
- ⑤ LP BOARD & BATTEN & TRIM - WHITE BY DIAMOND KOTE
- ⑥ INSUL. GALV. H.M. DOOR - MATCH CLAY BY DIAMOND KOTE
- ⑦ ALUM. STOREFRONT FRAMING - DARK BRONZE
- ⑧ DRIVE-THRU WINDOW - DARK BRONZE
- ⑨ PREFIN. SHT. MTL. CANOPY - DARK BRONZE
- ⑩ STAINED WOOD SLAT PRIVACY SCREEN - STAIN TBD

GOLDEN CHINA

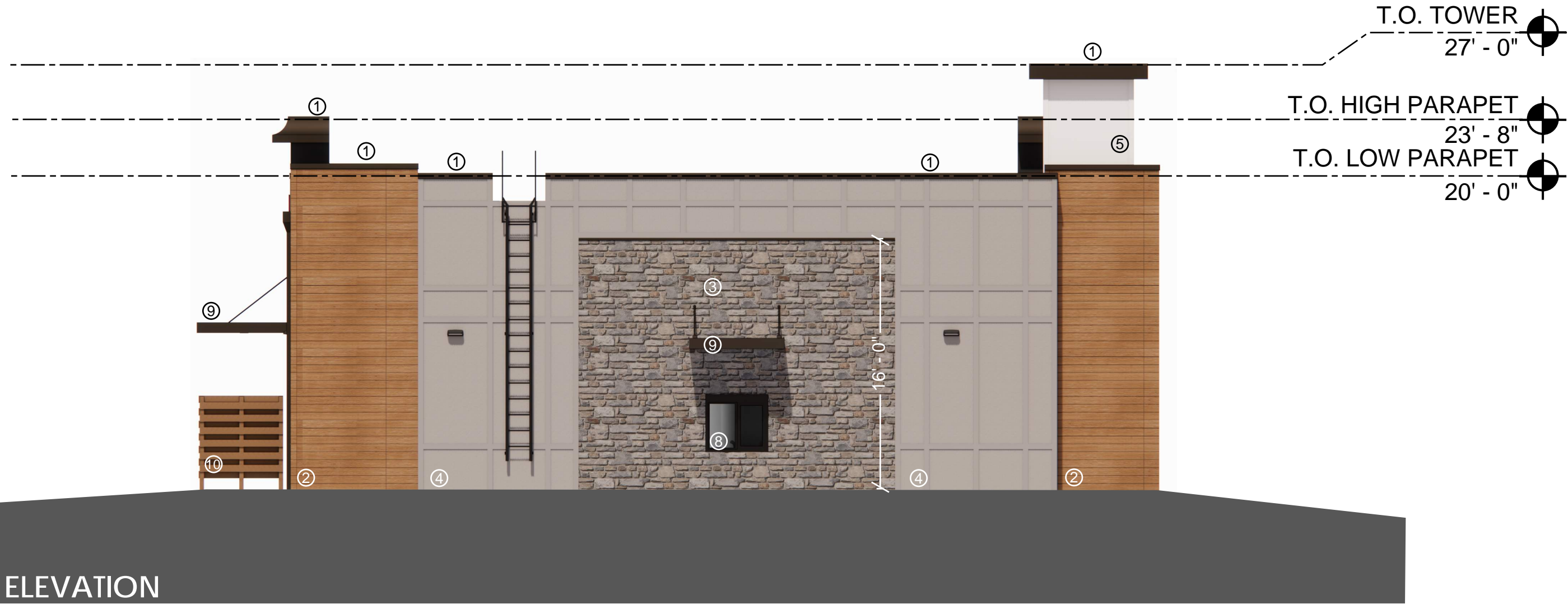
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| <ul style="list-style-type: none"> ① PREFIN. SHT. MTL. CAP - FIRESTONE DARK BRONZE ② NICHIIHA VINTAGE WOOD PANELS - CEDAR ③ STONE VENEER - COLOR TBD ④ LP BOARD & BATTEN & TRIM - CLAY BY DIAMOND KOTE ⑤ LP BOARD & BATTEN & TRIM - WHITE BY DIAMOND KOTE | <ul style="list-style-type: none"> ⑥ INSUL. GALV. H.M. DOOR - MATCH CLAY BY DIAMOND KOTE ⑦ ALUM. STOREFRONT FRAMING - DARK BRONZE ⑧ DRIVE-THRU WINDOW - DARK BRONZE ⑨ PREFIN. SHT. MTL. CANOPY - DARK BRONZE ⑩ STAINED WOOD SLAT PRIVACY SCREEN - STAIN TBD ⑪ INSUL. GALV. H.M. DOOR - MATCH FIRESTONE DARK BRONZE |
|--|--|

GOLDEN CHINA

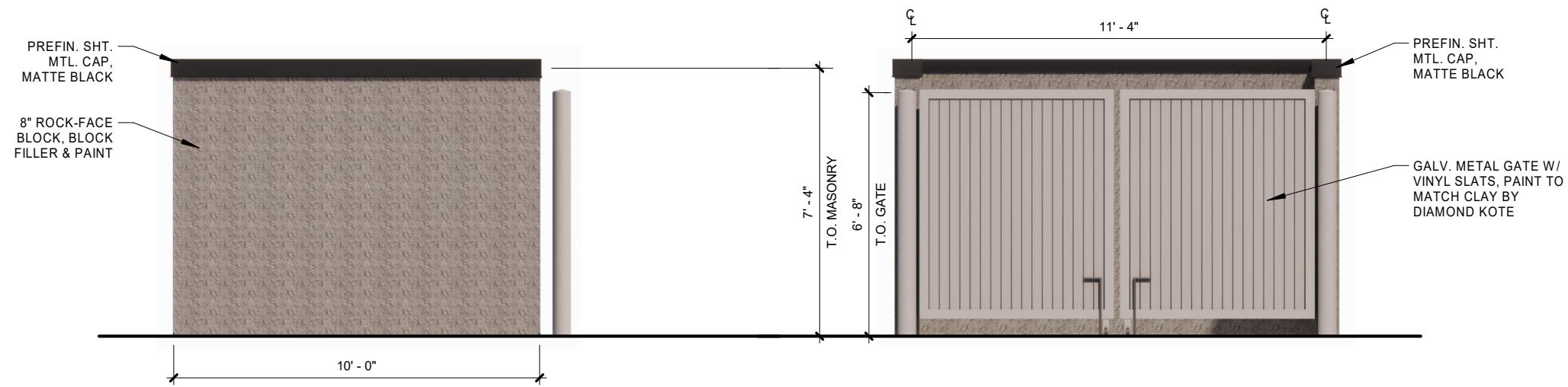
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- ① PREFIN. SHT. MTL. CAP - FIRESTONE DARK BRONZE
- ② NICHIBA VINTAGE WOOD PANELS - CEDAR
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ENCLOSURE SIDE ELEVATION

SCALE: 1/4" = 1'-0"

ENCLOSURE FRONT ELEVATION

SCALE: 1/4" = 1'-0"