



AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION
WEDNESDAY, OCTOBER 10, 2018
5:30 PM AT CITY HALL - COUNCIL CHAMBERS

1. **Call to Order and Roll Call**
2. **Approval of Minutes**
3. **Public Comments**
4. **New Business**

A. HWY-1 District Site Plan Review – Fleet Farm Retail and Convenience Store

Location: SW Corner of Highway 58 and W. Ridgeway Avenue
Applicant: Midland Atlantic Development Company, L.L.C.
Previous Discussion: None
Staff Recommendation: Introduction and Discussion
P&Z Action Needed: Gather comments and continue discussion at the October 24, 2018 P&Z meeting.

5. **Old Business**

A. Park Ridge Estates Preliminary Plat (Discussion Deferred to October 24)

Location: 20.8 acre property at the north end of Lakeshore Drive
Applicant: Larry Hill, owner; Wingert Development, CGA, Inc. Engineer
Previous Discussion: September 12, 2018
Staff Recommendation: Discussion Deferred to October 24 meeting
P&Z Action Needed: None

6. **Commission Updates**

7. **Adjournment**

Reminders:

- October 24th and November 14th Planning & Zoning Commission Meeting
- October 15th and November 5th City Council Meeting

**Cedar Falls Planning and Zoning Commission
Regular Meeting
September 12, 2018
City Hall Council Chambers
220 Clay Street, Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on Wednesday, September 12, 2018 at 5:30 p.m. in the City Hall Council Chambers, 220 Clay Street, Cedar Falls, Iowa. The following Commission members were present: Arntson, Giarusso, Hartley, Holst, Leeper, Saul and Wingert. Adkins and Oberle were absent. Karen Howard, Community Services Manager, David Sturch, Planner III and Iris Lehmann, Planner I, were also present.

- 1.) Acting Chair Holst noted the Minutes from the August 22, 2018 regular meeting are presented. Ms. Giarusso made a motion to approve the Minutes as presented. Mr. Hartley seconded the motion. The motion was approved unanimously with 7 ayes (Arntson, Giarusso, Hartley, Holst, Leeper, Saul and Wingert) and 0 nays.
- 2.) The first item of business was a continuation of public hearing regarding a rezoning request at the end of Lakeshore Drive from A-1, Agricultural to R-1, Residential. Acting Chair Holst introduced the item and Mr. Wingert noted that he will be abstaining from the item. Mr. Sturch provided background information, explaining that the item was introduced at the last meeting. It is a 20 acre parcel at the end of Lakeshore Drive that is proposed for residential use. He noted that utilities meet requirements, as well as the land use map. Staff recommends approval with conformance to all city staff recommendations and technical comments as well as any comments or direction from the Commission.

Tamie Stahl, 1009 Lakeshore Drive, stated that she was told when they moved into their home they were told this area would never be rezoned as there were too many issues and asked how it could be considered at this time.

Mr. Adam Daters, Clapsaddle Garber Associates, stated that he believes all criteria for rezoning have been met.

Ms. Saul noted that she feels that it is straightforward and consistent with the land use map. Mr. Holst agreed.

Mr. Leeper made a motion to approve. Mr. Arntson seconded the motion. The motion was approved unanimously with 5 ayes (Arntson, Giarusso, Hartley, Holst, Leeper and Saul), 2 abstentions (Holst and Wingert) and 0 nays.

- 3.) The next item for consideration by the Commission was the Park Ridge Estates Preliminary Plat. Acting Chair Holst introduced the item and Mr. Sturch provided background information. He explained that approximately 9 acres of the parcel is in the floodplain, it contains significant tree stands, steep slopes and meandering streams from the west and south to the Cedar River. He noted that the goal is to maintain those things, and that there is a required review for grading, storm water detention and runoff. The design is to create a controlled runoff for that area. Mr. Sturch displayed the proposed plat and identified the lots and easements, as well as detention basins. He explained the proposed plans for the runoff to divert into a ravine. Staff would like to discuss the plat at this time and gather any comments for continued discussion at the next Planning and Zoning meeting.

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Mr. Adam Daters, Clapsaddle Garber Associates, came forward to clarify that they are in agreement with the additional requirements and their intent is to leave the area as natural as possible. Mr. Holst asked if there any consideration of a future extension of Lakeshore Drive. Mr. Daters noted that there wasn't any discussion on that. Mr. Leeper stated his concern for the storm water and asked if it might be better to release it into the stream versus a controlled release. Mr. Arntson asked about the elevation and drainage, and where the water will go. Mr. Daters provided answers to each inquiry.

Mr. Leeper asked if Mr. Daters is comfortable stating that this will not make things worse. Mr. Daters explained stated that they don't affect it currently and that it will not be worse.

Tamie Stahl, 1009 Lakeshore Drive, noted concerns about the development and said that the Lakeshore Development has not been treated well. She reiterated concerns with storm water management and showed the debris that come through the pond whenever there is a greater amount of water flow. She also passed out pictures of the issues in the area when it rains.

Lisa Sage, owner of the lot on corner of Lakeshore and Lilliput, asked for clarification about runoff from the south. Mr. Daters explained that they will be trying to push the water drainage further to the north.

Ms. Saul recommended that staff walk the property to get a better view as opposed to just looking at a map. Ms. Stahl suggested that if staff and/or the Commission come to look at the property, she invited them to let herself or another property owner know so they can show them the existing issues.

Mr. Leeper encouraged the Developer to look for ways to ways to make things a little better in the area, rather than just settle for not making them worse. Mr. Arntson asked for clarification of the drainage of Lot 6 to ensure its draining properly.

The matter will be continued at the September 26 Planning and Zoning meeting.

- 4.) The Commission then considered the Downtown Design Review of 308 Franklin Street. Acting Chair Holst introduced the item and Mr. Sturch provided background information. He explained that the item is in regard to a business that will be relocating to the property at 308 Franklin Street and an addition with a deck is proposed to accommodate ADA accessibility requirements. Staff recommends approval.

Mr. Holst recommended that the roof pitch for the addition match the rest of the building.

Mr. Arntson made a motion to approve with the change to the pitch in the roof. Mr. Leeper seconded the motion. The motion was approved unanimously with 6 ayes (Arntson, Giarusso, Hartley, Leeper, Saul and Wingert), 1 abstention (Holst) and 0 nays.

- 5.) The next item of business was the Downtown Design Review of 419 Washington Street. Acting Chair Holst introduced the item and Ms. Lehmann provided background information. She explained that the owner of Cottonwood Canyon is proposing to build a new deck on the front of the property to provide more customer seating and visibility for the restaurant. The property was originally built as a single-family home and was eventually converted to a commercial use. The proposal includes moving the free-standing sign to the other side of the walkway to make room for the deck. Ms. Lehmann discussed the requirements for any downtown design changes and noted that all requirements are met. She explained that staff has been working with the petitioner to create a plan that will be appropriate and he is willing to make necessary changes. Staff recommends approval with the following stipulations:

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- 1) The wood deck, existing wood ramp, and stoop structure must be painted or stained with an opaque color that is consistent with the color of the building.
- 2) Applicant modifies the size of the deck to ensure it is setback a minimum of 3 feet from the public sidewalk and provides a landscape plan including how shrubs for the area between the deck and the sidewalk.
- 3) Additional details are provided for the construction of the deck. Specifically the type of skirting and balustrade details as described in the staff report
- 4) The liquor license is amended to include the area of the new deck.

Randolph Brian, Cottonwood Canyon, stated that he is comfortable with any adjustments to the porch and thinks it will enhance the business. He also noted that the neighbors on either side are aware of the project and neither had objections.

Ms. Saul made a motion to approve. Ms. Giarusso seconded the motion. The motion was approved unanimously with 6 ayes (Arntson, Giarusso, Hartley, Leeper, Saul and Wingert), 1 abstention (Holst) and 0 nays.

- 6.) The next item for consideration by the Commission was the Downtown Design Review of 408 – 412 Main Street. Acting Chair Holst introduced the item and Ms. Lehmann provided background information. She explained that the owners would like to paint a mural over the entire south side of the building. The proposal will not affect the primary façade of the building but it is highly visible and will bring vibrancy to what is currently a blank wall. Ms. Lehmann showed a rendering of the proposed mural, which is the artist's abstract representation of Cedar Falls. Staff feels the mural is appropriate for the location. The applicants have agreed to maintain the mural over time. Staff recommends approval with any recommendations from the Planning and Zoning Commission.

Ms. Wingert asked if this is being approved just because it is on a secondary façade. Ms. Lehmann confirmed that this is one of the main reasons for approval. Mr. Hartley asked why the Commission approves this kind of artwork and who handles and appropriates the art that is currently downtown. Ms. Lehmann noted that the code requires review of Murals on private property by the Planning and Zoning Commission. She added that she believes that the Public Art Commission works with UNI to rotate the sculptures throughout the downtown's public right of way. Carol Lilly, Community Main Street, explained that the difference is that there are no public funds being used for this project and this is also a private property, as such review by the Public Art Committee is not required. Mr. Arntson asked what the rules would be if someone wanted to paint brickwork that should be preserved. Ms. Lehmann clarified that it is highly discouraged in the Code. Mr. Leeper noted that he is uncomfortable with the Commission approving art and feels that a cursory visit with the Public Art Committee would be more appropriate. Ms. Lehmann stated that the Commission isn't really being asked to provide feedback on the art itself, but rather the objective parts of the project, such as location, painting of a wall, colors, appropriateness of the general content/message etc. There was further discussion on whether the Commission should approve art.

Ms. Saul made a motion to approve. Mr. Arntson seconded the motion. The motion was approved with 4 ayes (Arntson, Giarusso, Saul and Wingert), 2 nays (Hartley and Leeper) 1 abstention (Holst) and 0 nays.

- 7.) The Commission then received updates regarding future community visioning process and zoning code update for downtown. Ms. Howard reviewed presentations and discussions that have taken place regarding the Comprehensive Plan and Zoning Ordinance updates and

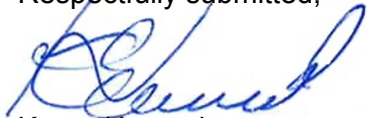
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explained that the City Council directed staff to move forward with an RFP for a consultant experienced in visioning and the development of form-based zoning codes. Ms. Howard explained the next steps going forward with the process of working with a consultant. She discussed recent coordination with an upcoming parking study that will be used to help with updating the code. She explained the public outreach and visioning portion of the design process as well as the development of the code. Mr. Leeper noted that it takes a while to get through this process and we're doing a small chunk of the City and wondered if there are some broad planning moves for the entire city that might be considered that aren't as detailed as this will be a long process. Ms. Howard said that staff is trying to balance schedules and the rest of the work being done within the City while being sure to do things correctly.

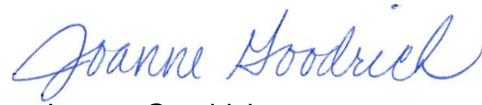
- 8.) As there were no further comments, Mr. Leeper made a motion to adjourn. Mr. Wingert seconded the motion. The motion was approved unanimously with 6 ayes (Arntson, Giarusso, Hartley, Leeper, Saul and Wingert), 1 abstention (Holst) and 0 nays.

The meeting adjourned at 6:50 p.m.

Respectfully submitted,



Karen Howard
Community Services Manager



Joanne Goodrich
Administrative Clerk



DEPARTMENT OF COMMUNITY DEVELOPMENT

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MEMORANDUM

Planning & Community Services Division

TO: Planning & Zoning Commission
FROM: Shane Graham, Planner II
DATE: October 4, 2018
SUBJECT: Fleet Farm Retail and Convenience Store Site Plan Review

REQUEST: Site plan approval for a new Fleet Farm retail store and convenience store.
PETITIONER: Midland Atlantic Development Company, LLC, Buyer; Bayer Becker, Engineer
LOCATION: Southwest corner of Highway 58 and West Ridgeway Avenue

PROPOSAL

The applicant, Midland Atlantic Development Company, proposes to construct a new 257,000 square foot Fleet Farm retail store with yard area, along with a new Fleet Farm convenience store on approximately 49 acres of land located at the southwest corner of Highway 58 and W Ridgeway Avenue. Three future retail buildings totaling 55,000 square feet are also shown on the site plan just to the north of the retail building, but are not part of this site plan review request. Also, the overall development plan shows additional buildable area along the east side of the property, which is not part of this site plan review and will need to come back before the Planning & Zoning Commission in the future for approval.



Proposed Development Site

BACKGROUND

The applicant has an agreement to purchase the property, and is currently requesting to rezone it from Agricultural to Commercial in order to develop it into the intended commercial use. This report will focus on the Fleet Farm retail store and convenience store only, along with the site development elements of this project.

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ANALYSIS

Please note that for purposes of this analysis, staff is assuming that the property is zoned HWY-1, Highway Commercial District. The City Council approved the first reading of a conditional rezoning of this property from A-1 Agricultural to HWY-1 Highway Commercial on October 1, 2018, and the third and final reading of the rezoning ordinance is scheduled to be presented to City Council on November 5, 2018. As you may recall, the rezoning is subject to certain conditions that are included in a conditional zoning agreement, as summarized below:

1. All street, intersection, traffic control improvements and any additional right-of-way necessary to provide for safe and efficient traffic control and circulation to serve the long term needs of the subject development at full build out of the Property without causing undue traffic circulation and congestion problems along the adjacent public street corridors must be dedicated, constructed, and accepted prior to issuance of an occupancy permit for any portion of development on the Property. Further, these improvements shall be specified and delineated in a developmental agreement between the Applicant or the then-owner of the property and the City prior to approval of the first site plan for development of the property;
2. The area shown as "Future R/W (right-of-way)" on the concept site plan shall remain as open space and shall not be developed with any structures, fences, buildings, hard surfacing, driveways or sidewalks;
3. If and when the property to the west ever redevelops with commercial uses, a 20-foot wide cross-access drive shall be constructed by the property owner at their expense within a 30-foot wide cross-access easement that will be established at the time of site plan approval. The exact location of the easement will be determined with the site plan;
4. A 5-foot wide sidewalk shall be installed along the entire frontage of the property along W. Ridgeway Avenue. The City will work with the developer to determine the best location for the easternmost sidewalk segment to avoid the wetland and provide for safe pedestrian access to the corner of Ridgeway and Hwy 58. The installation of the sidewalk shall be completed prior to issuance of an occupancy permit for the first building constructed on the development site;
5. Sidewalks shall be installed throughout the interior of the development site to provide a continuous sidewalk network between all the commercial buildings on the site. A sidewalk network plan shall be required at the time of site plan review.

The HWY-1 district is intended to promote general service commercial uses intended to serve a broader market area (i.e. city-wide or regional customer base). The property is also located within the Highway 20 Overlay Zoning District, which provides enhanced development guidelines for commercial uses located within this corridor. The ordinance requires detailed site plan review prior to approval in order to ensure that the development site satisfies a number of basic aesthetic standards. Attention to details such as parking, open green space, landscaping, signage, building design and other similar factors help to ensure orderly development in the entire area. Following is a review of the zoning ordinance requirements:

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- 1) Use: A big box retail store and convenience store can have a regional customer base, thus fitting within the permitted uses of the HWY-1 District. Such a use is also allowed within the Highway 20 Overlay Zoning District. **Use is allowed.**
- 2) Setbacks: 20-ft. setbacks are required along the edge of the district and along any internal streets/principal access ways. These areas must be landscaped. Open space and landscaping is shown on the plan within these areas. Both the retail store and convenience store meet the setback requirements. **Building setbacks are satisfied.**
- 3) Parking/Access:
 - a. **Parking** - For retail stores over 2,000 square feet in size, it is required to provide 4.5 parking spaces for each 1,000 square feet of gross floor area. A convenience store is required to provide 1 parking space for every 100 square feet of retail floor space. Based on the gross floor area, the big box retail store will be required to provide 750 parking spaces, and the convenience store will be required to provide 24 parking spaces, for a total of 774 spaces. 1,096 parking spaces are shown on the submitted site plan, which far exceeds the requirements for the buildings included with this site plan review. The additional parking spaces are being constructed in anticipation of providing for the additional parking needs of the future retail buildings and other buildable areas on the site, which are not being reviewed with this application.
 - b. **Cross Access** – One of the conditions in the conditional zoning agreement is that when the property to the west ever redevelops with commercial uses, a cross-access drive shall be constructed by the property owner at their expense within a 30-foot wide cross-access easement. The exact location of the easement is to be shown on the site plan. The site plan does show a 30-foot wide cross access easement located just to the north of the retail building, and this easement will need to be recorded at the time of site plan approval. This drive will not need to be constructed, unless and until the property to the west redevelops.
 - c. **Reserved area for future improvements to the interchange of Highway 20 and Highway 58** – Another condition in the conditional zoning agreement is that the site plan reserve an area for future right-of-way and that the area shall remain as open space and shall not be developed with any structures, fences, buildings, hard surfacing, driveways or sidewalks. This reserved open space is shown on the site plan, so this condition has been addressed. When the land is platted this area should be included as an outlot with the purpose clearly stated. If in the future the IDOT determines that this land is not needed for improvements to the highway interchange, development of the land for commercial purposes could be considered under the zoning standards in place at that time.
 - d. **Street Access** - The property currently has one farm access driveway off W Ridgeway Avenue. Although this property has frontage along both Highway 58 and US Highway 20, no access will be allowed from those frontages. The site plan shows two new access points to the site: one across from Nordic Drive, and one across from a shared drive that serves two residential dwellings along the north side of W Ridgeway Avenue.

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In order to determine the improvements to the public roadways necessary to support the development of this property, the City required the applicant to conduct a traffic study. The traffic study was originally submitted to the City on July 23, 2018, and a review of the study was completed by City staff and by City-hired peer review. It was determined that certain corrections needed to be made to the study to adequately address future traffic impacts, including assessment of a number of alternative options for access at the proposed main entrance and at Nordic Drive.

On October 1, 2018, the applicant submitted a revised traffic study to the City, which is currently under review. Although the revised traffic study has not yet been fully reviewed by the City, the developer has indicated that their recommendation, based on the traffic study, is for the main entrance drive to be a controlled intersection (roundabout), and that the proposed access drive across from Nordic Drive be limited to right in, right-out movements only. Therefore, the site plan submitted for review illustrates the concept of a 2-lane roundabout at their main entrance, which is situated at the location of their current farm access and across from two residential driveways on the north side of W Ridgeway Avenue, and a right-in, right-out access across from Nordic Drive. The concept of a right-in, right-out only access to the site across from Nordic Drive includes the closing of the median at the intersection of Nordic Drive and W Ridgeway Avenue to prevent illegal and unsafe left turns into the site. A consequence of closure of the median would be that drivers travelling southbound on Nordic Drive would not be able to turn left (east) onto W Ridgeway Avenue, and instead would have to turn right (west) onto W Ridgeway Avenue. If a driver did wish to get to Highway 58, the vehicle could go through the proposed roundabout which would be located 500 feet to the west, and make a 180-degree turn and proceed east on W Ridgeway Avenue to Highway 58.

Because these or alternative roadway improvements will affect traffic movements to and from W Ridgeway Avenue from Nordic Drive, staff is scheduling a public meeting with other property owners and businesses that may be affected by future changes to the roadway. The applicant has agreed to attend the meeting and present the traffic study findings and their recommended roadway improvements. City staff is working with a third party to conduct a peer review of the revised traffic study. This review will be completed by early next week. After the City and peer reviewer has completed the review, City staff will make a recommendation on the traffic improvements that are determined to best serve all users in the corridor while maintaining safe and efficient traffic movement into the future. This recommendation may or may not be consistent with the concept currently shown on the submitted site plan.

- **The submitted plan for parking satisfies City requirements.**
- **The plan for cross access meets the requirements of the conditional zoning agreement, provided an easement is recorded.**
- **The submitted site plan does not show any development in the area required to be reserved for potential future IDOT improvements at the interchange of Hwy 20 and Hwy 58, so meets the requirement of the conditional zoning agreement.**

- **The plan for street access and associated roadway improvements is still under review.**

4) Open Green Space: This property is located within the Highway 20 Commercial Corridor Overlay Zoning District. This overlay district requires that open green space/landscape area be provided at the rate of 15% of the development site. Following is a summary from the landscape plan that details how this provision is met.

<u>Development Site</u>	<u>36.56 Acres</u>	
Required Open/Green Space	5.48 Acres	15%
Provided Open/Green Space	12.11 Acres	33%

Landscaping is shown throughout the site, both around the buildings as well as within the parking lot and along the street frontages. A protected wetland is located along the frontage of the property along both Ridgeway and along Highway 58. Some disturbance of the wetland area will be necessary to provide access to the site and these wetland impacts will have to be mitigated. The applicant has indicated that they plan to purchase wetland bank credits to satisfy U.S. Army Corp of Engineers mitigation requirements. The applicant has received approval of a permit based on their mitigation plan. However, if additional disturbance of the wetlands is necessary due to recommended roadway improvements, it may be necessary to seek additional federal approvals.

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

5) Landscaping: The Highway 20 Commercial Corridor Overlay Zoning District requires landscaping at the rate of 0.02 points per sq. ft. of total development site area. Following are the requirements for the retail and convenience store sites and what is proposed.

<i>Description</i>	<i>Required</i>	<i>Proposed</i>
Development Lot 1,592,554 * .02	27,076 pts.	38,295 pts.
Parking lot trees 1,096/15 = 73 trees @ 80 pts.	5,840 pts.	15,580 pts.
Street Tree Planting (.75 points per linear foot)	2,784 pts.	2,880 pts.
	35,700 pts	56,755 pts

As detailed in the table, trees are required in the vehicular use area at the rate of one tree per 15 parking spaces. With a total buildout of 1,096 parking spaces, 73 trees would be required. The landscape plan shows a total of 79 trees, which would meet the requirement.

In addition to parking lot trees, there are trees and shrubs located along the perimeter of the parking areas, as well as trees located along the street frontages. In total, there will be 319 overstory trees, 27 understory trees, 195 evergreen trees and over 500 shrubs planted on the site. **Landscaping requirements are met.**

6) Sidewalks/Recreational Accommodations: Whenever a new development is proposed, City Code requires the developer to install a sidewalk along the entire street frontage of

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the property. On this particular property, there is no sidewalk currently located along W Ridgeway Avenue. However, there is a recreational trail located along the north side of W. Ridgeway Avenue at Nordic Drive, and along the south side of W Ridgeway Avenue east of Highway 58. Adding a sidewalk section in front of this development will connect the two trail networks, which in turn benefits the community as a whole. There may be some challenges to installing the sidewalk along the entire street frontage, as there is a drainage way located near W Ridgeway Avenue. It is the responsibility of the developer to determine how best to provide a sidewalk in this location. City staff will work with the developer if an alternative location or design is necessary due to site and roadway conditions. It should be noted that the recommended roadway improvements to W. Ridgeway Avenue may affect the location of the sidewalk.

Also, since this large property includes a number of separate buildings sites with the drives providing circulation similar to a street network, one of the conditions of the rezoning is that sidewalks be installed throughout the interior of the development site to provide a continuous sidewalk network between all the commercial buildings on the site. Five-foot wide sidewalks are shown throughout the interior of the site to provide pedestrian connections to each of the buildings and future outlots on the site. This will allow customers to park once and walk safely between multiple businesses during their visit. One minor correction to the sidewalk network plan is noted: a future sidewalk segment should be illustrated along the areas labeled future outlots on the site plan. These segments will not have to be constructed until those areas are developed.

Interior sidewalk plan is acceptable, provided a future sidewalk section is illustrated along the future outlots. The final location of the required sidewalk along W. Ridgeway Avenue is still being determined and will be based on the recommended improvements to W. Ridgeway Avenue.

- 7) Building Design: The HWY-1, Highway Commercial District, states that all structures established within the district shall be reviewed for architectural compatibility with surrounding structures. Below is a review on the elements that are to be 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.

The scale and proportion of the new retail building and convenience store will be similar to the existing businesses located nearby. There are several hotels nearby with heights varying between two and four stories, with several commercial and industrial buildings in the area that are one story in height. Both the retail store and convenience store will be one story in height. The size of the retail store (185,000 square feet) is larger than most buildings in this area, however because it is on a very large site, the size would not appear to be out of character for the area.

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 design of the both the retail store and convenience store incorporates a flat roof with a parapet wall. The Kwik Star convenience store directly to the north utilizes a similar roof design, while the nearby hotels use a gable roof design. Nearby industrial buildings located within the industrial park utilize a similar flat roof design as well, so this roof design will not be out of character with the area.

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.

The retail building was designed with textured precast concrete panels in two different tones of gray and with different patterns etched into them to provide some visual interest to the long building walls. This pattern carries through the entirety of the building. The convenience store was similarly designed with the textured concrete precast panels in the two different tones of gray, in order to give it a similar look to the large retail building. The primary façade of the big box store has alternating pattern of window and main entrance features that provide views and openings into the building. These are alternated with the precast concrete panels, separate modules of phenolic panels, some with an aged cedar wood appearance and some in Fleet Farm Orange. Decorative metal awnings also help to visually break up the long facades. All of these elements provide a visually interesting rhythm to the primary façade. The rear and sides of the store will feature mainly the precast concrete panels, along with several overhead doors and service doors. The south side of the building will also feature an auto repair area. There are no façade variations along the rear and sides of the building, however these areas will not be highly visible to neighboring properties to the west because of a large landscaped berm that will be located along the western property line, or the public right-of-way to the south due to the location of future retail buildings and the large amount of trees that will remain along the drainage way at the north end of the property.

The primary façade of the convenience store has an alternating pattern of windows, two types of textured precast concrete panels, and Fleet Farm Orange phenolic panels. These features provide a visually pleasing main entrance into the building. The sides and rear of the building do not have windows due to the location of the attached car wash, however these facades are patterned with the two types of textured precast concrete panels, in addition to the Fleet Farm Orange phenolic paneling which rises above the main roof line to give the building added visual depth.

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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.



phenolic panels in Fleet

The front of the retail store will feature the two tones of textured concrete precast panels, as well as a white metal perforated panel with the company's name and logo located above the main entrance. Phenolic panels in an aged cedar wood color will be installed just to the south of the main entrance to give it a more modern look and feel. Also, at the northeast corner of the building will be Fleet Farm Orange phenolic paneling that wraps around the corner of the building and will feature the company logo. The retail store will also feature a yard area at the south end of the building, which will be surrounded by a 16' tall wood fence at the south side and an 8' tall metal/slatted chain link fence on the east and west sides. Staff notes that the wood fence should be stained or painted to provide a more finished look visible from Highway 20 and to prevent deterioration. The south side of the store will feature an auto repair area, so several large overhead doors will be located on this side.



Yard Fence at Barn - 16'

The convenience store will also feature the two tones of textured precast concrete panels, as well as the Fleet Farm Orange phenolic paneling located along portions of all four sides of the building.

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.

Many of the existing buildings in this area utilize a neutral color exterior, which include brown, tan, and cream. Some buildings also utilize red or gray tones as well. The retail store and convenience store will include two shades of gray in the textured precast concrete panels, with areas of the signature Fleet Farm Orange highlighted on several areas of the buildings. Staff feels that the amount of the orange that is incorporated into the two buildings does not take away from the overall look of the development and provides additional visual interest to the facades.

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.

Architectural features of the retail store include two large curtain walls of windows on the front of the building, along with the raised perforated metal panel located above the main entrance. The convenience store will have typical windows located on it, and also incorporates the Fleet Farm Orange phenolic panels on it to give it contrast from the gray textured concrete precast panels.

Overall, the design of the retail store and convenience store is architecturally compatible with other buildings in the surrounding area.

- 8) Trash Dumpster Site: A trash compactor will be located within the Fleet Farm building near the truck loading docks at the southwest corner of the building. Also, a trash dumpster enclosure is located at the north end of the convenience store parking lot. This enclosure will be constructed with textured precast concrete, with a color matching gate. The color of the enclosure will match the color of the convenience store building. **Dumpster enclosure plan is acceptable.**

- 9) Lighting Plan: The HWY-1 District regulations do not have specific lighting design guidelines. The site plan shows the location of light poles and all wall lights throughout the site. The parking lot lights will be mounted atop 38' tall light poles and will include a single head fixture. These fixtures will be housed in a die-cast aluminum housing with



LED Parking Lot Fixture

Item 4.A.

LED lights. Also, wall mounted lights will be located on the walls of the building in various locations, and surface mounted downlights will be located under the petroleum canopy. **Lighting plan is acceptable.**

- 10) Signage: Three (3) monument signs are illustrated on the site plan in different locations on the property. The main sign (as shown to the right), located near the south end of the property along U.S. Highway 20, will be 25 feet in height and 200 square feet in area. The sign will sit on a stone veneer base that matches the color of the building. Below the sign lettering will be an LED reader board for messaging.



Two smaller 15' tall signs will be located near the corner of Highway 58 and W Ridgeway Avenue and near the eastern entrance to the property along W Ridgeway Avenue. One of the signs will be 150 square feet in area and the other will be 118.6 square feet in area. These signs will also have a stone veneer base that matches the color of the building, but will not have an LED reader board.

It should be noted that the property is located within the Highway 20 Commercial Corridor Overlay Zoning District. The signage requirements in this district state that one freestanding sign may be allowed that does not exceed 25 feet in height and 200 square feet in area. The main monument sign would meet those requirements. The ordinance goes on to state that smaller monument signs, measuring no more than 15 feet in height and 150 square feet in area, are permitted, with a maximum of two such signs per parcel. The two additional signs on the property would meet these requirements as well.

The proposed wall signs appear to be well within the District limitations of no larger than 20% of the wall area to which the wall sign is attached. However, this will be reviewed in detail at the time a sign permit is requested. **Signage plan is acceptable, subject to detailed review with a sign permit.**

- 11) Storm Water Management: A total of three (3) storm water detention basins will be located on the property to collect the storm water runoff from the site. Basin #1 as shown on the plan will be located within the main parking lot area, east of the future retail buildings. This basin will collect water from a majority of the development site. The water from this basin will be released at a controlled rate via a pipe into Basin #2. Basin #2 as shown on the plan will be located just west of the convenience store and north of the main parking lot. This basin will collect water from the convenience store, and also the water from Basin #1. The water will then be released at a controlled rate into the drainage way and wetland located along the north side of the property along W Ridgeway Avenue. Basin #3 as shown on the plan will collect water from the remaining southern half of the development. The water will then be released at a controlled rate into the drainage ditch to the east along Highway 58. **Stormwater Management Plan is currently being reviewed by the Engineering Department.**

TECHNICAL COMMENTS

The rezoning of this property from A-1 to HWY-1 was recommended for approval by the Planning & Zoning Commission on July 25, 2018. As part of that recommendation of approval, five conditions were attached in order to keep the rezoning process moving forward, as the City had not seen a traffic impact study at that time. It should be noted that a traffic impact study was submitted to the City on Monday, October 1, 2018, and is currently under review by City staff and a third party. The first condition was that all street, intersection, and traffic control improvements necessary to provide for safe and efficient traffic control and circulation to serve the long term needs of the subject development at full build out without causing undue traffic circulation and congestion problems be designed and agreed upon prior to approval of the rezoning at City Council and that said improvements must be constructed and accepted by the City prior to issuance of an occupancy permit for any portion of the development. To date, this has not been designed and agreed upon because the City is still reviewing the traffic study. The design of the improvements should be agreed upon by the City and developer by the time of the next Planning & Zoning Commission meeting on October 24th. The second condition was area shown as "Future R/W (right-of-way)" on the concept site plan shall remain as open space and shall not be developed with any structures, fences, buildings, hard surfacing, driveways or sidewalks. This open space is shown on the site plan, so this condition has been addressed. The third condition was that and when the property to the west ever redevelops with commercial uses, a cross-access drive shall be constructed by the property owner at their expense within a 30-foot wide cross-access easement that will be established at the time of site plan approval. The exact location of the easement will be determined with the site plan. The site plan does show a 30-foot wide cross access easement just to the north of the retail building, however, this easement will need to be recorded. This drive would not need to be constructed until the property to the west redevelops. The fourth condition was that 5-foot wide sidewalk shall be installed along the entire frontage of the property along W. Ridgeway Avenue. The City will work with the developer to determine the best location for the easternmost sidewalk segment to avoid the wetland and provide for safe pedestrian access to the corner of Ridgeway and Hwy 58. The site plan shows a 5' wide sidewalk along the W Ridgeway Avenue street frontage; however staff is concerned with how close the sidewalk gets to W Ridgeway Avenue as you go east of Drive #2 across from Nordic Drive. Additional analysis may be needed to see if there is a more suitable, safer location for this sidewalk. The fifth condition was that sidewalks shall be installed throughout the interior of the development site to provide a continuous sidewalk network between all the commercial buildings on the site. The site plan shows interior sidewalks that lead from the main retail building to the future retail buildings to the north and east to the convenience store. As noted in the staff report, a future sidewalk segment should be shown across the frontage of the area labelled as future outlots. This will not have to be installed until that are is developed, but should be shown on the plan.

Several technical comments were made by Cedar Falls Utilities staff regarding utility locations, and the Engineering Division has made technical comments regarding sanitary sewer and storm water facilities. These comments were sent to the developer to be addressed.

Water, electric, gas, and communications utility services are available to the site in accordance with the service policies of Cedar Falls Utilities. The property owner/contractor is responsible to extend all utility services to the building. These utility extensions will be reviewed by CFU personnel as part of the building plan review.

Item 4.A.

STAFF RECOMMENDATION

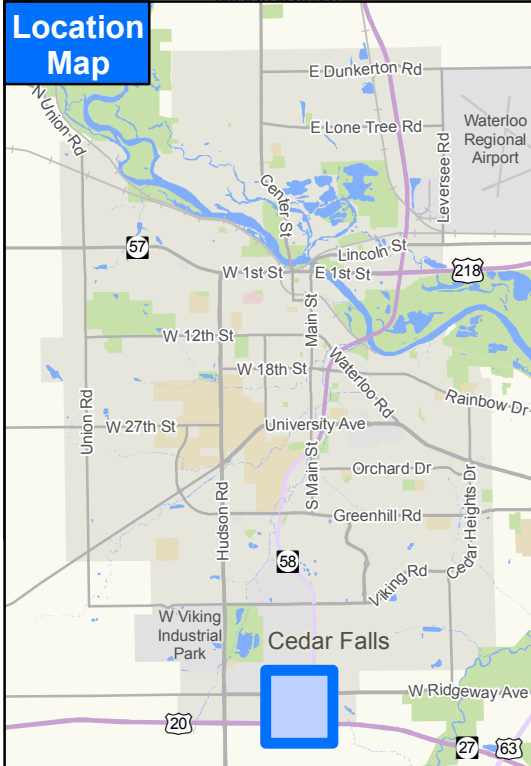
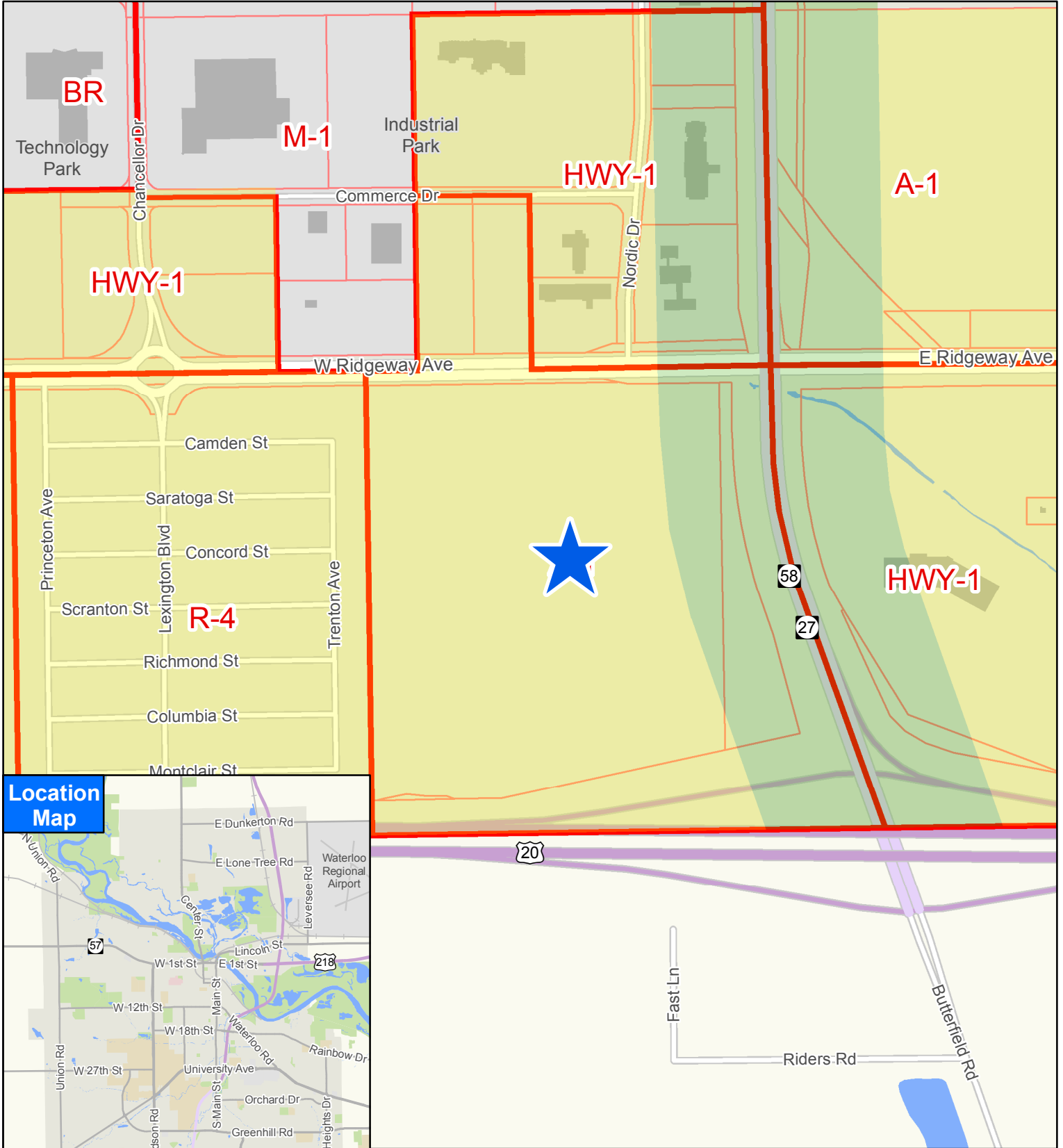
The introduction of this site plan is for discussion and public comment purposes only. The Community Development Department has reviewed the plan and provides the following comments:

- 1) Review of traffic study to determine the public roadway improvements necessary for this development.
- 2) Review of the location of the sidewalk along W Ridgeway Avenue.
- 3) Corrections needed based on technical comments.
- 4) Any comments or direction specified by the Planning & Zoning Commission.

Subject to the issues and comments noted above being addressed, staff anticipates that this will be referred to the Planning and Zoning Commission for a vote on October 24, 2018.

PLANNING & ZONING COMMISSION

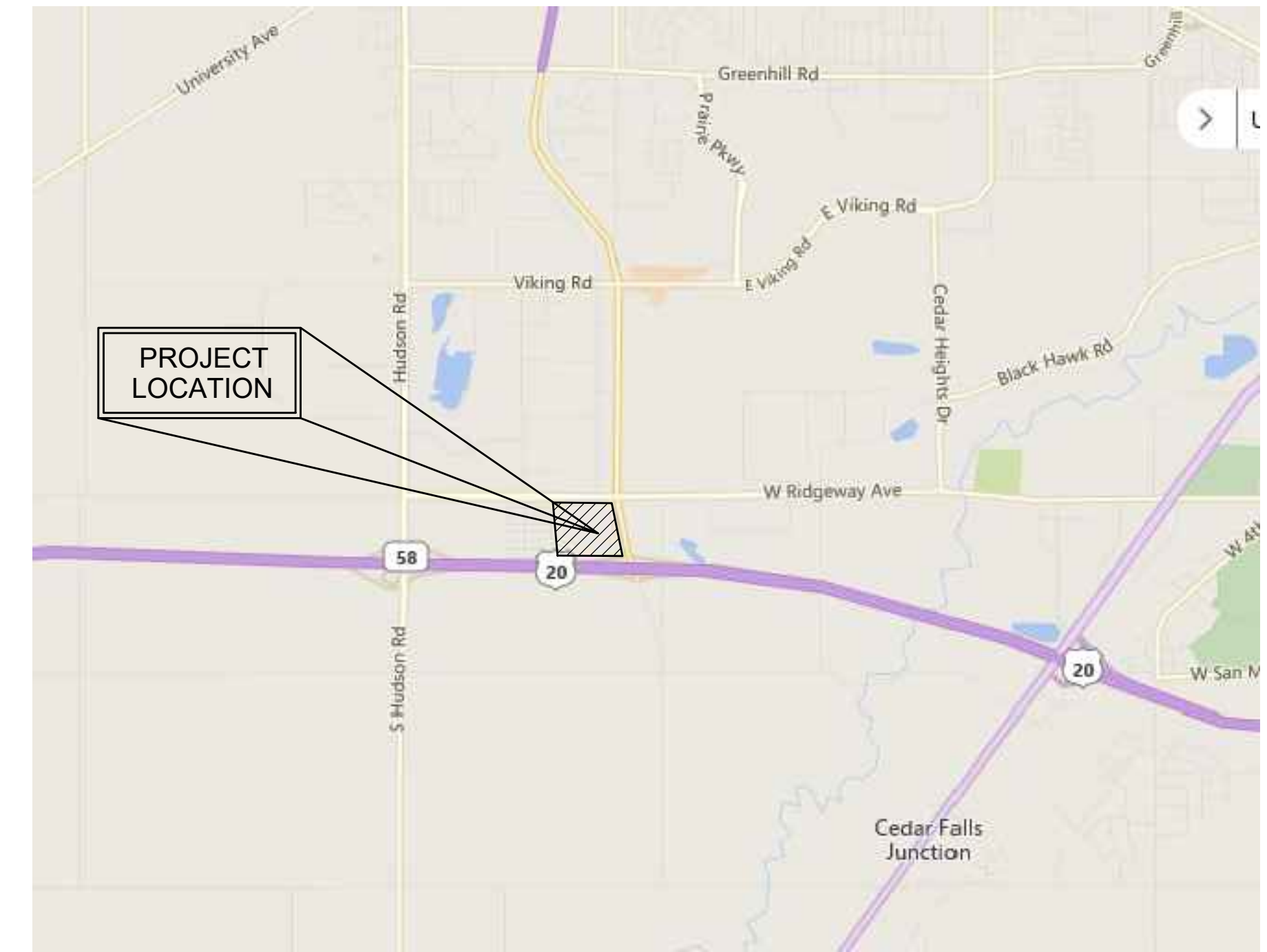
Discussion
10/10/2018
Vote
10/24/2018



Fleet Farm Retail and Convenience Store
 Hwy-1 Site Plan Review

HENRY PROPERTY BLACK HAWK COUNTY

CEDAR FALLS, IOWA 50613 REVISED SEPTEMBER 28, 2018



VICINITY MAP
NOT TO SCALE

OWNER

FLEET FARM
1300 S. LYNNDALE DRIVE
APPLETON, WI 54914
920-997-1436

DEVELOPER

MIDLAND ATLANTIC PROPERTIES
8044 MONTGOMERY RD, SUITE 370
CINCINNATI, OH 45236
513-792-5000

LAND PLANNER/ ENGINEER/ LANDSCAPE ARCHITECT

BAYER BECKER, INC.
6900 TYLERSVILLE ROAD, SUITE A
MASON, OH 45040
513-336-6600

SURVEYOR

VJ ENGINEERING
1501 TECHNOLOGY PARKWAY, SUITE 100
CEDAR FALLS, IOWA 50613

ARCHITECT

RSP
1220 MARSHALL STREET N.E.
MINNEAPOLIS, MN 55413
612-677-7100

BENCHMARK

SANITARY MANHOLE
NORTHEAST SIDE OF PROPERTY
CORNER AND SOUTH OF WEST
RIDGWAY AVENUE
TRIM#913.99
12'(E&W)INV=900.15
12'(S)INV=901.25

UTILITIES CONTACTS:

ELECTRIC & TELEPHONE
CEDAR FALL UTILITIES
JOHN OSTERHAUS
(319) 268-5298

WATER & GAS
CEDAR FALL UTILITIES
JERALD LUKENSMYER
(319) 266-1761

STORM & SANITARY SEWERS
CITY OF CEDAR FALLS
JON RESLER
220 CLAY ST.
CEDAR FALLS, IA 50613
(319) 268-5176

SITE SUMMARY

ZONING: HWY-1 WITH HWY-20 OVERLAY
HWY-1 WITH HCG OVERLAY (OUTLOT 1)

LOT ACREAGE:
DEVELOPMENT 36.563 ACRES
FUTURE OUTLOTS 3.051 ACRES
FUTURE RAW 9.905 ACRES
TOTAL 49.519 ACRES

OPEN SPACE ACREAGE:
12.107 ACRES
33.1% (DEVELOPMENT AREA)
24.4% (TOTAL AREA)

GROSS LEASABLE AREA: 240,000 S.F.
RETAIL GROSS LEASABLE AREA (GLA): 185,000 S.F.
FUTURE JUNIOR ANCHORS (JA) - BUILDINGS A,B,C - GLA: 55,000 S.F.

REQUIRED PARKING SPACES:
RETAIL PARKING: 832.5 (4.5 SPACES/1000 S.F. GLA)
TYPICAL PARKING DIMENSIONS - RETAIL: 10' X 20'

JA PARKING: 247.5 SPACES (4.5 SPACES/1000 S.F. GLA)
TYPICAL PARKING DIMENSIONS - JA: 9' X 19' (COMPACT 8' X 19')

PROVIDED PARKING SPACES:
RETAIL
STANDARD 833 SPACES
ACCESSIBLE 16 SPACES
TOTAL 849 SPACES

OUTLOT 1 (FUEL CENTER)
STANDARD 23 SPACES
ACCESSIBLE 2 SPACES
TOTAL 25 SPACES

JA (FUTURE DEVELOPMENT)
STANDARD 240 SPACES
ACCESSIBLE 7 SPACES
TOTAL 247 SPACES

OVERALL SITE (RETAIL + JA)
TOTAL PARKING 1,096 SPACES
RATIO 4.5 SPACES / 1000 S.F.

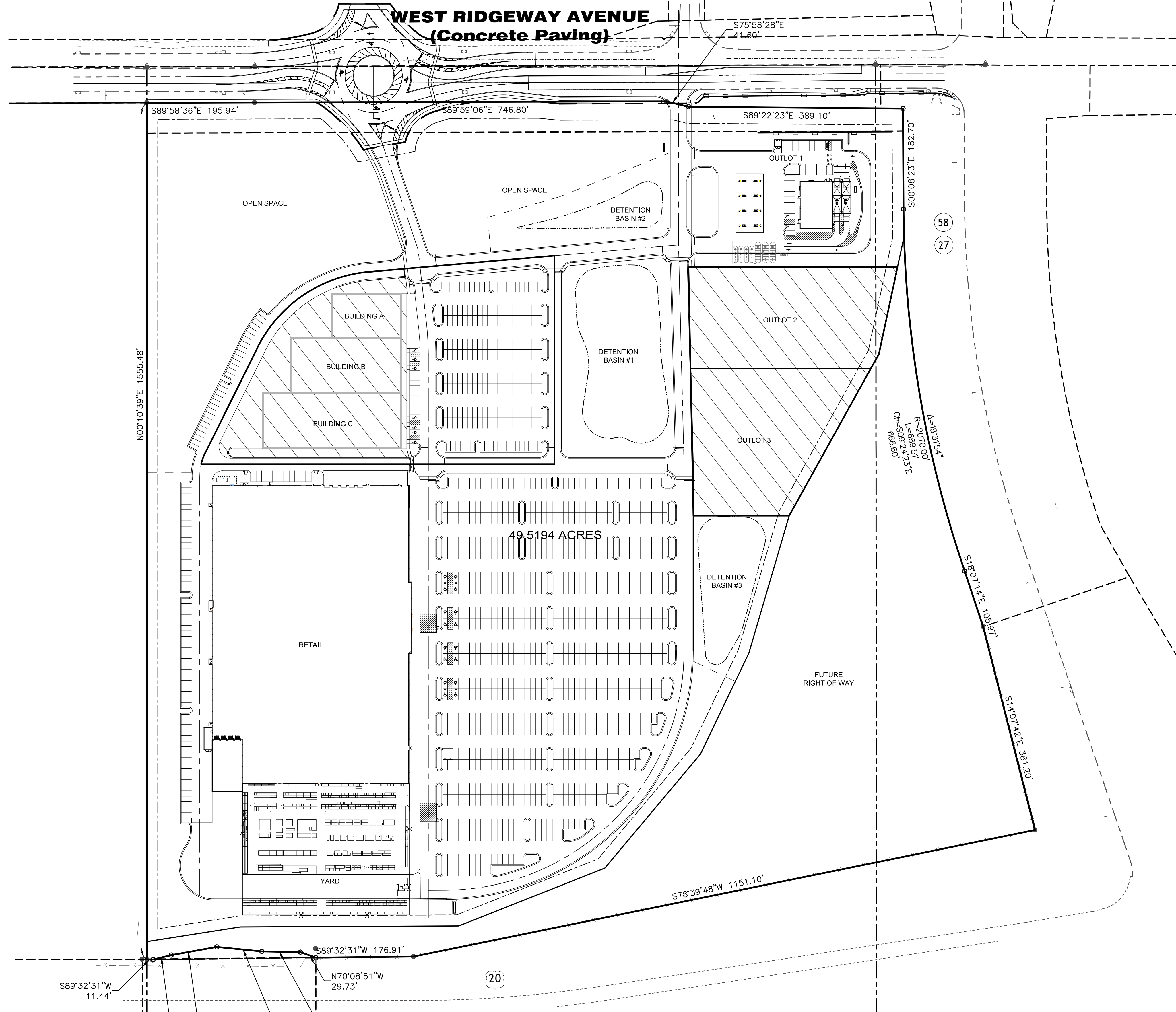
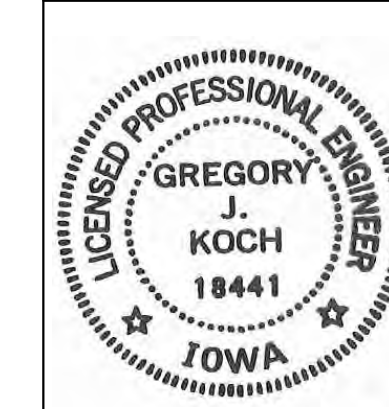
EMPLOYEES: APPROXIMATE 150 TO 200 EMPLOYEES

ENGINEER'S CERTIFICATION

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.

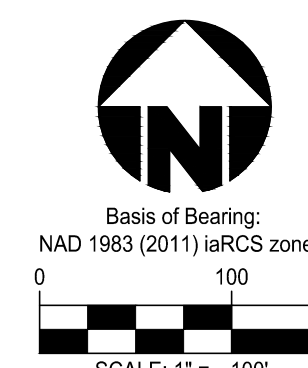
Gregory J. Koch
Gregory J. Koch, P.E. Iowa License No. 18441
My license renewal date is December 31, 2018

Pages or sheet covered by this seal: C1.0, C2.0, C2.1, C3.0, C3.1, C4.0, C4.1, C4.2, C5.0, C5.1, C6.0, C6.1, C6.2, C7.0, AND C7.1



LEGEND

FUTURE DEVELOPMENT



INDEX OF SHEETS

DRAWING NO.	DRAWING TITLE	ISSUE DATE	REVISION NO.	REVISION DATE
C1.0	TITLE SHEET	07-06-18	3	09-28-18
C2.0	EXISTING SITE CONDITIONS	07-06-18	3	09-28-18
C2.1	EXISTING SITE CONDITIONS	07-06-18	2	08-10-18
C3.0	DIMENSION SITE & PAVEMENT PLAN	07-06-18	3	09-28-18
C3.1	DIMENSION SITE & PAVEMENT PLAN	07-06-18	3	09-28-18
C4.0	UTILITY PLAN	07-06-18	3	09-28-18
C4.1	UTILITY PLAN	07-06-18	3	09-28-18
C4.2	UTILITY PROFILES	07-06-18	2	09-28-18
C5.0	GRADING PLAN	07-06-18	3	09-28-18
C5.1	GRADING PLAN	07-06-18	2	09-28-18
C6.0	EROSION & SEDIMENT CONTROL SITE PLAN	09-14-18		
C6.1	EROSION & SEDIMENT CONTROL SITE PLAN	09-14-18		
C6.2	SEDIMENTATION & EROSION CONTROL DETAILS	07-06-18	2	09-28-18
C7.0	SITE AND PAVEMENT DETAILS	07-06-18	2	09-28-18
C7.1	STORM SEWER DETAILS	07-06-18	2	09-28-18
C7.2	STORM AND SANITARY SEWER DETAILS	07-06-18	1	07-26-18
L1.0	OPEN SPACE EXHIBIT & OVERALL PLANTING PLAN	07-06-18	3	09-28-18
L1.1	PLANTING PLAN - NORTH	07-06-18	3	09-28-18
L1.2	PLANTING PLAN - SOUTH	07-06-18	3	09-28-18
L1.3	SEEDING & MULCHING PLAN	07-26-18	2	09-28-18
L2.0	PLANTING NOTES & DETAILS	07-06-18	1	07-26-18

HENRY PROPERTY
BLACK HAWK COUNTY
CITY OF CEDAR FALLS
CEDAR FALLS, IOWA, 50613

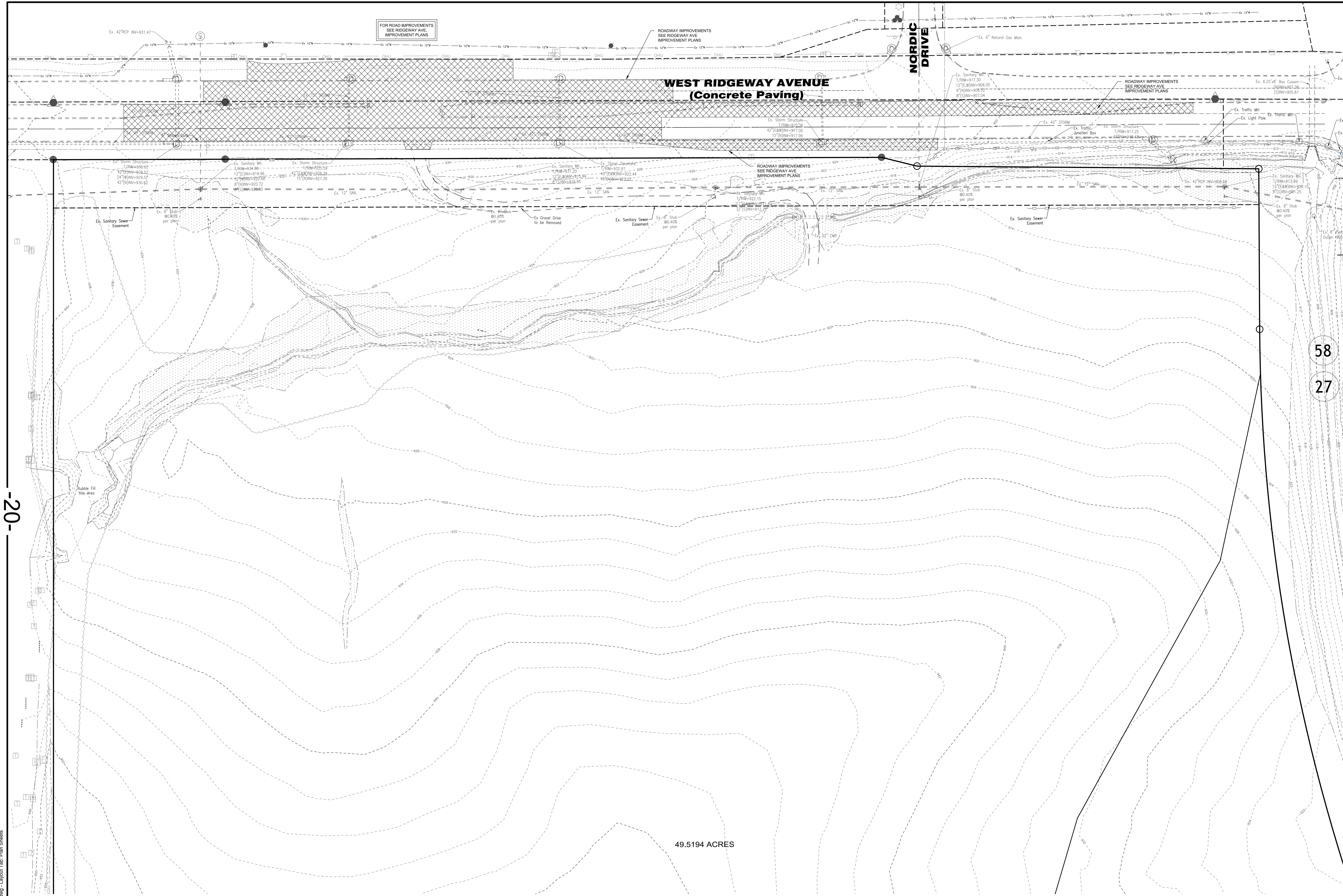
TITLE SHEET

Item 4.A.1
jenop

Drawing:
Drawn by:
Checked by:
Issue Date:
Sheet:



Item 4.A.



-20-

49.5194 ACRES

58
27

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Item	Revision Description	Date	Drawn	Chk.
1	REVISIONS PER CITY COMMENTS	7-26-18	CJK	
2	REVISED PER STAFF COMMENTS	8-16-18	ATC	
3	REVISED PER CITY, DEVELOPER AND INTERNAL REVIEW COMMENTS	8-28-18	CJK	

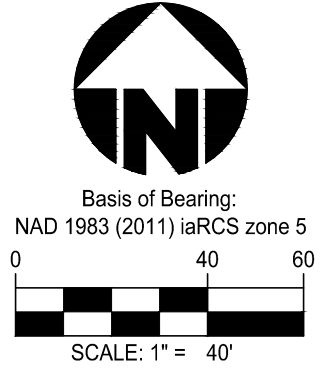
HENRY PROPERTY
 BLACK HAWK COUNTY
 CITY OF CEDAR FALLS
 CEDAR FALLS, IOWA

EXISTING SITE CONDITIONS & DEMOLITION PLAN

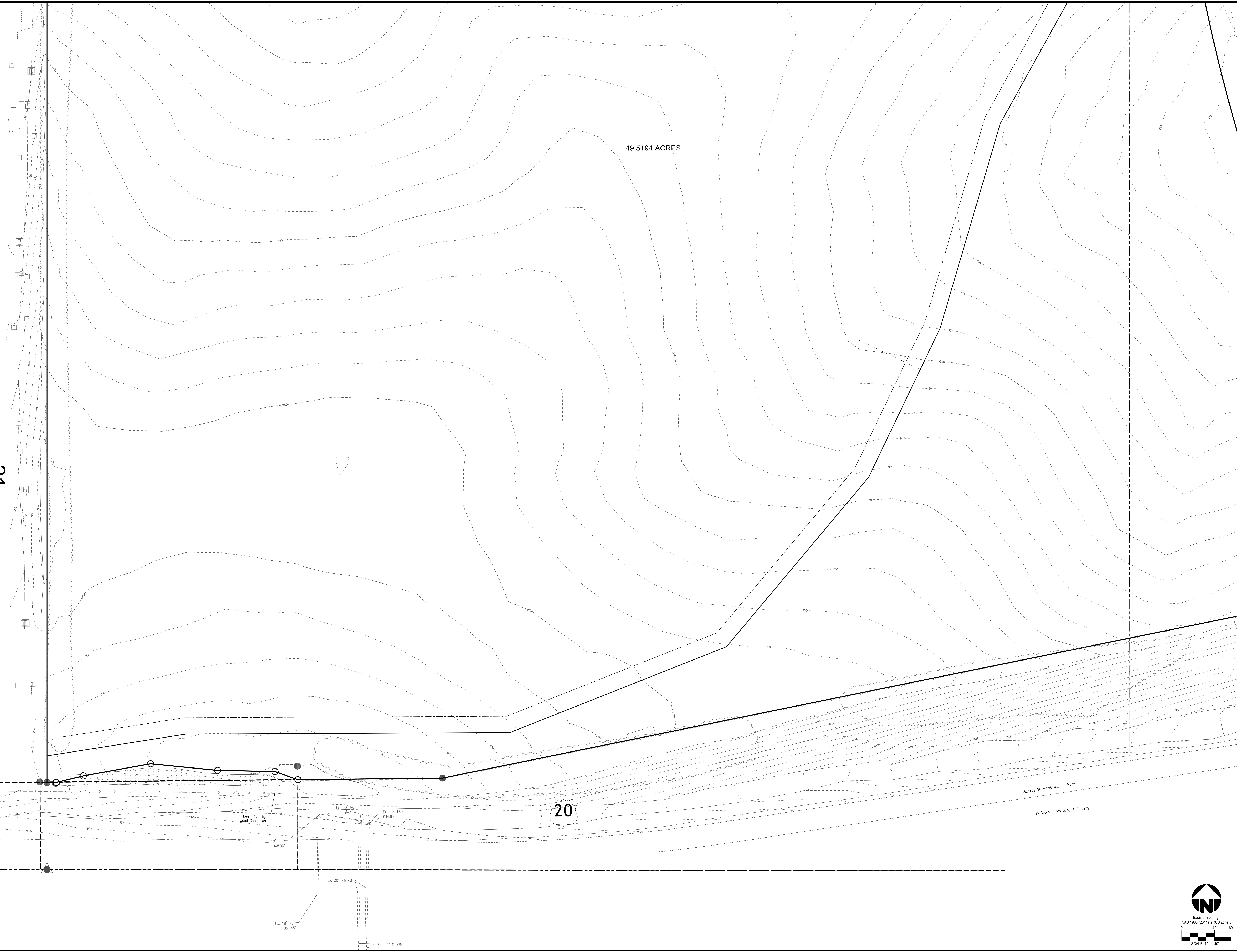


Drawing: 17-0335_CD
 Drawn by: GJK
 Checked By:
 Issue Date: 07-06-18
 Sheet:

C2.0



Plot time: Sep 28, 2018, 11:35am
Drawing name: 17-0335_CD\DWG\17-0335_CD.dwg - Layout Tab: Plan Sheets



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Item	Revision Description	Date	Drawn	Checked
1	REVISIONS PER CITY COMMENTS	7-26-18	GJK	
2	REVISED PER STAFF COMMENTS	8-16-18	ATC	

HENRY PROPERTY
 BLACK HAWK COUNTY
 CITY OF CEDAR FALLS
 CEDAR FALLS, IOWA

EXISTING SITE CONDITIONS

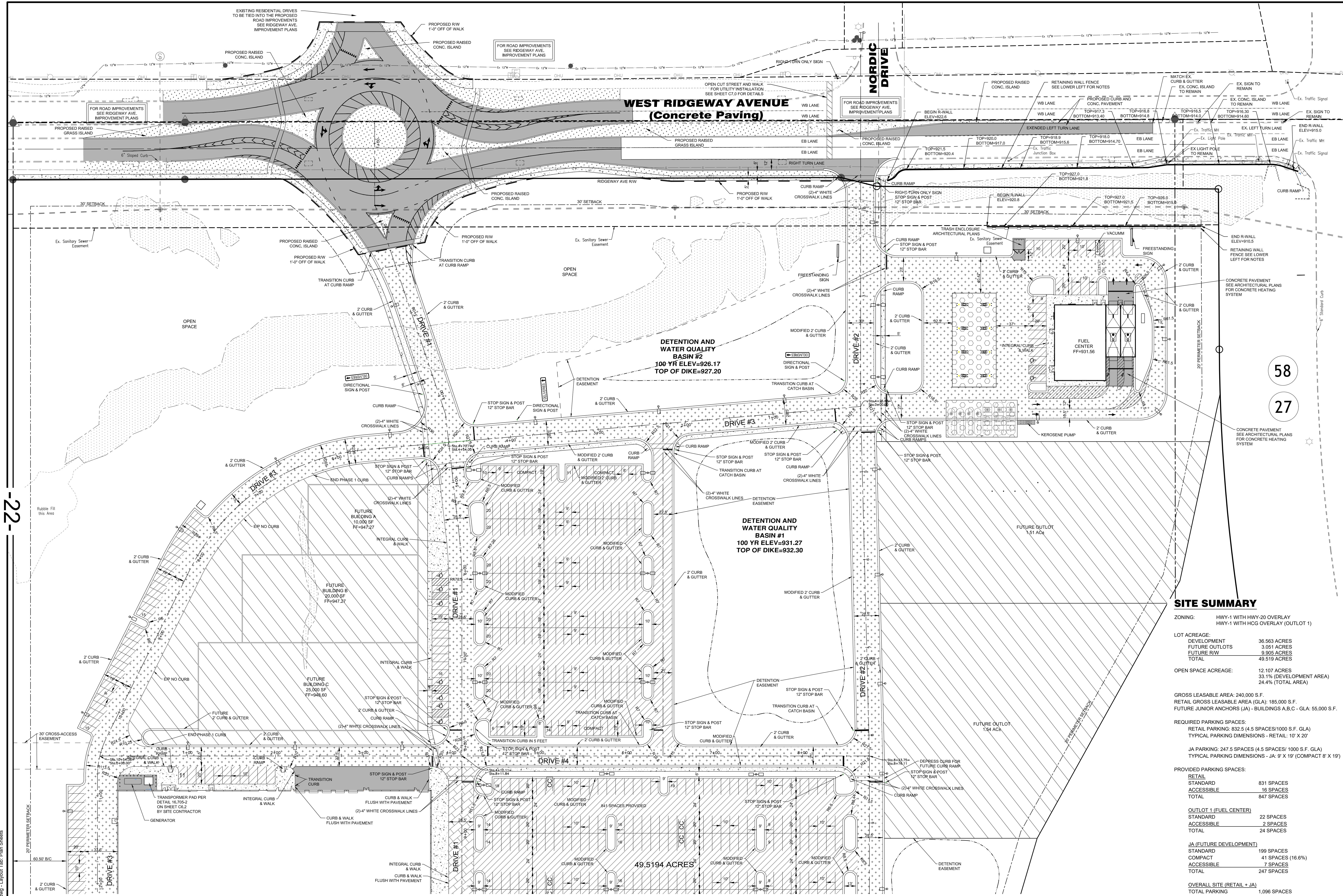
Item 4.A.

Drawing: _____
 Drawn by: _____
 Checked By: _____
 Issue Date: _____
 Sheet: _____

18

Scale of Bearing:
 NAD 1983 (2011) WGS zone 50
 0 40 80
 SCALE: 1" = 40'

18



58
27

SITE SUMMARY

ZONING: HWY-1 WITH HWY-20 OVERLAY
HWY-1 WITH HCG OVERLAY (OUTLOT 1)

LOT ACREAGE:
DEVELOPMENT 36.563 ACRES
FUTURE OUTLOTS 3.051 ACRES
FUTURE RW 9.905 ACRES
TOTAL 49.519 ACRES

OPEN SPACE ACREAGE:
12.107 ACRES
33.1% (DEVELOPMENT AREA)
24.4% (TOTAL AREA)

GROSS LEASABLE AREA: 240,000 S.F.
RETAIL GROSS LEASABLE AREA (GLA): 185,000 S.F.
FUTURE JUNIOR ANCHORS (JA) - BUILDINGS A,B,C - GLA: 55,000 S.F.

REQUIRED PARKING SPACES:
RETAIL GROSS LEASABLE AREA (GLA): 185,000 S.F.
TYPICAL PARKING DIMENSIONS - RETAIL: 10' X 20'

JA PARKING: 247.5 SPACES (4.5 SPACES/1000 S.F. GLA)
TYPICAL PARKING DIMENSIONS - JA: 9' X 19' (COMPACT 8' X 19')

PROVIDED PARKING SPACES:
RETAIL
STANDARD 831 SPACES
ACCESSIBLE 16 SPACES
TOTAL 847 SPACES

OUTLOT 1 (FUEL CENTER)
STANDARD 22 SPACES
ACCESSIBLE 2 SPACES
TOTAL 24 SPACES

JA (FUTURE DEVELOPMENT)
STANDARD 199 SPACES
COMPACT 41 SPACES (16.6%)
ACCESSIBLE 2 SPACES
TOTAL 247 SPACES

OVERALL SITE (RETAIL + JA)
TOTAL PARKING 1,096 SPACES
RATIO 4.5 SPACES/1000 S.F.

EMPLOYEES: APPROXIMATE 150 TO 200 EMPLOYEES

HENRY PROPERTY
LACK HAWK COUNTY
CITY OF CEDAR FALLS
CEDAR FALLS, IOWA

DIMENSION SITE & PAVEMENT PLAN



Drawing: 17-0335.CD
Drawn by: GJK
Checked by:
Issue Date: 07-06-18
Sheet:

C3.0

CONSTRUCTION DRIVE NOTE

- CONSTRUCTION DRIVES MAY NEED TO BE ONE OF THE FOLLOWING:
 - 12 INCHES OF CRUSHED STONE WITH GEOGRID.
 - 24 INCHES OF CRUSHED STONE WITHOUT GEOGRID.

NOTES

- ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL RADI ARE TO THE FACE OF CURB AND ARE 6.5' UNLESS OTHERWISE NOTED.
- SEE ARCHITECTURAL PLANS FOR BUILDING FOUNDATION DIMENSIONS.
- ACCESSIBLE PARKING SPACES SHALL HAVE STRIPING AND SIGNAGE MEETING ADAAG AND LOCAL REQUIREMENTS.
- ALL SIGNS SHOWN ON THE PLAN IS APPROXIMATE. ALL SIGNS SHALL BE KEPT OUT OF THE RIGHT OF WAY.

BUILDING S.F.

BUILDING A	10,000 SF
BUILDING B	20,000 SF
BUILDING C	25,000 SF
BUILDING D	185,000 SF
TOTAL	240,000 SF

LEGEND

	LIGHT DUTY ASPHALT PAVEMENT		CONCRETE WALK		FUTURE DEVELOPMENT TO BE REVIEWED AS PART OF A FUTURE SITE PLAN SUBMITTAL
	HEAVY DUTY ASPHALT PAVEMENT		CONCRETE PAVEMENT		WETLAND
	HEAVY DUTY ASPHALT PAVEMENT (30 YEAR)		CONCRETE PAVEMENT SEE FUEL CENTER PLAN		FUTURE SIDEWALK BY OTHERS
	CART CORRAL				



Know what's below.
Call before you dig.



Basis of Bearing:
NAD 1983 (2011) UTM zone 5
0 40 80
SCALE 1" = 40'

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION



DATE: 7-26-18
DRAWN BY: GJK
CHECKED BY: JJK
ISSUE DATE: 8-16-18
SCALE: 1" = 40'

REVISIONS PER CITY COMMENTS
1. REVISED PER STAFF COMMENTS
2. REVISED PER CITY DEVELOPER AND INTERNAL REVIEW COMMENTS
3. REVISED PER CITY DEVELOPER AND INTERNAL REVIEW COMMENTS

Item Description
1. REVISIONS PER CITY COMMENTS
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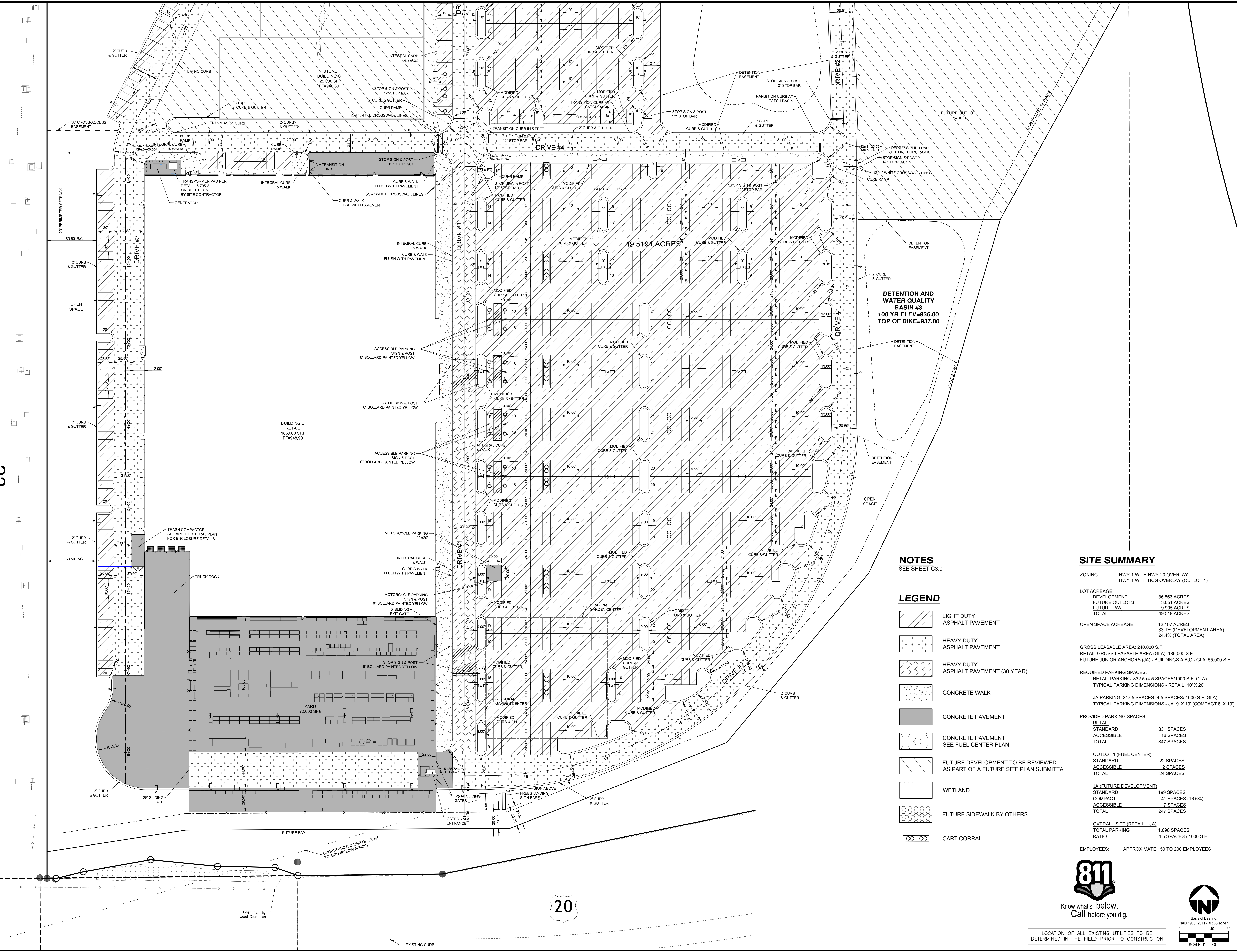
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Revision Description
1. REVISIONS PER CITY COMMENTS
2. REVISED PER STAFF COMMENTS
3. REVISED PER CITY DEVELOPER AND INTERNAL REVIEW COMMENTS

-23-

Plot file: Sep 28, 2018, 9:56am
Drawing name: I:\2017\17-0335\CD\DWG\17-0335 CD.dwg - Layout Tab: Plan Sheets



NOTES
SEE SHEET C3.0

LEGEND

- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT (30 YEAR)
- CONCRETE WALK
- CONCRETE PAVEMENT
- CONCRETE PAVEMENT SEE FUEL CENTER PLAN
- FUTURE DEVELOPMENT TO BE REVIEWED AS PART OF A FUTURE SITE PLAN SUBMITTAL
- WETLAND
- FUTURE SIDEWALK BY OTHERS
- CC CC CART CORRAL

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HWY-1 WITH HCG OVERLAY (OUTLOT 1)

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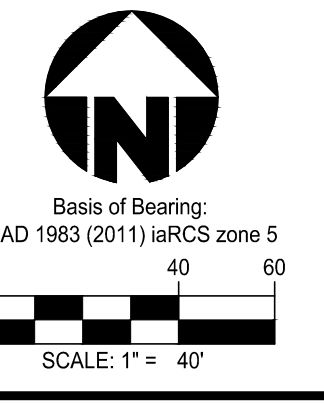
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TOTAL 247 SPACES

OVERALL SITE (RETAIL + JA)
TOTAL PARKING 1,096 SPACES
RATIO 4.5 SPACES / 1000 S.F.

EMPLOYEES: APPROXIMATE 150 TO 200 EMPLOYEES



LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION



HENRY PROPERTY
BLACK HAWK COUNTY
CITY OF CEDAR FALLS
CEDAR FALLS, IOWA

DIMENSION SITE & PAVEMENT PLAN

Item 4.A.3
Jenopq

**WEST RIDGEWAY AVENUE
(Concrete Paving)**

NORDIC DRIVE

**DETENTION AND WATER QUALITY BASIN #2
100 YR ELEV=926.17
TOP OF DIKE=927.20**

**DETENTION AND WATER QUALITY BASIN #1
100 YR ELEV=931.27
TOP OF DIKE=932.30**

UTILITY PIPE MATERIAL

- SANITARY SEWER
 - POLYVINYL CHLORIDE COMPOSITE PIPE (TRUSS TYPE PVC):
 - COMPLY WITH ASTM D 2680. PIPE CONSTRUCTED WITH TRUSS-TYPE STRUCTURE BETWEEN INNER AND OUTER PVC WALLS WITH VOIDS FILLED WITH LIGHTWEIGHT CONCRETE.
 - PIPE STIFFNESS PER ASTM D 2412, 200 PSI.
 - PVC PLASTIC MEETING ASTM D 1784, CELL CLASSIFICATION 12454. DO NOT EXCEED 10 PARTS BY WEIGHT PER 100 OF PVC RESIN IN THE COMPOUND FOR ADDITIVES AND FILLERS, INCLUDING BUT NOT LIMITED TO STABILIZERS, ANTIOXIDANTS, LUBRICANTS, AND COLORANTS.
 - INTEGRAL BELL AND SPIGOT JOINTS WITH ELASTOMERIC SEALS COMPLYING WITH ASTM D 3212 AND F 477.
- WATER MAIN
 - DUCTILE IRON, CLASS 52, AWWA C151.
- STORM SEWER
 - POLYVINYL CHLORIDE PIPE (PVC). USE PIPE COMPLYING WITH THE FOLLOWING:
 - TYPES OF PVC PIPES:
 - CORRUGATED EXTERIOR, SMOOTH INTERIOR, ASTM F 949.
 - SOLID WALL, ASTM D 3034 OR ASTM F 679.
 - CLOSED PROFILE, ASTM F 1803.
 - COMPOSITE, ASTM D 2680.
 - PVC PLASTIC MEETING ASTM D 1784, CELL CLASSIFICATION 12454.
 - MINIMUM PIPE STIFFNESS OF 46 PSI.
 - INTEGRAL BELL AND SPIGOT JOINTS WITH ELASTOMERIC SEALS ACCORDING TO ASTM D 3212 AND ASTM F 477.

UTILITY NOTES

- CONTRACTOR SHALL FIELD-VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- STORM SEWERS MATERIAL SHALL HAVE MANNINGS 'N' VALUE EQUAL TO OR LESS THAN 0.015 AND SHALL CONFORM TO CEDAR FALLS SPECIFICATIONS UNLESS SPECIFIED ON THE PLANS.
- ALL CATCH BASINS TYPES ARE IOWA DOT AND SUDAS (IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS) STANDARD.
- ALL TOP SLABS, FRAMES, AND GRATES WITHIN PAVEMENT AREAS SHALL BE TRAFFIC BEARING (H-20 LOADING).
- CATCH BASINS TO HAVE DRAIN TIE INSTALLED 10 FEET OUT IN THE DIRECTIONS SHOWN.
- DOWNSPUTS ON BUILDINGS ARE TO BE CONNECTED INTO THE STORM SEWER SYSTEM. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF DOWNSPUTS.
- ALL SANITARY SEWER MATERIALS AND CONSTRUCTION SPECIFICATIONS SHALL BE PER THE LATEST REVISION OF CEDAR FALLS STANDARDS.
- ALL SANITARY SEWER MANHOLES TO BE SUDAS TYPE "A" MANHOLES WITH TYPE "A" RING AND COVER.
- ROOF DRAINS, FOUNDATION DRAINS OR OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
- ALL WATER MAIN MATERIALS AND CONSTRUCTION SPECIFICATIONS SHALL BE PER THE LATEST REVISION OF CEDAR FALLS UTILITIES STANDARDS.
- CONTRACTOR TO MAINTAIN MINIMUM 18" VERTICAL SEPARATION BETWEEN WATER MAIN, STORM SEWER AND SANITARY SEWER.
- DOMESTIC METERS AND BACKFLOW PREVENTER ON THE BUILDING FIRE LINES ARE TO BE LOCATED INSIDE.
- MATERIALS AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE STANDARDS OF THE CEDAR FALLS MUNICIPAL WATER UTILITY ON FILE WITH DEPARTMENT OF NATURAL RESOURCES, THE IOWA STANDARDS FOR WATER SUPPLY DISTRIBUTION SYSTEMS AND THE "TEN STATE STANDARDS". THE CONTRACTOR SHOULD VERIFY THESE REQUIREMENTS PRIOR TO BIDDING ON THIS PROJECT.
- INSTALL TRACER WIRE WITH WATER MAIN ACCORDING TO SPECIFICATIONS OF CEDAR FALLS UTILITIES.
- INSTALL 3 LBS ANODE AND TEST STATION AT ALL PERMANENT HYDRANT LOCATIONS.
- INSTALL 3 LBS ANODE AT ALL ENDS OF WIRES AND PROTECT WIRE CONNECTION.
- CONTRACTOR TO ENSURE THAT ALL VALVE BOX AND FIRE HYDRANT INSTALLATIONS ARE COMPLETED TO THE APPROPRIATE ELEVATION, COMPATIBLE WITH FINISHED GRADE.
- SANITARY MANHOLES UP TO 10' DEEP SHALL BE 48" IN DIAMETER, GREATER THAN 15' DEEP UP TO 25' DEEP SHALL BE 60" IN DIAMETER AND GREATER THAN 25' DEEP SHALL BE 72" IN DIAMETER. IF INSIDE DROP CONNECTIONS ARE USED, 12" SHALL BE ADDED TO THE MANHOLE DIAMETER.

HENRY PROPERTY
LACK HAWK COUNTY
CITY OF CEDAR FALLS
CEDAR FALLS, IOWA



Drawing: 17-0335.CD
Drawn by: GJK
Checked By:
Issue Date: 07-06-18
Sheet:

C4.0

24

Plot file: Sep_28_2018_11:39am
Drawing name: 170717-0335.CD\DWG\17-0335 CD.dwg - Layout Tab - Plan Sheets

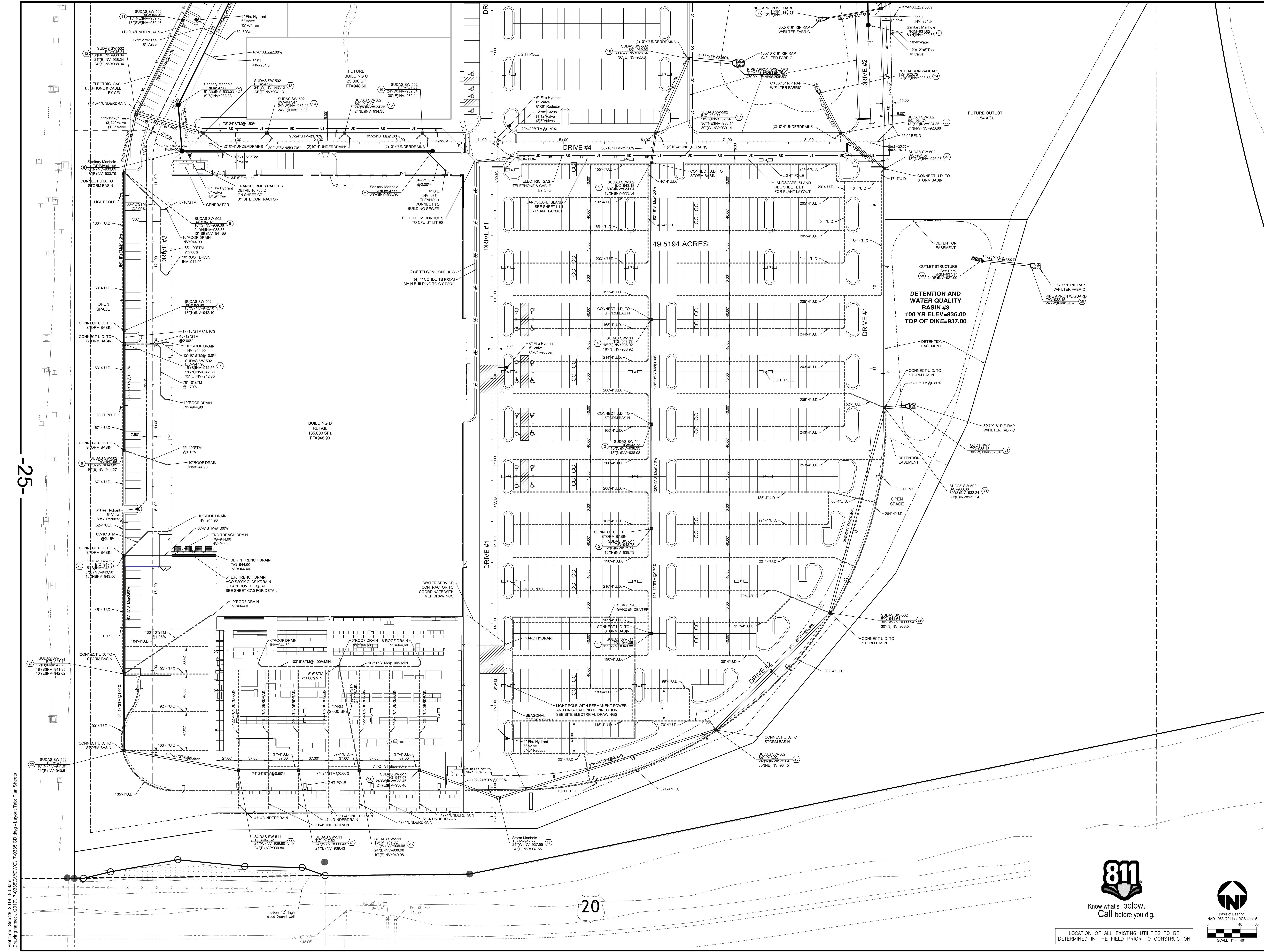


Know what's below.
Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION



Scale of bearing:
NAD 1983 (2011) WGS 2005 zone 5
0 40 80
SCALE: 1" = 40'



Item	Revision Description	Date	Drawn	Chk.
1	REVISIONS PER CITY COMMENTS	7-26-18	CJK	
2	REVISIONS PER CITY COMMENTS	8-16-18	ATC	
3	REVISIONS PER CITY, DEVELOPER AND INTERNAL REVIEW COMMENTS	8-28-18	CJK	

HENRY PROPERTY
 BLACK HAWK COUNTY
 CITY OF CEDAR FALLS
 CEDAR FALLS, IOWA

UTILITY PLAN

Know what's Below.
Call before you dig.

Base of Bearing:
NAD 1983 (2011) IARCS zone 5

SCALE: 1" = 40'

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

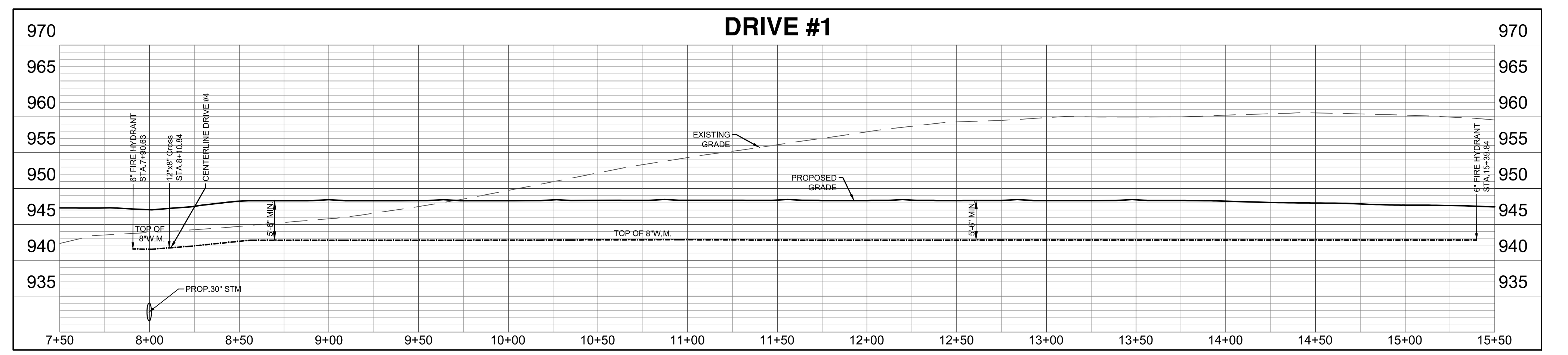
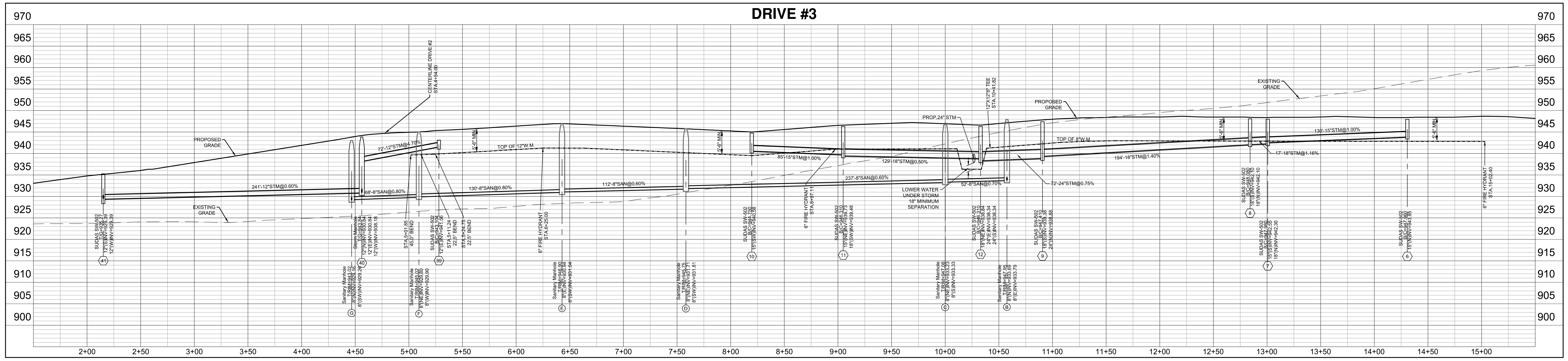
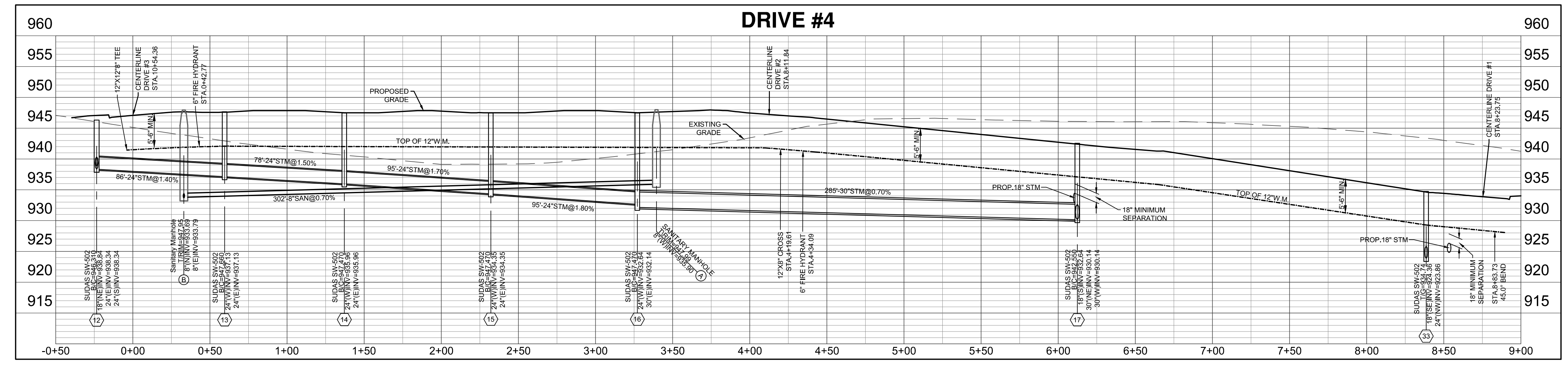
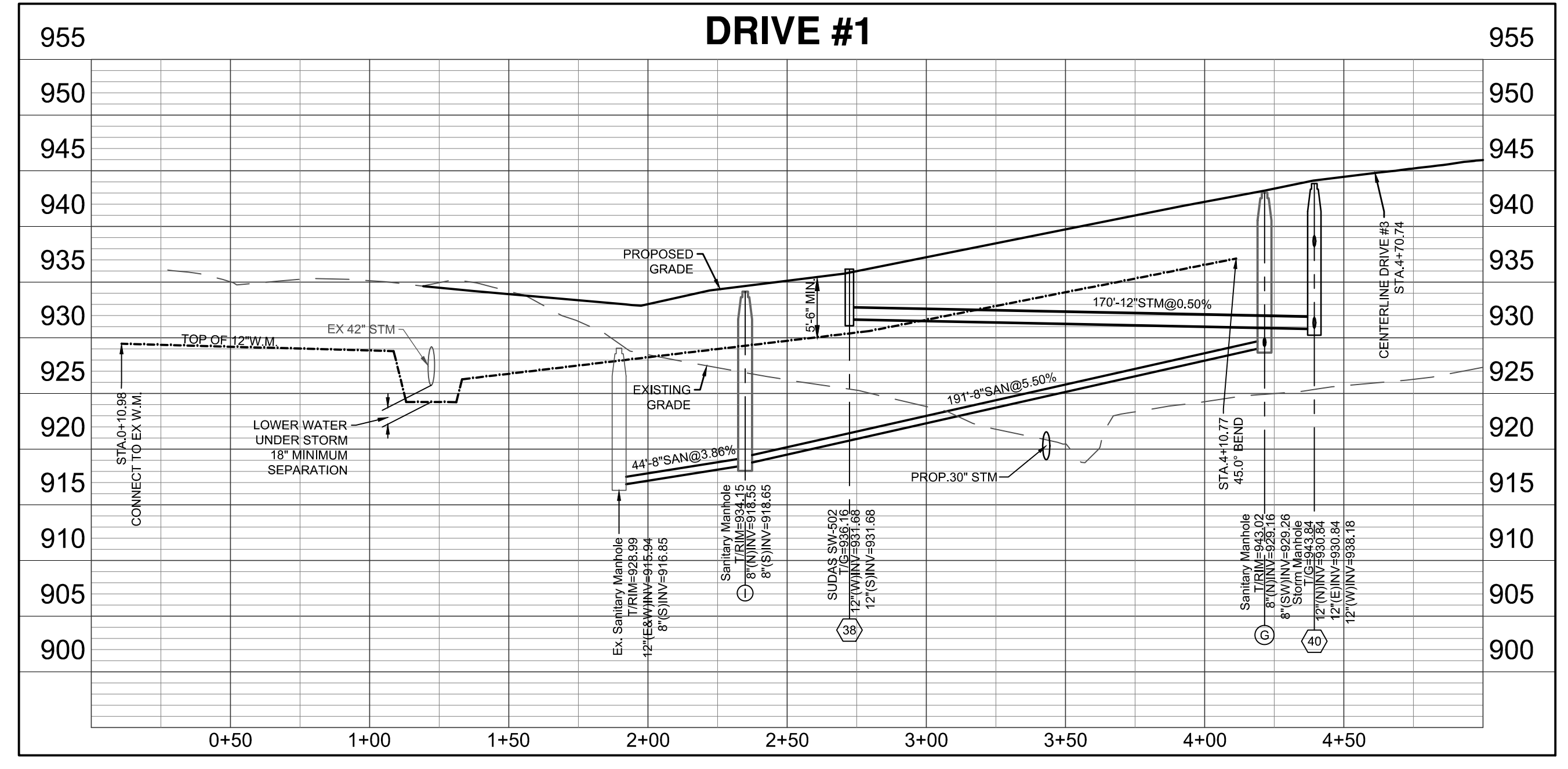
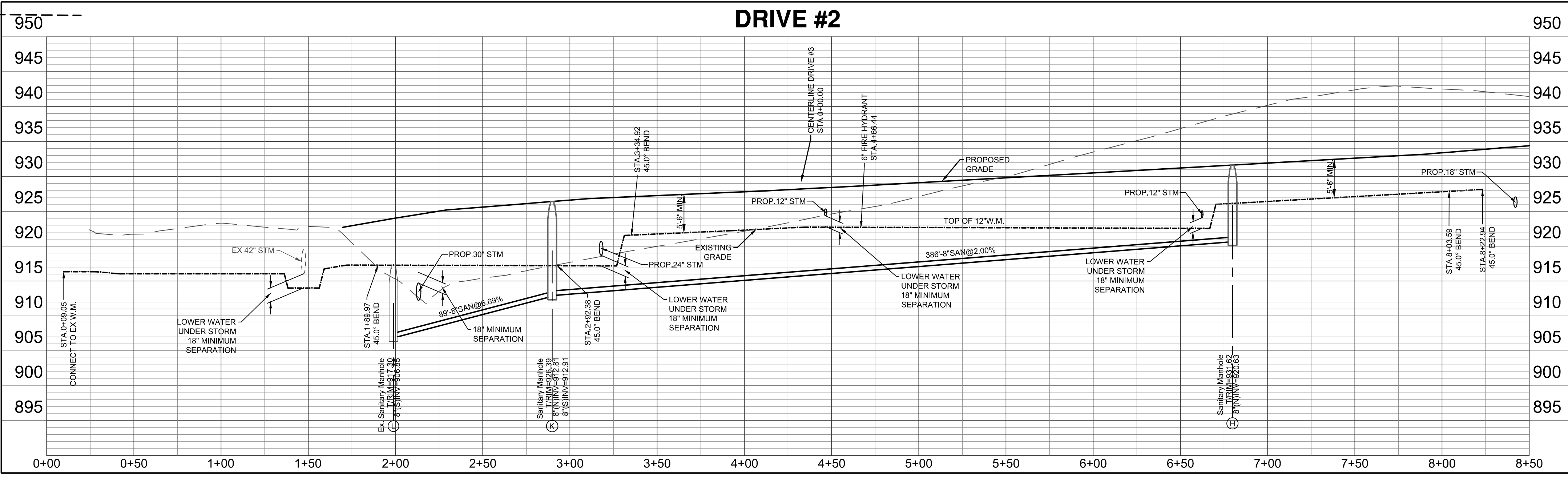
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Item	Revision Description	Date	Drawn	Checked
1	REVISED PER CITY COMMENTS	7-26-18	GJK	
2	REVISED PER CITY, DEVELOPER AND INTERNAL REVIEW COMMENTS	8-28-18	GJK	

HENRY PROPERTY
 BLACK HAWK COUNTY
 CITY OF CEDAR FALLS
 CEDAR FALLS, IOWA

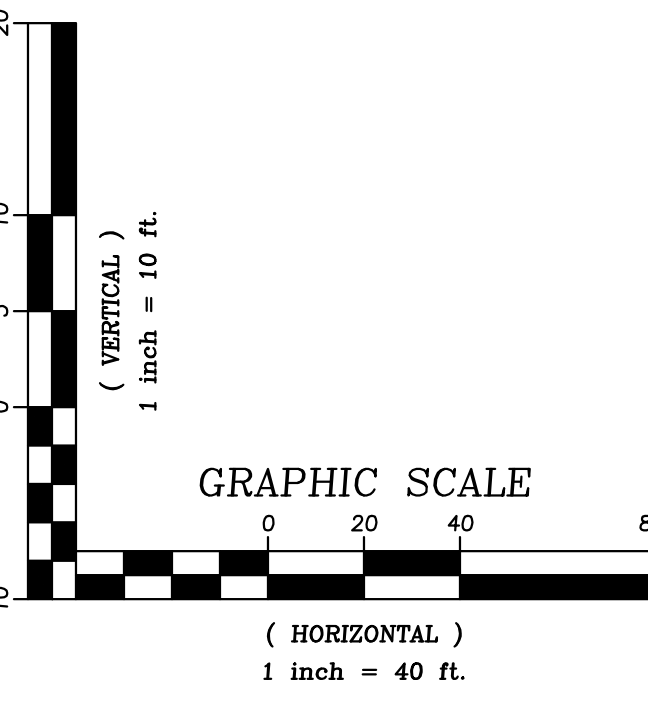
bayer becker
 6800 Tylerville Road, Suite A
 Mason, OH 45040 • 513.336.6600

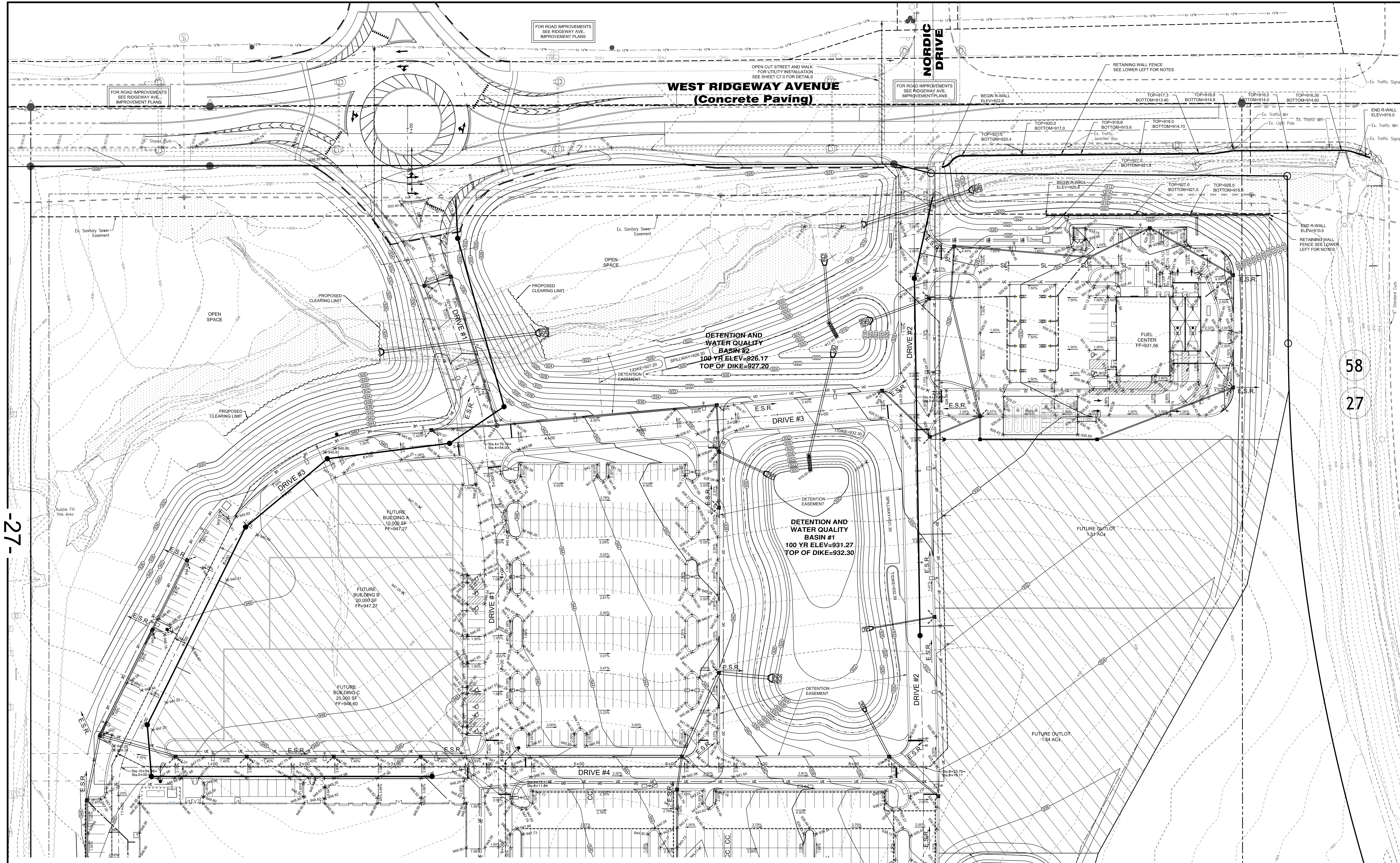
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 Drawn by: GJK
 Checked by:
 Issue Date: 07-06-18
 Sheet:



-26-

Plot time: Sep 28, 2018, 8:56am
 Drawing name: 2\20\17\0335\CAD\DWG\17-0335.CD.dwg - Layout Tab - Plan Sheets





GRADING NOTES

1. THE GRADING PLAN IS TO BE USED FOR GRADING PURPOSES ONLY.
2. CONTRACTOR SHALL OBTAIN A COPY OF THE COMPLETE GEOTECHNICAL REPORT BY TERRACON, DATED AUGUST 31, 2018 AND ALL ADDENDUMS PRIOR TO STARTING THE PROJECT.
3. ALL DIMENSIONS AND PROPOSED ELEVATIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. ALL PROPOSED ELEVATIONS ARE TO THE FINISHED SURFACE.
4. A TEMPORARY CONSTRUCTION ENTRANCE SHALL BE BUILT AT ALL POINTS USED FOR INGRESS AND EGRESS TO THE SITE DURING CONSTRUCTION.
5. CONTRACTOR SHALL ASSUME THE TOP 1'-0" OF EXISTING GROUND IS TOPSOIL. TOPSOIL REMOVED TO DEPTHS GREATER THAN 1'-0" SHALL BE DONE ONLY AFTER CONSULTATION WITH THE PROJECT GEOTECHNICAL ENGINEER AND APPROVAL BY THE DEVELOPER.
6. ALL STRUCTURAL FILL/EARTHWORK SHALL BE CONSTRUCTED, INSPECTED AND TESTED AS DESCRIBED IN THE GEOTECHNICAL STUDY.
7. CONTRACTOR SHALL VERIFY ALL EARTHWORK QUANTITIES PRIOR TO AWARD OF CONTRACT. PAY QUANTITIES ARE FINAL EXCEPT FOR DOCUMENTED UNDERCUT APPROVED BY OWNER PRIOR TO COMPLETION OF THE EXTRA WORK. UPON REQUEST, CONTRACTORS MAY HAVE ACCESS TO THE SITE TO FIELD CHECK TOPOGRAPHY.
8. SUBGRADE OF THE BUILDING PADS SHALL BE CONSTRUCTED TO AN ELEVATION 8" BELOW FINISH FLOOR.
9. ALL CUT AREAS OUTSIDE OF ALL BUILDING PADS, PAVEMENT AREAS AND OUTLOTS, SHALL HAVE A MINIMUM OF 6" OF TOPSOIL SPREAD OVER TOP OF THE PROPOSED CONTOURS SHOWN.
10. CONTRACTOR SHALL REMOVE ALL CLEARING FROM SITE.
11. FF= APPROXIMATE FINISH FLOOR ELEVATIONS. FINISH FLOOR ELEVATIONS SHOULD NOT PRECLUDE OTHER ACCEPTABLE DESIGNS.

BUILDING PAD CERTIFICATION

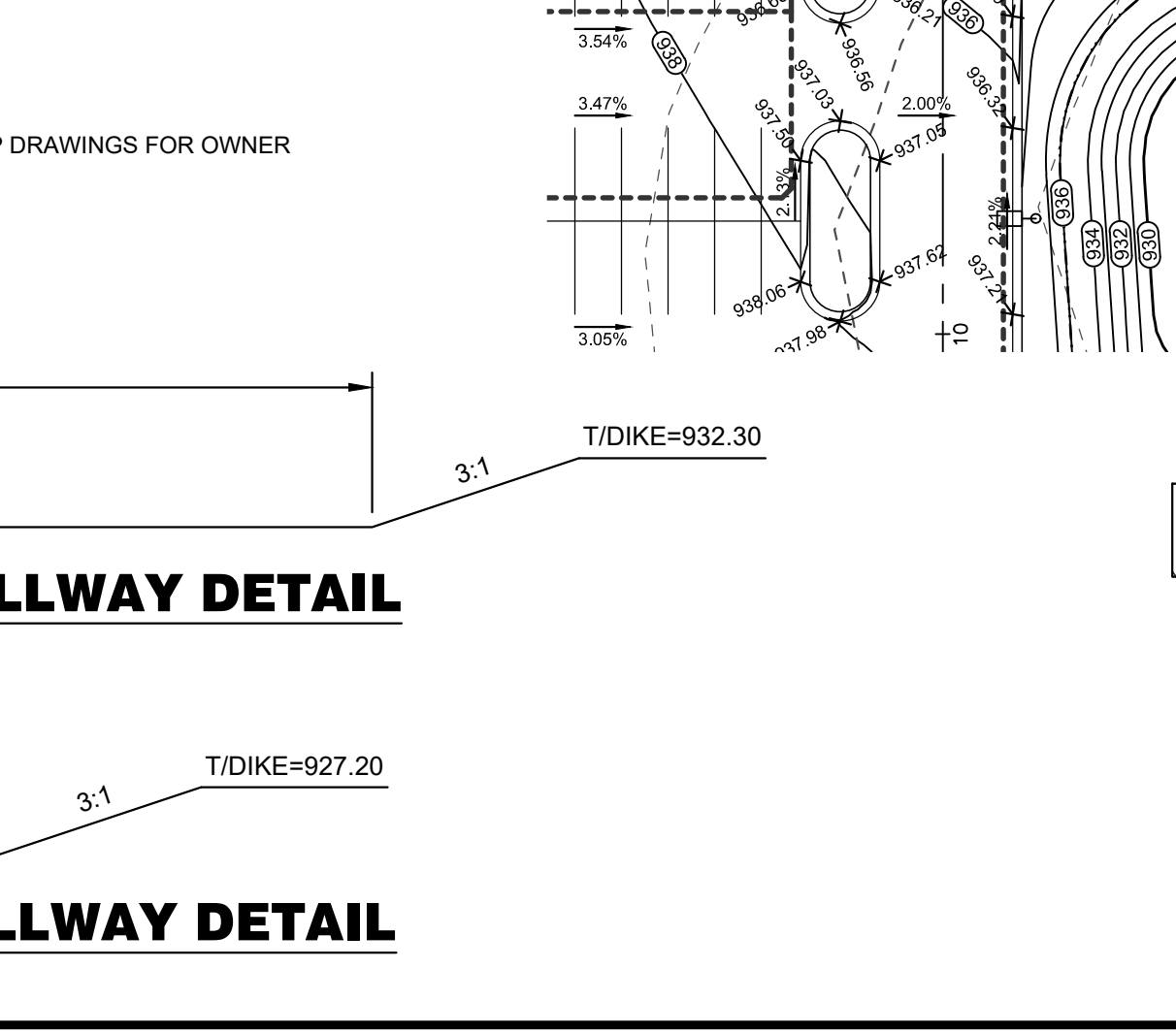
1. THE BUILDING PAD SHALL EXTEND AT LEAST 10 FEET BEYOND THE EXTERIOR BUILDING WALLS, COLUMNS AND YARD.
2. THE COMPLETE BUILDING PAD SHALL BE CERTIFIED TO FLEET FARM ON FLEET FARM BUILDING PAD RESPRESENTATION AND CERTIFICATION FORM BY A LAND SURVEYOR REGISTERED IN THE STATE IN WHICH THE WORK WAS PERFORMED, THAT THE LOCATION, PREPARATION AND ELEVATION OF THE PAD IS IN COMPLIANCE WITH FEET FARM PREPARED SITE CONSTRUCTION DOCUMENTS.
- 2.1. THE SURVEYOR SHALL PROVIDE A DRAWING WITH THIS CERTIFICATION SHOWING THE OUTLINE OF BUILDING D AND THE EXTENTS OF THE BUILDING PAD.
- 2.2. SPOT ELEVATIONS SHALL BE TAKEN ON A GRID OF 50 FOOT CENTERS ACROSS THE BUILDING PAD, AND LOCATION AND MEASURED ELEVATION AT EACH POINT SHALL BE SHOWN ON THIS DRAWING.
- 2.3. SPOT ELEVATIONS SHALL BE WITHIN +/- 0.1 FOOT OF THE APPROVED PAD ELEVATION.

SEGMENTAL RETAINING WALL

CONTRACTOR SHALL PROVIDE COMPLETE DESIGN, MATERIALS AND INSTALLATION OF THE SEGMENTAL RETAINING WALL. THE DESIGN SHALL BE BASED ON ACCEPTABLE ENGINEERING PRACTICE, MEET OR EXCEED THE PARAMETERS AND CRITERIA AS DESCRIBED BY THE PROJECT GEOTECHNICAL ENGINEER IN THE SITE GEOTECHNICAL REPORT AND ALL ADDENDUMS, AND BE CERTIFIED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF IOWA. DESIGN CALCULATIONS, PLANS AND SPECIFICATIONS SHALL BE PROVIDED FOR REVIEW AND APPROVAL BY THE PROJECT GEOTECHNICAL ENGINEER (HIRED BY OWNER). THE CONTRACTOR SHALL SUBMIT THE DESIGN TO CITY OF CEDAR FALLS FOR REVIEW AND APPROVAL AND BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. THE SEGMENTAL RETAINING WALL SHOWN ON THE PLAN IS APPROXIMATE. THE CONTRACTOR SHALL SUBMIT, TO THE OWNER, THE COLOR, STYLE, AND MANUFACTURE TO BE USED PRIOR TO SUBMITTING ANY DETAILED DRAWINGS. THE CONTRACTOR SHALL TAKE INTO CONSIDERATION ALL UTILITY LOCATIONS WHEN DESIGNING THE WALL. A FENCE SHALL BE CONSTRUCTED AT THE TOP OF THE RETAINING WALL AS A BARRIER FOR PEDESTRIANS. THE WALL DESIGNER SHALL ACCOUNT FOR THE FENCE POSTS BEING BEHIND THE LAST ROW OF BLOCKS.

RETAINING WALL FENCE

1. THE FENCE SHALL BE 4 FEET HIGH VINYL-COATED (BLACK).
2. ALL POST AND HARDWARE TO BE VINYL-COATED (BLACK).
3. CONTRACTOR SHALL SUPPLY PRODUCT SPECIFICATIONS AND SHOP DRAWINGS FOR OWNER APPROVAL PRIOR TO PURCHASING AND/OR INSTALLING MATERIALS.



LEGEND

- CONTRACTOR TO SPREAD 4 INCHES OF TOPSOIL OVER TOP OF FUTURE BUILDING PADS AND OUTLOTS
- CLEARING LIMITS
- E.S.R. EMERGENCY STORM ROUTE

811
Know what's Below.
Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Scale: 1" = 40'

Item 4.A
jenop

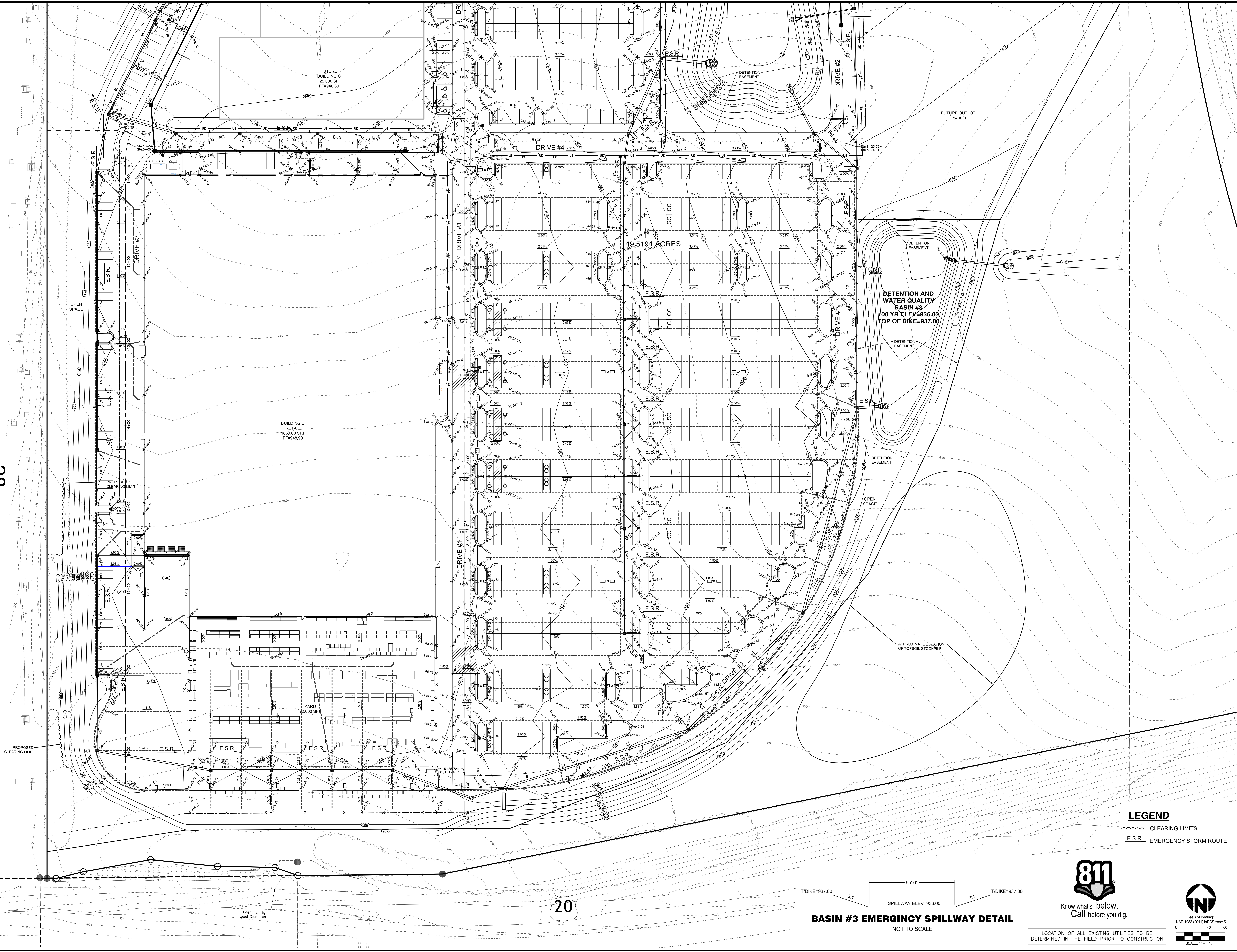
HENRY PROPERTY
BLACK HAWK COUNTY
CITY OF CEDAR FALLS
CEDAR FALLS, IOWA

GRADING PLAN

Item	Date	Drawn	Checked	Revision Description
1	7-26-18	CK	CK	REVISED PER CITY COMMENTS
2	8-16-18	ATC	CK	REVISED PER CITY, DEVELOPER AND INTERNAL REVIEW COMMENTS
3	8-28-18	CK	CK	

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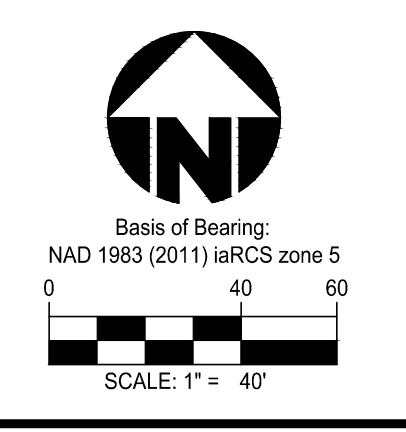
Scale: 1" = 40'



Plot file: Sep 28, 2015, 4:02pm
Drawing name: 20201717-0335-CD.dwg - Layout Tab: Plan Sheets

T/DIKE=937.00 3:1 65'-0" 3:1 T/DIKE=937.00
 SPILLWAY ELEV=936.00
BASIN #3 EMERGENCY SPILLWAY DETAIL
 NOT TO SCALE

LEGEND
 --- CLEARING LIMITS
 --- E.S.R. EMERGENCY STORM ROUTE



LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

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Item 4.A.
 LICENSED PROFESSIONAL

Item	Revision Description	Date	Drawn	Chk.
1	REVISIONS PER CITY COMMENTS	7-26-18	CJK	CJK
2	REVISED PER STAFF COMMENTS	8-14-18	ATC	ATC
3	REVISED PER CITY, DEVELOPER AND INTERNAL REVIEW COMMENTS	8-28-18	CJK	CJK

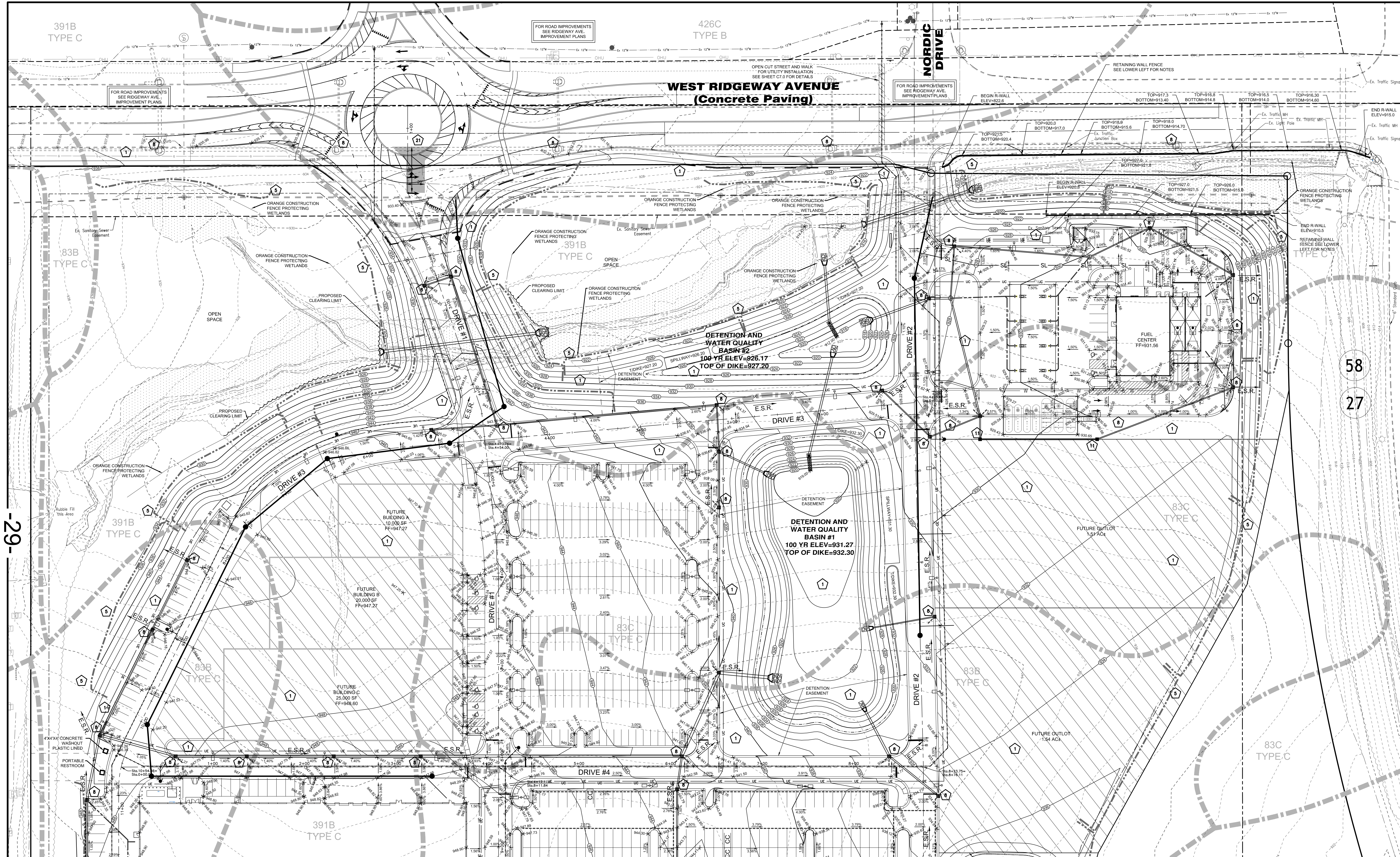
HENRY PROPERTY
 BLACK HAWK COUNTY
 CITY OF CEDAR FALLS
 CEDAR FALLS, IOWA

Grading Plan

bayer becker
 BAYER BECKER (DB)
 6800 Tylerville Road, Suite A
 Mason, OH 45040 - 513.336.6600

Drawing: 17-0335-CD
 Drawn by: GJK
 Checked by:
 Issue Date: 07-06-18
 Sheet:

C5.1



ESTIMATED CONSTRUCTION SEQUENCE AND EROSION CONTROL IMPLEMENTATION

1. INSTALL CONSTRUCTION ENTRANCE
2. INSTALL PERIMETER EROSION AND SEDIMENT CONTROL MEASURES AND WETLAND PROTECTION FENCING
3. THE SWPPP CONTROLS WILL NEED TO BE INSPECTED AND APPROVED BEFORE AND CONSTRUCTION BEGINS
4. CLEARING AND GRUBBING
5. STRIPPING OF TOPSOIL AND MASS EARTHWORK
6. INSTALL EROSION AND SEDIMENT CONTROL MEASURES AROUND STOCKPILES
7. INSTALL STORM WATER MANAGEMENT SYSTEMS
8. TEMPORARY VEGETATIVE STABILIZATION OF EROSION AND SEDIMENT CONTROL MEASURES
9. GRADING OF ACCESS DRIVES, PARKING AREAS, BUILDING PADS, ETC.
10. INSTALLATION OF ALL UTILITIES
11. CURB AND PAVEMENT CONSTRUCTION
12. FINAL GRADING, STABILIZATION, AND LANDSCAPING
13. AFTER THE VEGETATION HAS BECOME WELL ESTABLISHED, REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES

EROSION CONTROL NOTES

1. AT A MINIMUM ALL EROSION AND SEDIMENT CONTROLS ON THE SITE SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN ONE-HALF INCH OF RAIN PER 24 HOUR PERIOD. QUALIFIED INSPECTION PERSONNEL (THOSE WITH KNOWLEDGE AND EXPERIENCE IN THE INSTALLATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROLS) SHALL CONDUCT THESE INSPECTIONS TO ENSURE THAT THE CONTROL PRACTICES ARE FUNCTIONAL AND TO EVALUATE WHETHER THE EROSION CONTROL IS ADEQUATE AND PROPERLY IMPLEMENTED OR WHETHER ADDITIONAL CONTROL MEASURES ARE REQUIRED. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF OR THE POTENTIAL FOR POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. DISCHARGE LOCATIONS SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION AND SEDIMENT CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO THE RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE VEHICLE TRACKING
2. SITE STABILIZATION SHALL BE INITIATED ON ANY EXPOSED SOILS IF EARTH DISTURBING ACTIVITIES HAVE CEASED TEMPORARILY OR PERMANENTLY AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS
3. ALL MUD OR DEBRIS TRACKED ON EXISTING STREETS SHALL BE CLEANED AT THE END OF EACH DAY OR AS DIRECTED BY CITY OF CEDAR FALLS OR THE OWNER. PERIODIC STREET SWEEPING MAY BE REQUIRED
4. IN ADDITION TO ANY TEMPORARY EROSION, MUD, AND DEBRIS CONTROL DETAILS AND NOTES SHOWN ON THE PLANS, THE CONTRACTOR SHOULD PLACE TEMPORARY OR PERMANENT SEEDING, MULCHING AND/OR MULCH NETTING OR ANY OTHER GENERALLY ACCEPTED METHODS TO PREVENT EROSION, MUD, AND DEBRIS FROM BEING DEPOSITED ON OTHER PROPERTY, ON NEWLY CONSTRUCTED OR EXISTING ROADS, OR INTO EXISTING SEWERS OR NEW SEWERS WITHIN THE DEVELOPMENT. THE CONTRACTOR SHOULD CONTINUALLY MONITOR THE CONSTRUCTION PROGRESS AND MAKE ANY NECESSARY TEMPORARY ADJUSTMENTS TO MAINTAIN THIS CONTROL
5. AFTER THE VEGETATION HAS BECOME WELL ESTABLISHED, TEMPORARY EROSION AND SEDIMENT CONTROLS CAN BE REMOVED

SWPPP NOTES

1. THE CONSTRUCTION ACTIVITY WILL CONSIST OF CLEARING AND GRUBBING, MASS EARTHWORK, UTILITY INSTALLATION, CURB AND PAVEMENT CONSTRUCTION, BUILDING CONSTRUCTION, AND FINE GRADING.
2. ACREAGE
3. PRIOR LAND USE
4. IMPERVIOUS CALCULATIONS:
5. EXISTING SOIL DATA:
6. POSSIBLE PREVIOUS CONTAMINATIONS: FERTILIZER AND CHEMICALS TO CONTROL WEEDS
7. THE NORTH TWO THIRDS OF THE DEVELOPMENT DRAINS TO THE NORTHEAST TOWARD THE INTERSECTION OF RIDGEWAY AND HIGHWAY 58. THE REMAINING PORTION OF THE SITE DRAINS EAST TOWARD THE ROADSIDE DITCH ALONG HIGHWAY 58.
8. RUNOFF COEFFICIENT:

LEGEND

- 1 SEEDING & MULCHING
- 2 SILT FENCE OR MULCH BERM
- 3 DANDY BAG (OR APPROVED EQUAL)
- 4 CONSTRUCTION ENTRANCE
- 5 SEE SHEET C8.2 FOR DETAIL
- 6 INLET PROTECTION
- 7 CONCRETE TRUCK WASHOUT
- 8 CLEARING LIMITS
- 9 ORANGE CONSTRUCTION FENCE
- 10 PROTECTING WETLANDS

STAGING AREAS

1. DURING CONSTRUCTION OF THE INDIVIDUAL LOTS, THE CONTRACTOR SHALL PROVIDE ENOUGH STAGING AREAS STABILIZED WITH ROAD FOR CONSTRUCTION PARKING AND MATERIAL STORAGE.

-29-

58
27

HENRY PROPERTY
BLACK HAWK COUNTY
CITY OF CEDAR FALLS
CEDAR FALLS, IOWA

EROSION & SEDIMENT CONTROL SITE PLAN

Item 4.A
jenop



LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

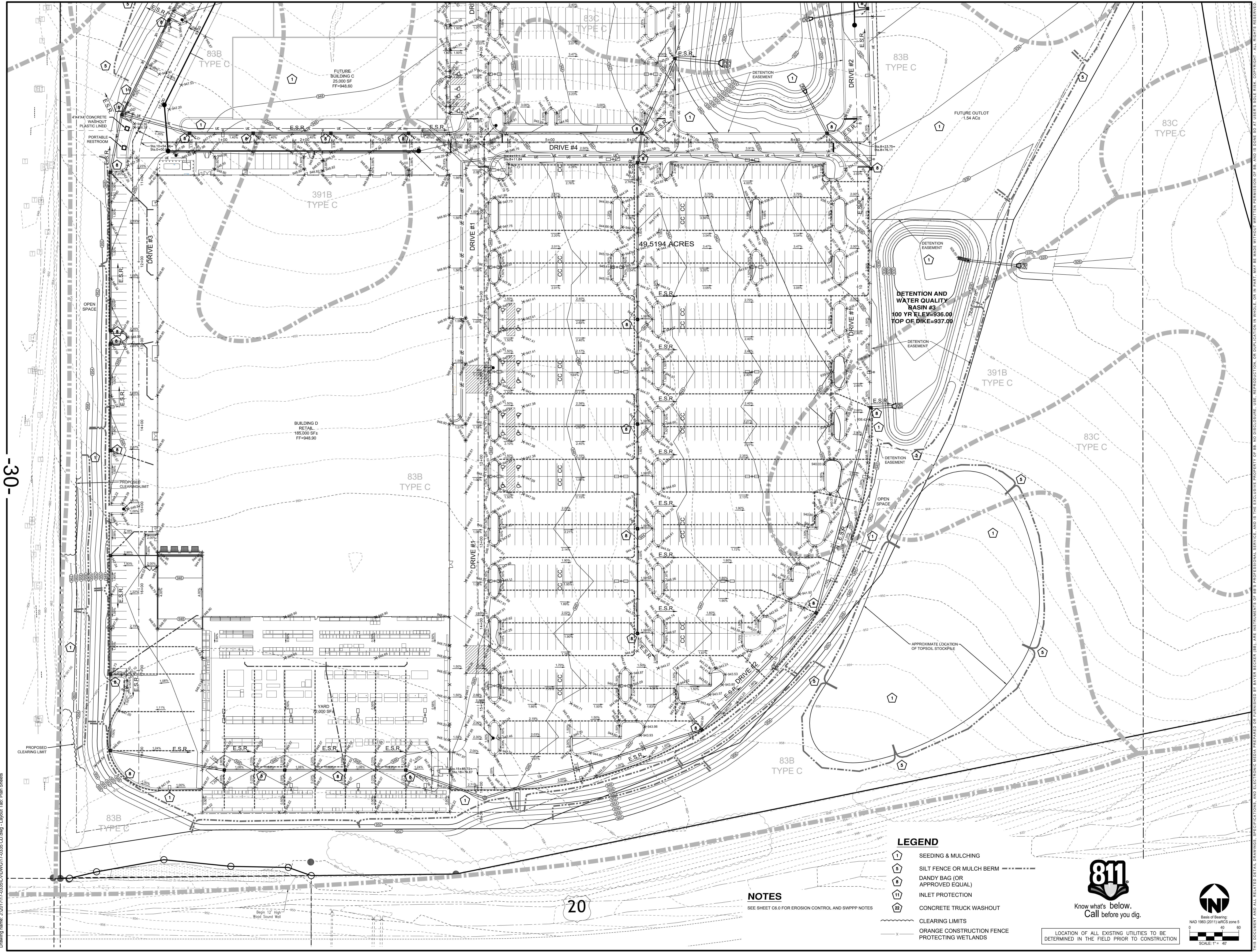


Basis of Bearing: NAD 1983 (2011) IURCS zone 9
SCALE: 1" = 40'

Plot file: Sep 28, 2018, 11:37am
Drawing name: 2020\1717-0335\CAD\DWG\17-0335 CD.dwg - Layout Tab - Plan Sheets

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LEGEND

- ① SEEDING & MULCHING
- ② SILT FENCE OR MULCH BERM
- ③ DANDY BAG (OR APPROVED EQUAL)
- ④ INLET PROTECTION
- ⑤ CONCRETE TRUCK WASHOUT
- ⑥ CLEARING LIMITS
- ⑦ ORANGE CONSTRUCTION FENCE
- ⑧ PROTECTING WETLANDS

NOTES

SEE SHEET C6.0 FOR EROSION CONTROL AND SWPPP NOTES



Know what's Below.
Call before you dig.



Basis of Bearing:
NAD 1983 (2011) ITRCS zone 5
0 40 80
SCALE 1" = 40'

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

<p>Henry Property BLACK HAWK COUNTY CITY OF CEDAR FALLS CEDAR FALLS, IOWA</p> <p>EROSION & SEDIMENT CONTROL SITE PLAN</p>	
<p>bayer becker 6800 Tylerville Road, Suite A Mason, OH 45040 • 513.336.6600</p>	<p>Drawing: 17-0335.CD Drawn by: GJK Checked by: Issue Date: 09-28-18 Sheet:</p>
<p>C6.1</p>	

Plot file: Sep 28, 2018, 4:33pm
 Drawing name: 20201717-0335.CD.dwg - Layout Tab: Plan Sheets

PERMANENT SEEDING 1

Permanent seeding includes the seedbed preparation, seeding, and the establishment of perennial vegetation...

CONDITIONS WHERE PRACTICE APPLIES

- Permanent seeding should be applied to: Areas or portions of construction-sites which can be brought to final grade...

PLANNING CONSIDERATIONS

Healthy dense turf will have a dramatic long lasting effect on stormwater quality as well as promoting infiltration...

Soil Compaction—Stormwater quality and the amount of runoff both vary significantly with soil compaction. Non-compacted soils improve stormwater by promoting dense vegetation...

Construction activity can cause highly compacted soils but also offers the opportunity to improve soil condition. The best time for improving soil condition is during the establishment of permanent vegetation...

Minimum Soil Conditions—Vegetation cannot be expected to stabilize soil that is unstable due to its texture, structure, water movement or excessively steep slopes...

Table with columns: Seed Mix, Seeding Rate (lb./ac., lb./1,000 ft.²), Notes

Table with columns: General Use, Seeding Rate (lb./ac., lb./1,000 ft.²)

Table with columns: Steep Banks or Cut Slopes, Seeding Rate (lb./ac., lb./1,000 ft.²)

Table with columns: Road Ditches and Swales, Seeding Rate (lb./ac., lb./1,000 ft.²)

Table with columns: Lawns, Seeding Rate (lb./ac., lb./1,000 ft.²)

Note: Other approved seed species may be substituted.

PERMANENT SEEDING 1

MAINTENANCE

- Permanent seeding shall not be considered established for at least 1 full yr. from the time of planting...

DORMANT SEEDINGS

- Seeding shall not be planted from October 1 through November 20. During this period the seeds are likely to germinate but probably will not be able to survive the winter...

IRRIGATION

- Permanent seeding shall include irrigation to establish vegetation during dry or hot weather or on adverse site conditions...

PLANNING CONSIDERATIONS

This practice has the potential to drastically reduce the amount of sediment eroded from a construction-site. Control efficiencies greater than 90% will be achieved with proper applications of temporary seeding...

TEMPORARY SEEDING 1

Temporary seeding provides erosion control on areas in between construction operations. Grasses which are quick growing are seeded and usually mulched to provide prompt, temporary soil stabilization...

CONDITIONS WHERE PRACTICE APPLIES

- Temporary seeding should be applied on exposed soil where additional work (grading, etc.) is not scheduled for more than 45 days.

PLANNING CONSIDERATIONS

This practice has the potential to drastically reduce the amount of sediment eroded from a construction-site. Control efficiencies greater than 90% will be achieved with proper applications of temporary seeding...

Temporary Seeding Species Selection

Table with columns: Seeding Dates, Species, Lb./1,000 ft.², Per Acre

PLANNING CONSIDERATIONS

Structural erosion- and sediment-control practices such as diversions and sediment traps shall be installed and stabilized with temporary seeding prior to grading the rest of the construction-site...

MULCHING TEMPORARY SEEDING

- Applications of temporary seeding shall include mulch which shall be applied during or immediately after seeding. Seeding made during optimum seeding dates and with favorable soil conditions...

SEEDING PREPARATION

- Limbs—Agricultural grade limestone shall be applied to acid soil as recommended by a soil test. In lieu of a soil test, lime shall be applied at the rate of 500 lb./1,000 sq. ft. or 2 tons/acre.

SEEDING DATES AND SOIL CONDITIONS

Seeding should be done March 1 to May 31 or August 1 to September 30. These seeding dates are ideal but, with the use of additional mulch and irrigation, seedings may be made any time throughout the growing season...

MULCHING

- Mulch material shall be applied immediately after seeding. Seeding made during optimum seeding dates and with favorable soil conditions and on very flat areas may not need mulch to achieve adequate stabilization.

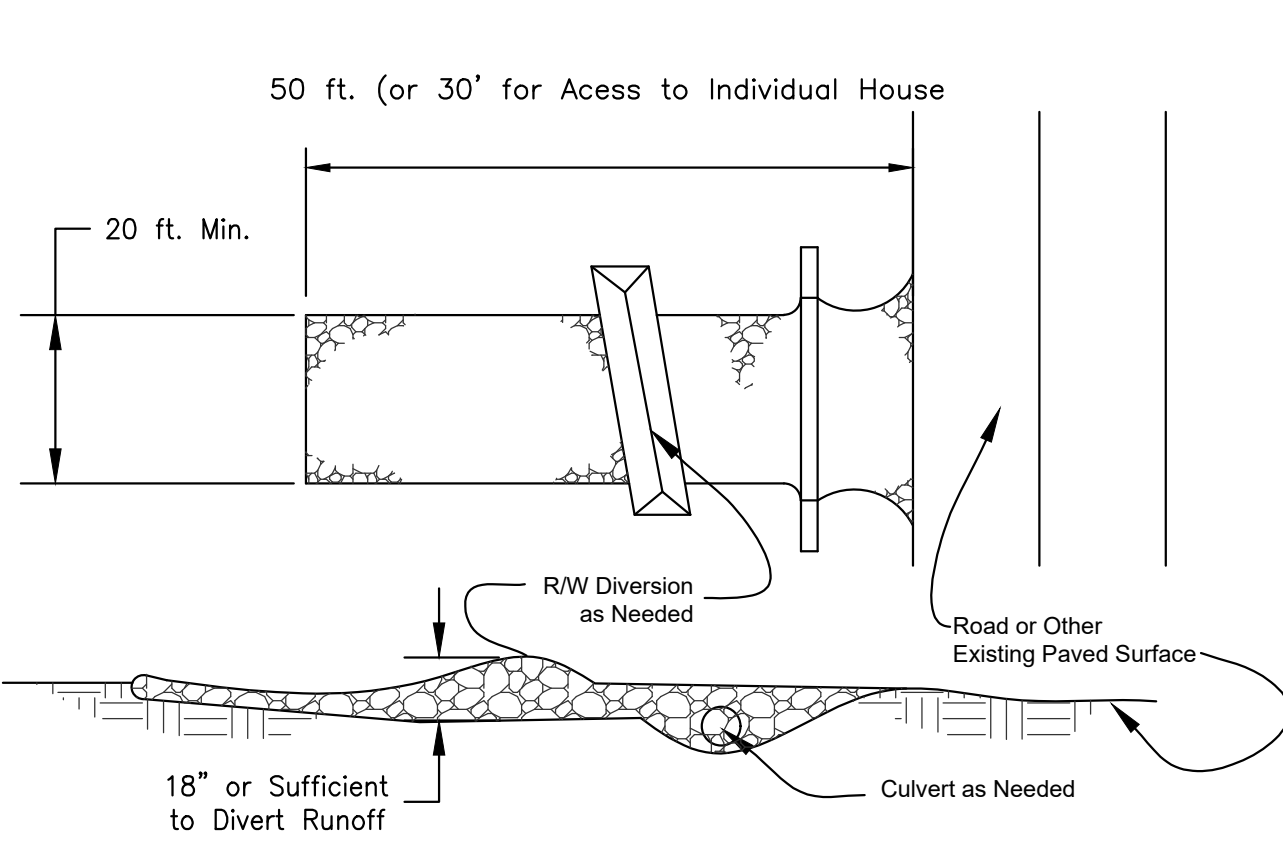
- Straw—If straw is used it shall be unrotted small-grain straw applied at the rate of 2 tons/acre or 90 lb./1,000 sq. ft. (two to three bales). The mulch shall be spread uniformly by hand or mechanically so the soil surface is covered.

- Hydroseeders—If wood cellulose fiber is used, it shall be used at 2,000 lb./ac. or 46 lb./1,000 sq. ft.

- Mechanical—A disk, crimper, or similar type tool shall be set straight to punch or anchor the mulch material into the soil.

CONSTRUCTION ENTRANCE 21

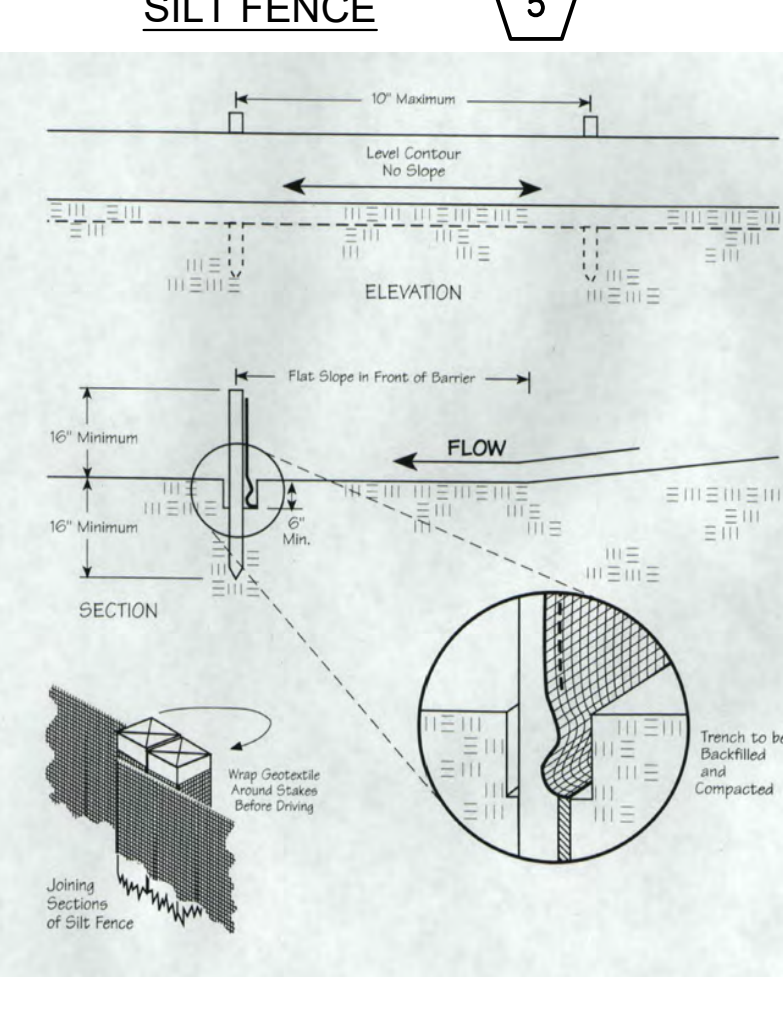
- Stone Size—2 to 3 inch stone shall be used, or recycled concrete equivalent.
- Length—The construction entrance shall be as long as required to stabilize high traffic areas but not less than 50 ft. (except on single residence lot where a 30-ft. minimum length applies).



DANDY BAG DETAIL 5

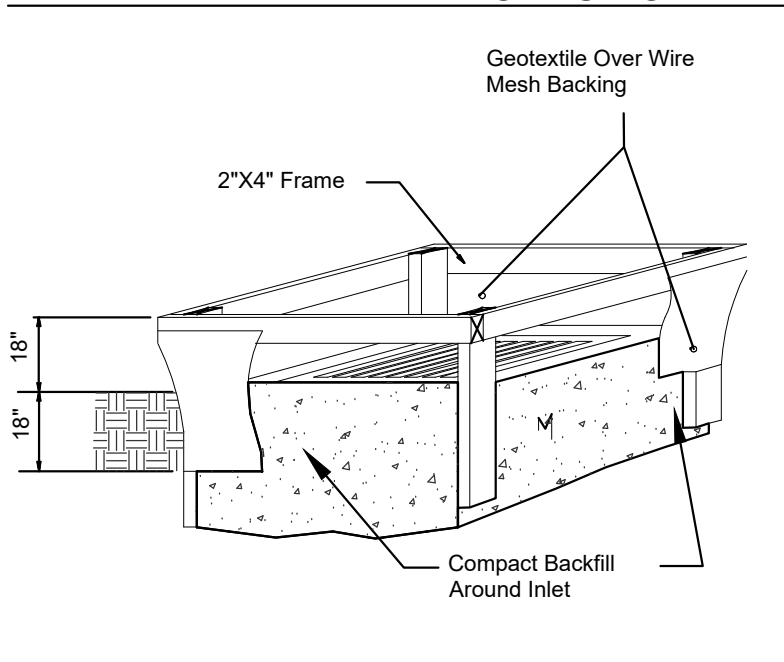
DANDY BAG® SPECIFICATIONS. Includes a diagram of the bag showing storm sewer grate, dandy bag, and velcro closure. Includes a table of mechanical properties and a project form.

SILT FENCE 5



- Silt fence shall be constructed before upslope land disturbance begins.
- All silt fence shall be placed as close to the contour as possible so that water will not concentrate at low points in the fence...

INLET PROTECTION IN SWALES, DITCH LINES OR YARD INLETS 11



- Inlet protection shall be constructed either before upslope land disturbance begins or before the storm drain becomes operational.
- The earth around the inlet shall be excavated completely to the depth at least 18 in.

Erosion Prevention and Sediment Control Site Inspection Form

Introduction: By using some simple Best Management Practices (BMP's) developers and contractors can do their share to protect the County's water resources from the harmful effects of sediment...

Erosion Prevention and Sediment Control Site Inspection Form

Inspector: Date: Amount of rainfall since last inspection: Overall site conditions: Construction Entrances: Silt Fence/Mulch Berms: Inlet Protection: Sediment Basins/Traps: Temporary Stabilization: Stream Crossing:

Maintenance for Permanent Seedings

Table with columns: Mixture, Formula, lb./ac., lb./1,000 sq. ft., Time, Mowing

SITE PREPARATION

- A subsoiler, plow or other implement shall be used to reduce soil compaction and allow maximum infiltration.

- The site shall be graded as needed to permit the use of conventional equipment for seedbed preparation and seeding.

- Resoil shall be applied where needed to establish vegetation.

- Limbs—Agricultural grade limestone shall be applied to acid soil as recommended by a soil test.

- Fertilizer—Fertilizer shall be applied as recommended by a soil test. In lieu of a soil test, fertilizer shall be applied at a rate of 12 lb./1,000 sq. ft. or 500 lb./ac.

- The time and fertilizer shall be worked into the soil with a disk harrow, spring-tooth harrow, or other suitable tillage implement to a depth of 3 in.

- Seeding should be done March 1 to May 31 or August 1 to September 30. These seeding dates are ideal but, with the use of additional mulch and irrigation, seedings may be made any time throughout the growing season.

- Mulch—A disk, crimper, or similar type tool shall be set straight to punch or anchor the mulch material into the soil.

- Hydroseeders—If wood cellulose fiber is used, it shall be used at 2,000 lb./ac. or 46 lb./1,000 sq. ft.

- Mechanical—A disk, crimper, or similar type tool shall be set straight to punch or anchor the mulch material into the soil.

DANDY CURB BAG DETAIL 9

DANDY CURB BAG™ SPECIFICATIONS. Includes a diagram of the curb bag showing storm sewer grate, dandy curb bag, curb and gutter inlet, and curb filter. Includes a table of mechanical properties and a project form.

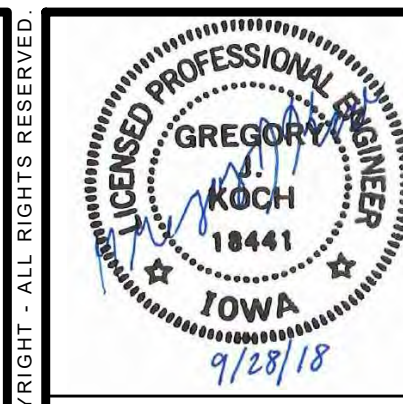
Erosion Prevention and Sediment Control Site Inspection Form

If you answered "no" to any of the above questions, note any corrective action needed above, and note on the Inspection Log when the action was completed.

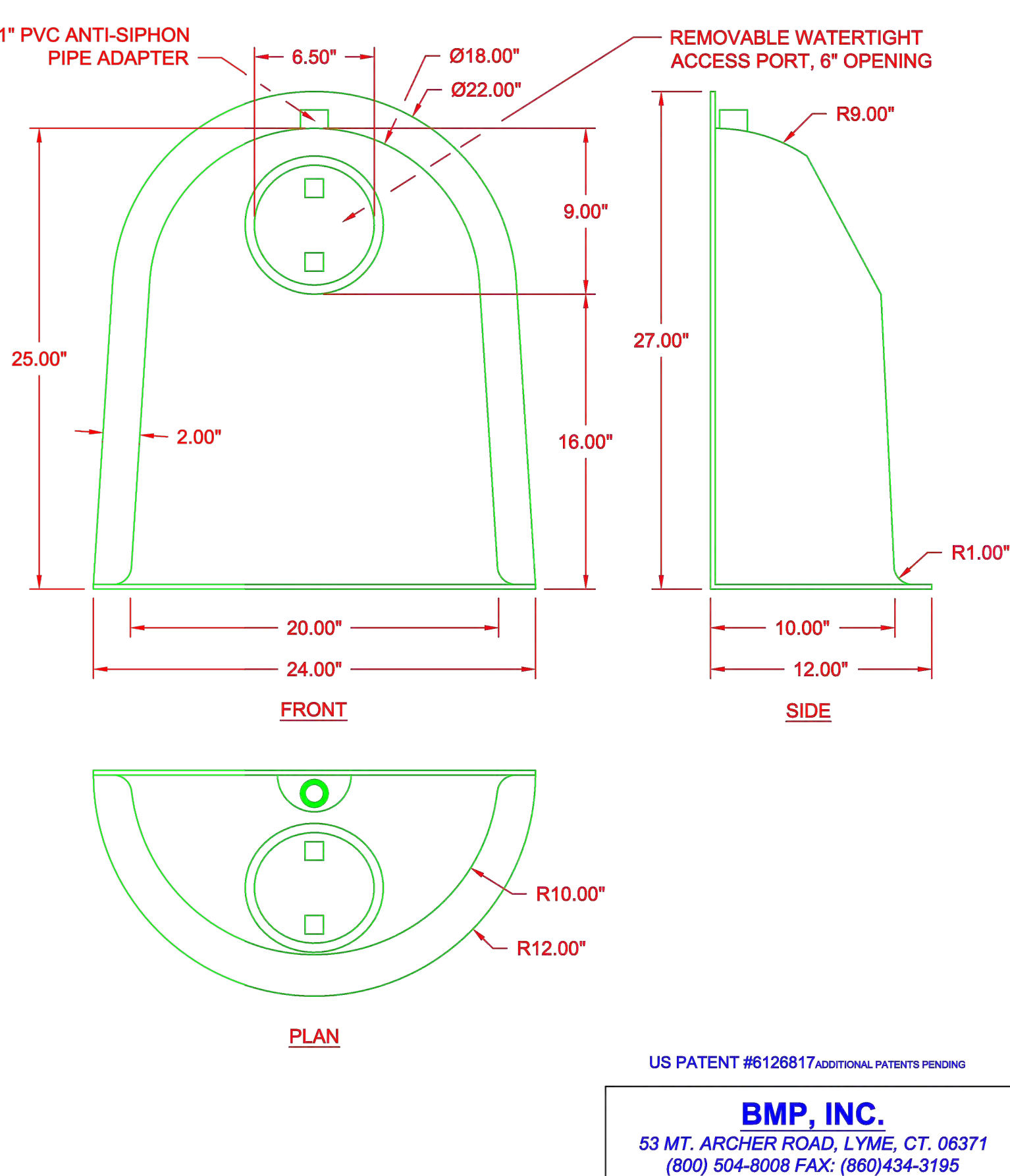
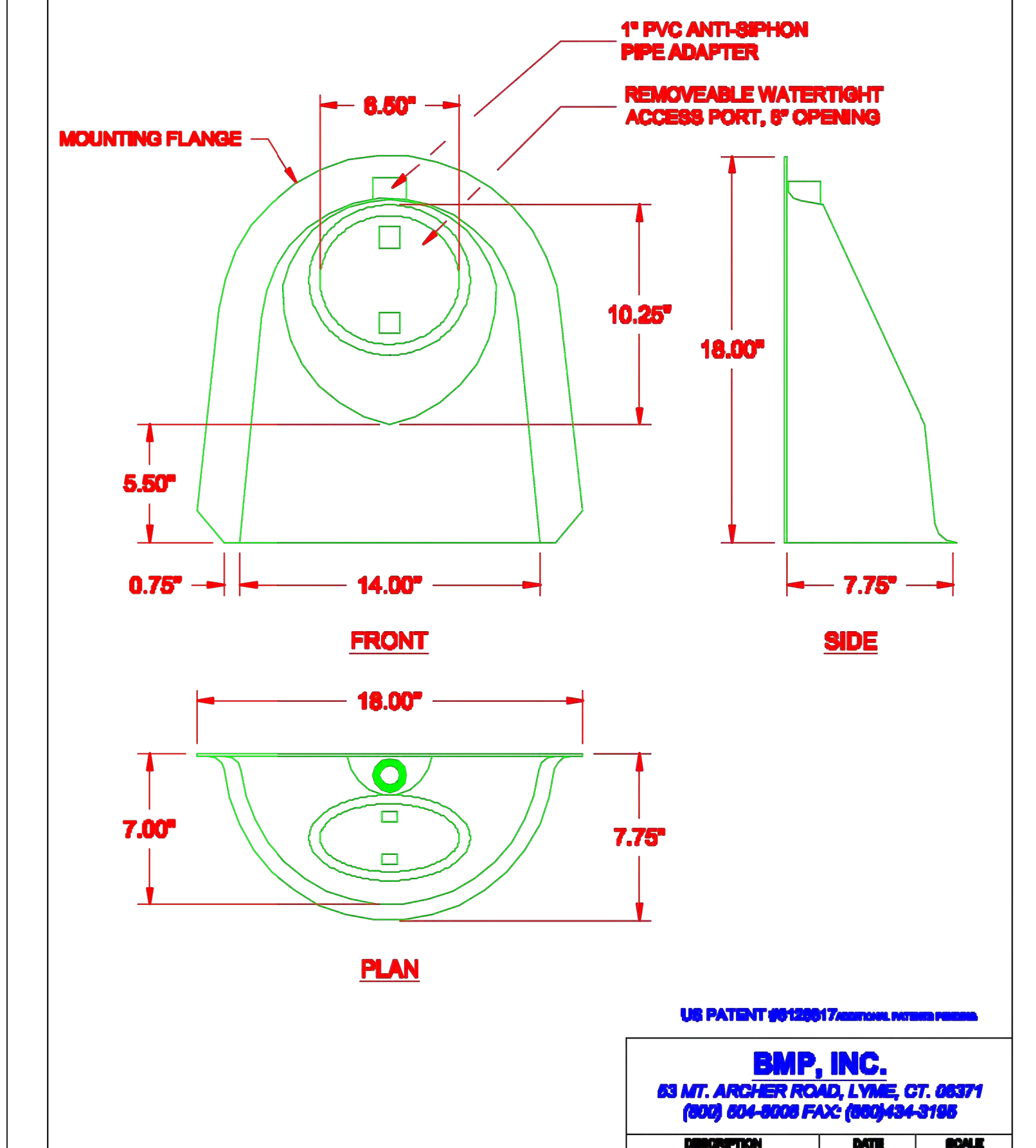
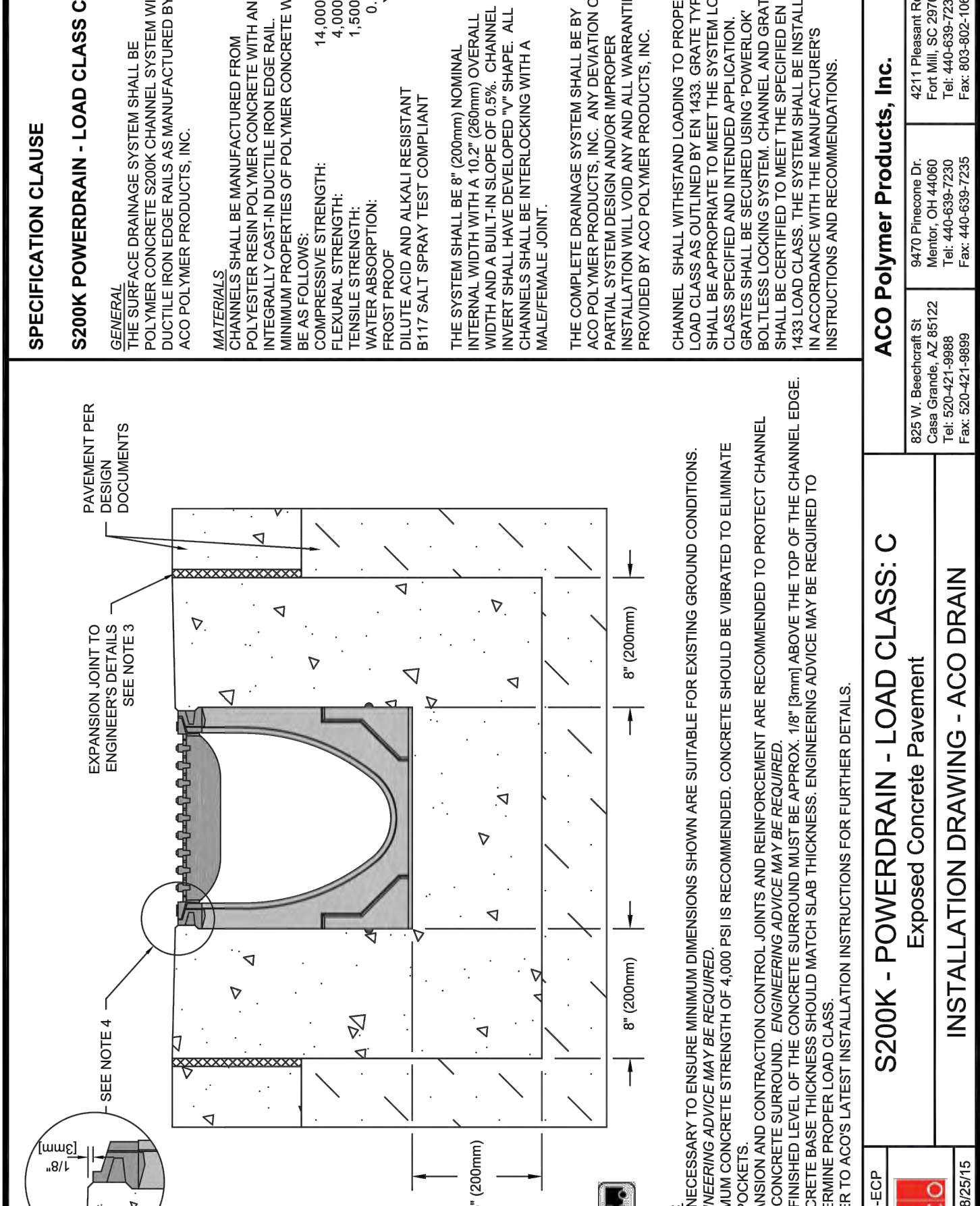
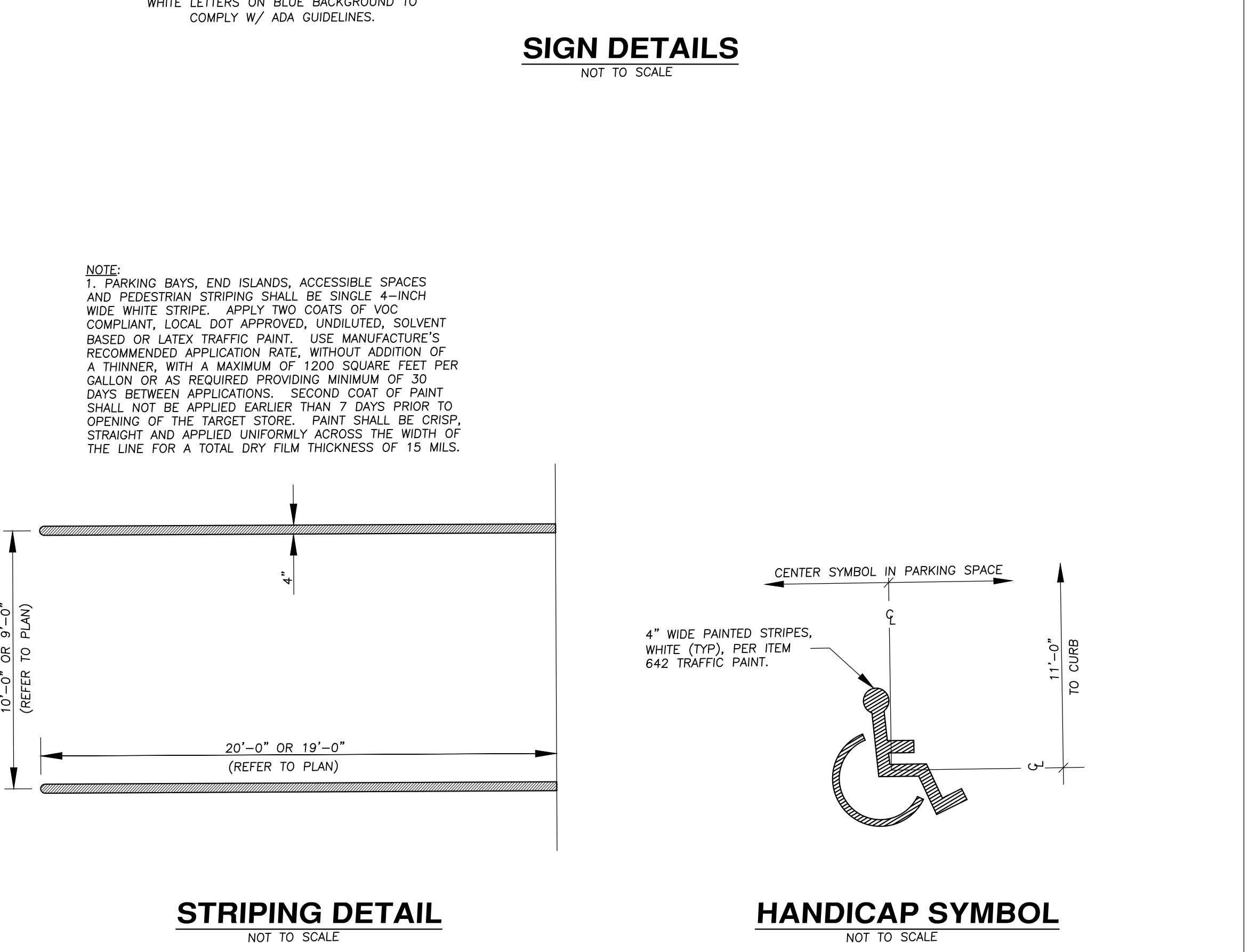
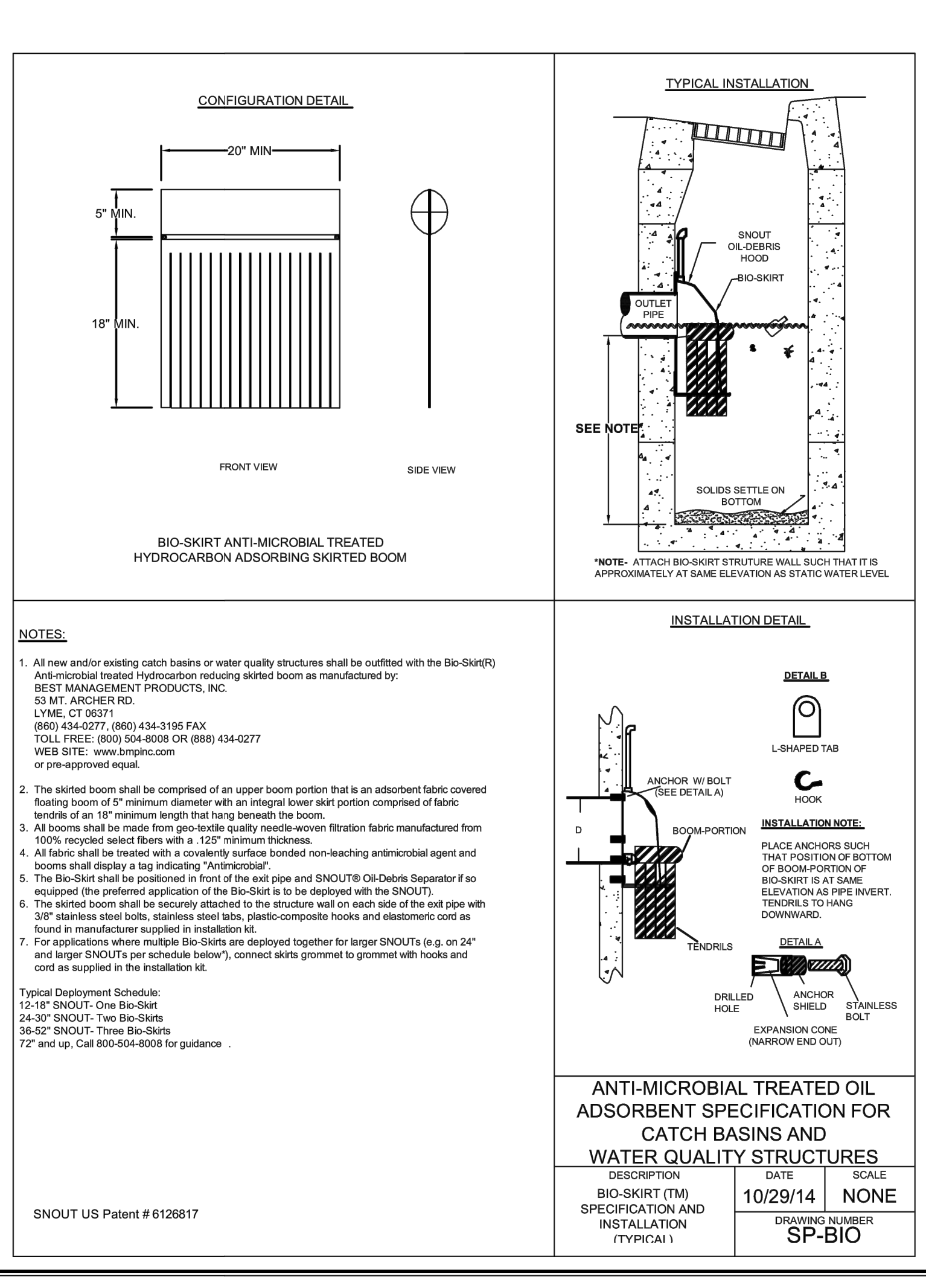
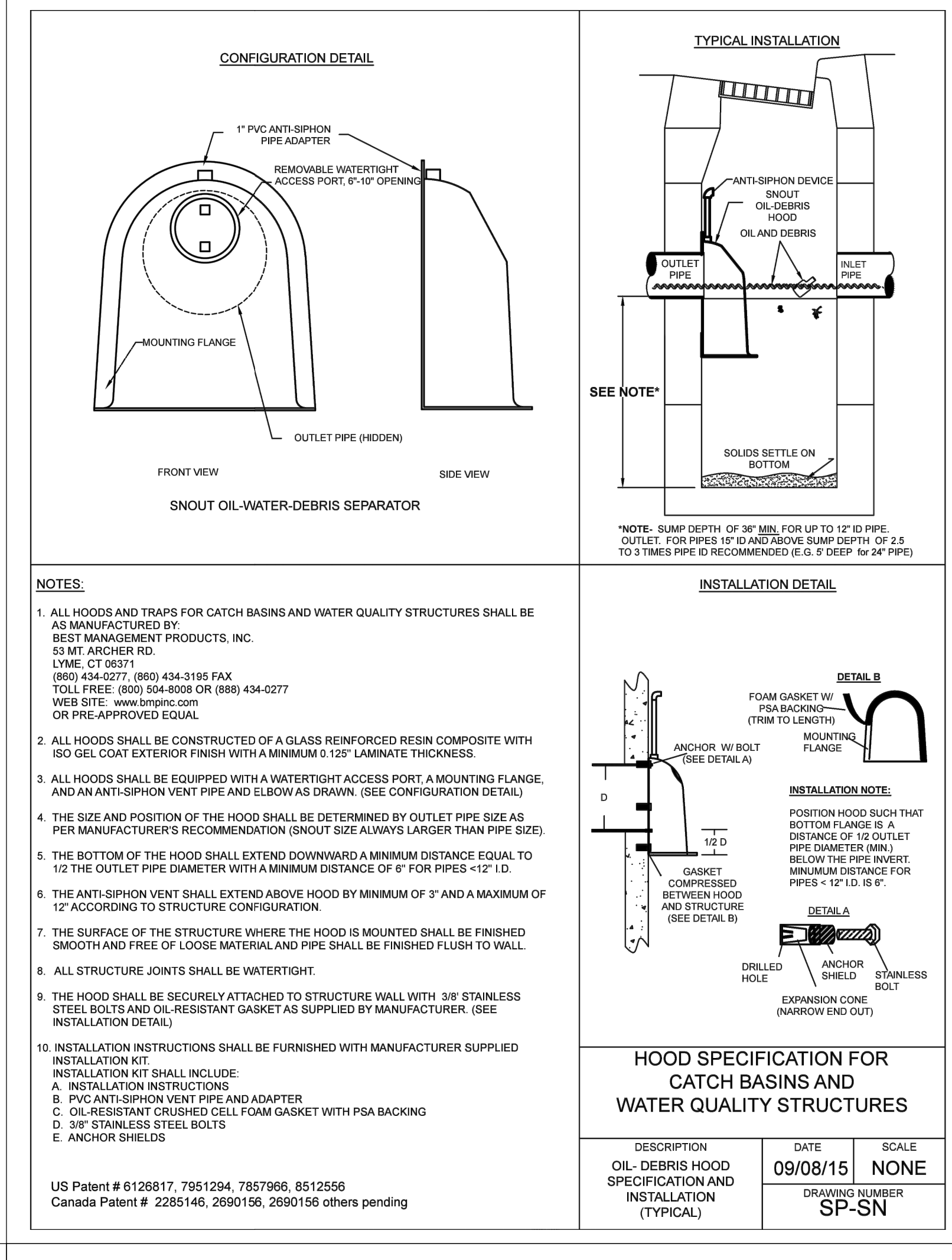
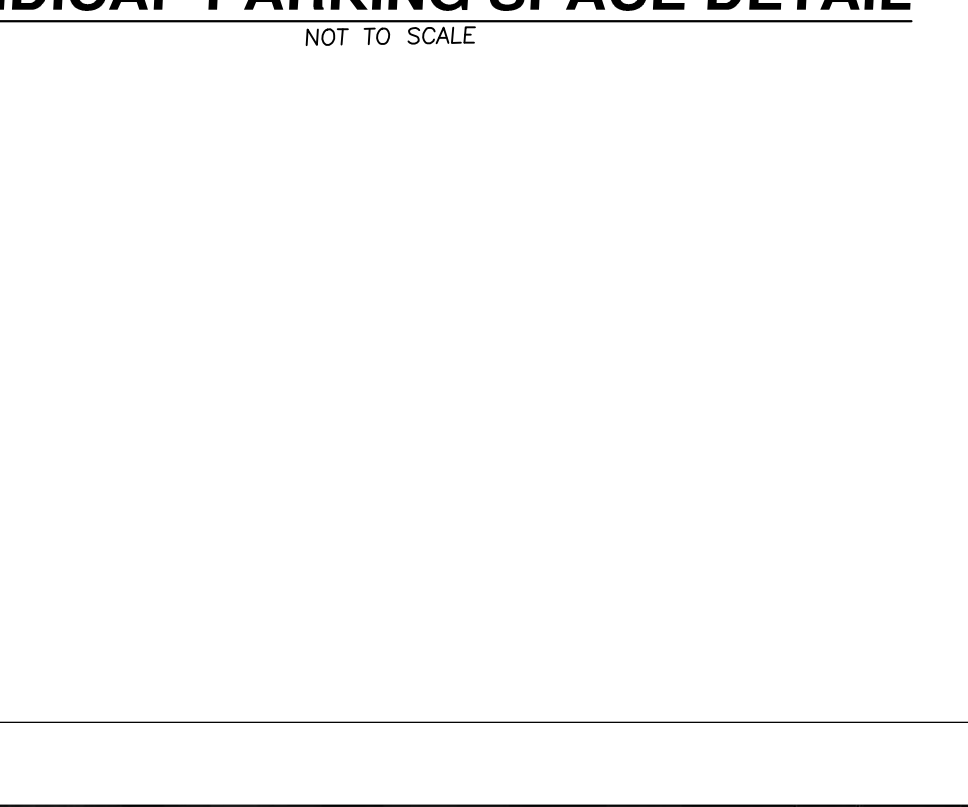
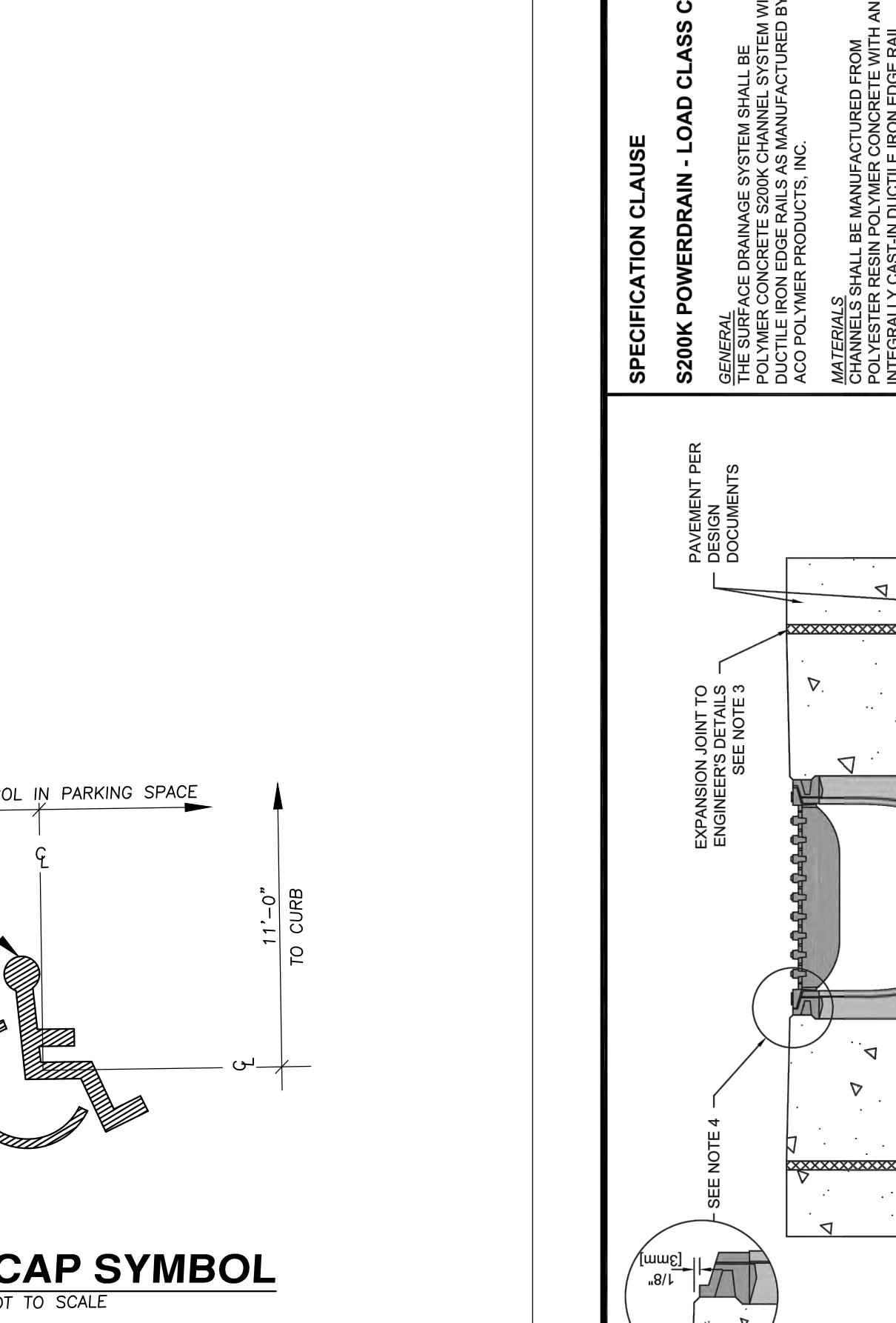
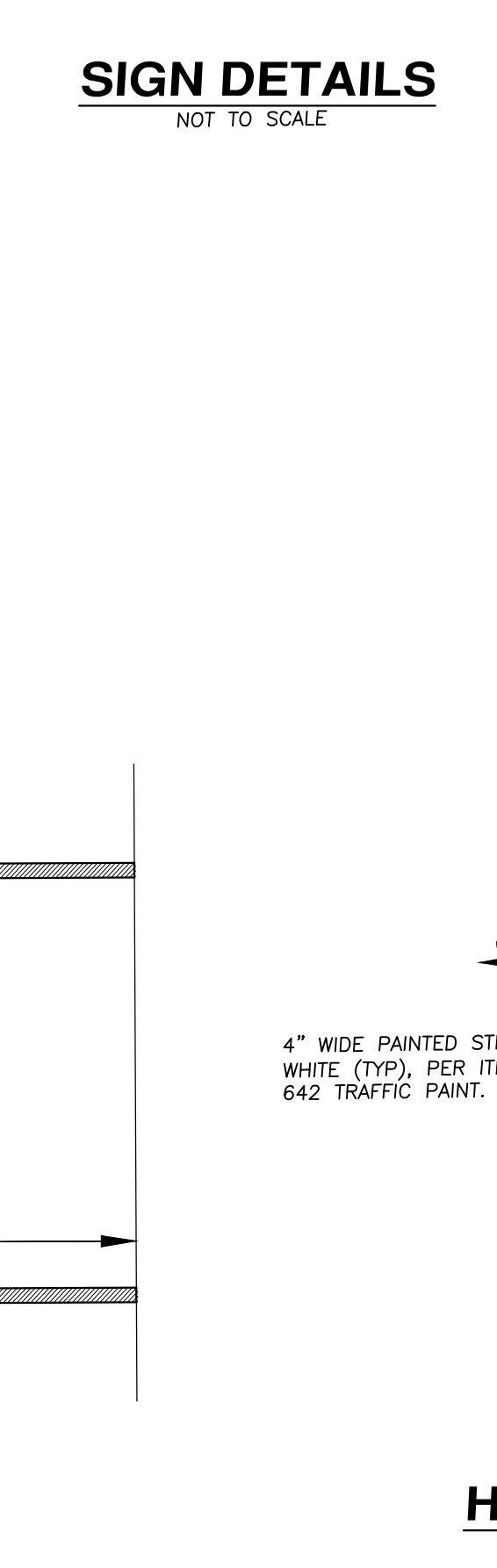
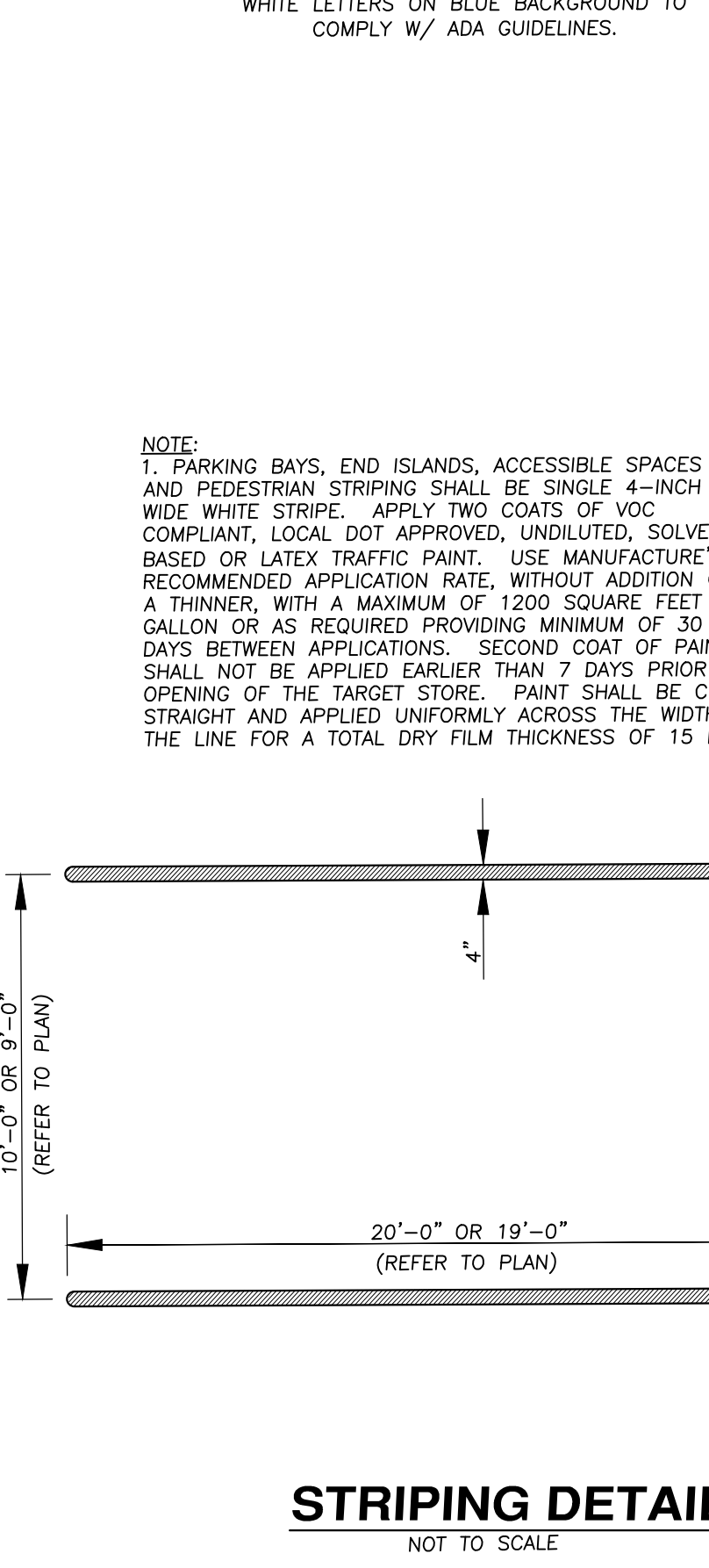
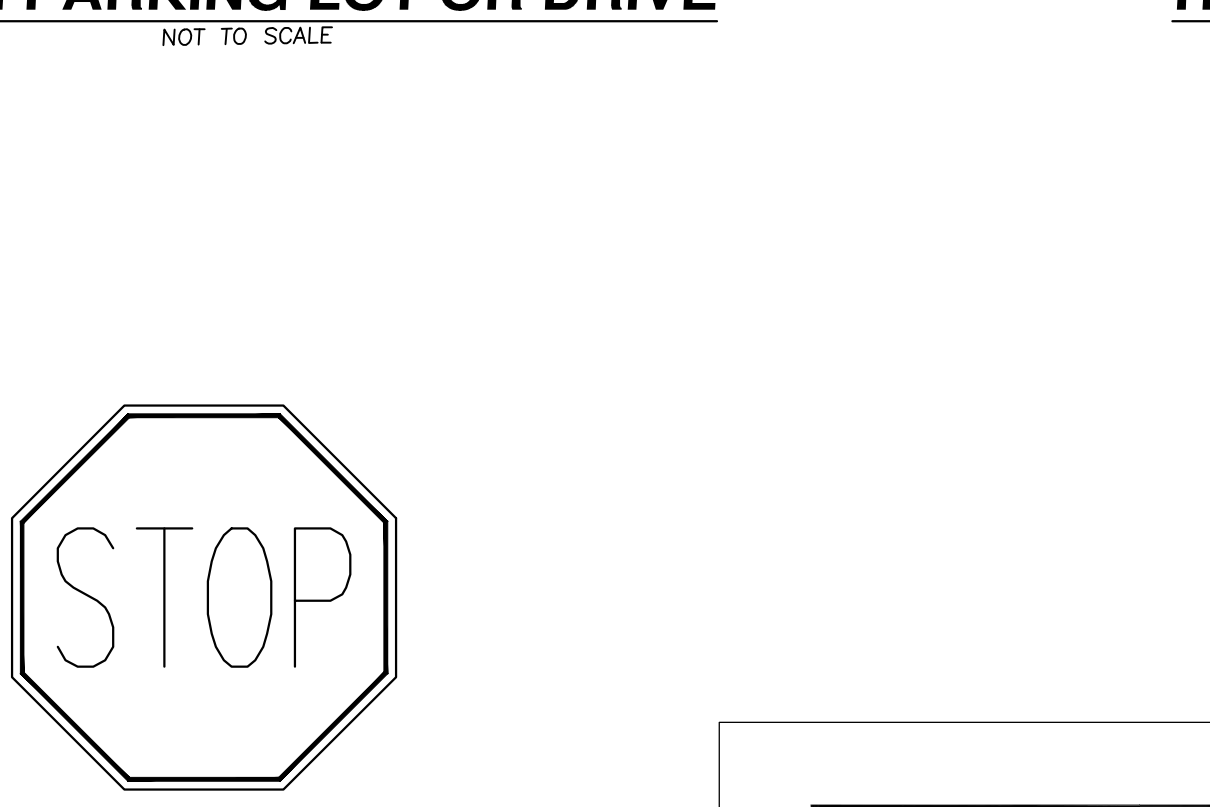
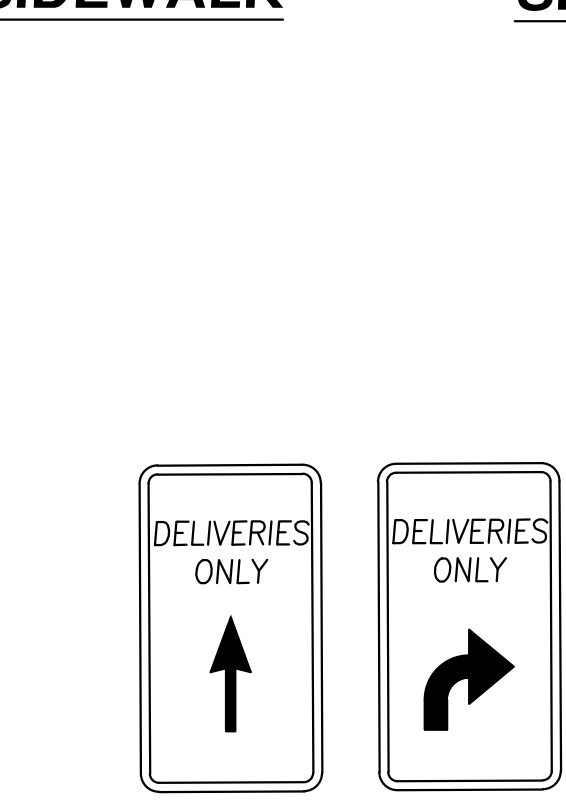
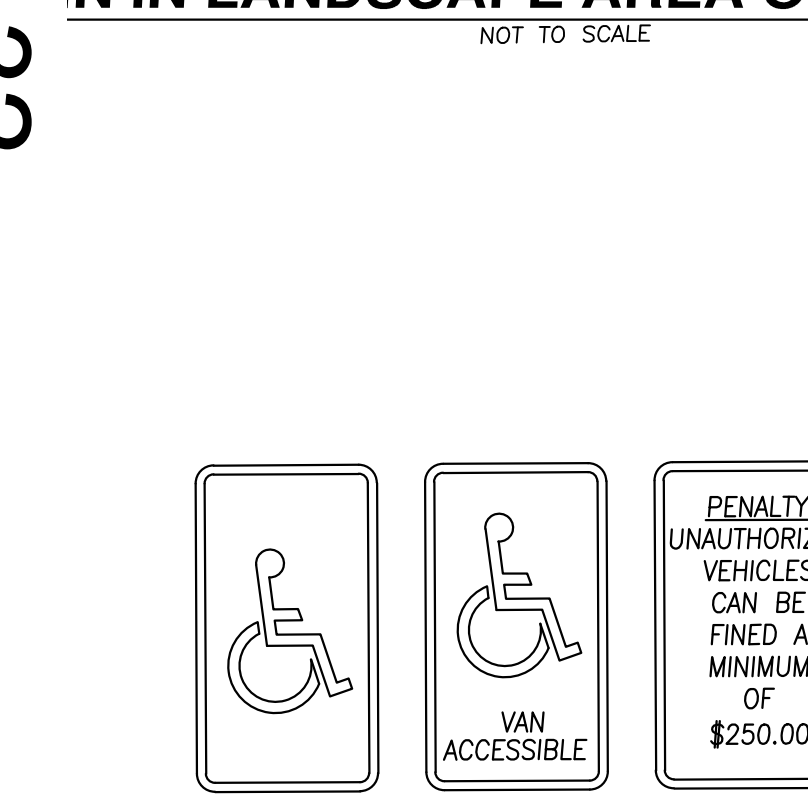
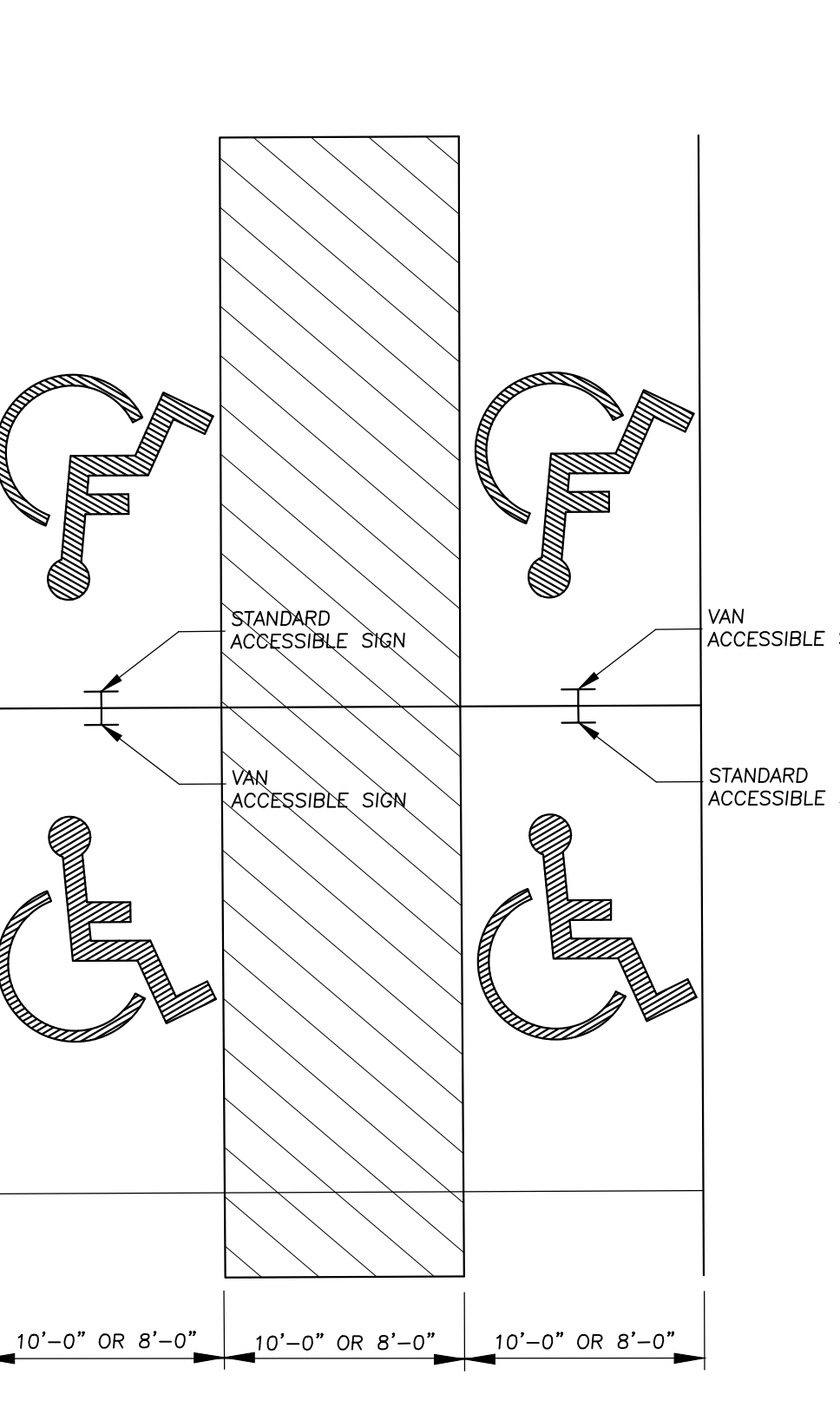
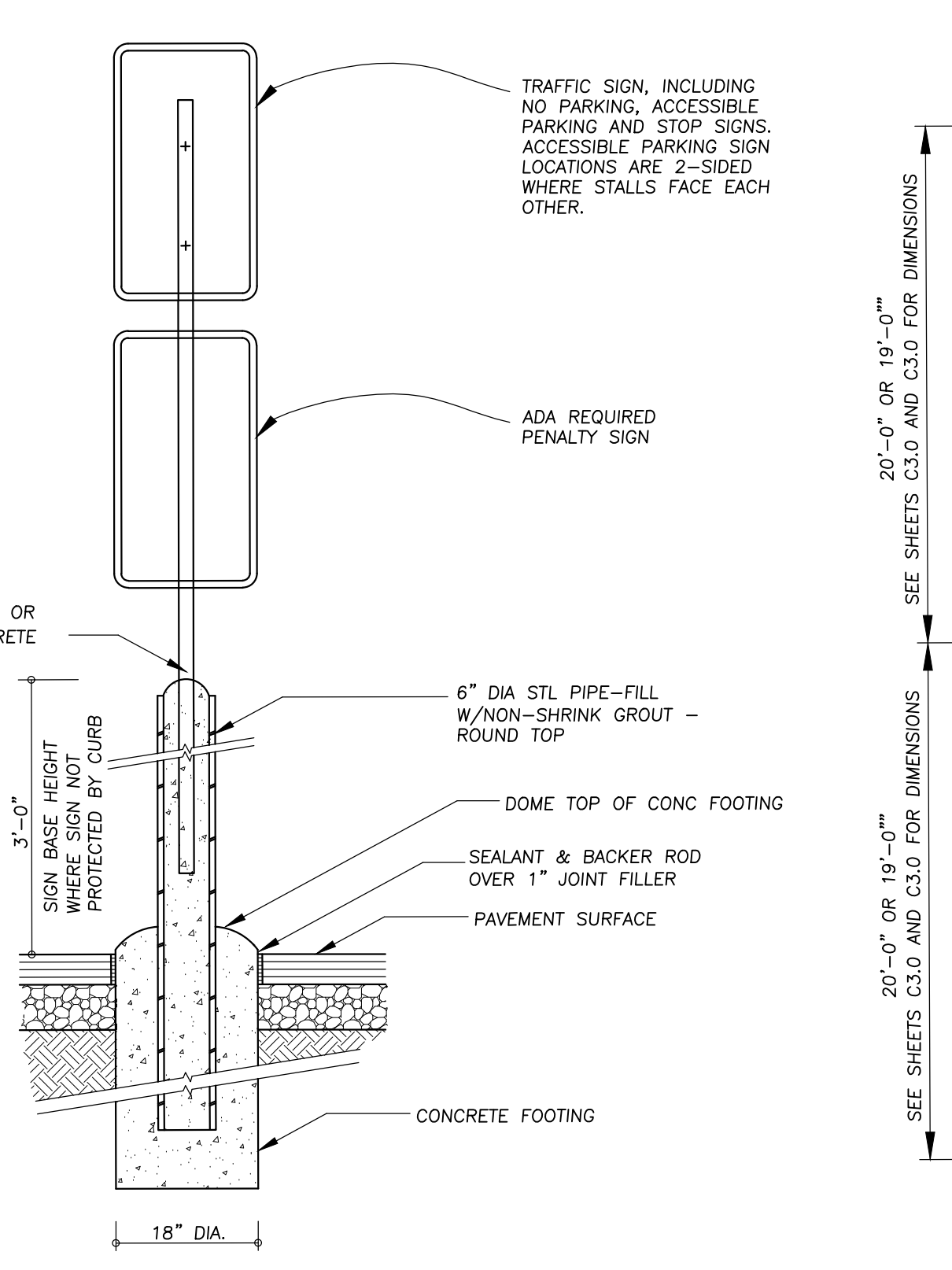
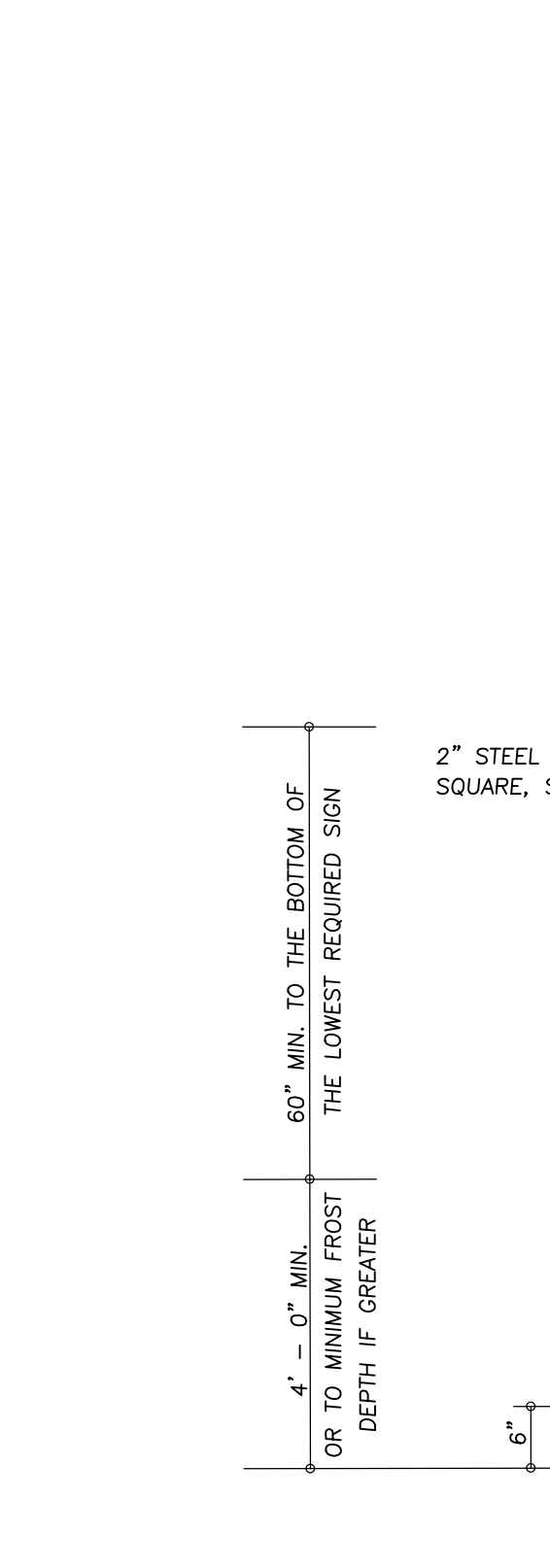
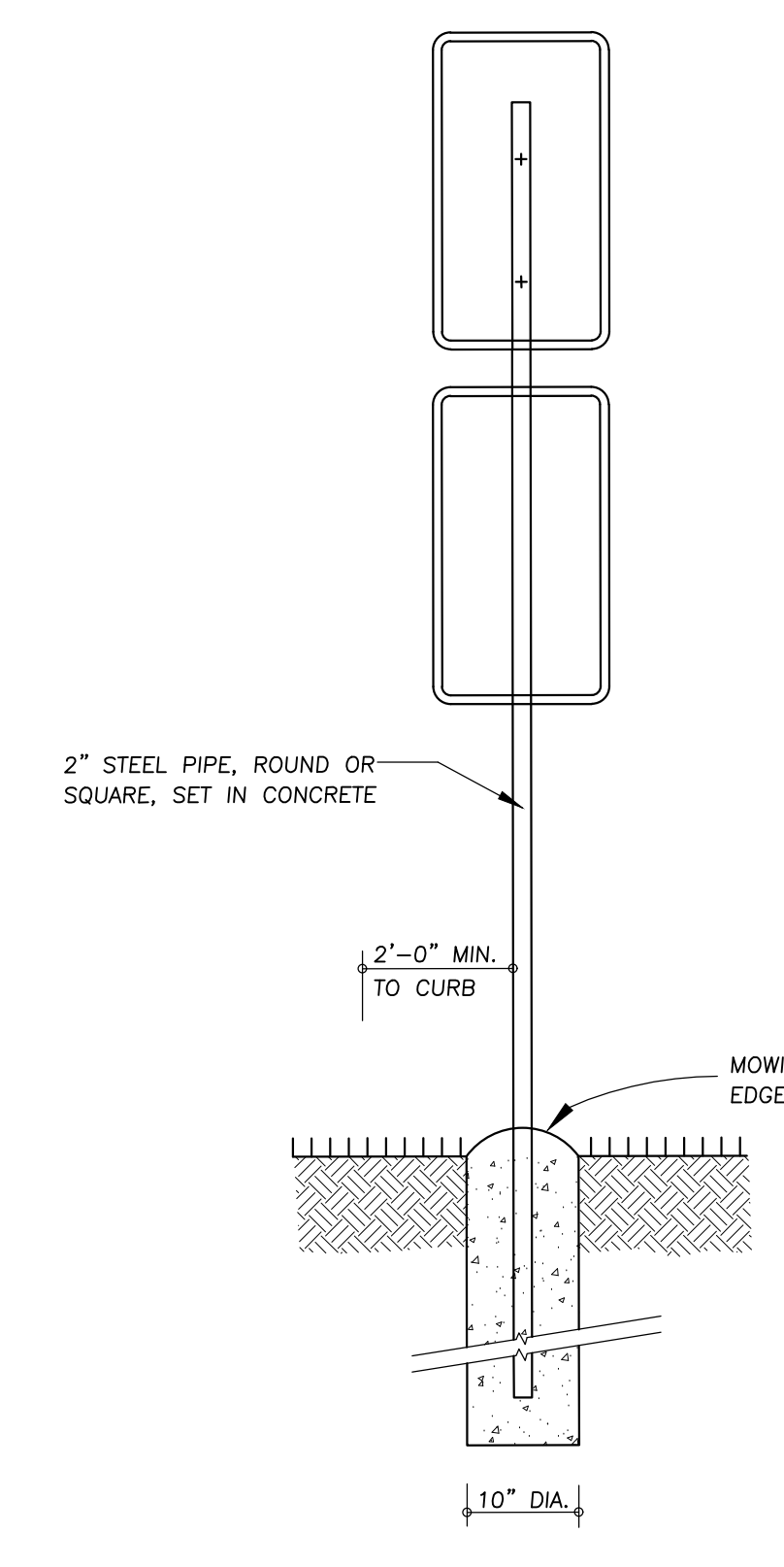
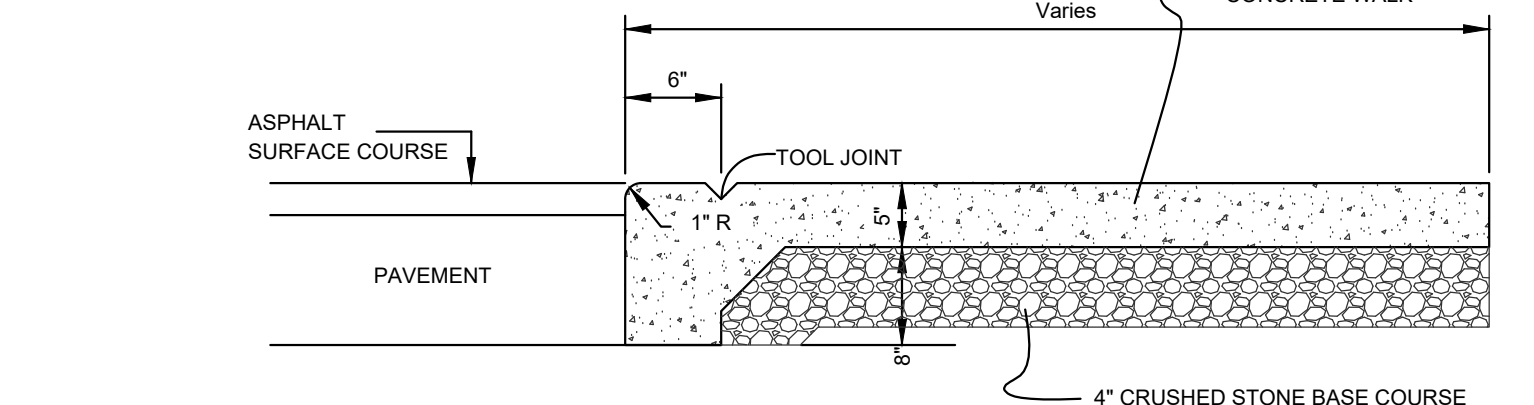
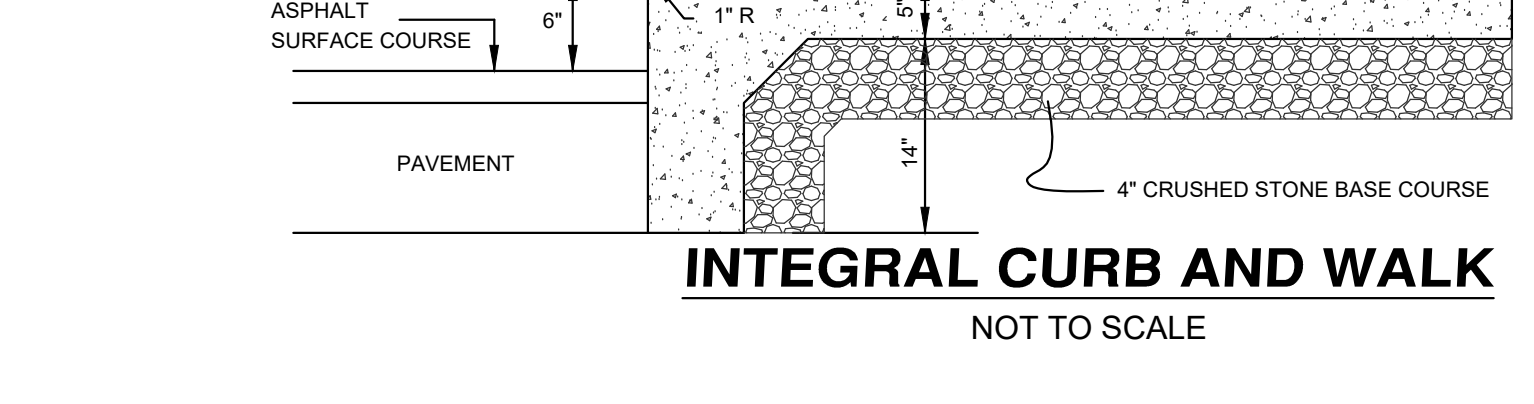
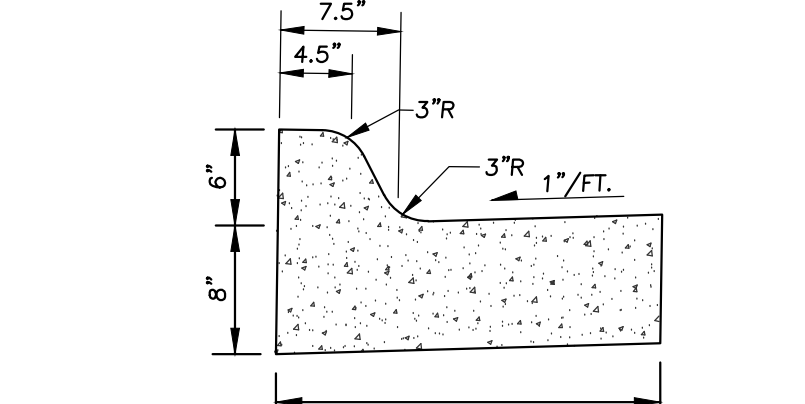
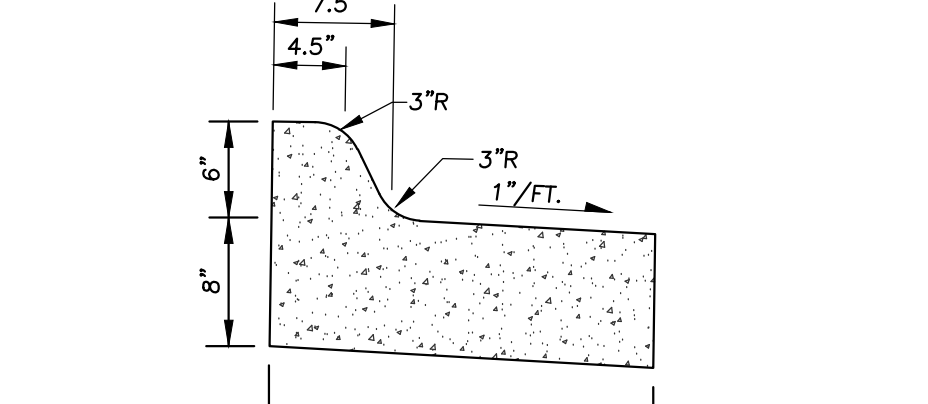
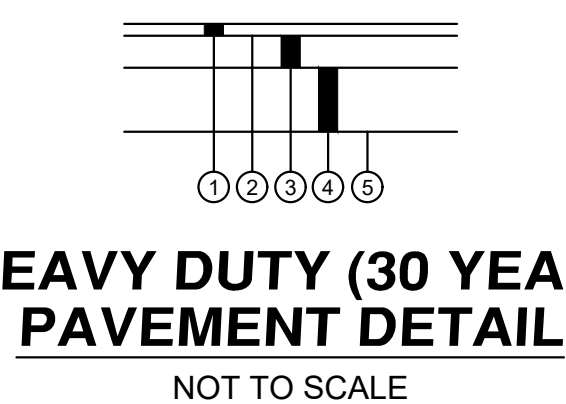
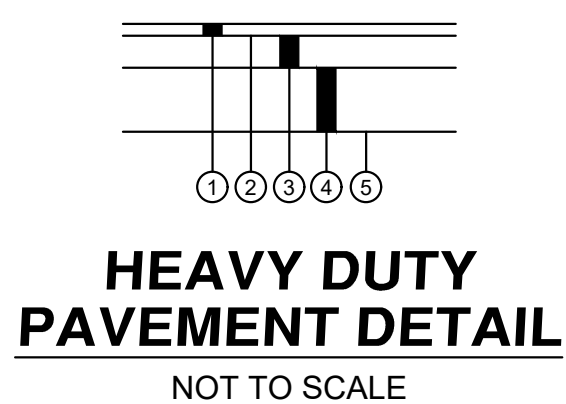
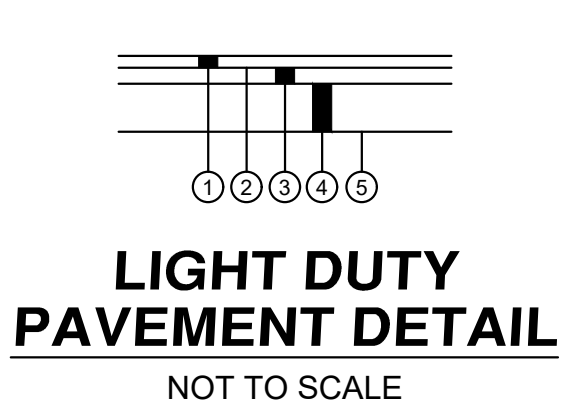
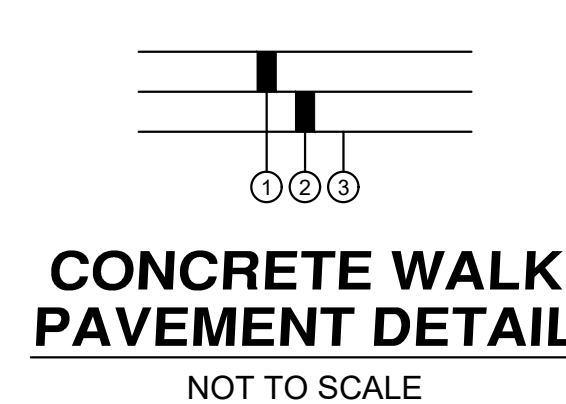
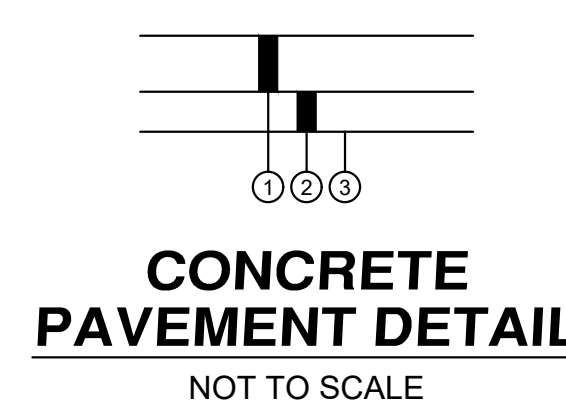
Inspection Log

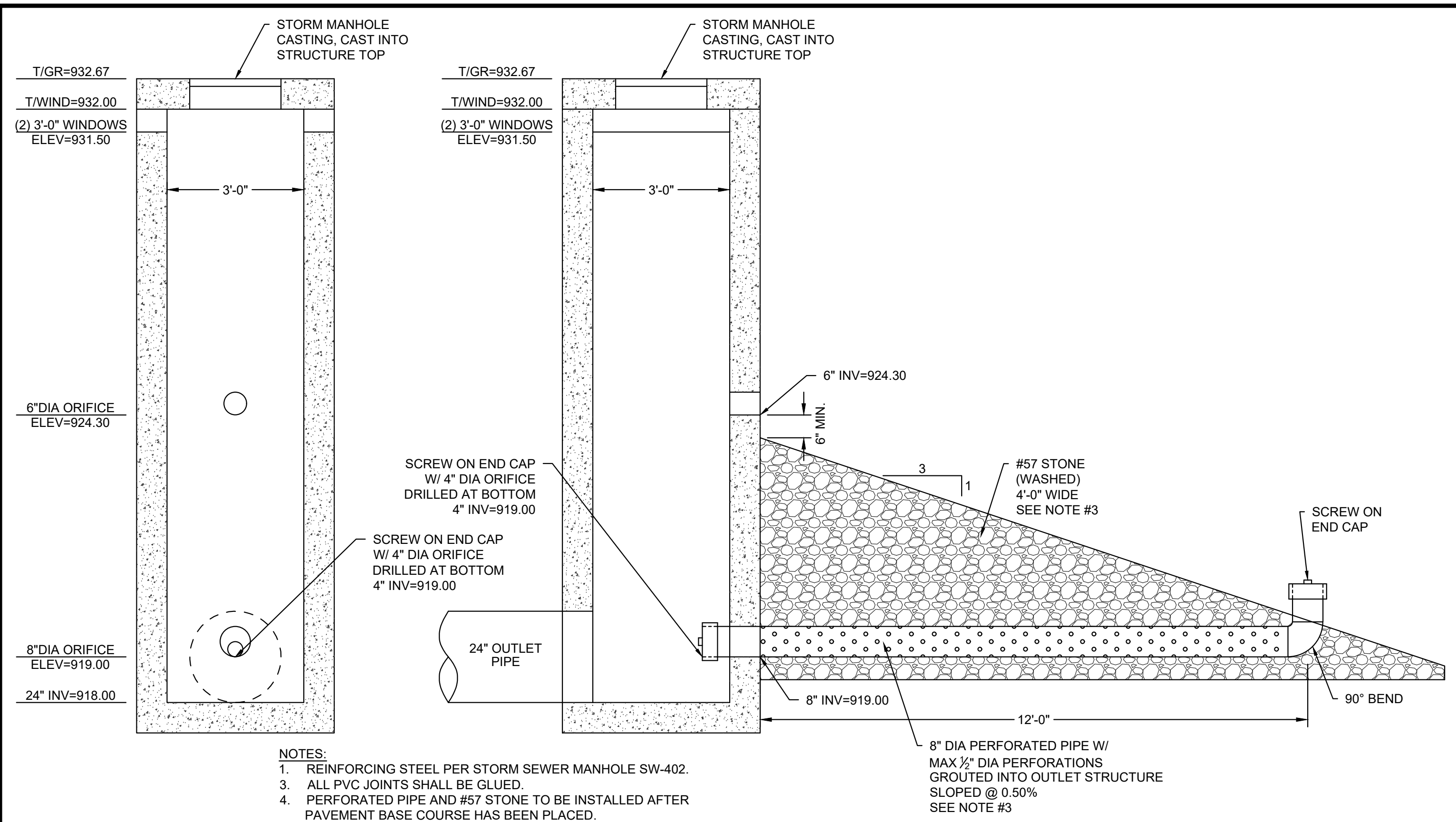
The site shall be inspected before and after storm events with 0.5 inches or greater predicted or actual precipitation, and documented on the Construction Site Inspection Form.

Table with columns: Date, Inspector, Corrective Actions Performed/Date

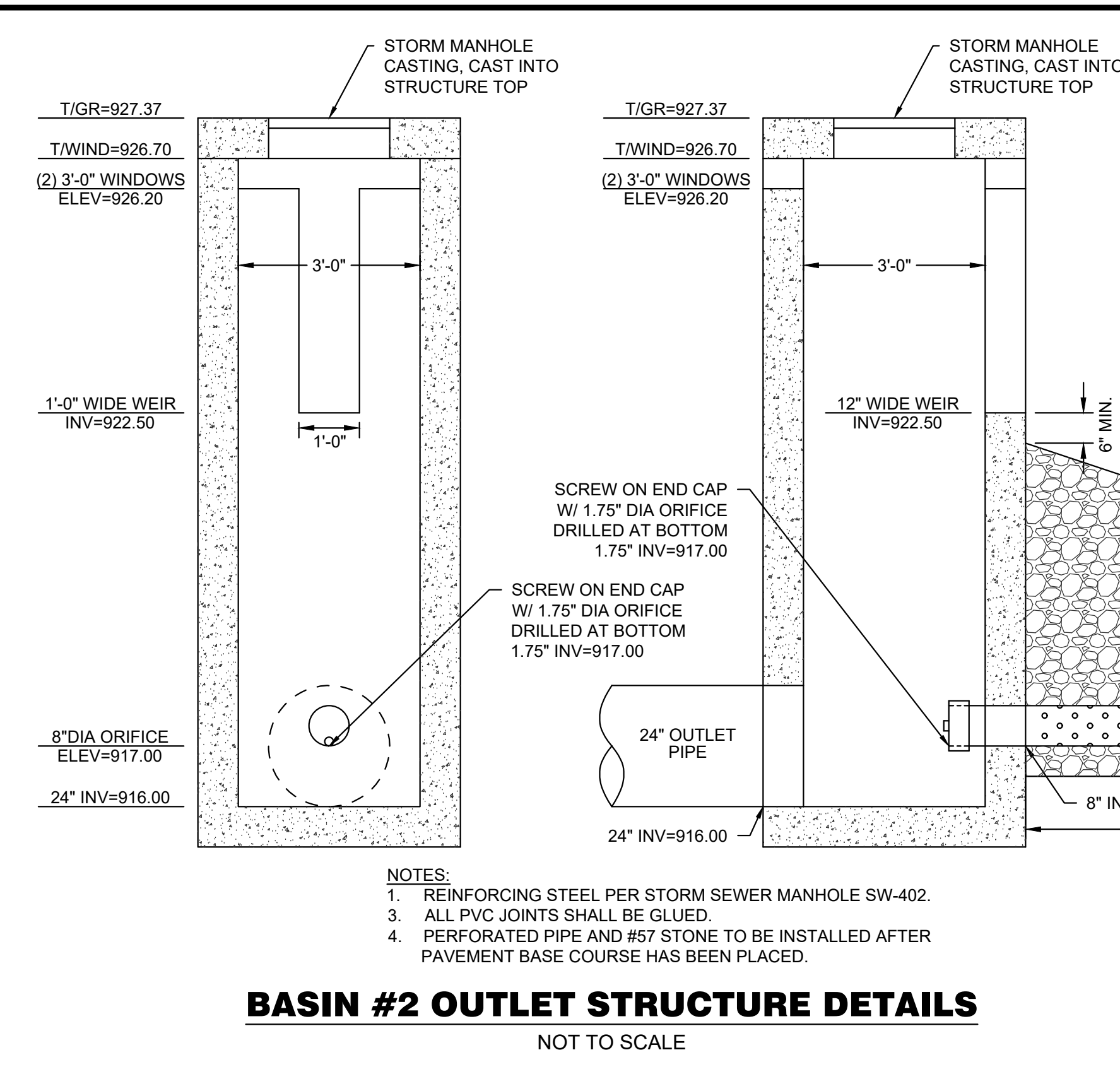


Vertical sidebar containing project information: Date, Drawn, Checked, Item, Revision, Description, and logos for HENRY PROPERTY, LACK HAWK COUNTY, CITY OF CEDAR FALLS, and Item 4-A Co.

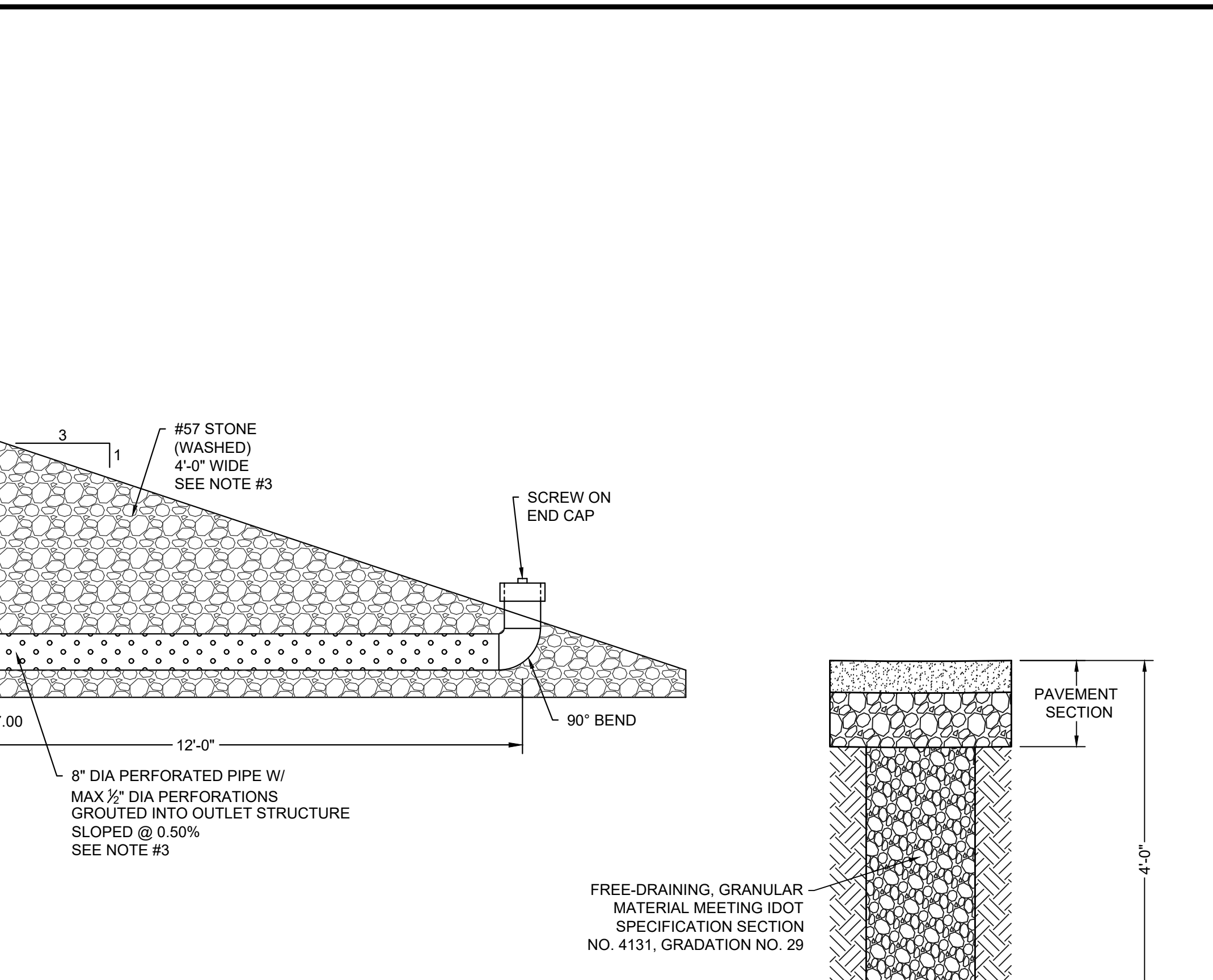




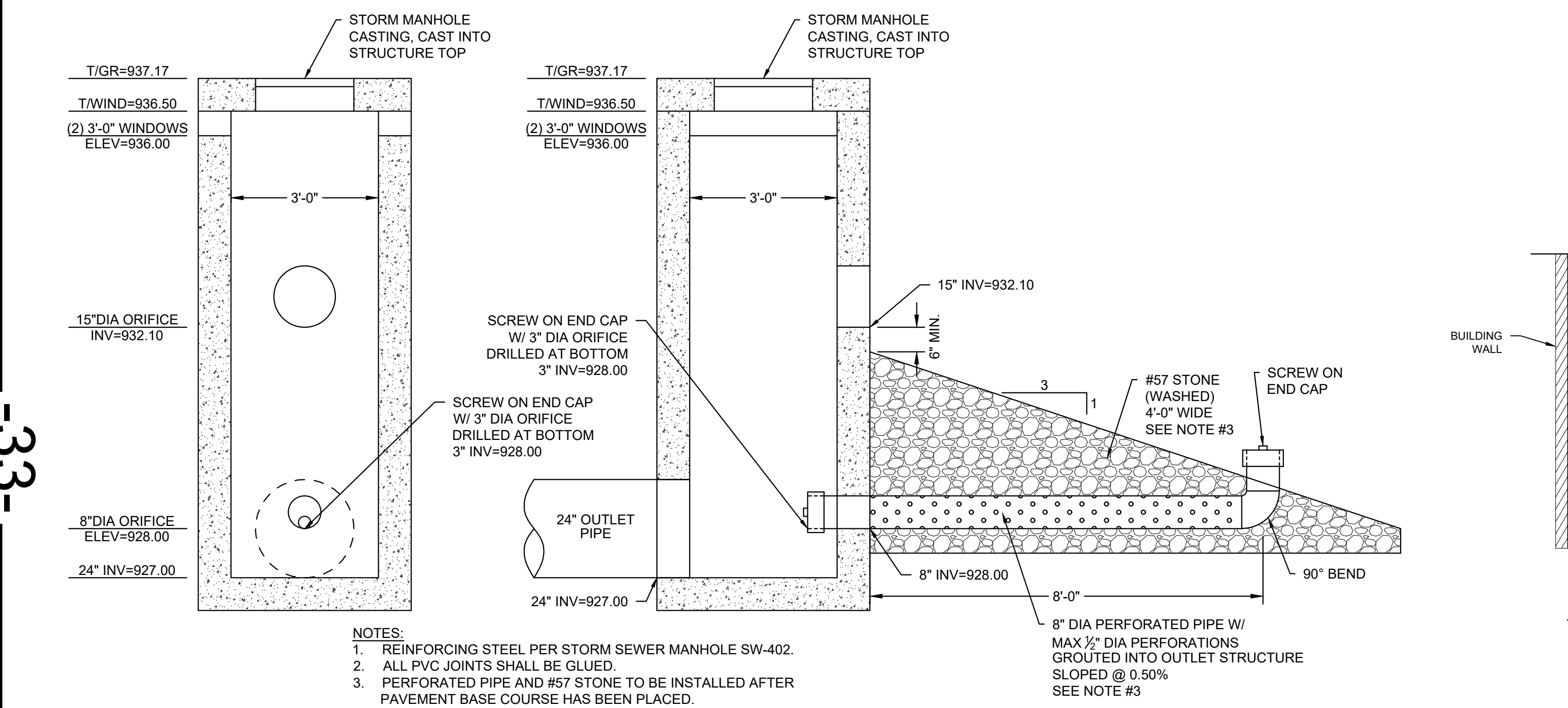
BASIN #1 OUTLET STRUCTURE DETAILS
NOT TO SCALE



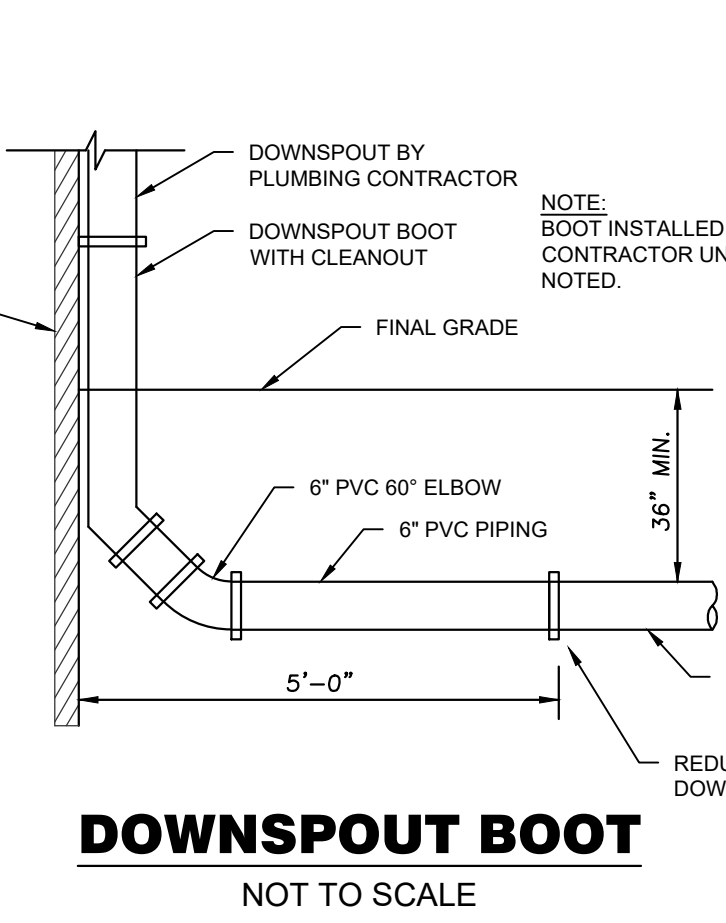
BASIN #2 OUTLET STRUCTURE DETAILS
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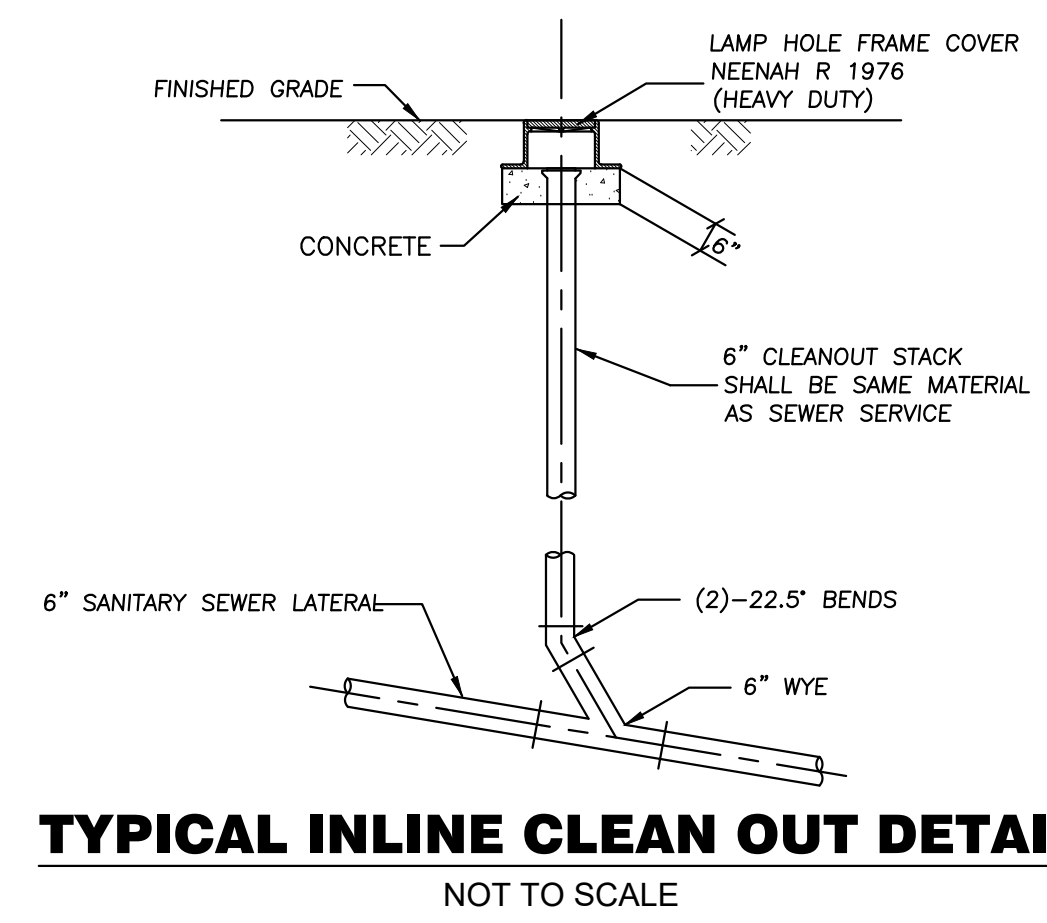
PAVEMENT UNDERDRAIN DETAIL
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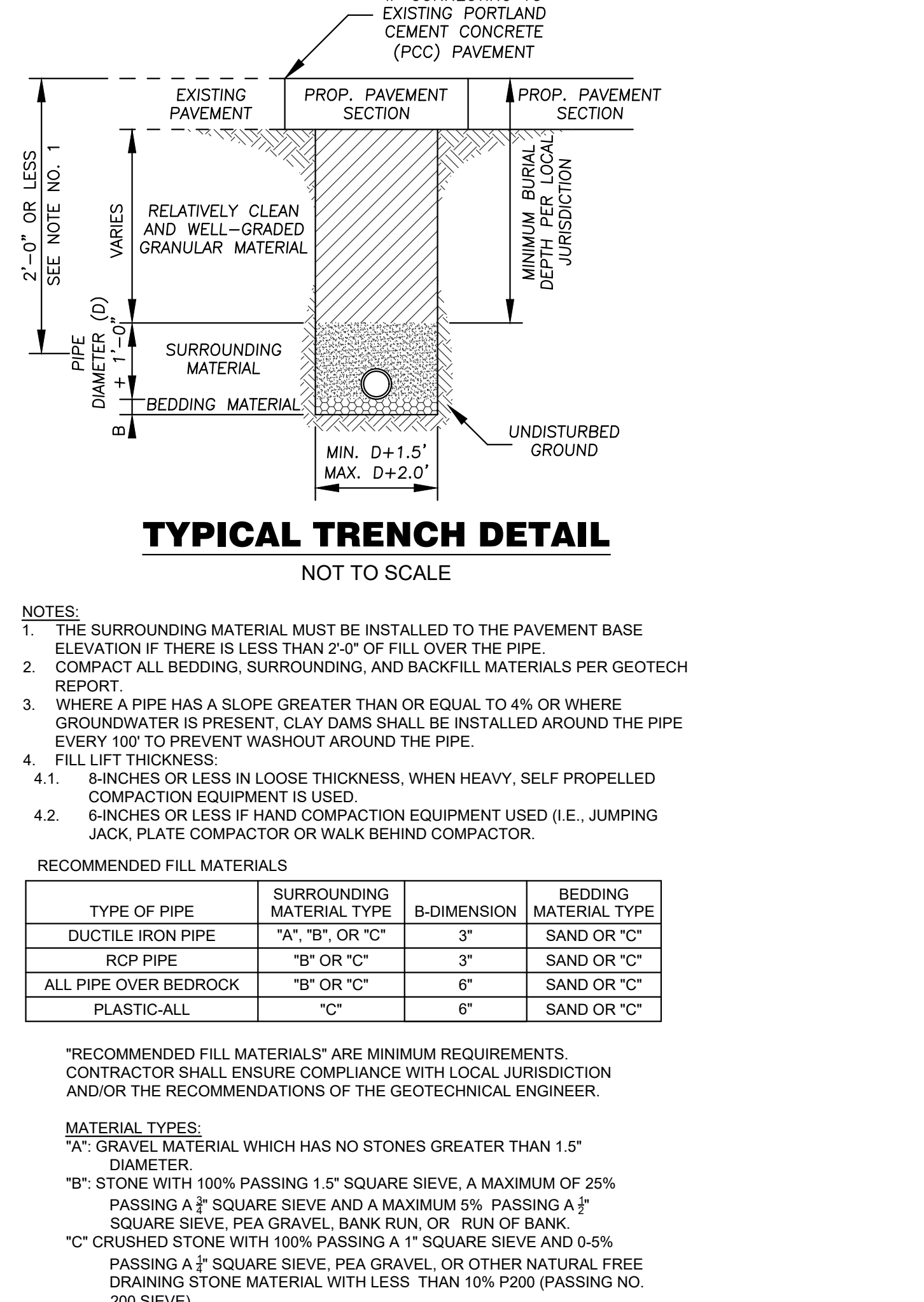
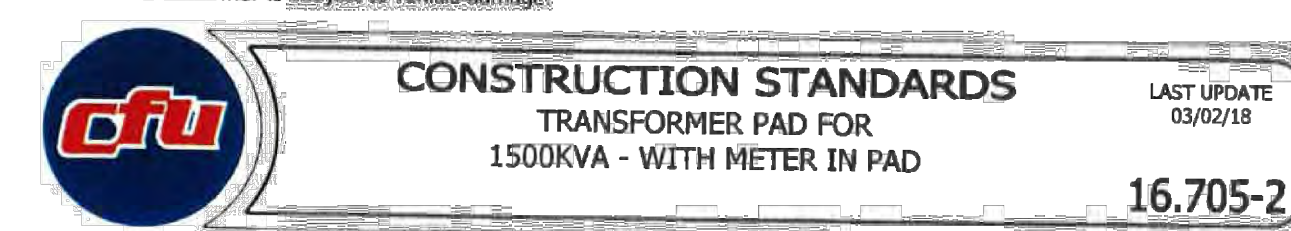
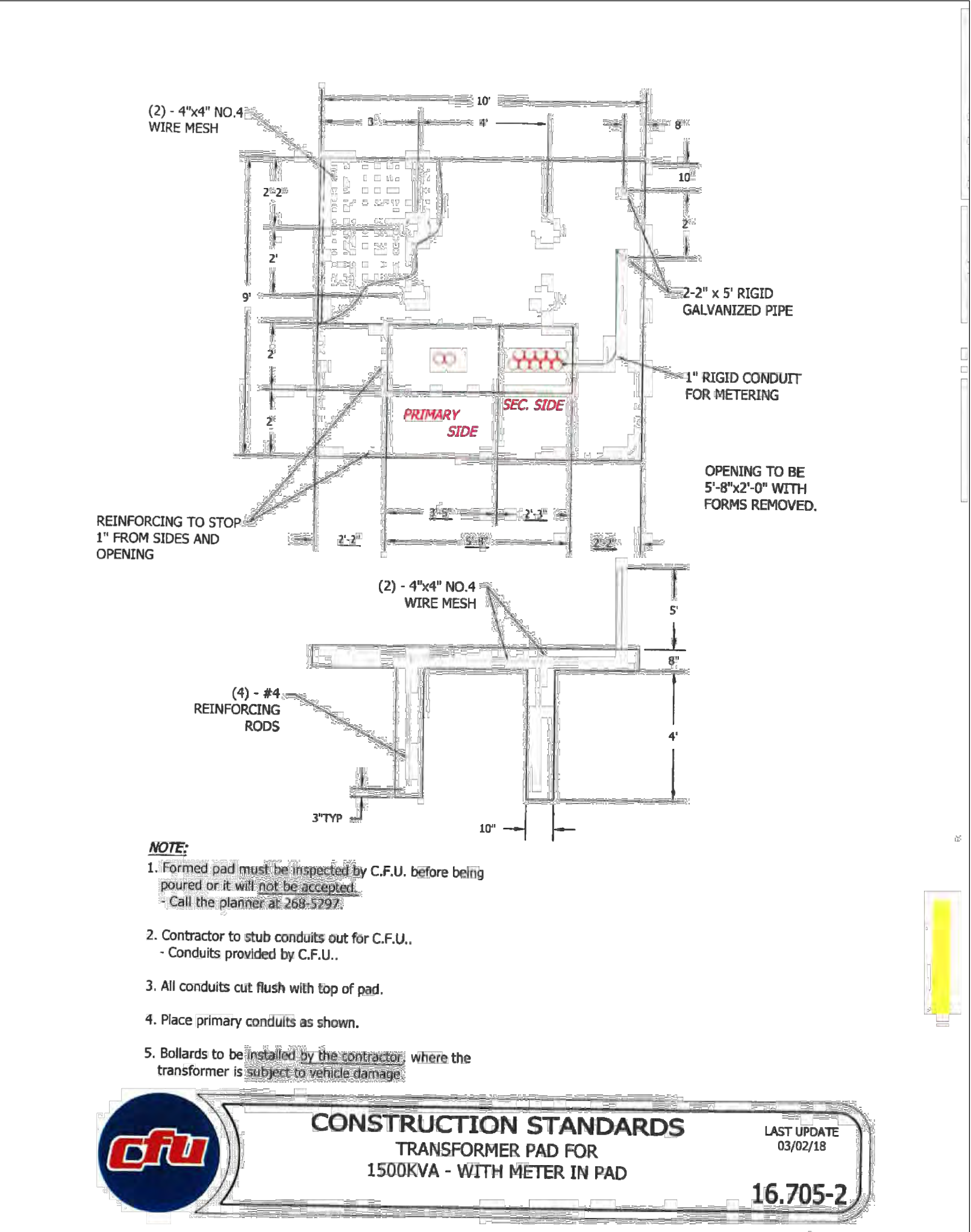
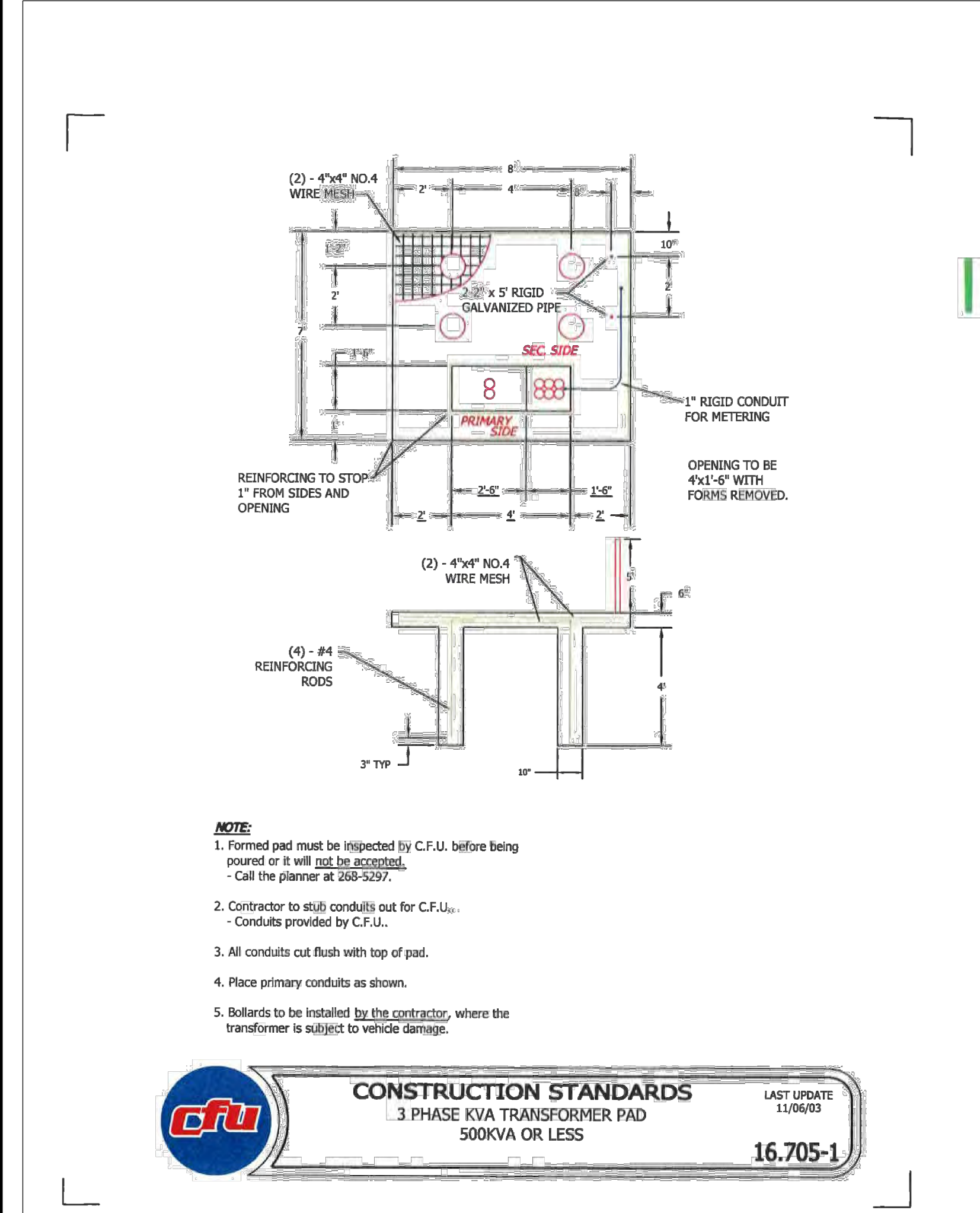
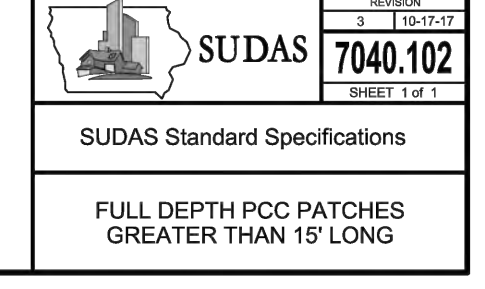
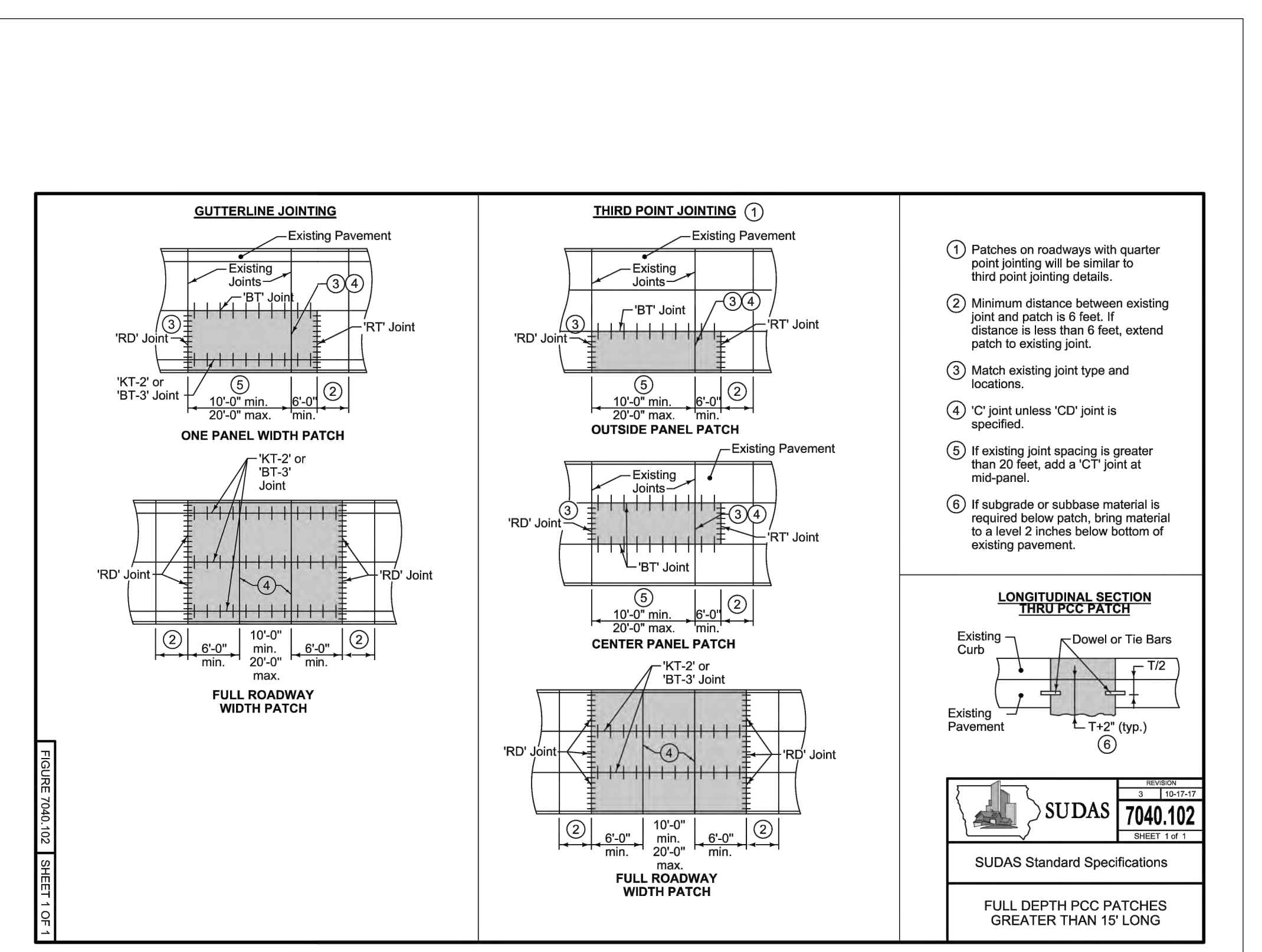
BASIN #3 OUTLET STRUCTURE DETAILS
NOT TO SCALE



DOWNSPOUT BOOT
NOT TO SCALE



TYPICAL INLINE CLEAN OUT DETAIL
NOT TO SCALE



TYPICAL TRENCH DETAIL
NOT TO SCALE

NOTES:

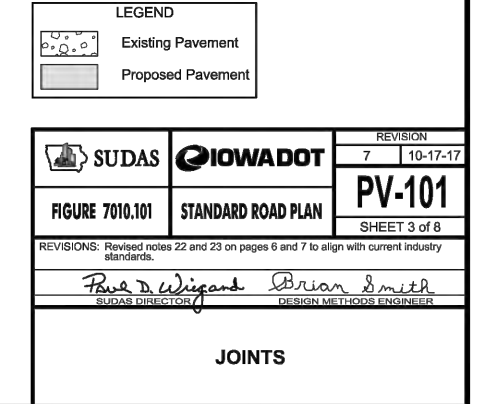
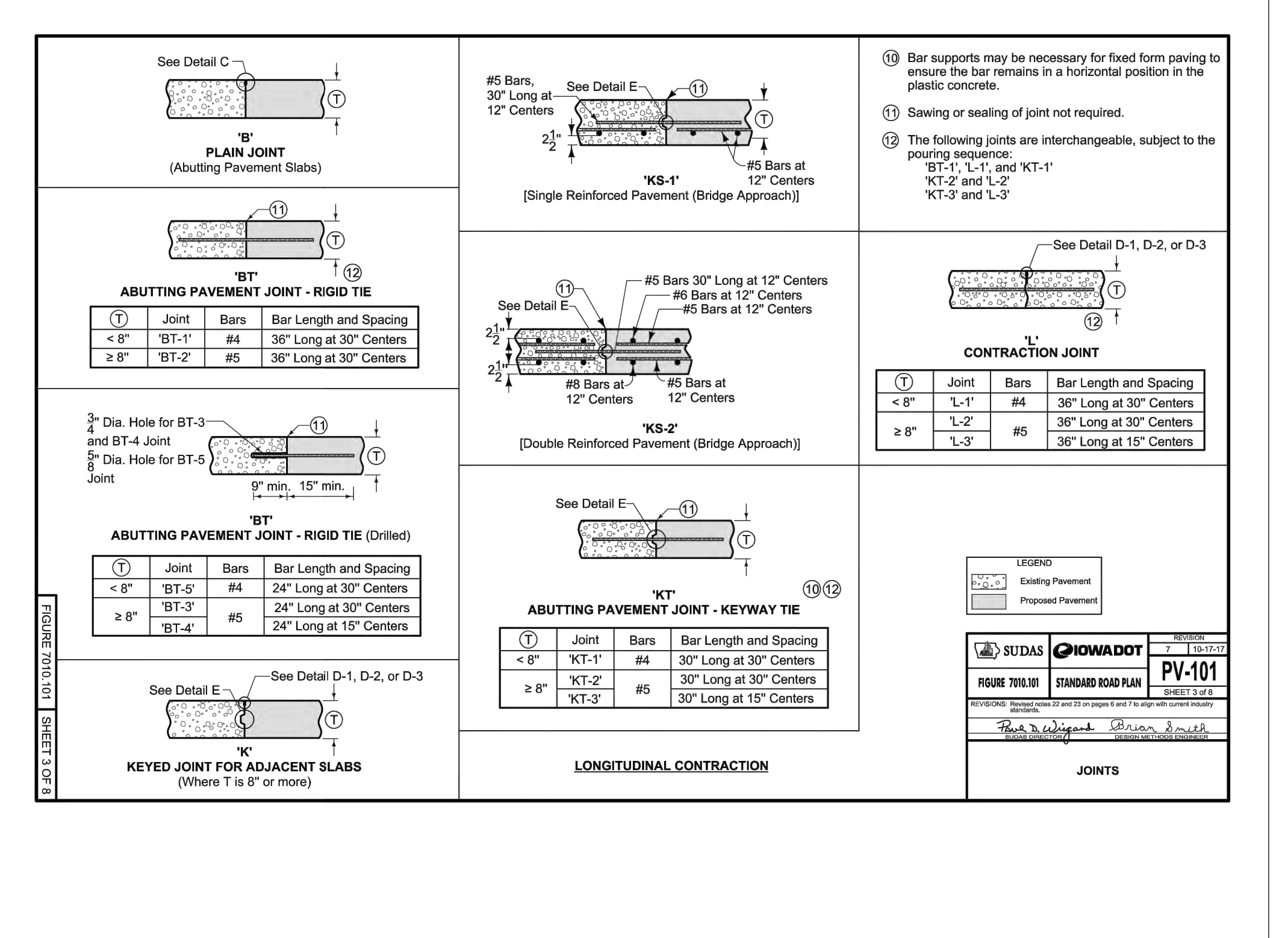
- THE SURROUNDING MATERIAL MUST BE INSTALLED TO THE PAVEMENT BASE ELEVATION IF THERE IS LESS THAN 2' OF FILL OVER THE PIPE.
- COMPACT ALL BEDDING, SURROUNDING, AND BACKFILL MATERIALS PER GEOTECH REPORT.
- WHERE A PIPE HAS A SLOPE GREATER THAN OR EQUAL TO 4% OR WHERE GROUNDWATER IS PRESENT, CLAY DAMS SHALL BE INSTALLED AROUND THE PIPE EVERY 100' TO PREVENT WASHOUT OF THE PIPE.
- FILL LIFT THICKNESS:
 - 8-INCHES OR LESS IN LOOSE THICKNESS, WHEN HEAVY, SELF PROPELLED COMPACTION EQUIPMENT IS USED.
 - 6-INCHES OR LESS IF HAND COMPACTION EQUIPMENT USED (I.E., JUMPING JACK, PLATE COMPACTOR OR WALK BEHIND COMPACTOR).

RECOMMENDED FILL MATERIALS

TYPE OF PIPE	SURROUNDING MATERIAL TYPE	B-DIMENSION	BEDDING MATERIAL TYPE
DUCTILE IRON PIPE	"A", "B", OR "C"	3"	SAND OR "C"
RCP PIPE	"B" OR "C"	3"	SAND OR "C"
ALL PIPE OVER BEDROCK	"B" OR "C"	6"	SAND OR "C"
PLASTIC-ALL	"C"	6"	SAND OR "C"

"RECOMMENDED FILL MATERIALS" ARE MINIMUM REQUIREMENTS. CONTRACTOR SHALL ENSURE COMPLIANCE WITH LOCAL JURISDICTION AND/OR THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.

MATERIAL TYPES:
 "A": GRAVEL MATERIAL WHICH HAS NO STONES GREATER THAN 1.5" DIAMETER
 "B": STONE WITH 100% PASSING 1 1/2" SQUARE SIEVE, A MAXIMUM OF 25% PASSING A 2" SQUARE SIEVE AND A MAXIMUM 5% PASSING A 3" SQUARE SIEVE, PEA GRAVEL, BANK RUN, OR RUN OF BANK
 "C": CRUSHED STONE WITH 100% PASSING A 1" SQUARE SIEVE AND 0-5% PASSING A 2" SQUARE SIEVE, PEA GRAVEL, OR OTHER NATURAL FREE DRAINING STONE MATERIAL WITH LESS THAN 10% P200 (PASSING NO. 200 SIEVE).



Item	Revision Description	Date	Drawn	Chk.
1	REVISIONS PER CITY COMMENTS	7-26-18	CJK	
2	REVISION PER CITY DEVELOPER AND INTERNAL REVIEW COMMENTS	8-28-18	CJK	

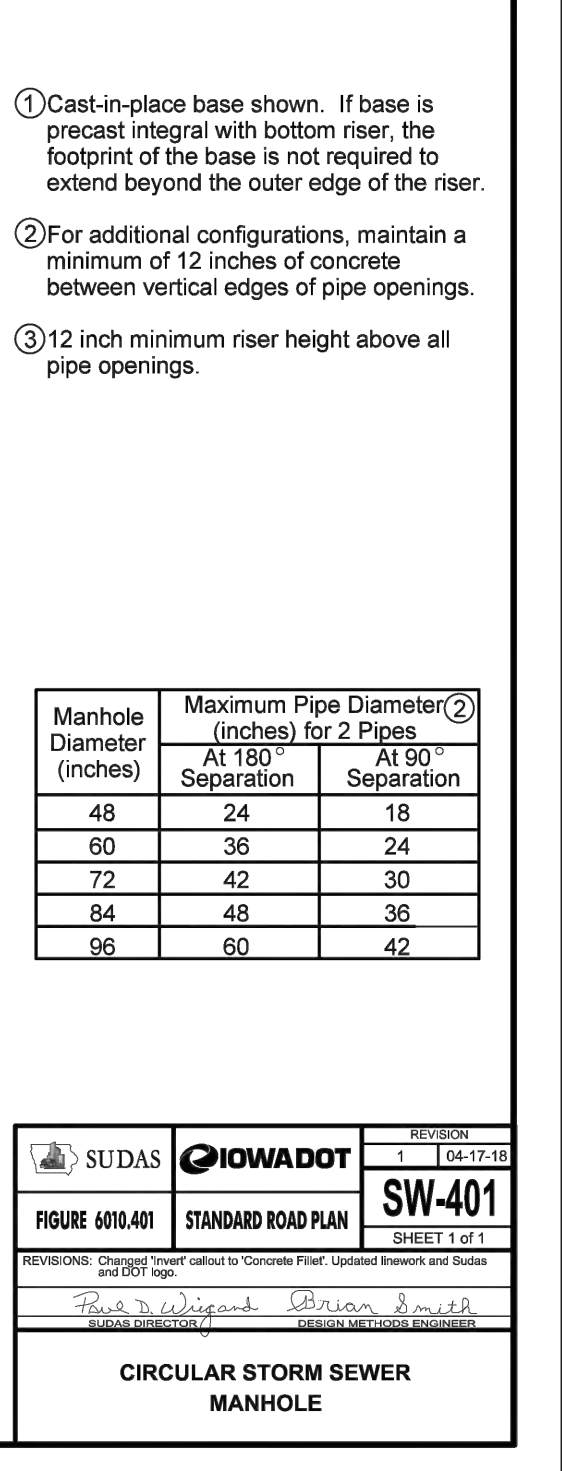
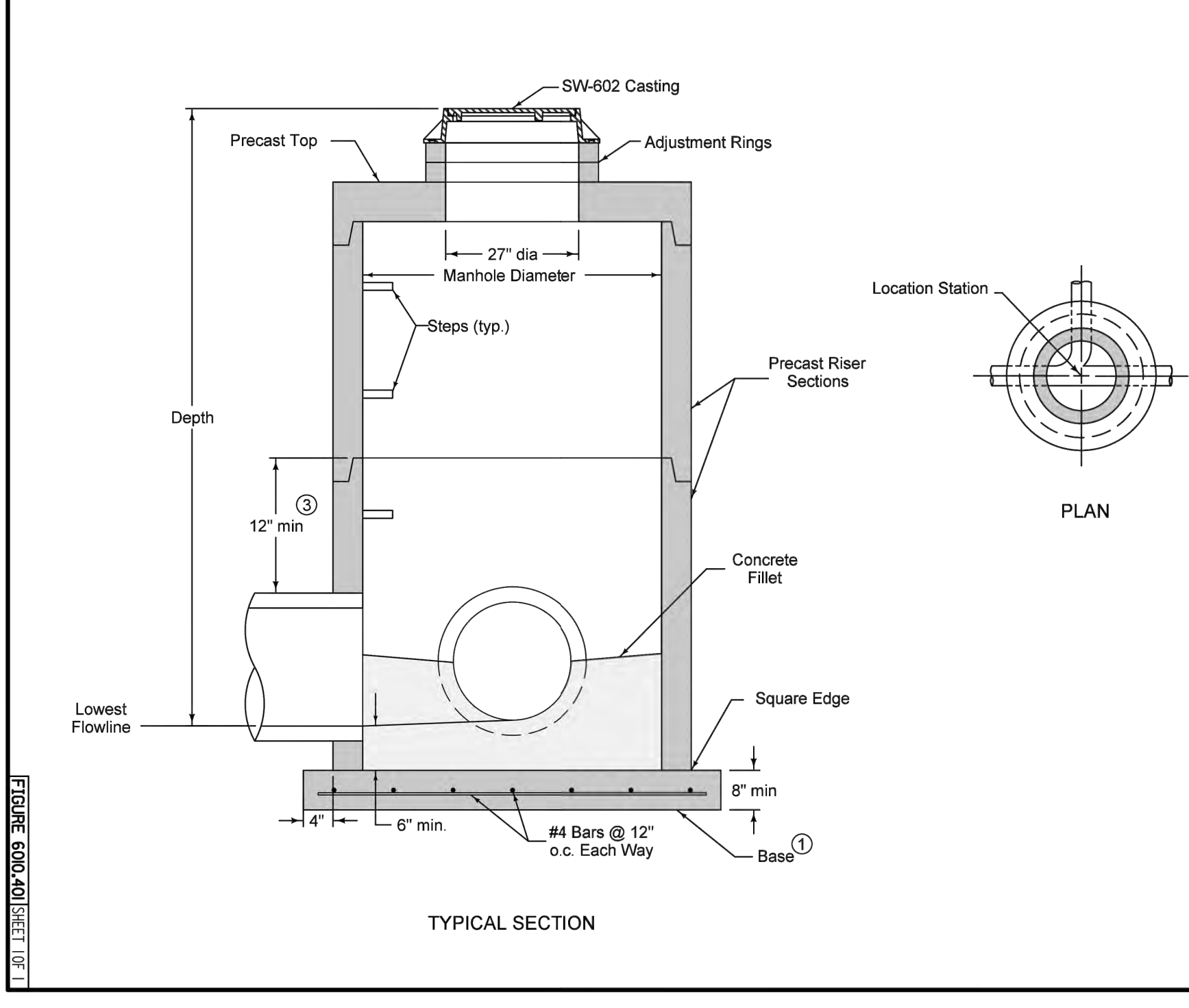
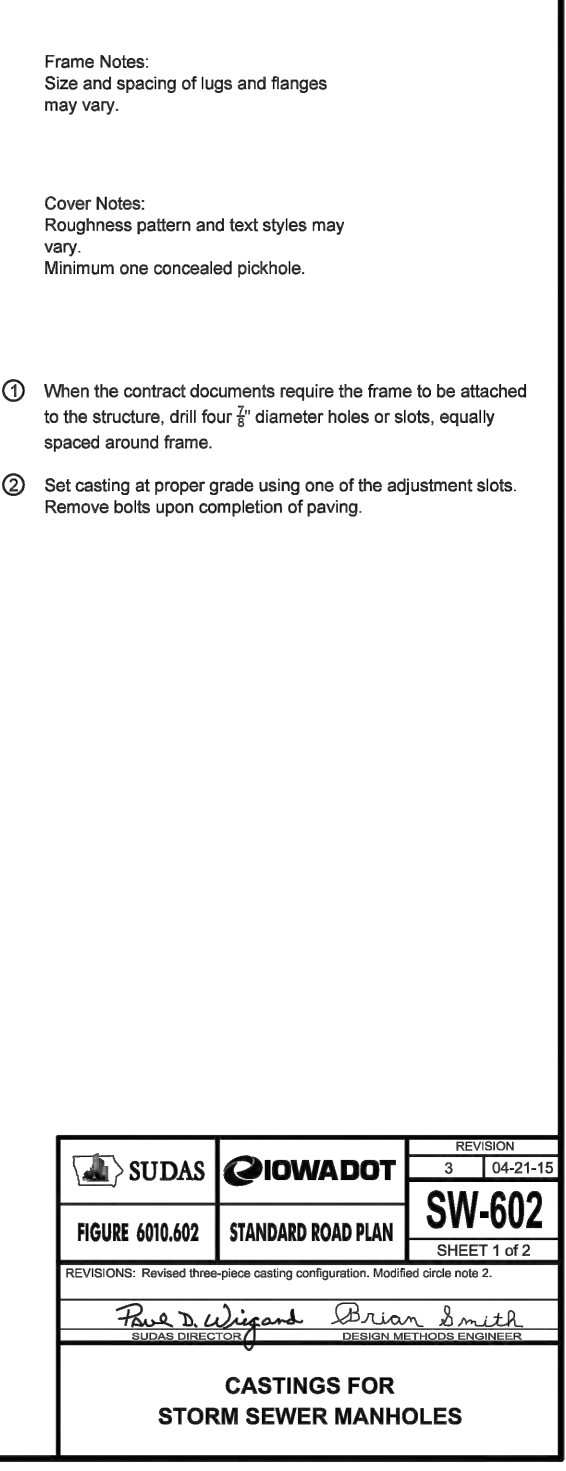
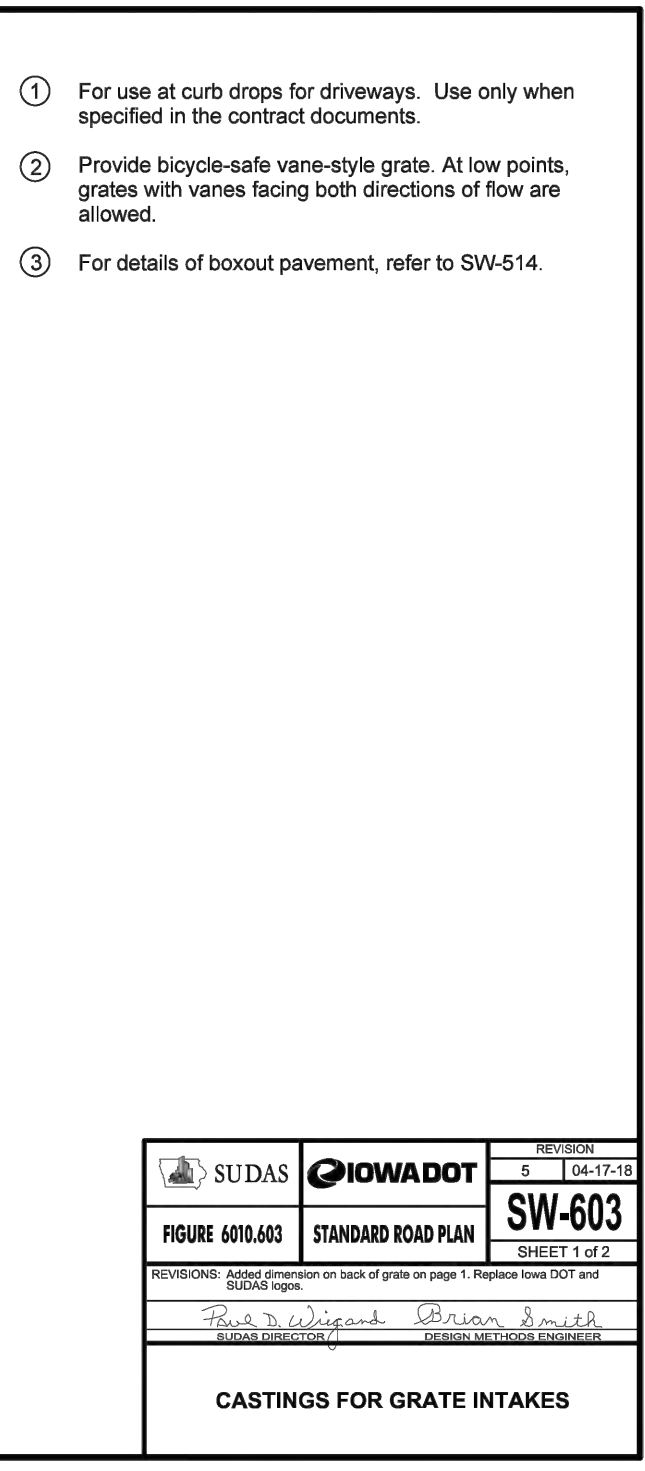
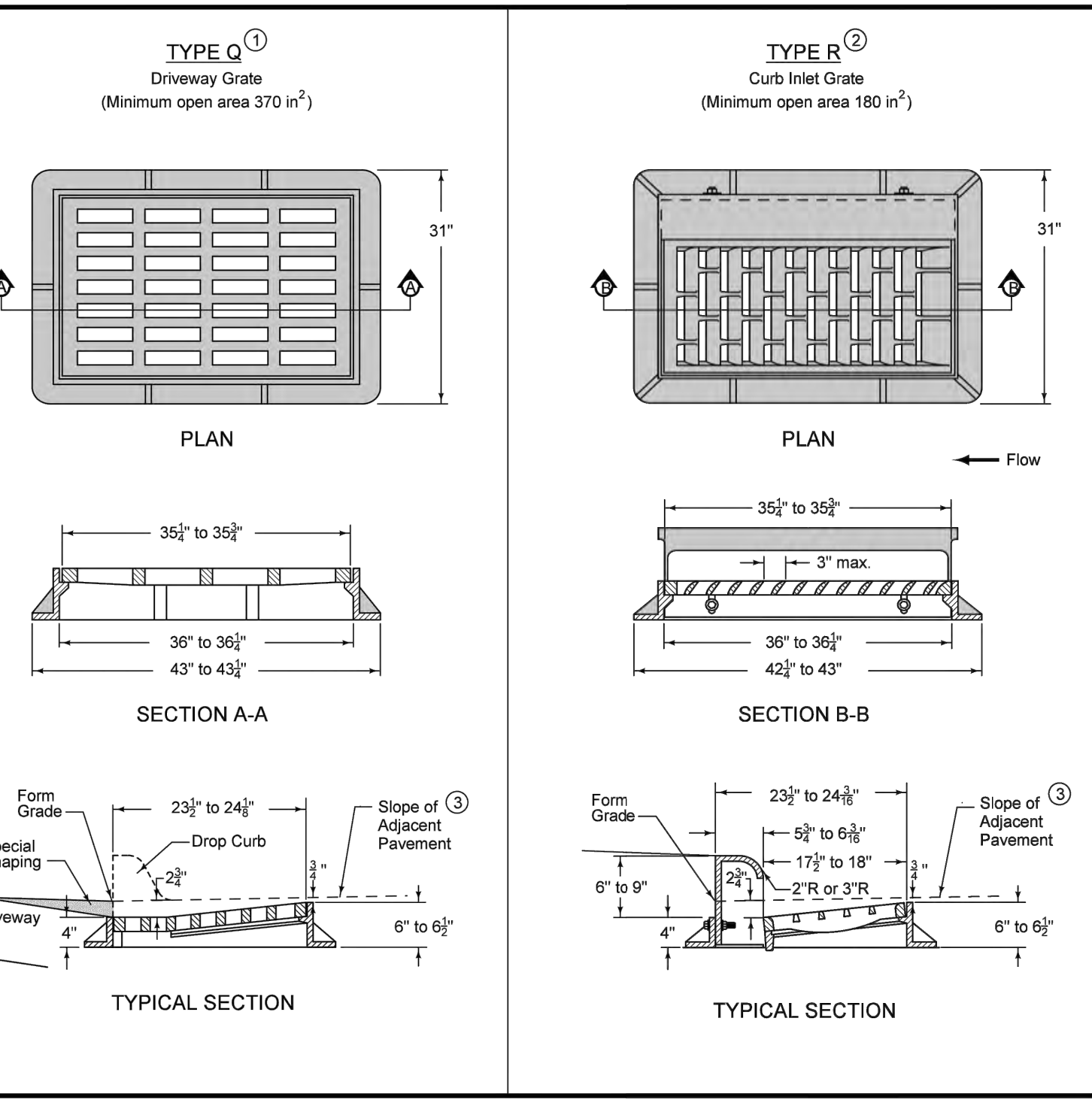
HENRY PROPERTY
BLACK HAWK COUNTY
CITY OF CEDAR FALLS
IOWA

item 4.A
STORM SEWER DETAILS

33

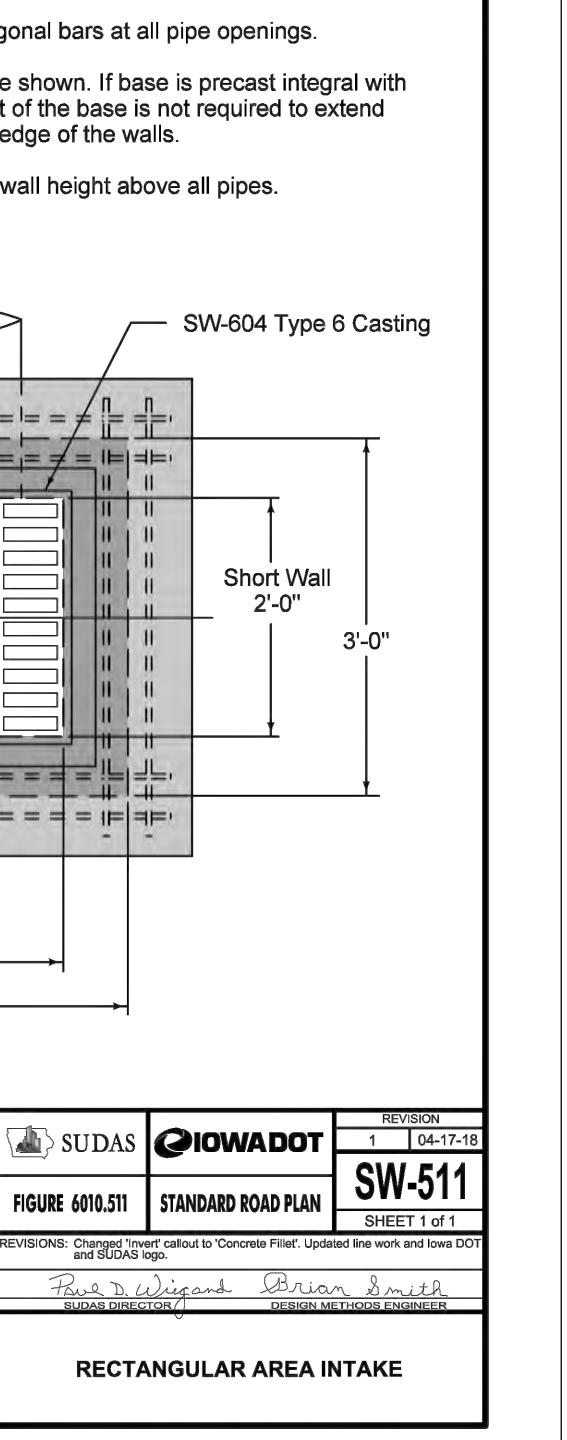
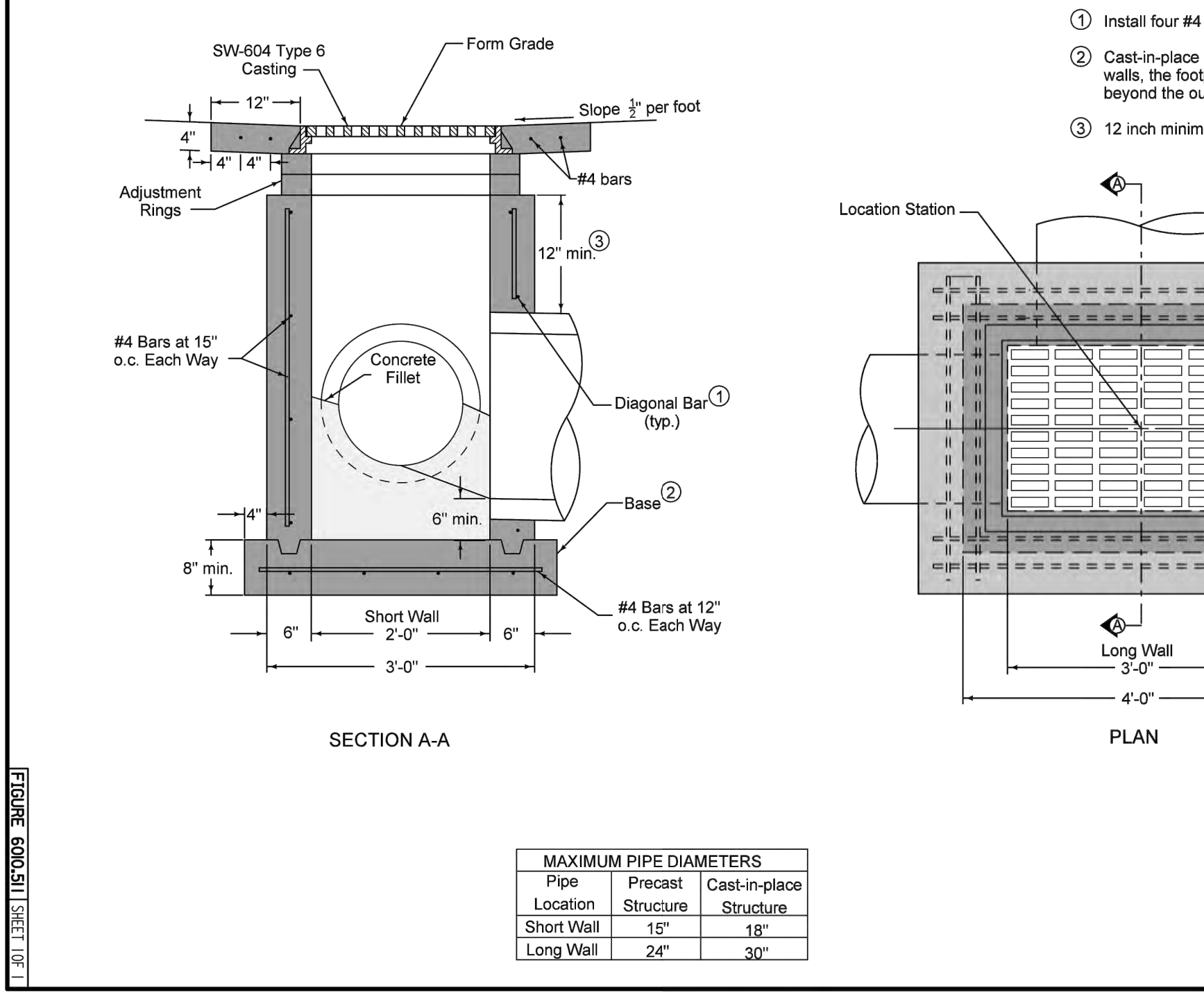
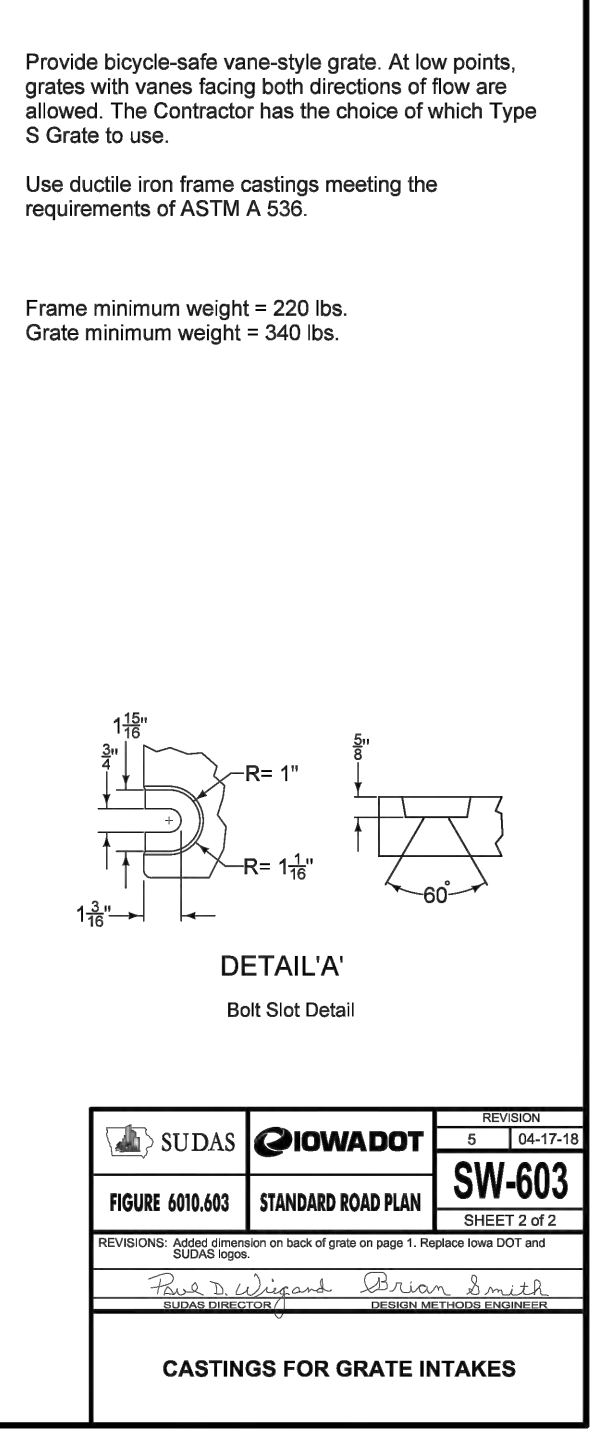
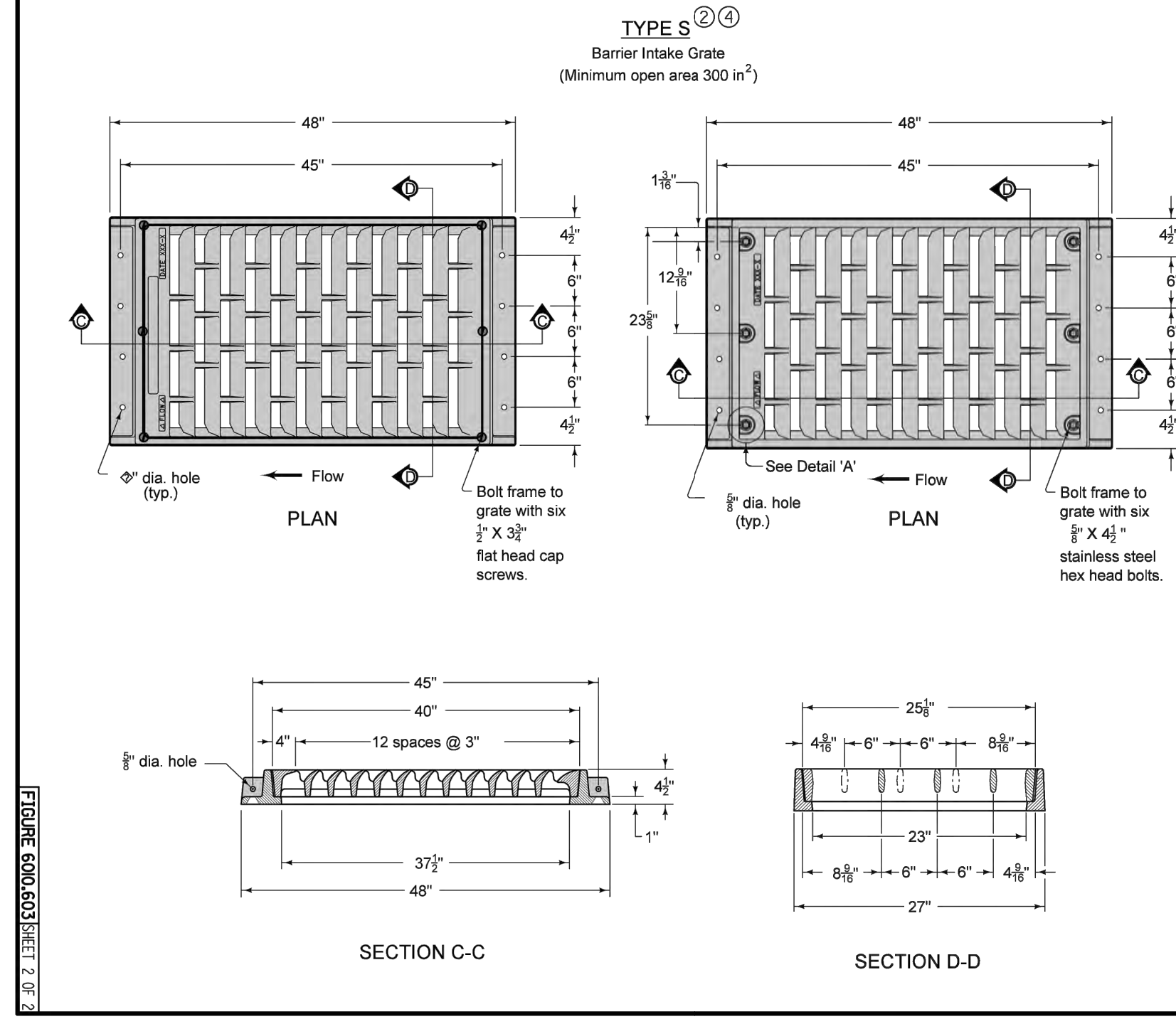
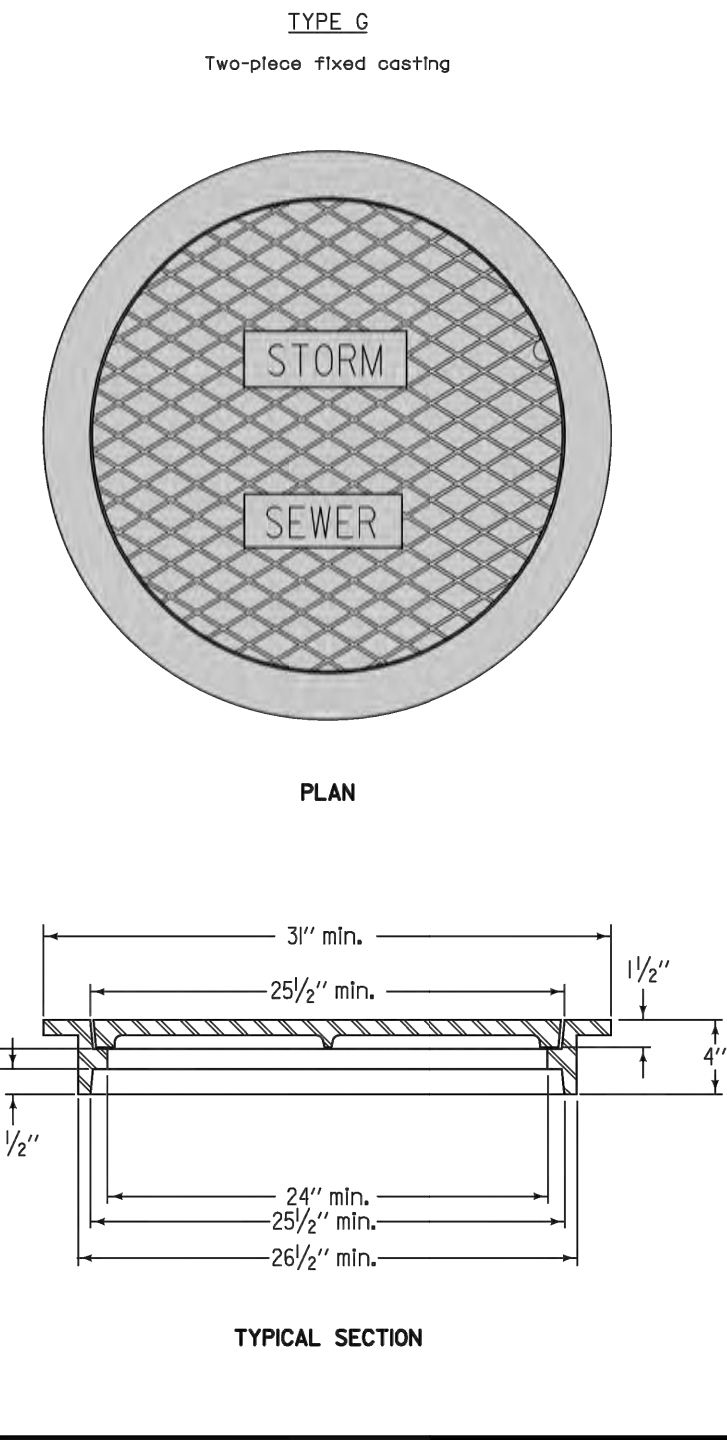
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Drawn by: CJK
Checked by:
Issue Date:
Sheet: 18



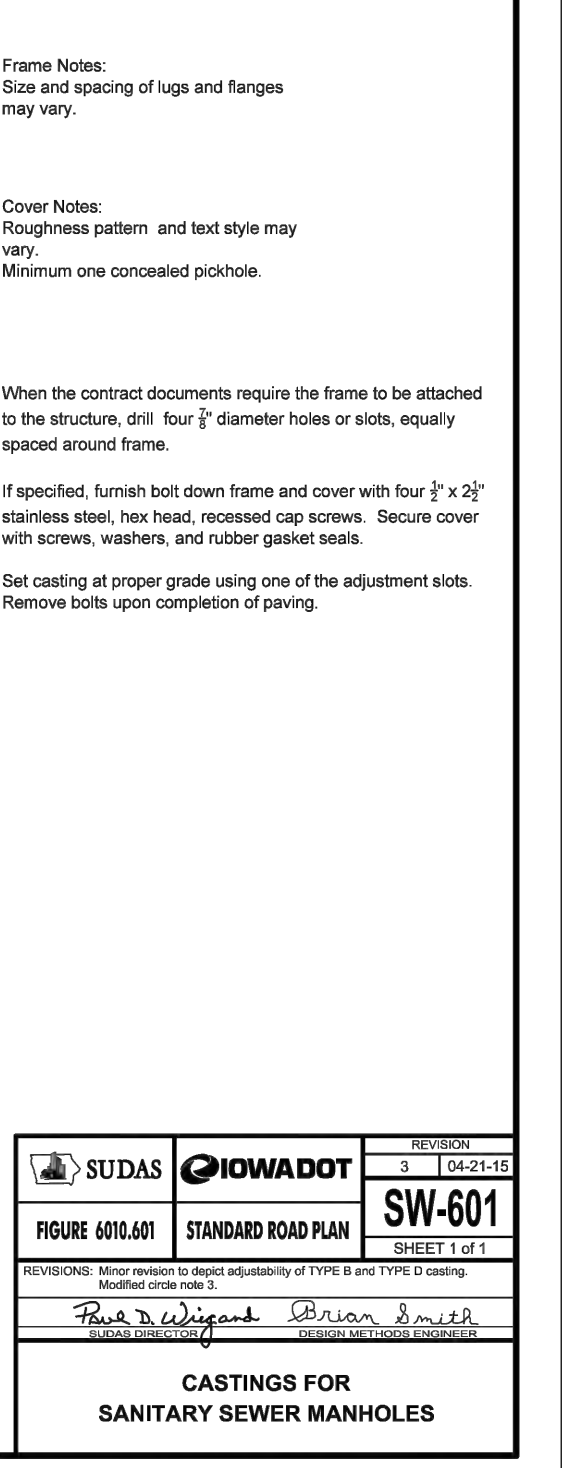
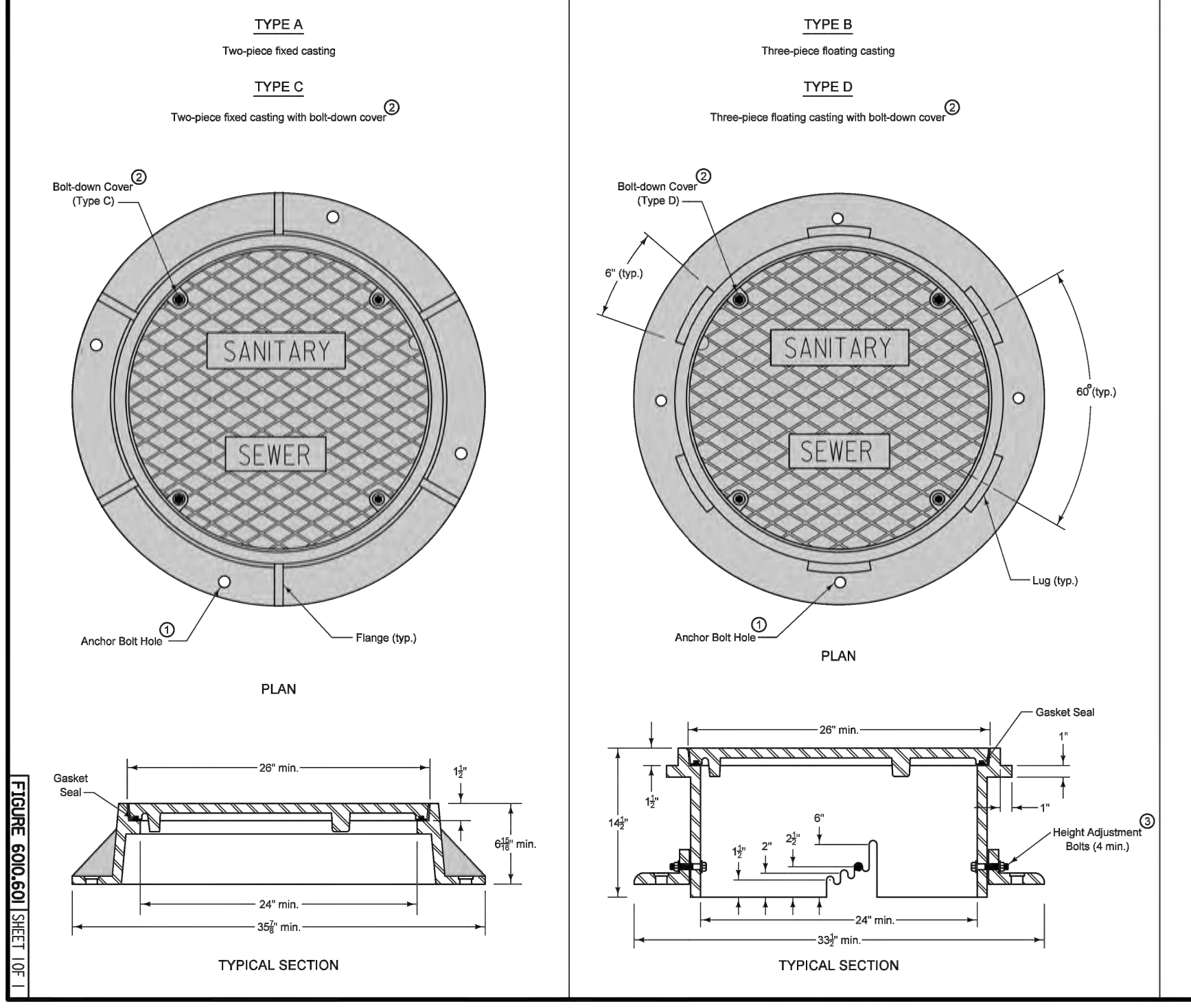
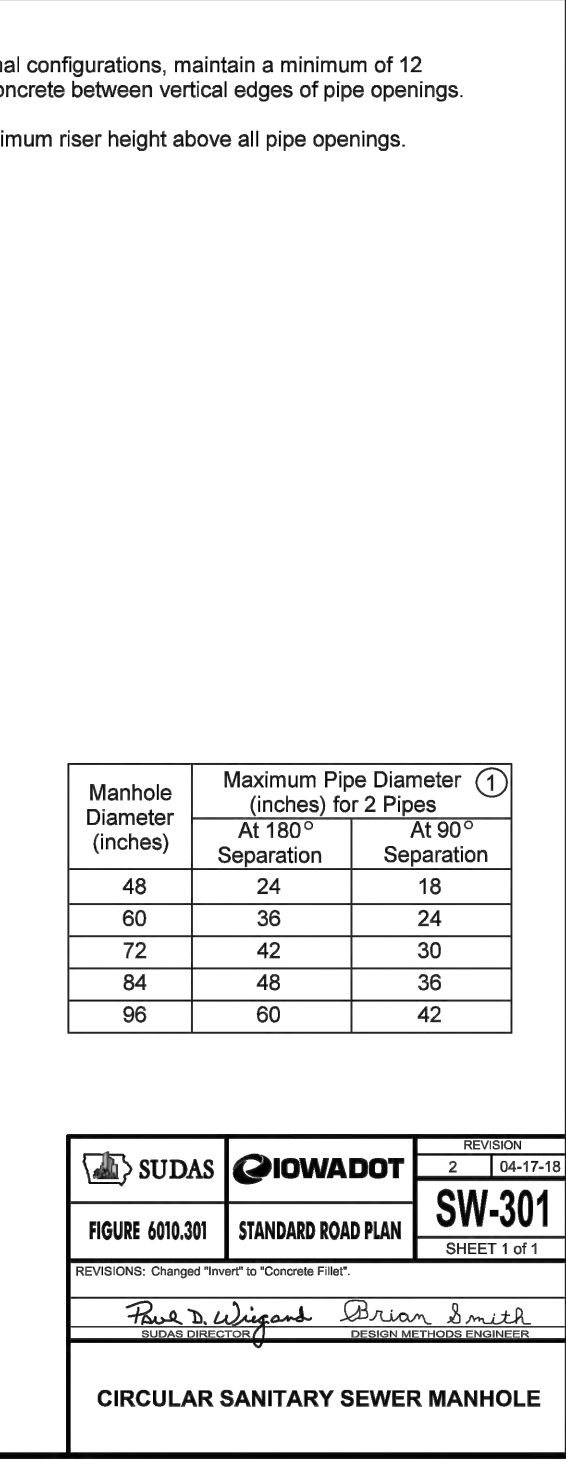
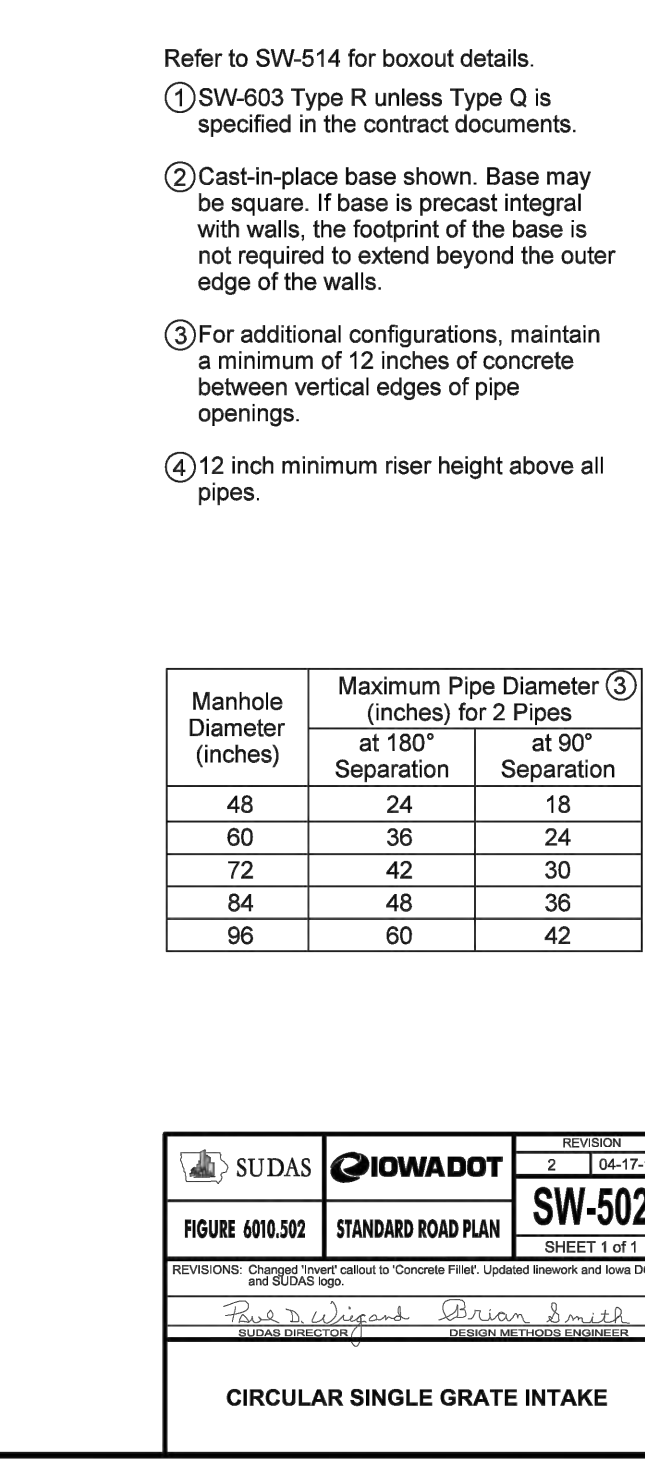
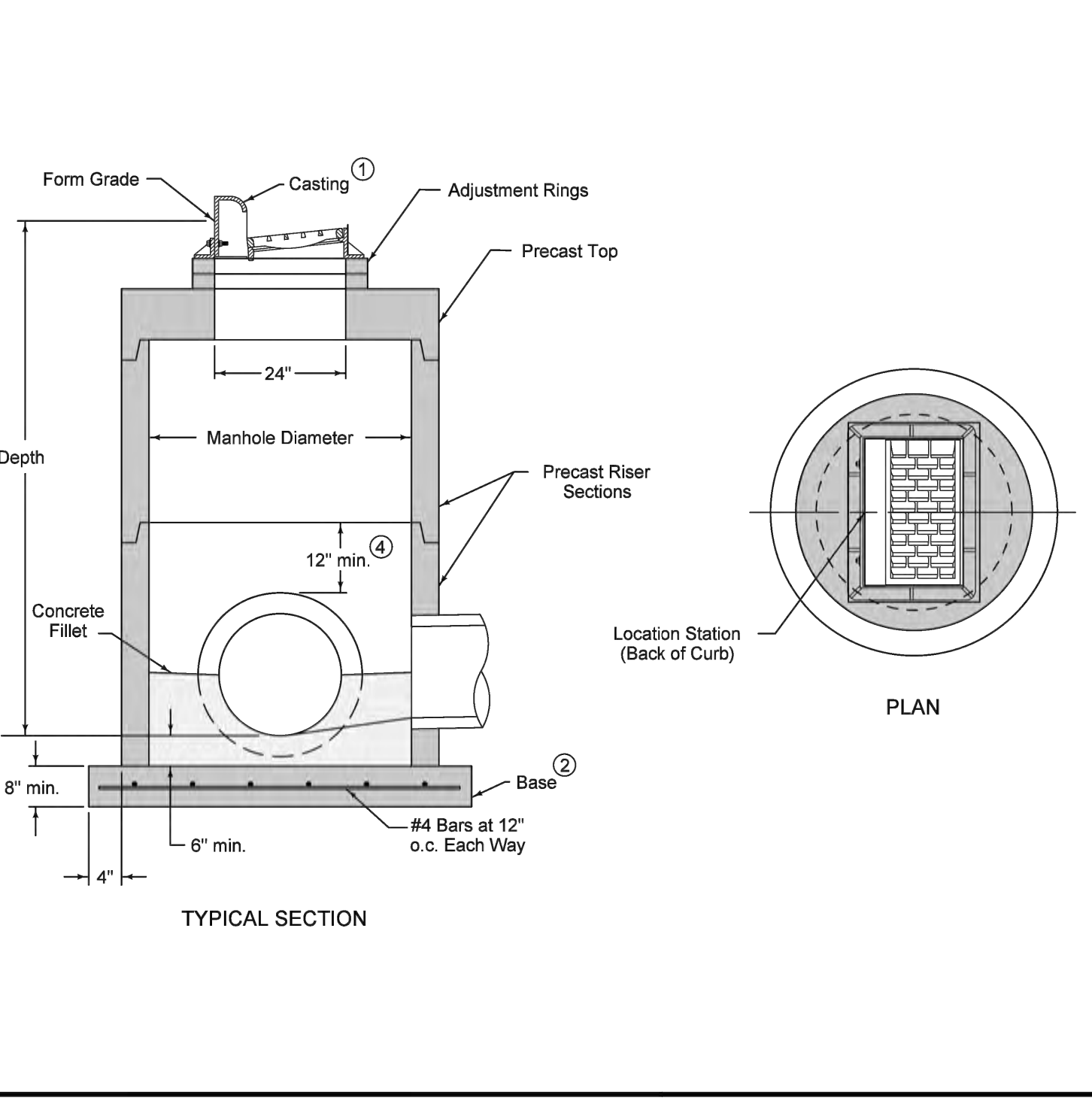
Manhole Diameter (inches)	Maximum Pipe Diameter (inches) for 2 Pipes	
	At 180° Separation	At 90° Separation
48	24	18
60	36	24
72	42	30
84	48	36
96	60	42

Manhole Diameter (inches)	Maximum Pipe Diameter (inches) for 2 Pipes	
	At 180° Separation	At 90° Separation
48	24	18
60	36	24
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84	48	36
96	60	42



Manhole Diameter (inches)	Maximum Pipe Diameter (inches) for 2 Pipes	
	At 180° Separation	At 90° Separation
48	24	18
60	36	24
72	42	30
84	48	36
96	60	42

Pipe Location	Precast Structure	Cast-in-place Structure
Short Wall	18"	18"
Long Wall	24"	30"



Manhole Diameter (inches)	Maximum Pipe Diameter (inches) for 2 Pipes	
	At 180° Separation	At 90° Separation
48	24	18
60	36	24
72	42	30
84	48	36
96	60	42

Manhole Diameter (inches)	Maximum Pipe Diameter (inches) for 2 Pipes	
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84	48	36
96	60	42

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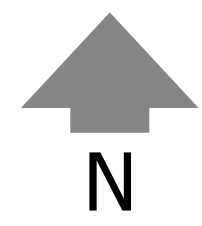
Item	Revision Description	Date	Drawn	Chk.
1	REVISIONS PER CITY COMMENTS	7-26-18	GJK	

HENRY PROPERTY
BLACK HAWK COUNTY
CITY OF CEDAR FALLS
CEDAR FALLS, IOWA

STORM SEWER & SANITARY SEWER DETAILS

bayer becker
1000 West Park Drive, Suite A
Mason, OH 45040 • 513.336.6600

Drawing: 17-0335 CD
Drawn by: GJK
Checked by:
Issue Date: 07-06-18
Sheet: C7.2





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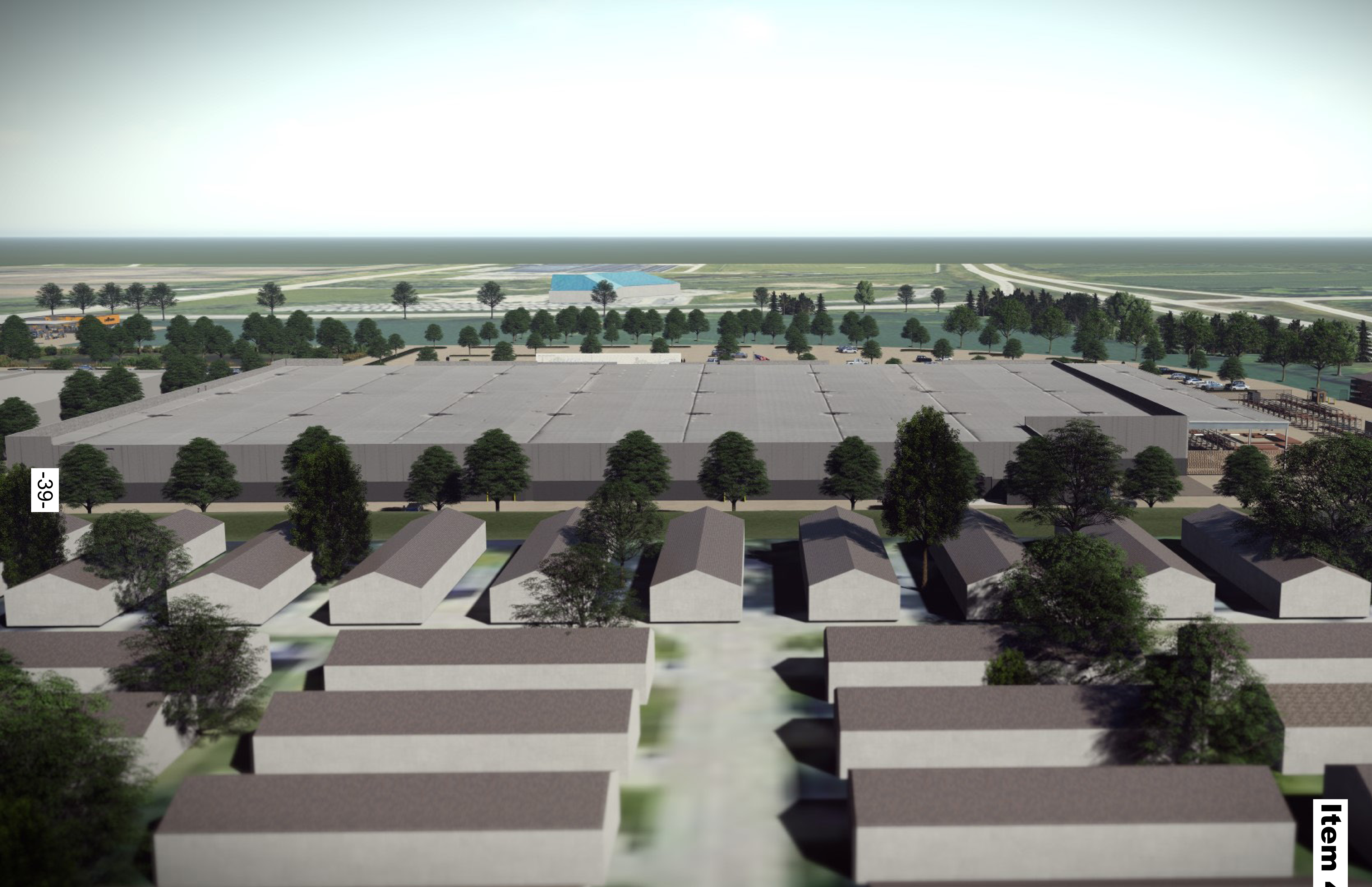
-37-



Item 4.A.



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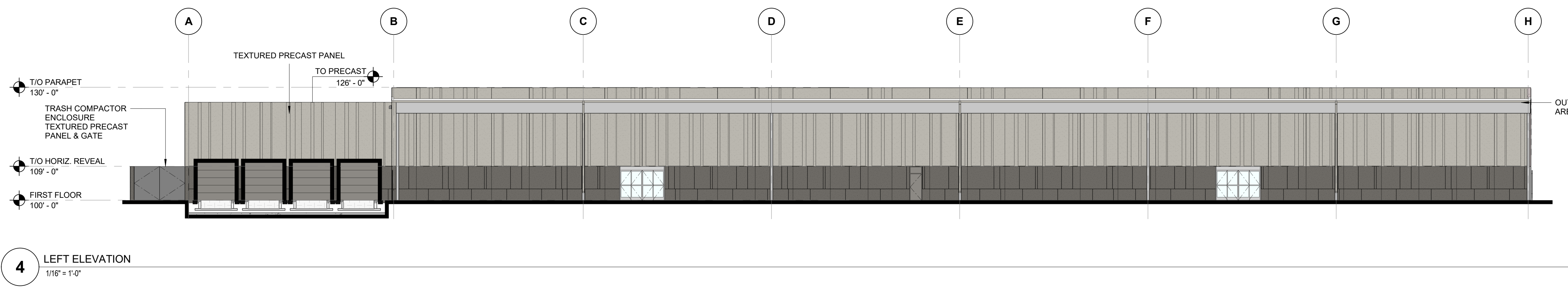
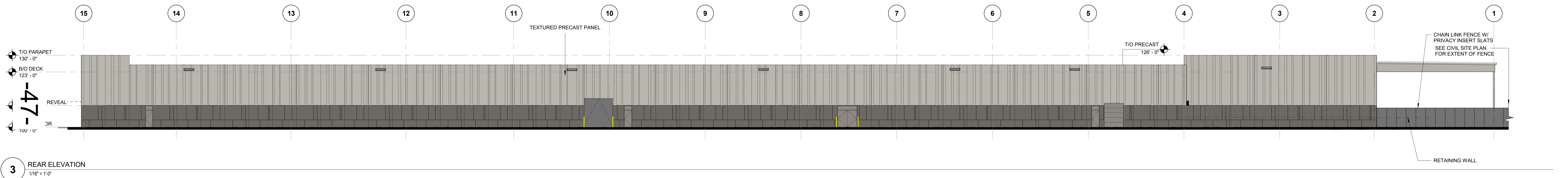
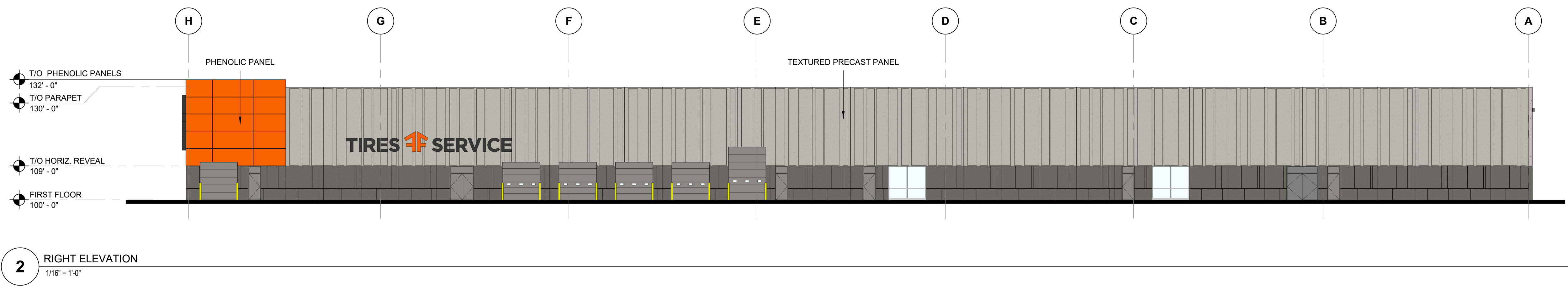
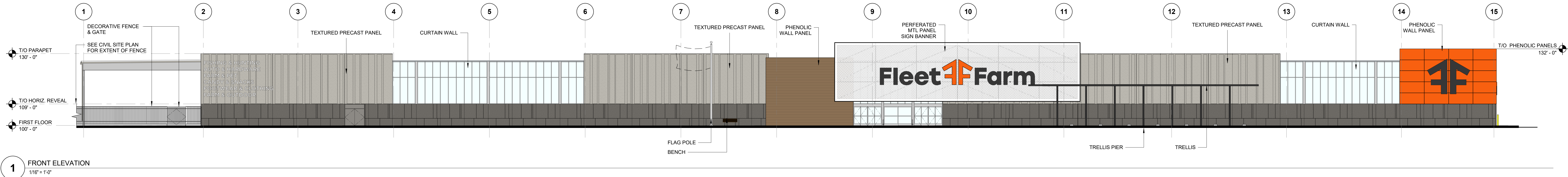
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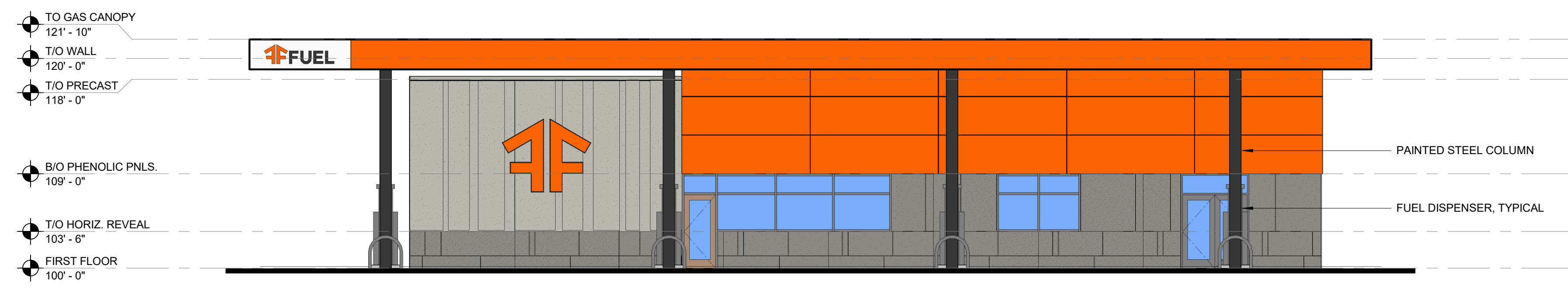


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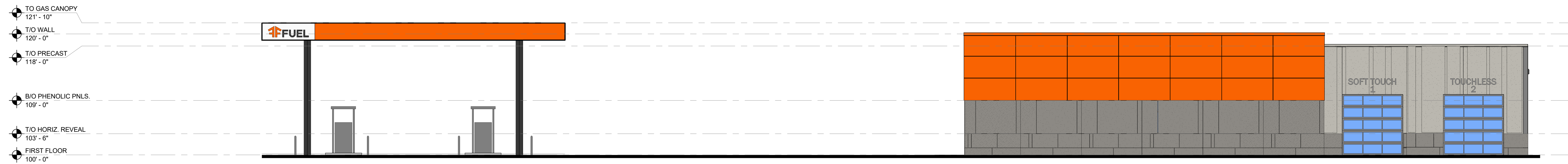


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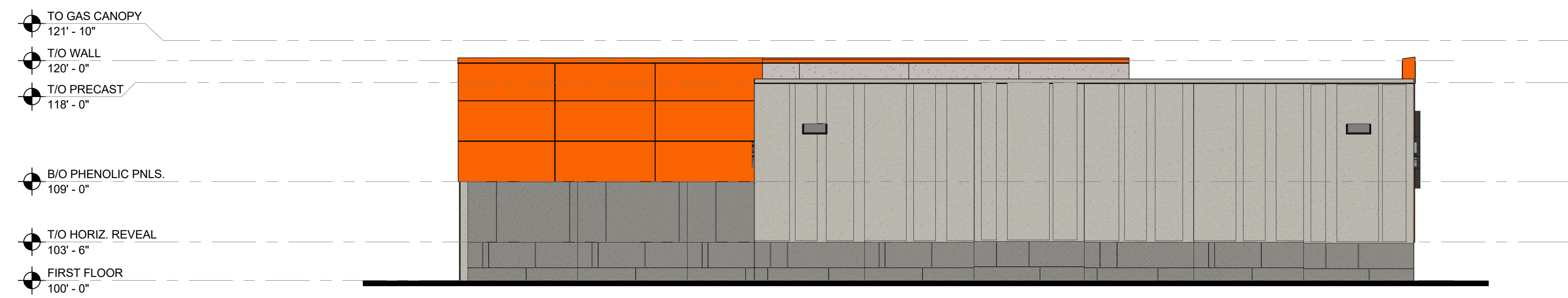




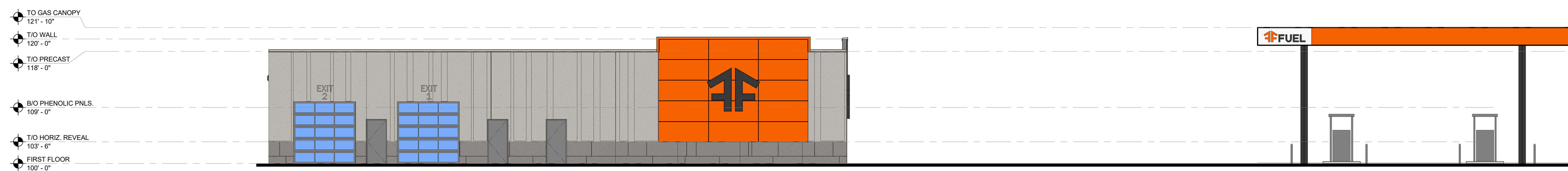
4 WEST ELEVATION
1/8" = 1'-0"



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

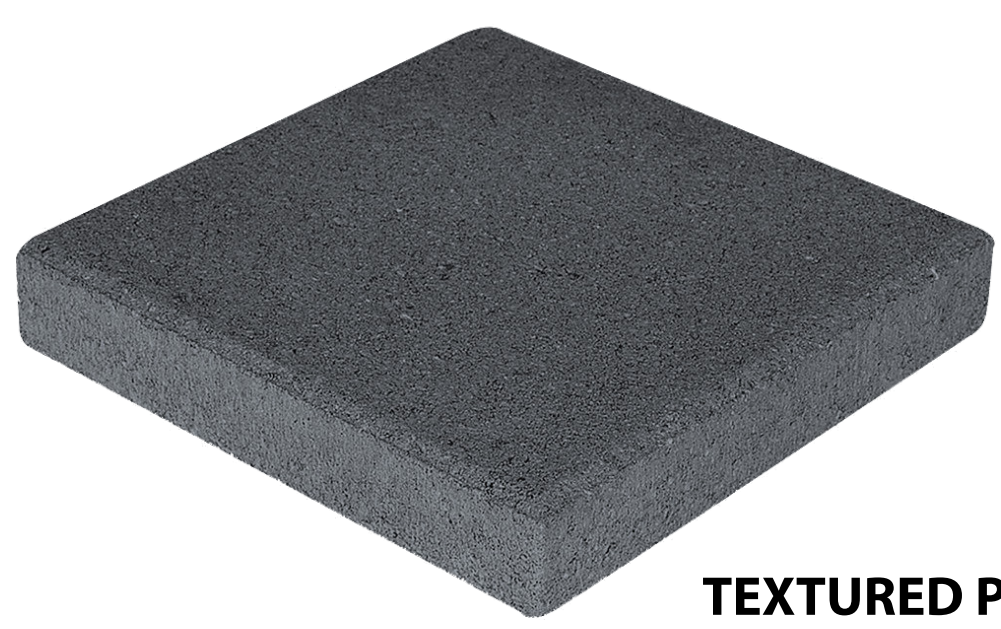


3 EAST ELEVATION
1/8" = 1'-0"

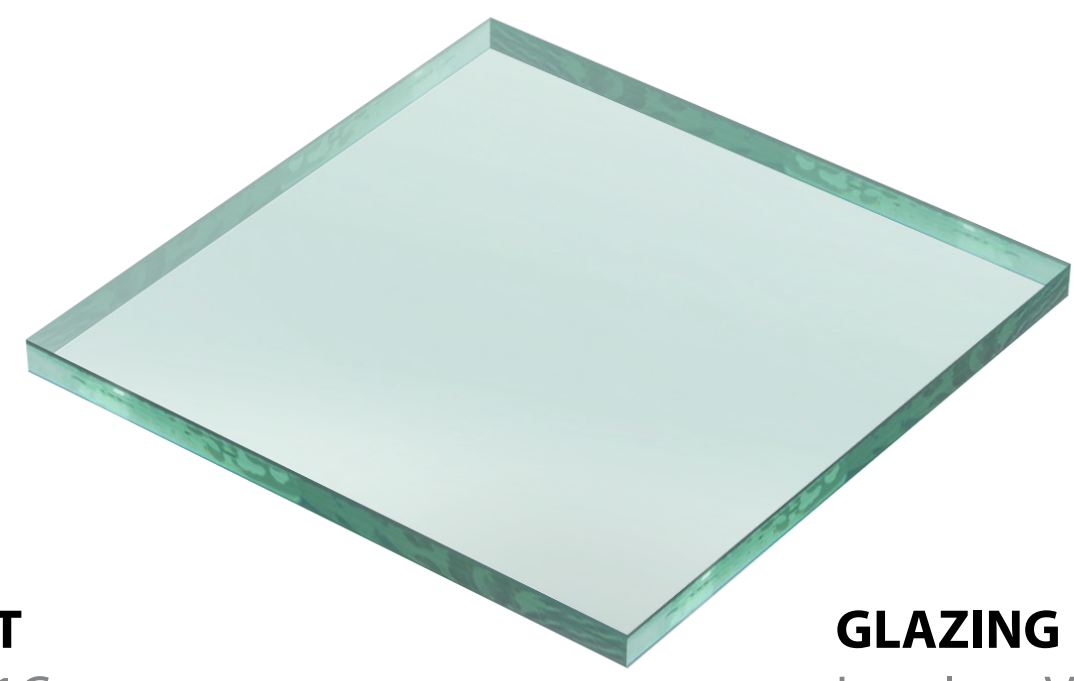


1 SOUTH ELEVATION
1/8" = 1'-0"

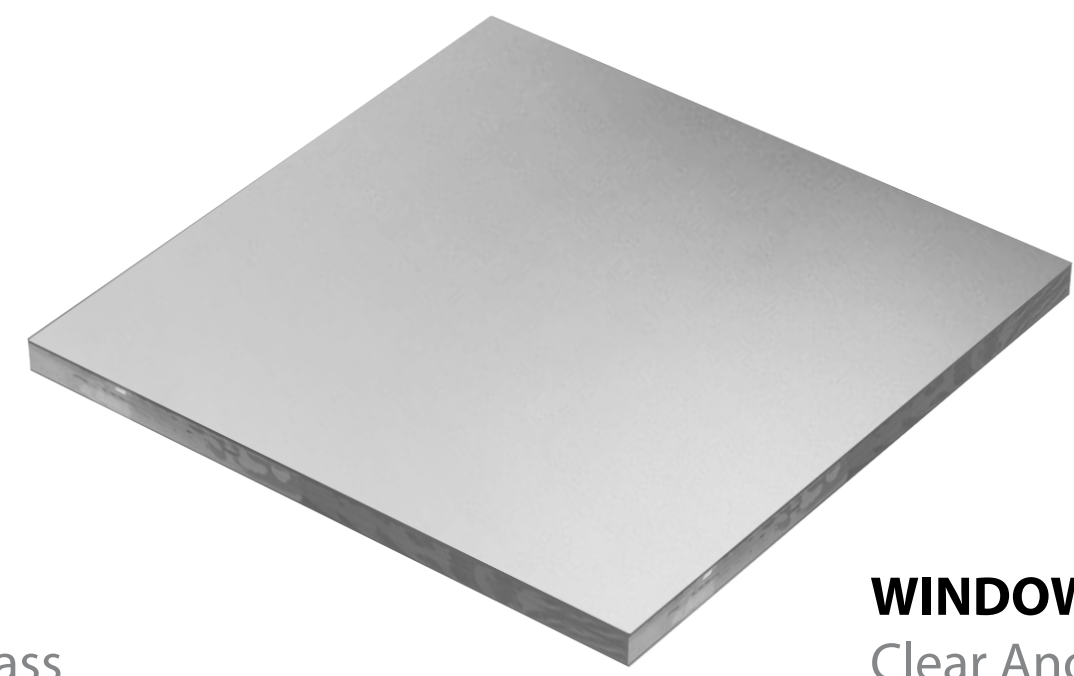
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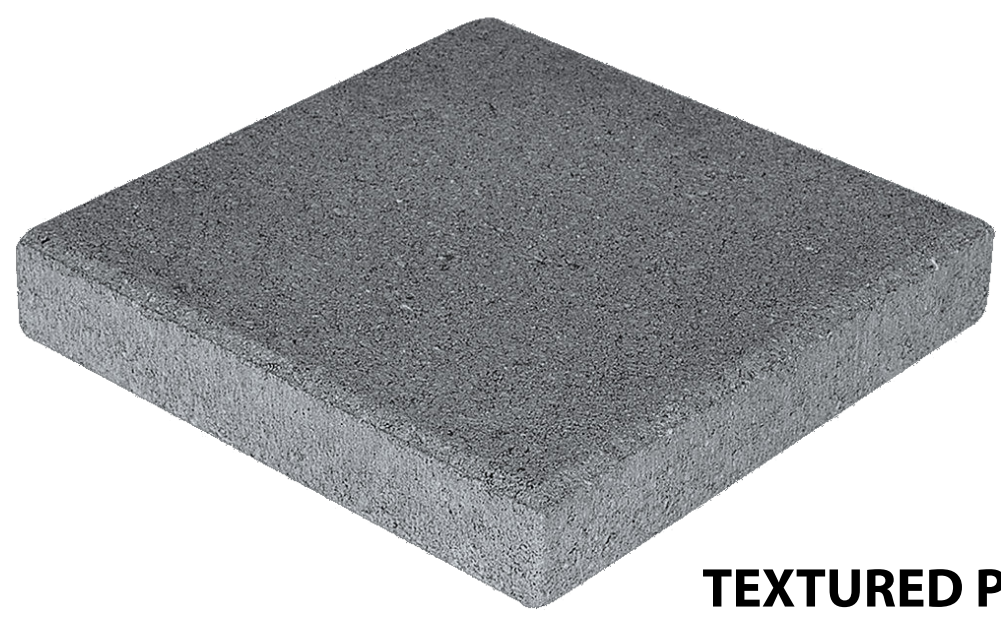
TEXTURED PRECAST
Pantone Cool Gray 11C



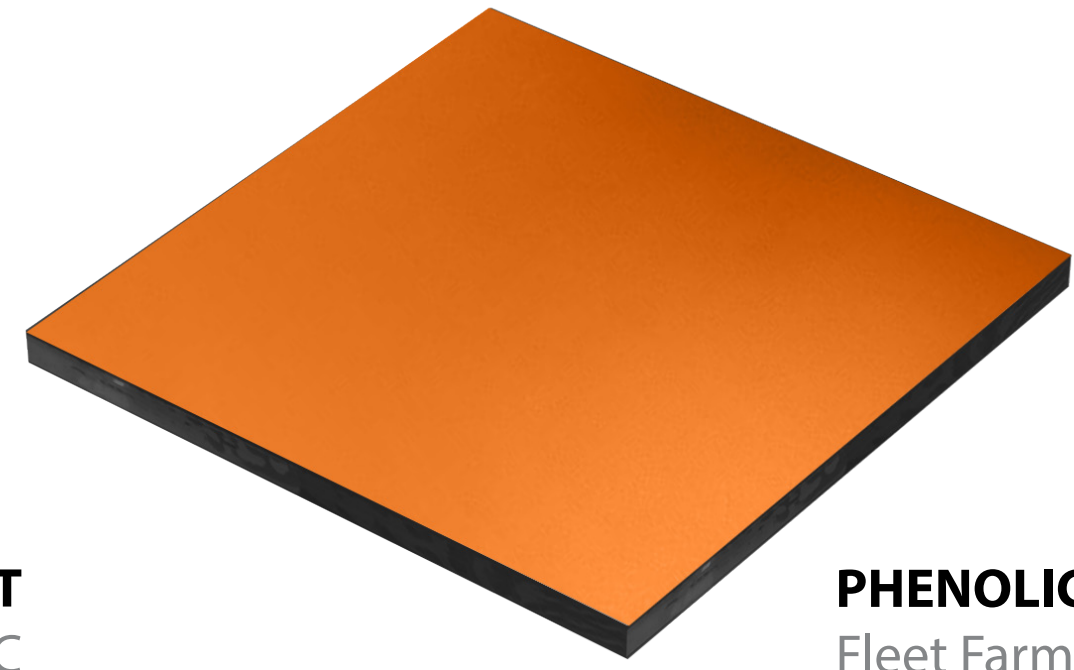
GLAZING
Low Iron Vision Glass



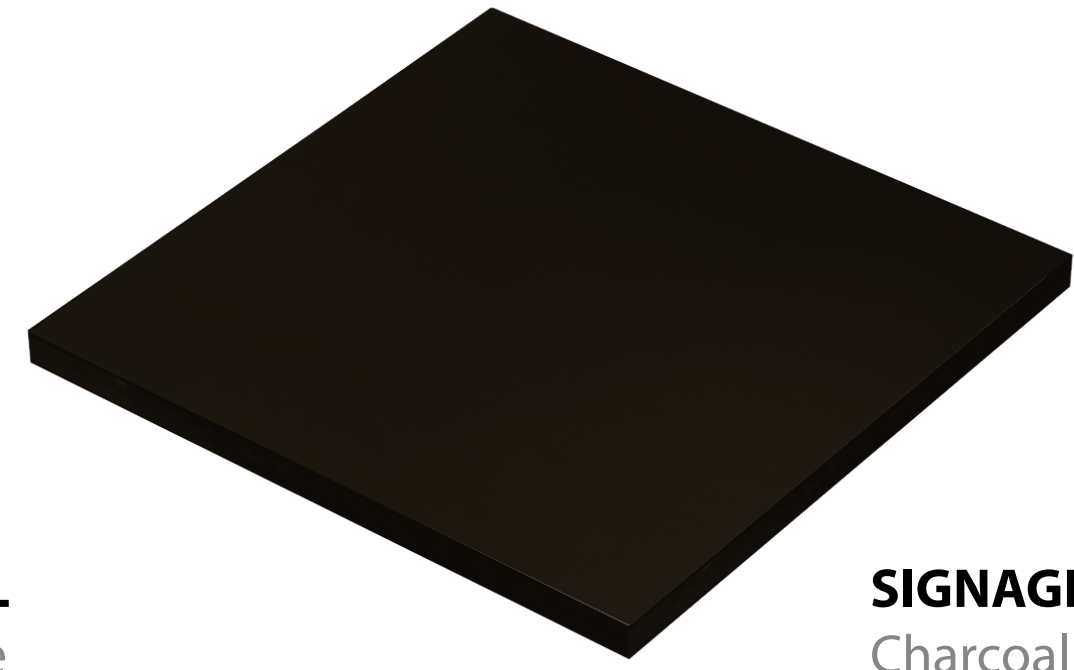
WINDOW MULLIONS
Clear Anodized Aluminum



TEXTURED PRECAST
Pantone Cool Gray 9C



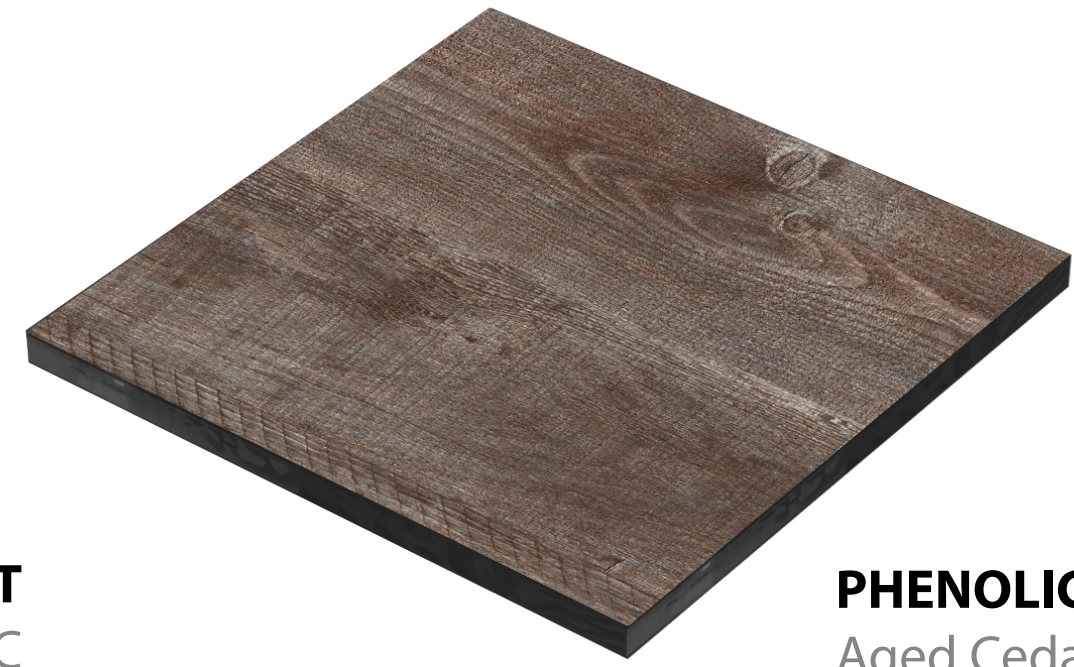
PHENOLIC PANEL
Fleet Farm Orange



SIGNAGE AND DETAILS
Charcoal Metal



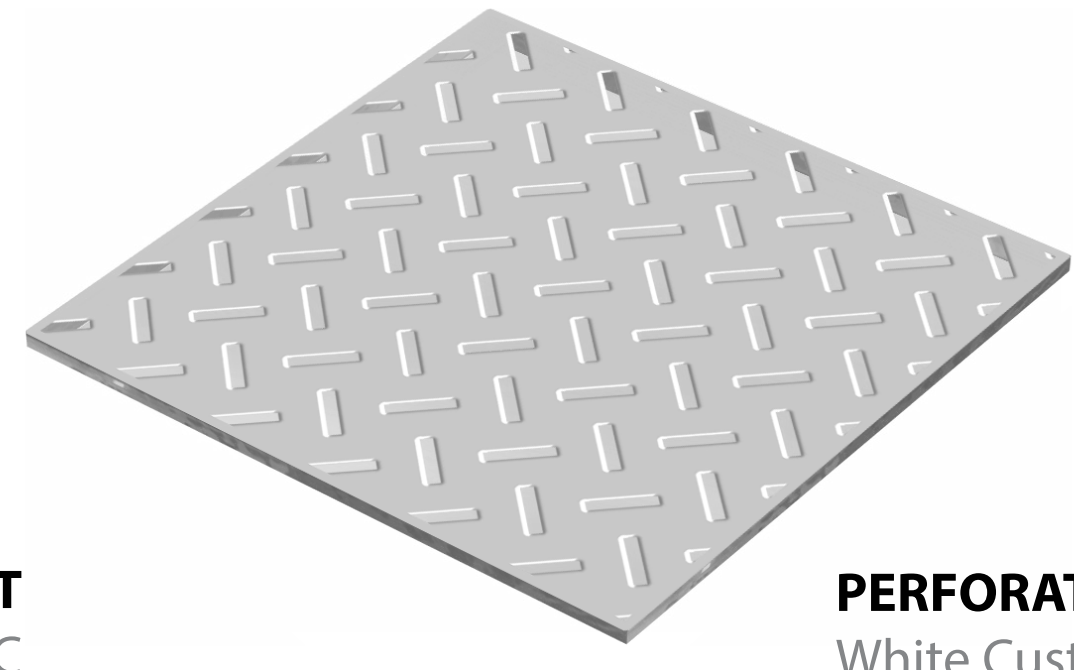
TEXTURED PRECAST
Pantone Cool Gray 7C



PHENOLIC PANEL
Aged Cedar Wood



TEXTURED PRECAST
Pantone Cool Gray 5C



PERFORATED METAL PANEL
White Custom Pattern



ARCHITECTURAL STRUCTURE
Charcoal Metal



Typical Precast Panel



Yard Fence at Barn - 16'



Yard Fence Front - 8'



Yard Fence Rear - 8'

Item 4.A.

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CEDAR FALLS, IA

FLEET FARM - RETAIL STORE

Henry Property

PROJECT NUMBER: 295210700



RSP Architects
1200 Marshall Street NE
Minneapolis, MN 55413-1036
612.877.7100
612.877.7499 fax
www.rsparch.com

Certifications

NOT FOR CONSTRUCTION
9 JULY, 2018

Certification

Name Robert Lucius
License Number 3570
Date Signed

Project For

CEDAR FALLS, IA

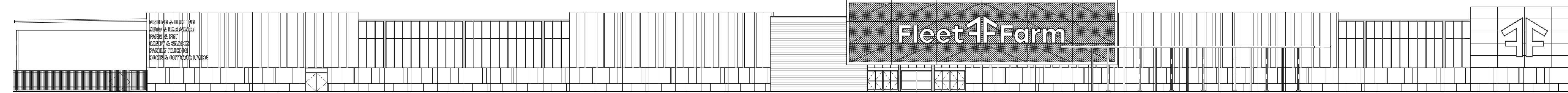
FLEET FARM - RETAIL STORE



DOCUMENT PACKAGE

ISSUED: .09.2018

PACKAGE: PLANNING & ZONING SUBMITTAL



LOCATION MAP



PROJECT TEAM

OWNER

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Nicole Chimerlo Dracoin, Director of Leasing
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Email: nchimerlo@midatlantic.com

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Bob Steckel
Phone: 262/377-7602
Email: bob.steckel@ambeng.com

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Phone: 913/207-1484

Robert Harris
Phone: 816/997-9614
Email: robert.harris@dialeciceng.com

ELECTRICAL ENGINEER

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Robert Harris
Phone: 816/997-9614
Email: robert.harris@dialeciceng.com

CODE SUMMARY

PROJECT NAME

New retail store with lumber yard and gas station.

APPLICABLE CODES:

2015 International Building Code
2013 ICC ANSI A117.1 Accessibility Code
2015 International Mechanical Code
2013 International Fire Code
2015 Uniform Plumbing Code
2017 National Electrical Code
2012 International Energy Conservation Code

OCCUPANCY:

IBC Section 502 and 508, and Table 502.3.3
Proposed:
M-Mercantile
Non-separated use

TYPE OF CONSTRUCTION:

IBC Chapter 6, Tables 601, 602, 704.8 and Sections 602, 704.5 and 704.8

HEIGHT AND NUMBER OF STORES:

Table 602
IBC Table 503 and Section 504
Allowable Height: 60 feet per 504.2
Allowable Stories: 2 stories per 504.2

ACTUAL HEIGHT AND STORES:

Actual Height: 32' 0"
Actual Stories: 1

ALLOWABLE FLOOR AREA:

IBC Table 503 and Section 505, 506 and 507
Allowable Floor Area: Unlimited, Sprinklered w/ 67' clear yards

Area determination:

203,965 SF Main Store

FIRE RESISTIVE REQUIREMENTS:

Table 601
FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (Hours)

BUILDING ELEMENT TYPE V B
Structural frame 0
Bearing walls 0
Exterior 0
Interior 0
Nonbearing walls and partitions 0 (per Table 602)
Exterior 0
Interior 0
Floor construction 0
Roof construction 0

Canister Construction: No rating required
IBC Section 1004.3.2

Interior Finishes:
IBC Chapter 8 and Table 803.4

EXITING REQUIREMENTS:

IBC Table 1003.2.2.2
Occupant Load Factors (OLF): 60 Mercantile
100 Office
300 S1 Stock
300 Mechanical

EGRESS WIDTH:

Table 1002.3
Refer to sheet A021 for Occupant Loads from each space.

EXIT ACCESS - STORE

Minimum Number of Exits: REQUIRED PROVIDED
First Floor 4 16

Exit Access Travel Distance: 250 feet
IBC Section 1004.2.4

Common Path of Egress Travel: 75 feet
IBC Section 1004.2.5

Corridor Fire-Resistance Rating: 0 hours
IBC Section 1004.3.2.1

Dead Ends: 25 feet
IBC Section 1004.3.2.3

PLUMBING CALCULATION:

Minimum Number of Fixtures:
IBC Chapter 29 and Table 2902.1

Water Closets: Calculation Required Provided
First Floor: Men 1552 4 4 Public, 3 Staff
Women 1552 4 4 Public, 3 Staff

Note: Urinals may be substituted for up to 67% of required water closets.

Lavatories:
First Floor: Men 1552 3 3 Public, 1 Staff
Women 1552 3 3 Public, 1 Staff

Drinking Fountains:
First Floor: 3101/1000 4 4

Service Sinks: 1 per floor

SHEET INDEX

SHEET NO.	NAME	DRAWINGS	ISSUES	
			PLANNING SUBMITTAL	
00 GENERAL				
G001 COVER SHEET			3	
04 ARCHITECTURAL				
A021 CODE REVIEW EXIT DIAGRAM			3	
A200 EXTERIOR ELEVATIONS			3	

SITE PLAN



DRAWING SYMBOLS

Project No. 295210700
Drawn By BGW
Checked By NHN
Date 07/09/18

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Sheet Issues / Revisions

No.	Date	Description

Item 4.A.
COVER S
G301

-51-

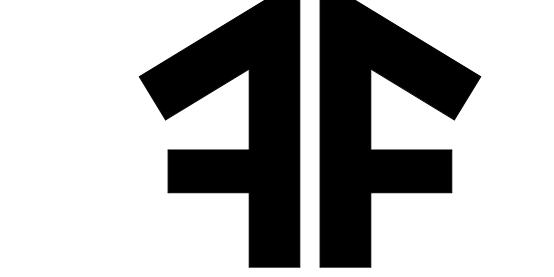
NO CONSTRUCTION
9 JULY, 2018

Certification

Name Robert Lucius
License Number 3570
Date Signed

Project For
CEDAR FALLS, IA

FLEET FARM - RETAIL STORE



Project No. 295210700
Drawn By BGV
Checked By NHH
Date 07/09/18

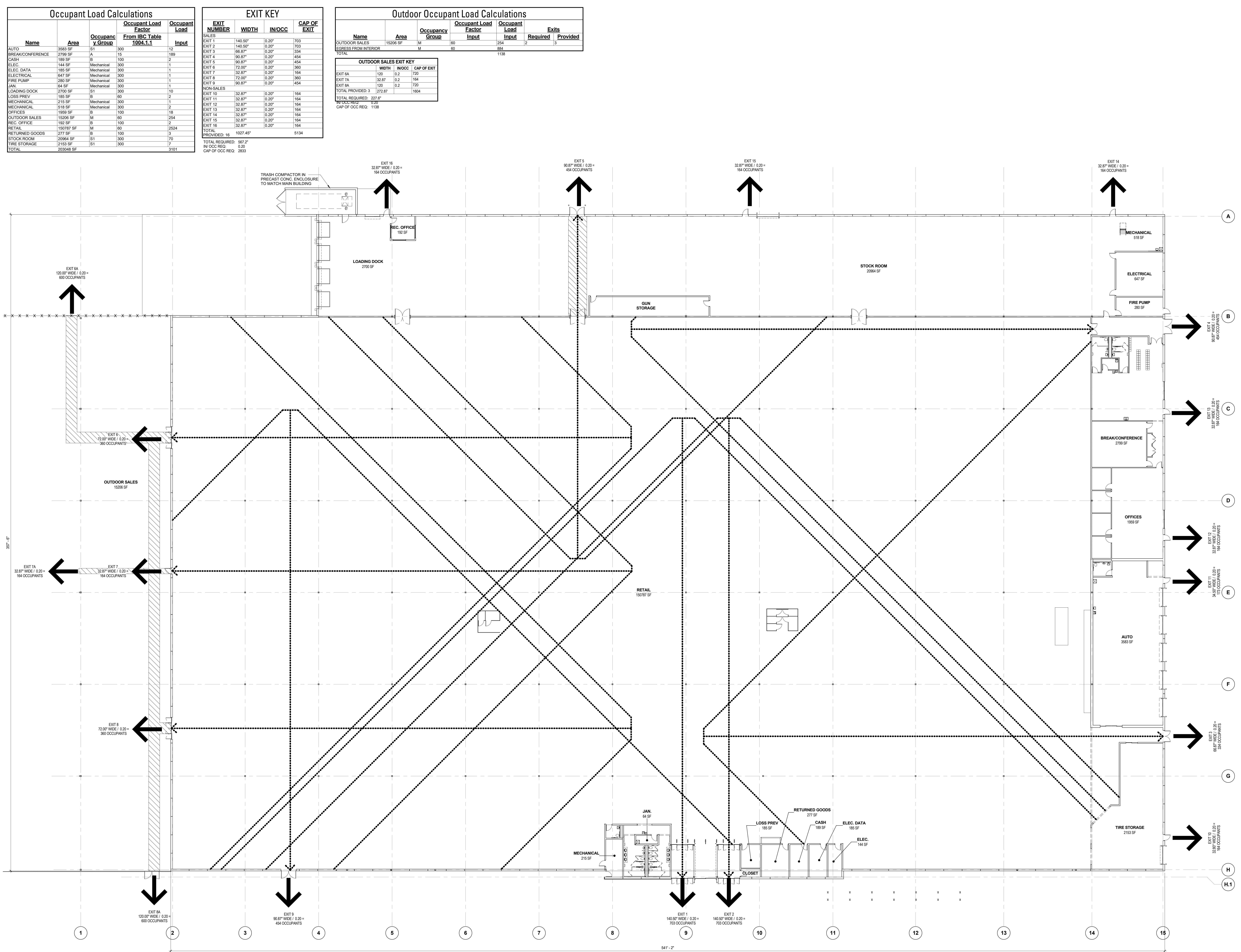
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No.	Date	Description

CODE REVIEW/ EXIT DIAGRAM

A021



Name	Area	Occupancy Group	Factor From IBC Table 1004.1.1	Occupant Load Input
AUTO	3583 SF	SI	300	12
BREAK/CONFERENCE	2799 SF	IA	15	189
CASH	189 SF	IB	100	2
ELEC	144 SF	Mechanical	300	1
ELEC DATA	185 SF	Mechanical	300	1
ELECTRICAL	647 SF	Mechanical	300	1
FIRE PUMP	280 SF	Mechanical	300	1
JAN	64 SF	Mechanical	300	1
LOADING DOCK	2700 SF	SI	300	10
LOSS PREV	185 SF	IB	60	2
MECHANICAL	215 SF	Mechanical	300	1
MECHANICAL	518 SF	Mechanical	300	2
OFFICES	1959 SF	IB	100	18
OUTDOOR SALES	15206 SF	M	60	254
REG. OFFICE	392 SF	IB	100	2
RETAIL	15079 SF	M	60	2524
RETURNED GOODS	277 SF	IB	100	3
STOCK ROOM	2984 SF	SI	300	70
TIRE STORAGE	2153 SF	SI	300	7
TOTAL	203048 SF			3101

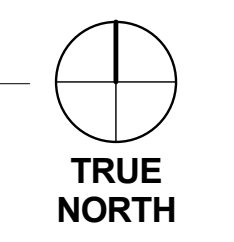
EXIT NUMBER	WIDTH	IN/OCC	CAP OF EXIT
EXIT 1	140.50'	0.20'	703
EXIT 2	140.50'	0.20'	703
EXIT 3	66.87'	0.20'	334
EXIT 4	90.87'	0.20'	454
EXIT 5	90.87'	0.20'	454
EXIT 6	72.00'	0.20'	360
EXIT 7	32.87'	0.20'	164
EXIT 8	72.00'	0.20'	360
EXIT 9	90.87'	0.20'	454
EXIT 10	32.87'	0.20'	164
EXIT 11	32.87'	0.20'	164
EXIT 12	32.87'	0.20'	164
EXIT 13	32.87'	0.20'	164
EXIT 14	32.87'	0.20'	164
EXIT 15	32.87'	0.20'	164
EXIT 16	32.87'	0.20'	164
TOTAL	1027.45'		5134
TOTAL REQUIRED	567.2'		
IN/OCC REQ.	0.20		
CAP OF OCC REQ.	2833		

Name	Area	Occupancy Group	Occupant Factor	Occupant Load Input	Load Required	Exits Provided
OUTDOOR SALES	15206 SF	M	60	254	2	3
EGRESS FROM INTERIOR		M	60	884		
TOTAL				1138		

EXIT	WIDTH	IN/OCC	CAP OF EXIT
EXIT 6A	120	0.2	720
EXIT 7A	32.87	0.2	164
EXIT 8A	120	0.2	720
EXIT 9	90.87	0.20	454
TOTAL PROVIDED	3	222.87	1004
IN/OCC REQ.		0.20	
CAP OF OCC REQ.		1138	

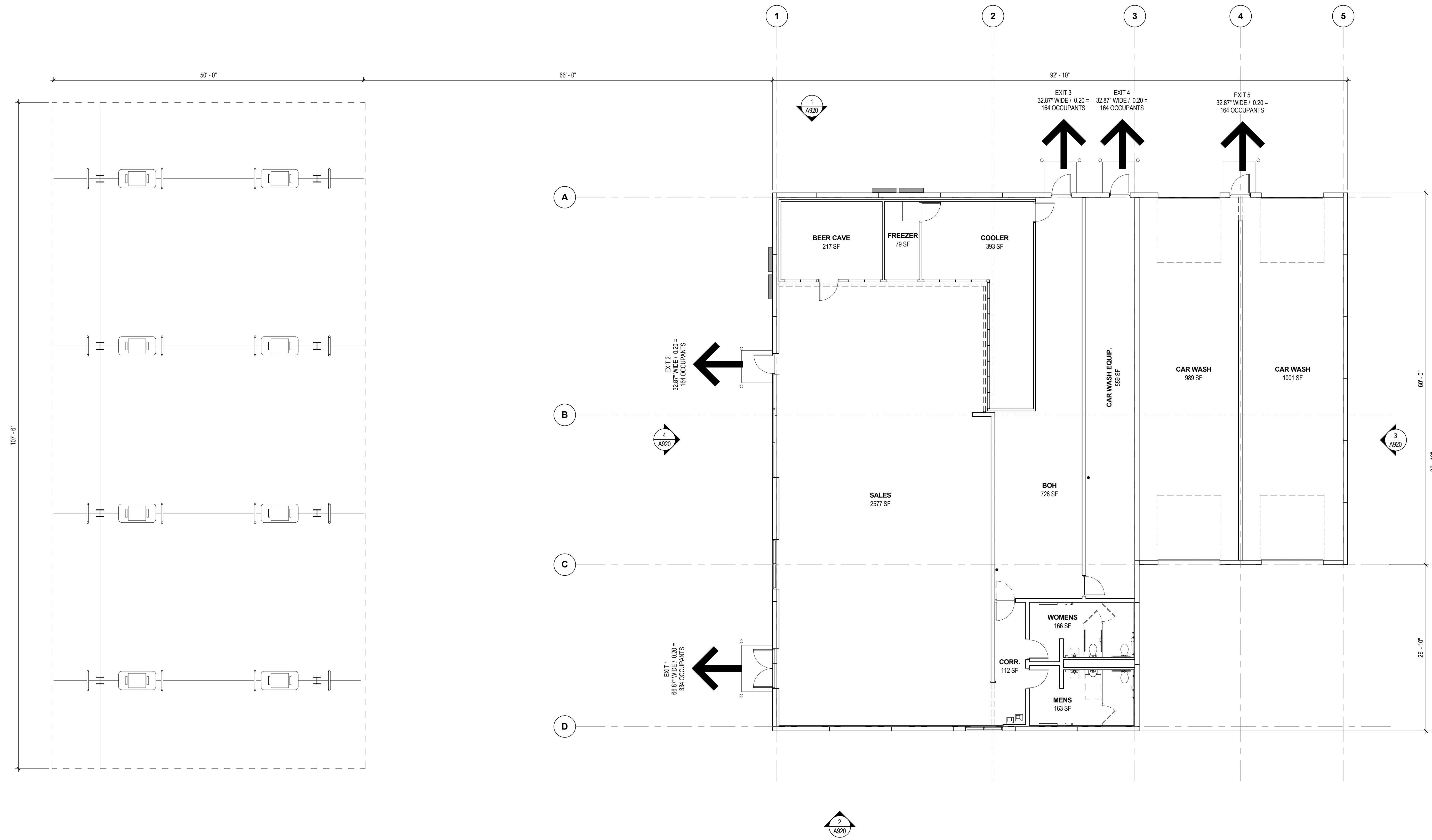
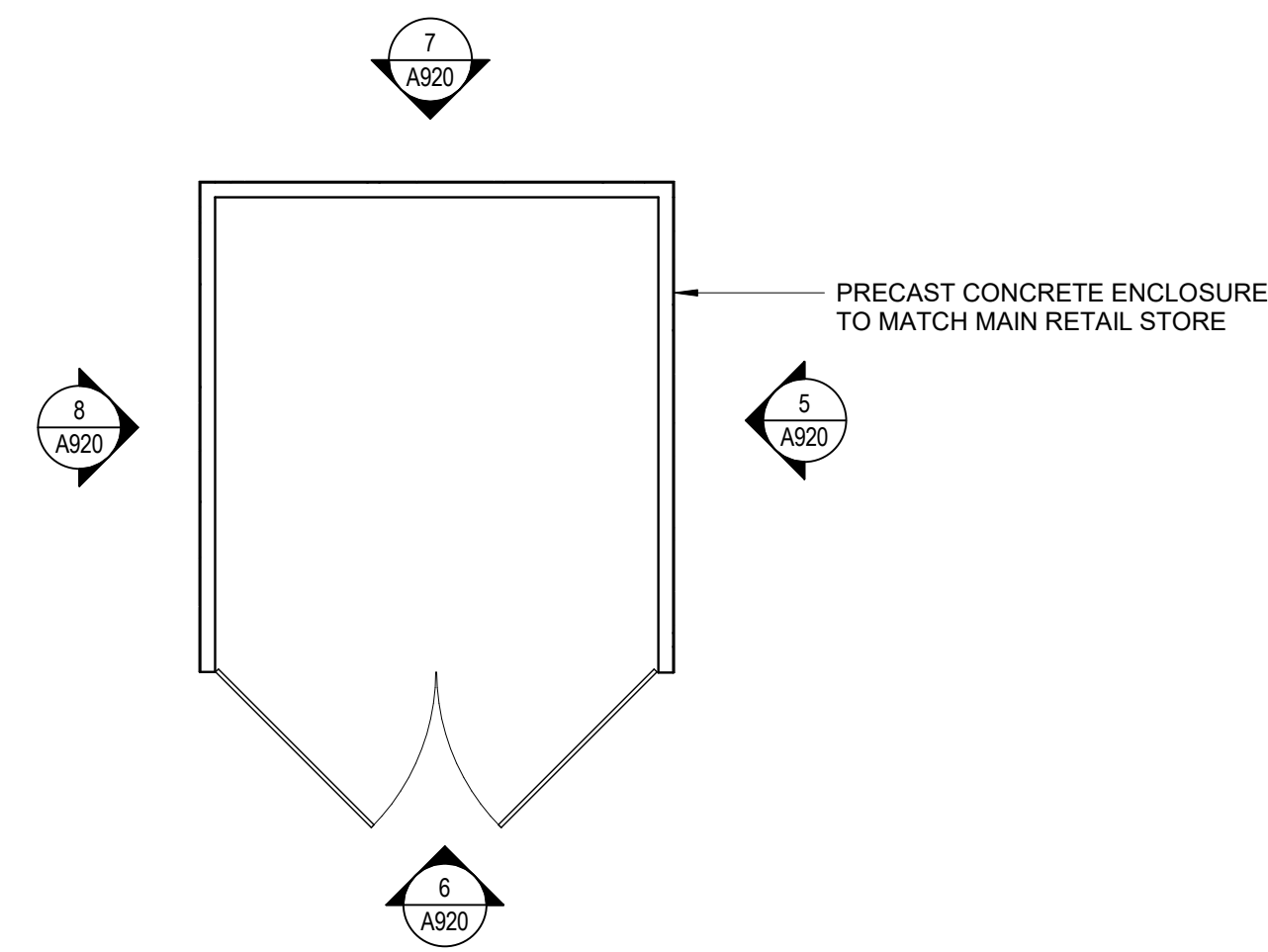
-52-

1 LIFE SAFETY PLAN
1/8" = 1'-0"



Occupant Load Calculations				
Name	Area	Occupancy Group	Occupant Load Factor From IBC Table 1004.1.1	Occupant Load Input
BEER CAVE	217 SF	S1	300	1
BOH	726 SF	S1	300	3
CAR WASH	1991 SF	S1	300	7
CAR WASH EQUIP.	598 SF	S1	300	2
COOLER	393 SF	S1	300	2
CORR.	112 SF	M	60	2
FREEZER	79 SF	S1	300	1
MENS	163 SF	M	60	3
SALES	2577 SF	M	60	43
WOMENS	166 SF	M	60	3
TOTAL	6963 SF			67

EXIT KEY			
EXIT NUMBER	WIDTH	IN/OCC	CAP OF EXIT
SALES			
EXIT 1	66.87"	0.20"	334
EXIT 2	32.87"	0.20"	164
NON-SALES			
EXIT 3	32.87"	0.20"	164
EXIT 4	32.87"	0.20"	164
EXIT 5	32.87"	0.20"	164
TOTAL 5	198.36"		990
TOTAL REQUIRED	36"		
IN OCC REQ.	0.20"		
CAP OF OCC REQ.	67		



1 LIFE SAFETY PLAN - C-STORE
1/8" = 1'-0"



-56-

Item 4.A

RSP Architects
1200 Marshall Str
Minneapolis
Minnesota 55413
953.411.1111
rsp.com

NO CONSTRUCTION 9 JULY, 2018

Name: Robert Lucius
License Number: 3570
Date Signed:

Project For: **CEDAR FALLS, IA**

FLEET FARM - C-STORE



Project No: 295210700
Drawn By: BGW
Checked By: NHN
Date: 07/09/18

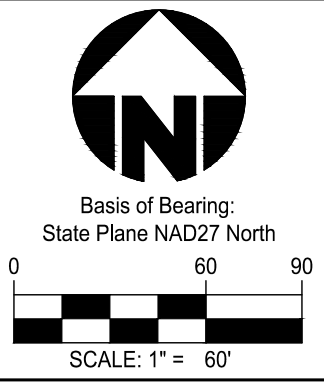
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Sheet Issues / Revisions		
No.	Date	Description

C-STORE CODE REVIEW/EXIT DIAGRAM

A022



GENERAL NOTES

- A. EXISTING TOPO NOT SHOWN FOR CLARITY
- B. THIS OVERALL PLAN IS FOR REFERENCE ONLY. SEE SHEETS L1.1 AND L1.2 FOR PLANT CALL OUTS.

LANDSCAPE REQUIREMENTS (GENERAL)

LANDSCAPE REQUIREMENTS PER CHAPTER 29 OF THE CEDAR FALLS, IOWA ZONING CODE FOR:
 Project: The Henry Property Buildings A, B & C, retail and yard and fuel center (excludes future outlots)
 Date: Revised 07/27/2018

GENERAL PLANT INFORMATION INFO FOR HGC, HWY-1 & HWY-20 ZONING DISTRICTS

- PLANT MATERIAL TYPE:**
- Overstory tree (30' height & spread at maturity)
 - Install sizes: 4" caliper = 100 points, 3" caliper = 90 points, 2" caliper = 80 points (Less than 30' height & spread at maturity)
 - Install sizes: 2" caliper = 40 points, 1.5" caliper = 30 points, 1.0" caliper = 20 points
 - Screening trees (6' O.C. if single row of arborvitae or juniper)
 - 10' O.C. if double row of arborvitae or juniper
 - 15' O.C. if single row of spruce, pine or fir
 - 20' O.C. if double row of spruce, pine or fir
 - Shrubs Install sizes: 5 gal = 10 points, 3 gallon = 5 points

SUMMARY OF MINIMUM REQUIRED PLANT QUANTITIES/SIZES (EXCLUDES OUTLOTS)

- 177 overstory trees 2.0" cal. (HWY-20 = 135 site trees + 29 street, HGC = 7 street + 6 VUA)
- 142 overstory trees 1.5" cal. (HWY-20 = 73 pkg interior + 56 peripheral, HGC = 13 peripheral)
- 170 evergreen trees 6' height (HWY-20 = 170 site trees)
- 25 evergreen trees 3' height (HGC = 25 property line screening)
- 27 understory trees 1.5" cal. (HWY-20 = 27 site trees)
- 189 shrubs 5 gallon container (HWY-20 = 189 site shrubs)
- +/-395 shrubs 36" ht, B&B or cont. (HWY-20 = 280 periph + 26 screen, HGC = 40 vua + 49 peripheral + 5 dumpster screening)

LANDSCAPE REQUIREMENTS (HWY-20 OVERLAY)

HWY-20 OVERLAY CALCULATIONS (EXCLUDES FUEL CENTER & OUTLOTS)

Site Trees: 26.683 AC = 1,359.854 trees @ 0.07 rate = 91,853.656 trees x 0.15 = minus 4,778.05284 (ex. tree credits) = **27,076 landscape points required**
 Required points may be reached through several different plant type combinations and sizes. Calculations shown below will utilize the following mix of plants and install sizes, however, mix and install size can be adjusted during design, as long as minimum points are met and existing trees are counted.

*Existing Trees Credit Calculation (09-167h/d)
 Existing landscaping may be counted, up to a max. of 15% of the on-site landscaping requirement. The points reduction listed above is equivalent to (59) 80-point new trees. We estimate 85 or more ex. trees will remain based on a review of aerial imagery and photographs.

- 40% overstory trees / 2" cal. option 27,076 x 0.40 = 10,830.4 points / 80 pts = **135 trees**
- 3% understory trees / 1.5" cal. option 27,076 x 0.03 = 812.28 points / 30 pts = **27 trees**
- 50% evergreen trees / 6' ht. option 27,076 x 0.50 = 13,538 points / 80 pts = **170 trees**
- 7% shrubs / 5 gallon option 27,076 x 0.07 = 1,895.32 points / 10 pts = **189 shrubs**

Street Trees

- Ridgeway Avenue 1,394 LF frontage x 0.75 rate = 1045.5 pts / 80 pts (2" cal. overstory option) = **13 trees**
- Highway 20 1,639 LF frontage x 0.75 rate = 1229.25 pts / 80 pts (2" cal. overstory option) = **16 trees**
- Parking Lot Interior 1,096 parking spaces / 15 spaces = **73 trees** (min 1.5" caliper overstory trees)
- Peripheral trees 2,774 LF parking perimeter / 50 LF = **56 trees** (assume min. 1.5" caliper overstory)
- Peripheral shrubs +/-280 shrubs **280 shrubs**
- Outdoor Storage 556 LF 16' high solid fence and 26 screening shrubs provided

LANDSCAPE REQUIREMENTS (HGC OVERLAY)

HGC OVERLAY CALCULATIONS FOR FUEL CENTER (EXCLUDES FUTURE OUTLOTS)

- Street Trees in HGC Ridgeway Avenue 390 LF frontage x 0.75 rate = 292.5 pts / 80 pts (2" cal. overstory option) = **4 trees**
- Highway 58 289 LF frontage x 0.75 rate = 216.75 pts / 80 pts (2" cal. overstory option) = **3 trees**

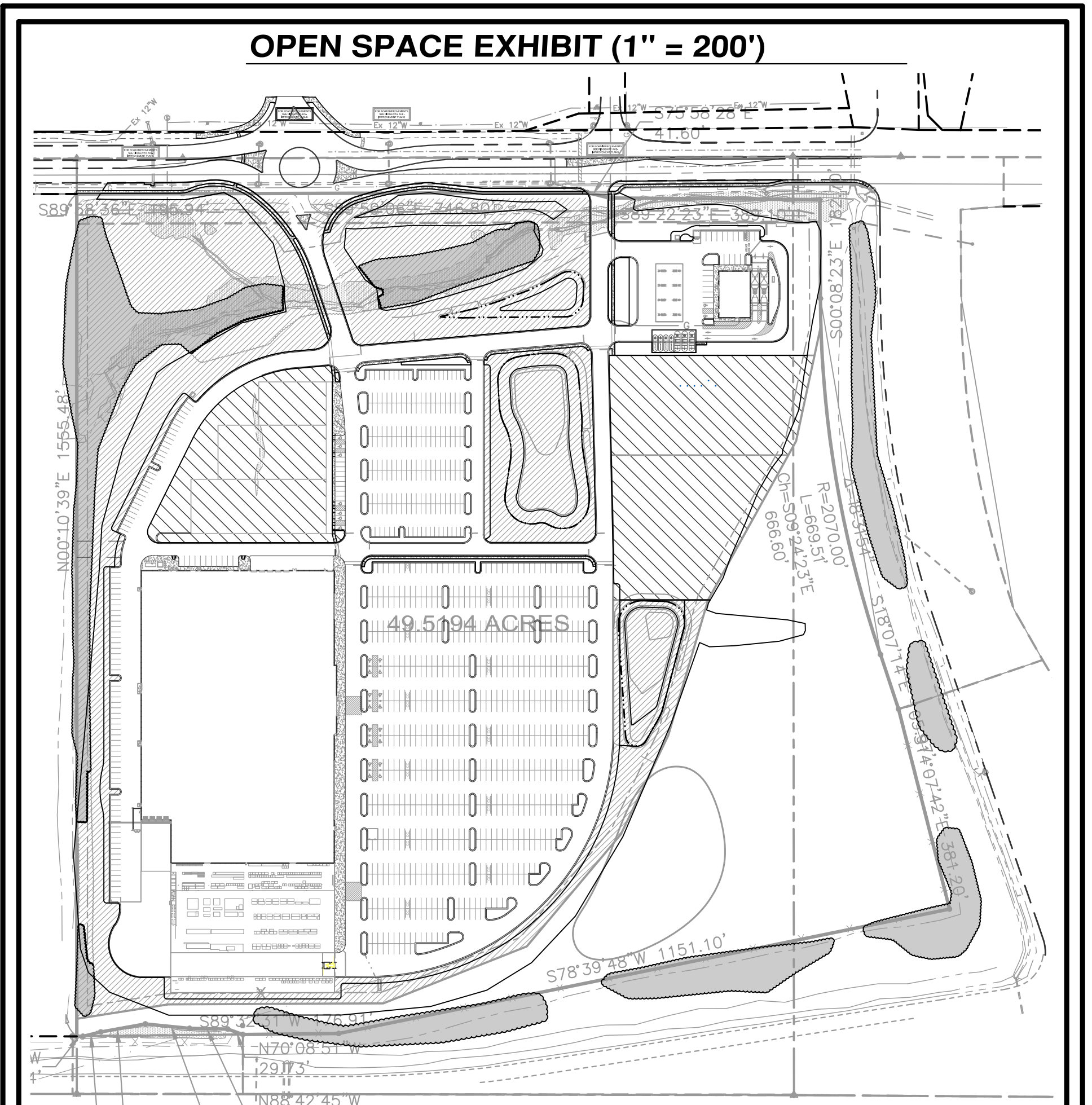
Vehicular Use Area

- 46,558 SF VUA x .05 = 2,328 SF landscaping
- 6 trees (min 2" caliper overstory trees) and +/- 40 shrubs (36" ht or 18" ht were needing low shrubs for vision)
- Screening shrubs +/- 5 shrubs at dumpster
- Peripheral trees 13 trees (assume min. 1.5" caliper overstory) (from off street parking requirements)
- Peripheral shrubs +/- 49 shrubs (36" ht BB or cont.) (from off street parking requirements)

Prop Line Screening

- 290 LF frontage - 43 LF wetland = 247 LF / 20' O.C. option = 12.35 x 2 = **25 trees** (3 ht. evergreen (spruce pine or fir) in double row)

OPEN SPACE EXHIBIT (1" = 200')



OPEN SPACE EXHIBIT LEGEND

- OPEN SPACE REQUIRED = 15%
- OPEN SPACE PROPOSED = APPROX. 24% (SEE SHEET C1.0 FOR CALCULATIONS)
- WETLAND AREA (0.48 ACRES PF WETLAND DISTURBANCE. SEE GENERAL NOTE ABOVE)
- FUTURE DEVELOPMENT

OVERALL PLANTING PLAN (1" = 60')



Henry Property
 Black Hawk County
 City of Cedar Falls
 Cedar Falls, Iowa

Item 4.A.1

OPEN SPACE EXHIBIT & OVERALL PLANTING

Item	Revision Description	Date	Chk.	Dwn.
1	REVISED PER CIVIL CHANGES & OUTLOT ACREAGE REMOVED	07/27/18	HWY	ASH
2	REVISED PER STAFF COMMENTS DATED 8/3/2018	08/16/18	HWY	FLG
3	REVISED PER CITY, DEVELOPER AND INTERNAL REVIEW COMMENTS	09/26/18	HWY	RLG

Plot Date: Sep 28, 2018, 11:12am
 Drawing name: J:\2017\17-0335\A\DWG\17-0335 LA.dwg - Layout Tab, L1.0-Overall

**WEST RIDGEWAY AVENUE
(Concrete Paving)**

GENERAL NOTES

- A. EXISTING TOPO NOT SHOWN FOR CLARITY
- B. SEE SHEET L1.0 FOR PLANTING ZONING REQUIREMENTS
- C. SEE SHEET L2.0 FOR PLANTING NOTES & DETAILS

PLANT SCHEDULE - NORTH

PLANT SCHEDULE NORTH				
DECIDUOUS TREES	QTY	BOTANICAL NAME / COMMON NAME	TYPE	MIN. SIZE
BET PAP	9	Betula papyrifera / Paper Birch	B & B	2.0" Cal
CAR BET	3	Carpinus betulus 'Fastigiata' / Pyramidal European Hornbeam	B & B	2.0" Cal
COR TUR	9	Corylus columna / Turkish Filbert	B & B	2.0" Cal
GIN AUT	11	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree	B & B	2.0" Cal
GLE SH2	19	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B & B	2.0" Cal
GYM DIO	2	Gymnocladia dioica 'Espresso' / Kentucky Coffeetree	B & B	2.0" Cal
LIQ ROT	8	Liquidambar styraciflua 'Rotundiloba' TM / Round-Lobed Sweet Gum	B & B	2.0" Cal
NYS SYL	8	Nyssa sylvatica 'Tupelo Tower' / Tupelo Tower Black Gum	B & B	2.0" Cal
PLA BLZ	9	Platanus x acerifolia 'Bloodgood' / London Plane Tree	B & B	2.0" Cal
POP TR2	3	Populus tremuloides / Quaking Aspen	B & B	2.0" Cal
QUE RUB	4	Quercus rubra / Red Oak	B & B	2.0" Cal
TAX DIS	11	Taxodium distichum / Bald Cypress	B & B	2.0" Cal
ULM SUN	27	Ulmus propinqua 'Emerald Sunshine' / Emerald Sunshine Elm	B & B	2.0" Cal
EVERGREEN TREES				
	QTY	BOTANICAL NAME / COMMON NAME	TYPE	MIN. SIZE
PIC OMO	19	Picea omorika / Serbian Spruce	B & B	6' Ht.
PIC G22	18	Picea pungens 'Glauca' / Colorado Blue Spruce	B & B	6' Ht.
PIN BUN	31	Pinus bungeana / Lacebark Pine	B & B	6' Ht.
PIN NIG	21	Pinus nigra / Austrian Black Pine	B & B	6' Ht.
THU GIZ	8	Thuja plicata 'Green Giant' / Green Giant Western Red Cedar	B & B	6' Ht.
ORNAMENTAL TREES				
	QTY	BOTANICAL NAME / COMMON NAME	TYPE	MIN. SIZE
CER HEA	8	Cercis canadensis 'Hearts of Gold' / Forest Pansy Redbud	B & B	1.5" Cal
COR CHE	8	Cornus florida 'Cherokee Brave' / Cherokee Brave Dogwood	B & B	1.5" Cal
COT DAY	8	Cotinus coggygria 'Day Dream' / Smoke Tree	B & B	1.5" Cal
OVERSTORY 1.5"				
	QTY	BOTANICAL NAME / COMMON NAME	TYPE	MIN. SIZE
ACE RUB	26	Acer rubrum 'Frank Jr.' / Redpointe Maple	B & B	1.5" Cal
TIL GRE	14	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	B & B	1.5" Cal
ULM FLA	7	Ulmus parvifolia 'JFS-Barrett' / Emerald Flair Lacebark Elm	B & B	1.5" Cal
ZEL OG2	19	Zelkova serrata 'Ogon' / Golden Leaved Zelkova	B & B	1.5" Cal
SCREENING TREES				
	QTY	BOTANICAL NAME / COMMON NAME	TYPE	MIN. SIZE
ABI CON	8	Abies concolor / White Fir	B & B	3' Ht.
PIC ORI	9	Picea orientalis / Oriental Spruce	B & B	3' Ht.
PIN CEM	8	Pinus cembra / Swiss Stone Pine	B & B	3' Ht.
SHRUBS				
	QTY	BOTANICAL NAME / COMMON NAME	SIZE	HEIGHT
COR B25	10	Cornus sericea 'Bailey' / Red Twig Dogwood	B&B	36" Ht.
HAM SPR	6	Hamamelis vernalis / Spring Blooming Witchhazel	B & B	36" Ht.
JUN SEA	31	Juniperus chinensis 'Sea Green' / Sea Green Juniper	B&B	36" Ht.
JUN BRO	38	Juniperus sabinna 'Broadmoor' / Broadmoor Juniper	5 gal	12" Ht.
JUN WIZ	5	Juniperus scopulorum 'Wichita Blue' / Wichita Blue Juniper	B & B	36" Ht.
JUN VIR	53	Juniperus virginiana 'Grey Owl' / Grey Owl Juniper	B&B	36" Ht.
MIS SIL	3	Miscanthus sinensis 'Silberfeder' / Silver Feather Grass	5 gal	36" Ht.
MYR PEN	4	Myrica pensylvanica / Northern Bayberry	B&B	36" Ht.
PAN DAL	32	Panicum virgatum 'Dallas Blues' TM / Dallas Blues Switch Grass	5 gal	
RHU GRO	56	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal	18" Ht.
TAX EME	31	Taxus cuspidata 'Emerald Spreader' TM / Emerald Spreader Japanese Yew	3 gal	12" Ht.

60-

MATCHLINE
SEE SHEET L1.1
SEE SHEET L1.2

49.5194 ACRES

Plot No: Sep 28, 2018, 11:13am
 Drawing name: L201717-0335LA.dwg - Layout Tab: L1-North

Item 4.A.
 Scale 1" = 100'
 Date: 07/27/18
 Drawn by: HMW
 Checked by: ADH
 Issue Date: 07/09/2018
 Sheet: L1.1

HENRY PROPERTY
 BLACK HAWK COUNTY
 CITY OF CEDAR FALLS
 CEDAR FALLS, IOWA
 PLANTING PLAN - NORTH

bayer becker
 6800 Tyersville Road, Suite A
 Mason, OH 45040 - 513.336.6600

Drawing: 17-0335.LA
 Drawn by: HMW
 Checked by: ADH
 Issue Date: 07/09/2018
 Sheet: L1.1

Date	Drawn	Checked	Revision	Description
08-10-18	HMW	RLG	1	REVISED PER CITY DEVELOPER AND INTERNAL REVIEW COMMENTS
09-28-18	HMW	RLG	2	REVISED PER CITY DEVELOPER AND INTERNAL REVIEW COMMENTS

Item	Revision	Description
1	1	REVISED PER CITY DEVELOPER AND INTERNAL REVIEW COMMENTS
2	2	REVISED PER CITY DEVELOPER AND INTERNAL REVIEW COMMENTS

HENRY PROPERTY
BLACK HAWK COUNTY
CITY OF CEDAR FALLS
CEDAR FALLS, IOWA

SEEDING AND MULCHING PLAN

bayer becker
6600 Tylerville Road, Suite A
Mason, OH 45040 • 513.336.6600

17-0335.LA
LMH
HMW
07-27-18
L1.3

GENERAL NOTES

1. SEE SEEDING AND MULCH LEGEND BELOW

PERMANENT SEED MIXTURE

SUDAS Standard Specifications Division 9 - Site Work and Landscaping
Section 9010 - Seeding

2.02 SEED MIXTURES AND SEEDING DATES

See the contract documents for the specified seed mixture. If a mixture is not specified, use the following. The Contractor may submit a modification of the mixture for the Engineer's consideration.

A. **Type 1 (Permanent Lawn Mixture):** Used for residential and commercial turf sites, fertilized, and typically mowed, use between March 1 and May 31 and between August 10 and September 30.

Table 9010.06: Type 1 Seed Mixture¹

Common Name	Application Rate lb/acre
Creeping red fescue	25
Turf-type perennial ryegrass ²	20
Kentucky bluegrass cultivar ³	65
Kentucky bluegrass cultivar ³	65
Kentucky bluegrass cultivar ³	65

¹ A commercial mixture may be used if it contains a high percentage of similar bluegrasses; it may or may not contain creeping red fescue.
² Choose two different cultivars of turf-type perennial ryegrass, at 20 lbs/acre each.
³ Choose three different cultivars of Kentucky bluegrass, at 65 lbs/acre each.

SWALE SEED MIX (UPPER PORTION OF BASINS)

WWW.CARDNONATIVEPLANTNURSERY.COM, PH: 574-586-2412, EMAIL: JASON.FRITZ@CARDNO.COM

Swale Seed Mix
Best suited for drainage swales or depressions, areas that temporarily retain water after a rain event or dry bottomed detention basins. The native plants used in this mix help filter pollutants from lawns and pavement runoff and includes at least 10 of 12 native permanent grass and sedge species and 12 of 17 native forb species to provide diversity for establishment. Apply at 32.30 PLS pounds per acre.

Botanical Name	Common Name	PLS Ounces/Acre	Seeds/Oz	Seeds/SQ FT
Permanent Grasses/Sedges:				
<i>Andropogon gerardii</i>	Big Bluestem	4.00	8188	0.75
<i>Carex comosa</i>	Bristly Sedge	2.50	41183	2.36
<i>Carex cristata</i>	Crested Oval Sedge	2.00	59200	2.71
<i>Carex lurida</i>	Bottlebrush Sedge	2.50	12000	0.69
<i>Carex spp.</i>	Prairie Sedge Mix	8.00	33422	6.14
<i>Carex vulpinoidea</i>	Brown Fox Sedge	4.00	125000	11.48
<i>Elymus virginicus</i>	Virginia Wild Rye	8.00	4375	0.80
<i>Glyceria striata</i>	Fowl Manna Grass	1.00	125000	2.87
<i>Panicum virgatum</i>	Switch Grass	2.00	28356	1.30
<i>Scirpus atrovirens</i>	Dark Green Rush	2.00	187500	8.61
<i>Scirpus cyperinus</i>	Wool Grass	1.00	562500	12.91
<i>Spartina pectinata</i>	Prairie Cord Grass	3.00	15750	1.08
Total		40.00		51.71
Temporary Cover:				
<i>Avena sativa</i>	Common Oat	360.00	8125	67.15
<i>Lolium multiflorum</i>	Annual Rye	100.00	14188	32.57
Total		460.00		99.72
Forbs:				
<i>Alisma spp.</i>	Water Plantain (Various)	1.00	70175	1.61
<i>Asclepias incarnata</i>	Swamp Milkweed	2.00	4540	0.21
<i>Coreopsis tripteris</i>	Tall Coreopsis	1.00	11500	0.26
<i>Eutrochium maculatum</i>	Spotted Joe-Pye Weed	0.25	78125	0.45
<i>Iris virginica</i>	Blue Flag	1.00	1400	0.13
<i>Liatris spicata</i>	Marsh Blazing Star	1.00	12000	0.28
<i>Lobelia cardinalis</i>	Cardinal Flower	0.25	437000	2.51
<i>Lobelia spiphilica</i>	Great Blue Lobelia	0.50	520000	5.97
<i>Lycopus americanus</i>	Common Water Horehound	0.25	235000	1.35
<i>Pycnanthemum virginianum</i>	Common Mountain Mint	0.50	331250	3.80
<i>Rudbeckia triloba</i>	Brown-Eyed Susan	0.50	33000	0.38
<i>Sagittaria latifolia</i>	Common Arrowhead	0.25	56700	0.33
<i>Senna hebecarpa</i>	Wild Senna	1.00	1400	0.03
<i>Siphium macrorrhizum</i>	Rice Dock	1.00	1100	0.03
<i>Symphoricarum novae-angliae</i>	New England Aster	1.00	76000	1.74
<i>Verbena hastata</i>	Blue Vervain	1.50	125000	4.30
<i>Zizia aurea</i>	Golden Alexanders	0.75	12000	0.21
Total		16.75		23.37

Native Component	PLS lbs./Acre	PLS Seeds/Acre	PLS Seeds/Sq. Ft.	% of Native Mix
Forbs	1.05	1,018,186	23.37	31.13%
Grasses	2.50	2,252,548	51.71	68.87%
Total Natives	3.55	3,270,734	75.09	100.00%
Cover	28.75	4,343,800	99.72	
Totals	32.30	7,614,534	174.81	

Botanical Name	Common Name	PLS Ounces/Acre	Seeds/Oz	Seeds/SQ FT
Permanent Grasses/Sedges/Rushes:				
<i>Bolboschoenus fluviatilis</i>	River Bulrush	0.25	27500	0.16
<i>Carex cristata</i>	Crested Oval Sedge	2.00	59000	2.71
<i>Carex lurida</i>	Bottlebrush Sedge	3.00	12000	0.83
<i>Carex vulpinoidea</i>	Brown Fox Sedge	8.00	125000	17.22
<i>Elymus virginicus</i>	Virginia Wild Rye	13.50	4375	1.36
<i>Glyceria striata</i>	Fowl Manna Grass	1.25	125000	3.59
<i>Juncus effusus</i>	Common Rush	2.00	281000	12.90
<i>Leersia oryzoides</i>	Rice Cut Grass	1.00	94500	2.17
<i>Panicum virgatum</i>	Switch Grass	1.00	28356	1.30
<i>Schoenoplectus tabernaemontani</i>	Softstem Bulrush	3.00	37813	2.6
<i>Scirpus atrovirens</i>	Dark Green Rush	2.00	187500	8.61
<i>Scirpus cyperinus</i>	Wool Grass	1.00	562500	12.91
Total		37.00		66.19
Temporary Cover:				
<i>Avena sativa</i>	Common Oat	360.00	8125	67.15
<i>Lolium multiflorum</i>	Annual Rye	100.00	14188	32.57
Total		460.00		99.72
Forbs & Shrubs:				
<i>Alisma spp.</i>	Water Plantain (Variou	4.25	70175	6.85
<i>Asclepias incarnata</i>	Swamp Milkweed	1.50	4540	0.16
<i>Bidens spp.</i>	Bidens (Various Mix)	2.00	14175	0.65
<i>Helenium autumnale</i>	Sneezeweed	2.00	141750	6.51
<i>Iris virginica</i>	Blue Flag	4.00	1400	0.13
<i>Lycopus americanus</i>	Common Water Hore	0.25	235000	1.35
<i>Mirtilus rugens</i>	Monkey Flower	1.00	283500	6.51
<i>Oligononon riddellii</i>	Riddell's Goldenrod	0.50	94500	1.08
<i>Penthorum sedoides</i>	Ditch Stonecrop	0.50	36063	0.41
<i>Polygonum spp.</i>	Pinkweed (Various M	4.00	4063	0.37
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Su	1.00	46000	1.06
<i>Rudbeckia triloba</i>	Brown-Eyed Susan	1.50	33000	1.14
<i>Sagittaria latifolia</i>	Common Arrowhead	1.00	56700	1.30
<i>Senna hebecarpa</i>	Wild Senna	1.00	1400	0.03
<i>Symphoricarum novae-angliae</i>	New England Aster	1.50	76000	2.52
<i>Thalictrum dasycarpum</i>	Purple Meadow Rue	2.00	13500	0.62
Total		28.00		30.78

Native Component	PLS lbs./Acre	PLS Seeds/Acre	PLS Seeds/Sq. Ft.	% of Native Mix
Forbs	1.75	1,340,887	30.78	31.74%
Grasses	2.31	2,883,281	66.19	68.26%
Total Natives	4.06	4,224,168	96.97	100.00%
Cover	28.75	4,343,800	99.72	
Totals	32.81	8,567,968	196.69	

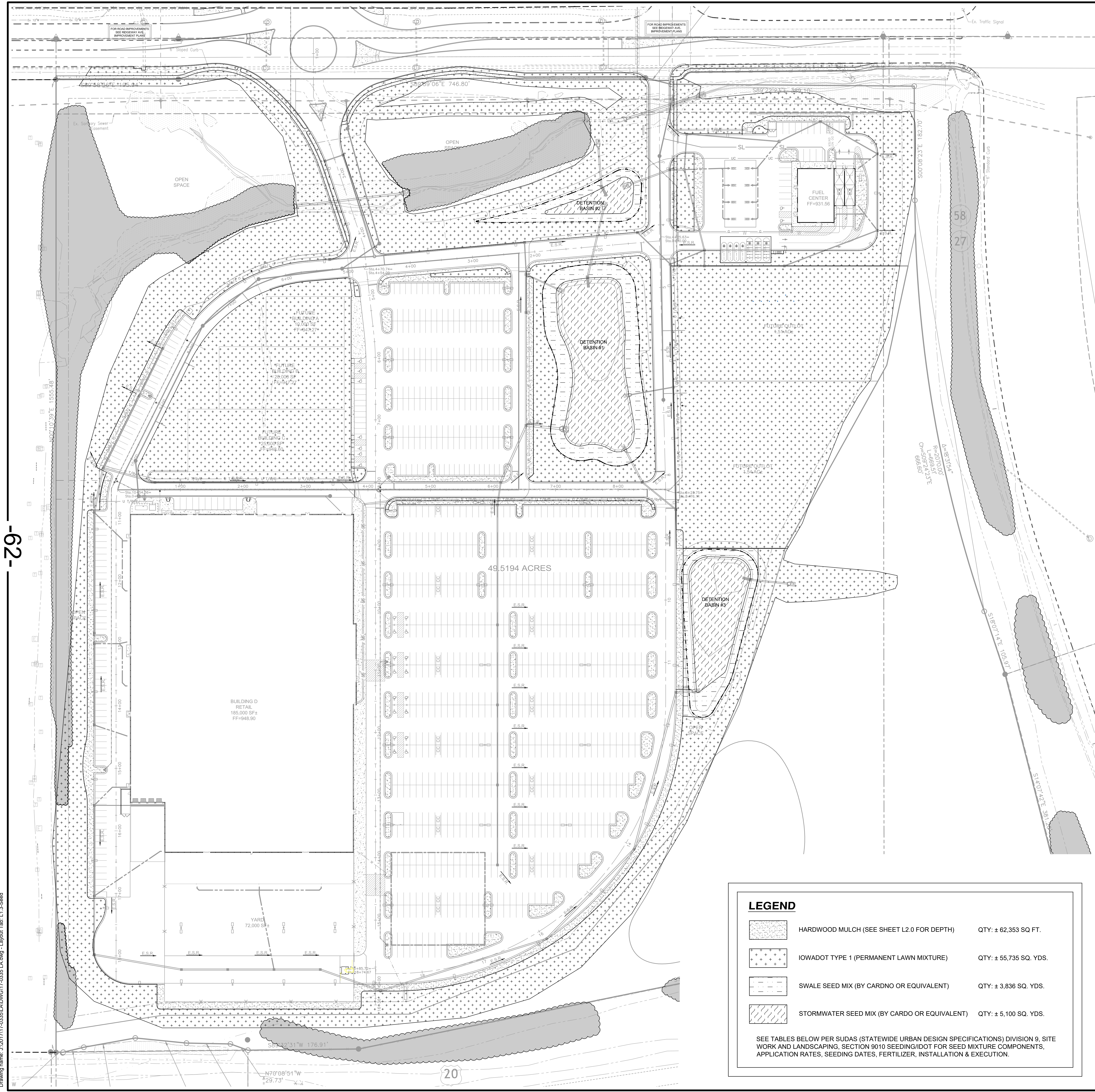
STORMWATER SEED MIX (LOWER PORTION OF BASINS)

WWW.CARDNONATIVEPLANTNURSERY.COM, PH: 574-586-2412, EMAIL: JASON.FRITZ@CARDNO.COM

Stormwater Seed Mix
A wetland seed mix for saturated soils in a detention pond of for seeding a saturated basin. This mix will tolerate highly fluctuating water levels and poor water quality associated with urban stormwater wetlands and ponds. For detention basins that experience long, dry periods, use the Economy Prairie seed mix in the upper third to half of the basin in combination with this mix. This seed mix includes at least 10 to 12 native permanent grasses and sedge species and 12 of 16 native forb species. Apply at 32.81 PLS pounds per acre.

Botanical Name	Common Name	PLS Ounces/Acre	Seeds/Oz	Seeds/SQ FT
Permanent Grasses/Sedges/Rushes:				
<i>Bolboschoenus fluviatilis</i>	River Bulrush	0.25	27500	0.16
<i>Carex cristata</i>	Crested Oval Sedge	2.00	59000	2.71
<i>Carex lurida</i>	Bottlebrush Sedge	3.00	12000	0.83
<i>Carex vulpinoidea</i>	Brown Fox Sedge	8.00	125000	17.22
<i>Elymus virginicus</i>	Virginia Wild Rye	13.50	4375	1.36
<i>Glyceria striata</i>	Fowl Manna Grass	1.25	125000	3.59
<i>Juncus effusus</i>	Common Rush	2.00	281000	12.90
<i>Leersia oryzoides</i>	Rice Cut Grass	1.00	94500	2.17
<i>Panicum virgatum</i>	Switch Grass	1.00	28356	1.30
<i>Schoenoplectus tabernaemontani</i>	Softstem Bulrush	3.00	37813	2.6
<i>Scirpus atrovirens</i>	Dark Green Rush	2.00	187500	8.61
<i>Scirpus cyperinus</i>	Wool Grass	1.00	562500	12.91
Total		37.00		66.19
Temporary Cover:				
<i>Avena sativa</i>	Common Oat	360.00	8125	67.15
<i>Lolium multiflorum</i>	Annual Rye	100.00	14188	32.57
Total		460.00		99.72
Forbs & Shrubs:				
<i>Alisma spp.</i>	Water Plantain (Variou	4.25	70175	6.85
<i>Asclepias incarnata</i>	Swamp Milkweed	1.50	4540	0.16
<i>Bidens spp.</i>	Bidens (Various Mix)	2.00	14175	0.65
<i>Helenium autumnale</i>	Sneezeweed	2.00	141750	6.51
<i>Iris virginica</i>	Blue Flag	4.00	1400	0.13
<i>Lycopus americanus</i>	Common Water Hore	0.25	235000	1.35
<i>Mirtilus rugens</i>	Monkey Flower	1.00	283500	6.51
<i>Oligononon riddellii</i>	Riddell's Goldenrod	0.50	94500	1.08
<i>Penthorum sedoides</i>	Ditch Stonecrop	0.50	36063	0.41
<i>Polygonum spp.</i>	Pinkweed (Various M	4.00	4063	0.37
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Su	1.00	46000	1.06
<i>Rudbeckia triloba</i>	Brown-Eyed Susan	1.50	33000	1.14
<i>Sagittaria latifolia</i>	Common Arrowhead	1.00	56700	1.30
<i>Senna hebecarpa</i>	Wild Senna	1.00	1400	0.03
<i>Symphoricarum novae-angliae</i>	New England Aster	1.50	76000	2.52
<i>Thalictrum dasycarpum</i>	Purple Meadow Rue	2.00	13500	0.62
Total		28.00		30.78

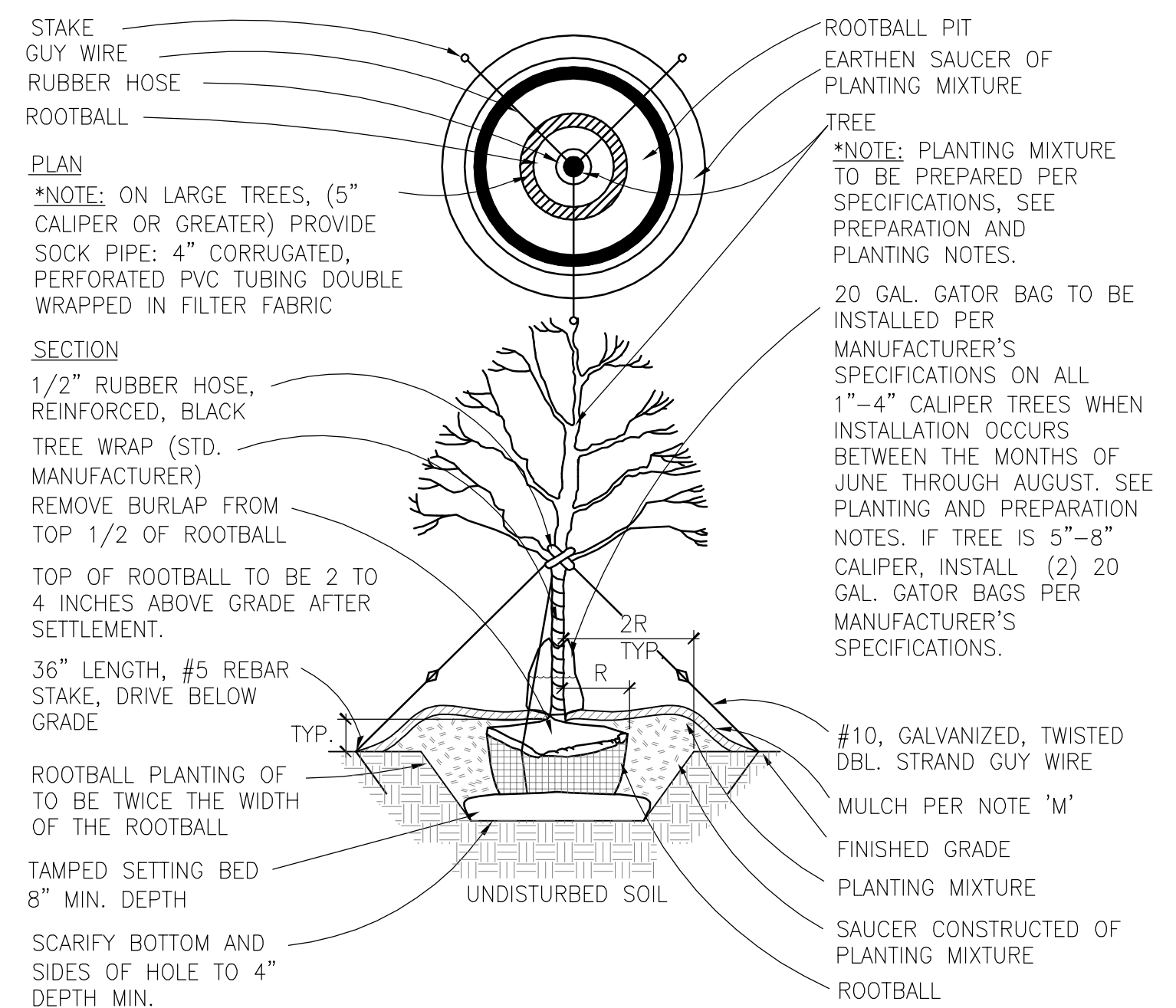
Native Component	PLS lbs./Acre	PLS Seeds/Acre	PLS Seeds/Sq. Ft.	% of Native Mix
Forbs	2.31	2,883,281	66.19	68.26%
Grasses	2.31	2,883,281	66.19	68.26%
Total Natives	4.06	4,224,168	96.97	100.00%
Cover	28.75	4,343,800	99.72	
Totals	32.81	8,567,968	196.69	



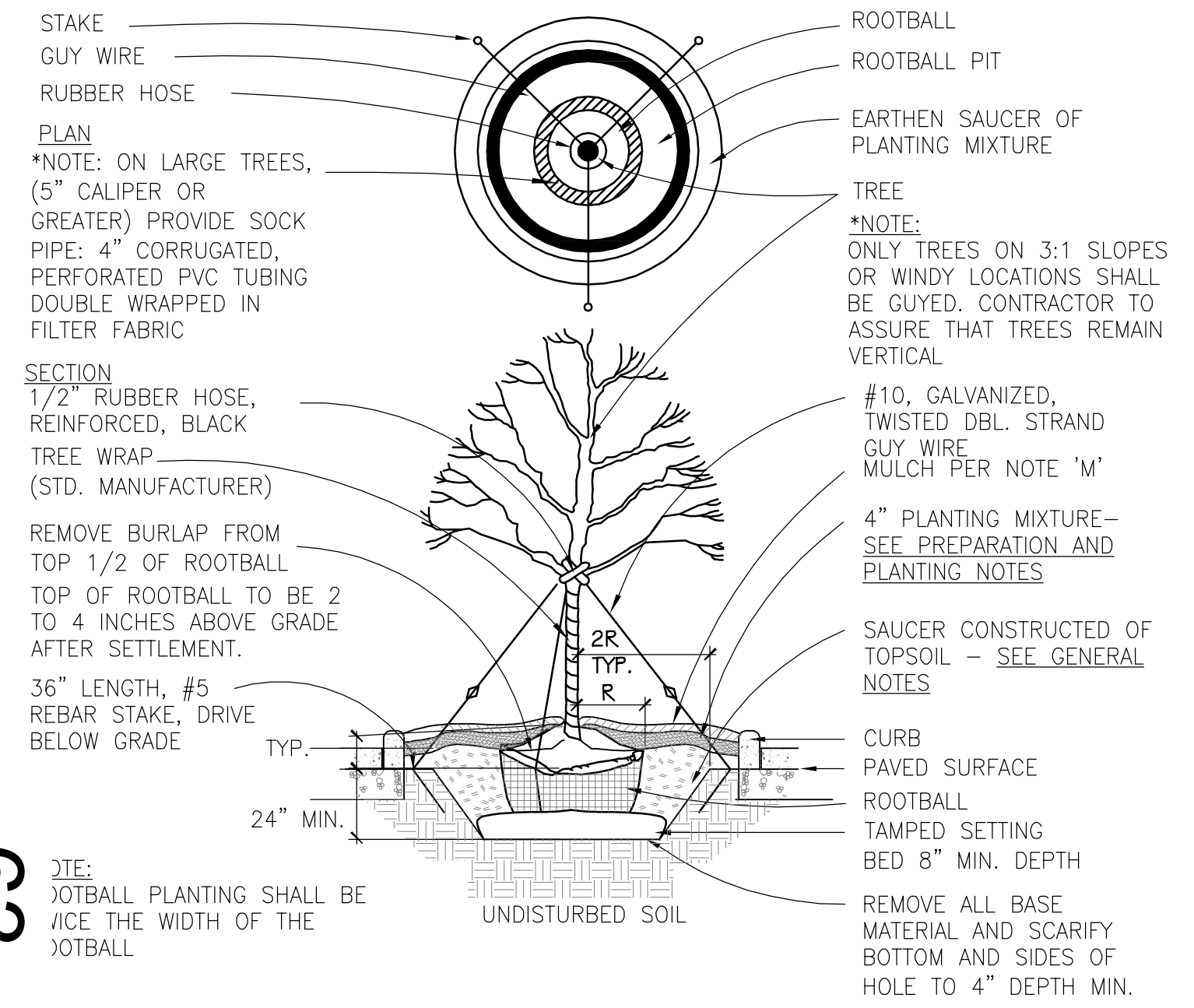
LEGEND

- HARDWOOD MULCH (SEE SHEET L2.0 FOR DEPTH) QTY: ± 62,353 SQ. FT.
- IOWADOT TYPE 1 (PERMANENT LAWN MIXTURE) QTY: ± 55,735 SQ. YDS.
- SWALE SEED MIX (BY CARDNO OR EQUIVALENT) QTY: ± 3,836 SQ. YDS.
- STORMWATER SEED MIX (BY CARDNO OR EQUIVALENT) QTY: ± 5,100 SQ. YDS.

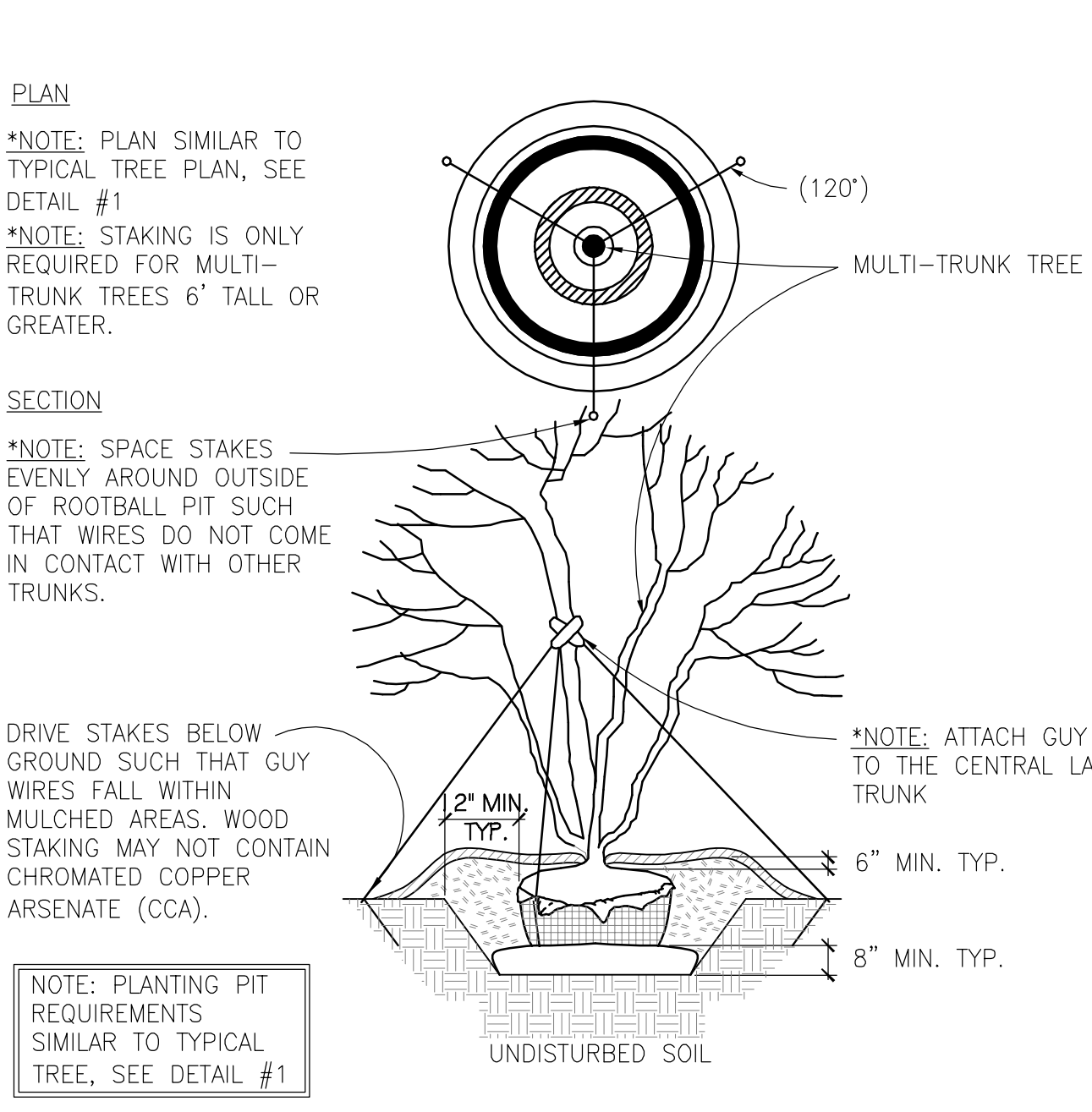
SEE TABLES BELOW PER SUDAS (STATEWIDE URBAN DESIGN SPECIFICATIONS) DIVISION 9, SITE WORK AND LANDSCAPING, SECTION 9010 SEEDING/IDOT FOR SEED MIXTURE COMPONENTS, APPLICATION RATES, SEEDING DATES, FERTILIZER, INSTALLATION & EXECUTION.



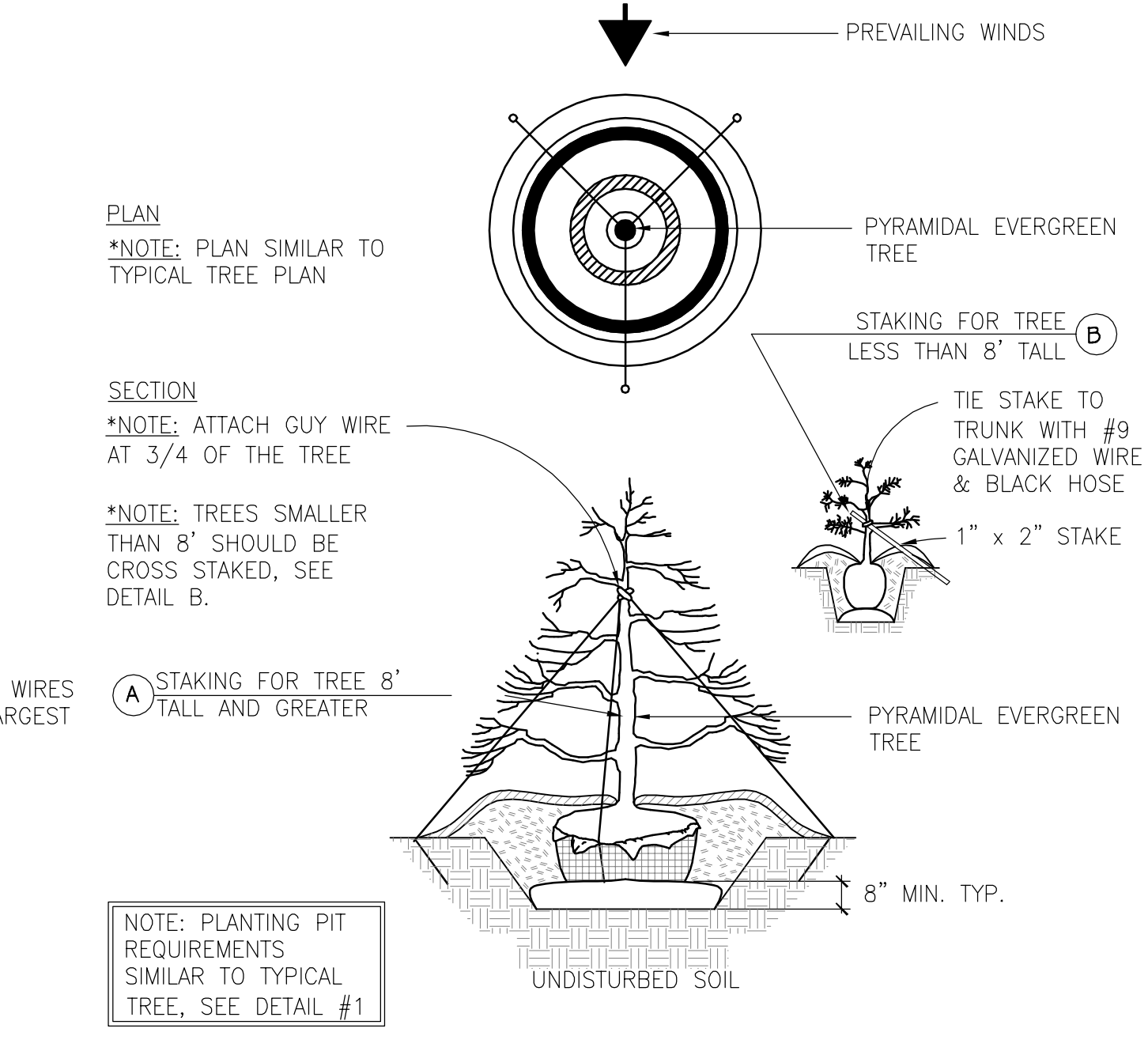
1 TYP. TREE PLANTING DETAIL
SCALE: NOT TO SCALE



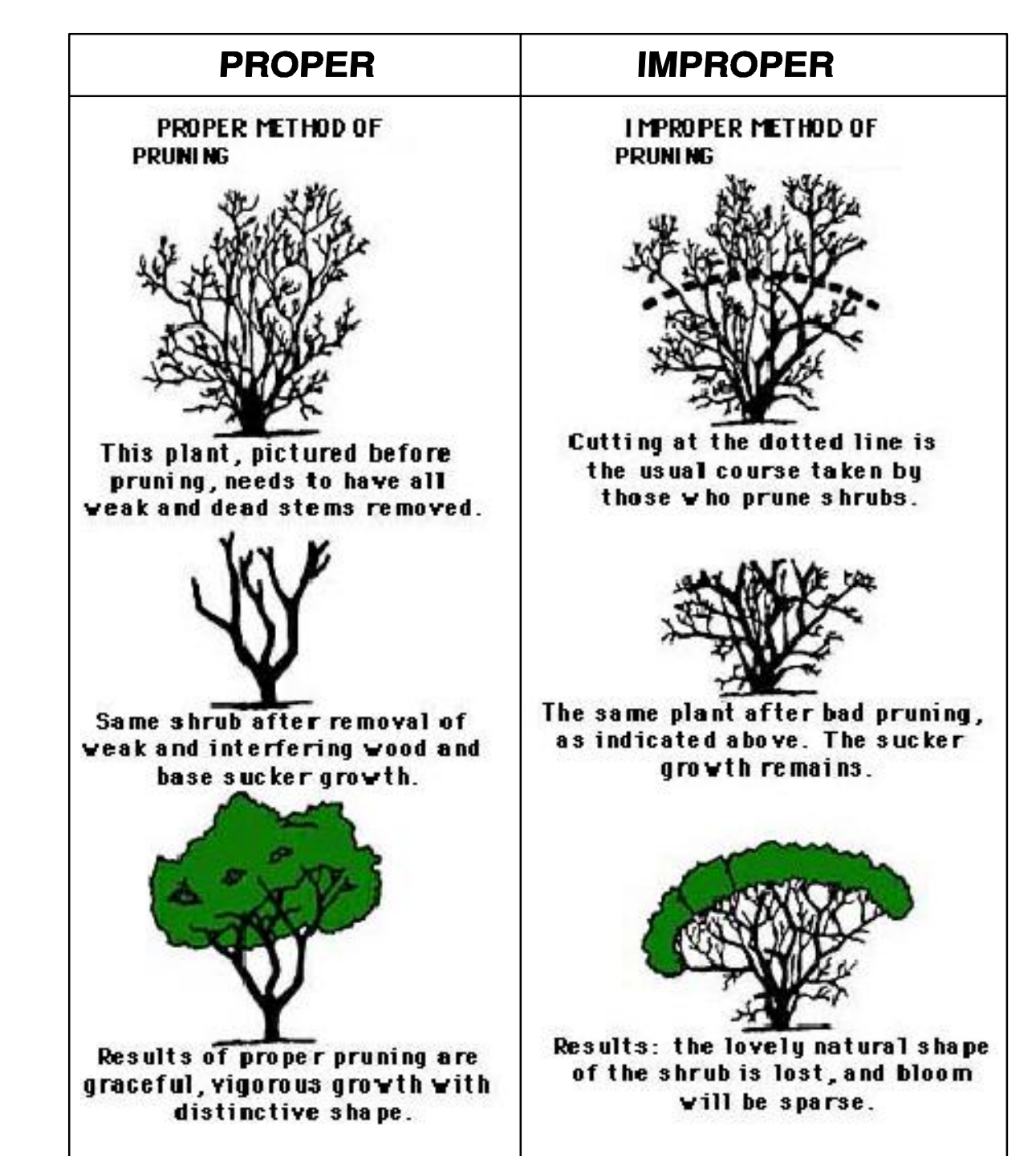
4 TYP. TREE ISLAND PLANTING DETAIL
SCALE: NOT TO SCALE



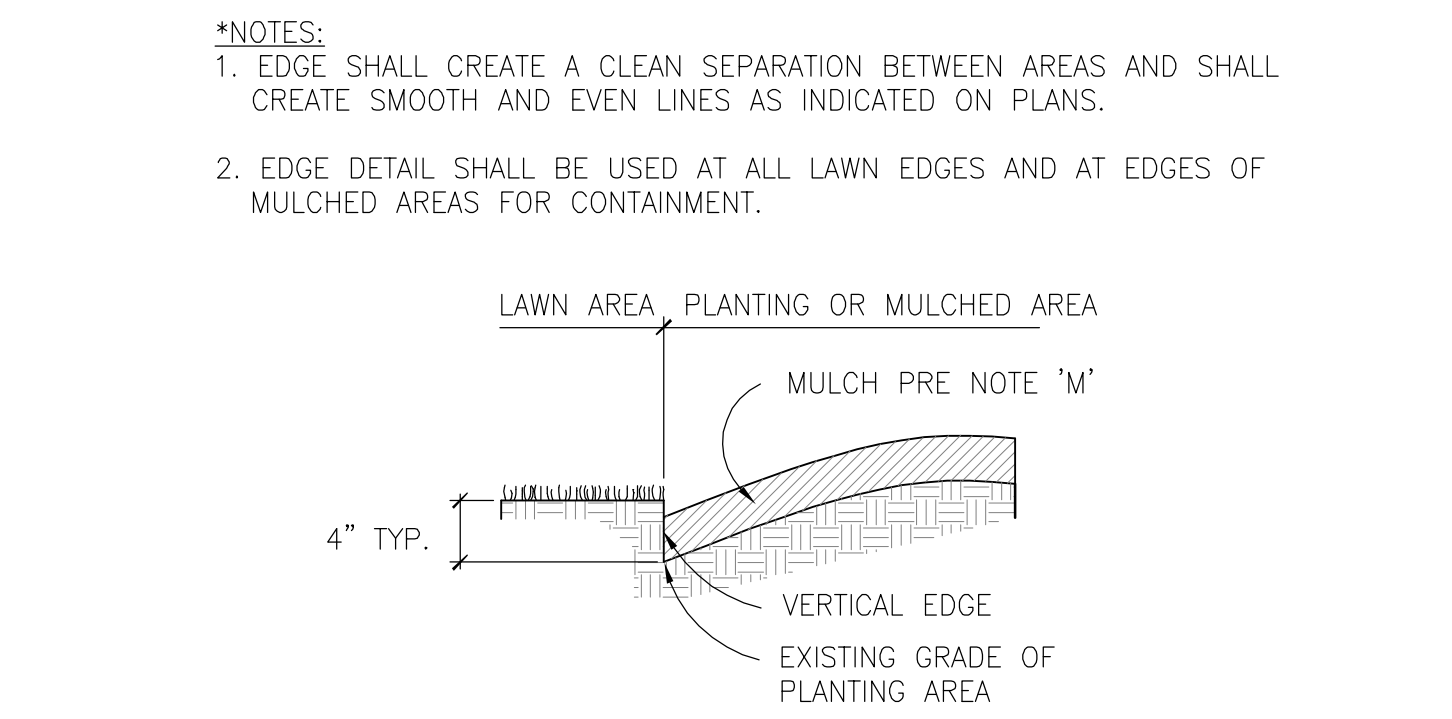
2 CLUMP TREE PLANTING DETAIL
SCALE: NOT TO SCALE



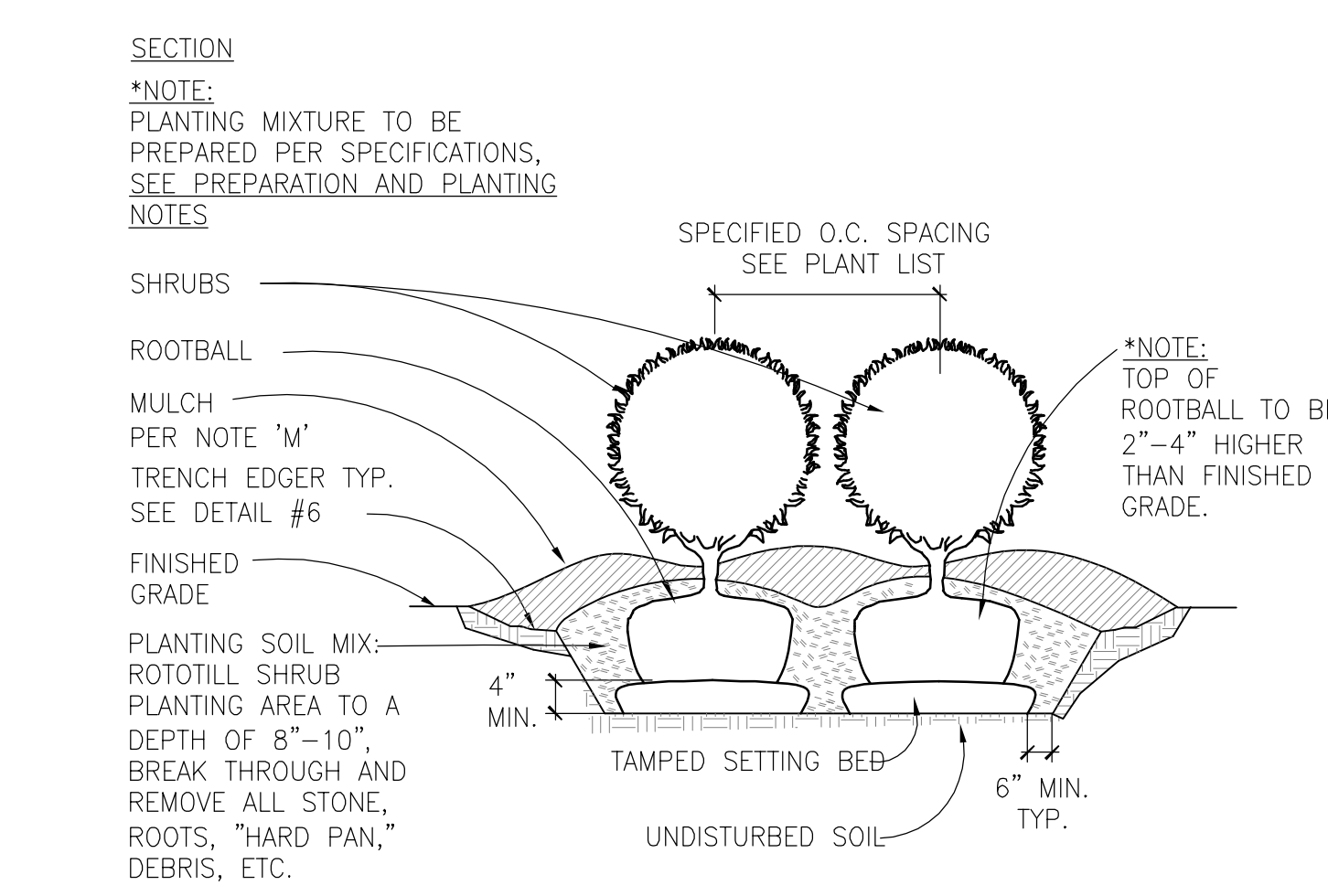
3 EVERGREEN TREE DETAIL
SCALE: NOT TO SCALE



5 FUTURE SHRUB MAINTENANCE
PROPER PRUNING, DO NOT ALTER NATURAL SHAPE OF PLANT



6 SHRUB BED EDGE DETAIL
SCALE: NOT TO SCALE



7 SHRUB PLANTING DETAIL
SCALE: NOT TO SCALE

PREPARATION AND PLANTING

- A. NOTIFY LANDSCAPE ARCHITECT OF WORK COMMENCEMENT AND SCHEDULE.
- B. LANDSCAPE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO STARTING WORK. LOCAL UTILITY PROTECTION SERVICES AS NOTED ON THE DRAWINGS. IF A PLANT IS SHOWN ON THE PLAN WITHIN THREE FEET OF AN UNDERGROUND UTILITY, NOTIFY LANDSCAPE ARCHITECT FOR ADJUSTMENT INSTRUCTIONS.
- C. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, DRIVEWAYS, OTHER FACILITIES, LAWNS, AND EXISTING EXTERIOR PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.
- D. PROVIDE EROSION-CONTROL MEASURES TO PREVENT SOIL EROSION OR DISPLACEMENT AND DISCHARGE OF SOIL-BEARING RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.
- E. LANDSCAPE CONTRACTOR SHALL LAY OUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND BED EDGES FOR ALL EXTERIOR PLANTINGS. STAKE LOCATIONS, OUTLINE AREAS, ADJUST LOCATIONS WHEN REQUESTED, AND OBTAIN LANDSCAPE ARCHITECT'S OWNER AND/OR THE OWNER'S REPRESENTATIVE WRITTEN ACCEPTANCE OF LAYOUT BEFORE PLANTING. MAKE MINOR ADJUSTMENTS AS REQUIRED PER SITE CONDITIONS.
- F. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE ARCHITECT WHERE NOTED ON PLANS.
- G. ALL PLANTING BEDS ARE TO BE PREPARED AS FOLLOWS :
 - LOOSEN SUBGRADE TO A DEPTH OF 6 - 7". REMOVE STONES LARGER THAN 1" IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
 - SPREAD COMPOST AT A DEPTH OF 4" AND PEAT MOSS AT A DEPTH OF 1".
 - TILL WITH LOOSENED SUBGRADE MIXING THOROUGHLY.
 - GRADE PLANTING BEDS TO A SMOOTH, UNIFORM SURFACE PLANE FOR A UNIFORM FINE TEXTURE. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
 - EDGE BEDS 3" TO 4" DEEP (SEE DETAILS ON THIS SHEET).
- H. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF SUBSOIL CONDITIONS SHOW EVIDENCE OF UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PITS.
- I. REFER TO TYPICAL PLANTING DETAILS ON THIS SHEET FOR PLANT INSTALLATION.
- J. IT IS THE CONTRACTOR'S OPTION WHETHER OR NOT TO STAKE A TREE, BUT IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ASSURE PLANTS REMAIN IN AN UPRIGHT POSITION UNTIL THE END OF THE WARRANTY PERIOD. CONTRACTOR TO REMOVE STAKES & WIRE PRIOR TO MULCHING, APPLY PRE-EMERGENT HERBICIDE (PREEN OR EQUIVALENT) PER MANUFACTURER'S RECOMMENDATIONS.
- L. IT IS THE CONTRACTOR'S RESPONSIBILITY TO:
 - KEEP ADJACENT PAVING AND CONSTRUCTION CLEAN, AND MAINTAIN WORK AREA IN AN ORDERLY CONDITION, FOR DURATION OF PROJECT.
 - PROTECT EXTERIOR PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES, AND OTHERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE DAMAGED EXTERIOR PLANTING.
 - REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING EXCESS SUBSOIL, UNSUITABLE SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
- M. ALL SHRUB PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS ARE TO BE MULCHED AT A DEPTH OF 4". ALL ANNUAL, PERENNIAL, AND/OR GROUNDCOVER PLANTING BEDS ARE TO BE MULCHED AT A DEPTH OF 2".
- N. ALL NEW TREE RINGS SHALL BE FIVE FEET IN DIAMETER AND MULCHED PER NOTE 'M'. DO NOT PILE MULCH UP AROUND THE TREE BARK.
- O. ALL DECIDUOUS TREES SHALL BE WRAPPED WITH STANDARD MANUFACTURER'S TREE WRAP TO PREVENT WINTER DAMAGE WHICH SHALL BE REMOVED AFTER THE FIRST WINTER BY THE LANDSCAPE CONTRACTOR.
- P. ALL PLANT MATERIAL SHALL BE PRUNED AND/OR SHAPED IN ACCORDANCE WITH STANDARD HORTICULTURE PRACTICE TO REVEAL PLANT'S NATURAL CHARACTER OF THE PLANT. ALL INJURED, DAMAGED, OR CROSSED BRANCHES SHALL BE REMOVED. DO NOT REMOVE THE TREE LEADER.
- Q. LANDSCAPE CONTRACTOR SHALL INSTALL GATOR BAGS, PER MANUFACTURER'S SPECIFICATIONS WITH ALL NON-IRRIGATED TREES.
- R. LANDSCAPE CONTRACTOR SHALL INSTRUCT OWNER OR OWNER'S REPRESENTATIVE ON WATERING NEEDS OF INSTALLED PLANTINGS.

WARRANTY

- A. CONTRACTOR SHALL PROVIDE OWNER WITH A MINIMUM ONE YEAR WRITTEN WARRANTY FOR LABOR AND MATERIALS.
- B. CONTRACTOR SHALL WARRANT EXTERIOR PLANTS AGAINST DEFECTS, INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLECT OR ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
- C. WARRANTY SHALL INCLUDE SPECIFIC WARRANTY PERIODS FROM DATE OF ACCEPTANCE FOR TREES AND SHRUBS, GROUND COVERS, AND OTHER EXTERIOR PLANTS.
- D. WARRANTY SHALL BE LIMITED TO ONE REPLACEMENT OF EACH EXTERIOR PLANT, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE OF CONTRACTOR TO COMPLY WITH REQUIREMENTS.
- E. WARRANTY FOR IRRIGATION SERVICE, PLUMBING, & DRAINAGE SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR AND WILL INCLUDE START-UP, WINTERIZATION, AND SECOND SEASON START-UP. WARRANTY SHALL INCLUDE ALL LABOR, MATERIAL, TOOLS, AND EQUIPMENT AS NECESSARY TO PROVIDE A FUNCTIONING SYSTEM, FREE FROM DEFECTS AND ADJUSTED PROPERLY FOR APPROPRIATE WATER DELIVERY TO ALL PLANT MATERIAL.

TRAFFIC & SAFETY

- A. REFER TO BID DOCUMENTS AND COMPLY WITH ALL STATE & LOCAL REQUIREMENTS REGARDING APPROVED WORK TIMES, SCHEDULING OF INSTALLATION, AND ALL OTHER REQUIREMENTS.

SODDING

- A. TURFGRASS SOD SHALL BE OF GOOD QUALITY, FREE OF WEEDS, DISEASE AND INSECTS AND OF GOOD COLOR AND DENSITY.
- B. INDIVIDUAL PIECES OF TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH AND LENGTH. MAXIMUM ALLOWABLE DEVIATION FROM STANDARD WIDTHS AND LENGTHS SHALL BE 5 PERCENT.
- C. STANDARD SIZE SECTIONS OF TURFGRASS SOD SHALL BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED VERTICALLY FROM A FIRM GRASP ON THE UPPER 10 PERCENT OF THE SECTION.
- D. LANDSCAPE CONTRACTOR SHALL SOD ALL SPECIFIED AREAS, THE FINAL GRADE AND TOPSOIL WITHIN +/- .10 FEET WILL BE IN PLACE FOR SOD CONTRACTOR.
- E. TILL AREA TO BE SODDED TO A DEPTH OF 4". RAKE TILLED AREA TO REMOVE DEBRIS 1" OR LARGER IN SIZE THAT HAS BEEN BROUGHT TO THE SURFACE DURING TILLING.
- F. AFTER ALL GRADING HAS BEEN COMPLETED, THE SOIL SHALL BE IRRIGATED WITHIN 12-24 HOURS PRIOR TO LAYING THE TURFGRASS SOD. TURFGRASS SOD SHOULD NOT BE LAID ON SOIL THAT IS DRY AND POWDERY.
- G. THE FIRST ROW OF TURFGRASS SOD SHALL BE LAID IN A STRAIGHT LINE, WITH SUBSEQUENT ROWS PLACED PARALLEL TO, AND TIGHTLY AGAINST, EACH OTHER. LATERAL JOINTS SHALL BE STAGGERED TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. CARE SHALL BE EXERCISED TO INSURE THAT THE TURF IS NOT STRETCHED OR OVERLAPPED, AND ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS, WHICH WOULD CAUSE AIR-DRYING OF THE ROOTS.
- H. ON SLOPES ARE WHERE EROSION MAY BE A PROBLEM, TURFGRASS SOD SHALL BE LAID WITH STAGGERED JOINTS AND SECURED BY PEGGING.
- I. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING TURFGRASS SOD IMMEDIATELY DURING AND AFTER INSTALLATION TO PREVENT DRYING. IT SHALL THEN BE THOROUGHLY IRRIGATED TO A DEPTH SUFFICIENT THAT THE UNDERSIDE OF THE NEW TURFGRASS SOD PAD AND SOIL IMMEDIATELY BELOW THE TURFGRASS SOD ARE THOROUGHLY WET (USUALLY 1 INCH OF WATER IS NEEDED). THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING ADEQUATE WATER AVAILABLE AT THE SITE PRIOR TO AND DURING INSTALLATION OF THE TURFGRASS SOD.
- J. LANDSCAPE CONTRACTOR IS TO SET GRADE TO PROMOTE POSITIVE DRAINAGE AWAY FROM THE BUILDING AND TO DETENTION BASINS.
- K. UNLESS OTHERWISE SPECIFIED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE ACCEPTED SODDED TURFGRASS AREAS UNTIL THE EFFECTIVE DATE FOR TURF MAINTENANCE OPERATIONS BEGINS. THE EFFECTIVE DATE SHALL BE SPECIFIED IN WRITTEN NOTICE FROM THE GENERAL CONTRACTOR.

IRRIGATIONS SYSTEMS

- A. GENERAL CONTRACTOR SHALL PROVIDED AN IRRIGATION SYSTEM (IF CLIENT WISHES TO IRRIGATE, VERIFY WITH CLIENT). PLAN SHALL PROVIDED FULL SITE COVERAGE ON THE PROPERTY.
 - B. COMPLETE DESIGN DRAWINGS & EQUIPMENT TO BE SUBMITTED TO OWNER FOR REVIEW.
- IRRIGATION SYSTEM DESIGN / BUILD NOTES:**
1. IRRIGATION SYSTEM SHALL HAVE A REMOVABLE EXTERIOR BACK-FLOW PREVENTER WITH FAKE ROCK COVER IN GRASS AREA OUTSIDE OF METER PIT AT POINT OF CONNECTION.
 2. IRRIGATION HEADS(DRIPLINE IN PLANTING BEDS; COMPLETE ROTOR SPRINKLER IN LAWN).
 3. RAIN BIRD ESP OR HUNTER I-CORE CONTROLLER LOCATED IN MECH ROOM WITH RAIN SENSOR.
 4. SLEEVES ARE REQUIRED UNDER ALL PAVEMENT / SIDEWALK FOR SYSTEM, COORDINATE WITH GENERAL CONTRACTOR.
 5. IRRIGATION CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR LAYOUT APPROVAL.

GENERAL LANDSCAPE NOTES

- A. THE CONTRACTOR SHALL VISIT THE SITE AND COMPLETELY REVIEW THESE DOCUMENTS AND FULLY UNDERSTAND THE NATURE AND SCOPE OF WORK NEEDED TO ACHIEVE THE FINISHED PRODUCT INTENDED BY THE OWNER. IN ADDITION, THE CONTRACTOR SHALL AT ONCE REPORT TO THE LANDSCAPE ARCHITECT, INACCURACIES OR INCONSISTENCIES DISCOVERED, FAILURE TO REASONABLY RECOGNIZE OR NOTIFY THE LANDSCAPE ARCHITECT OF SUCH ITEMS SHALL RELEASE THE LANDSCAPE ARCHITECT AND OWNER OF ALL LIABILITY. ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT SHALL BE CORRECTED AT THE CONTRACTORS EXPENSE.
- B. PROTECT ALL EXISTING VEGETATION TO REMAIN AS PER PLANS AND SPECIFICATIONS.
- C. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO COMPE THE WORK LOCATING ALL UNDERGROUND UTILITIES, AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING INSTALLATION. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC., WHICH MAY OCCUR AS A RESULT OF LANDSCAPE CONSTRUCTION.
- D. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO COMPLETE THE WORK.
- E. LANDSCAPE CONTRACTOR MUST CERTIFY THAT ITS SAFETY PROGRAM MEETS REGULATORY REQUIREMENTS AT A MINIMUM. CONTRACTOR TO PROVIDE DOCUMENTATION OF THE OSHA RECORD KEEPING SUMMARY.
- F. LANDSCAPE ARCHITECT MAY OBSERVE TREES AND SHRUBS EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. LANDSCAPE ARCHITECT RETAINS RIGHT TO OBSERVE TREES AND SHRUBS FURTHER FOR SIZE AND CONDITION OF BALLS, ROOT SYSTEMS, INSECTS, INJURIES, AND/OR LATENT DEFECTS AND TO REJECT UNDESIRABLE OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. LANDSCAPE CONTRACTOR SHALL REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.
- G. IF EXISTING ECOLOGY CAUSES ADJUSTMENTS OF LANDSCAPE PLANS TO FIT THE SITE CONDITIONS, A STAKE OUT BY LANDSCAPE CONTRACTOR AND ADJUSTMENTS BY LANDSCAPE ARCHITECT SHALL BE REQUIRED PRIOR TO INSTALLATION.
- H. THE OWNER AND/OR THE OWNER'S REPRESENTATIVE WILL APPROVE STAKED LOCATIONS OF ALL MATERIAL PRIOR TO INSTALLATION, OR AS DEEMED NECESSARY BY OWNER/OWNER'S REP.
- I. ALL PLANTING AREAS SHOWN ON PLANS SHALL BE TO WITHIN 2" OF FINAL GRADE BEFORE LANDSCAPE CONTRACTOR COMMENCES INSTALLATION.
- J. GIVE LOCATION AND DESCRIPTION OF PROPOSED UTILITIES, STORM STRUCTURES, EASEMENTS, ETC., REFER TO THE SITE PLAN AND CIVIL ENGINEERING DRAWINGS.
- K. ALL PLANT MATERIAL MUST BE INSTALLED ACCORDING TO THE APPROVED LANDSCAPING PLAN BY NO LATER THAN THE NEXT PLANTING SEASON OR WITHIN 6 MONTHS FROM THE COMPLETION OF ALL SITE CONSTRUCTION.
- L. PLANT QUANTITIES ARE ESTIMATES ONLY. CONTRACTOR TO VERIFY ALL PLANT QUANTITIES. ANY DISCREPANCY BETWEEN THE PLANTING LIST AND THE PLAN SHALL BE VERIFIED BY THE LANDSCAPE ARCHITECT. ALL SUBSTITUTIONS AND/OR CHANGES SHALL BE REQUESTED IN WRITING TO THE OWNER OR OWNER'S REPRESENTATIVE AND BE APPROVED BY THE LANDSCAPE ARCHITECT AND THE LOCAL MUNICIPALITY PRIOR TO INSTALLATION.
- M. THE CONTRACTOR SHALL PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF EXTERIOR PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1, "AMERICAN STANDARD FOR NURSERY STOCK."
- N. THE CONTRACTOR SHALL FURNISH NURSERY-GROWN TREES AND SHRUBS COMPLYING WITH ANSI Z60.1, WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPARENTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
- O. TREES AND SHRUBS OF A LARGER SIZE MAY BE USED, IF ACCEPTABLE TO LANDSCAPE ARCHITECT, WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
- P. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF TREES OR SHRUBS IS SHOWN, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER LABEL TO ASSURE SYMMETRY IN PLANTING.
- Q. THE CONTRACTOR SHALL LABEL ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTH THE BOTANICAL AND COMMON NAME.
- R. TOPSOIL SHALL BE ASTM D 5268, pH RANGE OF 5.5 TO 7, A MINIMUM OF 4 PERCENT ORGANIC MATERIAL CONTENT; FREE OF STONES 1 INCH OR LARGER IN ANY DIMENSION AND OTHER EXTRANEIOUS MATERIALS HARMFUL TO PLANT GROWTH. STANDARD TOPSOIL PLANTING MATERIAL SHALL CONSIST OF 60% NATIVE SOIL, 10% PEAT HUMUS, AND 30% COMPOST.
- S. COMPOST SHALL BE WELL-AERATED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH ONE INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISEIMS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS.
- T. FERTILIZER SHALL BE SLOW-RELEASE, GRANULAR OR PELLETS CONSISTING OF 50 PERCENT WATER-INSOLUBLE NITROGEN, PHOSPHORUS, AND POTASSIUM IN AMOUNTS RECOMMENDED FOR TYPE OF PLANT BEING GROWN.
- U. MULCH TO BE FREE FROM DELETERIOUS MATERIALS AND DISEASE AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS. MULCH SHALL BE CLEAN, NON-DYED, TONED, FREE, DOUBLE-SHREDED HARDWOOD, DARK BROWN IN COLOR, UNLESS NOTED OTHERWISE. CRUSHED ROCK AND PEA GRAVEL OR SIMILAR MATERIALS ARE NOT ACCEPTABLE.
- V. MULCH/GROUNDCOVER. ALL LANDSCAPE ISLANDS SHALL BE MULCHED BY THE LANDSCAPE CONTRACTOR UNLESS OTHERWISE STATED IN THE LANDSCAPE PLANS.
- W. PLANT TAGS SHALL REMAIN ON INSTALLED PLANT MATERIAL UNTIL THE WORK HAS BEEN APPROVED BY LOCAL INSPECTOR AND/OR THE OWNER OR OWNER'S REPRESENTATIVE.
- X. LANDSCAPE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE FROM ALL PLANT BEDS WITHOUT ADVERSELY AFFECTING SITE DRAINAGE. GRADES BEHIND CURBS FOR AREAS RECEIVING MULCH SHALL BE 3 INCHES BELOW TOP OF CURB & 2 INCHES BELOW TOP OF CURB FOR SOD.
- Y. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING, INCLUDING, BUT NOT LIMITED TO, WATERING, SPRAYING, MULCHING, FERTILIZING, ETC., ALL PLANTING AREAS AND LAWN UNTIL THE WORK IS ACCEPTED BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
- Z. ISLAND AND PLANTER GRADES (IF APPLICABLE) SHALL BE MOUNDED IN THE CENTER SLOPING DOWNWARD FROM THE MIDDLE OUTWARD AT A MINIMUM 2% AND A MAXIMUM 4%.
- AA. ALL PLANT MATERIAL INSTALLATION TO BE COORDINATED WITH IRRIGATION CONTRACTOR. ACTIVATE IRRIGATION SYSTEM UPON COMPLETION OF ALL LAWN AREAS. ALL IRRIGATION COMPONENTS SHALL BE OF THE SAME MANUFACTURER & INSTALLED PER MANUFACTURER SPECIFICATIONS.

SEEDING

- A. LANDSCAPE CONTRACTOR SHALL SEED ALL DISTURBED AREAS. THE FINAL GRADE AND TOPSOIL WITHIN +/- .10 FEET WILL BE IN PLACE FOR SEEDING CONTRACTOR.
 - B. CONTRACTOR SHALL APPLY CELLULOSE FIBER MULCH AT A MINIMUM RATE OF 1500 LBS./ACRE AND FERTILIZERS: BEST 6-20-20 OR BEST 15-15-15 OR APPROVED EQUAL APPLIED AT RATE APPROPRIATE FOR PRODUCT. ORGANIC TACKIFIER SHALL BE APPLIED AT RATE OF 70 LBS./ACRE. HYDROSEED MIX SHALL BE APPLIED AT THE 2,000 LBS./ACRE.
 - C. CONTRACTOR SHALL WATER ALL PLANT AREAS THOROUGHLY TO SATURATE UPPER LAYERS OF SOIL PRIOR TO THE HYDROSEEDING OPERATION. ALLOW THE PLANTING AREA SOIL SURFACE TO DRY OUT FOR ONE DAY ONLY PRIOR TO THE HYDROSEEDING APPLICATION.
 - D. CONTRACTOR SHALL APPLY THE HYDROSEEDING IN THE FORM OF A SLURRY CONSISTING OF ORGANIC SOIL AMENDMENTS, COMMERCIAL FERTILIZER, AND ANY OTHER CHEMICALS THAT ARE CALLED OUT. WHEN HYDRAULICALLY SPRAYED ONTO THE SOIL, THE MULCH SHALL FORM A BLOTTER-LIKE MATERIAL. SPRAY THE AREA WITH A UNIFORM VISIBLE COAT, USING THE DARK COLOR OF THE CELLULOSE FIBER AS A VISUAL GUIDE. THE SLURRY SHALL BE APPLIED IN A DOWNWARD DRILLING MOTION VIA A FAN STREAM NOZZLE. CONTRACTOR SHALL INSURE THAT ALL OF THE SLURRY COMPONENTS ENTER AND MIX WITH THE SOIL.
 - E. IF SLURRY COMPONENTS ARE LEFT FOR MORE THAN TWO HOURS IN THE MACHINE, ADD 50% MORE OF THE ORIGINALLY SPECIFIED SEED MIX TO ANY SLURRY MIXTURE WHICH HAS NOT BEEN APPLIED WITHIN THE TWO HOURS AFTER MIXING, ADD 75% MORE OF THE ORIGINAL SEED MIX TO ANY SLURRY MIXTURE WHICH HAS NOT BEEN APPLIED EIGHT (8) HOURS AFTER MIXING, ALL MIXTURES MORE THAN EIGHT (8) HOURS OLD, SHALL BE DISPOSED, OFFSITE, AT THE CONTRACTOR'S EXPENSE.
 - F. CONTRACTOR SHALL REMOVE ALL SLURRY SPRAYED ONTO HARDSCAPE AREAS INCLUDING CONCRETE WALKS, FENCES, WALLS, BUILDINGS, ETC. AT THE CONTRACTOR'S EXPENSE.
 - G. CONTRACTOR SHALL SAVE ALL SEED AND FERTILIZER TAGS AND FIBER MULCH BAGS FOR THE LANDSCAPE ARCHITECT TO VERIFY COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS.
- NATIVE SEED NOTES**
- A. ALL WEEDS AND EXISTING VEGETATION MUST BE ELIMINATED PRIOR TO HYDROSEEDING OR DRILL SEEDING ANY NATIVE SEED MIX.
 - B. INSTALLATION SHALL BE PERFORMED IN LATE FALL - EARLY WINTER OR SPRING. IF SITE IS PREPARED AT ANY OTHER TIME OF THE YEAR, STABILIZE WITH THE FOLLOWING SEED MIX PER ACRE: 64 LBS SEED OATS(AVENA SATIVA)/25 LBS ANNUAL RYE GRASS (LILIUM MULTIFLORUM)
 - C. IF VEGETATION EXISTS ON SITE, APPLY A GLYPHOSATE HERBICIDE AT LEAST THREE DAYS PRIOR TO INSTALLATION ON ALL ACTIVELY GROWING VEGETATION. NEVER APPLY FERTILIZER TO THE SITE.
 - D. DRILL SEEDING. INSTALL SEED WHEN SOIL IS SUFFICIENTLY DRY SO THAT SOIL DOES NOT STICK TO THE PACKER WHEELS ON THE DRILL.
 - E. ENSURE THE DRILL OR HYDROSEEDER IS PROPERLY CALIBRATED TO SOW THE SPECIFIED AMOUNT OF SEED OVER THE SPECIFIED AREA. ENSURE COMPLETE COVERAGE OF THE SPECIFIED AREA.
 - F. MOW AT A HEIGHT OF 4 - 6 INCHES WHEN THE OATS SEED SEED HEADS. MOW AT A HEIGHT OF 4 - 6 INCHES ONCE A MONTH OR WHENEVER WEED GROWTH REACHES 10 INCHES FOR THE REMAINDER OF THE FIRST SEASON.
 - G. IF COOL SEASON WEED GROWTH IS HEAVY IN THE SPRING OF THE SECOND SEASON, MOW ONCE IN LATE MAY OF THE SECOND SEASON.

Revision	Description	Date	Drawn	Checked
1	REUSED PER CIVIL CHANGES (LOT AREA INCREASE)	07/27/18	HW	AL

Item	Quantity

Henry Property	Black Hawk County	City of Cedar Falls	Cedar Falls, Iowa
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Drawing	LA
Drawn by	HW
Checked by	AL
Issue Date	18
Sheet	18

Fleet Farm

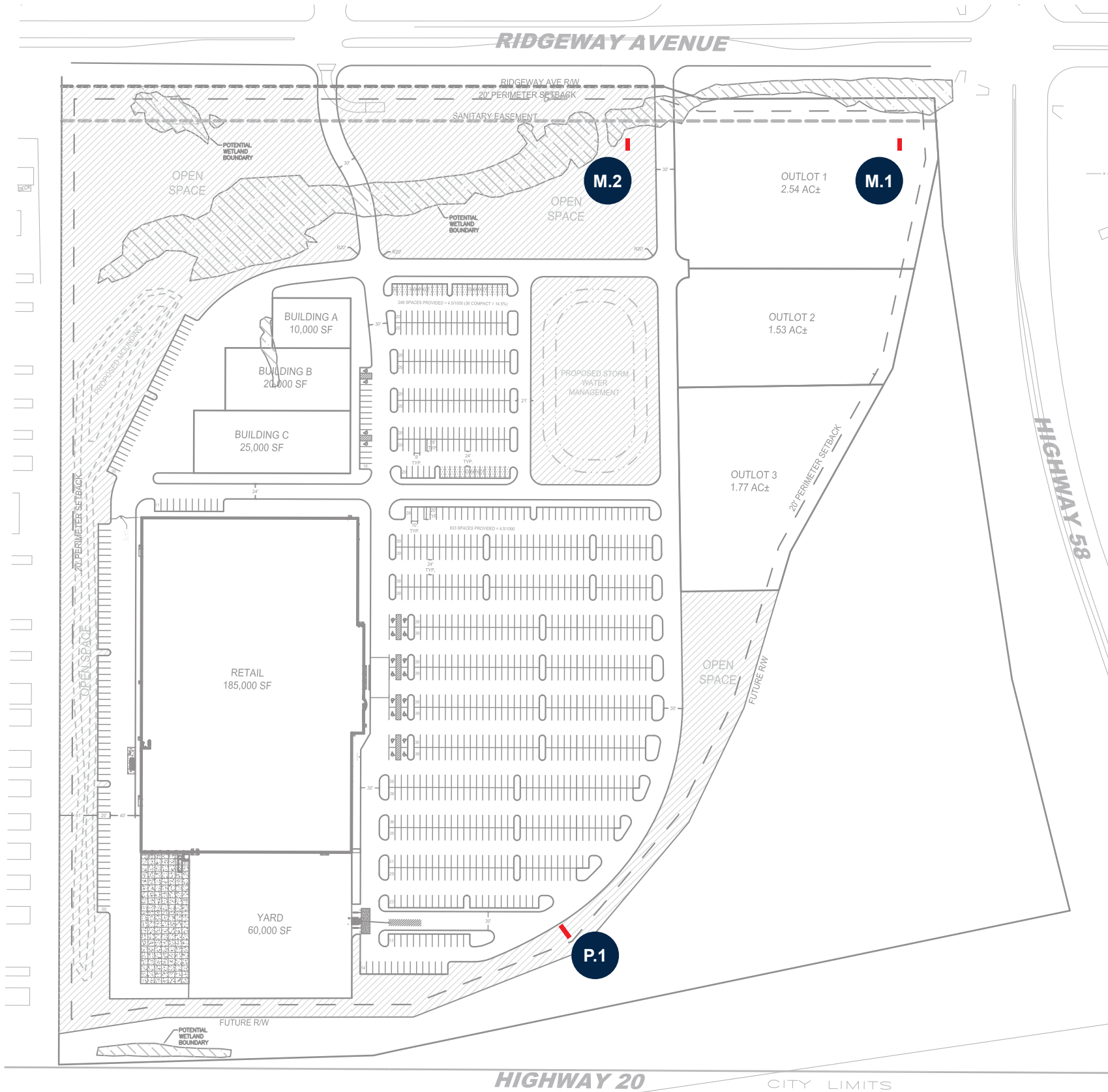
EXTERIOR SIGN ELEVATIONS

07.26.2018

CEDAR FALLS, IA

FREESTANDING SIGNS

- P.1** D/F INTERNALLY ILLUMINATED PYLON SIGN
- M.1** D/F INTERNALLY ILLUMINATED MONUMENT SIGN
- M.2** D/F INTERNALLY ILLUMINATED TENANT MONUMENT SIGN



-69-



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EST #: 4743-R1
DATE: 06.25.2018
DESIGNER: A. McKinney
SALES REP: N. Lison
PROJ MGR: D. LaCrosse

REV.	DATE	BY	DESCRIPTION
1	07.26.18	WAM	REVISE P.1, M.1 SIGN HEIGHTS, SQ. FT.; DELETE SOUTH & WEST ELE C-STORE SIGNS, ADD M.2
2	00.00.00	XX	XXXX
3	00.00.00	XX	XXXX
4	00.00.00	XX	XXXX
5	00.00.00	XX	XXXX
6	00.00.00	XX	XXXX
7	00.00.00	XX	XXXX
8	00.00.00	XX	XXXX
9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

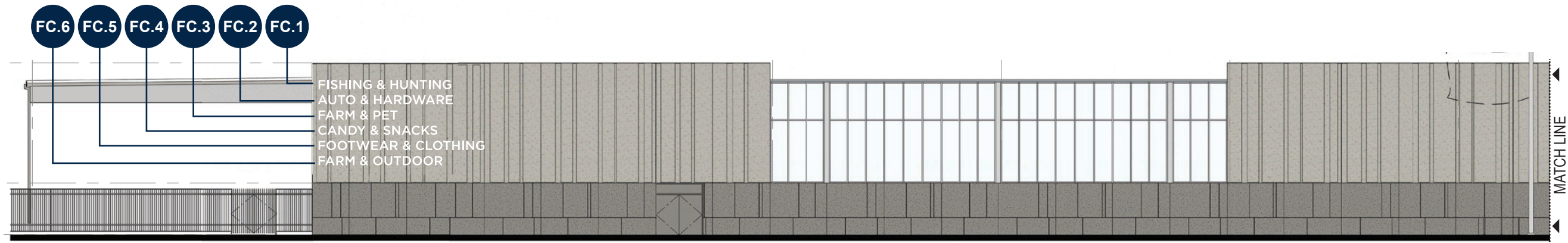
CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE
QC	

Fleet 4F Farm

Fleet Farm
Black Hawk County
Cedar Falls, IA
DESIGN PHASE: CONCEPTUAL

SHEET NUMBER
0.0

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FRONT ELEVATION
SCALE: 1" = 20'-0"

- FC.1 1'-7" 23'-2 1/8" FISHING & HUNTING NON-ILLUM. WHITE ACRYLIC LETTERS, 1/2" THICK
SQUARE FOOTAGE: 36.7
- FC.2 1'-7" 23'-6 3/4" AUTO & HARDWARE NON-ILLUM. WHITE ACRYLIC LETTERS, 1/2" THICK
SQUARE FOOTAGE: 37.3
- FC.3 1'-7" 13'-9 3/4" FARM & PET NON-ILLUM. WHITE ACRYLIC LETTERS, 1/2" THICK
SQUARE FOOTAGE: 21.9
- FC.4 1'-7" 20'-9 3/4" CANDY & SNACKS NON-ILLUM. WHITE ACRYLIC LETTERS, 1/2" THICK
SQUARE FOOTAGE: 33.0
- FC.5 1'-7" 29'-0" FOOTWEAR & CLOTHING NON-ILLUM. WHITE ACRYLIC LETTERS, 1/2" THICK
SQUARE FOOTAGE: 45.9
- FC.6 1'-7" 21'-8 1/8" FARM & OUTDOOR NON-ILLUM. WHITE ACRYLIC LETTERS, 1/2" THICK
SQUARE FOOTAGE: 34.3

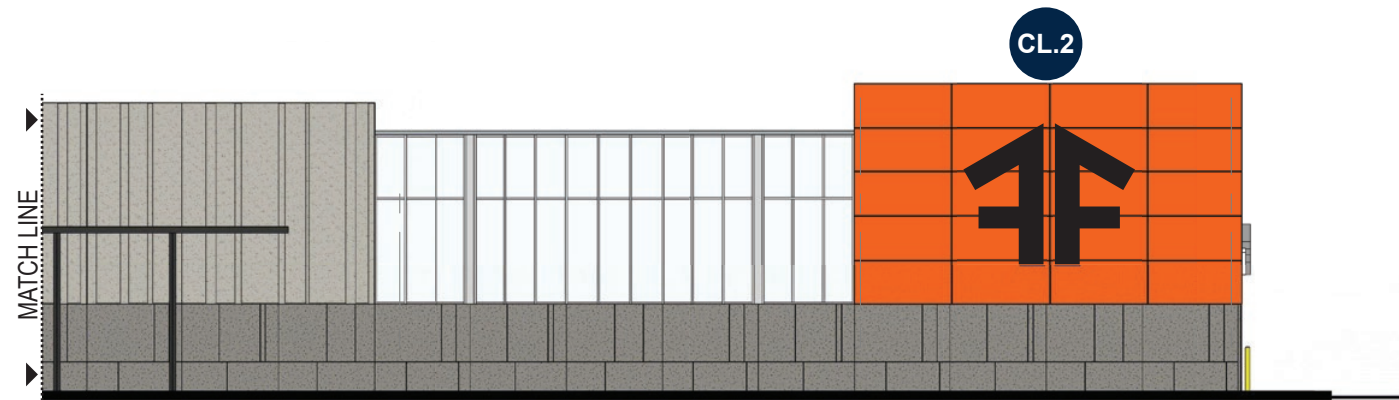


FRONT ELEVATION
SCALE: 1" = 20'-0"

- CL.1 10'-8 1/4" 64'-8 5/8" Fleet Farm HALO-LIT CHANNEL LETTERS
SQUARE FOOTAGE: 500.3

- CS.1 CUSTOM METAL SCREEN:
PERFORATED METAL SCREEN BACKGROUND FOR CHANNEL LETTERS
INTEGRATED INTO STOREFRONT DESIGN;

- CL.2 14'-8 3/8" 17'-10 5/8" FF FACE-LIT CHANNEL LETTERS
SQUARE FOOTAGE: 262.8



FRONT ELEVATION
SCALE: 1" = 20'-0"

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EST #: 4743-R1
DATE: 06.25.2018
DESIGNER: A. McKinney
SALES REP: N. Lison
PROJ MGR: D. LaCrosse

REV.	DATE	BY	DESCRIPTION
1	07.26.18	WAM	REVISE P.1, M.1 SIGN HEIGHTS, SQ. FT.; DELETE SOUTH & WEST ELE C-STORE SIGNS, ADD M.2
2	00.00.00	XX	XXXX
3	00.00.00	XX	XXXX
4	00.00.00	XX	XXXX
5	00.00.00	XX	XXXX
6	00.00.00	XX	XXXX
7	00.00.00	XX	XXXX
8	00.00.00	XX	XXXX
9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE
QC	

Fleet Farm

Fleet Farm
Black Hawk County
Cedar Falls, IA

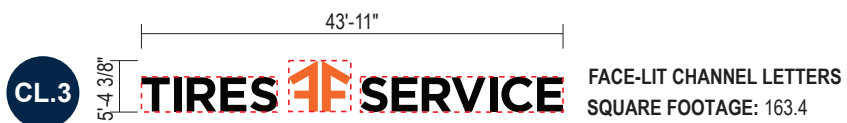
DESIGN PHASE: CONCEPTUAL

SHEET NUMBER

1.0

Item 4.A.

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RIGHT ELEVATION
SCALE: 1" = 20'-0"

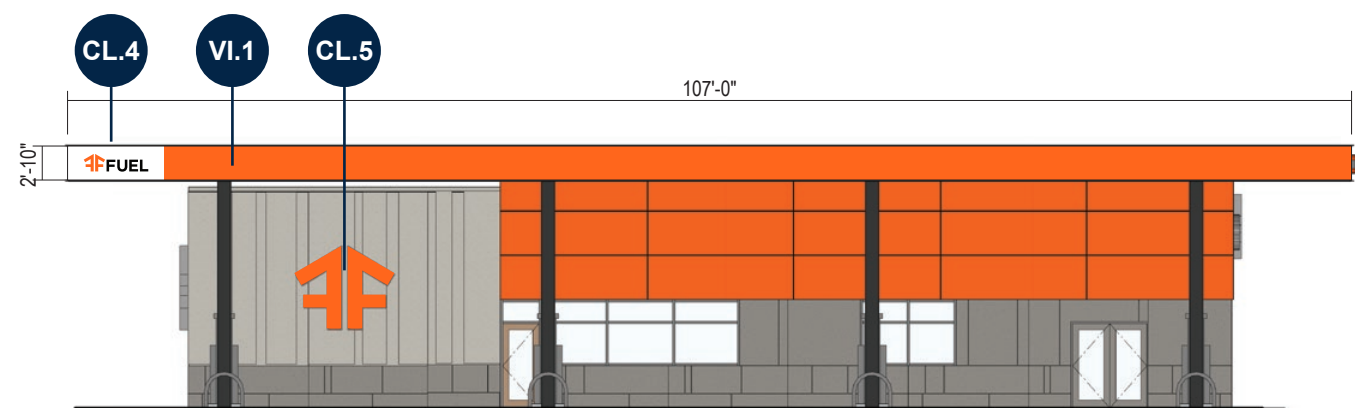
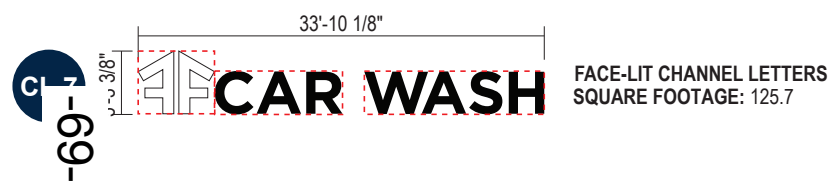
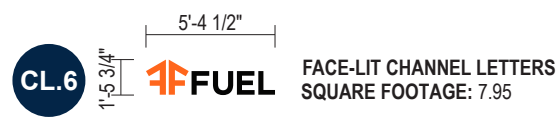
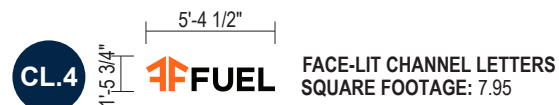


RIGHT ELEVATION
SCALE: 1" = 20'-0"

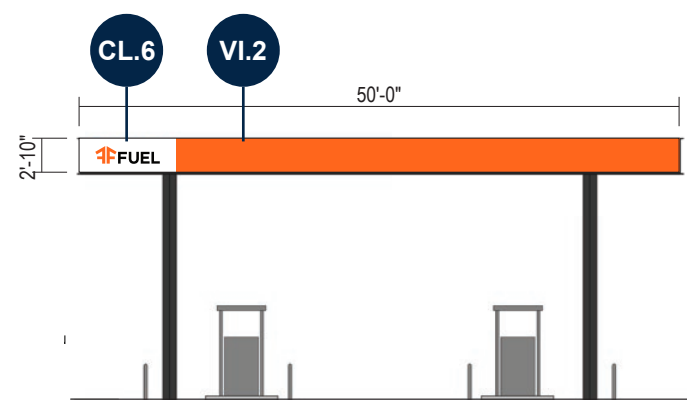
-89-

<p>JONES SIGN Your Vision. Accomplished. WWW.JONESSIGN.COM</p>	<p>EST #: 4743-R1 DATE: 06.25.2018 DESIGNER: A. McKinney SALES REP: N. Lison PROJ MGR: D. LaCrosse</p>	<table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>07.26.18</td> <td>WAM</td> <td>REVISE P.1, M.1 SIGN HEIGHTS, SQ. FT.; DELETE SOUTH & WEST ELE C-STORE SIGNS, ADD M.2</td> </tr> <tr> <td>2</td> <td>00.00.00</td> <td>XX</td> <td>XXXX</td> </tr> <tr> <td>3</td> <td>00.00.00</td> <td>XX</td> <td>XXXX</td> </tr> <tr> <td>4</td> <td>00.00.00</td> <td>XX</td> <td>XXXX</td> </tr> <tr> <td>5</td> <td>00.00.00</td> <td>XX</td> <td>XXXX</td> </tr> <tr> <td>6</td> <td>00.00.00</td> <td>XX</td> <td>XXXX</td> </tr> <tr> <td>7</td> <td>00.00.00</td> <td>XX</td> <td>XXXX</td> </tr> <tr> <td>8</td> <td>00.00.00</td> <td>XX</td> <td>XXXX</td> </tr> <tr> <td>9</td> <td>00.00.00</td> <td>XX</td> <td>XXXX</td> </tr> <tr> <td>10</td> <td>00.00.00</td> <td>XX</td> <td>XXXX</td> </tr> </tbody> </table>	REV.	DATE	BY	DESCRIPTION	1	07.26.18	WAM	REVISE P.1, M.1 SIGN HEIGHTS, SQ. FT.; DELETE SOUTH & WEST ELE C-STORE SIGNS, ADD M.2	2	00.00.00	XX	XXXX	3	00.00.00	XX	XXXX	4	00.00.00	XX	XXXX	5	00.00.00	XX	XXXX	6	00.00.00	XX	XXXX	7	00.00.00	XX	XXXX	8	00.00.00	XX	XXXX	9	00.00.00	XX	XXXX	10	00.00.00	XX	XXXX	<p>CLIENT APPROVAL _____ DATE _____</p> <p>LANDLORD APPROVAL _____ DATE _____</p> <p>QC _____</p>	<p>Fleet 4F Farm</p>	<p>Fleet Farm Black Hawk County Cedar Falls, IA</p>	<p>SHEET NUMBER 2.0</p>
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				<p>DESIGN PHASE: CONCEPTUAL</p>																																														

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C-STORE FRONT (EAST) ELEVATION
SCALE: 1/16" = 1'-0"



CANOPY RIGHT (NORTH) ELEVATION
SCALE: 1/16" = 1'-0"



C-STORE RIGHT (NORTH) ELEVATION
SCALE: 1/16" = 1'-0"

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EST #: 4743-R1
DATE: 06.25.2018
DESIGNER: A. McKinney
SALES REP: N. Lison
PROJ MGR: D. LaCrosse

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6	00.00.00	XX	XXXX
7	00.00.00	XX	XXXX
8	00.00.00	XX	XXXX
9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE
QC	

Fleet Farm

Fleet Farm
Black Hawk County
Cedar Falls, IA
DESIGN PHASE: CONCEPTUAL

SHEET NUMBER
3.0

Item 4.A.

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FC.9 3'-2 1/4"
1-5 3/4" EXIT
NON-ILLUM. WHITE ACRYLIC LETTERS, 1/2" THICK
SQUARE FOOTAGE: 3.2

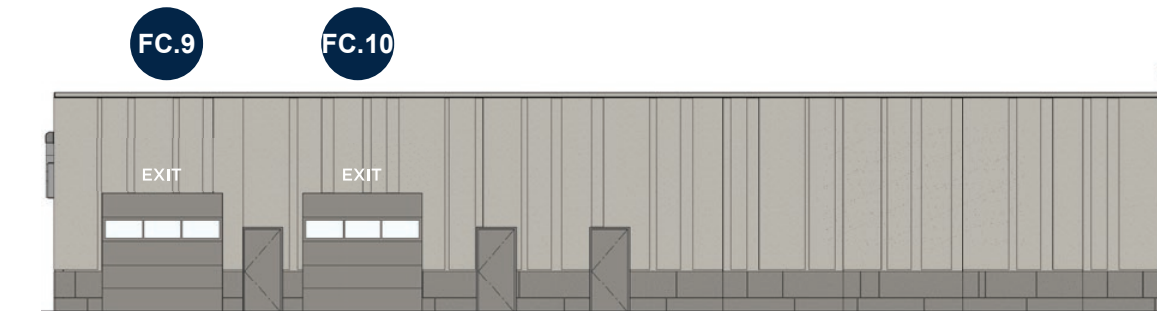
FC.10 3'-2 1/4"
1-5 3/4" EXIT
NON-ILLUM. WHITE ACRYLIC LETTERS, 1/2" THICK
SQUARE FOOTAGE: 3.2

CL.9 5'-4 1/2"
1-5 3/4" FUEL
FACE-LIT CHANNEL LETTERS
SQUARE FOOTAGE: 7.95

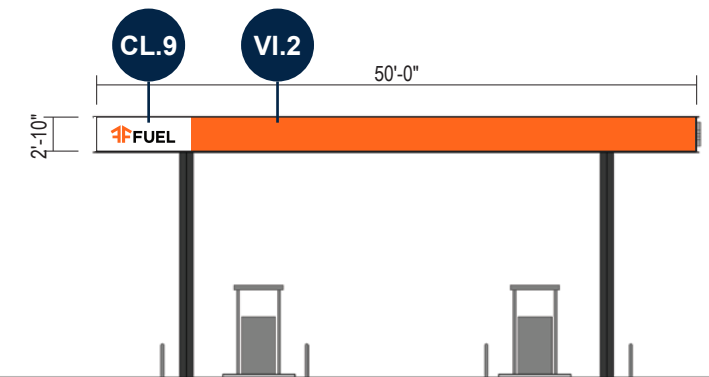
VI.2 NON-ILLUM. VINYL GRAPHICS

CL.10 5'-4 1/2"
1-5 3/4" FUEL
FACE-LIT CHANNEL LETTERS
SQUARE FOOTAGE: 7.95

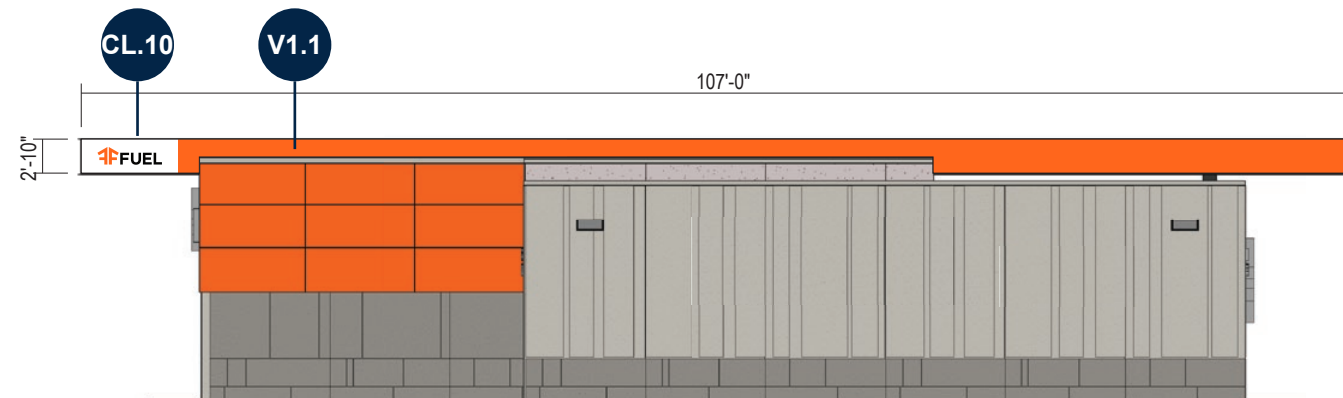
VI.1 NON-ILLUM. VINYL GRAPHICS
-07'-0"



C-STORE LEFT (SOUTH) ELEVATION
SCALE: 1/16" = 1'-0"



CANOPY LEFT (SOUTH) ELEVATION
SCALE: 1/16" = 1'-0"



C-STORE REAR (WEST) ELEVATION
SCALE: 1/16" = 1'-0"

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CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE
QC	

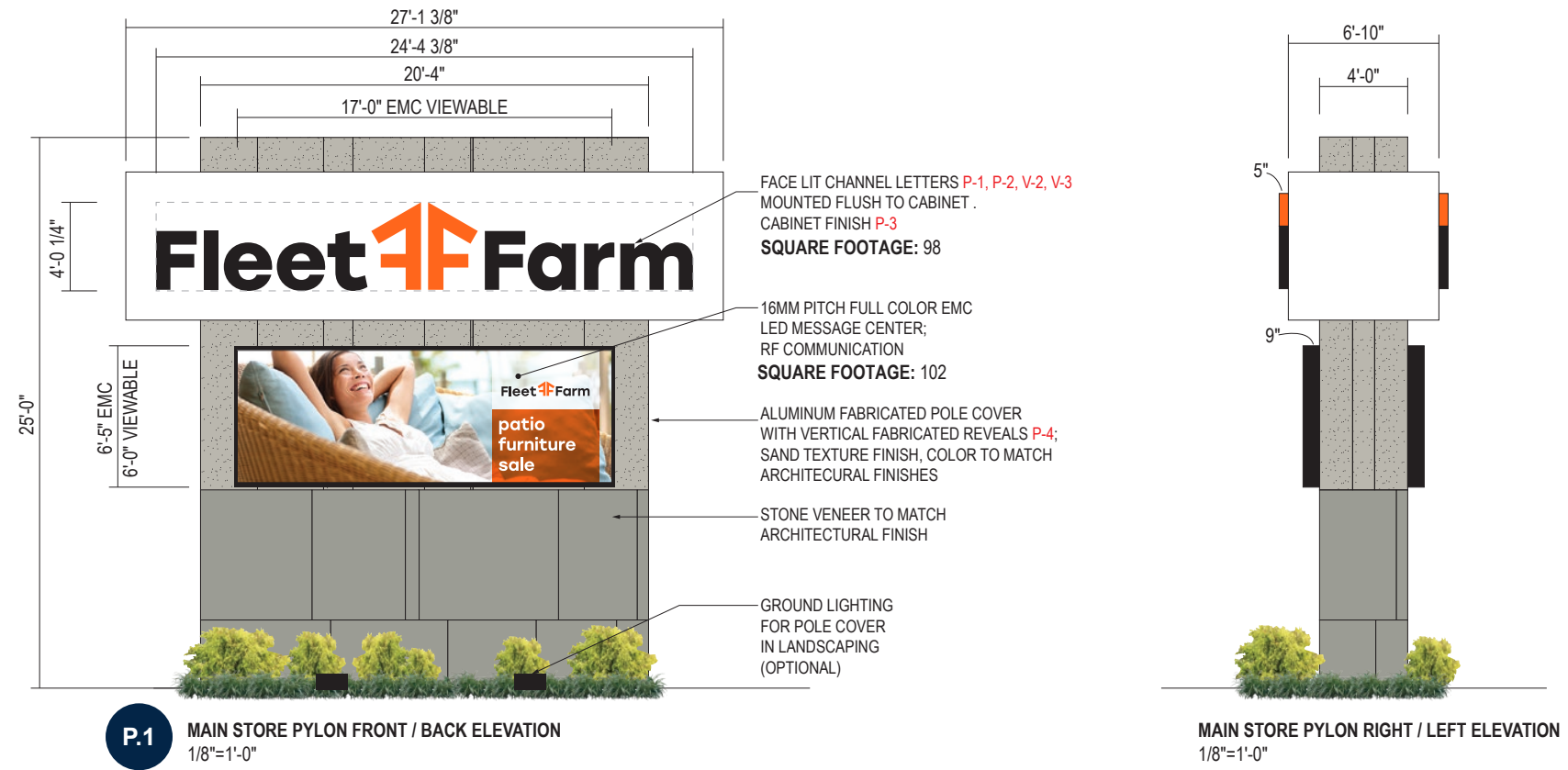
Fleet FARM

Fleet Farm
Black Hawk County
Cedar Falls, IA

DESIGN PHASE: CONCEPTUAL

SHEET NUMBER

4.0



-71-

P.1 MAIN STORE PYLON FRONT / BACK ELEVATION
 1/8"=1'-0"

MAIN STORE PYLON RIGHT / LEFT ELEVATION
 1/8"=1'-0"

COLORS/FINISHES

- P-1 MP BLACK, SATIN FINISH
- P-2 MP TO MATCH PMS 165C, SATIN FINISH
- V-2 3M 3630-84 TANGERINE TRANSLUCENT
- V-3 3M 3635-222 DUAL COLOR FILM
- P-3 MP TO MATCH BENJAMIN MOORE OC-65 CHANTILLY LACE
- P-4 MP TO MATCH PRE-CAST WALL PANEL (T.B.D.)

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8	00.00.00	XX	XXXX
9	00.00.00	XX	XXXX
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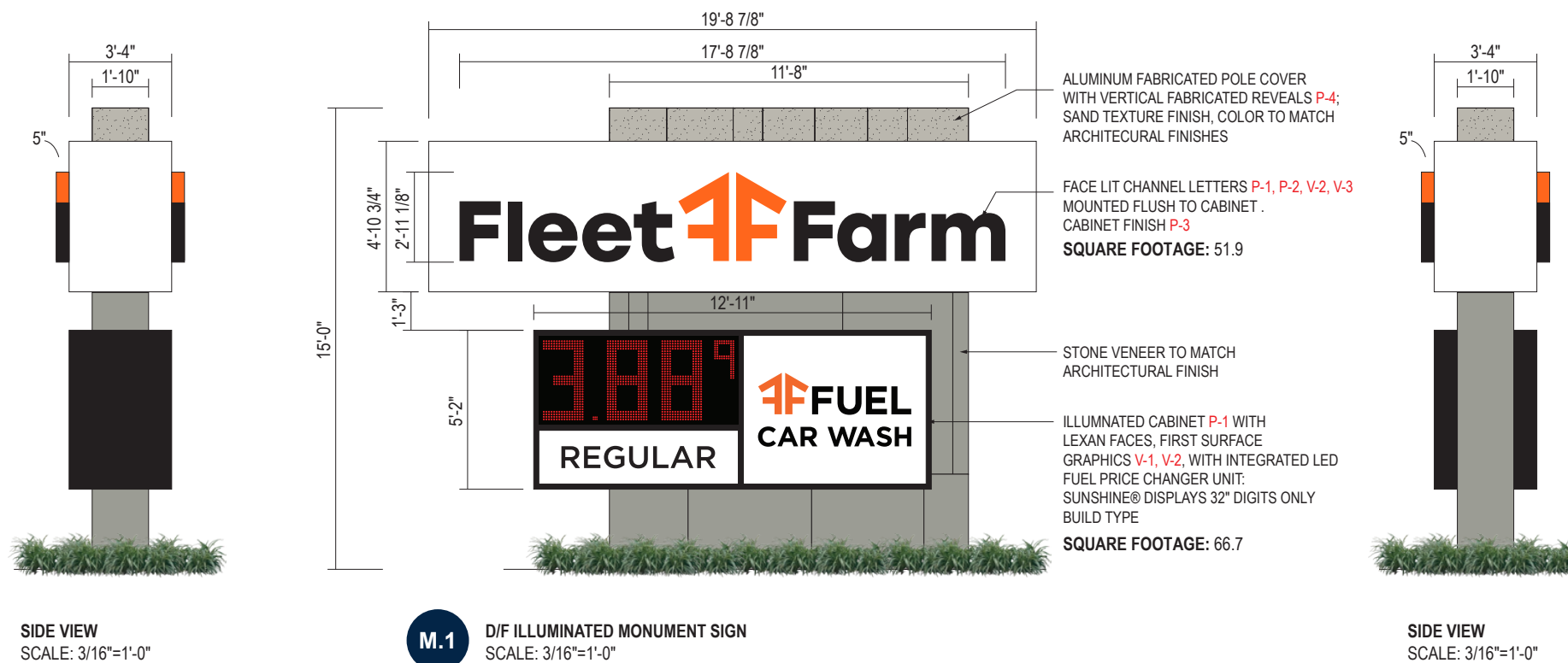
Fleet 4F Farm

Fleet Farm
 Black Hawk County
 Cedar Falls, IA
 DESIGN PHASE: CONCEPTUAL

SHEET NUMBER
 5.0

Item 4.A.

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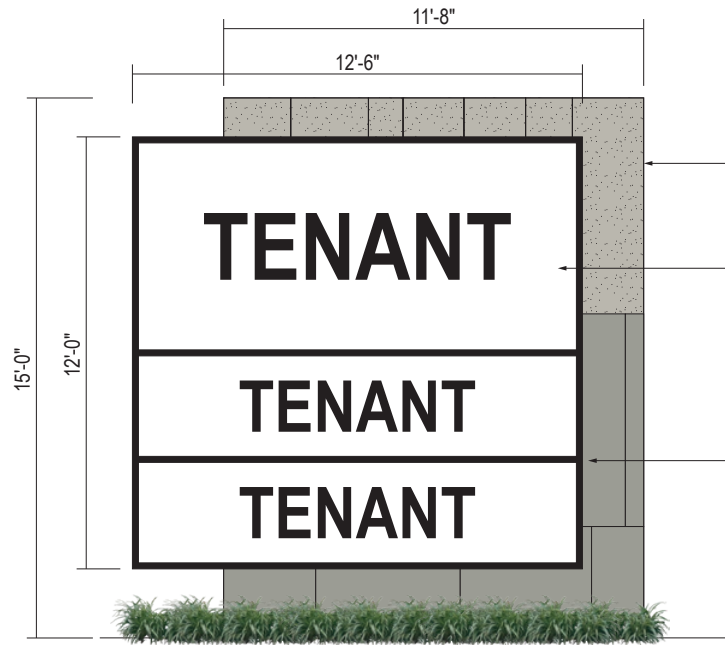
COLORS/FINISHES

- P-1 MP BLACK, SATIN FINISH
- P-2 MP TO MATCH PMS 165C, SATIN FINISH
- P-3 MP TO MATCH BENJAMIN MOORE OC-65 CHANTILLY LACE
- P-4 MP TO MATCH PRE-CAST WALL PANEL (T.B.D.)
- V-1 3M 3630-22 BLACK VINYL
- V-2 3M 3630-84 TANGERINE
- V-3 3M 3635-222 DUAL COLOR FILM

<p>JONES SIGN Your Vision. Accomplished. WWW.JONESSIGN.COM</p>	<p>EST #: 4743-R1 DATE: 06.25.2018 DESIGNER: A. McKinney SALES REP: N. Lison PROJ MGR: D. LaCrosse</p>	<table border="1" style="width: 100%; border-collapse: collapse; font-size: 8px;"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>07.26.18</td> <td>WAM</td> <td>REVISE P.1, M.1 SIGN HEIGHTS, SQ. FT.; DELETE SOUTH & WEST ELE C-STORE SIGNS, ADD M.2</td> </tr> <tr> <td>2</td> <td>00.00.00</td> <td>XX</td> <td>XXXX</td> </tr> <tr> <td>3</td> <td>00.00.00</td> <td>XX</td> <td>XXXX</td> </tr> <tr> <td>4</td> <td>00.00.00</td> <td>XX</td> <td>XXXX</td> </tr> <tr> <td>5</td> <td>00.00.00</td> <td>XX</td> <td>XXXX</td> </tr> <tr> <td>6</td> <td>00.00.00</td> <td>XX</td> <td>XXXX</td> </tr> <tr> <td>7</td> <td>00.00.00</td> <td>XX</td> <td>XXXX</td> </tr> <tr> <td>8</td> <td>00.00.00</td> <td>XX</td> <td>XXXX</td> </tr> <tr> <td>9</td> <td>00.00.00</td> <td>XX</td> <td>XXXX</td> </tr> <tr> <td>10</td> <td>00.00.00</td> <td>XX</td> <td>XXXX</td> </tr> </tbody> </table>	REV.	DATE	BY	DESCRIPTION	1	07.26.18	WAM	REVISE P.1, M.1 SIGN HEIGHTS, SQ. FT.; DELETE SOUTH & WEST ELE C-STORE SIGNS, ADD M.2	2	00.00.00	XX	XXXX	3	00.00.00	XX	XXXX	4	00.00.00	XX	XXXX	5	00.00.00	XX	XXXX	6	00.00.00	XX	XXXX	7	00.00.00	XX	XXXX	8	00.00.00	XX	XXXX	9	00.00.00	XX	XXXX	10	00.00.00	XX	XXXX	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">CLIENT APPROVAL</td> <td>DATE</td> </tr> <tr> <td>LANDLORD APPROVAL</td> <td>DATE</td> </tr> <tr> <td>QC</td> <td></td> </tr> </table>	CLIENT APPROVAL	DATE	LANDLORD APPROVAL	DATE	QC			<p>Fleet Farm Black Hawk County Cedar Falls, IA</p> <p>DESIGN PHASE: CONCEPTUAL</p>	<p>SHEET NUMBER</p> <p style="font-size: 24px; font-weight: bold;">6.0</p>
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SIDE VIEW
 SCALE: 3/16"=1'-0"



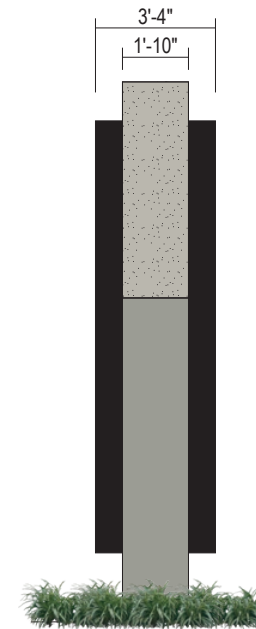
M.2 D/F ILLUMINATED MONUMENT SIGN
 SCALE: 3/16"=1'-0"

ALUMINUM FABRICATED POLE COVER WITH VERTICAL FABRICATED REVEALS P-4; SAND TEXTURE FINISH, COLOR TO MATCH ARCHITECTURAL FINISHES

ILLUMINATED CABINET P-1 WITH LEXAN FACES, FIRST SURFACE GRAPHICS; TENANT GRAPHICS T.B.D.

SQUARE FOOTAGE: 150

STONE VENEER TO MATCH ARCHITECTURAL FINISH



SIDE VIEW
 SCALE: 3/16"=1'-0"

-73-

COLORS/FINISHES

- P-1 MP BLACK, SATIN FINISH
- P-3 MP TO MATCH BENJAMIN MOORE OC-65 CHANTILLY LACE
- P-4 MP TO MATCH PRE-CAST WALL PANEL (T.B.D.)

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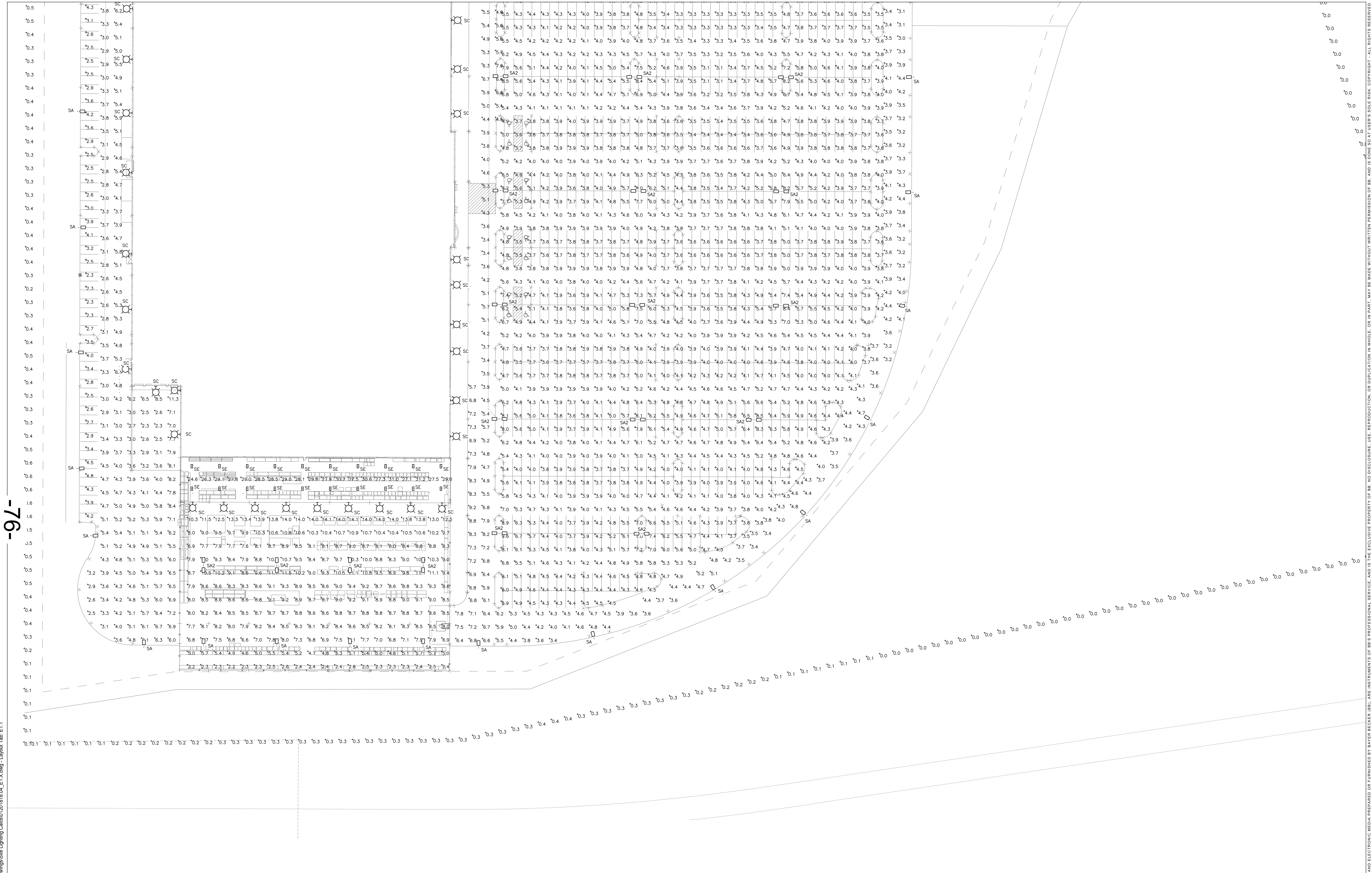
CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE
QC	

Fleet Farm

Fleet Farm
 Black Hawk County
 Cedar Falls, IA
 DESIGN PHASE: CONCEPTUAL

SHEET NUMBER
 7.0
Item 4.A.

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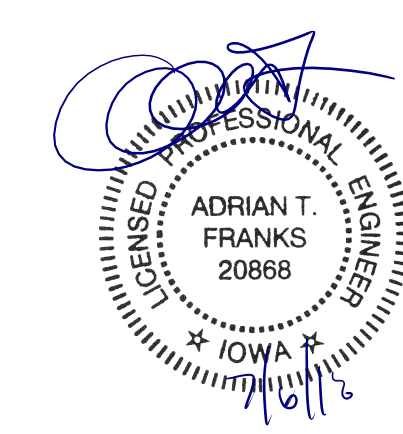
-76-

1 SITE LIGHTING PHOTOMETRICS

1"=40'-0"

Label	Manufacturer	Catalog Number	Description	Lamp	Light Loss Factor	Wattage	Notes
SA	LITHONIA LIGHTING	DSX2 LED PB 40K T4M MVOLT	POLE MOUNTED LED AREA LIGHT, FORWARD THROW	LED	0.9	431	ON 38' POLE
SA2	LITHONIA LIGHTING	DSX2 LED PB 40K T4M MVOLT	SAME AS FIXTURE SA BUT TWO HEADS AT 180 DEGREES	LED	0.9	862	ON 38' POLE
SC	LITHONIA LIGHTING	DSXWZ LED 30C 1000 40K T24M WOLK	WALL MOUNTED WIDE THROW AREA LIGHT	LED	0.9	109	
SD	LSI INDUSTRIES	CRUS-SC-LED-HO-50	LED SURFACE MOUNT PETROLEUM CANOPY FIXTURE	LED	0.9	132.4	
SE	LITHONIA LIGHTING	BRN 411 3000LM SEP GND ACK 40L BOCR1	LED HIGHBAY	LED	0.9	205	

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BACK DRIVES	+	5.0 fc	21.7 fc	2.3 fc	9.41	2.21
BACK PARKING	○	3.5 fc	4.8 fc	2.3 fc	2.11	1.41
C STORE DRIVE	+	10.4 fc	37.3 fc	1.1 fc	33.91	9.51
C STORE PARKING	○	3.4 fc	4.8 fc	2.2 fc	2.21	1.51
FUTURE BLDG PARKING	○	3.5 fc	3.9 fc	2.8 fc	1.41	1.31
MAIN DRIVE	+	4.9 fc	9.2 fc	1.7 fc	5.41	2.81
MAIN PARKING DRIVE	+	4.3 fc	7.8 fc	2.7 fc	2.91	1.61
MAIN PARKING LOT	○	4.4 fc	9.8 fc	3.1 fc	3.11	1.41
PROPERTY LINE	+	0.5 fc	2.8 fc	0.0 fc	N/A	N/A
SECONDARY PARKING	○	4.3 fc	9.4 fc	2.8 fc	3.61	1.71
SIDE PARKING	○	5.9 fc	7.5 fc	4.1 fc	3.81	1.41
SIDE YARD	+	12.7 fc	32.1 fc	2.2 fc	14.61	5.81



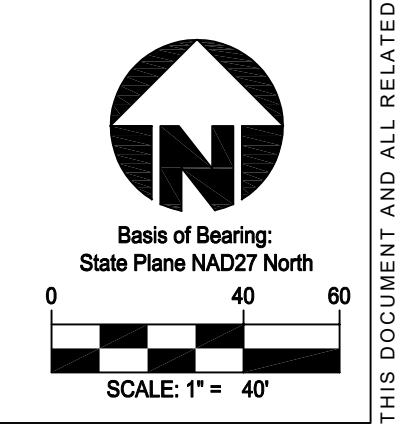
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dialectic

Dialectic Inc.
310 W 20th Street, Suite 200
Kansas City, MO 64108

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Issue Date: 07-06-18

Sheet: **E1.1**

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Date: _____
Drawn: _____
Checked: _____

Revision Description

Item

HENRY PROPERTY
BLACK HAWK COUNTY
CITY OF CEDAR FALLS
CEDAR FALLS, IOWA

SITE PLAN

bayer becker
www.bayerbecker.com
6600 Tylerville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 01201818.04_E1.X

Checked By: EKZ

Issue Date: 07-06-18

Sheet: E1.1