



**AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, JUNE 26, 2019
5:30 PM AT CITY HALL**

Call to Order and Roll Call

Approval of Minutes

1. Planning and Zoning Commission Minutes of June 12, 2019.

Public Comments

Old Business

2. **Cherrywood Acres Minor Subdivision Plat**

Location: 4114 High Street

Applicant: Anthony Runyan

Previous discussion: June 12, 2019

Recommendation: Recommend approval

P&Z Action: Review and make a recommendation to City Council

New Business

3. **Western Home Communities Ninth Addition Final Plat**

Location: Western Home Communities South Main Street Campus

Applicant: Western Home Communities

Previous discussion: None

Recommendation: Recommend approval

P&Z Action: Review and make recommendation to City Council

4. **The Terraces at West Glen Preliminary Plat**

Location: Southeast corner of Union Road and W. 12th Street

Applicant: The Terraces at West Glen, LLC

Previous discussion: None

Recommendation: Review and continue discussion

P&Z Action: Review and continue discussion at the July 10th P&Z Meeting

5. **Chrisbro Subdivision Preliminary Plat**

Location: 7213 Nordic Drive

Applicant: Chrisbro III Inc.

Previous discussion: None

Recommendation: Recommend approval

P&Z Action: Review and make recommendation to City Council

Commission Updates

Adjournment

Reminders:

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

**Cedar Falls Planning and Zoning Commission
Regular Meeting
June 12, 2019
City Hall Council Chambers
220 Clay Street, Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on Wednesday, June 12, 2019 at 5:30 p.m. in the City Hall Council Chambers, 220 Clay Street, Cedar Falls, Iowa. The following Commission members were present: Adkins, Giarusso, Hartley, Holst, Larson, Leeper, Prideaux and Saul. Wingert was absent. Karen Howard, Community Services Manager and David Sturch, Planner III, were also present.

- 1.) Chair Holst noted the Minutes from the May 22, 2019 regular meeting are presented. Ms. Saul made a motion to approve the Minutes as presented. Ms. Giarusso seconded the motion. The motion was approved unanimously with 7 ayes (Adkins, Giarusso, Hartley, Holst, Larson, Leeper and Saul), 1 abstention (Prideaux) and 0 nays.
- 2.) The first item of business was the Cherrywood Acres Minor Subdivision Plat. Chair Holst introduced the item and Mr. Sturch provided background information. He explained that the plat is located at the southwest corner of High Street and Union Road in the R-1 zoning district. He discussed lot and setback requirements, as well as utility needs, including water, electric, gas, sanitary sewer and drainage maintenance. This proposed minor plat satisfies the R-1 district standards. He explained that the item is just being presented at this time for discussion and comments.

Tony Runyan (petitioner), 4114 High Street, stated that he would like to build a new home as his family is growing. He noted that he knows there is a lot of push back from the neighbors and he would like to clear up any miscommunications on his intentions. His proposal exceeds R-1 lot standards and meets the required zoning ordinances. He discussed compromises with the location of the fire hydrant and water main extension from the existing main on the west side of Cherrywood Drive.

Susie Sigworth, 1028 Cherrywood Drive, is adjacent to Mr. Runyan's back yard. She noted her concern with two homes abutting her property as well as the loss of her view to the northeast. She also stated that people outside of the 200' proximity to Mr. Runyan's property were not notified and she is concerned that many people in the area don't know what is being planned.

Mark Sigworth, 1028 Cherrywood Drive, discussed proportional spacing between homes in the area and potential congestion in the neighborhood. He doesn't believe it aligns with the rest of the neighborhood. He also believes the field of view will be significantly reduced and doesn't believe this plan aligns with the beautification plan for the City. He discussed potential water runoff issues.

Bruce Adkins, 4201 Newland Drive, understands why Mr. Runyan would like to build a new home, but feels that the Deed Restrictions for the neighborhood may not allow for the proposed project. He also questioned whether there is a plan to create four lanes in that area of Union Road, as it would be too close to a house.

Abby Wood, 4213 Newland Drive, stated that she and her husband share the same concerns about curb appeal and the precedent that would be set if the project is allowed.

Sam Runyan, 4110 W. 1st Street, stated that the lot is unique to the area.

Mark Sigworth stated that the lot is not unique to the original lots from 1960.

Lisa Vry, 1017 Columbine Drive, stated concern with stormwater drainage.

Delbert Carpenter, 1005 Cherrywood Drive, stated he would really hate to see the family leave the neighborhood. He is a great neighbor and he understands why they would like to build a new house.

John Runchey, 920 Columbine Drive, noted that it is a unique neighborhood and suggests considering tearing the house down that is currently there and rebuild in that location. He doesn't want to see the neighborhood subdivided.

Ms. Prideaux asked about the Deed Restriction document and what kind of impact it would have on the decision. Mr. Sturch clarified that it is a private covenant between the neighbors and they would have to investigate and make a determination from their legal representative on whether this restriction could be enforced. Howard noted that the City is not party to private subdivision covenants and so should not be a deciding factor for the Commission.

Mr. Holst asked about the setback requirements of this property in comparison to Mr. Sigworth's property. It was clarified that they have the same requirements. Mr. Larson voiced concerns that there would not be much room to build. He doesn't believe the proposal fits in that area, and would create more of an opportunity to create more lot splits.

Mr. Leeper voiced concerns with how tight the lot will be, particularly if there is expansion to Union Road. However, he doesn't believe approval would set much of a precedent as there would only be limited opportunities for these types of splits in the neighborhood.

Ms. Saul asked why the City is asking for another hydrant and water main. Mr. Sturch explained that it is a service policy from CFU and the Fire Department. A new water main must be extended across the south side of High Street to the new property with a hydrant. Then a water service would be extended to the existing and proposed houses. He clarified that the Fire Code hydrant spacing standard is based on the ability to extend a fire hose to reach each home, and is not measured as the crow flies.

Ms. Howard asked the Commission if they would like staff to do a general assessment of how many potential lot splits might be possible in the subdivision. The Commission agreed this would be helpful. Ms. Prideaux asked if water runoff could be discussed at the next meeting as well. Mr. Larson stated he is a big fan of separating old double lots and infill, however he doesn't see how this particular lot will work and provide enough buildable area

The Commission will discuss the item at the next Planning and Zoning Commission meeting.

- 3.) As there were no further comments, Mr. Hartley made a motion to adjourn. Mr. Leeper seconded the motion. The motion was approved unanimously with 8 ayes (Adkins, Giarusso, Hartley, Holst, Larson, Leeper, Prideaux and Saul), and 0 nays.

The meeting adjourned at 6:14 p.m.

Respectfully submitted,



Karen Howard
Community Services Manager



Joanne Goodrich
Administrative Clerk



DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613
Phone: 319-273-8600
Fax: 319-273-8610
www.cedarfalls.com

MEMORANDUM

Planning & Community Services Division

TO: Planning and Zoning Commission
FROM: David Sturch, Planner III
Matt Tolan, Civil Engineer II
DATE: June 19, 2019
SUBJECT: Cherrywood Acres Minor Plat

REQUEST: Request to approve the Cherrywood Acres Minor Plat Case # MP19-001

PETITIONER: Anthony Runyan

LOCATION: 4114 High Street

PROPOSAL

The property owner at 4114 High Street proposes a lot split to create a lot for a new residential dwelling at the southwest corner of High Street and Union Road. A minor plat is needed to split the original single lot into two lots.

BACKGROUND

Cherrywood Acres was created with large rural lots in 1960 when this 56 lot subdivision resided in the county. In 1971, the western and northern portions of Cedar Falls were annexed into the City which included Cherrywood Acres. The house at 4114 High Street was built in 1962. The property is 120 feet wide (north/south) and 160 feet deep (east/west). The house is situated on the west half of the lot, facing north with a driveway onto High Street. There is approximately 100 feet of yard area off the east side of the house.



ANALYSIS

4114 High Street is located in the R-1 Residence Zoning District. A single housing unit in R-1 zoning is required to have a lot width of 75 feet and area of 9,000 square feet. The original lot is 23,400 square feet in area. The Minor Plat proposes to create two lots: Parcel F (4114 High

Street) will have an east/west width of 107 feet and a north/south depth of 120 feet with an area of 12,955 square feet. Parcel G will have an east/west width of 92 feet and a north/south depth of 120 feet with an area of 10,441 square feet.

The drawing to the right graphically depicts the lot split and building locations. The building setbacks in the R-1 district require a 30-foot front yard and a 30-foot rear yard area. The side yard areas are 10% of the width of the lot. A 25-foot building line was

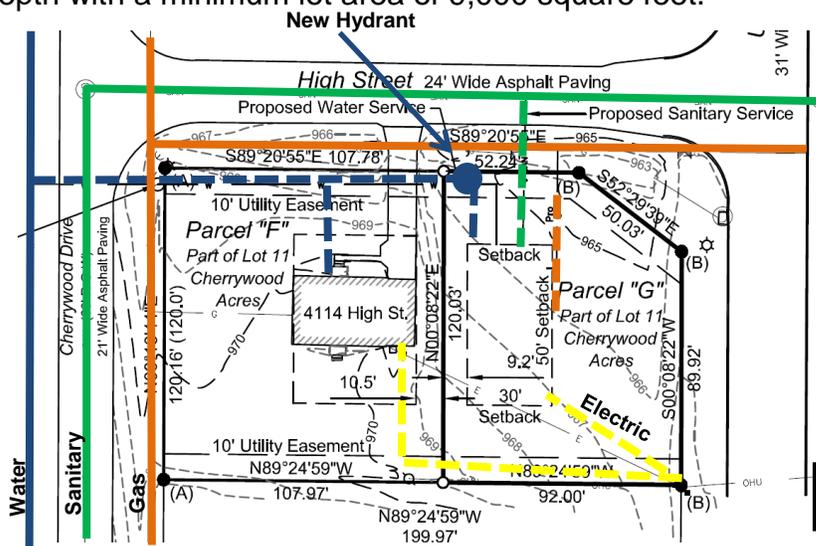
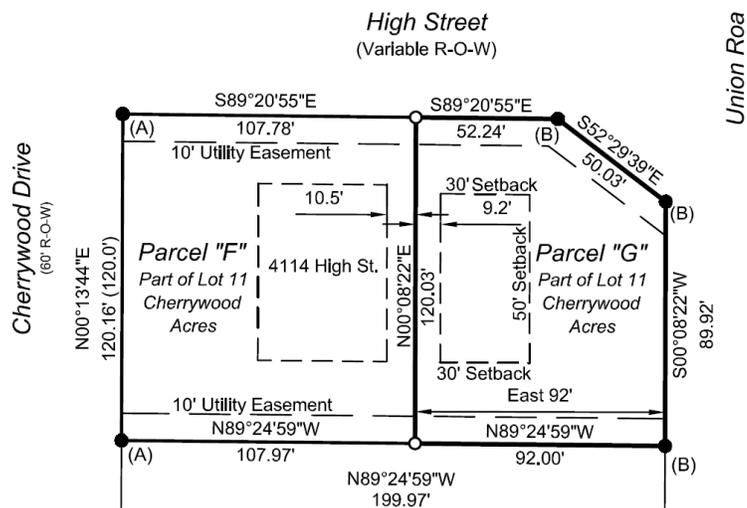
established on the plat to serve as a side yard setback along High Street. Since this is a newly created lot, the current R-1 standards must comply with a 30-foot front yard area as well as the remaining setback areas. The existing dwelling at 4114 High Street and the proposed dwelling on Parcel G satisfied the R-1 district setback standards.

By applying the setbacks on this lot, the potential building area for a new dwelling and attached garage is approximately 1,968 square feet. The building envelope is 60' north/south and 32.8' east/west. This building area is similar in size to other dwellings in the neighborhood. The area of both lots will be half the size of the other lots in the neighborhood. The two parcels will still exceed the minimum R-1 lot area standards of 9,000 square feet. Both lots meet all zoning ordinance requirements if subdivided.

At your last meeting, the Commission requested information regarding the potential for additional lot splits in Cherrywood Acres. After reviewing the original Cherrywood Acres plat, there appears to be only one additional lot that has the characteristics to meet the setback requirements for a lot split. However, extension of a street and other infrastructure would be necessary, which may prove cost prohibitive. This was a high level analysis based on the assumption that existing homes and garages would not be torn down to accomplish a lot split. It should also be noted that the City will not allow lots splits that would require new driveway curb cuts on to Union Road. By applying the R-1 setback standards, any new lot along with the existing dwelling must satisfy the 30-foot front yard and rear yard setback requirements. Also, the lots must be at least 100 feet in depth with a minimum lot area of 9,000 square feet.

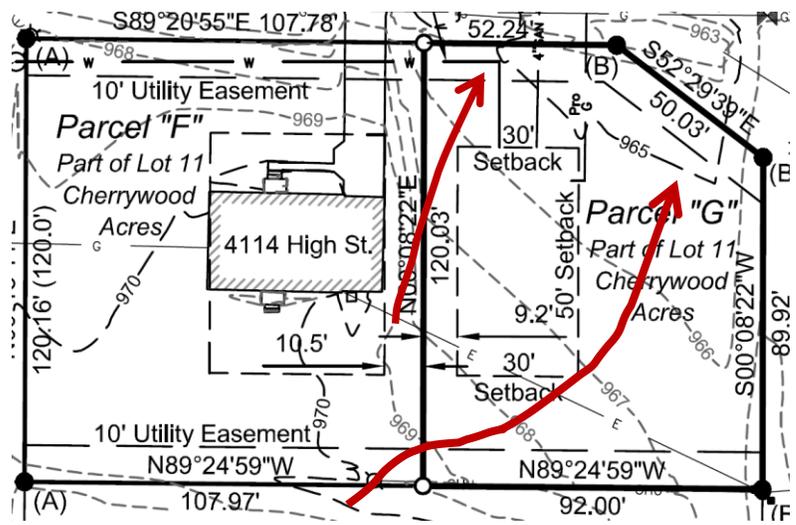
TECHNICAL COMMENTS

City technical staff, including Cedar Falls Utilities (CFU) personnel, has reviewed the proposed plat. The following items listed below are the technical comments for the development of this plat and proposed home. The solid lines on the plat represent the existing utility service locations and the dashed lines represent the proposed utility service lines.



1. The existing underground electric line from the southeast corner of the lot to the existing house must be relocated and buried within the 10-foot utility easement along the south lot line.
2. The existing 12" water main lies along the west side of Cherrywood Drive. The plat shows a new water main extension off the existing main extending to a hydrant located east of the existing driveway at 4114 High Street. According to the CFU and Fire Department policy for new development, the water main must be extended to the middle of the lot along High Street for the hydrant, as shown on the previous page. This will provide water service to both the existing dwelling at 4114 High Street and the proposed dwelling. Final fire hydrant and valve placement locations will be part of the construction review.
3. Sanitary sewer service will be connected to the existing sewer on High Street.
4. Gas service will be connected to the existing gas line on High Street.
5. The Cherrywood Acres subdivision was developed with a rural roadway cross-section with no curb and gutter. There are ditches alongside the roadway that carry the stormwater through pipes under the driveways and in field tiles. The proposed driveway will have a culvert for the stormwater in the ditch. If the owner discovers a buried field tile during the construction of the home, that tile must be relocated and rerouted around the building's foundation.
6. The proposed driveway off of High Street must be at least 75 feet from the west edge of Union Road.
7. There will be no access onto Union Road.

The existing lot slopes from the southwest to the northeast. The ground elevation at the southwest corner of the proposed lot is 969'. This grade drops to 965' near the northeast corner of the lot. All runoff will be directed to the ditch at the corner of Union Road and High Street. Some of the runoff will run directly to the Union Road ditch. The finish grade around the proposed home must follow these drainage patterns. The grading of the property must be done so that it does not affect the adjacent lot or adjacent roadway. The existing ditch along High Street and Union Road must not be disturbed.



The property is located outside the floodplain overlay district.

A notice of this minor plat was mailed to the property owners/residents in the east half of the Cherrywood Acres subdivision on June 20, 2019, which far exceeds the typical 200' notification area.

STAFF RECOMMENDATION

The Community Development Department recommends approval of the Cherrywood Acres Minor Plat with the following conditions:

1. Extend the water main across the north lot line for the placement of the hydrant east

- of the existing driveway.
2. The existing home must be connected to the water main.
 3. Any comments or direction specified by the Planning and Zoning Commission.
 4. Conform to all city staff recommendations and technical requirements.

PLANNING & ZONING COMMISSION

Discussion 6/12/2019 The first item of business was the Cherrywood Acres Minor Subdivision Plat. Chair Holst introduced the item and Mr. Sturch provided background information. He explained that the plat is located at the northwest corner of Union Road and 12th Street in the R-1 zoning district. He discussed lot and setback requirements, as well as utility needs, including water, electric, gas, sanitary sewer and drainage maintenance. This proposal satisfies R-1 lot standards and meets the required zoning ordinances. He explained that the item is just being presented at this time for discussion and comments.

Tony Runyan (petitioner), 4114 High Street, stated that he would like to build a new home as his family is growing. He discussed to need compromises with issues with an issue with a fire hydrant.

The following comments came from the property owners in the neighborhood.

- Susie Sigworth at 1028 Cherrywood Drive. She noted her concern with two homes abutting her property as well as the loss of her view. She also stated that people outside of the 200' proximity to Mr. Runyan's property were not notified and she is concerned that many people in the area don't know what is being planned.
- Mark Sigworth at 1028 Cherrywood Drive. He discussed the proportional spacing in the area and potential congestion in the neighborhood. He doesn't believe it aligns with the rest of the neighborhood. He also believes the field of view will be significantly reduced and doesn't believe this plan aligns with the beautification plan for the City. He discussed potential water runoff issues.
- Bruce Adkins at 4201 Newland Drive. He understands why Mr. Runyan would like to build a new home, but feels that the Deed Restrictions for the neighborhood may not allow for the proposed project. He also questioned whether there is a plan to create four lanes in that area of Union Road, as it would be too close to a house.
- Abby Wood at 4213 Newland Drive. She stated that she and her husband share the same concerns about curb appeal and the precedent that would be set if the project is allowed.
- Sam Runyan at 4110 W. 1st Street. He stated that the lot is unique to the area.
- Mark Sigworth stated that the lot is not unique to the original lots from 1960.
- Lisa Vry at 1017 Columbine Drive. Has a concern with stormwater drainage.
- Delbert Carpenter at 1005 Cherrywood Drive. He stated he would really hate to see the family leave the neighborhood. He is a great neighbor and he understands why they would like to build a new house.
- John Runchey at 920 Columbine Drive. He noted that it is a unique neighborhood and suggests considering tearing the house down that is currently there and rebuild in that location. He doesn't want to see the

neighborhood subdivided.

The comment period ended and the commission provided some comments and questions. Ms. Prideaux asked about the Deed Restriction document and what kind of impact it would have on the decision. Mr. Sturch clarified that it is a private covenant between the neighbors and they would have to investigate and make a determination from their representation on whether it can be split.

Mr. Holst asked about the setback requirements of this property in comparison to Mr. Sigworth's property. It was clarified that they have the same requirements. Mr. Larson voiced concerns that there would not be much room to build. He doesn't believe the proposal fits in that area, and would create more of an opportunity to create more lot splits.

Mr. Leeper voiced concerns with how tight the lot will be, particularly if there is expansion to Union Road. He doesn't believe there will be much changing the precedent as it is not possible in many locations.

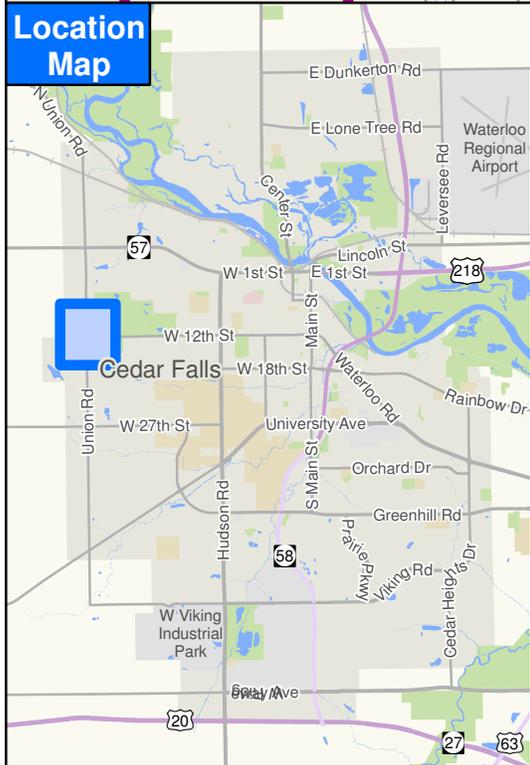
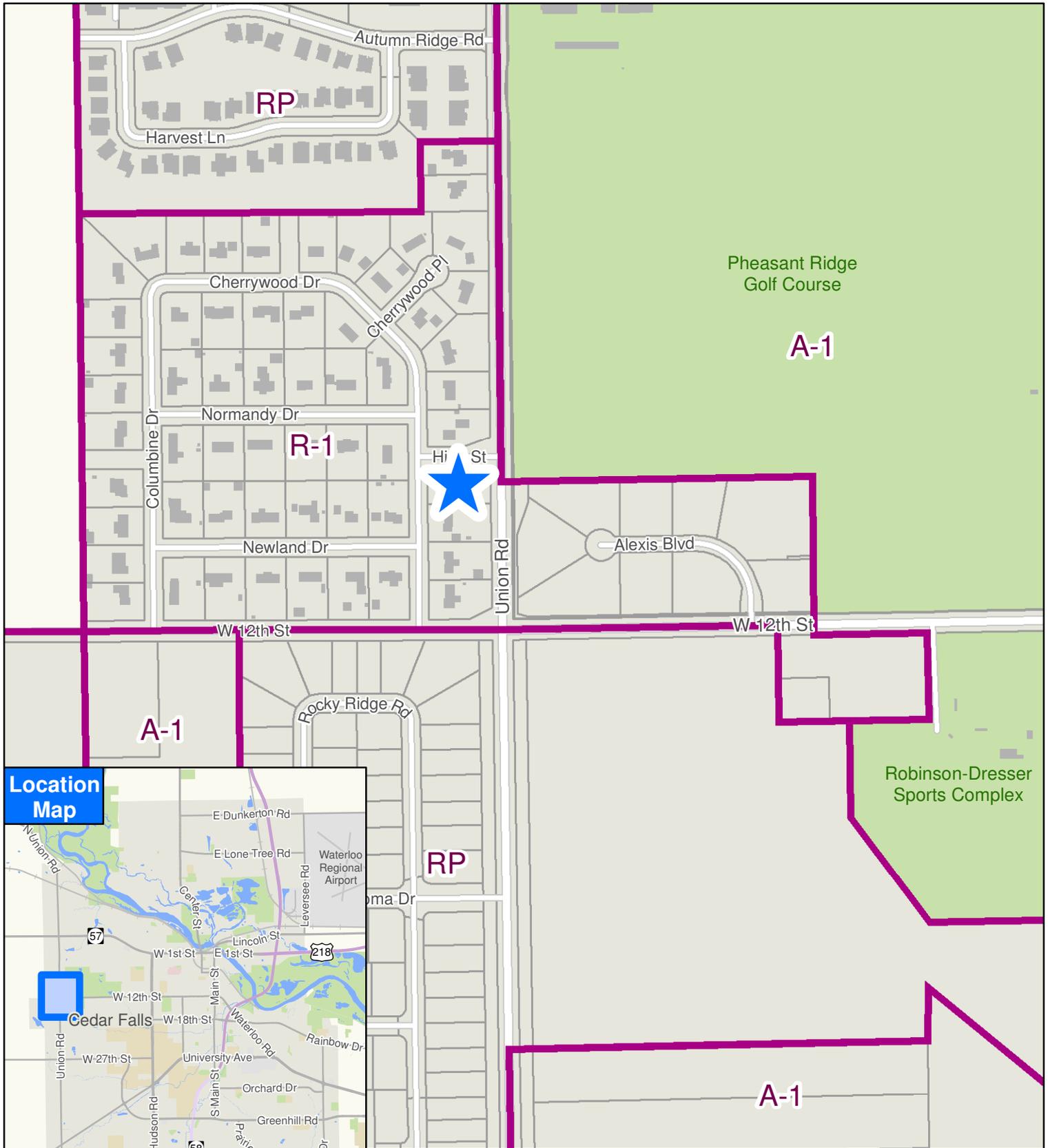
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Mr. Larson stated he is a big fan of separating old double lots and infill, however he doesn't see how this particular lot will work.

The Commission will discuss the item at the next Planning and Zoning Commission meeting.

Cedar Falls Planning & Zoning Commission

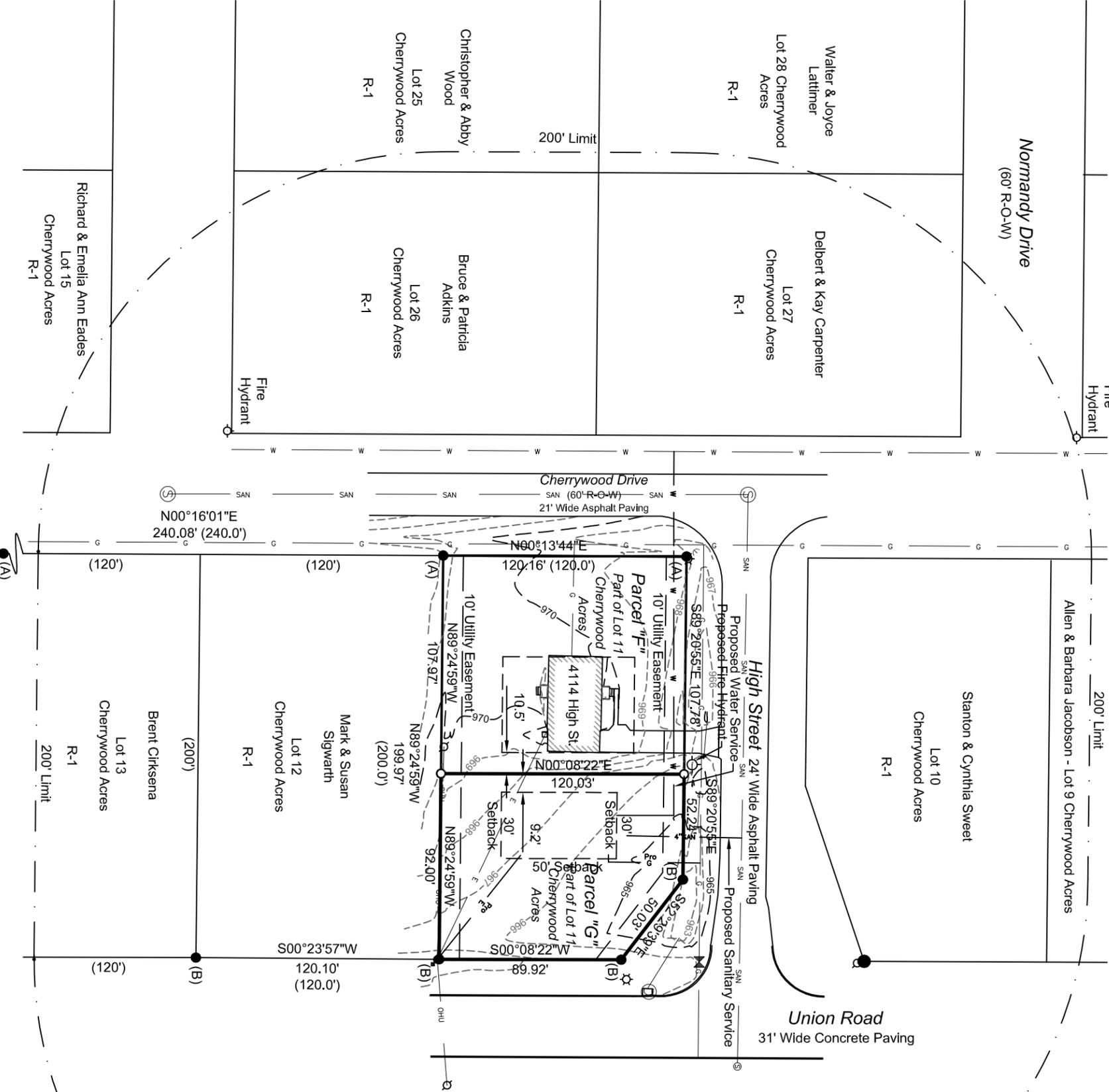
June 26, 2019



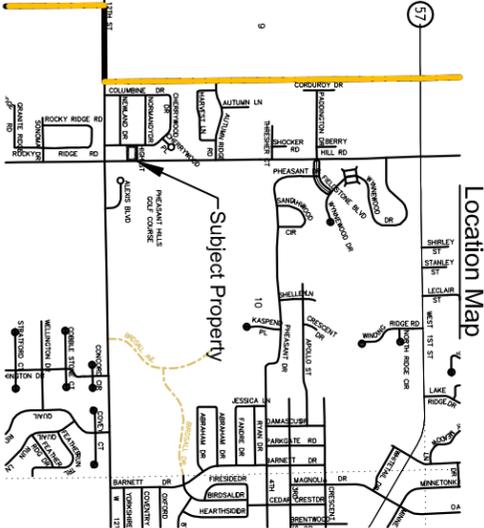
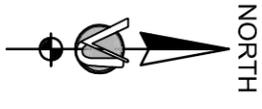
Plat of Survey
Cherrywood Acres Minor Subdivision Plat
Cedar Falls, Iowa
 Lot 11, Cherrywood Acres, Black Hawk County, Iowa

Parcel "F" Legal Description:
 Lot No. 11 in Cherrywood Acres in Black Hawk County, Iowa, except the East 92 feet and except that part conveyed to the City of Cedar Falls, Iowa for Union Road right-of-way in 591 CLD 82.

Parcel "G" Legal Description:
 The East 92 feet of Lot No. 11 in Cherrywood Acres in Black Hawk County, Iowa, except that part conveyed to the City of Cedar Falls, Iowa for Union Road right-of-way in 591 CLD 82.



- Feature Legend**
- Set 5/8"Ø x 24" Rebar w / Orange Cap L.S. #22561
 - Property Corner Found
 - ▲ Set Section Corner
 - ▲ Section Corner Found
 - ▲ 100.00' Dimension of Survey
 - ▲ (100.00') Dimension of Record



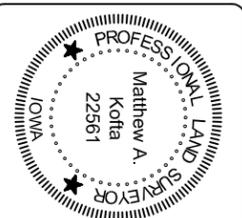
Current & Proposed Zoning
 R-1 Residence District

Owner/Subdivider:
 Anthony Runyan
 4144 High Street
 Cedar Falls, IA 50613

Parcel Area Tabulation
 Parcel "F": 12,955 Sq. Ft. (0.30 acres)
 Parcel "G": 10,441 Sq. Ft. (0.24 acres)

- Notes:**
- 1.) Underground Electric Service to 4114 High Street to be relocated to 10' utility easement along the South side of Lot 11
 - 2.) Underground Title across Parcel "G" to be relocated prior to construction of a new residence.
 - 3.) Proposed grading changes to subject parcel are not to impact adjacent properties.
 - 4.) Soil Types per NRCS Web Soil Survey Klinger-Urban 87.4% Tripoli-Urban 12.6%
- Found Corner Monument Legend:**
 (A) - Found 1"Ø Pinched Pipe
 (B) - Found 1/2"Ø Rebar w/Yellow Cap #2697

- Notes:**
- 1.) The South line of Lot 11 was assumed to bear N89°24'59"W
 - 2.) All dimensions are in US Survey feet and decimals thereof.
 - 3.) The error of closure is better than 1:10,000
 - 4.) Proprietor: Anthony M. & Sandra Runyan
 - 5.) Survey Requested by: Tony Runyan
 - 6.) Field work was completed: 4-12-2019
 - 7.) Parcel letters "F" and "G" assigned by County Auditor.

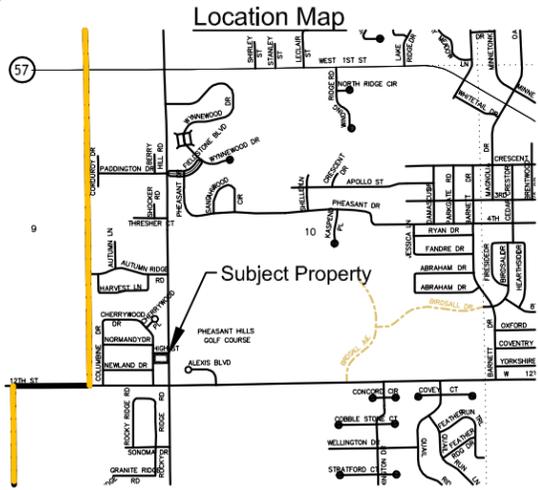


I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Matthew A. Kofa, P.L.S.
 License number 22561
 My license renewal date is December 31, 2020
 Date _____
 Pages or sheets covered by this seal: _____

scale	Revised High Street setback to 30'	6-19-19
1"=60'		
drawn by		
WJL		
date		
5-3-2019		
revisions		





Plat of Survey

Cherrywood Acres Minor Subdivision Plat

Cedar Falls, Iowa
 Lot 11, Cherrywood Acres
 Black Hawk County, Iowa



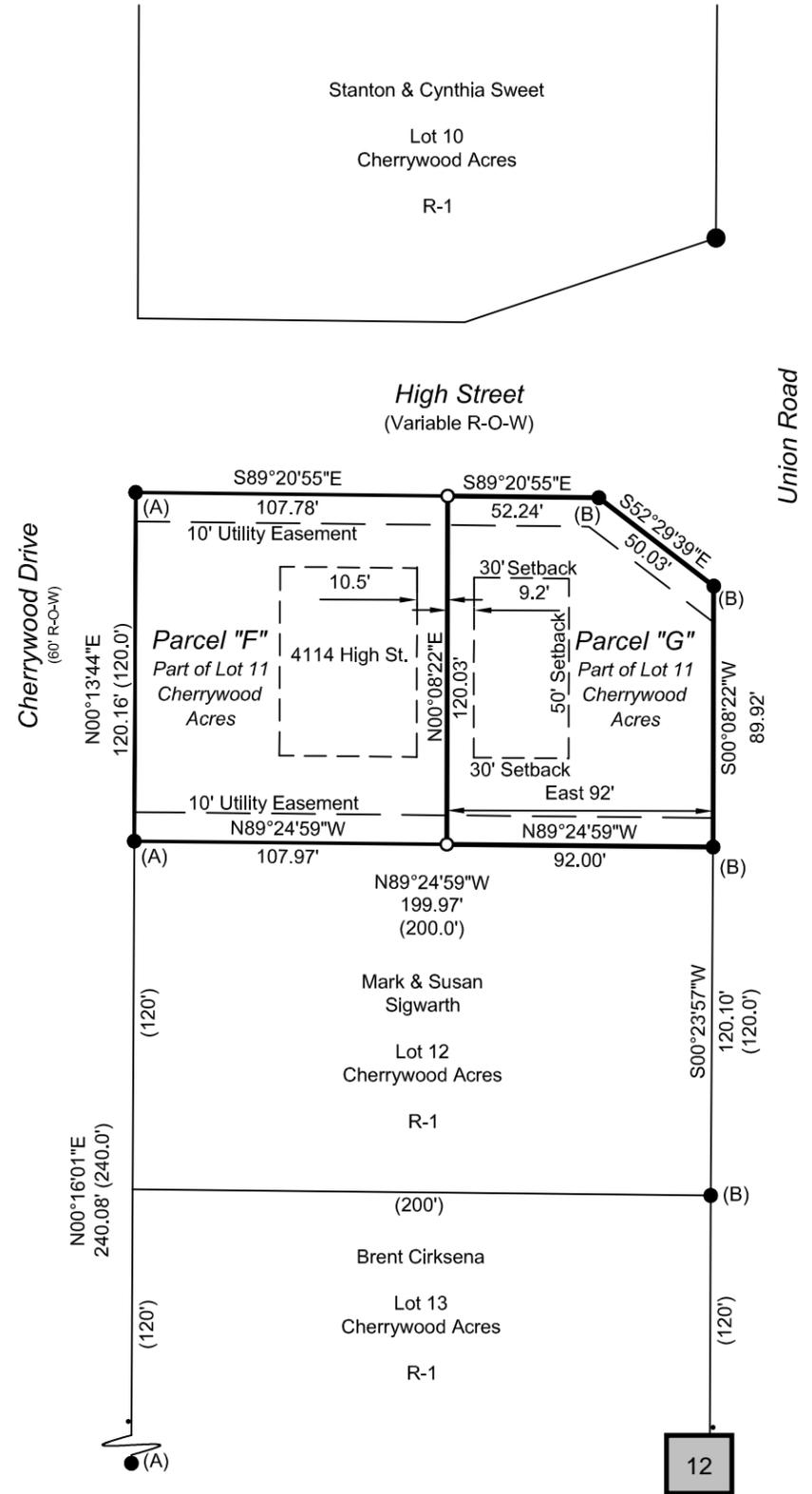
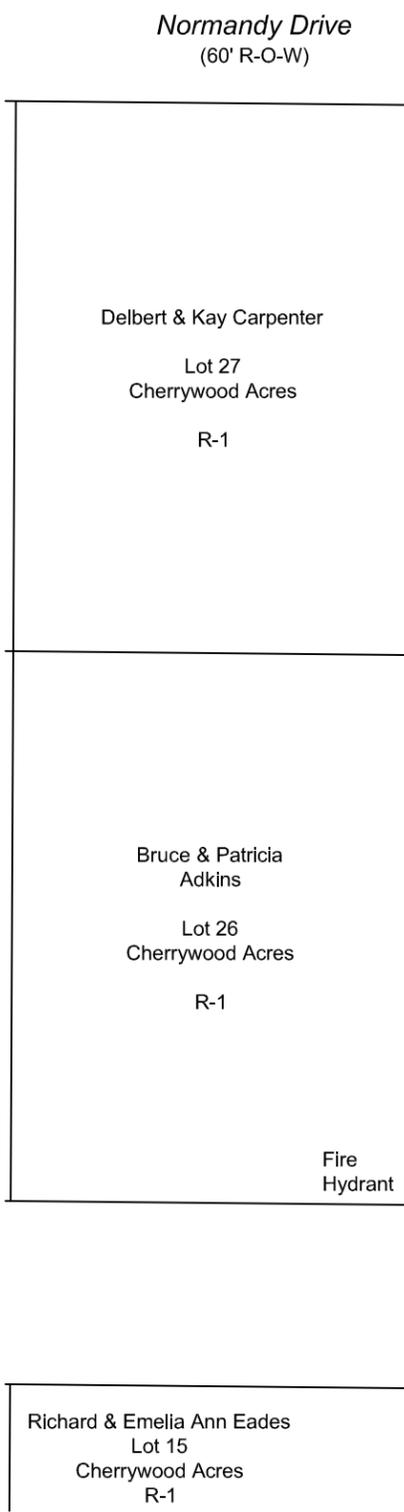
Index Legend
 Description: Lot 11, Cherrywood Acres
 Surveyor: Matthew Kofta, PLS 22561
 Company: VJ Engineering
 1501 Technology Parkway, Suite 100
 Cedar Falls, IA 50613
 319-266-5829
 Proprietor: Anthony M. & Sandra Runyan
 Survey Requested by: Anthony Runyan

Parcel "F" Legal Description:
 Lot No. 11 in Cherrywood Acres in Black Hawk County, Iowa, except the East 92 feet and except that part conveyed to the City of Cedar Falls, Iowa for Union Road right-of-way in 591 CLD 82.

Parcel "G" Legal Description:
 The East 92 feet of Lot No. 11 in Cherrywood Acres in Black Hawk County, Iowa, except that part conveyed to the City of Cedar Falls, Iowa for Union Road right-of-way in 591 CLD 82.

Feature Legend

- Set 5/8"Ø x 24" Rebar w / Orange Cap L.S. #22561
- Property Corner Found
- △ Set Section Corner
- ▲ Section Corner Found
- 100.00' Dimension of Survey
- (100.00') Dimension of Record



Reserved for County Recorder's Use

This Plat of Survey been reviewed by the City of Cedar Falls, Iowa.

Signature of City of Cedar Falls, Iowa _____ Date _____
 Ordinance Administrator.

Owner/Subdivider:
 Anthony Runyan
 4144 High Street
 Cedar Falls, IA 50613

Current & Proposed Zoning
 R-1 Residence District

Parcel Area Tabulation
 Parcel "F": 12,955 Sq. Ft. (0.30 acres)
 Parcel "G": 10,441 Sq. Ft. (0.24 acres)

Found Corner Monument Legend:
 (A) - Found 1"Ø Pinched Pipe
 (B) - Found 1/2"Ø Rebar w/Yellow Cap #2697

- Notes:**
- 1.) The South line of Lot 11 was assumed to bear N89°24'59"W, utilizing the Iowa Regional Coordinate System, Zone 5.
 - 2.) All dimensions are in US Survey feet and decimals thereof.
 - 3.) The error of closure is better than 1:10,000
 - 4.) Proprietor: Anthony M. & Sandra Runyan
 - 5.) Survey Requested by: Tony Runyan
 - 6.) Field work was completed: 4-12-2019
 - 7.) Parcel letters "F" and "G" assigned by County Auditor.

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

Matthew A. Kofta, P.L.S.

License number 22561 _____ Date _____
 My license renewal date is December 31, 2020
 Pages or sheets covered by this seal: _____

				date
scale	1"=60'	drawn by	WJL	date
revisions	5-3-19			

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

Cherrywood Minor Plat
 Division of Lot 11, Cherrywood Acres

198017

**OWNER'S STATEMENT OF RESTRICTIONS
FOR
CHERRYWOOD ACRES MINOR PLAT,
CEDAR FALLS, IOWA**

We, **Anthony M. Runyan and Sandra Runyan**, being the legal titleholder of the real estate legally described as follows:

Lot No. 11 in Cherrywood Acres in Black Hawk County, Iowa, except that part conveyed to the City of Cedar Falls, Iowa for Union Road right-of-way in 591 CLD 82.

and being desirous of selling and dividing said real estate into separate parcels upon approval of this **Cherrywood Acres Minor Plat**, by the City of Cedar Falls, do hereby submit the following statement of proposed restrictions and easements:

RESTRICTIONS

1. The zoning and building requirements for the parcels included in the Cherrywood Acres Minor Plat shall be as required by the R-1 (One and Two Family Residential) Zoning District of the Zoning Ordinance of Cedar Falls, Iowa.
2. No further subdivisions of the property will be allowed unless the subdivision of the property is approved by the City of Cedar Falls, Iowa.

EASEMENTS

The owners do hereby grant and convey to the City of Cedar Falls, Iowa, its successor and assigns, and to any private or municipal corporations, firms or persons furnishing utilities for the transmission and/or distribution of water, sanitary sewer, gas, electricity, communication service or cable television, perpetual non-exclusive easements across, on and/or under the property in the specific locations shown on the attached plat.

All recorded easements affecting the subject property prior to this platting shall be recognized as continuing in effect and service and shall not be considered rescinded by this platting.

WITNESSETH our hands, the undersigned, as our statement on intention for the **CHERRYWOOD ACRES MINOR PLAT, CEDAR FALLS, IOWA**

Anthony M. Runyan
Anthony M. Runyan

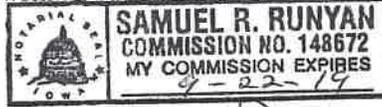
Sandra J. Runyan
Sandra Runyan

STATE OF IOWA)

)ss

COUNTY OF BLACK HAWK)

On this 12 day of June, 2019, before me, a Notary Public in and for the said State, personally appeared Anthony M. Runyan and Sandra Runyan, to me personally known, who being by me duly sworn did say that the execution of said instrument to be his voluntary act and deed.



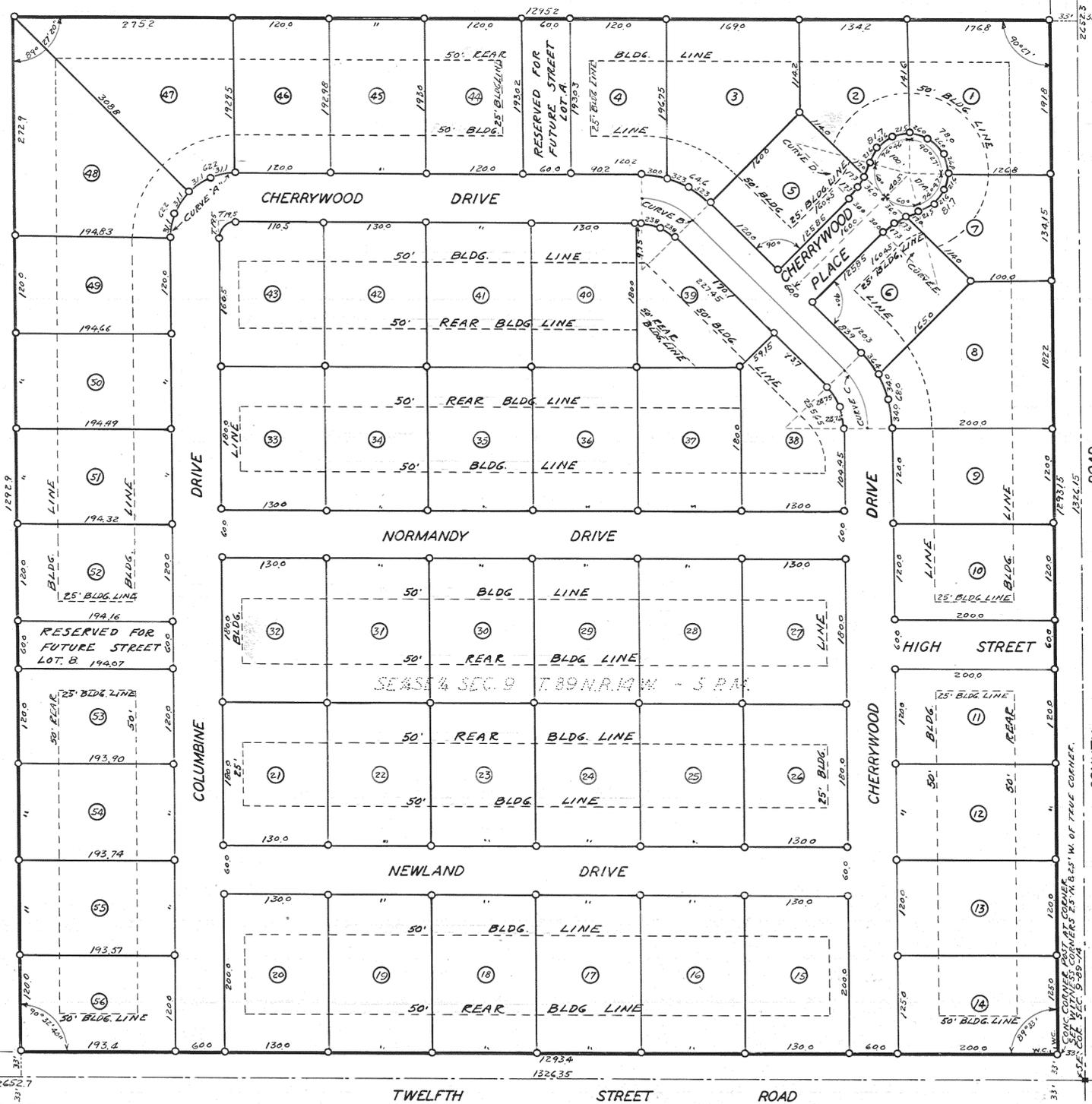
Samuel R. Runyan
Notary Public – State of Iowa

My Commission Expires 7/22/19

CHERRYWOOD ACRES
 IN BLACK HAWK COUNTY, IOWA
 PREPARED BY HENRY F BEISNER PROF. ENGR & LAND SURVEYOR
 CEDAR FALLS, IOWA
 SEPTEMBER 5, 1960. SCALE 1"=100'



E 1/4 COR
 SEC. 9-89-14



CURVE DATA

CURVE A.

A.	90° 27'
D.	72° 11'
L.	125.3
T.	80.0
R.	79.37

CURVE B.

A.	44° 47'
D.	62° 42'
L.	71.43
T.	37.65
R.	91.40

CURVE C.

A.	44° 47'
D.	55° 06'
L.	81.28
T.	42.84
R.	104.0

CURVE D.&E.

A.	30° 00'
D.	57° 42' 30"
L.	51.98
T.	26.6
R.	99.27

S 1/4 COR. 9-89-14

CONG. CORNER POST AT CORNER
 OF LOTS 12 & 13
 SEC. 9-89-14



DEPARTMENT OF COMMUNITY DEVELOPMENT

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

MEMORANDUM

Planning & Community Services Division

TO: Planning & Zoning Commission
FROM: David Sturch, Planner III
Matthew Tolan, Civil Engineer II
DATE: June 19, 2019
SUBJECT: Western Home Communities Ninth Addition Final Plat

REQUEST: Request to approve the Western Home Communities Ninth Addition Final Plat. Case #FP19-005

This request also includes the vacation of a 15-foot wide pedestrian trail and access easement

PETITIONER: Western Home Communities, Claassen Engineering

LOCATION: The property is located on 18.33 acres of land at the southwest corner of Prairie Parkway and Prairie View Road in the Western Home Campus on S. Main Street

PROPOSAL

Western Home Communities is proposing another phase for condominium/villa development along the south side of Prairie View Road. The Western Home Communities Ninth Addition will create 18 lots intended for retirement two unit/condos, similar to the recent development that has occurred on nearby Caraway Lane, Sweet Basil Lane and Shooting Star Way. The lots are similar in size from the previous phases, typically ranging from 0.33 acres to 0.6 acres. New streets extending south off of Prairie View Road include Caraway Lane, Savory Lane and Lemongrass Drive. All street are to be constructed to 31 ft. paving width.

Also as a part of this request includes the vacation of a 15-foot wide pedestrian trail access easement along the southern edge of the Western Home property on S. Main Street, a portion of this easement is located on the south boundary of this plat.

BACKGROUND

The Final Plat for the Western Home Communities Seventh Addition was approved by the Planning and Zoning Commission in the spring of 2015 and by the City Council in the fall of the same year. The seventh addition created 17 lots to allow the construction of the new Diamond Event Center and Jorgensen Plaza. Caraway Lane was installed as a private 29-foot wide roadway extending south of Prairie View Road approximately 225 feet to access the

aforementioned Diamond Event Center. The seventh addition also created additional lots for new two unit condos on Sweet Basil Lane and Shooting Star Way. Finally, included in the Seventh Addition was a large 16.7 acre tract located at the southwest corner of Prairie View Road and Prairie Parkway. This tract was set aside for future development of the Western Home Communities South Main Street campus. The proposed ninth addition is essentially a replat of the aforementioned tract in the Western Home Seventh Addition.



A 15-foot wide pedestrian trail access easement lies across the southern boundary of the Western Home Campus from S. Main Street to Prairie Parkway. This easement is identified in the Western Home Communities 4th Addition, 7th Addition and 8th Addition. During the planning for the Highway 58 intersection at Viking Road, the easement was established to route pedestrians and cyclists around the interchange by travelling along the backside of the Blains and Wal-Mart retail stores to Prairie Parkway. The actual easement sits within a sloped area with overhead utilities. Grading this easement for a trail will be difficult to achieve with the existing features on the site. Since the completion of the aforementioned study, the trail alignment changed to route the pedestrians and cyclists to Brandilynn Boulevard and Viking Road. This section of trail has been completed as part of the highway 58 and Viking Road interchange project. There is no need for a pedestrian easement along the south property boundary of the Western Home Campus.

ANALYSIS

Western Home Communities proposes to plat 18.33 acres of land at the southwest corner of Prairie View Road and Prairie Parkway. The area will continue with the development of the condominium/villas. The property is located in the MU District which permits this type of development. The Commission has reviewed the proposed condos/villas in the past and the plan is to construct similar units in the proposed ninth addition.

Tract A is reserved for the new street extension of Caraway Lane, Savory Lane and Lemongrass Drive. Tract B is reserved for street right of way and a potential street extension into the future development of Outlot A. Tract C is the existing street right of way for Caraway Lane that currently serves access into the Jorgenson Event Center. This section of Caraway Lane would become a public street. All streets will be 31 feet wide. At this time, Western Home has no plans to add additional condos/villas in Outlot A. With no development plans identified for Outlot A, planned access locations must be established for this large vacant parcel. Prairie Parkway to the east is a “controlled” roadway with limited access locations which is established at the Prairie Parkway and Prairie View Road roundabout. Access to the south is not an option since this is an undeveloped commercial lot that is associated with the Pinnacle Prairie Commercial South development. This leaves the access locations onto Prairie View Road to the north and the proposed Savory Lane to the west. The access location on the north side of Outlot A (Prairie View Road) must line up with the existing street locations of Sweet Basil Lane and Shooting Star Way. Access to the west, if necessary, is identified in Tract B at the south end of

Lemongrass Drive. It is important to provide multiple street connections to adjacent lots for adequate access, traffic flow and emergency response vehicles.

TECHNICAL COMMENTS

City technical staff, including Cedar Falls Utilities (CFU) personnel, noted that the water, gas and communication services are available to the site. The developer will be responsible for extending the utility services to the proposed development. The easements identified on the plat satisfy CFU requirements. Drainage easements are identified on the plat between Lots 1 through 10, and along the south and east edge of the plat. The 30' drainage easement along the west side of Prairie Parkway is subject to overland flows and must not be impeded. Future site plan review of this area will require restrictions on the placement of any landscaping and vegetation.

City zoning staff notes that the proposed lots are sufficient in size to meet the anticipated development plans. The MU District is more flexible than other districts in terms of minimum lot area, lot width, etc. The MU district allows a 20 foot setback adjacent to all roadways and a 30 foot setback is permitted around the MU district boundary. Zero side lot line setbacks are allowed. The proposed plan will be similar to the previous additions in the Western Home development. The front yard setbacks will be 20 feet and the setback along the district boundary on the south side of this plat is 39 feet, due to a drainage and utility easement. It is anticipated that these lots will be developed in the traditional manner with adequate front, rear and side yard setbacks.

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

The preliminary plat was recommended for approval by the Planning and Zoning Commission on May 8, 2019. The City Council approved the Western Home Ninth Addition preliminary plat on May 20, 2019. The developer is proceeding with the construction and installation of all required public infrastructure such as streets, sewers and other utilities. No lot sales or new home construction can begin until a Final Plat is approved by the City Council. The platting documents including the Deed of Dedication, City Council resolution forms and a plat fee of have been submitted.

City technical review staff does not have any concerns with the vacation of the 15-foot wide pedestrian and trail easement along the south side of the Western Home S. Main Street Campus. The other utility and drainage easements in this area will remain.

STAFF RECOMMENDATION

The Community Development Department recommends approval of the Western Home Communities Ninth Addition Final Plat and the vacation of the 15-foot wide pedestrian easement with the following stipulations:

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

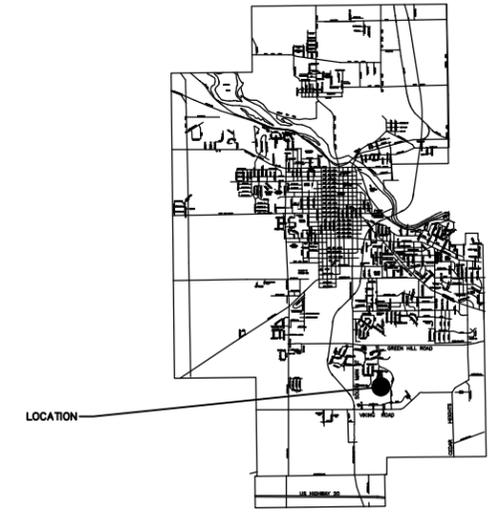
PLANNING & ZONING COMMISSION

Discussion/Vote
6/12/2019

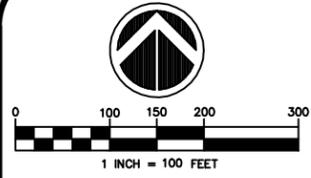
Final Plat

WESTERN HOME COMMUNITIES NINTH ADDITION

A Replat of a part of Western Home Communities Seventh Addition,
+ a part of Western Home Communities Eighth Addition,
Cedar Falls, Black Hawk County, Iowa
May 2019



KEY MAP:
CEDAR FALLS, IA.



WESTERN HOME COMMUNITIES
SEVENTH ADDITION

- LEGEND:**
- - DENOTES FOUND IRON PIN & RED CAP #16775 (UNLESS NOTED OTHERWISE)
 - - DENOTES SET 0.5"x24" IRON PIN & RED CAP #16775
 - △ - DENOTES SECTION CORNER
 - 0.00' - DENOTES RECORD DIMENSION
 - 0.00' - DENOTES FIELD DIMENSION
 - S.F. - DENOTES SQUARE FEET

LEGAL DESCRIPTION:

Western Home Communities Ninth Addition

Tract 'E', Western Home Communities Seventh Addition, Document No. 2016-16744 in the Black Hawk County Recorder's Office, Cedar Falls, Black Hawk County, Iowa.

AND

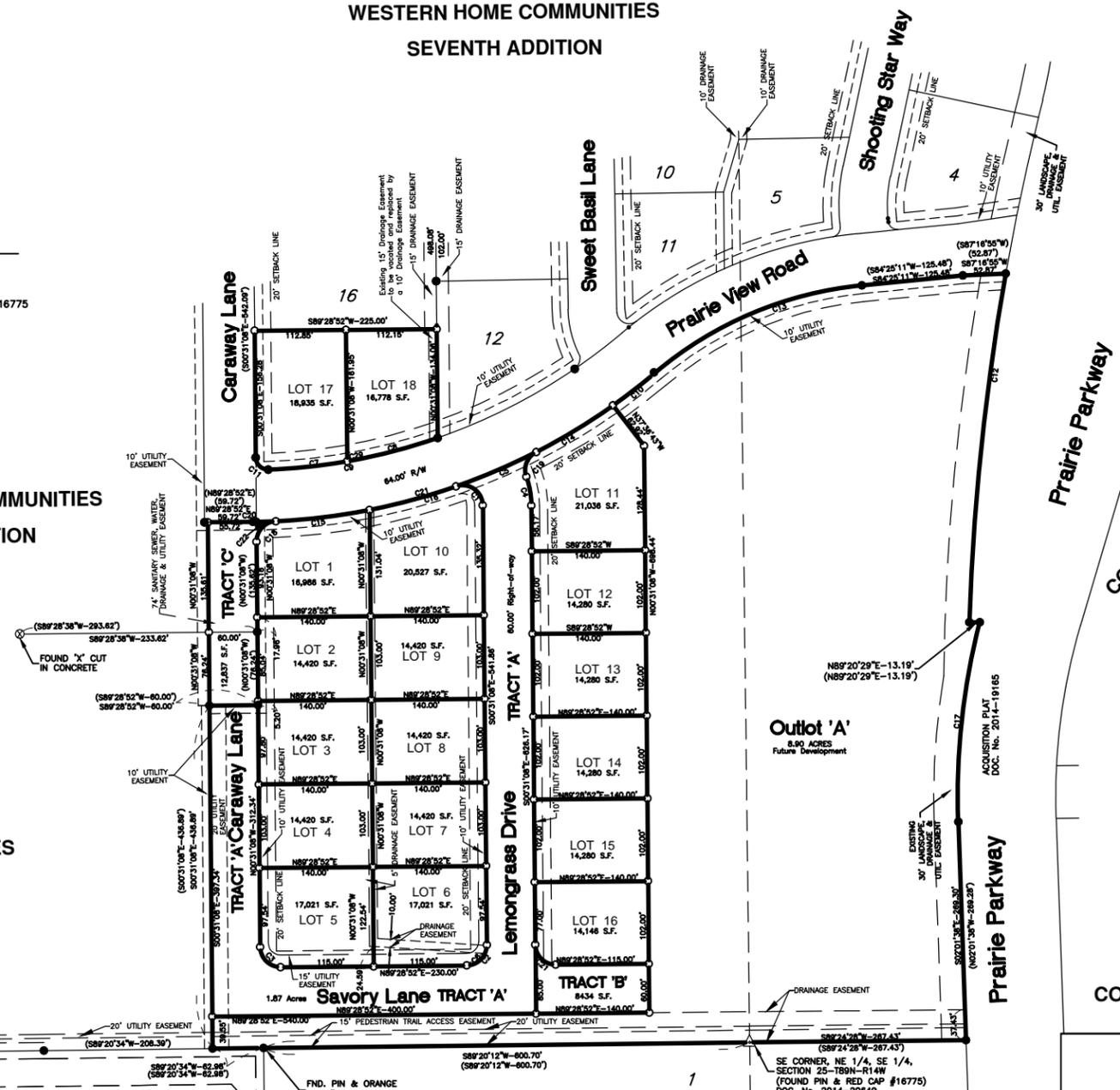
That part of Lot Sixteen (16), aforesaid Western Home Communities Seventh Addition, described as follows:

Beginning at the Southeast corner of said Lot Sixteen (16); thence N00°31'08"W One Hundred Thirty-four and Six Hundredths (134.06) feet along the East line of said Lot Sixteen (16); thence S89°28'52"W Two Hundred Twenty-five (225.00) feet to the West line of said Lot Sixteen (16); thence S00°31'08"E One Hundred Fifty-six and Twenty-eight Hundredths (156.28) feet along said West line; thence Southerly Twenty-three and Ninety-seven Hundredths (23.97) feet along the Southwesterly line of said Lot Sixteen (16) and along the arc of a curve concave Northeasterly having a radius of Fifteen (15.00) feet and a chord of Twenty-one and Fifty Hundredths (21.50) feet which bears S46°18'09"E; thence Easterly Two Hundred Thirteen and Sixty-five (213.65) feet along the Southerly line of said Lot Sixteen (16) and along the arc of a curve concave Northerly having a radius of Seven Hundred Twenty (720.00) feet and a chord of Two Hundred Twelve and Eighty-seven Hundredths (212.87) feet which bears N79°24'47"E to the point of beginning containing 0.82 acres.

AND

That part of Lot One (01) and Lot Two (02) Western Home Communities Eighth Addition, described as follows:

Beginning at the Northeast corner aforesaid Lot One (01); thence S00°31'08"E Seventy-six and Twenty-four Hundredths (76.24) feet along the East line of said Lot One (01); thence S89°28'52"W Sixty (60.00) feet along said East line; thence N00°31'08"E Seventy-six and Twenty-four Hundredths (76.24) feet along the Northerly extension of the East line of said Lot One (01) to the North line of said Lot One (01); thence continue N00°31'08"W One Hundred Thirty-five and Sixty-one Hundredths (135.61) feet still on said Northerly extension to the East line of aforesaid Lot Two (02); thence N89°28'52"E Fifty-five and Seventy-two Hundredths (55.72) feet along said East line; thence Easterly Four and Twenty-eight Hundredths (4.28) feet along said East line and along the arc of a curve concave Northerly having a radius of Seven Hundred Eighty-four (784.00) feet with a chord of Four and Twenty-eight Hundredths (4.28) feet which bears N89°19'29"E; thence S00°31'08"E One Hundred Thirty-five and Sixty-two Hundredths (135.62) feet along the East line of aforesaid Lot Two (02) to the point of beginning containing 12,711 square feet.



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD B.
C1	47.43	25.00	108°41'34"	40.63	S54°51'55"E
C2	39.27	25.00	90°00'00"	35.36	S44°28'52"W
C3	39.27	25.00	90°00'00"	35.36	S45°31'08"E
C4	36.14	110.00	18°49'27"	35.98	N09°55'52"W
C5	108.00	784.00	07°53'35"	107.92	S66°50'30"W
C6	28.85	25.00	90°00'00"	25.00	S45°31'08"E
C7	97.96	720.00	7°47'44"	97.89	S84°00'59"W
C8	115.69	720.00	9°12'23"	115.57	S75°30'55"W
C9	213.65	720.00	17°00'07"	212.87	N79°24'47"E
C10	66.56	784.00	04°51'51"	66.54	S52°20'52"W
C11	23.97	15.00	91°34'02"	21.50	S49°18'09"E
C12	432.63	3053.00	08°07'09"	432.27	N05°58'44"E
C13	280.63	466.00	34°30'15"	276.41	N67°10'04"E
C14	111.05	784.00	08°06'51"	110.95	S59°39'22"W
C15	116.73	784.00	08°31'50"	116.62	N87°08'30"E
C16	110.67	784.00	08°05'18"	110.58	N74°49'57"E
C17	248.26	866.00	16°25'31"	247.41	S06°11'07"W
C18	38.36	25.00	87°53'33"	34.71	S43°28'39"W
C19	35.88	25.00	82°14'18"	32.88	S21°46'34"W
C20	4.28	784.00	00°18'46"	4.28	N89°19'29"E
C21	39.27	25.00	90°00'00"	35.36	S45°31'08"E
C22	28.38	784.00	02°04'27"	28.38	N89°26'39"E

- GENERAL NOTES:**
- Developer: Western Home Communities (Contact: Kris Hansen) 420 E. 11th Street Cedar Falls, Iowa 50613 Phone: 319.277.2141
 - Owner: Western Home Independent Living Services, Inc. 420 E. 11th Street Cedar Falls, Iowa 50613
 - Engineer/Surveyor: Wayne Classen Engineering and Surveying, Inc. 2705 University Ave. (P.O. Box 898) Waterloo, Iowa, 50704 Phone: 319.235.6294
 - The unadjusted error of closure for this project was less than 1 in 10,000.
 - Area of final plat in aliquot part: NE 1/4, SE 1/4, SEC. 25-T89N-R14W 11.85 ACRES NW 1/4, SW 1/4, SEC. 30-T89N-R13W 6.48 ACRES
 - Tracts 'A', and 'C' are to be dedicated to the City of Cedar Falls for right-of-way purposes.
 - Tract 'B' reserved for a potential street extension.
 - Curve C22 includes curve C20.

WESTERN HOME COMMUNITIES
EIGHTH ADDITION

WESTERN HOME COMMUNITIES
EIGHTH ADDITION

PINNACLE PRAIRIE COMMERCIAL SOUTH-PHASE IV
SE 1/4 SEC. 25 SW 1/4 SEC. 30

20

CERTIFICATION

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

Signature: David L. Schell, P.L.S.

Date: 20 License No. 16775

Pages or Sheets Covered by this Seal: THIS SHEET ONLY.

My license renewal date is December 31, 2020

Wayne Classen Engineering and Surveying, Inc.
waterloo, iowa

Preparer: Mark F. Conway c/o Swisher & Cohrt, PLC,
P.O. Box 1200, 528 W. 4th St., Waterloo, IA 50704

(319) 232-6555 Phone
(319) 232-4835 Fax

DEED OF DEDICATION
WESTERN HOME COMMUNITIES NINTH ADDITION
CEDAR FALLS, IOWA

KNOW ALL PERSONS BY THESE PRESENTS:

That the undersigned, Western Home Services, Inc., an Iowa nonprofit corporation, being desirous of laying out and platting into lots and tracts the real estate described in the Certificate of Survey prepared by David L. Scheil, a Registered Land Surveyor, dated the ____ day of _____ 2019, attached as Exhibit “A” do by these presents, designate and set apart the real estate described in the plat showing location and numbers and letters of lots and names and locations of streets as a subdivision of the City of Cedar Falls, in Black Hawk County, Iowa, the same to be known hereafter and called Western Home Communities Ninth Addition, Cedar Falls, Iowa (at times herein, the “Ninth Addition”), all of which is with the free consent and desire of the undersigned. The owners do hereby grant and convey to the City of Cedar Falls, its successors and assigns and to any private corporation, firm or person furnishing utilities for the transmission and/or distribution of water, sanitary sewer, gas, electricity, communication service or cable television, perpetual easements for the erection, laying, building and maintenance of such services over, across, on and/or under the property as shown on the attached plat.

ADJACENT SUBDIVISIONS AND UNPLATTED PARCELS

The Western Home Communities Ninth Addition was formerly described as Tract “E” in the Western Home Communities Seventh Addition. The Ninth Addition will be bordered on the west by Caraway Lane and the existing the Prairie Winds / Jorgensen Plaza development in the Western Home Communities Eighth Addition; on the north by residential villas in the Western Home Communities Seventh Addition; on the south by the Gencom Subdivision (Walmart) and Pinnacle Prairie Commercial South – Phase IV Subdivision (Greenhill Estates, Inc. & Hobby Lobby); and on the east by the remaining unplatted portion of Tract “E” and Tract “C” owned by Western Home Services, Inc. The east border of the Ninth Addition is known as Prairie Parkway. Prairie View Road runs between Prairie Parkway on the east and Caraway Lane on the west and will serve as the northern border of the Ninth Addition. Caraway Lane will extend from the north to south along

the western border of the Ninth Addition. All streets provide public access to, from and within the Ninth Addition.

COVENANTS AND RESTRICTIONS

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

1. All lots and tracts shall be known as and available for such uses as may be permitted under the zoning regulations of the City of Cedar Falls, in effect at that time, as may be amended from time to time, except as otherwise restricted in this Deed of Dedication.
2. Structures are restricted to those allowed in Mixed Use Residential Zoning Districts and as may be permitted under the applicable zoning regulations of the City of Cedar Falls, as may be amended from time to time, except as otherwise restricted in this Deed of Dedication.
3. Each portion of the property shall be made subject to the covenants, restrictions, easements, obligations, and other provisions of that certain Charter for Pinnacle Prairie Commercial Properties recorded prior to the conveyance of the property (such Charter, as it may be amended from time to time in accordance with its terms, is referred to herein as the "Charter"). The Charter shall be binding upon the owners, lessees, and occupants of each portion of the property made subject to the Charter and any other person or entity holding any interest in such property, as well as their respective guests and invitees. The record owner of each lot or condominium unit within the property subject to the Charter shall, upon acquisition of title to such lot or unit, automatically become a member of a mandatory membership owners association as identified in the Charter (the "Association"), and shall remain a member as long as he/she/it holds title to such property. Membership in the Association shall be appurtenant to and may not be separated from ownership of such lot or condominium unit. The Association shall be organized to perform such obligations and exercise such powers as are assigned and granted to it in the Charter and its articles of incorporation and bylaws, which may include, without limitation, administering and enforcing the Charter, the design guidelines adopted pursuant thereto, and such reasonable rules as the Association may adopt consistent with the Charter, and maintenance of common areas and other property as authorized in the Charter and supplements thereto. Each record owner shall have such voting rights in the Association and such liability for a share of the common expenses of the Association as described in the Charter and the by-laws of the Association. The financial obligations of each record owner to the Association shall be a personal obligation of such owner and shall be secured by a lien in favor of the Association against the owner's property under the Charter.
4. The subdivision is in the Central Service Area of the Charter for Pinnacle Prairie Commercial Properties. Responsibility for maintenance costs within this service area is

detailed on Exhibit “B”, the same previously acknowledged by the City in its approval of the Western Home Communities Seventh Addition. Responsibility for maintaining drainage and detention basins within this service area is detailed on Exhibit “C”, the same previously acknowledged by the City in its approval of the Western Home Communities Seventh Addition.

5. Any and all drainage easements shall be required to follow the "Stormwater Management Plan" on record with the City of Cedar Falls Engineer's Office. No building structures, fence structures, landscaping structures, private gardens or any other possible obstruction shall be built in and over such drainage easements. All lot owners and/or contractors working on such lots will be responsible to maintain such easements and keep the same free and clear of any physical obstruction(s) thus allowing the conveyance of overland storm water runoff as intended per the City’s Stormwater Management Plan.
6. No grading or other construction shall be performed on any lot in the subdivision that blocks the flow of surface drainage water.
7. Any footing drain tiles, roof-leaders, sump pump systems installed in conjunction with the construction of a residence shall be expelled into the front, rear, or side yard or longitudinal sub-drains in the street and shall not be expelled into any sanitary sewer system or directly onto the street.
8. All buildings to be erected on any lot shall be constructed within building lines as indicated on the plat, and within City of Cedar Falls building and zoning ordinances.
9. No trailer, basement, tent, shack, garage, barn or other outbuilding in the tract shall at any time be used as a residence temporarily or permanently nor shall any residence of a temporary character be permitted.
10. The titleholder of each lot and tract, vacant or improved, shall keep the same free of weeds and debris.
11. No obnoxious or offensive trade shall be carried on upon any lot or tract, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
12. All subsequent owners of lots in the subdivision shall be obligated to meet any requirements imposed by the Commissioners of the Black Hawk County Conservation District or any other governmental agency, by the authority of Chapter 467A, Code of Iowa, as amended by the 73rd General Assembly, pertaining to soil erosion control plans for certain land disturbing activities. This covenant shall be perpetual and shall run with the land.
13. Mailboxes shall be clustered in a common neighborhood monument-type mailboxes arrangement as required by the United States Postal Department.
14. The Developer shall perform the construction duties necessary to establish the common area, green spaces, entrance, retention pond(s) and surrounding access areas. The Developer shall initially maintain the common area, green spaces, entrance retention pond(s) and surrounding access of the development (whether located in such subdivision or serving such subdivision but located outside thereof). Such ownership and maintenance shall include, without limitation, common neighborhood monument-type mailboxes, mowing, watering, including upkeep of any underground sprinkler systems, snow removal

of common areas, maintenance of any retention pond(s) and/or water retention/detention area(s), and comply with all water quality issues set forth by the City of Cedar Falls in the Maintenance and Repair Agreement for the Western Home Communities Ninth Addition.

15. No dwelling or building on any lot in the subdivision shall be occupied until the exterior is completed and finished, the interior is substantially completed and finished, and the City of Cedar Falls, Iowa, issues an occupancy permit. All construction and landscaping shall be completed within 12 months of issuance of building permit by the City of Cedar Falls, Iowa.
16. No old or used buildings shall be moved upon any of the lots in the subdivision for any purpose and all buildings on any lot in the subdivision shall be kept in a reasonable state of repair and upkeep,
17. Inoperable cars, trucks, or other vehicles or equipment shall not be parked or stored on any street or driveway in the subdivision or kept upon any lot unless the same are entirely enclosed in a permanent structure.
18. Commercial and recreational equipment and vehicles of any type, whether camping, boat, utility, trailers of any type, snowmobile, tractors of any type, or otherwise, shall not be parked on driveway in the subdivision or kept upon any residentially zoned lot unless the same be entirely enclosed in a permanent structure, or unless said vehicle as hereinabove described is owned by a guest or invitee of the owner of said lot, in which case, such exception shall not continue for more than thirty (30) days.
19. No bus, semi-tractor, trailer, or truck of any kind, except what is commonly described as a "pickup truck", shall be kept or parked on any residential lot or street in the subdivision, provided, however, that this prohibition shall not apply to such vehicles driven in the subdivision in pursuit of and conducting their usual business.
20. No concrete block, hollow tile construction, modular or pre-built home, earth home, or geodesic dome building is to be erected on any lot in the residentially zoned area.
21. No trees or shrubs shall be planted by any lot owner within the street right-of-way.
22. No radio station or short-wave operators shall construct reception or transmission towers on a lot, nor operate or conduct transmissions from any lot, which shall cause interference to audio or video reception upon any other lot. A satellite dish may be attached to a dwelling on any lot, provided that it shall be attached to the rear of any dwelling and no closer to the side lot lines than such dwelling.
23. No horses, poultry, rabbits or livestock of any variety shall be kept or raised, nor shall any outdoor kennels housing more than two dogs be maintained on any lot in the subdivision.
24. All provisions herein shall be enforceable by appropriate legal proceedings by any present or future owner of the legal or equitable title to any lot in said subdivision. Invalidation of any one or more of the within restrictions by judgment or decree of court shall not be regarded as affecting the validity of any of the other provisions hereof, nor shall any judicial determination with respect to any of the restrictive provisions hereof be regarded as affecting the validity or sufficiency of this instrument as a deed of dedication of said plat.
25. The undersigned and all persons and corporations hereafter acquiring any right, title, or interest in any of the lots in said subdivision shall be taken and held to have agreed and

covenanted with the owners of all other lots in this subdivision and with the respective successors and assigns of all of the rest of such other lots to conform to and observe all of the foregoing covenants, restrictions and stipulations as to the construction of building thereon, for a period of 21 years from the date of filing of said plat, and this Deed of Dedication for record, unless by a vote of a majority of the then owners of the lots, it is agreed to change the said covenants in full or in part. Within the period of 21 years and in accordance with Iowa Code Sections 614.24 and 614.25 or their successor provisions, these covenants, restrictions and stipulations may be extended for an additional 21 years upon compliance with Sections 614.24 and 614.25 of the Code of Iowa. In the event an extension of the covenants, restrictions and stipulations is not filed within the period of 21 years or successive 21-year periods, then the covenants, restrictions and stipulations contained herein shall terminate at the end of the existing period of 21 years.

DEDICATION AND CONSTRUCTION OF STREETS, SEWERS, UTILITIES AND OTHER IMPROVEMENTS

The undersigned agree:

1. That sanitary sewer, together with all necessary manholes and sewer service lines to all lots in the plat will be provided.
2. That utilities, as required by the Subdivision Ordinance of the City of Cedar Falls, Iowa, shall be installed.
3. That City water and municipal fire hydrants will be provided as required by the City of Cedar Falls, Iowa.
4. That the streets described on the attached Plat are hereby dedicated to the City of Cedar Falls, Iowa, and set apart for public use for street purposes.
5. That the recreational trails described on the attached Plat are hereby dedicated to the City of Cedar Falls, Iowa, and set apart for public use for recreational purposes.
6. That permanent easements will be provided for turn-arounds at the end of any streets described on the attached Plat.
7. That off-site easements will be provided for storm sewers and sanitary sewers.
8. That a 4-foot wide portland cement concrete sidewalk, 4 inches thick, and a concrete surface or hard surface entrance and parking area will be installed during or immediately after the construction of a building on any particular lot, and that the sidewalk will be constructed across the full width of the lot and on corner lots; also, across the parking and full length of the lot. The above notwithstanding, sidewalks and recreational trails shall be installed as buildings are constructed on all lots and tracts, or within 5 years from the date of the acceptance of the final plat, whichever comes first.
9. That the work and improvements called for herein shall be in accordance with the construction plans and specifications approved by the City of Cedar Falls, Iowa, and performed under the supervision of the Engineer hired by the owners, with review of such Engineer's certified completion statement by the City Engineer. If the undersigned, its grantees and assigns fail to complete the work and improvements called for herein within one year from the date of the acceptance of said final plat by the City of Cedar Falls, Iowa,

the City may then make the improvements and assess the costs of the same to the respective lots. The owners, for themselves, their successors, grantees and assigns, waive all statutory requirements of notice of time and place of hearing and waive statutory protections and limitations as to cost and assessments and agree that the City may install said improvements and assess the total costs thereof against the lot.

10. That the City may perform the work, levy the cost thereof as assessments, and the undersigned agree that said assessments so levied shall be a lien on the respective lots with the same force and effect as though all legal provisions pertaining to the levy of such special assessments have been observed, and further authorize the City Clerk to certify such assessments to the County Auditor as assessments to be paid in installments as provided by law.

Executed this ____ day of _____ 2019.

WESTERN HOME SERVICES, INC.

By: _____

Name: Kris W. Hansen

Title: Chief Executive Officer

STATE OF IOWA, COUNTY OF BLACK HAWK) ss:

On this ____ day of _____ 2019, before me, a Notary Public in and for the State of Iowa, personally appeared Kris W. Hansen, to me personally known who, being by me duly sworn, did say that she is the Chief Executive Officer of Western Home Services, Inc., the corporation executing the within and foregoing instrument; that no seal has been procured by the corporation; that this instrument was signed on behalf of the corporation by authority of its Board of Directors; and that Kris W. Hansen as Chief Executive Officer acknowledged the execution of this instrument to be the voluntary act and deed of the corporation, by it and by him voluntarily executed.

Notary Public in and for said State

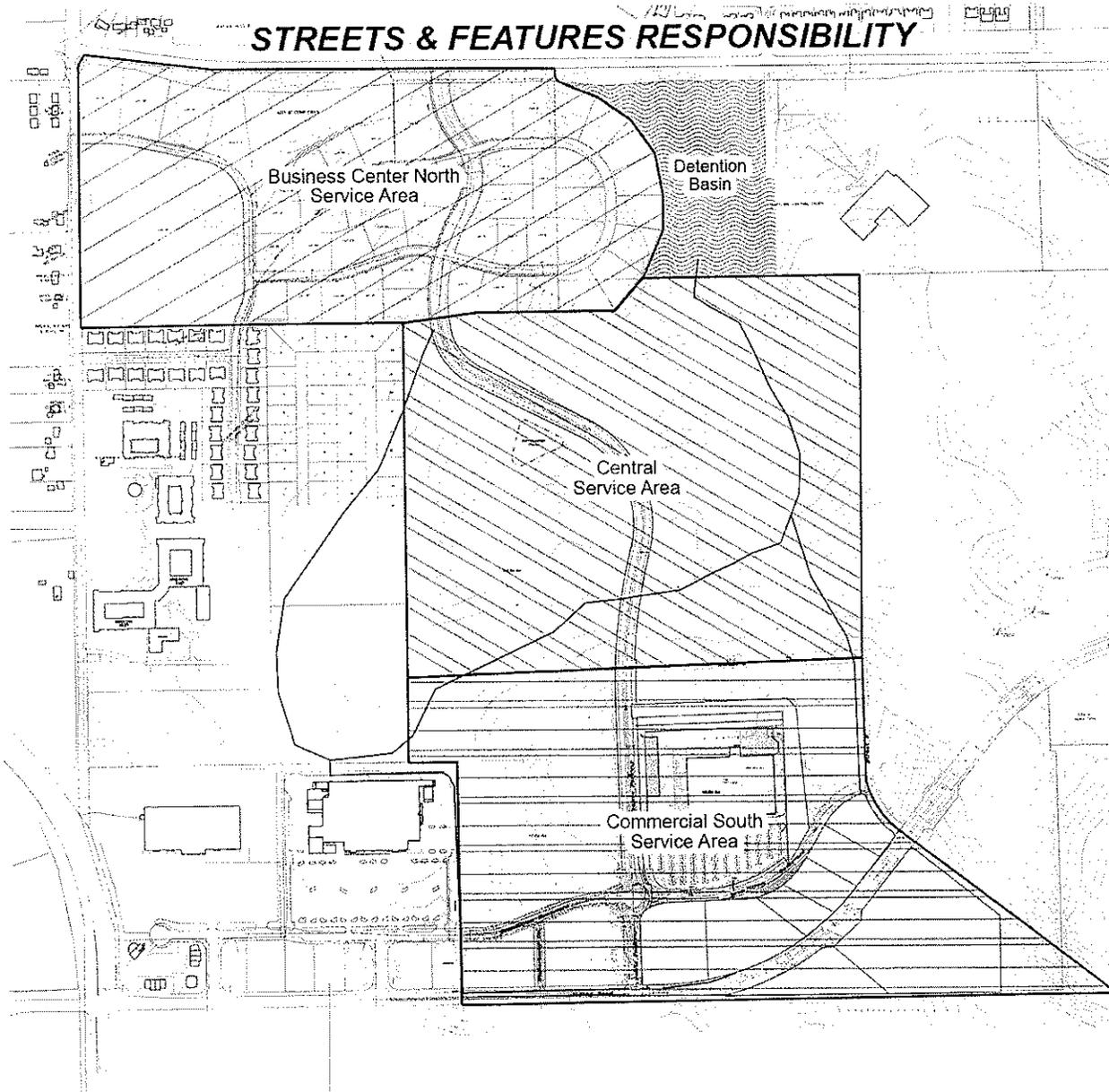
Exhibit “A”

Certificate of Survey – See Attached.

Exhibit “B”

Responsibility for Maintaining the Streets and Features – See Attached.

Exhibit B

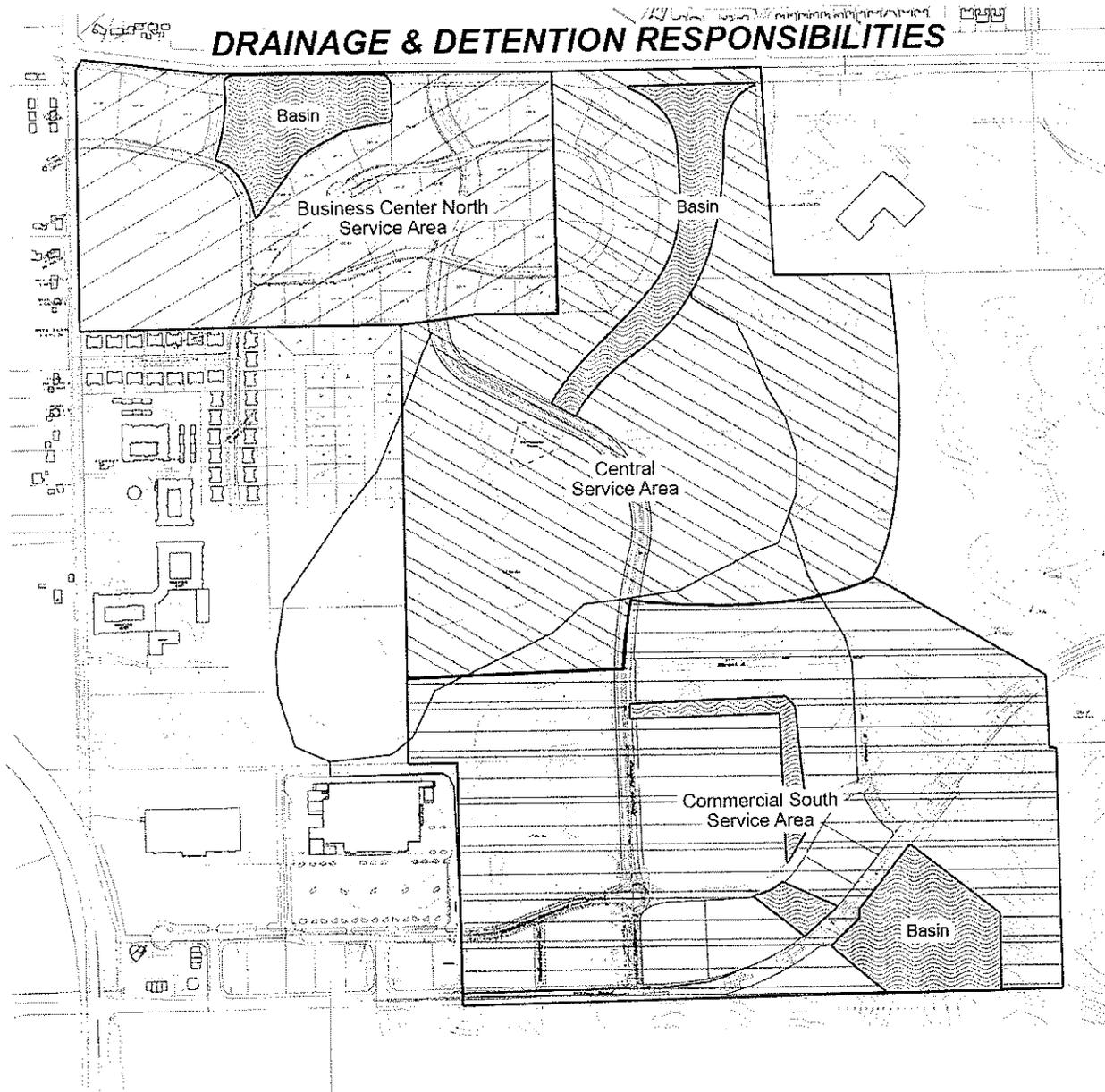


Costs for maintaining boulevard medians, common areas not related to drainage (such as entry features, landscaping, signage), trails, sidewalks, and so on within each service area are allocated to owners within each of the service areas, with one exception: 40% of the cost of maintaining the fountain, entry landscaping and monument sign at Greenhill Road is allocated to the landowners in the Central Service Area with frontage along Prairie Parkway.

Exhibit “C”

Responsibility for Maintaining Drainage and Detention – See Attached.

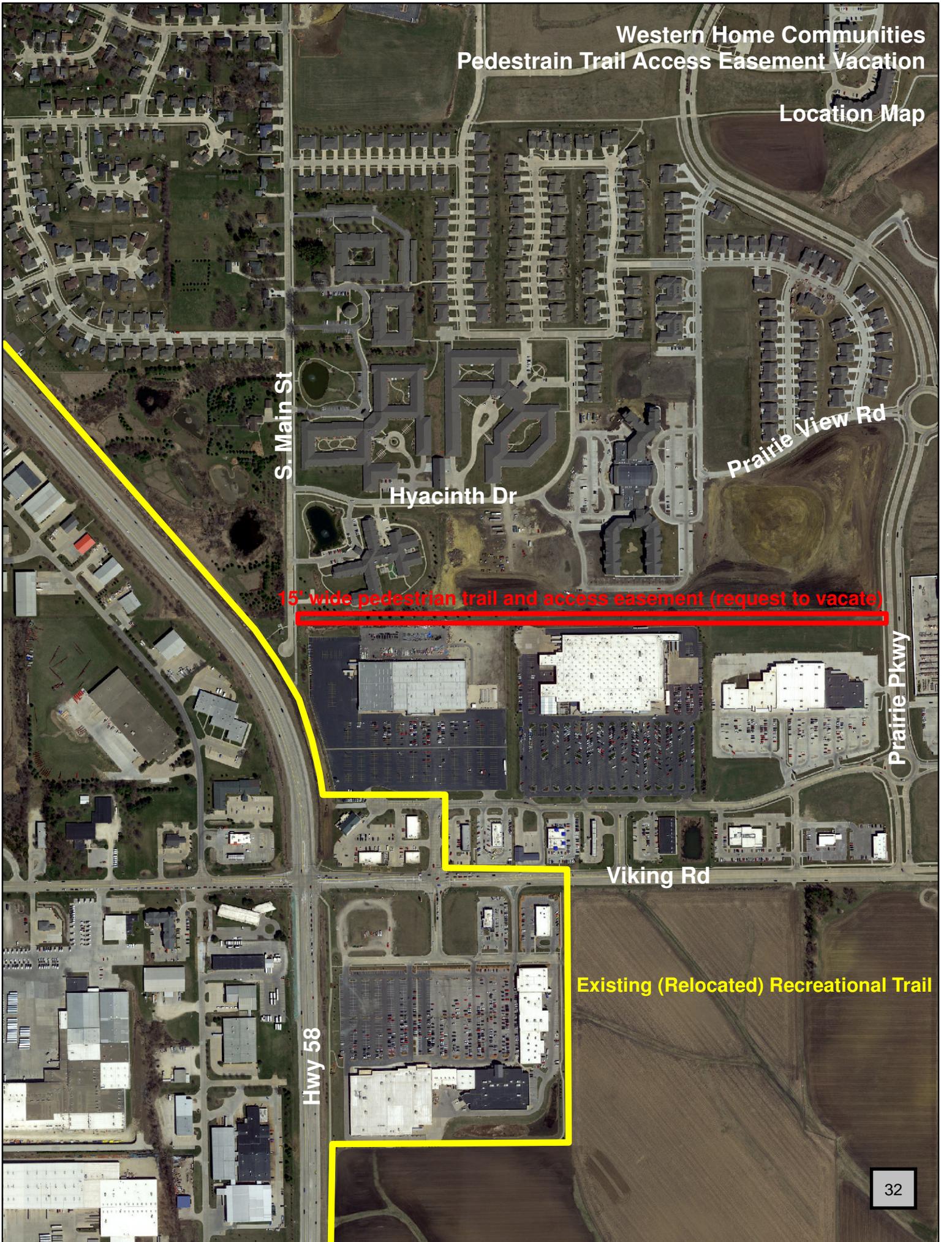
Exhibit C



Costs for maintaining drainage ways and detention basins within each service area are allocated to owners within those service areas.

Western Home Communities
Pedestrian Trail Access Easement Vacation

Location Map



For County Recorder's use.

INDEX LEGEND

General Description: Part of Western Home Communities, Cedar Falls
 Surveyor: David L. Scheil (#16775)
 Surveying Company: Wayne Claassen Engineering & Surveying, Inc.
 2705 University Avenue (P.O. Box 898)
 Waterloo, Iowa 50704
 (319)235-6294
 Survey Requested By: Western Home Independent Living Services, Inc.
 Proprietor: Western Home Independent Living Services, Inc.

VACATION OF EASEMENT PLAT

15' Pedestrian Trail Access Easement

SHEET 1 OF 4

LEGAL DESCRIPTION
Easement to be Vacated

An Easement for Pedestrian Trail Access purposes over, under and across the Southeast Quarter (SE 1/4) of Section Twenty-five (25), Township Eighty-nine North (T89N), Range Fourteen West (R14W) and the Southwest Quarter (SW 1/4) of Section Thirty (30), Township Eighty-nine North (T89N), Range Thirteen West (R13W) of the Fifth Principal Meridian, Cedar Falls, Black Hawk County, Iowa, described as follows:

The South Fifteen (15) feet of Tract 'E', Western Home Communities Seventh Addition,

AND

The South Fifteen (15) feet of Lot One (01), Western Home Communities Eighth Addition,

AND

The South Fifteen (15) feet of Parcel "G", Western Home Communities Lot Seventeen Minor Plat,

AND

The South Fifteen (15) feet of Lot Two (02), Western Home Communities Fourth Addition.

SURVEY LEGEND:

- DENOTES FOUND PIN & RED CAP #16775 (UNLESS NOTED OTHERWISE)
- 000.00 DENOTES RECORD DIMENSION
- (000.00) DENOTES FIELD DIMENSION

CES FILE NO. _____ ML _____

CSLS

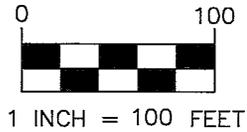
	<p>CERTIFICATION</p> <p>I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.</p> <p>Signature: _____ David L. Scheil, P.L.S.</p> <p>Date: _____, 20____ License No. <u>16775</u></p> <p>Pages or Sheets Covered by this Seal: <u>4</u></p> <p>My license renewal date is December 31, 2020</p>
--	--

VACATION OF EASEMENT PLAT

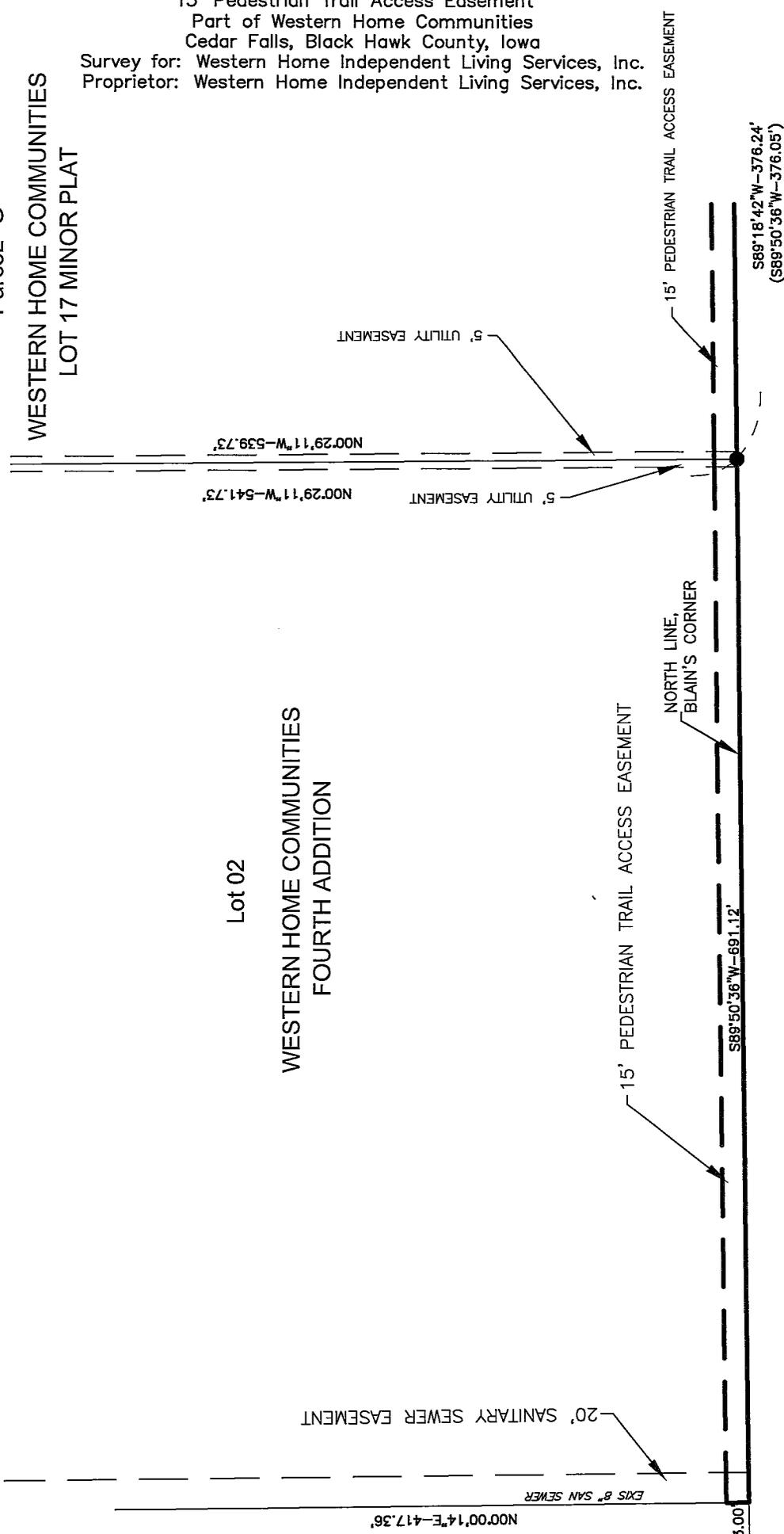
SHEET 2 OF 4

15' Pedestrian Trail Access Easement
 Part of Western Home Communities
 Cedar Falls, Black Hawk County, Iowa

Survey for: Western Home Independent Living Services, Inc.
 Proprietor: Western Home Independent Living Services, Inc.



Parcel "G"
 WESTERN HOME COMMUNITIES
 LOT 17 MINOR PLAT



South Main Street

SW CORNER, NW 1/4, SE 1/4,
 SEC. 25-T89N-R14W
 (FND. "X" CUT IN CONCRETE)
 SEE DOC. No. 2005-08299

BLAIN'S CORNER

2

CES FILE NO. _____ ML _____

CSMCS

VACATION OF EASEMENT PLAT

SHEET 3 OF 4

15' Pedestrian Trail Access Easement
Part of Western Home Communities
Cedar Falls, Black Hawk County, Iowa

Survey for: Western Home Independent Living Services, Inc.
Proprietor: Western Home Independent Living Services, Inc.



1 INCH = 100 FEET

Lot 01
WESTERN HOME COMMUNITIES
EIGHTH ADDITION

5

GENCOM ADDITION

S00°40'13"E-281.00'

(S89°49'40"W-708.89')
S89°19'47"W-708.70'

389.13'

Parcel "G"
WESTERN HOME COMMUNITIES
LOT 17 MINOR PLAT

S89°18'47"W-339.57'

NORTHWEST COR. GENCOM ADD.,
NORTHEAST COR. BLAIN'S ADD.,
FND. PIN & RED
CAP #12088

15' PEDESTRIAN TRAIL ACCESS EASEMENT

S89°18'42"W-376.24'
(S89°50'36"W-376.06')

BLAIN'S CORNER

2

5' UTILITY EASEMENT

N00°29'11"W-539.73'

N00°29'11"W-541.73'

5' UTILITY EASEMENT

WESTERN HOME COMMUNITIES

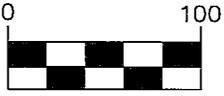
CSMCS

CES FILE NO. _____ ML _____

VACATION OF EASEMENT PLAT

SHEET 4 OF 4

15' Pedestrian Trail Access Easement
 Part of Western Home Communities
 Cedar Falls, Black Hawk County, Iowa
 Survey for: Western Home Independent Living Services, Inc.
 Proprietor: Western Home Independent Living Services, Inc.



1 INCH = 100 FEET

Prairie Parkway

S02°01'38"E-269.30'

SE CORNER, NE 1/4, SE 1/4,
 SECTION 25-T89N-R14W
 (FOUND PIN & RED CAP #16775)
 DOC. No. 2014-20649

S89°24'28"W-267.43'

TRACT 'E'
 WESTERN HOME COMMUNITIES
 SEVENTH ADDITION

PINNACLE PRAIRIE COMMERCIAL SOUTH-PHASE IV

1

15' PEDESTRIAN TRAIL ACCESS EASEMENT

S89°20'12"W-600.70'

FND. PIN & ORANGE
 CAP #7811

S89°20'34"W

2.98'

20' UTILITY
 EASEMENT

N00°31'08"W-436.89'

10' UTILITY
 EASEMENT

Lot 01
 WESTERN HOME
 COMMUNITIES
 EIGHTH ADDITION

S89°20'34"W-208.39'

271.37'
 S89°20'34"W

CES FILE NO. _____ ML _____

CS



DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613
Phone: 319-273-8600
Fax: 319-273-8610
www.cedarfalls.com

MEMORANDUM

Planning & Community Services Division

TO: Planning & Zoning Commission
FROM: David Sturch, Planner III
Matt Tolan, Civil Engineer II
DATE: June 18, 2019
SUBJECT: The Terraces at West Glen Preliminary Plat

REQUEST: Request to approve The Terraces at West Glen Preliminary Plat
PETITIONER: The Terraces at West Glen, LLC, Owner; Fehr Graham, Engineer
LOCATION: Southeast corner of Union Road and W. 12th Street

PROPOSAL

The petitioner is requesting approval of a preliminary plat that would create six residential lots and two outlots on 239 acres of land. This subdivision is for the New Aldaya Lifescapes campus that was rezoned to RP, planned residence along with a land use map amendment to planned development/floodplain by the Planning and Zoning Commission on February 27, 2019 and approved by the City Council on April 15, 2019.



BACKGROUND

New Aldaya Lifescapes is planning a 55 and over housing development at the southeast corner of Union Road and W. 12th Street. The proposed plat includes this development as well as the entire holdings of the property owner. The entire plat encompasses 239 acres of land that extends from the Union Road and W. 12th Street intersection southward to W. 27th Street. The intent is to split the northeast 42.35 acres for the proposed housing development. The focus of the plat is located in this area with the development of the public infrastructure and lots. The remaining 196 acres is identified as an outlot for future rezoning and platting development.

Prior to developing this land, a preliminary plat must be submitted to the city for review by the Planning and Zoning Commission and City Council. A preliminary plat must follow the ordinance

waterway. The limits of the floodplain have changed over the years beginning with a wide floodplain shown on the 1985 maps to a more reduced floodplain in 2014. These revisions reflect better data over time based on clear aerial photos and digital elevation models. The previous flood maps had the ground elevations at a 5 foot vertical accuracy rating and the newer maps show a 4"-8" vertical accuracy rating. Recently, the petitioner's engineer submitted a LOMA (Letter of Map Amendment) to FEMA with actual ground elevations and profiles of the floodplain. This LOMA shows the floodplain to be completely located in Tract A and out of Lot 1 and Outlot A. The grassed waterway shows small amounts of wetlands contained within the channel due to field tile run off. The proposed plan is to preserve the channel and enhance this waterway corridor with native grasses and forbs and have the ability to infiltrate runoff with a deep root system to improve the water quality.

Outlots - Outlot A is located between the waterway and Wellington Drive. This is currently listed as an outlot until the floodplain boundary is amended after which it will be re-platted for a new buildable lot along the east side of Wellington Drive. Outlot B is the remaining portion of the plat intended for future development.

Tracts - Tract A is reserved for the waterway and floodplain from W. 12th Street to the north side of the Keagle's Crossing culvert. Tract B is a storm water detention basin located west of the waterway along the south edge of the plat. Tract C is a 17-foot wide strip of land along the south side of W. 12th Street. This tract will be dedicated to the City for street right of way purposes in the event that W. 12th Street is widened in the future. Tract D include the following streets:

- Tierney Terrace is the first street extending easterly off of Union Road approximately 360 feet to its intersection with Peters Parkway. This street is approximately 450 feet south of the W. 12th Street intersection with Union Road.
- Sonoma Drive is the second street extension off of Union Road that lines up with the existing Sonoma Drive in the Wild Horse Addition. Sonoma Drive ties into Peters Parkway. This street is approximately 850 feet south of the W. 12th Street intersection with Union Road.
- Keagle's Crossing extends south off of Sonoma Drive and curves to the east to connect into the western extension of Wellington Drive.
- Wellington Drive is located on the east side of the waterway. This street begins at W. 12th Street, approximately 800 feet east of Union Road. The street travels south and curves easterly to the eastern edge of the plat. Eventually this section of Wellington Drive will connect into the existing section of Wellington Drive in the Lexington Heights subdivision. There is a different property owner that separates the two subdivisions and eventually the two street sections will connect. It is important to provide connection between the neighborhoods to disperse and circulate the traffic.
- Peters Parkway is another street that parallels the west side of the waterway beginning at Tierney Terrace and heading to the south property line. Again, the future extension of this street will tie into the development of the adjoining properties. This street is located so that it can be extended in a manner that avoids conflicting with the existing home to the south. If and when the property owner to the south decides to sell or desires to subdivide the property for additional development, this street connection will provide an opportunity for additional development lots backing up to the waterway with street connections to neighborhoods to the south and north.
- The section at the north end of Peters Parkway is identified as a private street to access the multi-unit dwelling and patio homes. There is a turnaround at the north end.

It was decided that a street connection to 12th Street in this location is not recommended, since it would be too close to the intersection and thus might create traffic movement and circulation problems in the corridor. This is consistent with what was approved with the master plan presented with the rezoning.

All streets will be 31-feet wide in a 60-foot public right of way.

Tract E is a second stormwater detention basin located north and east of the waterway along the south side of Wellington Drive. Tract F is reserved for the waterway and floodplain from the Keagle's Crossing culvert to the eastern limits of the plat.

A 4-foot wide public sidewalk will be installed along all street frontages and the petitioner will participate in the cost to construct a 10-foot wide recreational trail along Union Road.

The Deed of Dedication in association with the plat submittal is straightforward. The Deed language outlines the requirements for the developer and restricts the development of each lot in accordance with the RP concept plan.

TECHNICAL COMMENTS

Utilities - City technical staff, including Cedar Falls Utilities (CFU) personnel, noted that the water, electric, gas and communication services are available to the site from W. 12th Street and Union Road. There is a water connection fee of \$55,833.14 for this property based on the street lineal footage of W. 12th Street and Union Road. This connection fee is part of the cost of the original water main installations on W. 12th Street and on Union Road. The water connection fee is collected at the time of final platting. The developer is responsible for the construction of a properly sized water system from the 12" water main on Union and 12th and throughout the proposed development. Included in the installation are valves and water service stubs for the new lots. Final fire hydrant and valve placement locations will be part of the construction plan review.

Stormwater Management – There has been considerable discussion about management of the stormwater. Neighboring property owners surrounding this development site have noted the existing drainage patterns and concerns with additional run-off issues coming from the drainage area surrounding the proposed subdivision. The petitioner's engineer has designed the subdivision to meet and exceed the City's storm water management ordinance requirements for new development in addition to reducing the runoff rate to the downstream properties from the current use of row crop production.

The Cedar Falls stormwater management regulations require new developments to collect and detain stormwater from the development site along with managing the stormwater from adjacent developments. The proposed design exceeds the ordinance standards. The existing run off from the row crops is calculated at 10.3 cfs (cubic feet per second) for the 2 year event. The design will go above and beyond the city's standards and reduce the 2 year event to 5.5 cfs. This is a slower release rate than what is currently occurring on the site. When applying the 100-year discharge between the existing row crop conditions to post development, there will be a 30% reduction from on-site and pass-through stormwater discharge.

The proposed the stormwater management plan for the Terraces at West Glen is handled by open detention basins, one on the westerly side of the waterway and the other on the easterly side of the waterway. The westerly basin (Tract B) will collect the stormwater runoff from the streets and lots on the west side of the waterway. The runoff on the east side of the waterway

will empty into the stormwater basin (Tract E) that is south of Wellington Drive near the eastern edge of the plat. The designated runoff from within the site and from off-site areas will flow to the detention facilities with the flow along Tract A and areas to the northeast into the waterway.

In addition to the detention basins, storm sewers will be installed along the roadway and throughout the plat. Currently, the Wild Horse subdivision collects in the ditch on the west side of Union Road and travels through a pipe under the road to the petitioner's property. A new storm sewer will be installed in the middle of Lot 2 to collect the existing drainage from the west. These storm sewers will be installed as a part of this development to accommodate 25 year storm. A typical storm sewer design will accommodate a 10 year storm. The street provides excess flow in the gutter to the detention basins. Each detention basin has a multi-stage outlet to control discharge. The design will treat 1.25" of rainfall for 24 hours for water quality to meet the City's standards. The proposed detention basins will address both water quantity and water quality of stormwater runoff. A drainage ditch will be graded along the south edge of the plat (Lot 4) and is located in a 50' drainage easement. This ditch will collect the off-site stormwater from the west into an overland flow route and will be graded to move the stormwater to the detention basin in Tract B. The stormwater flow will be directed away from the adjoining property owner to the south. In summary, the proposed design of the stormwater management plan for the Terraces at West Glen exceeds the city's ordinance standards.

Sanitary Sewer - The sanitary sewer is located through the middle of the development site. The sanitary sewer will be extended throughout the site during the construction of the roadways. The sanitary sewer service serving this area is subject to the Cherrywood Interceptor Sewer District tapping fee of \$294.63 per acre which was established by the City Council several years ago. The sewer fee is collected at the time of final platting.

The City's Subdivision Ordinance outlines the requirements pertaining to Subdivision Plats. A Preliminary Subdivision Plat represents a "conceptual development plan" which the City must review and evaluate to insure compliance with all City regulations. Issues related to zoning regulations, utility easement provision, street locations and alignments and other factors are all subject to review and approval by City staff and the Planning and Zoning Commission and the City Council. Following Preliminary Plat approval by the City Council, the developer is free to begin installing the necessary public improvements (i.e. streets, sewers, waterlines, etc.) as indicated on the plat.

A Final Subdivision Plat formalizes the Preliminary Plat and authorizes the developer to begin selling lots and to begin building on the newly created lots. Normally a Final Subdivision Plat cannot be approved until all of the required public improvements have been installed and completed to the satisfaction of the City Engineer. A Final Plat can be "expedited" prior to full completion and acceptance of public improvements provided that the developer posts a cash bond or escrow agreement with the City Engineering Division which serves as a financial guarantee that all the improvements will be installed in a timely fashion.

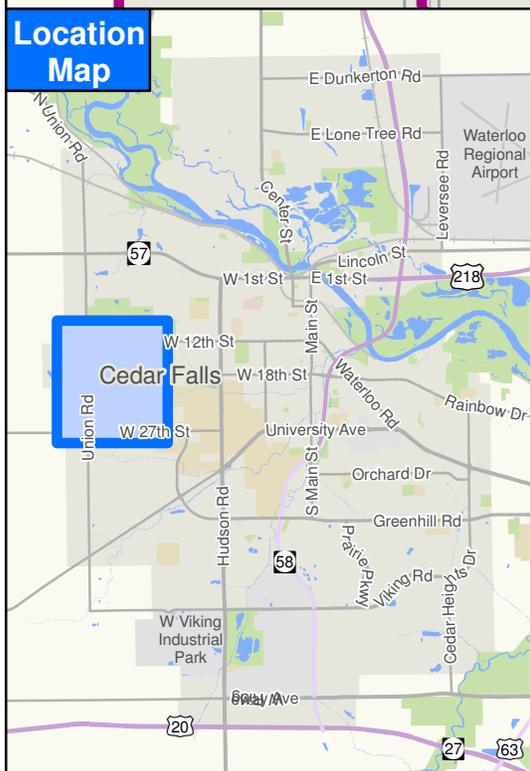
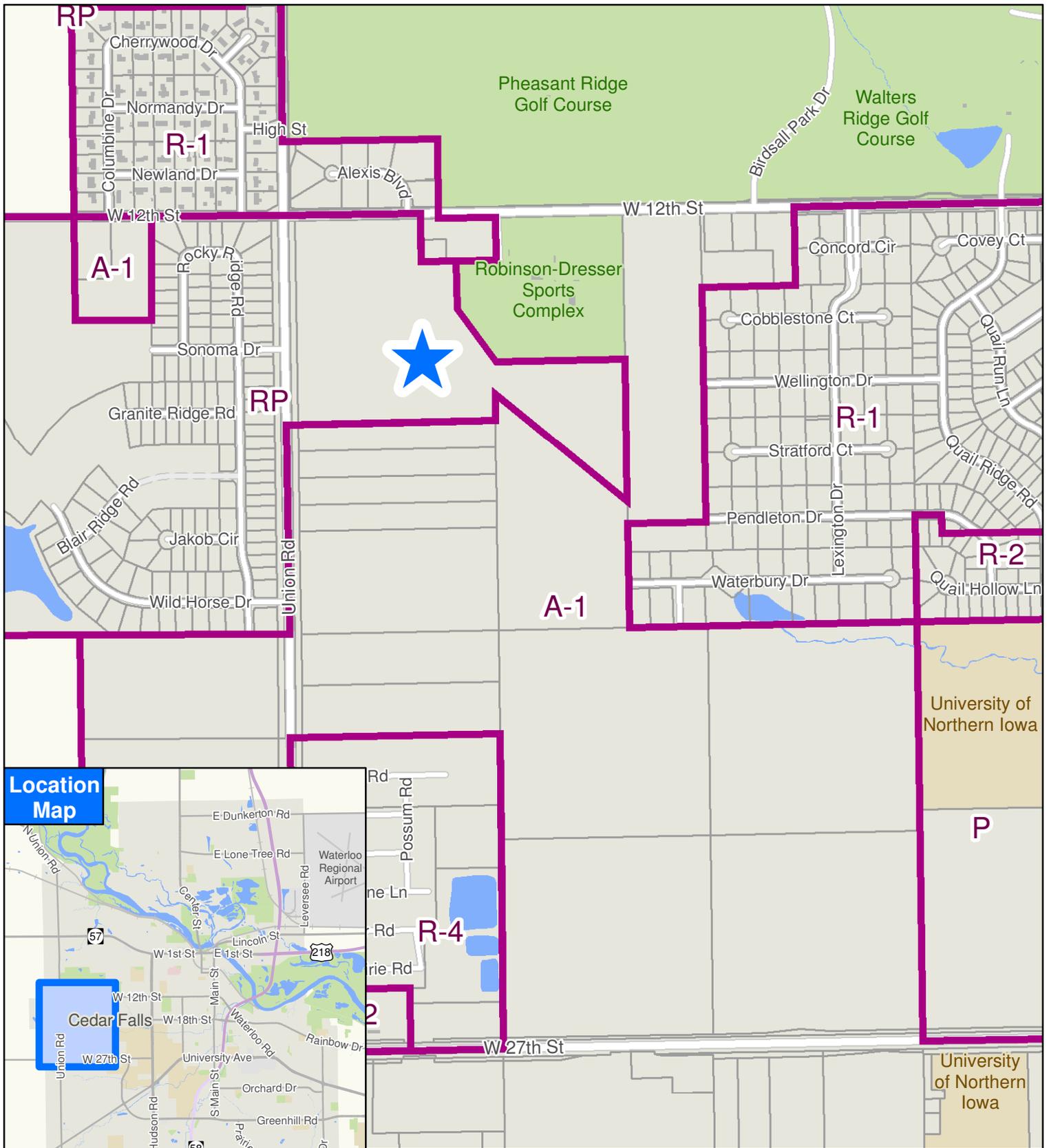
STAFF RECOMMENDATION

Gather any comments from the Planning and Zoning Commission and public then continue the discussion at the next Planning and Zoning Commission meeting on July 10, 2019 with the following conditions:

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

Cedar Falls Planning & Zoning Commission

June 26, 2019



**The Terraces at West Glen
Preliminary Plat**

42

April 22, 2019

Mr. David Sturch
City of Cedar Falls
Planning and Community Services
220 Clay Street
Cedar Falls, IA 50613

Re: The Terraces at West Glen Preliminary Plat

Dear Mr. Sturch:

Terraces at West Glen, LLC is pleased to present a preliminary plat for a proposed residential subdivision located within Lot 2 of Robinson's Minor Plat of part of the NW ¼ of Section 15, 89N, R14W in the City of Cedar Falls, named The Terraces at West Glen. Specifically, the project location is at the southeasterly quadrant of West 12th Street and Union Road and consists of 42.349 acres. This real estate is being acquired from Money Pit, LLC.

To meet City of Cedar Falls platting requirements, the overall adjacent holdings of the current owner are included in the preliminary plat (239.692 acres). The area beyond the 42.349 acres is identified as an 'Outlot for Future Development' and is not a part of the development proposed by Terraces at West Glen LLC. We are showing only the overall boundary dimensions and area of this outlot.

The development will be an age 55+ campus as an extension of NewAldaya Lifescapes senior living services. The housing concept will consist of approximately 19 single homes, 22 duplex homes and two multi-story units with approximately 42 and 30 units respectively. At full build-out, approximately 135 housing units will be constructed.

Zoning of the 42.349 acres is R-P (planned residential). This allows a mixture of housing unit types and is a perfect fit for the proposed development. Ownership of the real estate, except for street right of way dedicated to the City of Cedar Falls, will be by Terraces at West Glen LLC.

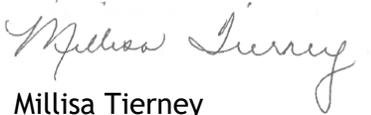
Utilities are currently readily available within or around the perimeter of the proposed subdivision and will be extended throughout the 42.349 acres. All utilities will be installed within the street right of way or utility easements.

Storm water is a major consideration of not only the proposed subdivision but also downstream properties. Our proposed subdivision will meet the City's storm water management ordinance requirements for new development in addition to reducing runoff rate to downstream properties from the current use of row crop production. A corridor for the flood plain will remain through the approximate middle of the property. This flood plain has a long history of varying depicted sizes subject to the best available elevation data at the time. Our design incorporates accurate elevation data as well as grading improvements to the waterway which allow a narrower flood plain. Adjacent homes will be elevated well above the 500-year elevation. This corridor will be vegetated with native grasses and flowers, offering an enhanced environmental state from the existing condition and an attractive visual appearance.

The development will be phased with schedule subject to the market demand. The first phases of construction will be west of the waterway and will consist of the public infrastructure for the westerly area. Single and duplex homes will be constructed at the approximate rate of 10-12 per year. The first multi-story structure may start construction around year 3 or 4.

We are excited to get started with construction and look forward to providing a needed housing option to the City of Cedar Falls. We thank City staff for all the assistance in getting us to this point and look forward to continuing our relationship as we work through the development process.

Sincerely,

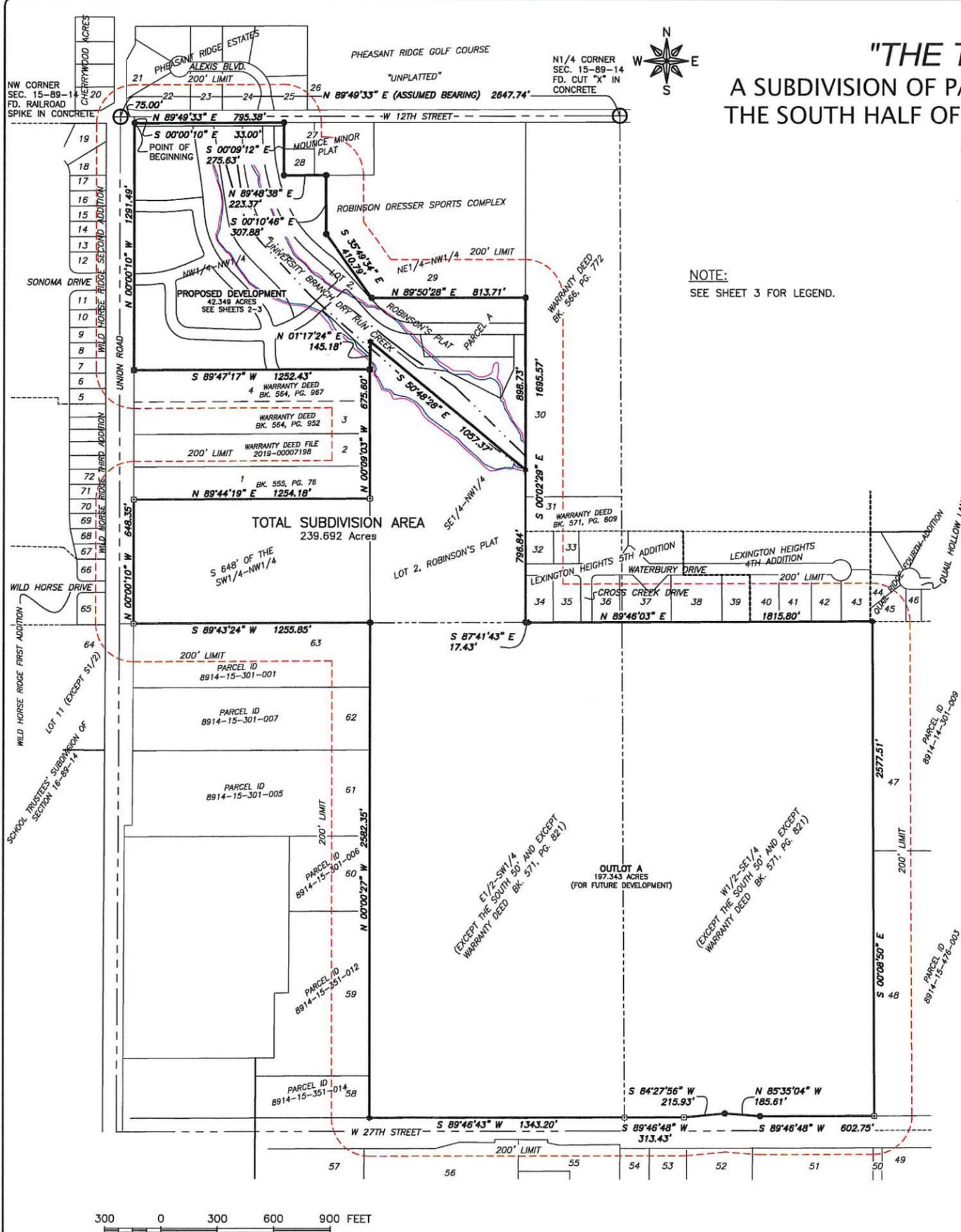
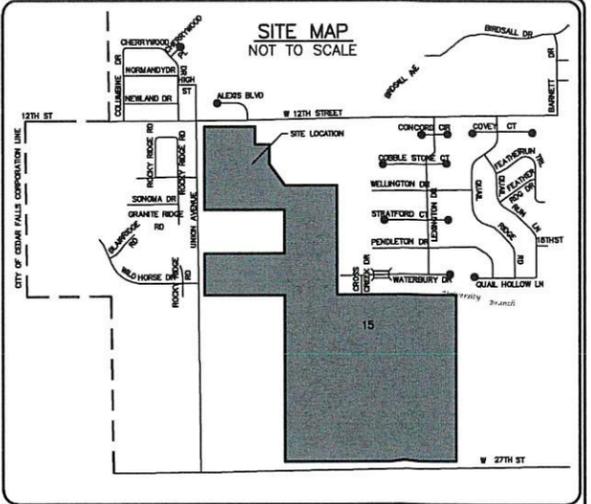
A handwritten signature in cursive script that reads "Millisa Tierney".

Millisa Tierney
CEO, Terraces at West Glen LLC

PRELIMINARY PLAT

"THE TERRACES AT WEST GLEN"

A SUBDIVISION OF PART OF THE NORTHWEST QUARTER AND PART OF THE SOUTH HALF OF SECTION 15-T89N-R14W, CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA



Prop. #	Name	Address
1	BONSALL,GALE	85 RIVER RIDGE RD
2	GOYEN,MICHAEL L & DENISE I	1712 UNION RD, CEDAR FALLS, IA 50613
3	GIRSCH,MICHAEL F & SUE	1608 UNION RD, CEDAR FALLS, IA 50613
4	GIRSCH,MICHAEL F & SUE	1608 UNION RD, CEDAR FALLS, IA 50613
5	ESQUIVEL,JASON	1616 ROCKY RIDGE RD, CEDAR FALLS, IA 50613
6	DAVIS,GARY A & PAMELA K	1610 ROCKY RIDGE RD, CEDAR FALLS, IA 50613
7	BOCK,RONALD J & PATRICIA J	1602 ROCKY RIDGE RD, CEDAR FALLS, IA 50613
8	RAECKER,MICHAEL H & SARAH B	1532 ROCKY RIDGE RD, CEDAR FALLS, IA 50613
9	SCHOENFISH,EVAN R & KARYN R	1524 ROCKY RIDGE RD, CEDAR FALLS, IA 50613
10	MARLOW,BRADLEY D & MALOY,KATIE L	1516 ROCKY RIDGE RD, CEDAR FALLS, IA 50613
11	ROGERS,GRACE C ANDREW	1508 ROCKY RIDGE RD, CEDAR FALLS, IA 50613
12	HAGBERG,SCOTT E & DANIELLE N	1416 ROCKY RIDGE RD, CEDAR FALLS, IA 50613
13	COSE,MATT C & LANDS,SARAH	1408 ROCKY RIDGE RD, CEDAR FALLS, IA 50613
14	SELF,SHARANWITA & GRABOWSKI,RICHARD L	1402 ROCKY RIDGE RD, CEDAR FALLS, IA 50613
15	RAFANELLO,NICHOLAS F & ALLYSON	1324 ROCKY RIDGE RD, CEDAR FALLS, IA 50613
16	TABEI,SEYED M ALI & HEZIHAD,FAZEDI JAHANMIRI	1316 ROCKY RIDGE RD, CEDAR FALLS, IA 50613
17	PAXTON,NATHAN & EMILY	1310 ROCKY RIDGE RD, CEDAR FALLS, IA 50613
18	GAST,BRENT L & TARA M	1304 ROCKY RIDGE RD, CEDAR FALLS, IA 50613
19	MC CORD, HANCY	1230 ROCKY RIDGE RD, CEDAR FALLS, IA 50613
20	SCHNATHORST, CRAIG A & CAROL R	1120 CHERRYWOOD DR, CEDAR FALLS, IA 50613
21	REHART,SCOTT D & SUSAN J	4007 ALEXIS BD, CEDAR FALLS, IA 50613
22	DHANWADA, RAMAKRISHNA & KAVITA R	4002 ALEXIS BD, CEDAR FALLS, IA 50613
23	DIB, JOO G & SARA J	3918 ALEXIS BD, CEDAR FALLS, IA 50613
24	SUNDARAKALYANA & MURUGAIAN,JAYALAKSHI	3904 ALEXIS BD, CEDAR FALLS, IA 50613
25	JORGENSEN,KETHI J TRUST	3801 ALEXIS BD, CEDAR FALLS, IA 50613
26	CITY OF CEDAR FALLS PARK COM	2401 3205 W 12TH ST, CEDAR FALLS, IA 50613
27	MOUNCE,LINDA R	3710 W 12TH ST, CEDAR FALLS, IA 50613
28	MOUNCE,LINCK,YVETTE	3704 W 12TH ST, CEDAR FALLS, IA 50613
29	CITY OF CEDAR FALLS COMM SCHOOL	3626 W 12TH ST, CEDAR FALLS, IA 50613
30	PAULSEN, GLORIA A & BRUNSKILL, HOWARD M	3218 W 12TH ST, CEDAR FALLS, IA 50613
31	BNKD INC	PO BOX 336, WAVERLY, IA 50677
32	POPPEN,SCOTT & MURIEL	3407 WATERBURY DR, CEDAR FALLS, IA 50613
33	PAGE,BRIAN J & ZWANZIGER PAGE,ELIZABETH E	3225 WATERBURY DR, CEDAR FALLS, IA 50613
34	HOLAHAN,CHRISTOPHER M & BROOKE K	3408 WATERBURY DR, CEDAR FALLS, IA 50613
35	HOLAHAN,CHRISTOPHER M & BROOKE K	3408 WATERBURY DR, CEDAR FALLS, IA 50613
36	ESTEP,TARA J & MARK D	3306 WATERBURY DR, CEDAR FALLS, IA 50613
37	THAM,STEVEN R & JULIE A	3222 WATERBURY DR, CEDAR FALLS, IA 50613
38	SCHUERMAN CONSTRUCTION INC	PO BOX 214, CEDAR FALLS, IA 50613
39	MASON,BENJAMIN R & CARMEN A	3103 WATERBURY DR, CEDAR FALLS, IA 50613
40	HURST,EMIL & JENNIFER	3022 WATERBURY DR, CEDAR FALLS, IA 50613
41	BRADLEY,DONALD ROBERT & CAROL LYNN	3006 WATERBURY DR, CEDAR FALLS, IA 50613
42	OLSEN,CHRISTOPHER S & LEAH J	2922 WATERBURY DR, CEDAR FALLS, IA 50613
43	GERDES,BENJAMIN P III & ELIZABETH A	2908 WATERBURY DR, CEDAR FALLS, IA 50613
44	BECKER,STACIE L	2928 QMAIL HOLLOW LN, CEDAR FALLS, IA 50613
45	CARPENTER,KELLY R & KRISTIN M	2926 QMAIL HOLLOW LN, CEDAR FALLS, IA 50613
46	SURIEDI,ALI M & VELAMASETTI,SAROJINKALA	2922 QMAIL HOLLOW LN, CEDAR FALLS, IA 50613
47	STATE OF IOWA BOARD OF REGENTS	224 GILCHRIST HALL, UNI, CEDAR FALLS, IA 50614
48	CEDAR FALLS COMMUNITY SCHOOL DIS	1002 W 1ST ST, CEDAR FALLS, IA 50613
49	UNIVERSITY OF NORTHERN IOWA	1227 W 27TH ST, C/O UNIV SECRETARY, CEDAR FALLS, IA 50614-0530
50	CITY OF CEDAR FALLS UT UTILITIES	1 UTILITY PW, CEDAR FALLS, IA 50613
51	RASMUSSEN CO	9716 UNIVERSITY AV, CEDAR FALLS, IA 50613
52	RASMUSSEN,DONALD R & JACK P TRUST	1204 WASHINGTON ST, CEDAR FALLS, IA 50613
53	RASMUSSEN,DONALD R & JACK P TRUST	1204 WASHINGTON ST, CEDAR FALLS, IA 50613
54	RASMUSSEN CO	9716 UNIVERSITY AV, CEDAR FALLS, IA 50613
55	BRUNSCHIED,KEAGHAN K & ANTHONY L	3416 W 27TH ST, CEDAR FALLS, IA 50613
56	MORRIS,DANIEL J & JULIA K	3424 W 27TH ST, CEDAR FALLS, IA 50613
57	DANGAARD,THOMAS J & PAULA A	3828 W 27TH ST, CEDAR FALLS, IA 50613
58	SIRES,DAVID E & JOY I	4107 HORSESHOE DR, CEDAR FALLS, IA 50613
59	SIRES,DAVID E & JOY I	4107 HORSESHOE DR, CEDAR FALLS, IA 50613
60	SIRES,DAVID E & JOY I	4107 HORSESHOE DR, CEDAR FALLS, IA 50613
61	SIRES,DAVID EUGENE & LISA ANN	4107 HORSESHOE DR, CEDAR FALLS, IA 50613
62	RATH,ELIZABETH A & RICHARD M	2016 S UNION RD, CEDAR FALLS, IA 50613
63	TRESSLER,KENNETH E LORRAINE M	2000 UNION RD, CEDAR FALLS, IA 50613
64	PICKLUM,WARREN E & HEYSA J	1929 UNION RD, CEDAR FALLS, IA 50613
65	PITZ,STEVEN P & HANCY A	4111 WILD HORSE DR, CEDAR FALLS, IA 50613
66	BARNHART,THOMAS & CHELSEA	4112 WILD HORSE DR, CEDAR FALLS, IA 50613
67	MIDWEST DEVELOPMENT CO	411 FIRST AVE SE SUITE 410, CEDAR RAPIDS, IA 52401
68	MIDWEST DEVELOPMENT CO	411 FIRST AVE SE SUITE 410, CEDAR RAPIDS, IA 52401
69	HERNANDEZ,KEVIN R FOLKERS,GINA M	1812 ROCKY RIDGE RD, CEDAR FALLS, IA 50613
70	MIDWEST DEVELOPMENT CO	411 FIRST AVE SE SUITE 410, CEDAR RAPIDS, IA 52401
71	MIDWEST DEVELOPMENT CO	411 FIRST AVE SE SUITE 410, CEDAR RAPIDS, IA 52401
72	SPAUDE,CHRISTOPHER M & ASHLEY M	1724 ROCKY RIDGE RD, CEDAR FALLS, IA 50613

NOTE:
SEE SHEET 3 FOR LEGEND.

BOUNDARY DESCRIPTION:
THE TERRACES AT WEST GLEN, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER AND PART OF THE SOUTH HALF OF SECTION 15, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH P.M., CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION;
THENCE NORTH 89°49'33" EAST (ASSUMED BEARING), 75.00 FEET ALONG THE NORTH LINE OF SAID SECTION TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 2 OF ROBINSON'S ANOR PLAT OF PART OF THE NORTHWEST QUARTER OF SAID SECTION;
THENCE SOUTH 00°00'10" EAST, 33.00 FEET ALONG SAID EXTENSION OF THE WEST LINE TO THE NORTHWEST CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING;
THENCE NORTH 89°49'33" EAST, 795.38 FEET ALONG THE NORTH LINE OF SAID LOT 2 TO THE NORTHWEST CORNER OF LOT 1 IN SAID MINOR PLAT;
THENCE SOUTH 00°09'12" EAST, 275.63 FEET;
THENCE NORTH 89°48'38" EAST, 223.37 FEET;
THENCE SOUTH 00°10'46" EAST, 307.88 FEET;
THENCE SOUTH 35°49'34" EAST, 410.79 FEET;
THENCE NORTH 89°50'28" EAST, 813.71 FEET;
THENCE SOUTH 00°02'29" EAST, 1,495.57 FEET, ALL ALONG THE EASTERLY LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER THEREOF;
THENCE SOUTH 87°41'43" EAST, 17.43 FEET, TO THE SOUTHWEST CORNER OF LEXINGTON HEIGHTS FIFTH ADDITION;
THENCE NORTH 89°46'03" EAST, 1,815.80 FEET, ALONG THE SOUTH LINE OF SAID ADDITION, THE SOUTH LINE OF LEXINGTON HEIGHTS FOURTH ADDITION, AND A PORTION OF THE SOUTH LINE OF QMAIL RIDGE FOURTH ADDITION, ALL ADDITIONS BEING IN SAID SECTION, TO THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION;
THENCE SOUTH 00°08'30" EAST, 2,577.51 FEET ALONG THE EAST LINE OF SAID WEST HALF OF SAID QUARTER SECTION TO THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 27TH STREET;
THENCE SOUTH 89°46'48" WEST, 602.75 FEET;
THENCE NORTH 85°35'04" WEST, 185.61 FEET;
THENCE SOUTH 84°27'34" WEST, 215.93 FEET;
THENCE SOUTH 89°46'48" WEST, 313.43 FEET;
THENCE SOUTH 89°46'43" WEST, 1,343.20 FEET, ALL ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION;
THENCE NORTH 00°00'27" WEST, 2,582.35 FEET ALONG SAID WEST LINE OF SAID EAST HALF OF SAID QUARTER SECTION TO THE NORTHWEST CORNER THEREOF AND THE SOUTHWEST CORNER OF SAID LOT 2 OF ROBINSON'S ANOR PLAT;
THENCE SOUTH 89°43'24" WEST, 1,255.85 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION TO THE EAST RIGHT-OF-WAY LINE OF UNION ROAD;
THENCE NORTH 00°00'10" WEST, 648.35 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE NORTH LINE OF THE SOUTH 648' OF SAID QUARTER-SECTION;
THENCE NORTH 89°44'19" EAST, 1,254.18 FEET ALONG SAID NORTH LINE TO THE WESTERLY LINE OF SAID LOT 2;
THENCE NORTH 00°09'03" WEST, 675.60 FEET;
THENCE SOUTH 89°47'17" WEST, 1,252.43 FEET, BOTH ALONG SAID WESTERLY LINE TO THE EAST RIGHT-OF-WAY LINE OF UNION ROAD;
THENCE NORTH 00°00'10" WEST, 1,291.49 FEET ALONG THE WESTERLY LINE OF SAID LOT 2 TO THE POINT OF BEGINNING;
CONTAINING 239.692 ACRES, SUBJECT TO EASEMENTS OF RECORD.
REFERENCE IS HEREBY MADE TO A SURVEY AND PLAT MADE BY MICHAEL R. FAGLE, RECORDED JUNE 16, 1992, IN MISCELLANEOUS BOOK 301, PAGE 709 ON FILE IN THE BLACK HAWK COUNTY RECORDERS OFFICE, WATERLOO, IOWA.

PRELIMINARY AND FINAL PLAT PREPARER:
LYLE G. TEKIPPE, PE, LS
FEHR GRAHAM
128 SOUTH VINE STREET
WEST UNION, IA 52175

PROPRIETOR/OWNER:
MONEY PIT, LLC
P.O. BOX 128
CEDAR FALLS, IA 50613

PARCEL A PURCHASER AND SUBDIVIDER:
TERRACES AT WEST GLEN, LLC
7511 UNIVERSITY AVENUE
CEDAR FALLS, IA 50613

EXISTING AND PROPOSED ZONING:
PARCEL A - R-P (PLANNED RESIDENTIAL)
REMAINDER - A (AGRICULTURAL)

BUILDING SETBACK REQUIREMENTS (R-P):
FRONT - 20'
ZONING PERIMETER REQUIREMENT - ONE AND TWO UNITS: 30'
TWO AND THREE STORY RESIDENTIAL: 35'

NOTE:
OUTLOT A WILL NOT BE DEVELOPED AT THIS TIME AND IS SHOWN ONLY TO MEET CITY OF CEDAR FALLS PLATTING REQUIREMENTS FOR ADJACENT PROPERTY HELD BY CURRENT OWNER.

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa. The unadjusted error of closure does not exceed 1:5,000 for any individual lot.

Lyle G. Tekippe 4-22-19
Date
My license renewal date is December 31, 2020.
Sheets covered by this seal: SHEETS 1-3

ILLINOIS
IOWA
WISCONSIN

OWNER/DEVELOPER:
TERRACES AT WEST GLEN, LLC
7511 UNIVERSITY AVENUE
CEDAR FALLS, IA 50613

PROJECT AND LOCATION:
THE TERRACES AT WEST GLEN
CEDAR FALLS, IOWA

DRAWN BY: PJM
APPROVED BY: LGT
DATE: 4/10/2019
SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

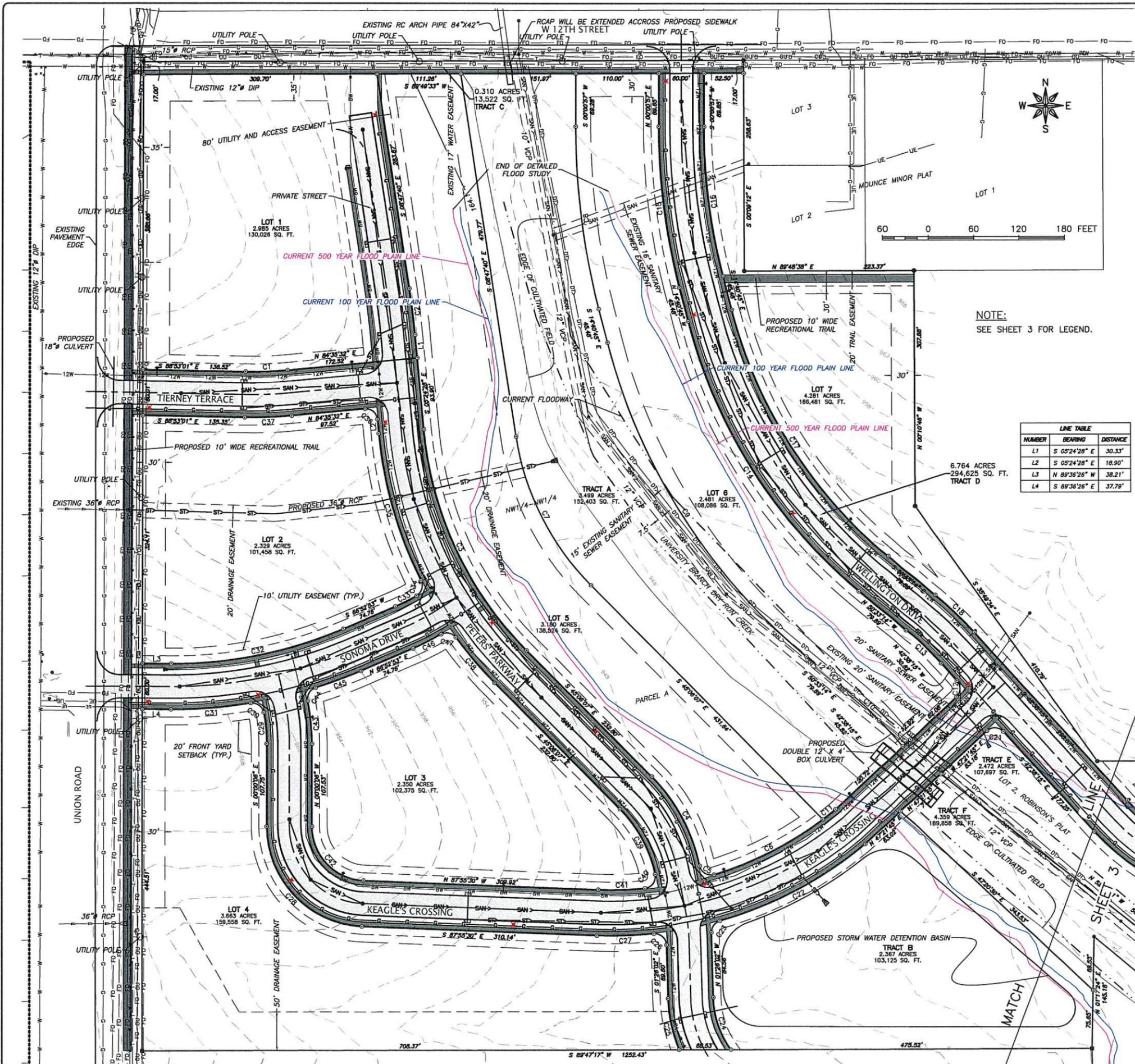
DRAWING:
THE TERRACES AT WEST GLEN
PRELIMINARY PLAT

SET TYPE: PRELIMINARY

JOB NUMBER: 18-868

SHEET NUMBER: 1 OF 3

PLAT DATE: 4/22/19



NOTES:

1. VERTICAL DATUM: NAVD88
2. 2' CONTOUR INTERVAL SHOWN
3. PARCEL A WILL BE GRADED TO ALLOW FOR RESIDENTIAL STRUCTURE CONSTRUCTION.
4. NO PARCELS OR LOTS ARE PLANNED FOR DEDICATION FOR SCHOOLS, PARKS, OR PLAYGROUNDS.
5. TRACT A IS FLOOD PLAIN AND NON-BUILDABLE.
6. TRACT B IS STORMWATER MANAGEMENT AREA/FLOODPLAIN & NON-BUILDABLE.
7. TRACTS C & D WILL BE DEDICATED TO THE CITY OF CEDAR FALLS AS PUBLIC STREET RIGHT-OF-WAY.
8. TRACT C IS CURRENTLY A UTILITY EASEMENT (17' WIDE) FOR WATER MAIN.
9. PUBLIC STREET RIGHT-OF-WAY WIDTH WILL BE 60'.
10. LOTS 1 & 3 ARE PLANNED FOR MULTI-STORY & MULTI-UNIT HOUSING STRUCTURES.
11. LOTS 2, 4, 5, 6, 7, AND 8 ARE PLANNED FOR SINGLE AND DUPLEX HOUSING STRUCTURES.
12. A 10' WIDE UTILITY EASEMENT WILL BE PROVIDED ADJACENT TO ALL STREET RIGHT-OF-WAY.
13. 4' WIDE SIDEWALKS WILL BE CONSTRUCTED ALONG BOTH SIDES OF PUBLIC STREETS & ALONG THE SOUTH SIDE OF W. 12TH STREET.
14. WATER MAIN WILL BE 8" & 12", AS INDICATED. GATE VALVES WILL BE PLACED AT ALL SIDES OF NEW TEES & CROSSES.
15. STORM SEWER IS GENERALLY DESIGNED FOR 25 YEAR STORM FLOW.
16. EFFECTIVE FLOOD PLAIN BOUNDARY SHOWN IS LARGER THAN ACTUAL FLOOD PLAIN. FLOOD PLAIN IS IN PROCESS OF RESTUDY DUE TO CURRENT FLOWS, PROPOSED GRADING (LOWERING) & ROAD CROSSING. THE RESULT WILL BE A NEW FLOOD PLAIN DEFINITION THAT IS NARROWER THAN CURRENTLY SHOWN. FLOOD PLAIN WILL BE LOCATED WITHIN TRACT A & TRACT F. THIS WILL ALLOW STRUCTURES TO BE BUILT ON ADJACENT LOTS. ADJACENT RESIDENTIAL STRUCTURES WILL NOT HAVE BASEMENTS & WILL HAVE MAIN FLOOR AT LEAST 2' ABOVE THE 500 YEAR FLOOD PLAIN.
17. INTERSECTION RADII WILL BE 15'.
18. 36" STORM SEWER BETWEEN TIERNEY TERRACE & SONOMA DRIVE ONLY CARRIES RUNOFF FROM DEVELOPMENT WEST OF UNION ROAD.
19. WATERWAY ALONG SOUTHERLY LINE OF LOT 4 WILL BE REGRADED.

NOTE:
SEE SHEET 3 FOR LEGEND.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 05°24'28" E	30.33'
L2	S 05°24'28" E	18.90'
L3	N 89°36'26" W	38.21'
L4	S 89°36'26" E	37.79'

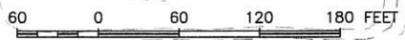
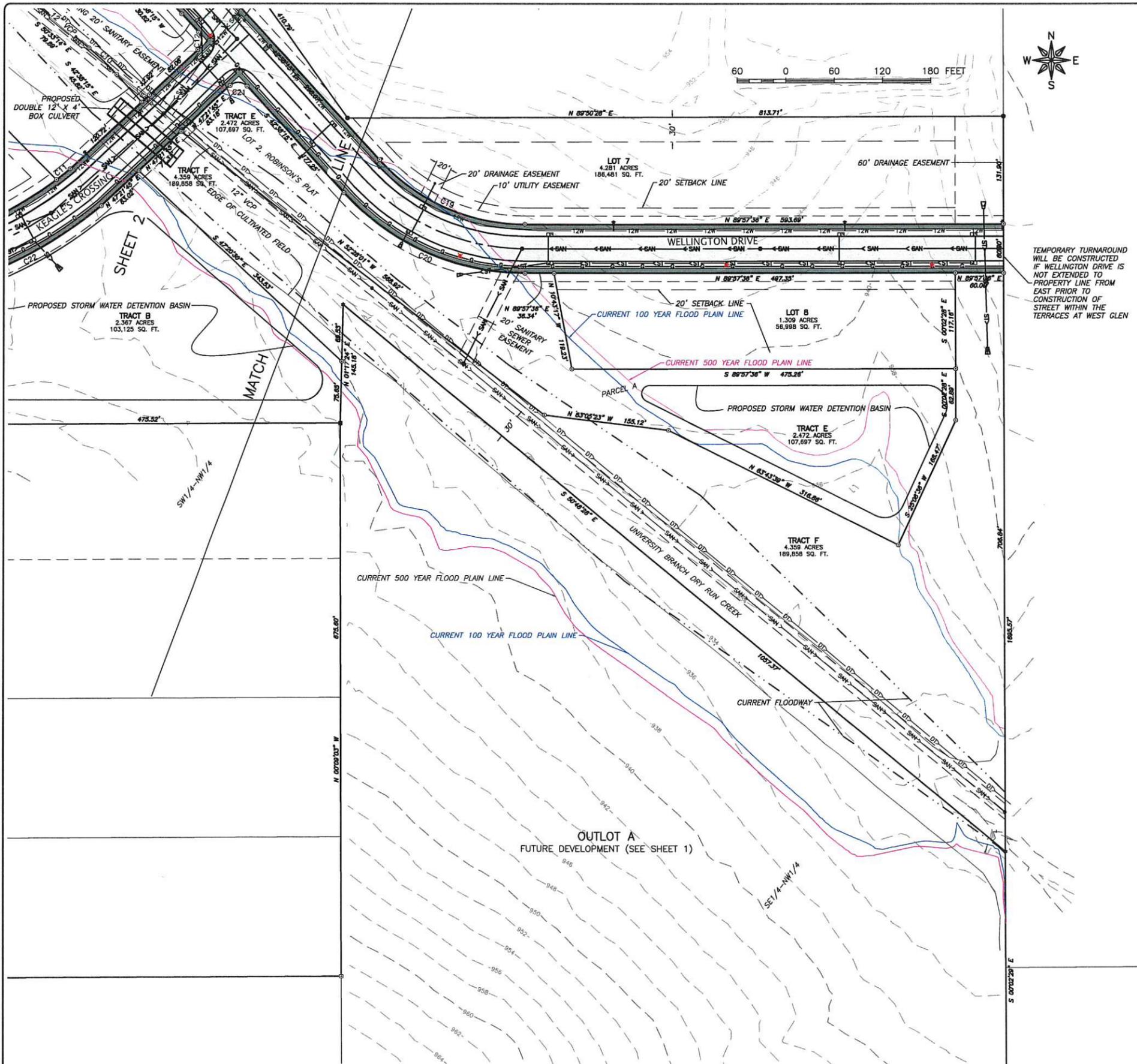
CURVE TABLE				
NUMBER	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	55.28'	485.50'	N 87°51'16" E	55.25'
C2	60.88'	1030.00'	S 07°06'04" E	60.88'
C3	325.61'	470.00'	S 25°15'17" E	319.14'
C4	133.85'	230.00'	S 28°25'46" E	131.97'
C5	24.88'	15.00'	S 59°16'35" E	22.13'
C6	161.51'	470.00'	N 63°21'36" E	160.72'
C7	221.79'	350.00'	S 26°56'53" E	218.10'
C8	241.09'	940.00'	S 07°19'54" E	240.43'
C9	494.64'	790.00'	S 32°36'59" E	486.60'
C10	47.60'	344.50'	S 46°35'44" E	47.58'
C11	21.47'	470.00'	N 52°12'25" E	21.47'
C12	23.56'	15.00'	N 02°21'45" E	21.21'
C13	62.80'	454.50'	N 46°35'44" W	62.75'
C14	425.77'	680.00'	N 32°36'59" W	418.85'
C15	212.87'	630.00'	N 07°19'54" W	212.29'
C16	197.49'	770.00'	S 07°19'54" E	196.85'
C17	388.20'	620.00'	S 32°36'59" E	381.89'
C18	71.09'	514.50'	S 46°35'44" E	71.03'
C19	202.70'	245.00'	S 66°20'20" E	196.97'
C20	252.34'	305.00'	S 66°20'20" E	245.20'
C21	23.56'	15.00'	S 87°38'15" E	21.21'
C22	216.62'	530.00'	N 62°30'33" E	217.07'
C23	19.83'	15.00'	N 36°26'46" E	18.42'
C24	72.89'	120.00'	N 18°50'03" W	71.77'
C25	68.68'	180.00'	S 12°21'52" E	68.26'
C26	24.78'	15.00'	S 48°45'09" E	22.05'
C27	75.35'	530.00'	N 88°00'07" E	75.29'
C28	199.08'	130.81'	S 43°57'48" E	180.42'
C29	41.13'	220.00'	S 05°21'25" E	41.07'
C30	23.19'	15.00'	S 55°00'40" E	20.95'
C31	106.69'	630.00'	N 85°32'30" E	106.58'
C32	233.90'	570.00'	S 78°38'13" W	232.26'
C33	31.37'	270.00'	S 63°33'11" W	31.35'
C34	22.88'	15.00'	S 16°32'00" W	20.72'
C35	201.20'	530.00'	S 16°16'59" E	199.99'
C36	23.56'	15.00'	S 50°24'28" E	21.21'
C37	62.12'	545.50'	N 87°51'16" E	62.08'
C38	78.31'	530.00'	S 40°52'08" E	78.24'
C39	97.84'	170.00'	S 28°36'53" E	96.49'
C40	25.31'	15.00'	S 36°12'53" W	22.41'
C41	61.67'	470.00'	S 88°18'58" W	61.62'
C42	107.45'	70.81'	N 43°57'48" W	97.43'
C43	56.22'	280.00'	N 05°45'14" W	56.13'
C44	22.04'	15.00'	N 30°35'19" E	20.11'
C45	63.80'	630.00'	N 69°46'56" E	63.77'
C46	41.53'	330.00'	N 63°16'35" E	41.50'
C47	21.91'	15.00'	S 78°28'56" E	20.01'

JOB NUMBER:
18-868

SHEET NUMBER:
2 OF 3

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL

ILLINOIS
IOWA
WISCONSIN



NOTES:

20. WATER SERVICE AND SANITARY SEWER SERVICE WILL BE STUBBED TO THE BACK OF THE UTILITY EASEMENT LINE FOR EACH RESIDENTIAL UNIT.
21. INITIAL PHASE OF CONSTRUCTION WILL BE LOTS 1-5, ADJACENT PORTION OF TRACT D (CITY STREET), TRACT A (FLOODPLAIN, TRACT B (STORM WATER MANAGEMENT).
22. TRACT A WILL BE VEGETATED WITH NATIVE PLANTINGS (GRASSES AND FORBS).
23. WATER MAIN GENERALLY 6.5' BEHIND CURB.
24. GAS MAIN GENERALLY 6' BEHIND CURB, OPPOSITE SIDE OF STREET FROM WATER.
25. UNDERGROUND ELECTRIC & COMMUNICATION LINES WITHIN 10' UTILITY EASEMENTS.
26. STREETS TO BE 31' BB, PCC, WITH MIN. 12" THICK CRUSHED STONE BASE & SUBDRAIN TILE ON BOTH SIDES OF STREET.

LEGEND

EXISTING	WATER	PROPOSED
⊕	SECTION CORNER AS DESCRIBED	⊕
⊙	FOUND 1/2" REBAR	⊙
⊗	FOUND 1/2" REBAR W/YPC #8505	⊗
⊛	FOUND MONUMENT	⊛
⊚	TO BE SET 1/2" REBAR W/RPC #7060	⊚
⊠	CALCULATED POSITION	⊠
⊡	SUBDIVISION BOUNDARY	⊡
⊢	RED PLASTIC CAP	⊢
⊣	YELLOW PLASTIC CAP	⊣
— W —	WATER PIPE	— W —
⊕	FIRE HYDRANT	⊕
⊗	YARD HYDRANT	⊗
⊗	WATER VALVE WITH BOX	⊗
⊙	CURB STOP W/CURB BOX	⊙
— ST —	STORM SEWER	— ST —
— DT —	DRAIN TILE	— DT —
—	DITCH LINE (UNPAVED)	—
⊙	STORM MANHOLE	⊙
⊙	CATCH BASIN	⊙
⊙	STORM SEWER INLET	⊙
⊙	STORM SEWER INLET - BEHIND CURB	⊙
⊙	RCCP OR RCP EQRS (RCAP) END SECTION	⊙
— FO —	FIBER OPTIC LINE	— FO —
— TV —	UNDERGROUND TV CABLE	— TV —
⊙	CABLE TV RISER PEDESTAL	⊙
— OU —	OVERHEAD UTILITY	— OU —
— UE —	UNDERGROUND ELECTRIC	— UE —
⊙	ELECTRIC RISER PEDESTAL	⊙
⊙	ELECTRIC MANHOLE	⊙
— T —	UNDERGROUND TELEPHONE	— T —
⊙	TELEPHONE RISER PEDESTAL	⊙
⊙	TELEPHONE MANHOLE	⊙
⊙	UTILITY POLE	⊙
⊙	UTILITY POLE W/ METER	⊙
⊙	UTILITY POLE W/ TRANSFORMER	⊙
⊙	UTILITY POLE W/ LIGHT	⊙
⊙	UTILITY POLE WITH GUY WIRE AND ANCHOR	⊙
⊙	LIGHT POLE (SINGLE FIXTURE)	⊙
— G —	GAS MAIN	— G —
⊙	GAS VALVE	⊙
⊙	GAS STRUCTURE	⊙

JOB NUMBER:
18-868

SHEET NUMBER:
3 OF 3

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL

ILLINOIS
IOWA
WISCONSIN

DEED OF DEDICATION
OF
THE TERRACES AT WEST GLEN PHASE I
CITY OF CEDAR FALLS,
BLACK HAWK COUNTY, IOWA

KNOW ALL MEN BY THESE PRESENTS:

That Terraces at West Glen, L.L.C., an Iowa Nonprofit Corporation, with its principal office in Cedar Falls, Iowa; being desirous of setting out and platting the land described in the attached Certificate of Survey by Lyle G. TeKippe, a Professional Engineer and Licensed Land Surveyor, dated the 22nd day of April, 2019, do by these presents designate and set apart the aforesaid premises as a subdivision of the City of Cedar Falls, Iowa the same to be known as:

THE TERRACES AT WEST GLEN PHASE I
CITY OF CEDAR FALLS,
BLACK HAWK COUNTY, IOWA

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

EASEMENTS

The undersigned do hereby grant and convey to the City of Cedar Falls, Iowa, its successors and assigns, and to any private corporation, firm or person furnishing utilities for the transmission and/or distribution of water, sanitary sewer, gas, electricity, communication service or cable television, perpetual easements for the erection, laying building and maintenance of said services over, across, on and/or under the property as shown on the attached plat.

RESTRICTIONS

Be it also known that the undersigned do hereby covenant and agree for themselves and their successors and assigns that the real estate is subject to the following restrictions its use and occupancy as fully and effectively to all intents and purposes as if the same were contained and set forth in each deed of conveyance or mortgage that the undersigned or their successors in interest may hereinafter make for any of said lots and that such restrictions shall run with the land to-wit:

1. Any dwelling erected shall have a minimum setback as indicated on the Final Plat. All minimum setbacks will be required to meet or exceed R-P Zoning.
2. The owner shall keep the real estate free of weeds and debris.
3. All approaches and driveways in said subdivision shall constructed in accordance with applicable Cedar Falls Ordinance.
4. Owner shall comply with all requirements of the US Post Office for mail receptacles.
5. No bus, semi-tractor, RV, fifth-wheel camper, trailer or truck of any kind except

what is commonly described as a “pick-up truck” shall be kept or parked on any lot or street in said subdivision for a period not to exceed twenty-four hours, after which said vehicle cannot return to said subdivision for a period of five days, provided, however, that this prohibition shall not apply to such vehicles driven in said subdivision in pursuit of and in conducting their usual business.

6. All buildings erected on the real estate shall be constructed in accordance with the Building, Plumbing, and Electrical Codes of the City of Cedar Falls, Iowa.

7. No animals, livestock, or poultry of any kind shall be raised, bred or kept on the real estate. Household pets only subject to Owner/Developer approval.

8. Sidewalks and trails shall be constructed according to and as reflected on the Plat.

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

10. Tracts “C” and “D” to be deeded to the City of Cedar Falls, Iowa for street purposes.

PUBLIC IMPROVEMENTS REQUIRED IN PLAT

1. The Street(s) shown on the attached plat, will be brought to City grade and that the street will be thirty-one (31) feet, back of curb to back of curb, with approved hard surface pavement in accordance with the City of Cedar Falls, Standard Specifications unless otherwise specified as per approved construction plans.

2. Sanitary sewer, together with the necessary manholes and sewer service lines to the platted real estate will be provided.

3. That underground utilities, as required by the Subdivision Ordinance of the City of Cedar Falls, Iowa, shall be installed.

4. That city water will be provided to the platted real estate as required by the Cedar Falls Municipal Utilities,

5. That municipal fire hydrant(s) will be provided as required by the Cedar Falls Public Safety Department.

6. That Storm sewer will be provided as specified by the City Engineer.

7. That handicap ramps will be provided as required by law.

8. All buildings erected on the platted real estate shall be constructed in accordance with the building, plumbing and electrical codes of the City of Cedar Falls.

9. That the work improvements called herein shall be in accordance with the specifications of the City of Cedar Falls, Iowa, and performed under the supervision of the City Engineer. In the event that the developer, Terraces at West Glen, LLC, its grantees and assigns fail to complete said work and improvements called for within _____ (____) year from the date of the acceptance of said final plat by the City of Cedar Falls, Iowa, the City may then make improvements and assess the costs of the same to the platted real estate. The undersigned, for themselves, their successors, grantees and assigns, waive all statutory requirements of notice of time and place of healing and agree that the City may install said improvements and assess the total costs thereof against the respective lots.

10. That the City may perform said work, levy the cost thereof as assessments, and the undersigned agree that said assessments so levied shall be a lien on the platted real estate with the same force and effect as though all legal provisions pertaining to the levy of such special assessments have been observed, and further authorize the City Clerk to certify such assessments to the County Auditor as assessments to be paid in installments as provided by law.

11. The Developer shall construct and install all required public improvements within the subdivision plat, to conform with approved construction plans which meet the specifications of the City of Cedar Falls, Iowa. Such required public improvements shall meet the following requirements:

- A. Shall be constructed and installed in a good and workmanlike manner;
- B. Shall be free of defects in workmanship or materials;
- C. Shall be free of any conditions that could result in structural or other failure of said improvements;
- D. Shall be constructed and installed in accordance with the design standards and technical standards established for such public improvements by the City and by Cedar Falls Utilities;
- E. Shall be constructed and installed in strict compliance with the minimum acceptable specifications for the construction of public improvements set forth in the Cedar Falls Code of Ordinances, including without limitation, Chapter 24, Subdivisions, and as such specifications shall be recommended for approval by the City Engineer from time to time, and approved by the city council.

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

SIGNED and DATED this ____ day of _____, 2019.

Terraces at West Glen, L.L.C.

Millisa Tierney, CEO
Cedar Falls Lutheran Home
n/k/a NewAldaya Lifescapes

STATE OF IOWA, BLACK HAWK COUNTY: ss

On this day of _____, 2019, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Millisa Tierney, CEO, Cedar Falls Lutheran Home n/k/a NewAldaya Lifescapes, Member/Manager of Terraces at West Glen, LLC, to me known as the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed on behalf of Terraces at West Glen, LLC.

Notary Public

THE TERRACES AT WEST GLEN DEVELOPMENT CONCEPT

Projected Unit Summary:
 Single Units - 25 = 25 Units
 Twin Units - 22 = 44 Units
 2-Story Multi-Unit - East = 22 Units
 3-Story Multi-Unit - NW = 44 Units
Total Dwelling Units = 135 Units

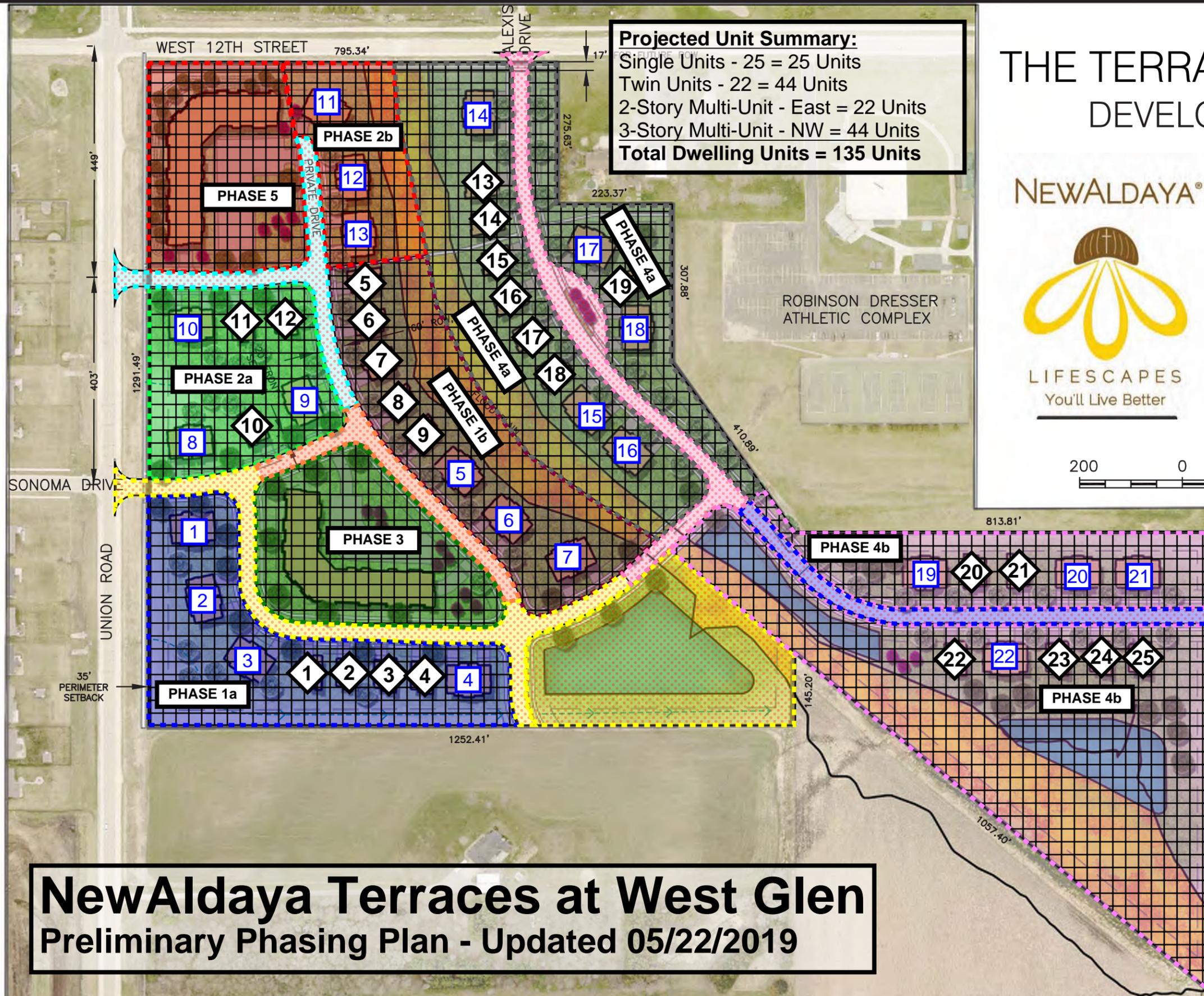
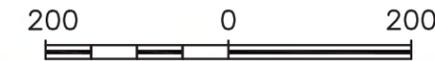
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FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL

PETERS
CONSTRUCTION CORPORATION



Phase	Timeframe
Phase 1 Infrastructure	Summer 2019-Fall 2019
Phase 1 Dwelling Units	Late Fall 2019-Summer 2020
Phase 1b Infrastructure	Fall 2019-Spring 2020
Phase 1b Dwelling Units	Spring 2020-Spring 2021
Phase 2 Infrastructure	Spring 2020-Summer 2020
Phase 2a Dwelling Units	Summer 2021-Spring 2022
Phase 2b Dwelling Units	Summer 2022-Spring 2023
Phase 3 Infrastructure	N/A
Phase 3 Multi-Story Building	Spring 2021-Fall 2022
Phase 4 Infrastructure	Spring 2022-Fall 2022
Phase 4a Dwelling Units	Summer 2023-Summer 2024
Phase 4b Dwelling Units	Summer 2024-Summer 2025
Phase 5 Multi-Story Building	Summer 2023-Winter 2024

NewAldaya Terraces at West Glen
 Preliminary Phasing Plan - Updated 05/22/2019



DEPARTMENT OF COMMUNITY DEVELOPMENT

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

MEMORANDUM

Planning & Community Services Division

TO: Planning & Zoning Commission
FROM: David Sturch, Planner III
Matthew Tolan, Civil Engineer II
DATE: June 19, 2019
SUBJECT: Chrisbro Subdivision Preliminary Plat

REQUEST: Request to approve the Chrisbro Subdivision Preliminary Plat. Case #PP19-008

PETITIONER: Chrisbro III Inc.

LOCATION: The property is located on 12.18 acres of land at the northwest corner of Nordic Drive and Commerce Drive

PROPOSAL

The petitioner owns the 12.18 acre parcel at the northwest corner of Nordic Drive and Commerce Drive. The proposed subdivision will divide the existing lot into four commercial lots.

BACKGROUND

The Lockard Pines subdivision was created in the summer of 2003. This subdivision is located at the northwest corner of Highway 58 and W. Ridgeway Avenue. Over the years, commercial development has expanded in this area, which includes the Super 8 Motel, Kwik Star, Farm Credit Services and Comfort Suites. One of the remaining lots in this subdivision was purchased by the petitioner in the spring of 2011. A site plan for a new Hilton hotel was reviewed by the Planning and Zoning Commission and City Council in 2011. In the fall of 2017, the Planning and Zoning Commission and City Council reviewed and approved a site plan for a conference center addition to the existing Hilton Garden Inn and a site plan for a second hotel on the property.

The petitioner intends to split the existing 12.18 acre parcel into four (4) commercial lots and two (2) tracts for stormwater management. Lot 1 is reserved for the existing Hilton Garden Inn and Conference Center, Lot 2 is for the second hotel and Lots 3 & 4 will be developed for a commercial use. Site plan review for Lots 3 & 4 will be brought before the Planning and Zoning Commission at a later date. The proposed Chrisbro Subdivision is essentially a re-plat of Lot 3 of the Lockard Pines Addition.

ANALYSIS

The petitioner, Chrisbro Inc. proposes to plat 12.18 acres of land at the northwest corner of Nordic Drive and Commerce Drive. The plat includes four commercial lots and two tracts for

stormwater management. The property is located in the HWY-1 commercial zoning district. Any development on these lots requires site plan review by the Planning and Zoning Commission and City Council. The site plan review process was completed for the two hotel projects on Lots 1 and 2. The future development for Lots 3 and 4 will be brought before the Planning and Zoning Commission and City Council at a later time.

Tracts A and B are reserved for stormwater detention for all the lots. Chrisbro will own these tracts and will be responsible for the maintenance and upkeep of these basins. There are no public improvements needed for these lots and all utility connections are private from the property line to the building. The Hilton Garden Inn is currently served with a 24-foot wide driveway from Nordic Drive and Commerce Drive. Access to both hotels and the future commercial businesses on Lots 3 and 4 will utilize these driveways.

The HWY-1 zoning district requires a 20-foot setback along Nordic Drive and Commerce Drive and along the north and west side of the plat. The current hotel on Lot 1 and the proposed hotel on Lot 2 satisfy these setback requirements. There are no setbacks required along the interior driveways and access ways into the site. The setback along the north and west side of the plat include some steep slopes that were created during the grading of the site. The property owner has maintained these sloped areas in turf grass and mows it on a regular basis.

TECHNICAL COMMENTS

City technical staff, including Cedar Falls Utilities (CFU) personnel, noted that the water, gas and communication services are available to the site. The developer will be responsible for extending the utility services to the proposed development. All utilities are in place for the Hilton Garden Inn. The electric and fiber optics extend off the north side of the building and travel along the north property line to Nordic Drive. The water service extends off the north side of the hotel and travels around the new convention center addition to the driveway and out to Nordic Drive. The sanitary sewer extends off the south side of the hotel and travels southward to Commerce Drive. The storm water is collected in the existing parking lots and flow into the inlets around the parking lot and driveways and empty into the detention basins identified as Tract A and B. The proposed hotel on Lot 2 will extend their utilities to the south into the existing lines along Commerce Drive. The stormwater for the second hotel will be collected in the proposed parking lot and transferred via sewer to the detention basin on Tract A. Additional utility connections for Lots 3 and 4 will be reviewed at a later date when those site plans are submitted to the City.

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

The platting documents including the Deed of Dedication, City Council resolution forms and a plat fee have been submitted.

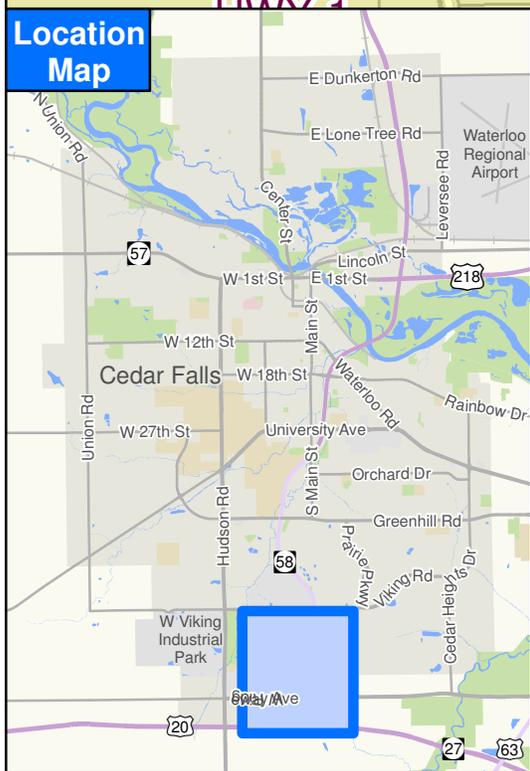
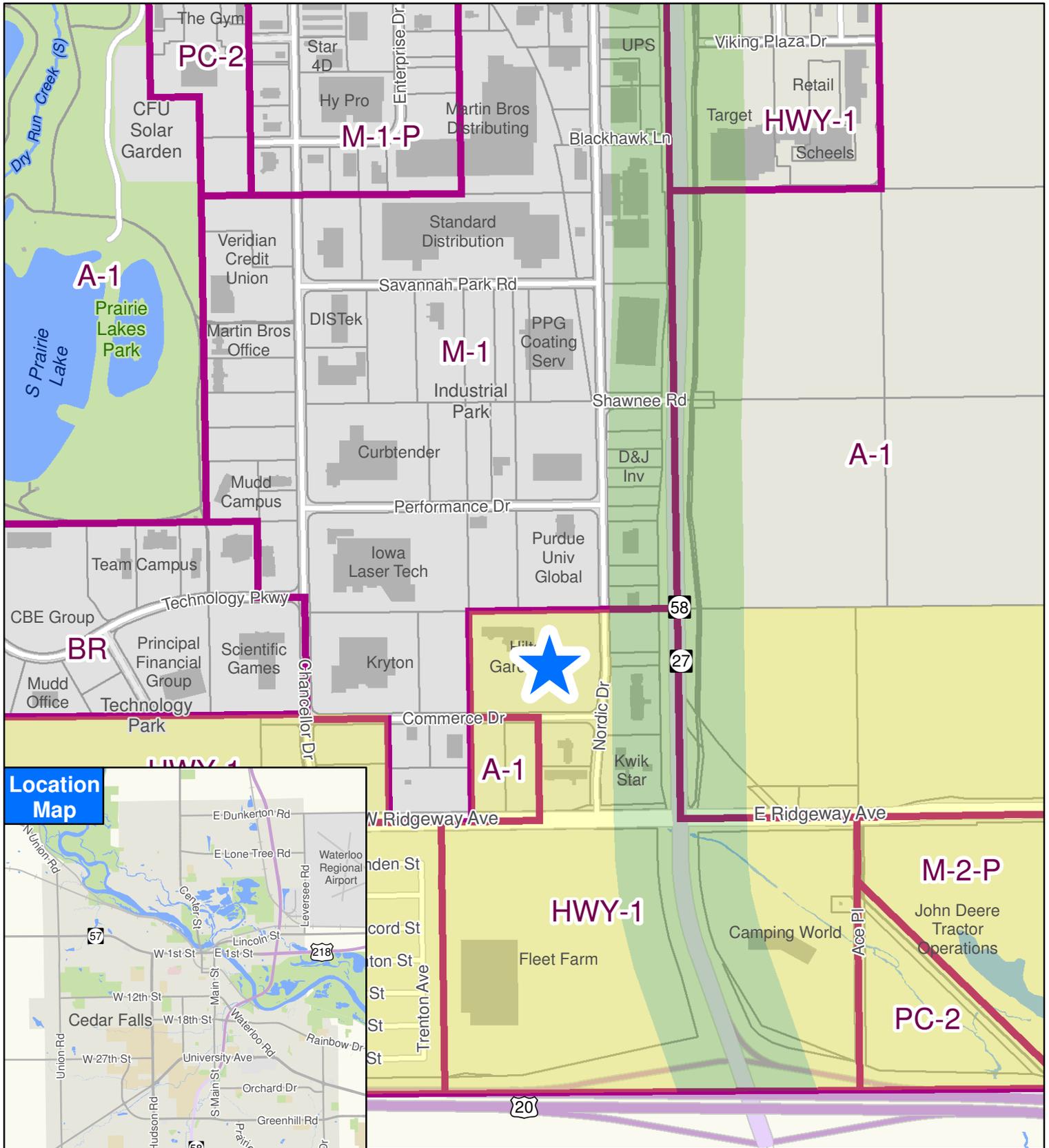
STAFF RECOMMENDATION

The Community Development Department recommends approval of the Chrisbro Subdivision Preliminary Plat with the following stipulations:

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

Cedar Falls Planning & Zoning Commission

June 26, 2019



Preliminary Plat
Chrisbro Subdivision

Cedar Falls, Iowa
Black Hawk County, Iowa

Legal Description:
Lot 3, Lockard Pines, Cedar Falls, Black Hawk County, Iowa.

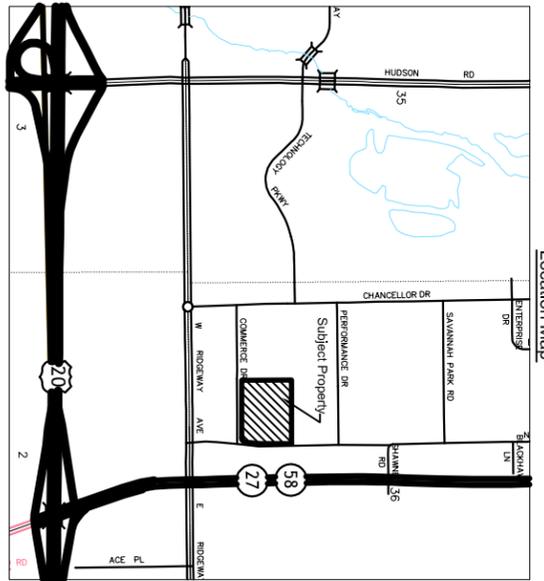
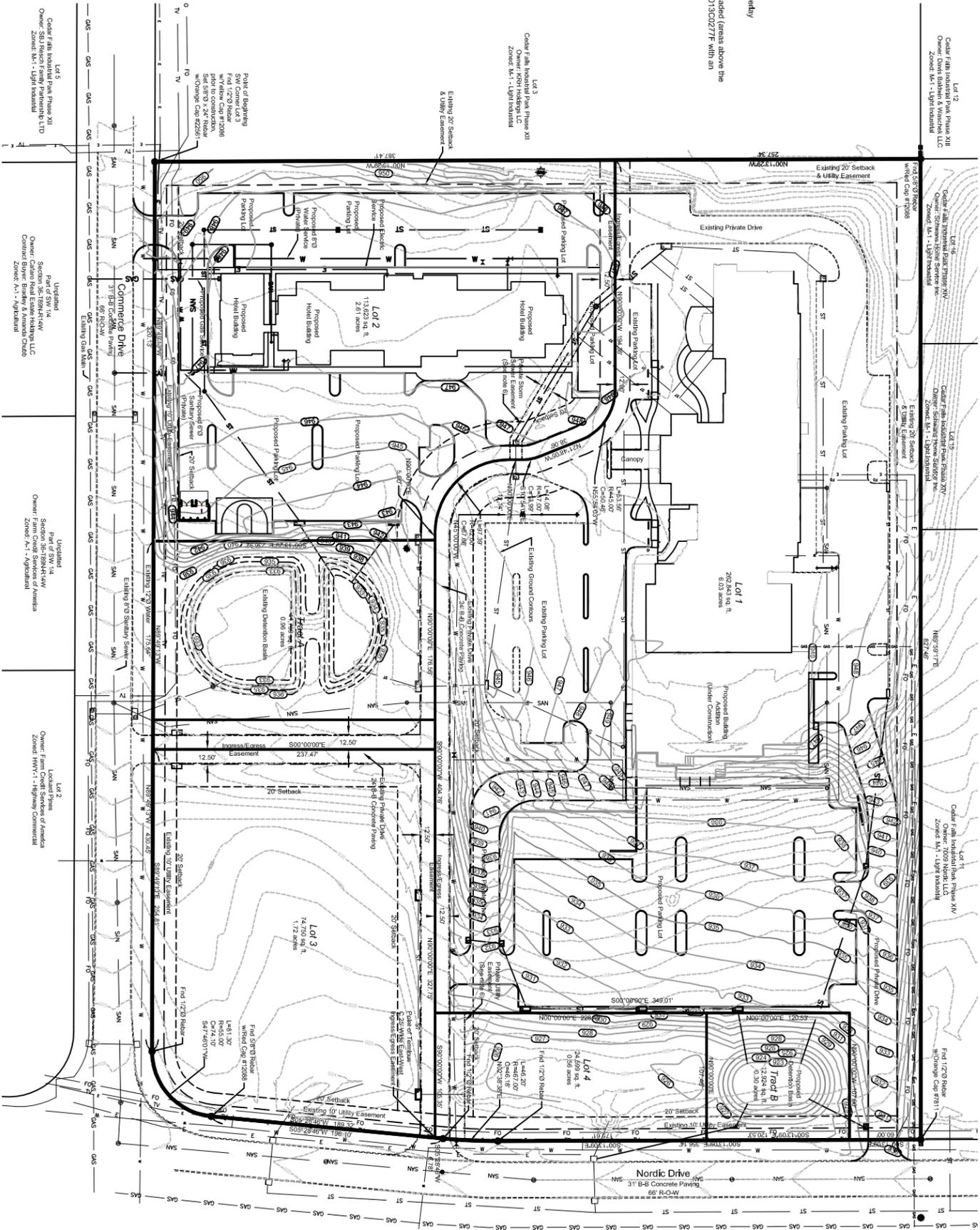
Owner: Doudner
Chrisbro III, Inc.
415 Main Street
Rapid City, SD 57701
Craig Christenson &
Harry Christenson

Large Structures
Manufacturing
VJ Engineering
1501 Technology Parkway, Suite 100
Cedar Falls, IA 50613

Area Summary
2,779 acres in the SE 1/4, SW 1/4 of
Section 36-189N41W

Exhibition Zoning
HWY-1 - Highway Commercial with Hwy 20 Overlay

Disclaimer Note
This subject property is located in Zone X-unsubdivided (areas above the
57' front setback) and is shown on the Cedar Falls Plat 19013022777 with an
effective date of 7/18/2011



- FEATURE LEGEND**
- PROPERTY CORNER ST
 - SECTION CORNER FOUND
 - DIMENSION OF SURVEY (100.00)
 - EXISTING SURVEY
 - EXISTING SURVEY
 - EXISTING SANITARY SEWER
 - EXISTING TELEVISION
 - EXISTING FIBER
 - EXISTING ELECTRIC
 - EXISTING OVERHEAD UTILITIES
 - EXISTING LIGHT POLE
 - EXISTING UTILITY POLE
 - EXISTING SANITARY MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING GAS VALVE
 - EXISTING TELEPHONE PED.
 - EXISTING CONTOURS
 - EXISTING GUY WIRE
 - EXISTING SIGN

Lot 5
Owner: Cedar Falls Industrial Park Phase XII
Owner: S&J Mason Farm Partners, LTD
Zoned: M-1 - Light Industrial

Unplatted
Owner: Cedar Falls Industrial Park Phase XII
Owner: Cedar Falls Industrial Park Phase XII
Owner: Cedar Falls Industrial Park Phase XII
Zoned: M-1 - Light Industrial

Unplatted
Owner: Cedar Falls Industrial Park Phase XII
Owner: Cedar Falls Industrial Park Phase XII
Owner: Cedar Falls Industrial Park Phase XII
Zoned: M-1 - Light Industrial

Unplatted
Owner: Cedar Falls Industrial Park Phase XII
Owner: Cedar Falls Industrial Park Phase XII
Owner: Cedar Falls Industrial Park Phase XII
Zoned: M-1 - Light Industrial

Notes:
1. The West line of Lot 3 Lockard Pines was assumed to bear N07°12'29"W.
2. All dimensions are in US Survey feet and decimals thereof.
3. All bearings are true bearings.
4. Field work was completed 9/14/17.
5. Partial area: 12,179 acres in the SE 1/4, SW 1/4, Section 36-189N41W-4 are for informationally purposes only. Private easements can be created by private parties at the time of transfer or thereafter.

Feature Legend
○ Set 5870' x 24' Rebar
○ w/ 7' Orange Cap, L.S. #22561
○ Property Corner Found
○ Set Section Corner Found
○ Section Corner Found
○ Dimension of Survey (100.00)
○ Dimension of Record

Chrisbro Subdivision

Preliminary Plat

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

5C08L1

1780335

4-22-2019

2/1/19

MAK

MAK

1" = 50'

DEED OF DEDICATION
FOR
CHRISBRO SUBDIVISION,
CEDAR FALLS, BLACK HAWK COUNTY, IOWA

KNOW ALL MEN BY THESE PRESENTS:

That Chrisbro III, Inc., hereinafter "Owner," being desirous of setting out and platting the land described in the attached Legal Description, Exhibit "A", does by these present designate and set apart the aforesaid premises as a subdivision of the City of Cedar Falls, Black Hawk County, Iowa, the same to be hereafter known as:

Chrisbro Subdivision, Cedar Falls, Black Hawk County, Iowa,

All of which is with the free consent and desire of the said Owner, and the Owner does hereby dedicate and set apart for public use the streets and roads shown on the attached Plat.

EASEMENTS

The Owner hereby grants and conveys to the City of Cedar Falls, Iowa, its successors and assigns, and to any private corporation, firm or person furnishing utilities for the transmission and/or distribution of water, gas, sewer, electricity, communication service or cable television, perpetual easements for the construction, laying, building, and maintenance of said services over, under, across, and upon the property as shown on the attached Plat, Exhibit "B".

RESTRICTIONS

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

1. The development of this property shall be in accordance with and governed by the Hwy-1, Highway Commercial Zoning District set forth in the Cedar Falls Zoning Ordinance.
2. Invalidation of these restrictions by judgment, decree or court order shall in no way affect any of the other provisions of this Deed of Dedication and such other provisions shall remain in full force and effect.
3. The covenants and restrictions set forth in this Deed of Dedication shall run with the land and shall inure to the benefit of and be enforceable by the owner of any land

