



**AGENDA  
CITY OF CEDAR FALLS, IOWA  
PLANNING AND ZONING COMMISSION MEETING  
WEDNESDAY, JUNE 09, 2021  
5:30 PM AT CITY HALL AND VIA VIDEO CONFERENCE**

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The City is providing in-person and electronic options for this meeting in accordance with the Governor's Proclamation of Disaster Emergency regarding meetings and hearings. The City encourages in-person attendees to follow the latest CDC guidelines to reduce the risk of COVID-19 transmission.

The meeting will also be accessible via video conference and the public may access/participate in the meeting in the following ways:

- a) By dialing the phone number +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 and when prompted, enter the meeting ID (access code) 886 2008 9534.
- b) iPhone one-tap: +13126266799,,88620089534# or +19292056099,,88620089534#
- c) Join via smartphone or computer using this link: <https://us02web.zoom.us/j/88620089534>.
- d) View the live stream on Channel 15 YouTube using this link: <https://www.youtube.com/channel/UCCzeig5nIS-dIEYisqah1uQ> (view only).
- e) Watch on Cedar Falls Cable Channel 15 (view only).

#### **Call to Order and Roll Call**

#### **Approval of Minutes**

1. Planning and Zoning Commission Regular Meeting Minutes of May 26, 2021

#### **Public Comments**

#### **Old Business**

#### **New Business**

2. **Preliminary Plat (Case #PP21-001)**  
**Location:** 5909 Prairie Parkway  
**Applicant:** Oster Family Limited Partnership, owner; Steve Gorman, Deschutes Investment LLC, developer; Alex Bower, Robinson Engineering Company, Engineer  
**Recommendation:** *Introduction and Discussion*  
**P&Z Action:** *Discuss and continue to June 23 for recommendation*
3. **Final Plat (Case #FP21-001)**  
**Location:** 5909 Prairie Parkway  
**Applicant:** Oster Family Limited Partnership, owner; Steve Gorman, Deschutes Investment LLC, developer; Alex Bower, Robinson Engineering Company, Engineer  
**Previous discussion:** None  
**Recommendation:** *Introduction and Discussion*  
**P&Z Action:** *Discuss and continue to June 23 for recommendation*
4. **Site Plan Review (Case #SP21-006)**  
**Location:** 5909 Prairie Parkway  
**Applicant:** Oster Family Limited Partnership, owner; Steve Gorman, Deschutes Investment LLC, developer; Alex Bower, Robinson Engineering Company, Engineer  
**Previous discussion:** None

**Recommendation:** *Introduction and Discussion*

**P&Z Action:** *Discuss and continue to June 23 for recommendation*

**Commission Updates**

**Adjournment**

Reminders:

- \* June 23 and July 7 - Planning & Zoning Commission Meetings
- \* June 21 and July 6 - City Council Meetings

**Cedar Falls Planning and Zoning Commission  
Regular Meeting  
May 26, 2021  
In person and via videoconference  
Cedar Falls, Iowa**

**MINUTES**

The Cedar Falls Planning and Zoning Commission met in regular session on May 26, 2021 at 5:30 p.m. at City Hall and via videoconference due to precautions necessary to prevent the spread of the COVID-19 virus. The following Commission members were present: Hartley, Larson, Leeper, Lynch, Prideaux, Saul, Schrad and Sears. Holst was absent. Karen Howard, Community Services Manager, and Thomas Weintraut, Planner III, were also present.

- 1.) Chair Leeper noted the Minutes from the May 12, 2021 regular meeting are presented. Ms. Lynch made a motion to approve the Minutes as presented. Ms. Saul seconded the motion. The motion was approved unanimously with 8 ayes (Hartley, Larson, Leeper, Lynch, Prideaux, Saul, Schrad and Sears), and 0 nays.
  
- 2.) The first item of business was an easement vacation for 422 Main Street. Chair Leeper introduced the item and Mr. Weintraut provided background information. He explained that the property is owned by Dan Fencil and pertains to the parking lot north of 422 Main Street. The owner has been approached about redeveloping the site and the easement going through the middle of the lot would make that difficult. The applicant has submitted a new easement to replace the easement he has requested to be vacated. The new easement agreement was approved by City Council at their last meeting and involves cutting a path through an existing parking lot island to create a clear path for vehicle traffic. Staff recommends the vacation of the current easement and if recommended for approval by the Commission will place this on the Council agenda, once the required changes are made to the site to create a clear path for the new easement.

Mr. Schrad made a motion to approve the item. Ms. Lynch seconded the motion. The motion was approved unanimously with 8 ayes (Hartley, Larson, Leeper, Lynch, Prideaux, Saul, Schrad and Sears), and 0 nays.

- 3.) The next item for consideration by the Commission was a projecting sign and an awning sign at 2125 College Street, Suite E in the College Hill Neighborhood Overlay District. Chair Holst introduced the item and Ms. Howard provided background information. She explained that a 30 square foot projecting sign is proposed that will project about 4 feet over the public right-of-way. She noted that there is 10 feet of clearance above the public right-of-way and that existing awning fabric will be replaced with new fabric that includes a sign. Both signs meet city code requirements and staff recommends approval of the submitted design review application.

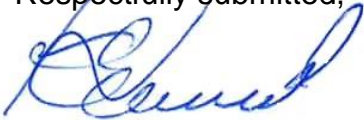
Ms. Saul made a motion to approve the item. Ms. Sears seconded the motion. The motion was approved unanimously with 8 ayes (Hartley, Larson, Leeper, Lynch, Prideaux, Saul, Schrad and Sears), and 0 nays.

- 4.) Ms. Howard mentioned that the Governor's Health Emergency Proclamation expires at the end of May. If she does not renew the proclamation, meetings will likely go back to being in-person only. More information will be provided to the Commission prior to the next meeting.

As there were no further comments, Ms. Lynch made a motion to adjourn. Ms. Sears seconded the motion. The motion was approved unanimously with 8 ayes (Hartley, Larson, Leeper, Lynch, Prideaux, Saul, Schrad and Sears), and 0 nays.

The meeting adjourned at 5:38 p.m.

Respectfully submitted,



Karen Howard  
Community Services Manager



Joanne Goodrich  
Administrative Assistant



DEPARTMENT OF COMMUNITY DEVELOPMENT

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

MEMORANDUM

Planning & Community Services Division

TO: Planning & Zoning Commission
FROM: Michelle Pezley, Planner III
Matthew Tolan, EI, Civil Engineer II
DATE: June 2, 2021
SUBJECT: Pinnacle Prairie South Commercial Phase V preliminary and final plat.

REQUEST: Request to approve the preliminary and final plat for Pinnacle Prairie. Cases #PP21-001 and #FP21-001

PETITIONER: Oster Family Limited Partnership, owner; Steve Gorman, Deschutes Investment LLC, developer; Alex Bower, Robinson Engineering Company, Engineer

LOCATION: The property is located at the northeast corner of Viking Road and Prairie Parkway intersection or 5909 Prairie Parkway

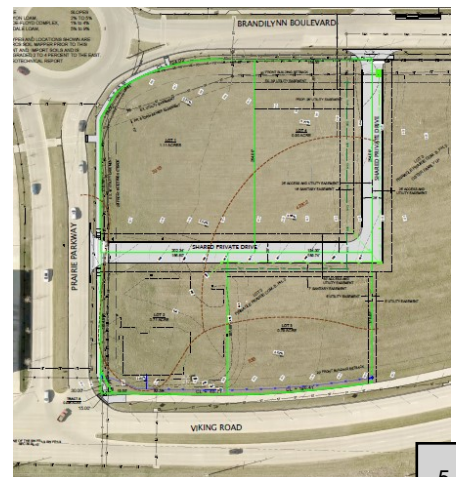
PROPOSAL

The petitioner proposes a re-subdivision of Lot 2 of Pinnacle Prairie Commercial South Phase II into four lots. The property is located at the northeast corner of Viking Road and Prairie Parkway intersection. Menards is to the north of the property. The applicant submitted the preliminary and final plat applications for the re-subdivision to be reviewed concurrently.

BACKGROUND

The property is part of the Pinnacle Prairie Master Plan that was adopted by the City in 2004. The City approved Pinnacle Prairie Commercial South Phase II in 2012. As a condition of approval for Pinnacle Prairie Commercial South Phase II, the lots are not allowed direct driveway access to Prairie Parkway.

With the proposed re-subdivision of Lot 2, the applicant now proposes a new private street that would provide access to the new lots created with an access point from Prairie Parkway that will be a right-in and right-out only between lots 1 and 2 and extend north to intersect with Brandilynn Boulevard. Prior to approval of this re-subdivision of Lot 2, the original Deed of Dedication will have to be amended to eliminate the restriction on



access to Prairie Parkway. The amended Deed of Dedication for Phase II is attached. The private street that is north to south in the proposed subdivision to Brandilynn Blvd will be in line with Menard’s access point to the north.

The Stormwater regional plan was created as part of the Master Plan for Pinnacle Prairie. The applicant proposes to connect to the regional stormwater system for the future developments of this plat.

**ANALYSIS**

The petitioner, Deschutes Investment LLC, proposes a preliminary and Final Plat for Pinnacle Prairie South Commercial Phase IV; a re-subdivision of lot 2 of Pinnacle Prairie into 4 lots. The original lot is 3.51 acres. The site is located at the northeast corner of Viking Road and Prairie Parkway intersection.

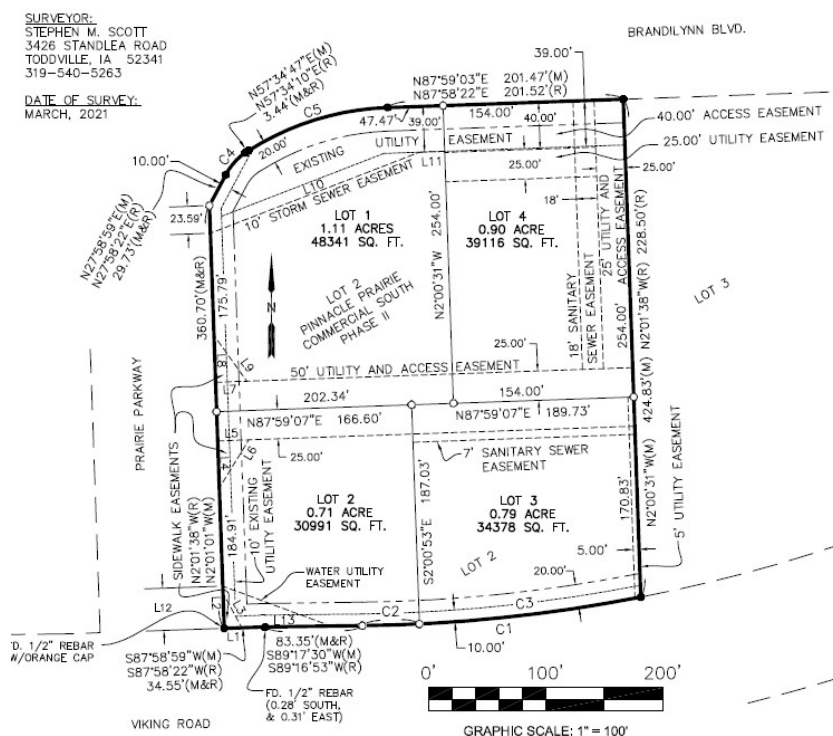
The property is zoned Highway Commercial (Hwy-1). There are 20-foot setbacks along the perimeter of the plat and along the public right-of-way. The setbacks are shown on the final plat.

As proposed, the petitioner proposes a private street that will provide access to the proposed lots. Private streets are not preferred but they are acceptable. The private street also helps the applicant move forward with their proposal of the UnityPoint Clinic (SP21-006). The Deed of Dedication creates an association to manage the maintenance of the private streets, private utilities, and common shared property. The petitioner will connect to the regional stormwater system that is already installed from the development of Pinnacle Prairie Phase II.

The applicant also proposes the north/south private street be aligned with the Menards’ access point. The eastern boundary of the subdivision is centered with the Menards’ access point. Therefore, the applicant proposes a 25-foot easement be included along the northern half of the eastern subdivision boundary and an additional 25-foot easement that would be on Lot 3 of Pinnacle Prairie South Commercial Phase II, to install the private street. The City and the applicant are working out the final details of the wording of the easements that will also be recorded for Lot 3 of Pinnacle Prairie South Commercial Phase II.

Setbacks are on the face of the plat are consistent with the required setbacks within the Hwy-1 Zoning District.

The City is working with the applicant to amend the Deed of Dedication to fit the final edits to the preliminary plat and final plat. The applicant supplied all the required documents that are required for a final plat including the Surveyor Certificates, Black Hawk County Auditor approval



of the subdivision name, Attorney's Title Opinion. The property owner does not have a mortgage on the property; therefore, the statement from the lienholder is not required.

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

### TECHNICAL COMMENTS

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

All the utilities and internal street connections within the proposed subdivision will be kept in private ownership. The placed internal private infrastructure is able to serve the platted lots with access to public streets and right-of-way. All the placed utilities are available for development for the platted lots. The City Engineer has determined that the plan meets the City's subdivision requirements. Appropriate one-way signage will be required at the intersection of the private street with Prairie Parkway, since the median will allow only right-in, right-out movements at this access. Full-access will be provided at the intersection of the private street with Brandilynn Boulevard.

The developer for the Pinnacle Prairie Commercial South Phase II was given 5 years to add the sidewalks along Prairie Parkway and Brandilynn Boulevard for Lot 2. Staff recommends requiring the sidewalk along Prairie Parkway to its intersection with the sidewalk connection at the roundabout at Brandilynn Boulevard at the time of development of Lot 2 (with UnityPoint Clinic), The sidewalk along Brandilynn Boulevard would be installed to the eastern extent of the plat at the time of development of Lot 1 or 4, whichever is developed first. This will help avoid sidewalk gaps along this frontage.

A courtesy mailing was sent to the neighboring property owners on June 3, 2021.

### 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 June 23, 2021, with the following conditions.

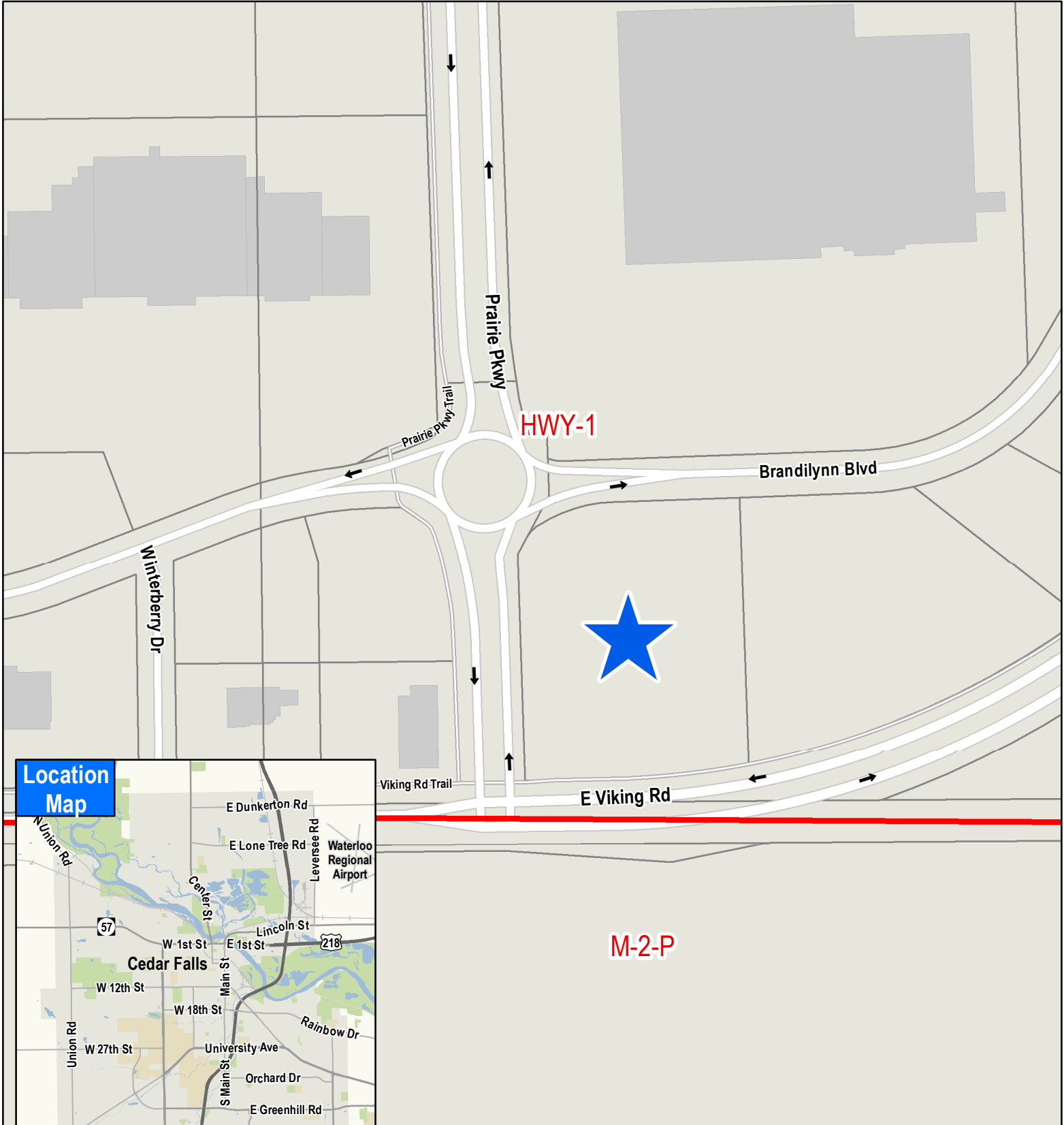
- 1) Any comments or direction specified by the Planning & Zoning Commission.
- 2) Conform to all city staff recommendations and technical requirements.

### PLANNING AND ZONING

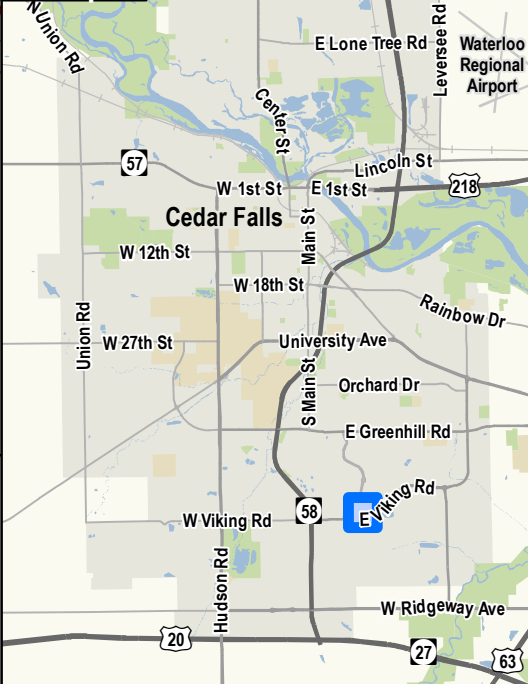
Discussion

6/9/2021

Attachments:      Location map  
                          Preliminary Plat  
                          Final Plat  
                          Deed of Dedication  
                          Easement for Lot 3  
                          First Amendment to Deed of Dedication to Pinnacle Prairie Commercial South Phase II



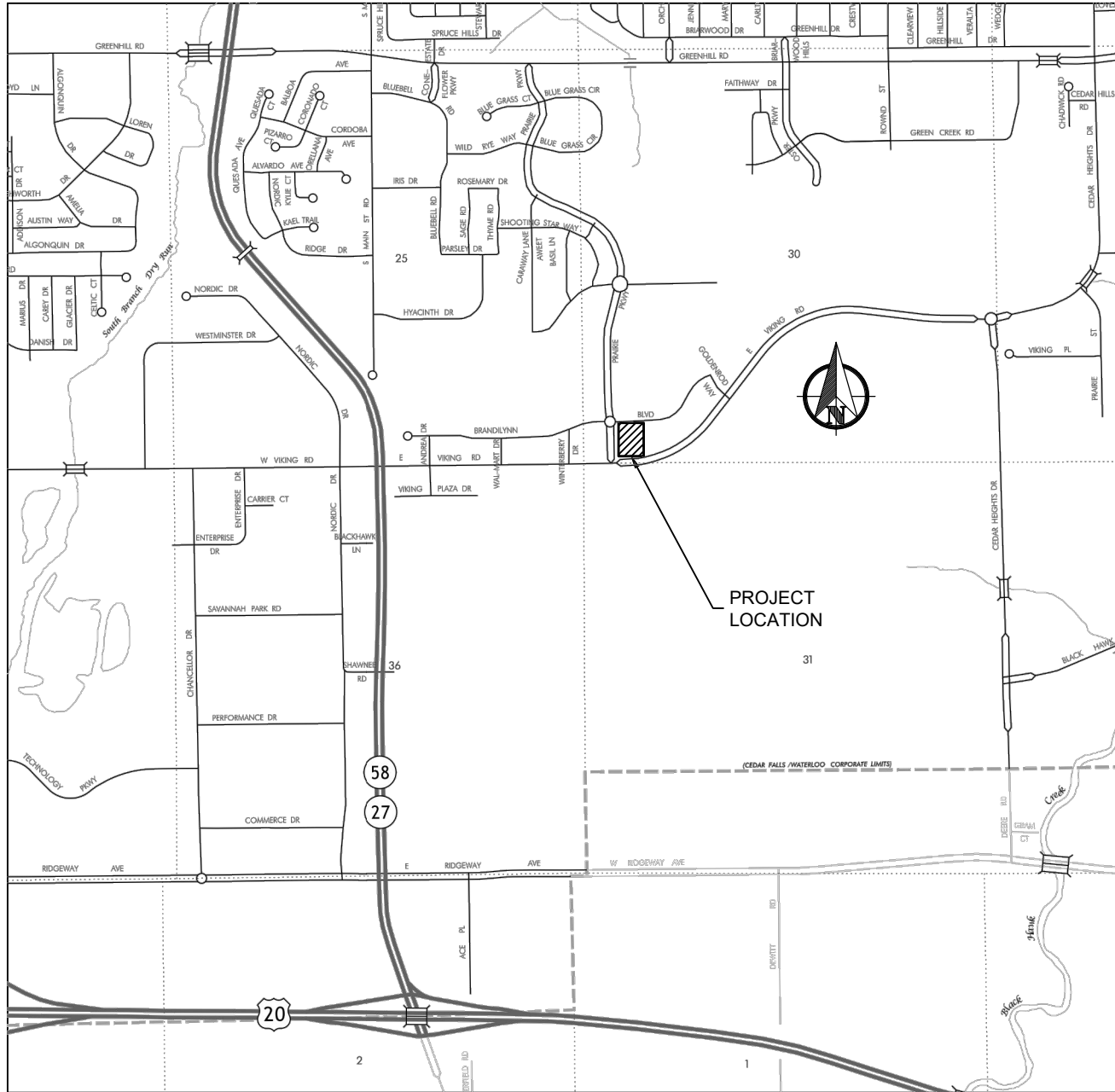
**Location Map**



**Preliminary Plat, Final Plat and Site Plan  
for Unity Point Clinic  
5909 Prairie Parkway**



# PRELIMINARY PLAT PINNACLE PRAIRIE COMMERCIAL SOUTH - PHASE V, CEDAR FALLS, BLACK HAWK COUNTY, IOWA



**LOCATION MAP**  
CEDAR FALLS, IOWA  
NTS

**SITE ADDRESS**  
NORTHEAST QUADRANT VIKING ROAD AND PRAIRIE PARKWAY

**LEGAL DESCRIPTION**  
LOT 2 IN PINNACLE PRAIRIE COMMERCIAL SOUTH - PHASE 2

**PARCEL ID**  
8913-30-351-010

**OWNER**  
OSTER FAMILY LIMITED PARTNERSHIP  
3957 75th STREET  
AURORA, IL 60504

**DEVELOPER**  
DESCHUTES INVESTMENTS, LLC  
2642 ARBORETA COURT  
CARMICHAEL, CALIFORNIA 95608

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

**ZONING**  
HWY-1 - HIGHWAY COMMERCIAL (CURRENT, NO CHANGE PROPOSED)

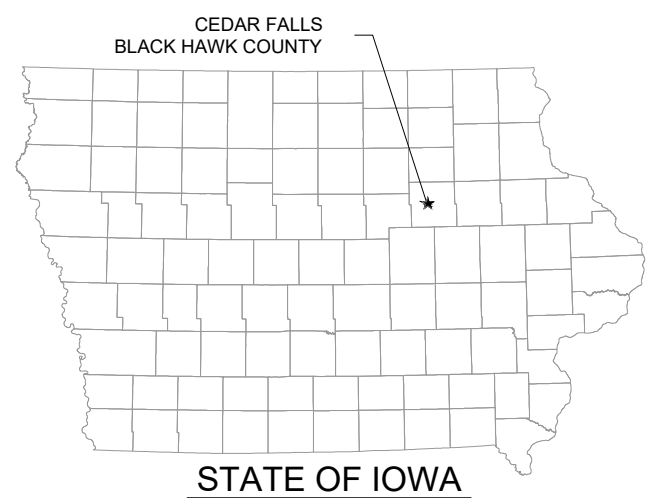
**LOT INFORMATION**  
LOT SIZE CURRENT: 152,827 S.F. / 3.51 ACRES

**SETBACKS**  
PER ZONING

**FLOOD PLAIN**  
NOT APPLICABLE

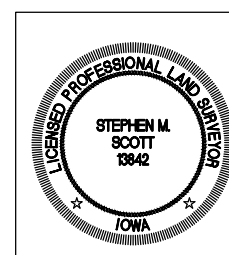
**STORM WATER MANAGEMENT**  
REGIONAL DETENTION PER PINNACLE PRAIRIE COMMERCIAL SOUTH - PHASE II

**TOPOGRAPHIC CHANGES**  
GENERALLY FOLLOW THE CURRENT DRAINAGE PATTERS. ROADWAY WILL INTERCEPT SOME DRAINAGE WITH CONVEYANCE TO STORM SEWER SYSTEM AS PART OF THE CURRENT DEVELOPMENT.



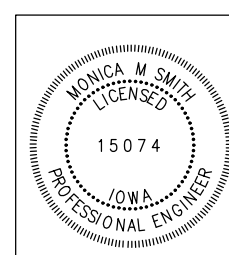
**STATE OF IOWA**

**SHEET**  
**1 OF 2**  
**6/2/2021**  
**SUBMITTAL 2**



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

STEPHEN M. SCOTT, P.L.S. Iowa Lic. No. 13842  
My license renewal date is December 31, 2022  
Pages or sheets covered by this seal: ALL



I hereby certify that this Engineering document was prepared by me or under my direct personal supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Iowa.  
MONICA M. SMITH LICENSE NO. 15074

Signature \_\_\_\_\_ Date \_\_\_\_\_  
My renewal date is December 31, 2021  
Pages or sheets covered by this seal: ALL

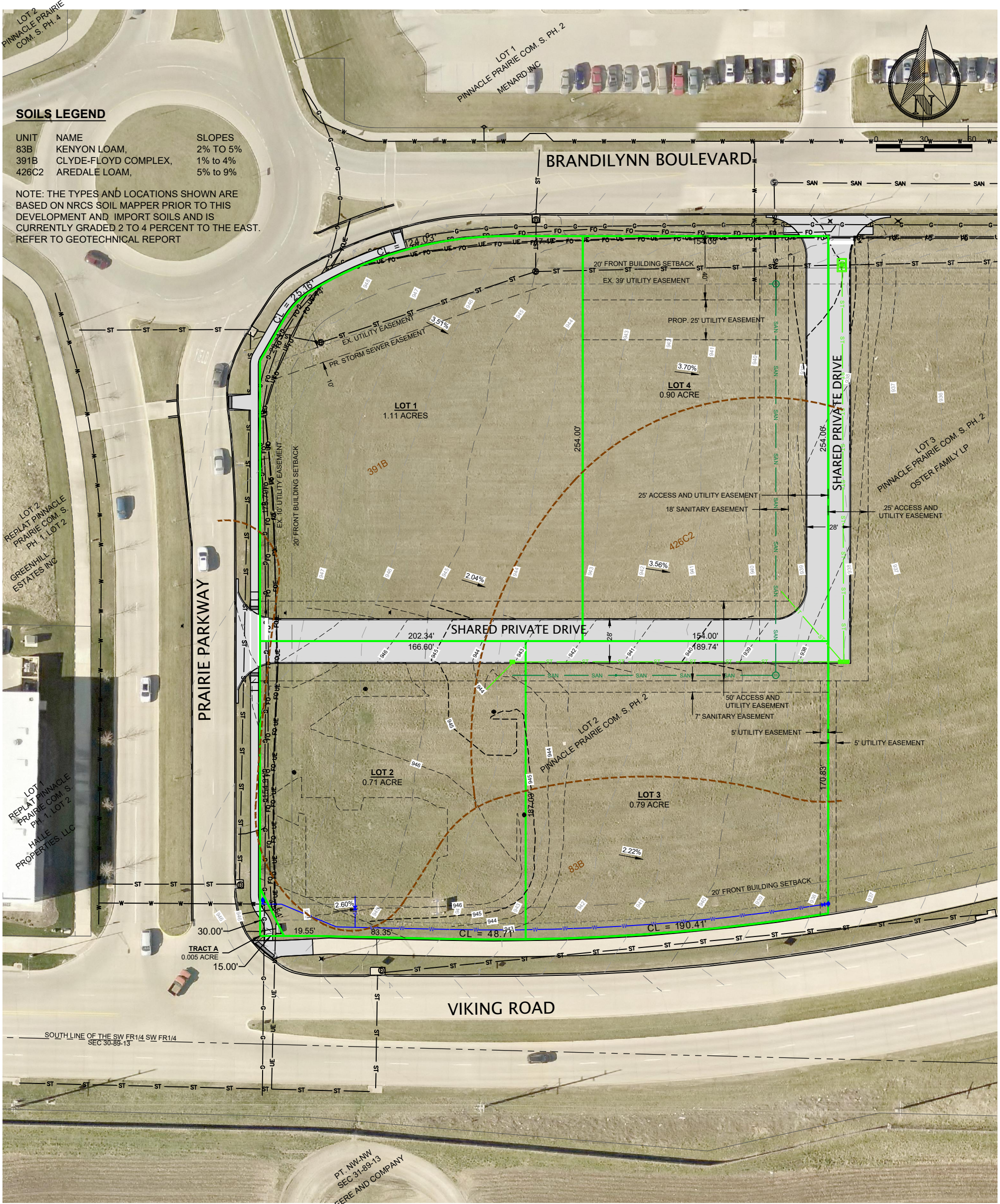
**Robinson Engineering Company**  
Consulting Engineers

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



**Stephen M. Scott, P.E. & L.S.**  
Civil Engineer & Land Surveyor

319-540-5263 [www.scottsurvey.com](http://www.scottsurvey.com)  
email@scottsurvey.com  
P.O. Box 315, Center Point, IA 52213-0315



**SOILS LEGEND**

UNIT	NAME	SLOPES
83B	KENYON LOAM,	2% TO 5%
391B	CLYDE-FLOYD COMPLEX,	1% TO 4%
426C2	AREDALE LOAM,	5% TO 9%

NOTE: THE TYPES AND LOCATIONS SHOWN ARE BASED ON NRCS SOIL MAPPER PRIOR TO THIS DEVELOPMENT AND IMPORT SOILS AND IS CURRENTLY GRADED 2 TO 4 PERCENT TO THE EAST. REFER TO GEOTECHNICAL REPORT

**LEGEND**

EXISTING		PROPOSED		EXISTING		PROPOSED	
	PROPERTY LINE		PROPERTY LINE		SANITARY SEWER		SANITARY SEWER
	SETBACK LINE		EASEMENT LINE		SANITARY SEWER SERVICE		SANITARY SEWER SERVICE
	EASEMENT LINE		CONTOUR LINE		SANITARY CLEANOUT		SANITARY CLEANOUT
	STORM SEWER		STORM SEWER		SANITARY MANHOLE		SANITARY MANHOLE
	DRAIN TILE		DRAIN TILE		COMMUNICATION LINE		COMMUNICATION LINE
	STORM MANHOLE		STORM MANHOLE		OVERHEAD UTILITY		OVERHEAD UTILITY
	STORM SEWER INLET		STORM SEWER INLET		UNDERGROUND ELECTRIC		UNDERGROUND ELECTRIC
	WATER SERVICE		WATER SERVICE		ELECTRIC RISER PEDESTAL		ELECTRIC RISER PEDESTAL
	WATER PIPE		WATER PIPE		UTILITY POLE		UTILITY POLE
	FIRE HYDRANT		FIRE HYDRANT		LIGHT POLE (SINGLE FIXTURE)		LIGHT POLE (SINGLE FIXTURE)
	WATER VALVE WITH BOX		WATER VALVE WITH BOX		GAS MAIN		GAS MAIN

**PRELIMINARY PLAT**

PINNACLE PRAIRIE COMMERCIAL SOUTH - PHASE 5  
 PN: 4296-21  
 DESCHUTES INVESTMENTS, LLC  
 2642 ARBORETA COURT  
 CARMICHAEL, CALIFORNIA 95608

SHEET  
**2 OF 2**  
 6/2/2021  
 SUBMITTAL 2

Robinson Engineering Company  
 Consulting Engineers

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

Index Legend	
Location:	Pinnacle Prairie Commercial South - Phase II Lot 2
Requestor:	Steve Gorman
Proprietor:	Greenhill Estate, Inc. Oster Family Limited Partnership
Surveyor:	Stephen M. Scott, P.L.S.
Company:	Scott Survey, Inc.
Return To:	P.O. Box 315 Center Point, Iowa 52213 email@scottsurvey.com   (319) 540-5263

**PROPERTY LOCATION:**  
 PARCEL: 8913-30-351-010  
 SW 1/4 SW 1/4 30-89-13

**PROPRIETOR (OWNER):**  
 GREENHILL ESTATES, INC.  
 OSTER FAMILY LIMITED  
 PARTNERSHIP  
 GREENHILL ESTATES INC  
 3957 75TH STREET  
 AURORA, ILLINOIS 60504

**REQUESTED BY/DEVELOPER:**  
 STEVE GORMAN  
 DESCHUTES INVESTMENTS, LLC  
 2642 ARBORETA COURT  
 CARMICHAEL, CALIFORNIA 95608

**SURVEYOR:**  
 STEPHEN M. SCOTT  
 3426 STANDLEA ROAD  
 TODDVILLE, IA 52341  
 319-540-5263

**DATE OF SURVEY:**  
 MARCH, 2021

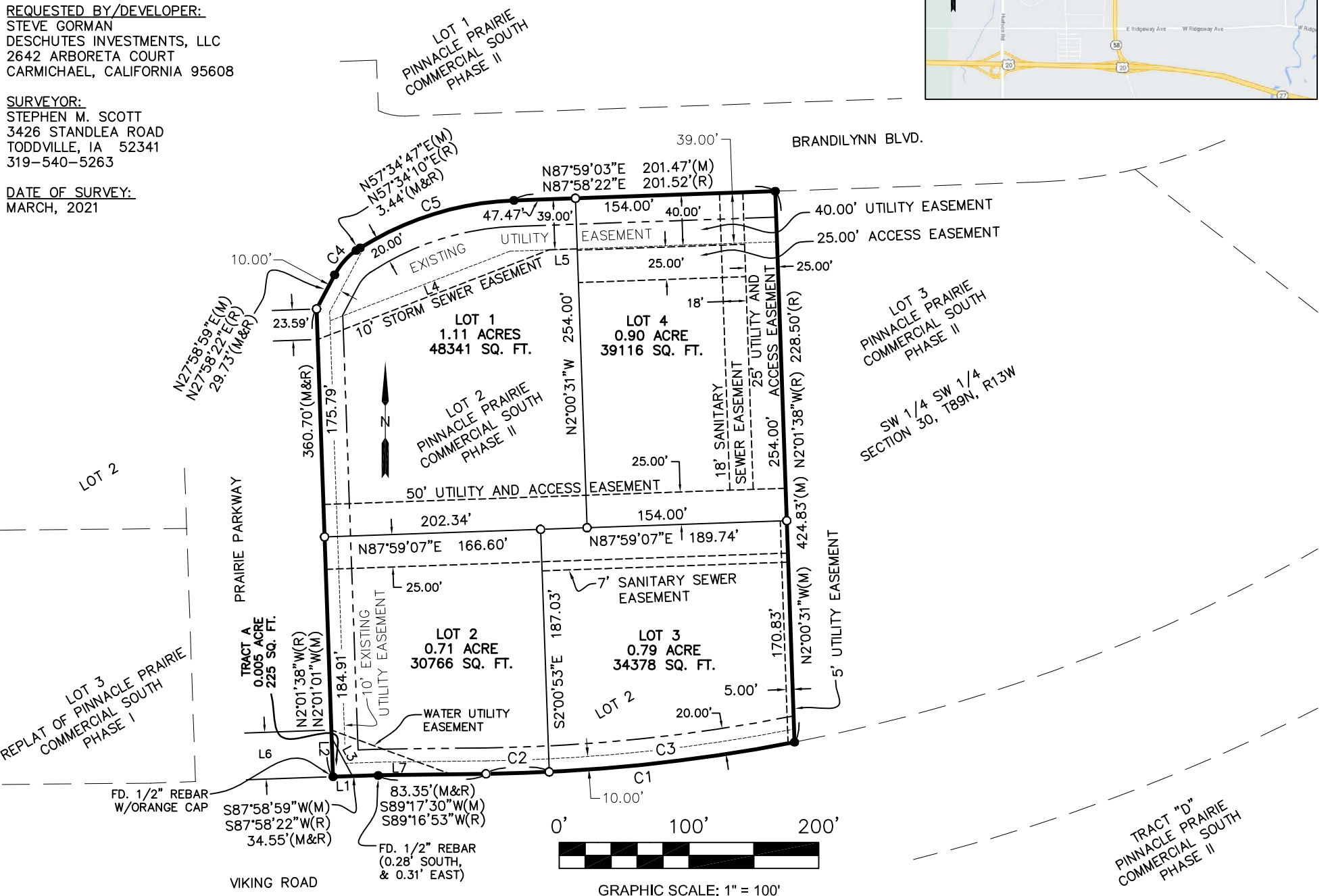
## FINAL PLAT

### Pinnacle Prairie Commercial South-Phase V

#### A REPLAT OF LOT 2

#### PINNACLE PRAIRIE COMMERCIAL SOUTH - PHASE II

#### CEDAR FALLS, BLACK HAWK COUNTY, IOWA



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1333.50'	239.29'	238.97'	S84°09'03"W	10°16'53"
C2	1333.50'	48.72'	48.72'	S88°14'42"W	02°05'36"
C3	1333.50'	190.57'	190.41'	S83°06'15"W	08°11'17"
C4	49.24'	25.44'	25.16'	N41°40'50"E	29°36'16"
C5	236.50'	125.50'	124.03'	N72°46'53"E	30°24'13"

LINE	BEARING	DISTANCE
L1	S87°58'59"W	15.00'
L2	N2°01'01"W	30.00'
L3	N28°34'55"W	22.36'
L4	S68°50'27"W	191.47'
L5	S87°59'03"W	21.49'
L6	N2°01'01"W	36.00'
L7	S89°17'30"W	56.46'

### LEGEND AND NOTES

- - PROPERTY CORNER(S), FOUND (or as noted)  
(1/2" rebar w/ orange plastic cap embossed with "LS 17182")
- - PROPERTY CORNERS SET\*\*  
(1/2" rebar w/ red plastic cap embossed with "SCOTT 13842")
- - PROPERTY &/or BOUNDARY LINES
- - - - - LOT LINES, INTERNAL
- - - - - EASEMENT LINES, WIDTH & PURPOSE NOTED
- - - - - 20' FRONT BUILDING SETBACK
- (R) - RECORDED DIMENSIONS
- (M) - MEASURED DIMENSIONS

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS  
 BASIS OF BEARING IS GPS GEODETIC NORTH

NW 1/4 NW 1/4  
 SECTION 31, T89N, R13W

**Legal Description:**  
 Lot 2, Pinnacle Prairie Commercial South-Phase II, Cedar Falls, Black Hawk County, Iowa

(Said parcel contains 3.51 acres, subject to easements and restrictions of record.)

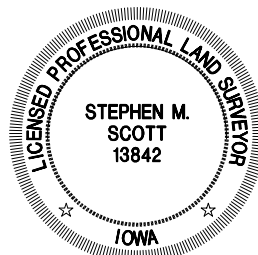


**Stephen M. Scott, P.E. & L.S.**  
 Civil Engineer & Land Surveyor

319-540-5263      www.scottsurvey.com  
 email@scottsurvey.com  
 P.O. Box 315, Center Point, IA 52213-0315

ZONING: HWY -1  
 HIGHWAY COMMERCIAL  
 BUILDING AND SETBACK  
 REQUIREMENTS:  
 FRONT YARD: 20'

NOTE:  
 TRACT A (0.005 ACRE)  
 IS TO BE DEDICATED  
 TO CEDAR FALLS FOR ROAD  
 RIGHT OF WAY.



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

STEPHEN M. SCOTT, P.L.S.      Iowa Lic. No. 13842

My license renewal date is December 31, 2022

Pages or sheets covered by this seal:

THIS PAGE ONLY

revised 06/02/2021  
 PROJECT NO. 2197302

**OWNER'S STATEMENT AND DEED OF DEDICATION  
FOR  
PINNACLE PRAIRIE COMMERCIAL SOUTH – PHASE V**

KNOW ALL MEN BY THESE PRESENTS:

That Greenhill Estates, Inc. and Oster Partners, LP, hereinafter “Owners”, being desirous of setting out and platting into lots and streets the land described in the attached legal description, Exhibit “A”, do by these presents 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:

Pinnacle Prairie Commercial South – Phase V  
Cedar Falls, Black Hawk County, Iowa

all of which is with the free consent and desire of the Owners. Menard, Inc., hereinafter “Menard”, is also a party to this Deed of Dedication as the owner of the Lot 1 in Pinnacle Prairie Commercial South – Phase II, but for no other purpose, and Menard shall not be liable for any obligations of an Owner outlined herein nor shall this document be construed to add obligations on Menard other than those found in the Deed of Dedication for Pinnacle Prairie Commercial South-Phase II.

**DECLARATION OF EASEMENTS**

The Owners 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, sewer, gas, electricity, communication service, or cable television, perpetual non-exclusive easements for the construction, laying building, and maintenance of said services, including underground facilities and related surface mounted equipment such as meter boxes, junctions and cabinets, for said services, over, under across, and upon the property in the locations identified as utility easements on the attached Plat, Exhibit “B”, and easement Exhibit “C”.

**RESTRICTIONS**

The Owners do hereby covenant and agree for themselves and their 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 Owner of each lot, vacant or improved, shall keep said lot free of weeds and debris, and any onsite trash and garbage collection sites shall be screened from public view and maintained in a neat and orderly fashion.

2. The Development of this property shall be in accordance with and governed by the HWY-1 Highway Commercial District and as set forth in the Cedar Falls Zoning Ordinance as amended from time to time. Use of this property shall be governed by the Zoning District restrictions which are applicable thereto.

3. Development of this property will further be in accordance with Design Guidelines for Pinnacle Prairie, which have been established by the owners and developers. These Guidelines shall further govern the development, construction and usage of the lots and tracts in this subdivision, including but not limited to, design, materials, signage, landscaping, plantings, parking, lighting, and buildings. Said Guidelines may be amended or altered by the Design Committee as the Committee deems necessary.

4. A Design Committee has been established to maintain the standards established in the Pinnacle Prairie Design Guidelines. The Committee shall provide information and assistance to purchasers of applicable lots in the Design Review Process established by the Committee. Approval of the Committee shall be required as to all construction, including but not limited to design, materials, signage, landscaping, plantings, parking, lighting, and buildings. Design requirements shall be a condition prerequisite to construction, and these requirements, once established, shall continue to be binding on purchasers of applicable lots in this subdivision, their transferees, successors, grantees, heirs, and assigns.

5. Each person or entity who is a record owner of Pinnacle Prairie Commercial South-Phase V shall become a member of an Owners Association to be established by the Owners. This Association shall be responsible to maintain common areas, including, but not limited to, landscaping, sidewalks, medians, vegetation, private drives, private streets, monuments and signage, and any and all other improvements and common areas, private drives, private streets, basins, storm water drainage and detention areas and other common areas. A Charter has been established which prescribes the responsibilities and obligations of said lot owners and which provides for sharing and assessment of costs. The Charter shall be binding upon the owners, lessees, and occupants of each portion of the property made subject to the Charter and any person or entity holding any interest in such property, as well as their respective guests and invitees. The record owners of each lot 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 said owners hold title to such property. Membership in the association shall be appurtenant to and may not be separated from ownership of such lot. 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 a 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 the share of the common expenses of the association as described in the Charter and the bylaws 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 owners' property under the Charter. Any provisions above to the contrary notwithstanding.

6. All sanitary and stormwater utilities shall be privately owned by the record owners of Pinnacle Prairie Commercial South-Phase V and maintained by the Owners Association of Pinnacle Prairie Commercial South-Phase V.

7. All record owners of Pinnacle Prairie Commercial South-Phase V shall be restricted from constructing any building on any utility easements on the attached Plat, Exhibit "B", and easement Exhibit "C".

8. There shall be no direct lot access to Viking Road, Prairie Parkway, or Brandilynn Boulevard. All accesses for lots 1-4 shall be restricted to the internal private drive. Said private drive shall be located within an easement to the benefit of all lot owners within the subdivision as shown on the plat, including the off-site easement as shown on Exhibit "C" attached hereto, granted by the owner of Lot 3 of Pinnacle Prairie Commercial South, Phase II to the benefit of all lot owners within Pinnacle Prairie Commercial South – Phase V.

9. If any parties or their transferees, successors, grantees, heirs or assigns shall violate or attempt to violate any of the restrictions, covenants or requirements herein, it shall be lawful for any person, party or entity owning property in this subdivision to prosecute any proceedings at law or in equity against any party or parties violating or attempting to violate any such covenants, restrictions or requirements, for the purpose of preventing such acts or to recover damages for such violations, or both, and for costs and reasonable attorney fees to be determined by the Court and not by statute.

10. Invalidation of any 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.

11. 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 located in the plat, which is the subject of this Deed of Dedication, and their legal representatives, heirs, successors and assigns for a term of twenty-one (21) years from and after the date of filing of this plat in the office of the Recorder of Black Hawk County, Iowa. Said covenants and restrictions may be extended for successive twenty-one (21) year periods thereafter, upon the filing of a

verified claim by the owner of any one (1) lot or tract of land in the subdivision, in the manner provided in Iowa Code Sections 614.24-614.28, Code of Iowa.

### STREETS, SIDEWALKS, UTILITIES AND SEWERS

The Owners, in consideration of approval of this Plat by the City of Cedar Falls, Iowa, agree for themselves, their successors and assigns, as follows:

1. Prior to issuance of an occupancy permit for any development on any lot within Pinnacle Prairie Commercial South – Phase V, a concrete sidewalk built to City Engineer’s specifications, a minimum of four inches thick and 5 feet wide, shall be constructed and approved by the City within the public ROW along Prairie Parkway from the Viking Road pedestrian trail to the intersection of Brandilynn Boulevard and including accessibility ramps as required by law. Prior to issuance of an occupancy permit for development on either Lot 1 or Lot 4, a concrete sidewalk built to City Engineer’s specifications, a minimum of four inches thick and 5 feet wide, shall be constructed and approved by the City within the public ROW along Brandilynn Boulevard from its intersection with Prairie Parkway to the extent of the plat, including accessibility ramps as required by law. The sidewalks called for herein shall be in accordance with City specifications, and performed under the supervision of the City Engineer.

2. That sanitary sewer, together with the necessary manholes and sewer service lines to all lots in the subdivision will be provided.

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

4. That City water shall be installed as required by the Cedar Falls Municipal Utilities.

5. That municipal fire hydrants will be installed as required by the Cedar Falls Public Safety Department.

6. That storm sewers will be installed as required by the City Engineer of the City of Cedar Falls. Additionally, the Owners shall provide management and maintenance of detention areas for storm water as required by the City Engineer and these duties and responsibilities shall be effectuated through the Association, Charter or Maintenance Agreement as applicable. Said areas were previously established as part of Pinnacle Prairie Commercial South-Phase II.

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

8. All buildings erected on any lot in said subdivision shall be constructed in accordance with the building, plumbing and electrical codes of the City of Cedar Falls, Iowa.

9. All signs erected on any lot in said subdivision, including building wall signage will comply with the applicable Zoning Ordinance requirements.

10. Owner and its successors and assigns shall comply with the site plan review process and approval by the Cedar Falls Planning and Zoning Commission and the Cedar Falls City Council.

11. The parties to this Deed of Dedication acknowledge and affirm that the property in Pinnacle Prairie Commercial South-Phase V is subject to that certain Deed of Dedication for Pinnacle Prairie Commercial South-Phase II and nothing herein shall amend or terminate the obligations contained therein.

[signature page to follow]



IN WITNESS WHEREOF, this instrument has been signed at \_\_\_\_\_,  
\_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

EXECUTED on \_\_\_\_\_, 2021 by Owners.

**OWNERS:**

**OSTER PARTNERS, LP, an Illinois limited  
partnership (f/k/a Oster Family Limited  
Partnership)**

By: \_\_\_\_\_  
Print Name: Merrill Oster  
Title: General Partner

**GREENHILL ESTATES, INC., an Iowa  
corporation**

By: \_\_\_\_\_  
Print Name: Merrill Oster  
Title: President

STATE OF \_\_\_\_\_ )  
  )    ss.  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2021 by Merrill J. Oster, President of Greenhill Estates, Inc. and General Partner of Oster Partners, LP.

\_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_

Menard is signing this Deed of Dedication solely for the purpose of acknowledging that the lots burdened thereby are also included in the Deed of Dedication for Pinnacle Prairie Commercial South-Phase II, however such acknowledgment shall in no way act as a waiver of any of the obligations of such lot owners under the Deed of Dedication for Pinnacle Prairie Commercial South-Phase II

**MENARD, INC.**

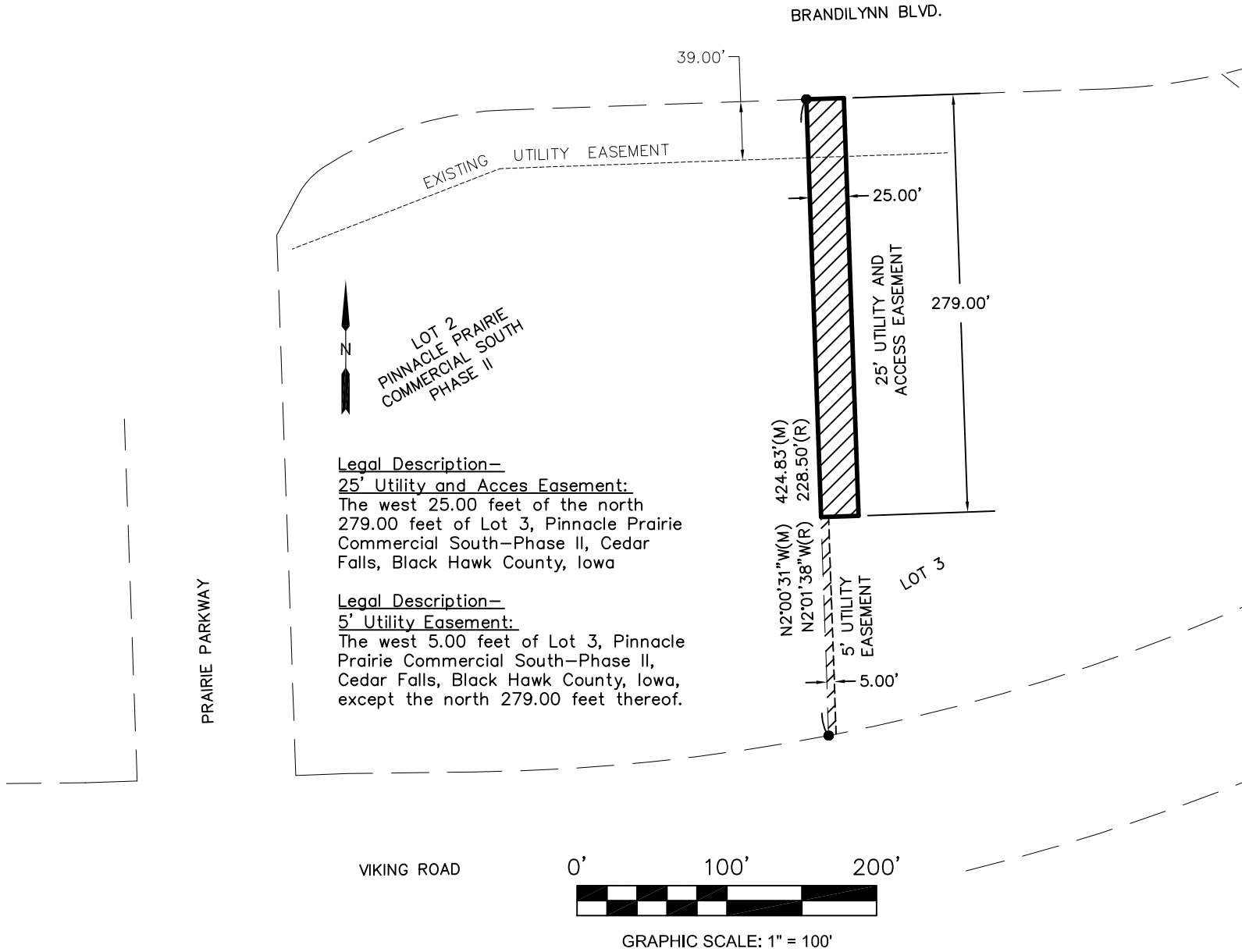
By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

# EASEMENT EXHIBIT

## Pinnacle Prairie Commercial South-Phase II

### A PART OF LOT 3

CEDAR FALLS, BLACK HAWK COUNTY, IOWA



**Stephen M. Scott, P.E. & L.S.**  
Civil Engineer & Land Surveyor

319-540-5263 [www.scottsurvey.com](http://www.scottsurvey.com)  
email@scottsurvey.com  
P.O. Box 315, Center Point, IA 52213-0315

**FIRST AMENDMENT TO DEED OF DEDICATION  
FOR  
PINNACLE PRAIRIE COMMERCIAL SOUTH -PHASE II,  
CEDAR FALLS, BLACK HAWK COUNTY, IOWA**

**THIS FIRST AMENDMENT TO DEED OF DEDICATION FOR PINNACLE PRAIRIE COMMERCIAL SOUTH-PHASE II, CEDAR FALLS, BLACK HAWK COUNTY, IOWA** (“Amendment”) is made an entered by Oster Partners, LP, an Iowa limited partnership, Greenhill Estates, Inc., an Iowa corporation, and Menard, Inc. (collectively, the “Owners”) and hereby amend the Deed of Dedication for Pinnacle Prairie Commercial South-Phase II, Cedar Falls, Black Hawk County, Iowa filed for record on June 14, 2012 in File No. 2012-00023471 (“Deed of Dedication”) for the premises known as:

**Pinnacle Prairie Commercial South-Phase II  
Cedar Falls, Black Hawk County, Iowa,**

all of which is with the free consent and desire of the said Owners, and the Owners, and the Owners do hereby amend the Deed of Dedication as follows:

1. Amendment. Paragraph 11 of the “Streets, Sidewalks, Utilities and Sewers” section of the Deed of Dedication is hereby amended to strike the last sentence, and shall read as follows:

“11. There shall be no direct access to Viking Road for Lots 2 through 6 or Tract D.”

2. Ratification. The parties acknowledge and agree that, except as amended herein, the Deed of Dedication is in full force and effect and is hereby ratified and affirmed.

3. Counterparts. This Amendment may be executed in as many counterparts as may be required and all counterparts shall collectively constitute a single instrument.

IN WITNESS WHEREOF, this instrument has been signed at \_\_\_\_\_,  
\_\_\_\_\_, this \_\_\_ day of March, 2021.

EXECUTED on March \_\_\_\_, 2021 by Owners.

**OWNERS:**

**OSTER PARTNERS, LP, an Illinois limited  
partnership (f/k/a Oster Family Limited  
Partnership)**

By: \_\_\_\_\_  
Print Name: Merrill Oster  
Title: General Partner

**GREENHILL ESTATES, INC., an Iowa  
corporation**

By: \_\_\_\_\_  
Print Name: Merrill Oster  
Title: President

STATE OF \_\_\_\_\_ )  
  )    ss.  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on the \_\_\_\_\_ day of March, 2021 by Merrill J. Oster, President of Greenhill Estates, Inc. and General Partner of Oster Partners, LP.

\_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_

{This section left intentionally blank.}

**MENARD, INC, a Wisconsin corporation**

BY: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF \_\_\_\_\_ )

) ss.

COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on the \_\_\_\_\_ day of March, 2021 by  
\_\_\_\_\_, \_\_\_\_\_ of Menard, Inc.

\_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_

## 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:** Michelle Pezley, Planner III  
**DATE:** June 2, 2021  
**SUBJECT:** UnityPoint Clinic Site Plan: Case # SP21-006

**REQUEST:** Site plan approval for construction of a new UnityPoint Express Clinic

**PETITIONER:** Oster Family Limited Partnership, owner; Steve Gorman, Deschutes Investment LLC, developer; Alex Bower, Robinson Engineering Company, Engineer

**LOCATION:** Northeast corner of Prairie Parkway and Viking Road or 5909 Prairie Parkway

### PROPOSAL

The applicant proposes to construct a one story, 4,001 square foot clinic, on Lot 2 of Pinnacle Prairie South Commercial Phase V. The site plan illustrates the location of the clinic, parking for employees and patients, and a dumpster enclosure. The proposed layout of the site sits on 0.71 acres with vehicular access to the private street that is part of the proposed preliminary and final plat for Pinnacle Prairie South Commercial Phase V application (PP21-001 and FP21-001) that is connected to Prairie Parkway and Brandilynn Boulevard.

### BACKGROUND

The property is part of the Pinnacle Prairie Master Plan that was adopted by the City in 2004. The City approved Pinnacle Prairie Commercial South



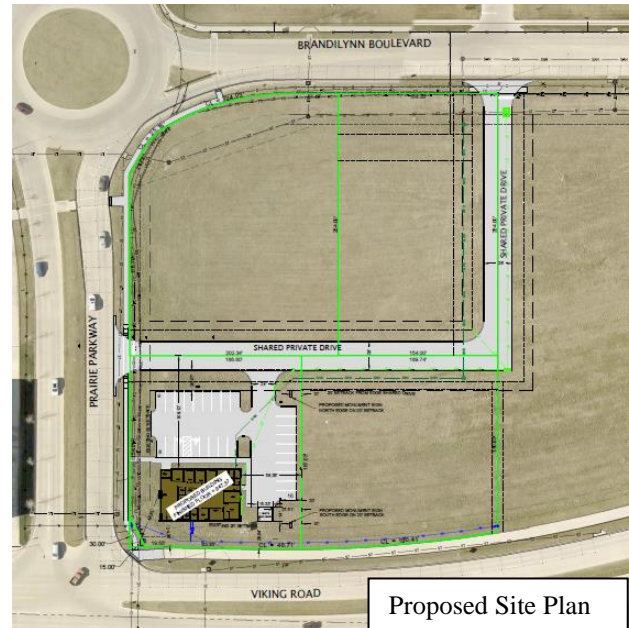
Proposed site  
for development

Phase II in 2012. Menards is to the north of the site and Discount Tire, Collins Community Credit Union, BioLife, Ross Dress for Less, Hobby Lobby, HomeGoods, and Dollar Tree are located to the west of the site. Deere and Company own the vacant land to the south.

### ANALYSIS

The HWY-1 District is intended to promote general service commercial uses that serve a broader market area (i.e. city-wide or regional customer base). The ordinance requires a detailed site plan review prior to approval in order to ensure that the development site satisfies several basic aesthetic standards. Attention to details such as parking, open green space, landscaping, signage, building design, and other similar factors help to ensure orderly development in the entire area.

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



- 1) Use: Any commercial or retail use intended to serve the traveling public or a regional customer base is listed as a permitted use in the HWY-1 District and a health clinic fits into that category. **Use is allowed.**
- 2) Setbacks: There is a platted building setback of 20 feet along all three frontages (Viking Road, Prairie Parkway, and the Private Drive). The building is 23 feet from Viking Road, 24 feet from Prairie Parkway, and 49 feet from the private street. At these distances the building meets the setback requirement. The side yard setback is 5 feet. The district also requires that a 20-foot landscaped setback be maintained along streets and accessways, which in this case would include the private street. Drives, aisles, and parking areas may not encroach into this landscaped setback. The applicant's site plan conforms to these standards. **Building setbacks are satisfied. The parking lot setbacks are also satisfied.**
- 3) Parking: Medical or Dental Clinics require five parking spaces, plus one additional parking space for each 200 square feet of gross floor area over 1,000 square feet. The floor area of the building is 4,001 square feet. The use will require 20 spaces and the applicant proposes 27 spaces. The parking meets the zoning standards with minimum stall dimensions of 9' x 19' and a 24-foot wide aisle. **The amount and dimension of the parking stalls and drives are met.**
- 4) Open Green Space: The HWY-1 District requires that open green space/landscape area be provided at the rate of 10% of the development site excluding the required 20-foot landscaped setback area. Below is a summary that details how this provision is met.



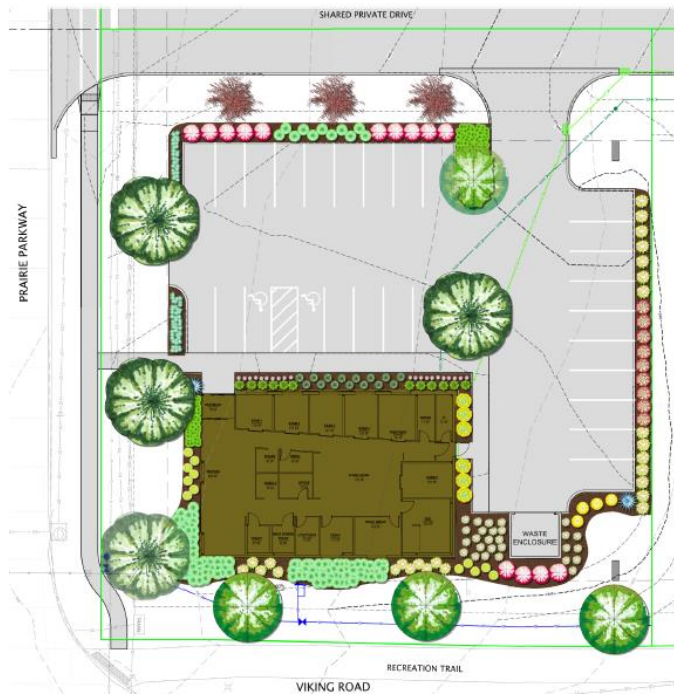
New Development Site(excluding 20-foot landscape setback)	19,374 SF	
Required Open/Green Space	1,938 SF	10%
<b>Provided Open/Green Space</b>	<b>4,120 SF</b>	<b>21%</b>

Landscaping is shown throughout the site, both around the building as well as within the parking lot, along the streets, and required setbacks. For clarity, the 3,886 square feet is the provided green space in addition to the landscaped setback.

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

- 5) Landscaping: The HWY-1 District requires landscaping at the rate of 0.02 points per sq. ft. of total development site area which comes to 620 points required. Their plan achieves 835 points. An additional 450 points are required for street tree planting and their plan achieves 520.

Trees are required in the vehicular use area at the rate of one overstory tree per 15 parking spaces. This equates to a requirement of 2 overstory trees. That is the amount proposed within the parking area to meet this requirement.



In addition to parking lot trees, there are trees located along the street frontages, with shrubs and additional trees being located around the buildings and parking areas as required. **Landscaping requirements are met.**

- 6) Building Design: The HWY-1 zone requires a design review of various elements. The intent of the zone is to promote and facilitate comprehensively planned commercial developments located adjacent to major transportation corridors and interchanges. It is further the purpose of the zone to encourage high standards of building architecture and site planning. The elements in the code are noted below with a review of how each is addressed. **Overall, staff finds that the proposed building design meets the zoning standards based on the following analysis.**

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

*relationship of width to height of windows and doors of adjacent buildings shall be considered in the construction or alteration of a building.*

Renderings of the proposed building have been submitted. The scale and proportion of the new building will be similar to other nearby establishments. It is 1-story with variable wall heights where the flat roof with additional parapets with the highest point at 21 feet. The neighboring buildings to the east and west have similar dimensions. Staff finds that the proposal is consistent with neighboring buildings and with the height allowances in the zoning district.

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

The adjacent buildings utilize flat roofs with a parapet around the edge. The applicant proposes a flat roof with additional parapets to provide a variation to the roofline. Staff finds that the design is compatible with the surrounding buildings.

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

The new building would present to the new private road and Prairie Parkway. Due to the nature of the use to be more private in nature, the building is designed to provide light into the building while protecting patients' privacy. There is a good balance of the other materials and colors that provide a transition to the less transparent rear of the building. Overall, the patterns meet or exceed the City's standards.

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

The applicant proposes windows, fiber cement siding, and corrugated metal panels for the new building's exterior materials. All of the materials provide a sleeker modern feel that strikes a balance between color and texture. Staff finds that these material and texture choices are compatible with those of adjacent buildings.

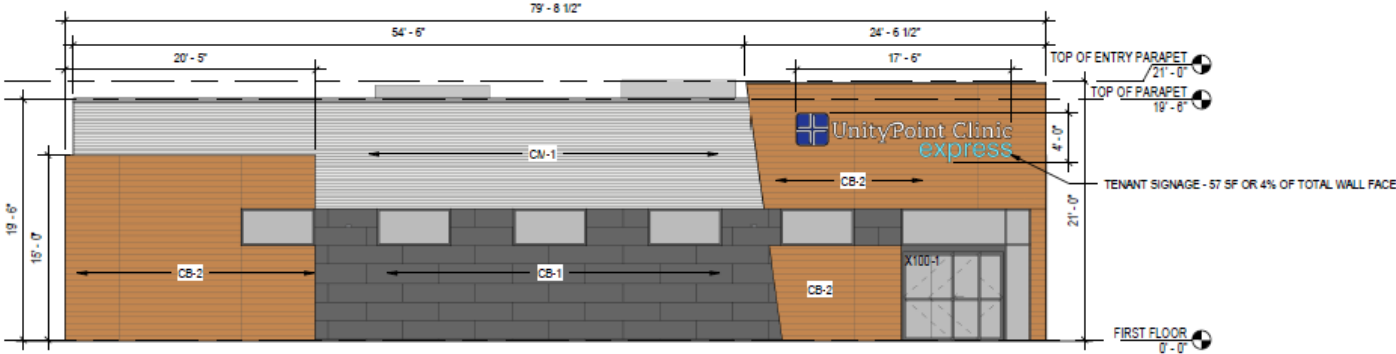
*Color: The similarity or compatibility of existing colors of exterior walls and roofs of buildings in the area shall be considered in the construction or alteration of a building.*

The applicant proposes the building features to be a very neutral color palate. The applicant proposes a dark gray fiber cement, a redwood fiber cement vertical panels, and light gray corrugated metal accent panels. The fiber cement siding is an inconspicuous gray cobblestone color that blends in with the color scheme. Staff finds no issues with the choice of colors.

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

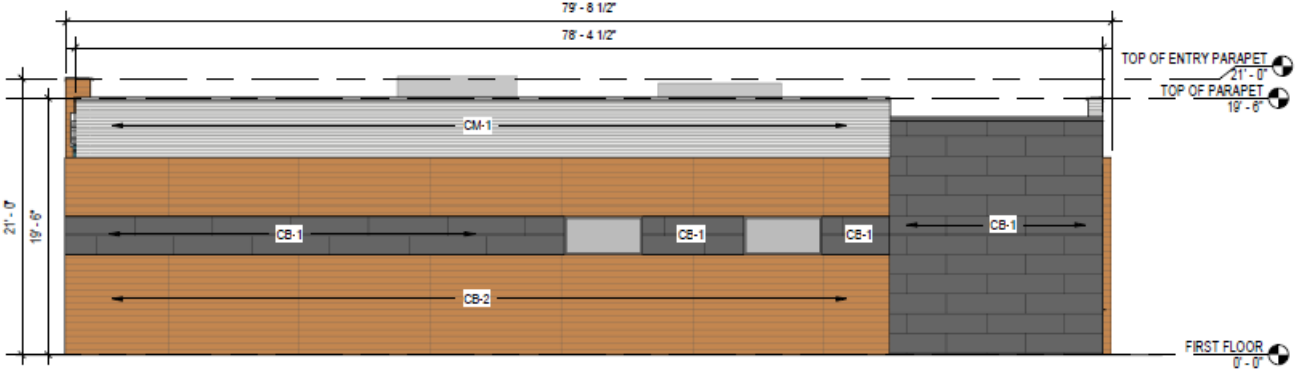
Architectural features of the new building include the flat roof, with the slight variation where the parapets are located. The applicant proposes window curtains along the north and west elevations and a window ribbon along the North and South elevations. These style features and materials maintain an identity while being generally consistent with neighboring buildings.

View from the North

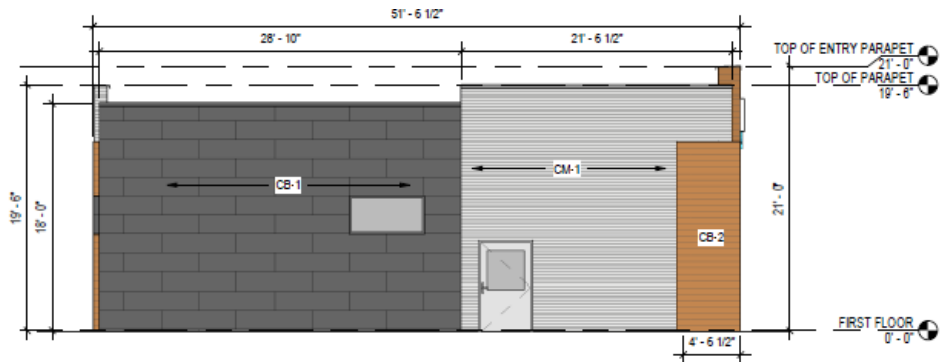


1 NORTH ELEVATION COLOR  
1/8" = 1'-0"

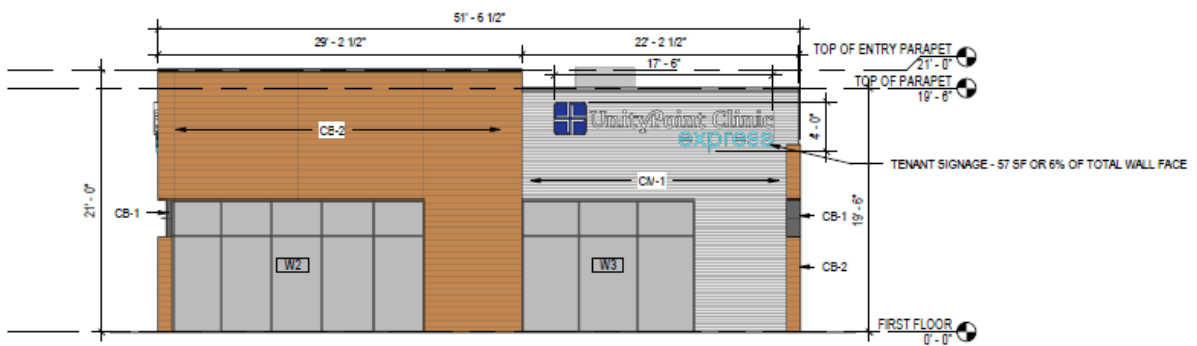
View from Viking Road:



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

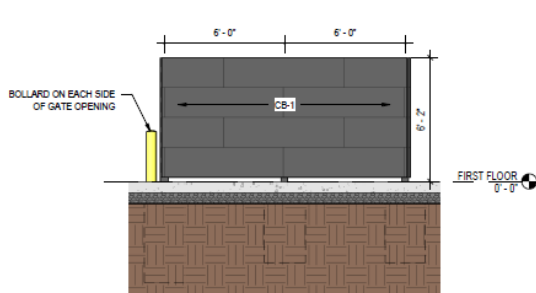


1 EAST ELEVATION COLOR  
1/8" = 1'-0"

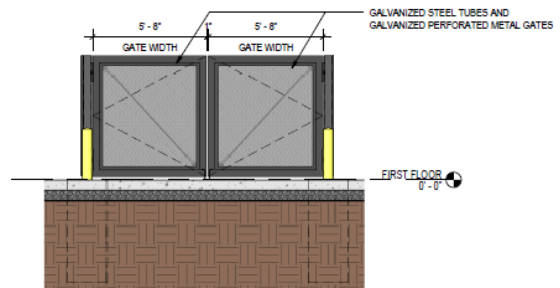


2 WEST ELEVATION COLOR  
1/8" = 1'-0"

- 7) **Trash Dumpster Site:** The dumpster and enclosure is located on the south edge of the property. This enclosure will be made of fiber cement and metal to match the materials used on the principal structure. It will have two doors to operate towards the north where a truck can approach it. The enclosure will measure 15 feet by 14 feet and will be 6 feet high. **The dumpster facility location and enclosure is acceptable.**



3 TRASH ENCLOSURE - TYPICAL ELEVATION  
1/4" = 1'-0"



2 TRASH ENCLOSURE - NORTH - COLOR  
1/4" = 1'-0"

- 8) **Lighting:** The HWY-1 District regulations do not have specific lighting design guidelines. However, all new site plans require a review of the lighting to consider potential nuisance issues and incompatibilities. The vehicular use area will utilize

four 15-foot high fully downcast and shielded fixtures produced by Lithonia Lighting. The applicant will also propose four smaller fully downcast and shielded fixtures that will be attached to the building for pedestrian lighting. The lighting plan shows that the proposed models will properly light critical areas of the site without producing glare or spillover light directing light on to other properties. **Lighting is acceptable.**

- 9) Signage: Separate sign permits will be required for all signage prior to installation. However, the proposed signage plan for the site must be part of this review by the Planning and Zoning Commission and City Council. The signage plan has been included as an attachment.

Wall signs may only be on two wall surfaces and must be less than 20% of the wall area. For the new building, two wall signs are illustrated on the building on the north and the west. These wall signs meet the quantity and are well within the size requirements.

Freestanding signs are to be evaluated on a case-by-case basis. The intent in this zone is to limit the size, height, and number of on-premises signs for each permitted use with the objective of discouraging sign clutter and to encourage the highest aesthetic standards for the development site. Freestanding signs are limited in height to 25 feet above the surface of the roadway and their aggregate sign area should not exceed 250 square feet. The applicant proposes a 10.2 foot by 9.5 monument sign that will be similar materials as the proposed building. **Signage is acceptable.**

- 10) Storm Water Management: The applicant proposes to connect to the Pinnacle Prairie regional storm water plan. The engineering division has determined that no additional detention is required. Prior to construction, a City SWPPP permit will still need to be obtained. **Criterion is met, subject to final engineering review prior to issuance of a building permit.**

#### TECHNICAL COMMENTS

Cedar Falls Utilities (CFU) has reviewed the site plan for the Unity Point Express Clinic. Water, electric, gas, and communications utility services are available in accordance with the service policies of CFU. The developer is responsible for the construction of a properly sized water system from the existing 8" water mains near the northeast corner of Lot 4 and the existing 12" water main near the southwest corner of Lot 2. Included in the installation are valves, fire hydrants and water service stubs for the new lots. Final main sizing and fire hydrant and valve placement locations will be part of the construction plan review. The developer will need to make refundable investments for the installation of the electric and gas utilities to and throughout the addition. For a ten-year period after the installation, CFU will refund a portion of the refundable investment based upon the number of new service connections to the electric and gas distribution system. There is no interest paid on the refundable investment and the total refund will not exceed the original investment amount. CFU will install the communication utility fiber system to serve the addition.

Any other minor technical issues will be addressed at the time of a building plan review.

A courtesy notice to surrounding property owners was mailed on June 3, 2021.

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 June 23, 2021 with the following conditions.

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

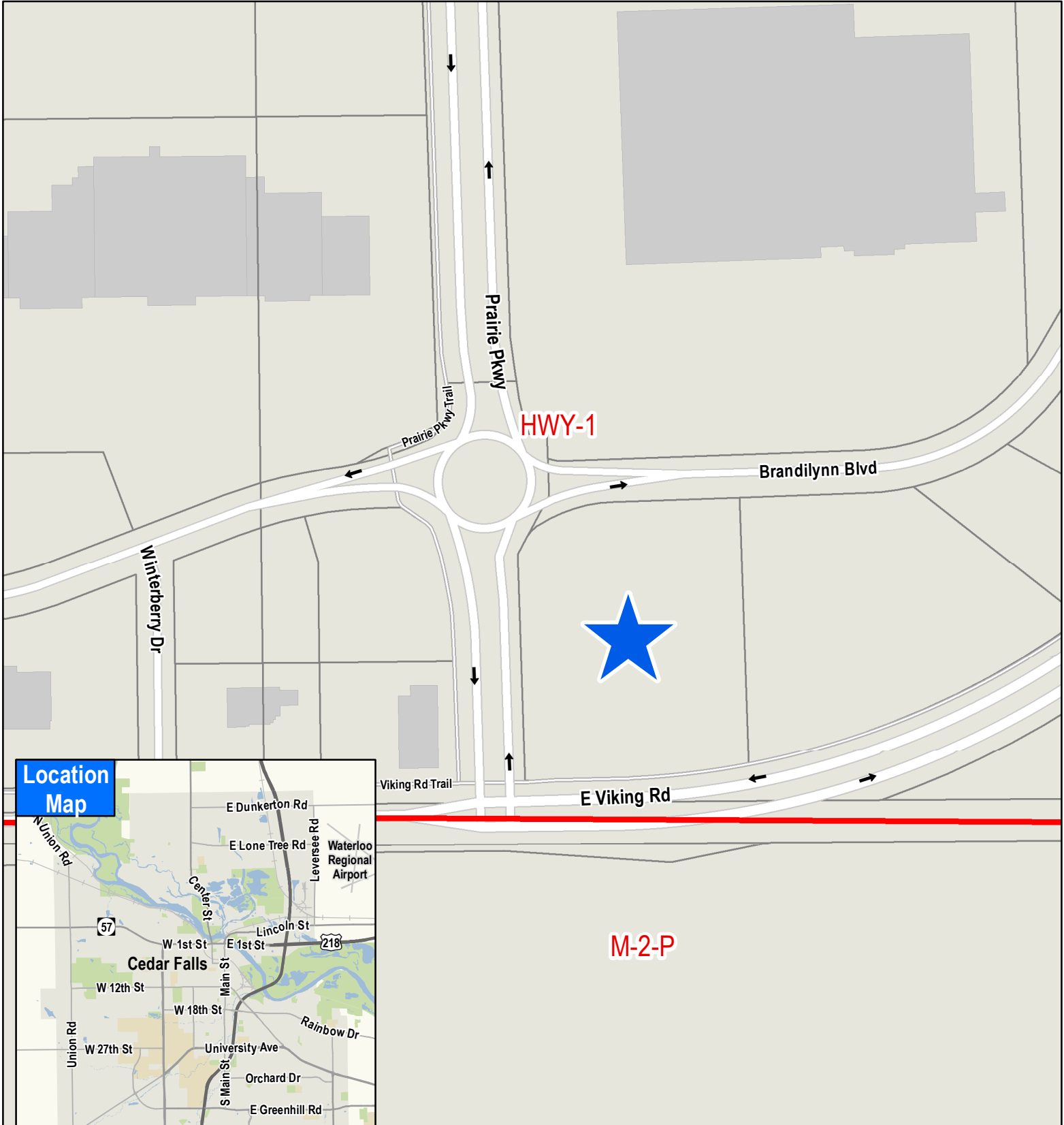
PLANNING & ZONING COMMISSION

Introduction

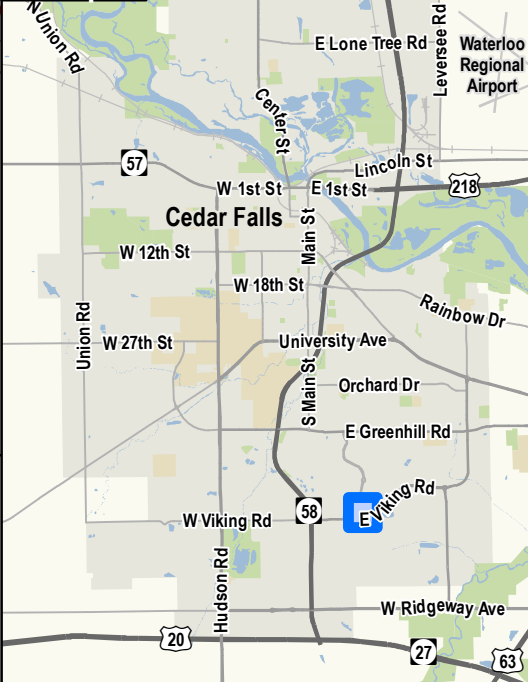
Discussion

6/9/2021

Attachments:   Location Map  
                  Complete Site Plan Set  
                  Proposed Signage Plan & Building Elevations



Location Map

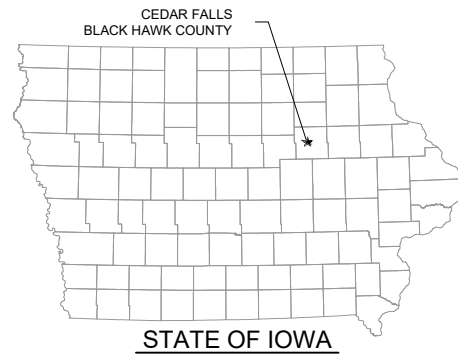


**Preliminary Plat, Final Plat and Site Plan  
for Unity Point Clinic  
5909 Prairie Parkway**

# UPC EXPRESS VIKING ROAD IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA

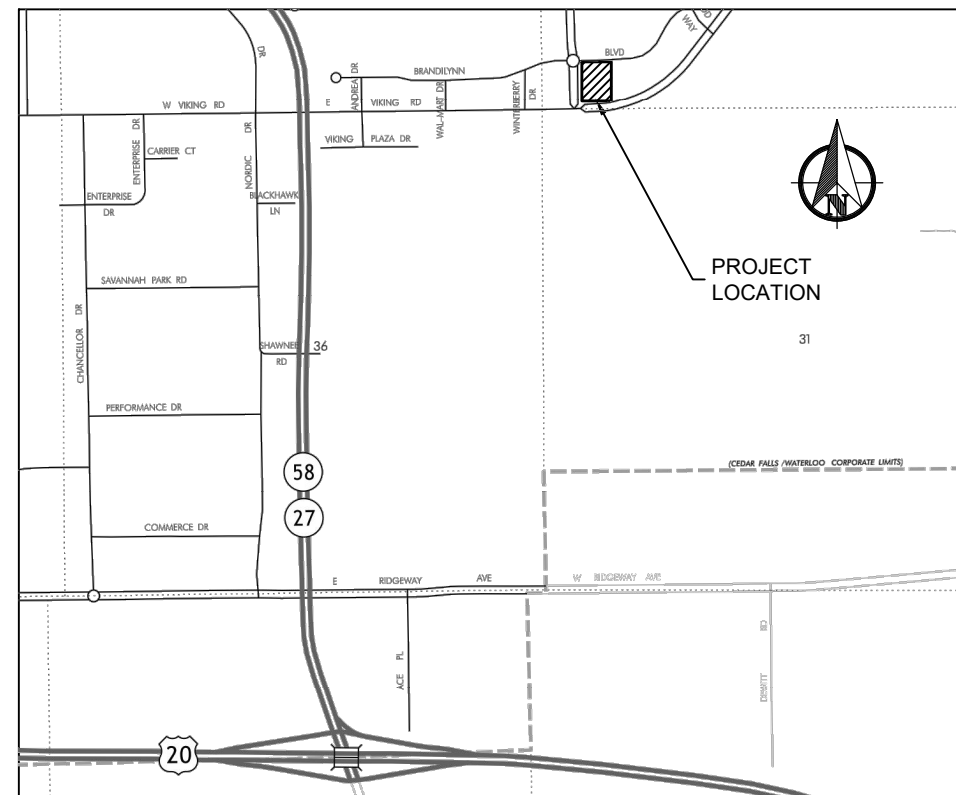
NEW COMMERCIAL DEVELOPMENT

PN: 4296-21



STATE OF IOWA

INDEX OF SHEETS	
SHEET	TITLE
C0.1	TITLE
C0.2	SITE DEVELOPMENT PLAN
C0.3	GENERAL NOTES AND TYPICAL CROSS SECTION
C1.1	UTILITY PLAN
C2.1	SHARED DRIVE PLAN AND PROFILE - EAST-WEST TRACT
C2.2	SHARED DRIVE PLAN AND PROFILE - NORTH-SOUTH TRACT
C2.3	INTERSECTION PLANS
C2.4	ROUNDBOUT SIDEWALK RAMP PLANS
C2.5	PAVING PLAN - PARKING LOT AND DRIVE
C3.1	SWPPP - INITIAL
C3.2	SWPPP - CONSTRUCTION
C3.3	SWPPP - FINAL STABILIZATION
C4.1	LANDSCAPE PLAN



LOCATION MAP  
CEDAR FALLS, IOWA  
NTS



THE SITE IMPROVEMENTS SHOWN WITHIN THIS PLAN SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE 2021 VERSION OF THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, ALSO KNOWN AS SUDAS (2021), AS AMENDED BY THE CITY OF CEDAR FALLS, AND, IF PROVIDED, PROJECT SPECIFIC SUPPLEMENTAL SPECIFICATIONS.

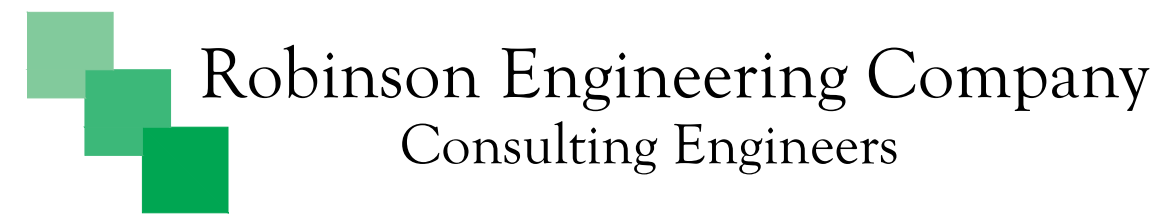
THE INFRASTRUCTURE SHOWN WITHIN THESE PLANS ARE PROPOSED AS PRIVATE INFRASTRUCTURE WITH THE EXCEPTION OF THE 12" WATER MAIN ALONG VIKING ROAD.



**DEVELOPER**  
DESCHUTES INVESTMENTS, LLC  
2642 ARBORETA COURT  
CARMICHAEL, CALIFORNIA 95608

**GENERAL CONTRACTOR**  
HUFF CONTRACTING  
1310 GRANDVIEW AVENUE  
WATERLOO, IOWA 50703  
319.233.9000

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



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

**C0.1**  
6/02/21  
APPROVAL

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

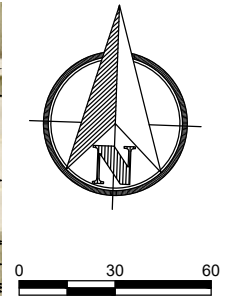
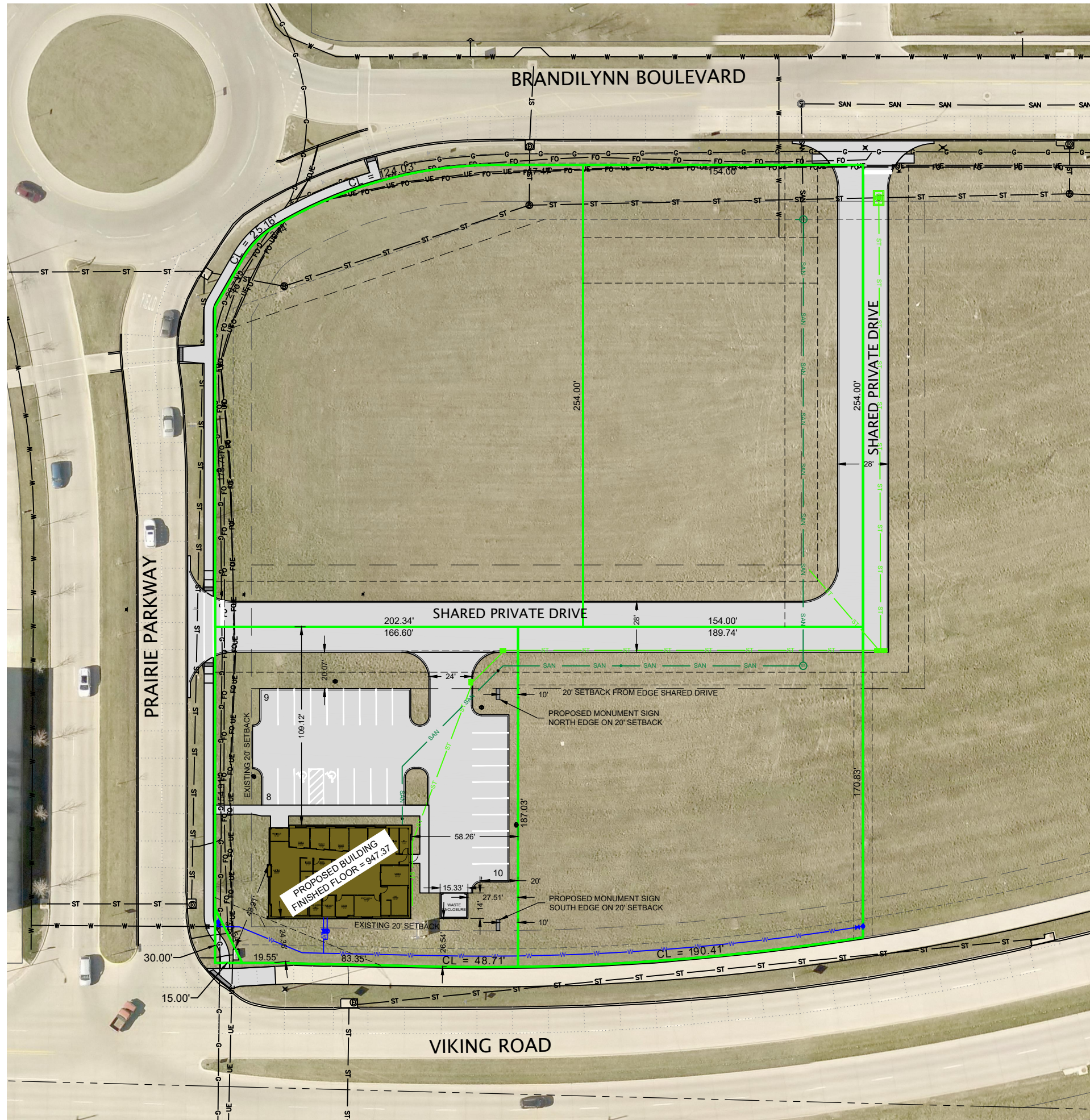
MONICA M. SMITH LICENSE NO. 15074

Signature \_\_\_\_\_ Date \_\_\_\_\_

My renewal date is December 31, 2021

Pages or sheets covered by this seal: 'C' SHEET 32





## SITE DEVELOPMENT PLAN UPC EXPRESS VIKING ROAD

**SITE ADDRESS**  
NORTHEAST QUADRANT VIKING ROAD AND PRAIRIE PARKWAY  
LOT 2, PINNACLE PRAIRIE COMMERCIAL PHASE 2  
PARCEL ID 8913-30-351-010

**OWNER**  
GREENHILL ESTATES INC  
3957 75th STREET  
AURORA, IL 60504

**DEVELOPER**  
DESCHUTES INVESTMENTS, LLC  
2642 ARBORETA COURT  
CARMICHAEL, CALIFORNIA 95608

**ZONING**  
HWY-1 - HIGHWAY COMMERCIAL

**LOT INFORMATION**  
LOT SIZE CURRENT: 152,827 S.F. / 3.51 ACRES  
LOT SIZE PROPOSED: 30,989 S.F. / 0.71

**SETBACK REQUIREMENTS (ALSO APPLIES TO PARKING)**  
FRONT: 20'  
REAR: NOT NOTED  
SIDE: NOT NOTED

**BUILDING AND LOT USE (PROPOSED LOT 2 OF LOT 2)**

**EXISTING**  
BUILDING FOOTPRINT: N/A  
TOTAL PAVEMENT & SIDEWALKS: N/A  
TOTAL VEGETATED SURFACE: 30,989 S.F. (100%)  
**PROPOSED WITHIN LOT (30,989 SF)**  
BUILDING FOOTPRINT: 4,001 S.F. (12.9%)  
TOTAL PAVEMENT & SIDEWALKS: 14,287 S.F. (46.1%)  
TOTAL VEGETATED SURFACE: 12,701 S.F. (41.0%)  
**PROPOSED EXCLUSIVE OF LANDSCAPE SETBACK (19,374 SF)**  
BUILDING FOOTPRINT: 4,001 S.F. (20.7%)  
TOTAL PAVEMENT & SIDEWALKS: 11,253 S.F. (58.1%)  
TOTAL VEGETATED SURFACE: 4,120 S.F. (21.2%)

**PARKING**

REQUIRED PER SEC. 26-220, (a), 2, b, 4.  
1. Banks, businesses and professional offices. Not less than one parking space for every 300 square feet of gross floor area, but in no case less than five parking spaces. Each drive-up window shall provide three stacking spaces per teller.

**CALCULATIONS:**  
TOTAL FLOOR AREA = 4,001 SF / 300 = 14 SPACES

REQUIRED PARKING = 14 SPACES  
PROVIDED PARKING = 27 SPACES

**PROPOSED EMPLOYEES**  
MAX SHIFT PROJECTED = 9 EMPLOYEES

**FLOOD PLAIN**  
NOT APPLICABLE

**STORM WATER MANAGEMENT**  
REGIONAL DETENTION

Item 4.

Robinson Engineering Company  
Consulting Engineers

819 Second Street NE  
Independence, Iowa 50644  
319.337.7211



SITE DEVELOPMENT PLAN

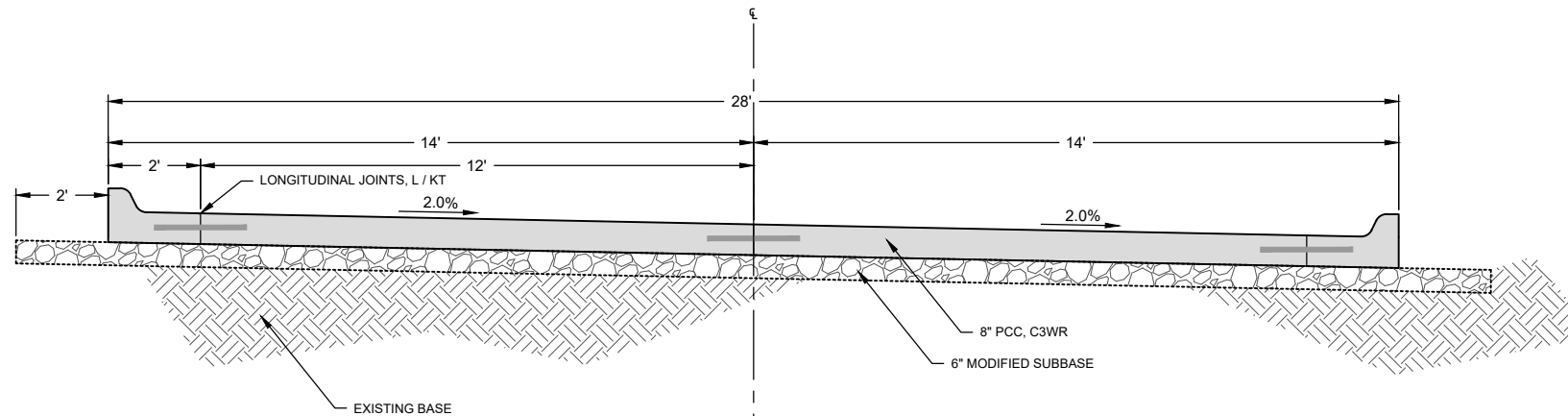
UPC EXPRESS VIKING ROAD  
PN 4296-21  
DESCHUTES INVESTMENTS, LLC  
2642 ARBORETA COURT  
CARMICHAEL, CALIFORNIA 95608

**C0.2**

6/02/2  
APPROV. 33

**GENERAL NOTES**

1. ALL WORK SHALL CONFORM TO AND BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THE SITE IMPROVEMENTS SHOWN WITHIN THIS PLAN SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE 2021 VERSION OF THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, ALSO KNOWN AS SUDAS (2021) AS AMENDED BY THE CITY OF CEDAR FALLS UNLESS SPECIFICALLY STATED OTHERWISE IN THESE PLANS, THE PROJECT MANUAL (IF APPLICABLE), OR CITY AND OTHER APPLICABLE ORDINANCES. THIS INCLUDES, IF PROVIDED, PROJECT SPECIFIC SUPPLEMENTAL SPECIFICATIONS.
3. ANY QUANTITIES SHOWN ON THE CIVIL SHEETS (C#.#) ARE TO ASSIST THE BIDDER. THE BIDDER/CONTRACTOR SHALL MAKE A FINAL DETERMINATION OF THE QUANTITIES REQUIRED TO COMPLETE THE WORK AND THE BID SHALL BE ON THE BASIS OF THE BIDDER/CONTRACTOR'S OWN CALCULATIONS. ANY COMMENT RELATED TO QUANTITY OR PAYMENT ON THE CIVIL SHEETS IS SOLELY PROVIDED TO ASSIST THE BIDDER/CONTRACTOR IN THE PREPARATION OF BIDDING AND SHALL NOT BE CAUSE FOR CHANGE ORDER REQUEST.
4. CONSTRUCTION SURVEY FOR THIS PROJECT SHALL BE PROVIDED BY THE CONTRACTOR.
5. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE ENGINEERING DEPARTMENTS AND UTILITY COMPANIES PRIOR TO CONSTRUCTION. ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO ANY EXISTING UTILITY. IOWA CODE 480, UNDERGROUND FACILITIES INFORMATION, REQUIRES NOTICE TO IOWA ONE CALL (1-800-292-8989) NOT LESS THAN 48 HOURS BEFORE EXCAVATION, EXCLUDING WEEKENDS AND LEGAL HOLIDAYS.
6. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, LOCATE AND DETERMINE THE UNDERGROUND UTILITIES ON THE PROJECT SITE. THE CONTRACTOR ASSUMES RESPONSIBILITY FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES.
7. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING TO BECOME FULLY FAMILIAR WITH THE EXISTING CONDITIONS OF THE SITE. FAILURE TO VISIT THE SITE SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING THE WORK IN ACCORDANCE WITH THESE DRAWINGS.
8. THE CONTRACTOR SHALL VERIFY AT THE SITE, ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS, AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICT PRIOR TO PROCEEDING WITH THE WORK.
9. DRAWING DIMENSIONS SHALL GOVERN OVER SCALING OF DRAWINGS. LARGE SCALE DRAWINGS SHALL GOVERN OVER SMALL SCALE DRAWINGS. NOTES AND DETAILS ON THE DRAWINGS SHALL APPLY TO ALL SIMILAR CONDITIONS WHETHER THEY ARE REPEATED OR NOT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES OUTSIDE THE CONSTRUCTION LIMITS RESULTING FROM NEGLIGENCE.
11. CONTRACTOR SHALL PROTECT EXISTING FACILITIES, BUILDINGS, AND OTHER APPURTENANCES NOT TO BE REMOVED FROM THE SITE DURING THE CONSTRUCTION ACTIVITIES.
12. CONTRACTOR SHALL CONFINE WORK TO THE CONSTRUCTION LIMITS AND EASEMENTS PROVIDED OR EASEMENTS OBTAINED. COPIES OF ANY EASEMENTS THE CONTRACTOR OBTAINS FOR CONSTRUCTION WORK ON THIS PROJECT SHALL BE PROVIDED TO THE OWNER.
13. CONTRACTOR SHALL COORDINATE TEMPORARY DISRUPTION OF UTILITY SERVICES WITH THE CITY OF CEDAR FALLS, AFFECTED UTILITY COMPANIES, AND/OR AFFECTED PROPERTY OWNERS WHEN UTILITY SERVICES ARE INTERRUPTED DUE TO CONSTRUCTION ACTIVITIES ON THIS PROJECT.
14. TYPE A COMPACTION SHALL BE REQUIRED FOR EXCAVATION/EMBANKMENT WORK ON THIS PROJECT. ADDITIONAL COMPACTION REQUIREMENTS MAY BE REQUIRED FOR BUILDING CONSTRUCTION. REFER TO APPLICABLE SPECIFICATIONS FOR THAT WORK.
15. THIS PLAN REFERENCES NYLOPLAST STRUCTURES WITH THE INTENT TO SPECIFY AN ENGINEERED PVC STRUCTURE AND IS NOT INTENDED TO INDICATE A SPECIFIC BRAND IS REQUIRED. STRUCTURES SHALL BE NYLOPLAST BRAND OR EQUIVALENT. NYLOPLAST IS A BRAND NAME AFFILIATED WITH ADS PIPE.



**TYPICAL CROSS SECTION**

SLIP FORM STATIONING:  
 STA 10+71.06 - STA 13+78.00  
 STA 51+98.72 - STA 54+36.72

Item 4.

Robinson Engineering Company  
Consulting Engineers

819 Second Street NE  
Independence, Iowa 50644  
319.334.7211

**Huff Contracting, Inc.**  
Building since 1946

**GENERAL NOTES AND TYPICAL CROSS SECTION**

UPC EXPRESS WIKING ROAD  
PN 4296-21  
DESCHUTES INVESTMENTS, LLC  
2642 ARBORETA COURT  
CARMICHAEL, CALIFORNIA 95608

C0.3

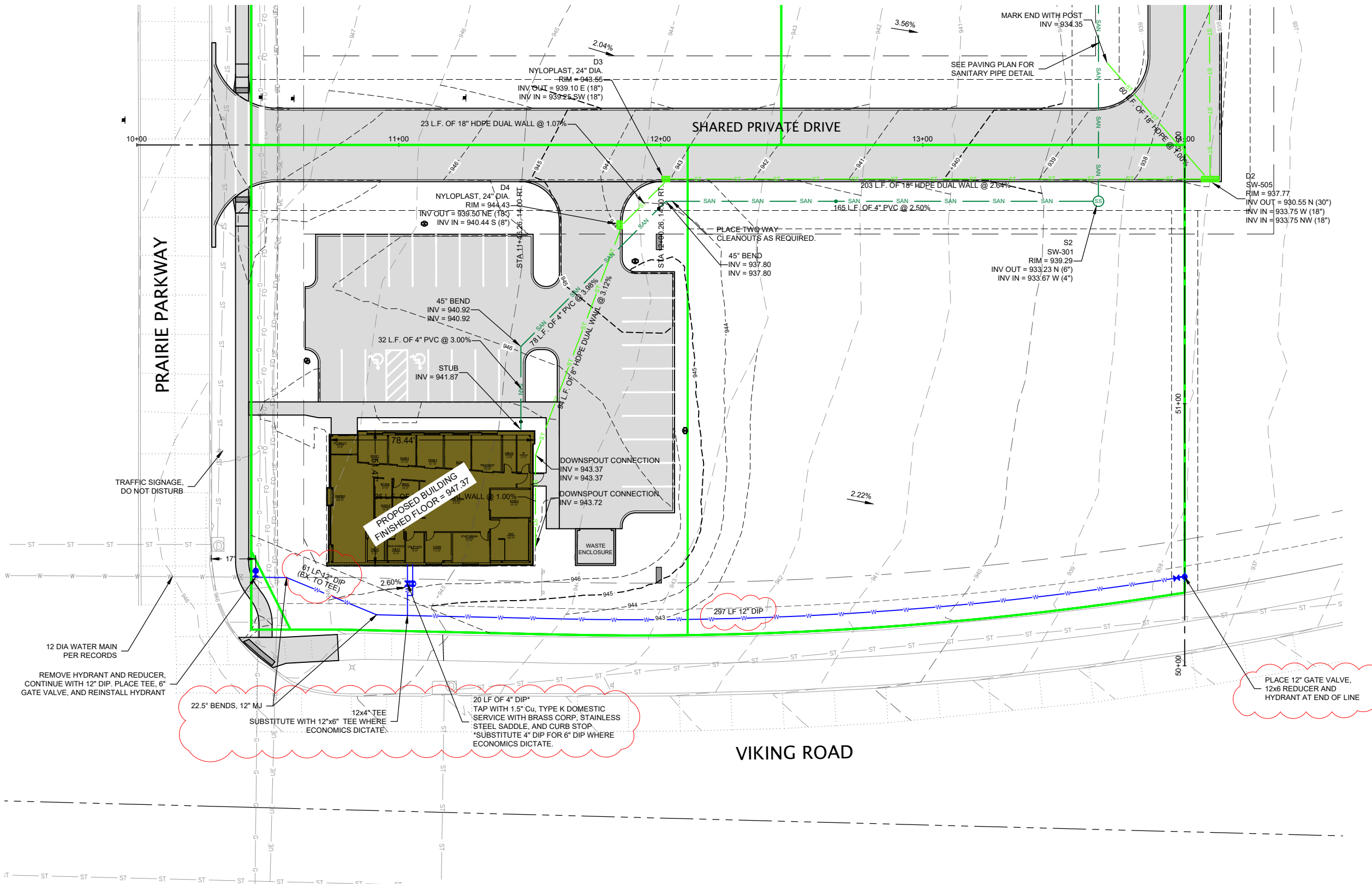
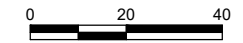
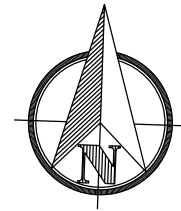
6/02/2  
APPROV. 34

**NOTES:**

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

**STORM PIPE LEGEND**

- ST — ST — NON PERFORATED STORM PIPE
- DT — DT — PERFORATED STORM PIPE



Item 4.

Robinson Engineering Company  
Consulting Engineers

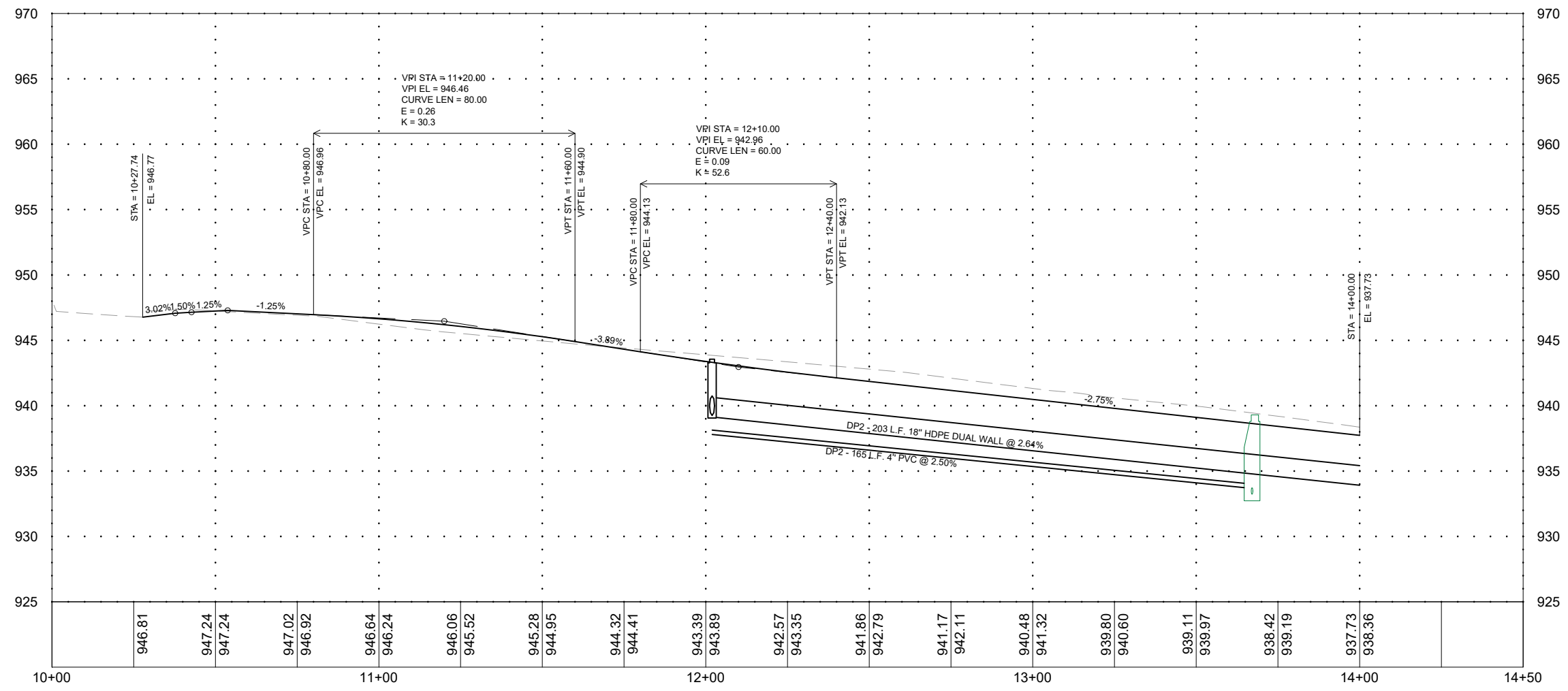
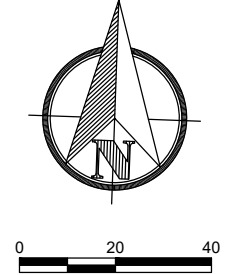
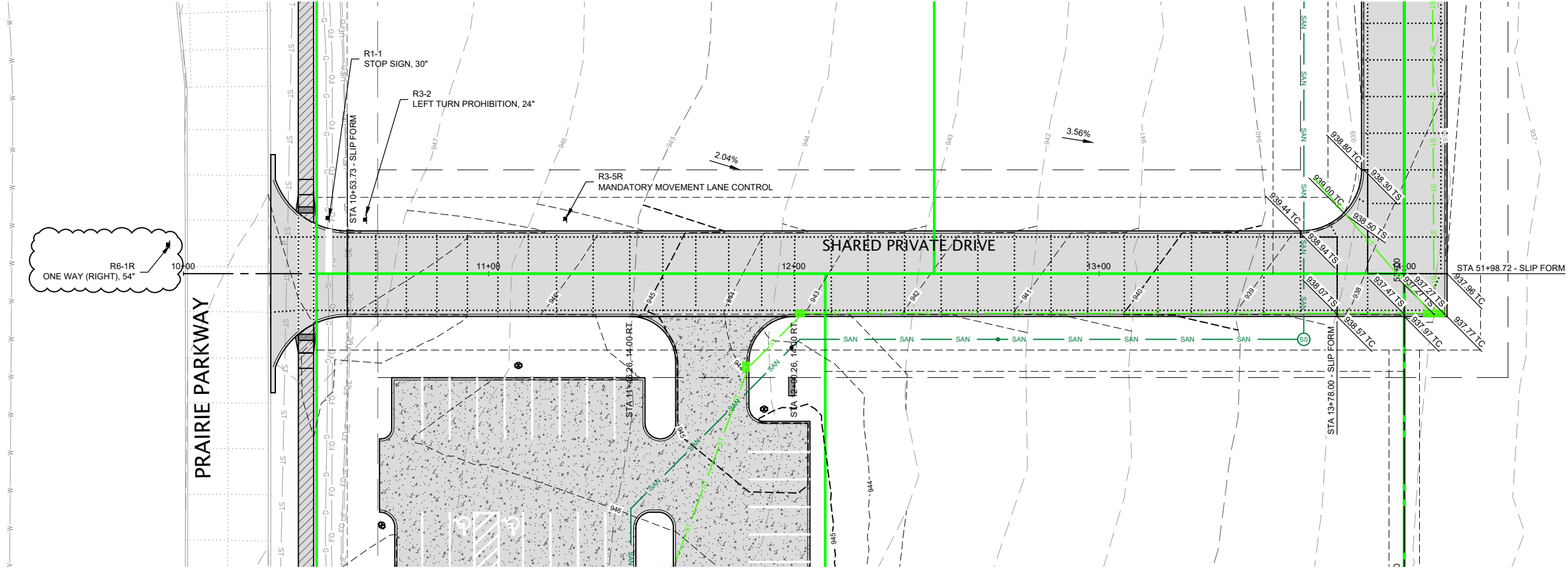
819 Second Street NE  
Independence, Iowa 50644  
319.334.7711

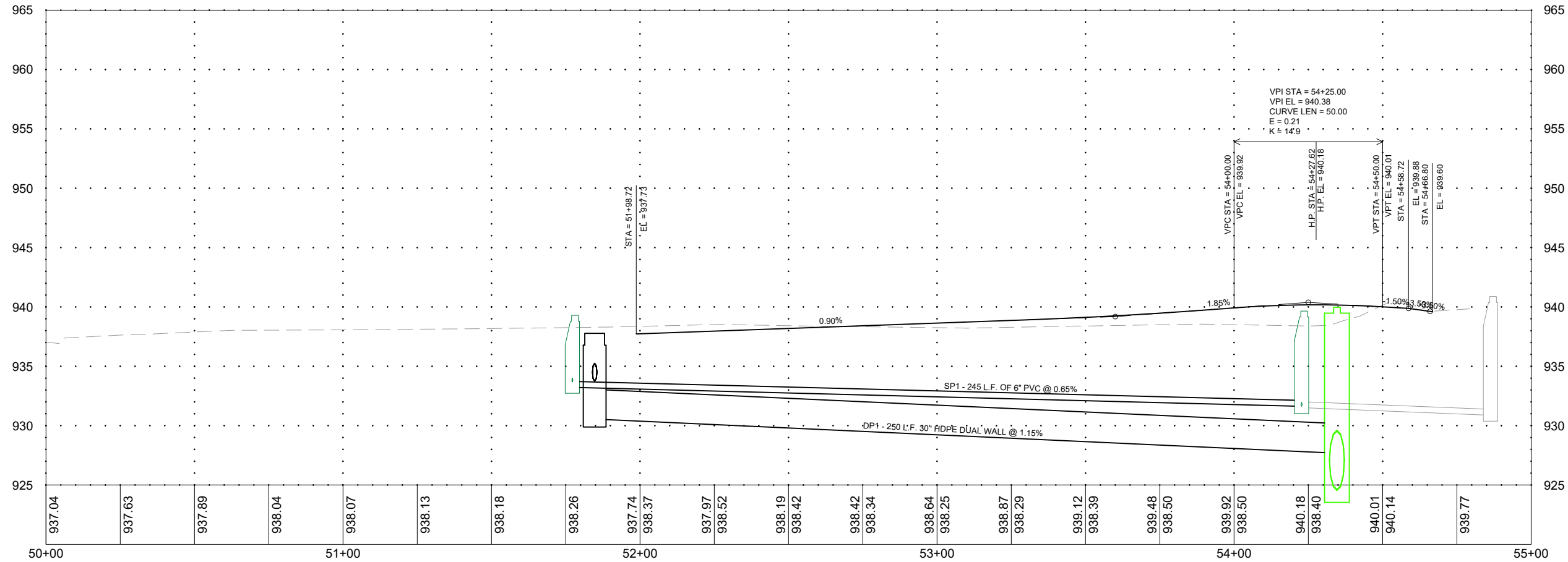
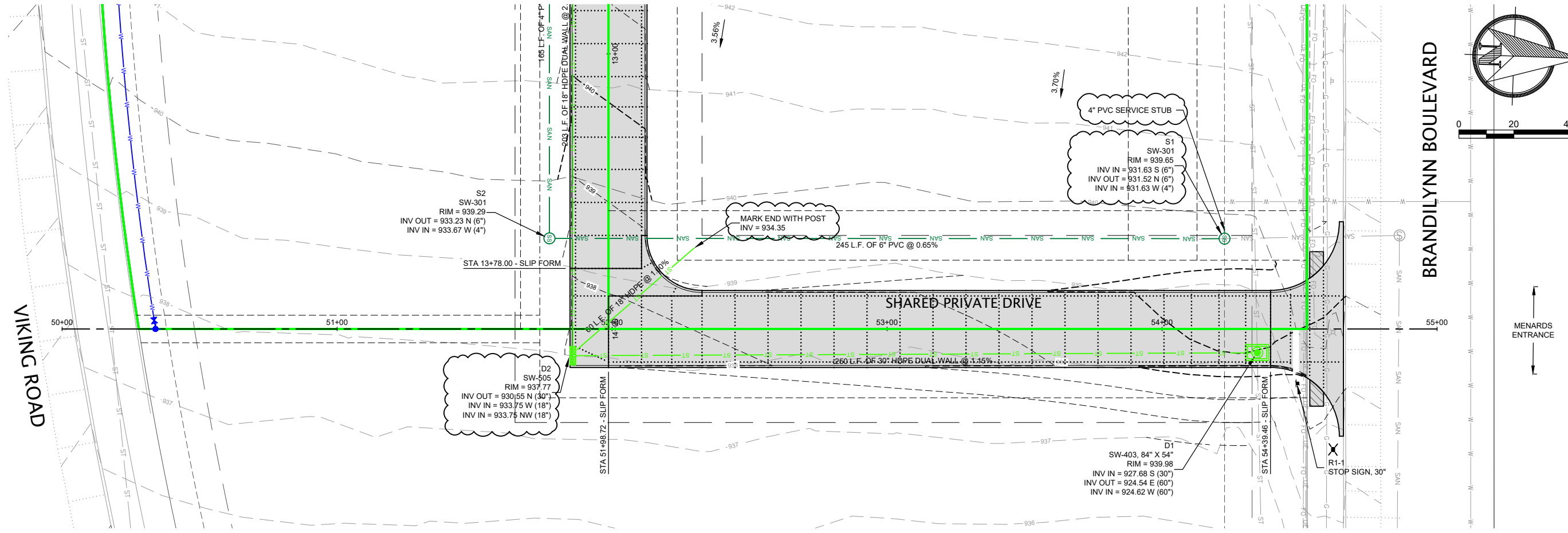
Huff Contracting, Inc.  
Building since 1946

UTILITY PLAN

UPC EXPRESS WIKING ROAD  
PN 4296-21  
DESCHUTES INVESTMENTS, LLC  
2642 ARBORETA COURT  
CARMICHAEL, CALIFORNIA 95608

C1.1  
6/02/2  
APPROV. 35





**Item 4.**

**Robinson Engineering Company**  
Consulting Engineers  
819 Second Street NE  
Independence, Iowa 50644  
319.334.7711

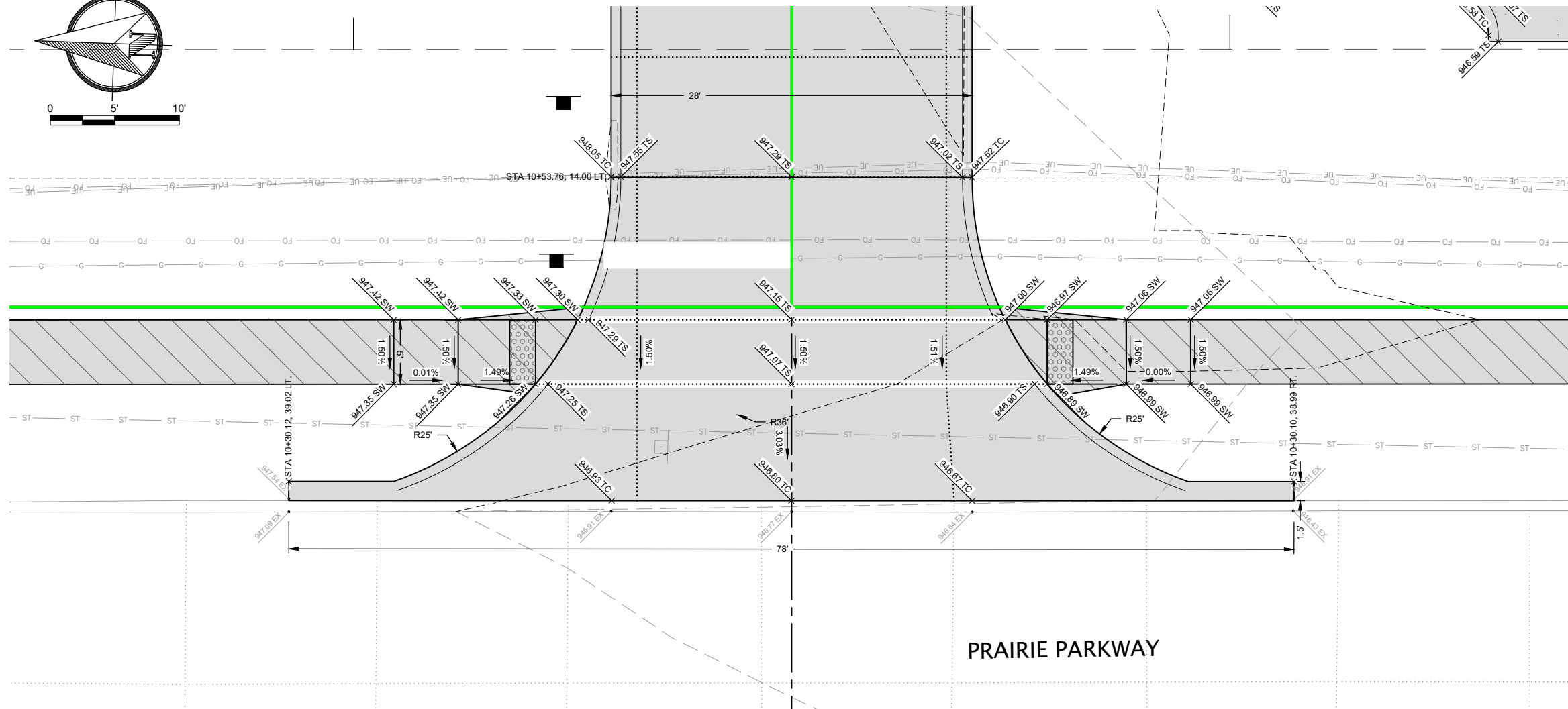
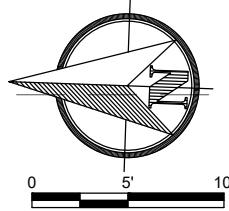
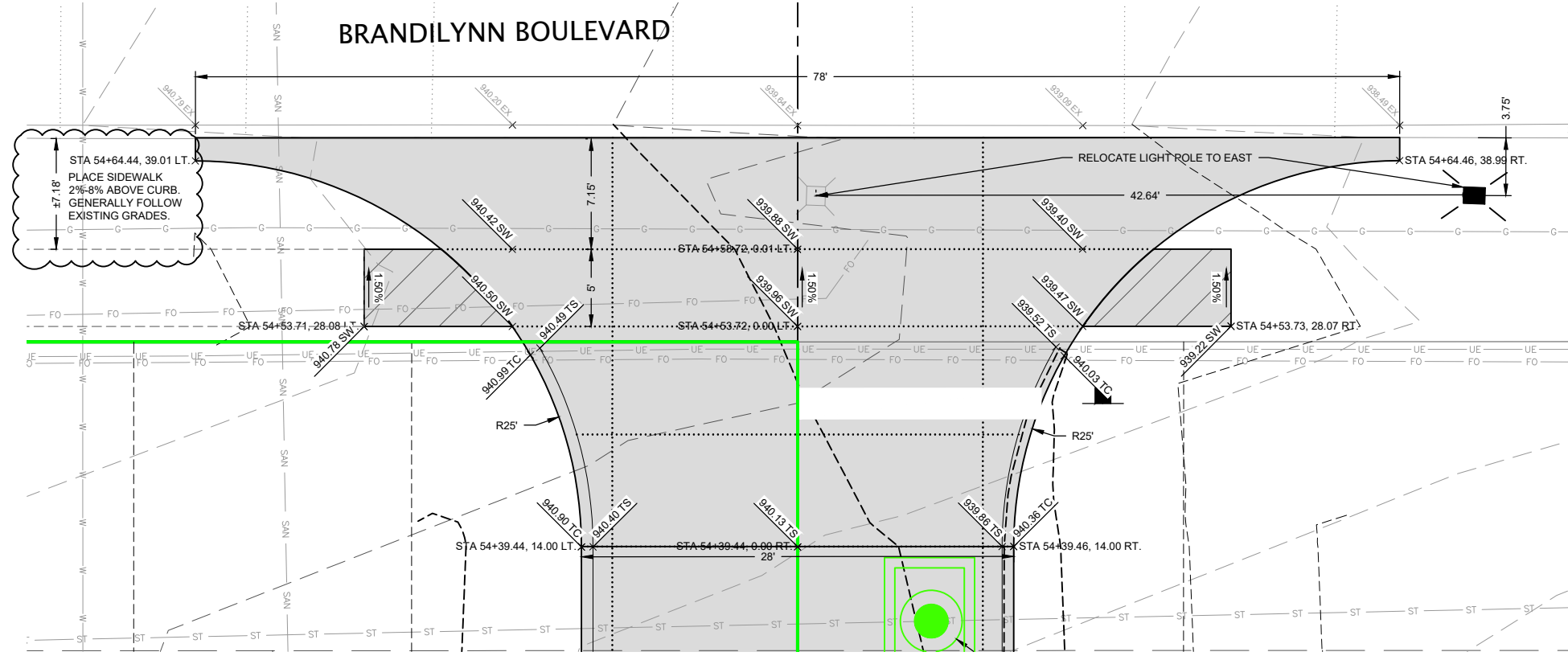
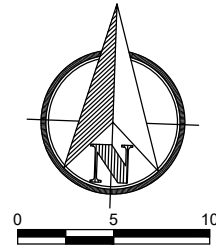
**Huff Contracting, Inc.**  
Building since 1946

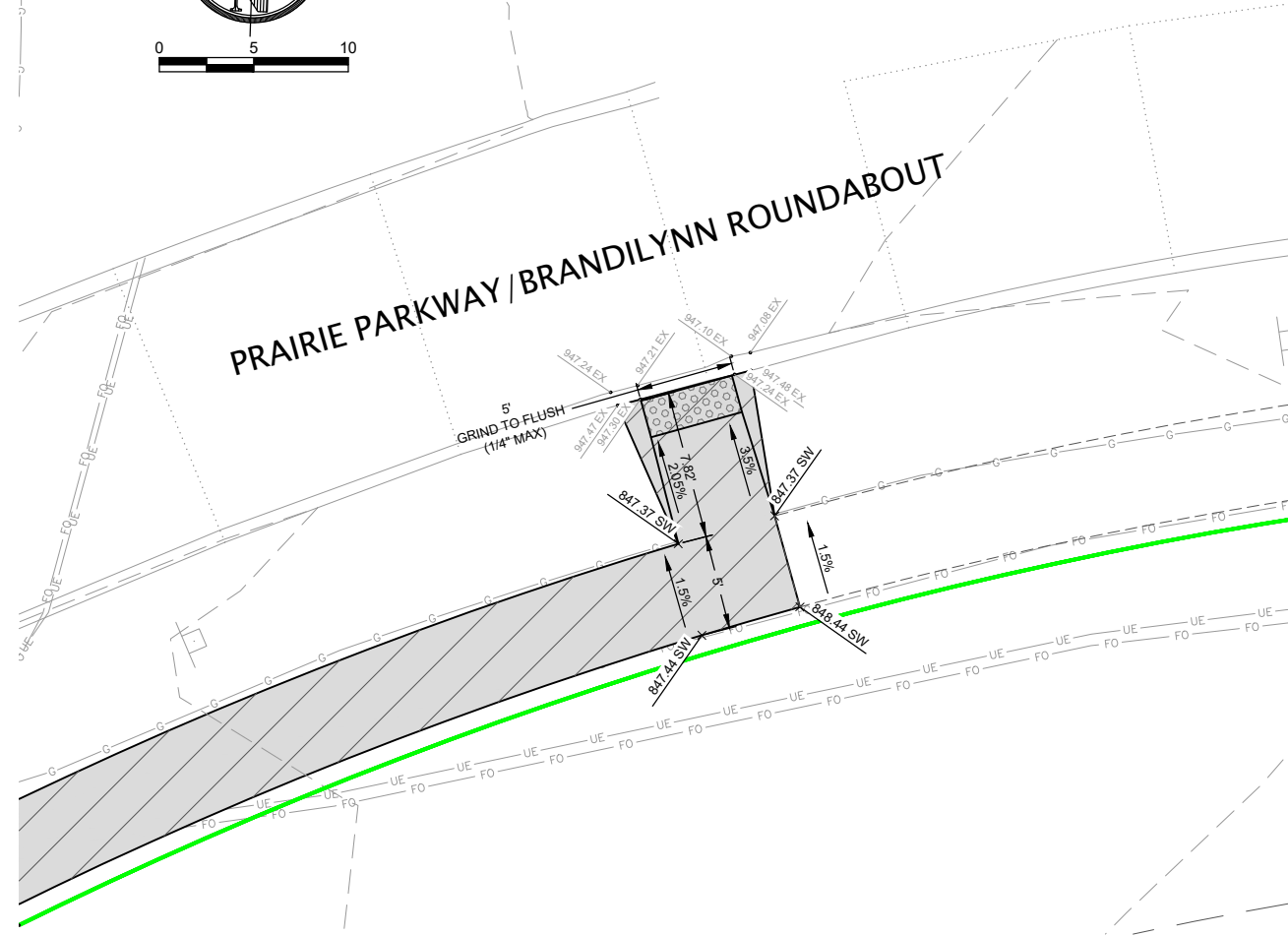
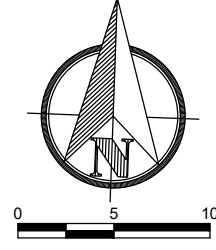
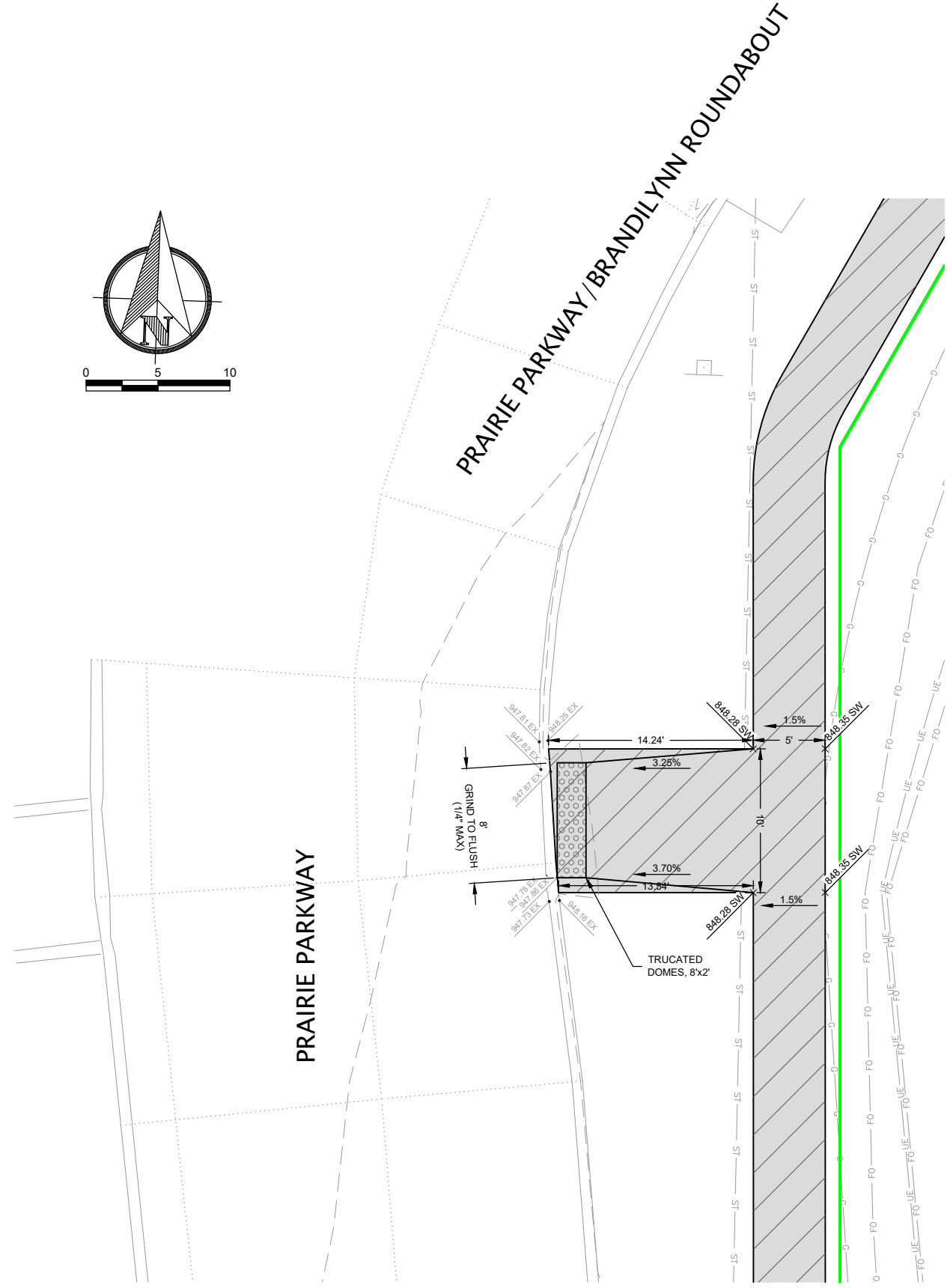
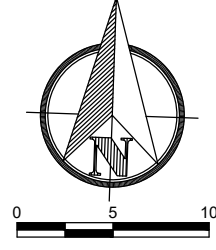
**SHARED DRIVE PLAN AND PROFILE - NORTH-SOUTH**

**TRACT**  
JFC EXPRESS VIKING ROAD  
PN 4296-21

**DESCHUTES INVESTMENTS, LLC**  
2642 ARBORETA COURT  
CARMICHAEL, CALIFORNIA 95608

**C2.2**  
2021-06-  
APPROV. 37





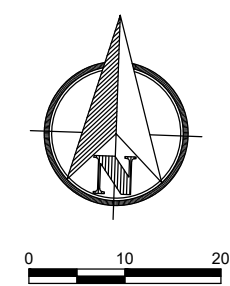
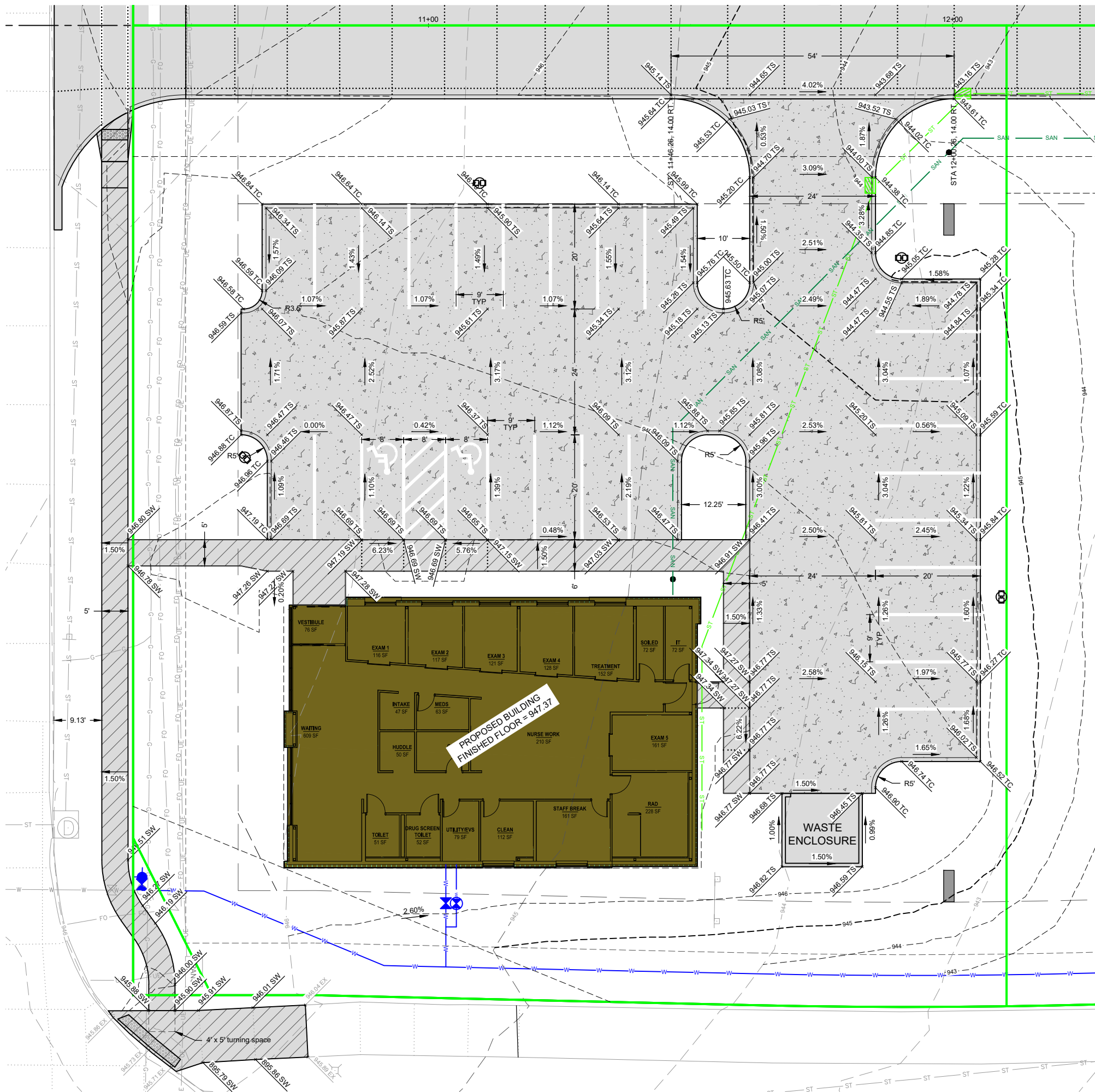
**ROUNDABOUT SIDEWALK RAMP  
PLANS**

UFC EXPRESS WIKING ROAD  
 PN 4290-21  
 DESCHUTES INVESTMENTS, LLC  
 2642 ARBORETA COURT  
 CARMICHAEL, CALIFORNIA 95608

**C2.4**  
 2021-06-  
 APPROV. 39



Item 4.



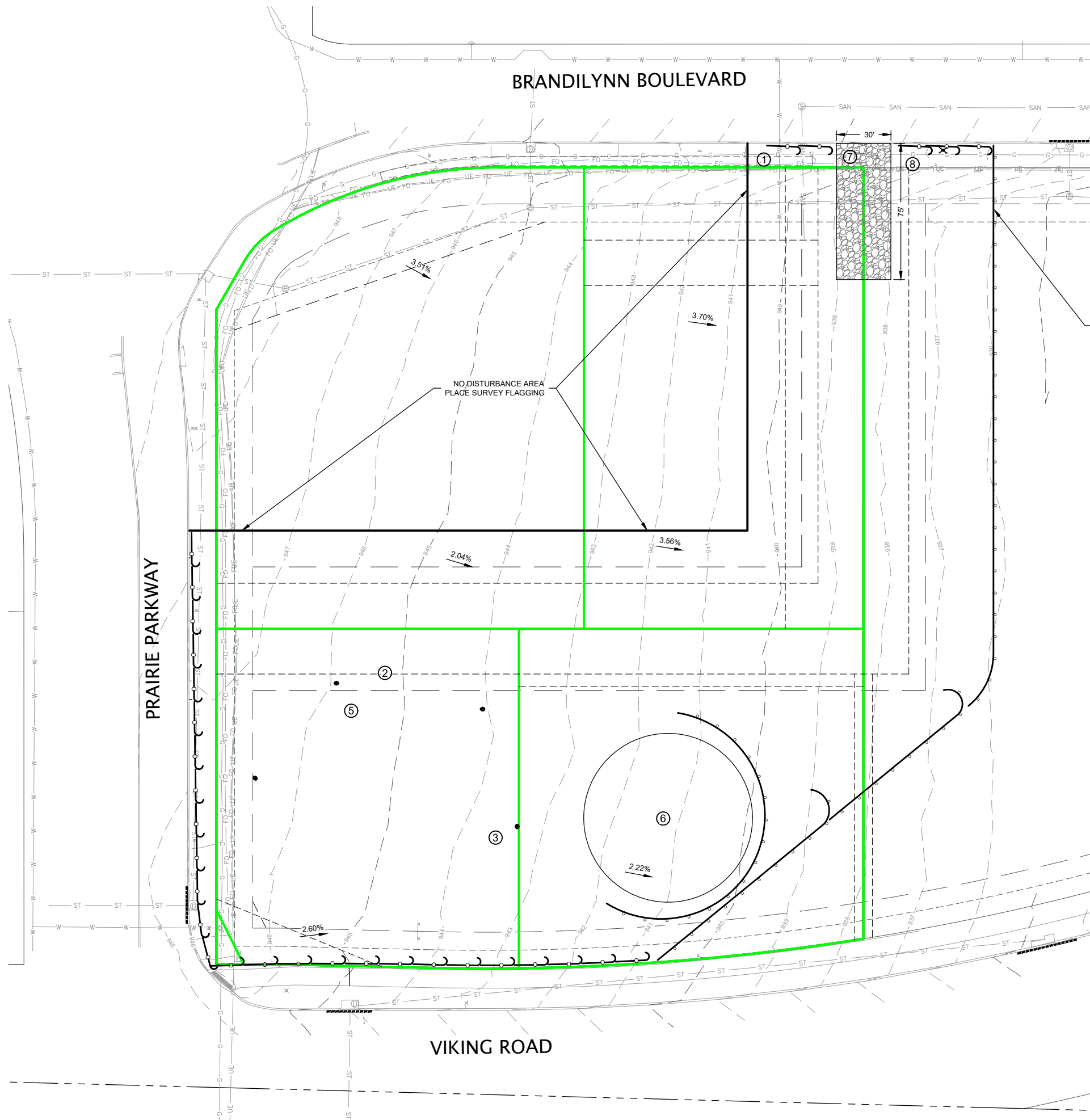
**HATCHING LEGEND**

- PCC SIDEWALK, 5" PCC ON 4" MODIFIED SUBBASE
- PCC PAVEMENT, 6" PCC ON 6" MODIFIED SUBBASE
- PCC PAVEMENT, 8" PCC ON 6" MODIFIED SUBBASE

**PAVEMENT NOTES:**

1. SIDEWALKS ARE DESIGNED AT 1.5% CROSS SLOPE OR LESS. AS CONSTRUCTED CROSS SLOPS SHALL NOT EXCEED 2%.
2. LONGITUDINAL SLOPE OF WALKS SHALL NOT EXCEED 5% (1:20) UNLESS AT CURB RAMP IN WHICH CASE THE LONGITUDINAL SLOPE SHALL NOT EXCEED 8.3% (1:12). CARE SHALL BE TAKEN TO INSTALL WALKS IN ACCORDANCE WITH THE SURFACE DESIGN HEREIN.
3. END STALLS ARE 10' WIDE MEASURED FROM BACK OF CURB TO CENTER PAVEMENT MARKING. STANDARD STALLS ARE 9' WIDE MEASURED CENTER TO CENTER OF PAVEMENT MARKING. HANDICAP STALLS ARE AS NOTED.
4. PROVIDE AND INSTALL HANDICAP PARKING SIGNS. SIGNS SHALL BE ALUMINUM ON GALVANIZED STEEL SQUARE TUBE.





PLACE FROM TOP SLOPE AT NORTH TO SOUTH ALONG CONTOUR LINE AND WRAP NORTH AT SOUTH END TO CREATE SEDIMENT TRAP FOR PROJECT. CONTRACTOR SHALL MAINTAIN SOUTH SILT FENCE FROM RUPTURE AND SEDIMENT BUILDUP DURING CONSTRUCTION

**KEY**

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

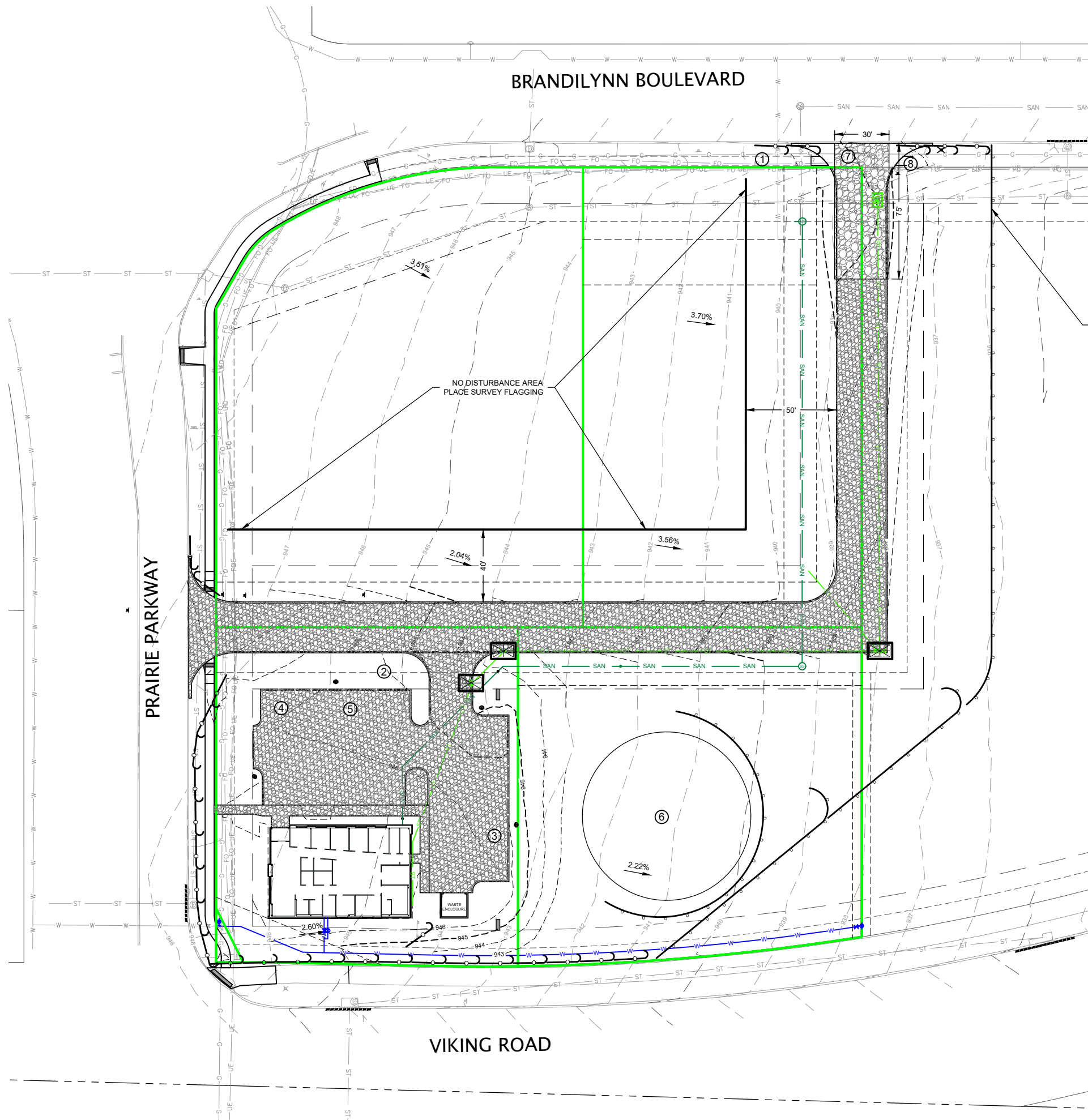
**LEGEND**

- PCC
  - TOPSOIL, SEEDING, AND MULCHING (MAY INCLUDE LANDSCAPING, REFER TO LANDSCAPING PLAN) MINIMUM 8" TOP SOIL WITH SEEDING, 6" WITH SOD.
  - GRANULAR SURFACING PERMANENT OR TEMPORARY
  - EROSION MULCHING
  - TEMPORARY ROLLED EROSION CONTROL PRODUCT
  - INLET PROTECTION - SILT BAG
  - INLET PROTECTION - SOCK
  - 9" - FILTER SOCK, MULCH FILL\*\*
  - SILT FENCE
- \*\* MAY SUBSTITUTE WITH SILT FENCE OR MULCH BERM WHERE PERMITTED

**NOTES:**

1. NOT ALL KEY AND/OR LEGEND ITEMS MAY BE USED AND SHOWN ON THIS PLAN. THEY ARE AVAILABLE FOR USE IF NEEDED.
2. PORTABLE SANITARY FACILITY SHALL BE STAKED DOWN TO WITHSTAND ANY ANTICIPATED WINDS
3. CONCRETE SLURRY GENERATED BY WET SAWING SHALL BE VACUUMED OR UTILIZE OTHER ACCEPTABLE CONTAINMENT METHOD TO CAPTURE AND DISPOSE OF THE MATERIAL IN ACCORDANCE WITH APPLICABLE LAWS.
4. IMMEDIATELY MULCH (OR STABILIZE) ANY AREAS THAT WILL NOT BE ACTIVE FOR 14 DAYS OR LONGER

Item 4.

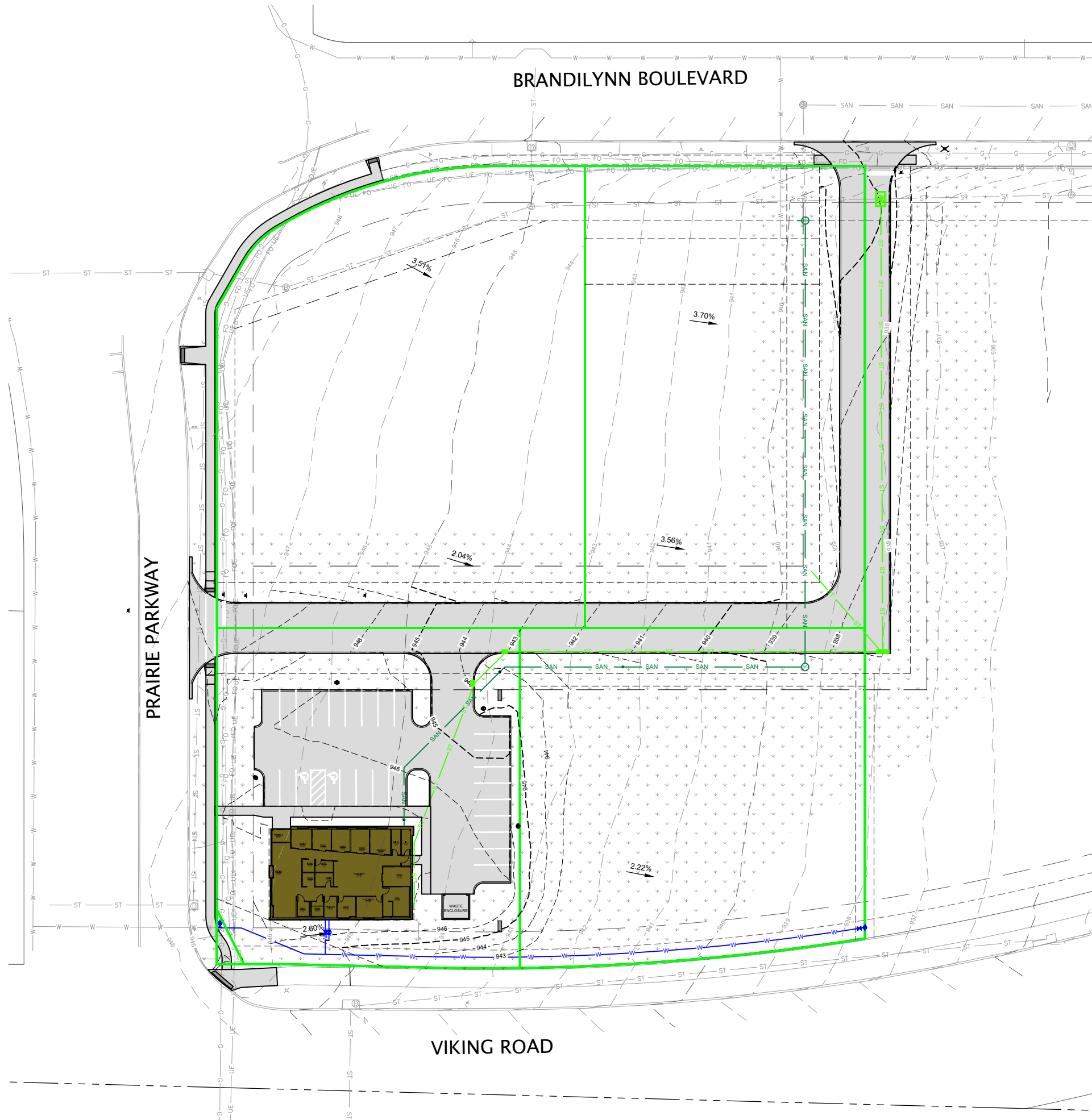


PLACE FROM TOP SLOPE AT NORTH TO SOUTH ALONG  
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- KEY**
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- LEGEND**
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Robinson Engineering Company  
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819 Second Street NE  
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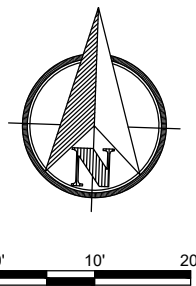
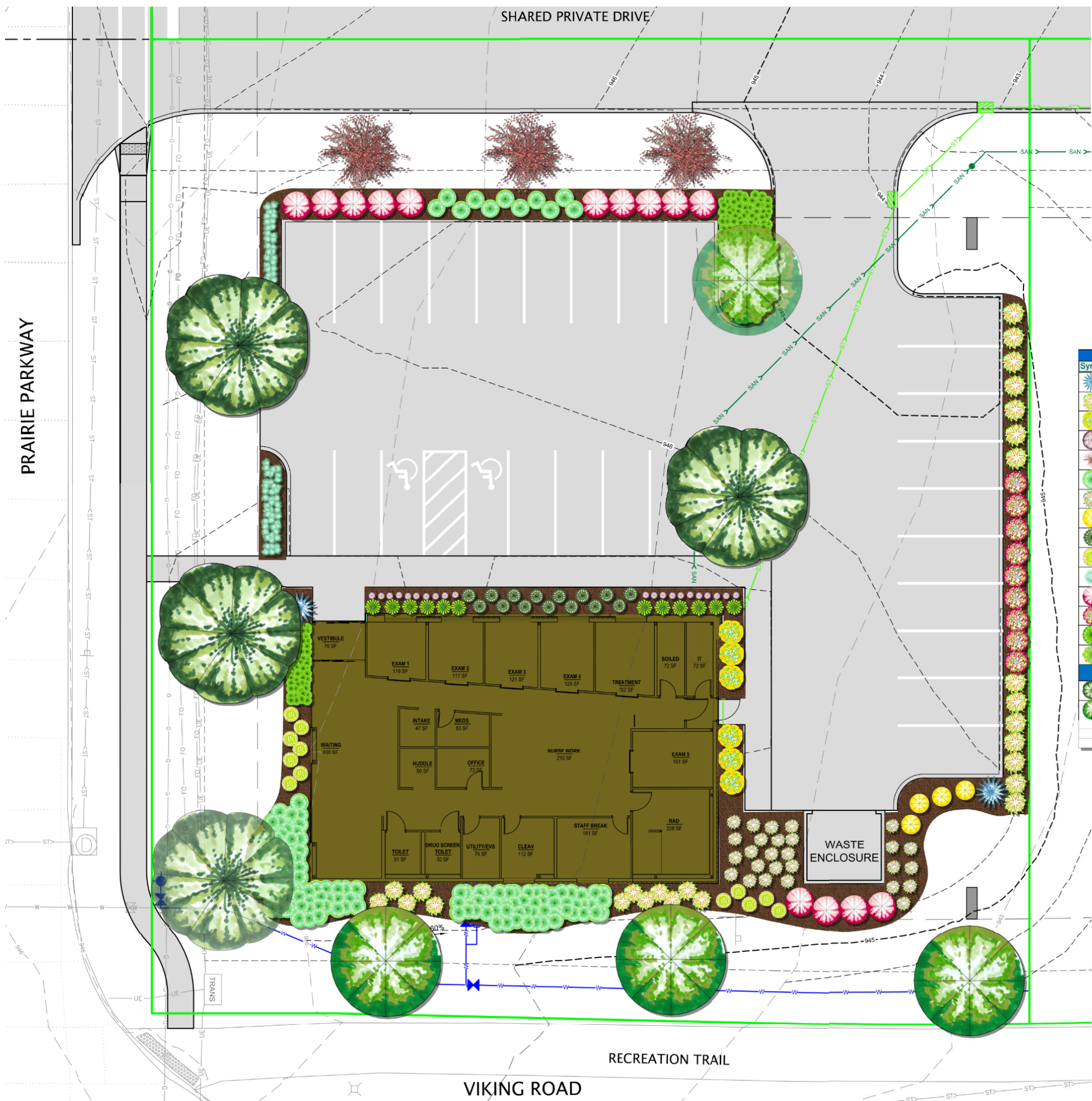
Item 4.

**Huff Contracting, Inc.**  
Building since 1946

SWPPP - FINAL STABILIZATION

UPC EXPRESS WIKING ROAD  
PN 4296-21  
DESCHUTES INVESTMENTS, LLC  
2642 ARBORETA COURT  
CARMICHAEL, CALIFORNIA 95608

**C3.3**  
6/02/2 APPROV. 43



**LANDSCAPE PLAN  
UPC EXPRESS VIKING ROAD**

ZONED - HWY-1 - HIGHWAY COMMERCIAL DISTRICT  
 LOT SIZE: 30989 S.F. / 0.71 ACRE  
 REQUIREMENTS PER ORDINANCE (PARAPHRASED):  
 A. MIN. OPEN SPACE OF 10% EXCLUDING PERIMETER SETBACK  
 B. MIN. 0.02 PTS/SF OF SITE AREA. (REDUCTIONS POSSIBLE SUBJECT TO APPROVAL)  
 30989 SF \* 0.02 PTS/SF = 620 POINTS  
 C. MIN. 0.75 PTS PER LF OF FRONTAGE  
 352 LF FRONTAGE \* 0.75PTS/LF = 264 PTS  
 SUB REQUIREMENTS  
 • OVERSTORY TREES PLACED ADJACENT TO PARKING AT A RATE OF 1 TREE PER 15 PARKING SPACES OR 1 TREE PER 2500 SF OF HARD SURFACE 11,487 SF PAVEMENT / 2500 SF = 5 TREES  
 • LANDSCAPING AROUND PERIMETER OF PARKING AREAS.  
 OPEN SPACE PROVIDED  
 TOTAL AREA EXCLUSIVE OF LANDSCAPE SETBACK: 19,374 SF  
 VEGETATED SURFACE: 4,120 S.F. (21.2%)

Symbol Qty		Common	Botanical	Starting Size	Mature Size	Points
[Symbol]	2	Zafiro Blue Spruce	Picea pungens 'Zafiro'	#10	5-6'	20
[Symbol]	32	Kodiak Orange Bush Honeysuckle	Diervilla x 'G2X88544'	#3	4'	160
[Symbol]	6	Lemon Candy Ninebark	Physocarpus opulifolius 'Podarus 3'	#3	4-5'	30
[Symbol]	21	Grape Expectations Coral Bells	Heuchera 'Grape Expectations'	#1	12"	N/A
[Symbol]	3	Royal Raindrops Crabapple	Malus 'JFS-KW5'	2.5" Caliper	15-20'	240
[Symbol]	86	North Wind Switch Grass	Panicum virgatum 'Northwind'	#3	6'	N/A
[Symbol]	27	Karl Forester Feather Reed Grass	Calamagrostis acutiflora 'Karl Forester'	#3	5'	N/A
[Symbol]	4	Golden Mops False Cypress	Chamaecyparis pisifera 'Golden Mops'	#5	4'	40
[Symbol]	15	Green Mountain Boxwood	Buxus 'Green Mountain'	#5	3-4'	150
[Symbol]	11	Goldmound Spirea	Spiraea x bumalda 'Goldmound'	#3	2'	55
[Symbol]	78	Prairie Blues Little Bluestem	Schizachyrium scoparium 'Prairie Blues'	#1	3'	N/A
[Symbol]	14	Firelight Hydrangea	Hydrangea paniculata 'SMHPFL'	#5	5'	140
[Symbol]	9	Panther Ninebark	Physocarpus opulifolius 'N5'	#3	4'	45
[Symbol]	156	Tara Prairie Dropseed	Sporobolus heterolepis 'Tara'	#1	2'	N/A
[Symbol]	12	Liberty Hosta	Hosta x 'Liberty'	#1	2-3'	N/A
<b>Street Trees</b>						
[Symbol]	4	Green Mountain Sugar Maple	Acer saccharum 'Green Mountain'	2.5" Caliper	40'	240
[Symbol]	4	Accolade Elm	Ulmus 'Morton'	2.5" Caliper	40'	240

Item 4.

Robinson Engineering Company  
 Consulting Engineers

819 Second Street NE  
 Independence, Iowa 50644  
 319.334.7711

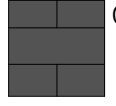
Huff Contracting, Inc.  
 Building since 1946

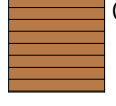
LANDSCAPE PLAN


UPC EXPRESS VIKING ROAD  
 PN 4296-21  
 DESCHUTES INVESTMENTS, LLC  
 2642 ARBORETA COURT  
 CARMICHAEL, CALIFORNIA 95608

**C4.1**  
 6/02/2  
 APPROV. 44

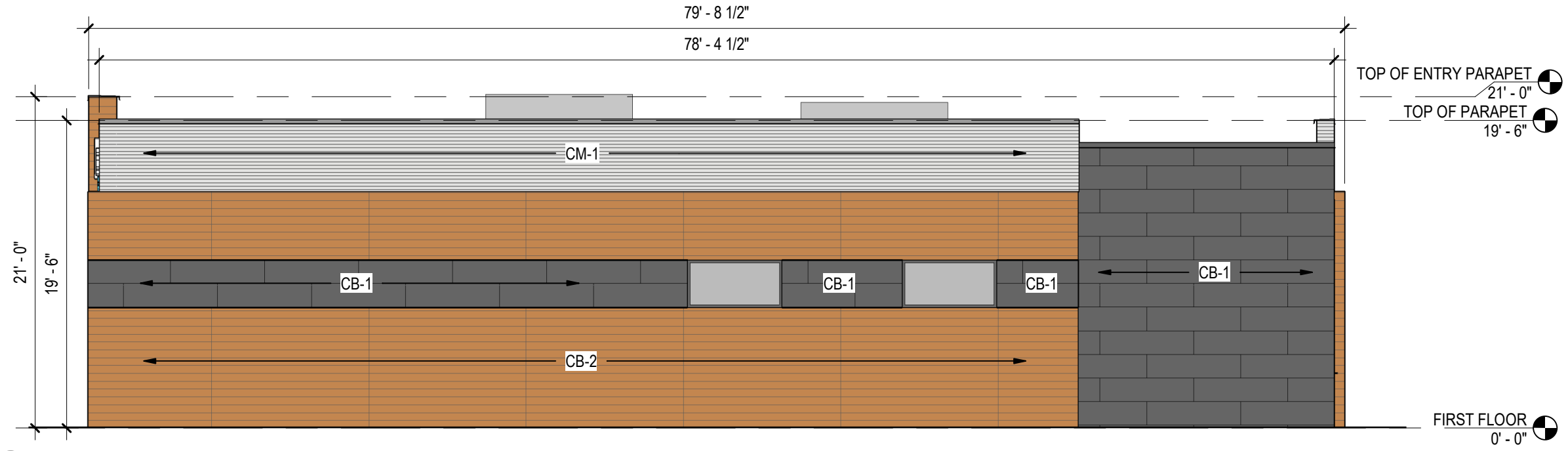
**MATERIAL LEGEND:**

- 

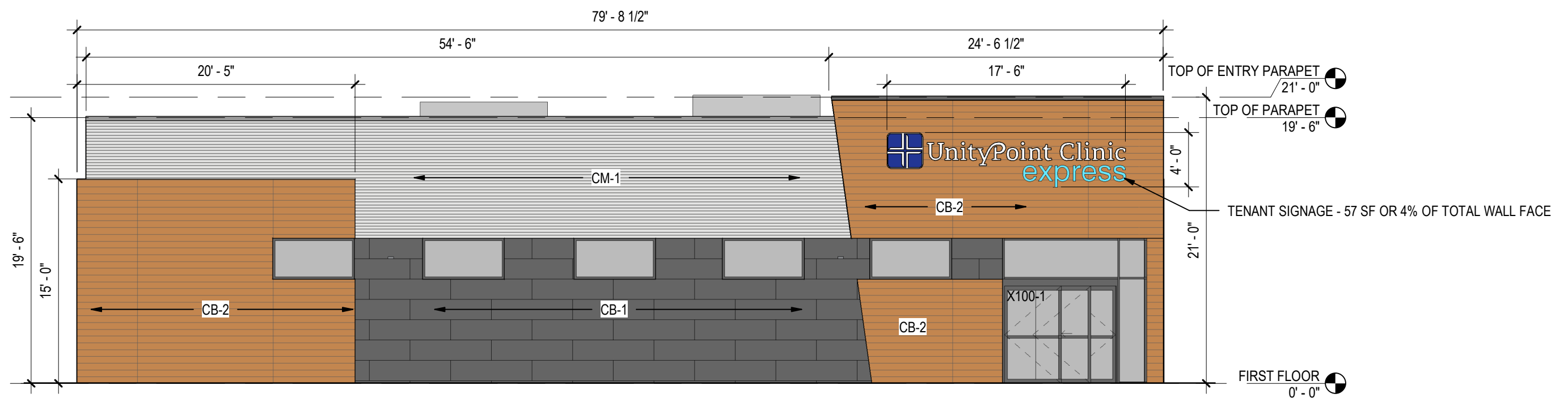
**CB-1** 6'-0" X 1'-8" NOMINAL FIBER CEMENT NICHHA "TUFF BLOCK", RUNNING BOND. ACTUAL LAYOUT DIMENSIONS: 71 5/8" x 17 7/8" O.C. ADD 3/8" VERTICAL EXPANSION JOINTS TO LAYOUT AS RECOMMENDED BY NICHHA
  
- 

**CB-2** 10'-0" X 1'-6" NOMINAL FIBER CEMENT NICHHA VINTAGE WOOD, "REDWOOD", STACK BOND. ACTUAL LAYOUT DIMENSIONS 119 3/4" x 17 7/8" O.C. INCLUDING THE VERTICAL JOINT BETWEEN PANELS
  
- 

**CM-1** 7/8" SINE WAVE CORRUGATED METAL PANELS



**2 SOUTH ELEVATION COLOR**  
1/8" = 1'-0"



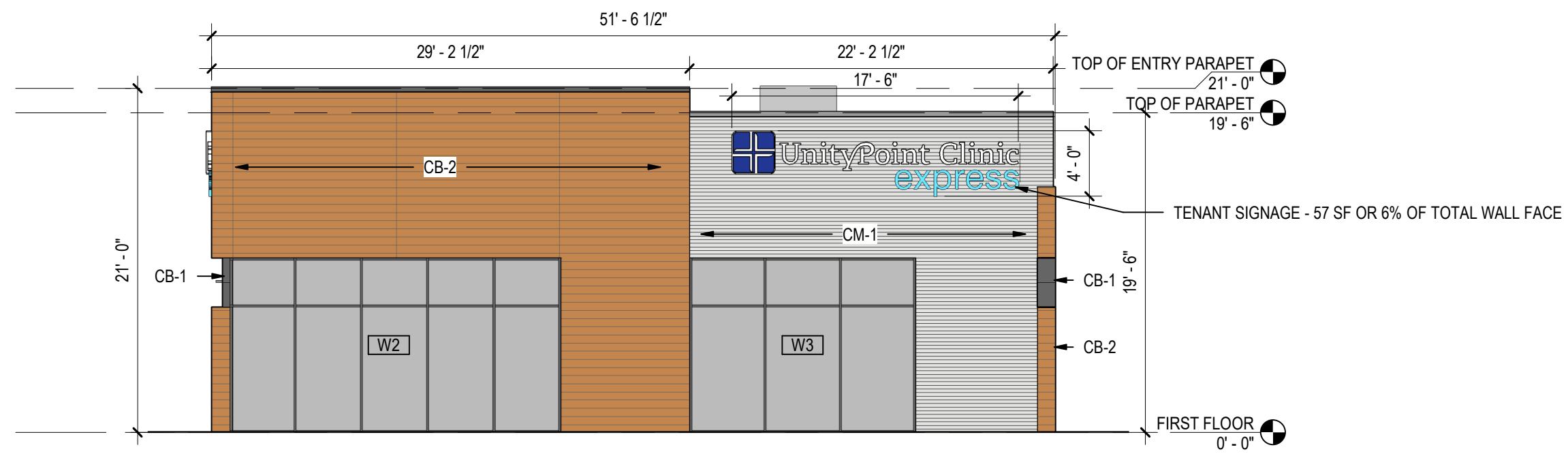
**1 NORTH ELEVATION COLOR**  
1/8" = 1'-0"

**COLOR ELEVATIONS**  
**EXPRESS CLINIC - CEDAR FALLS**

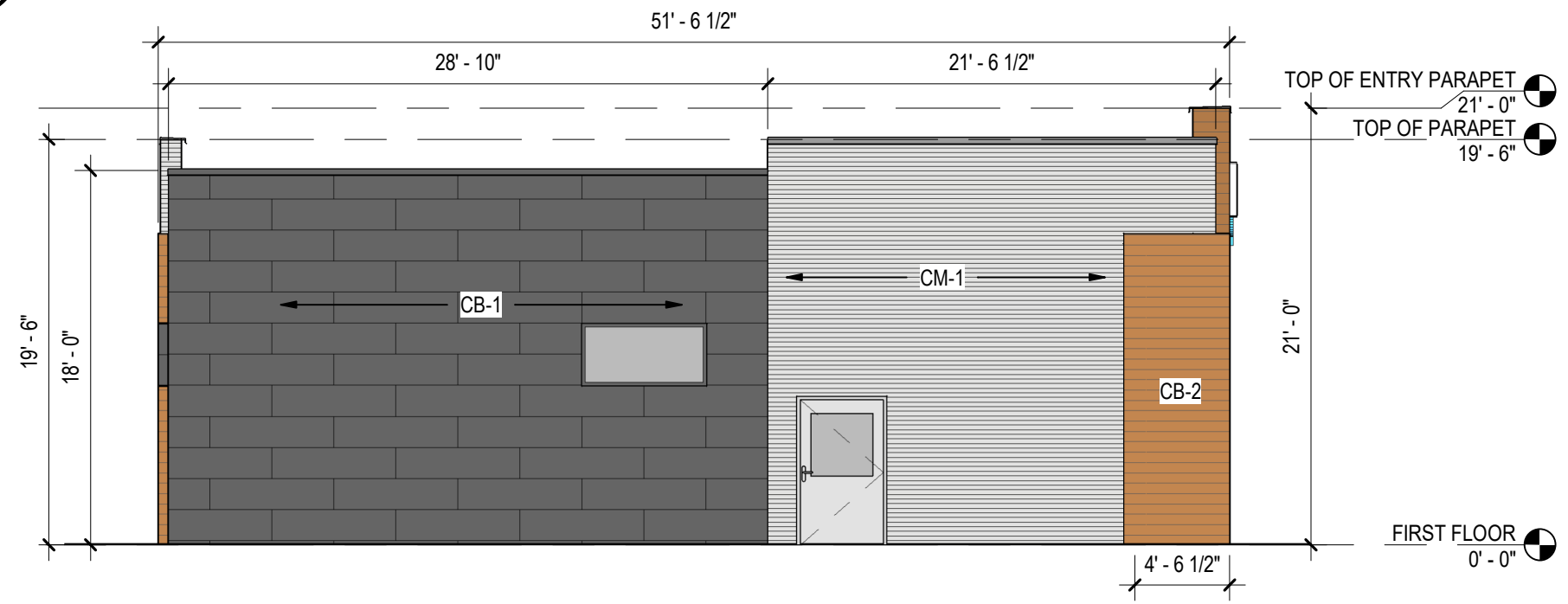
21023

**MATERIAL LEGEND:**

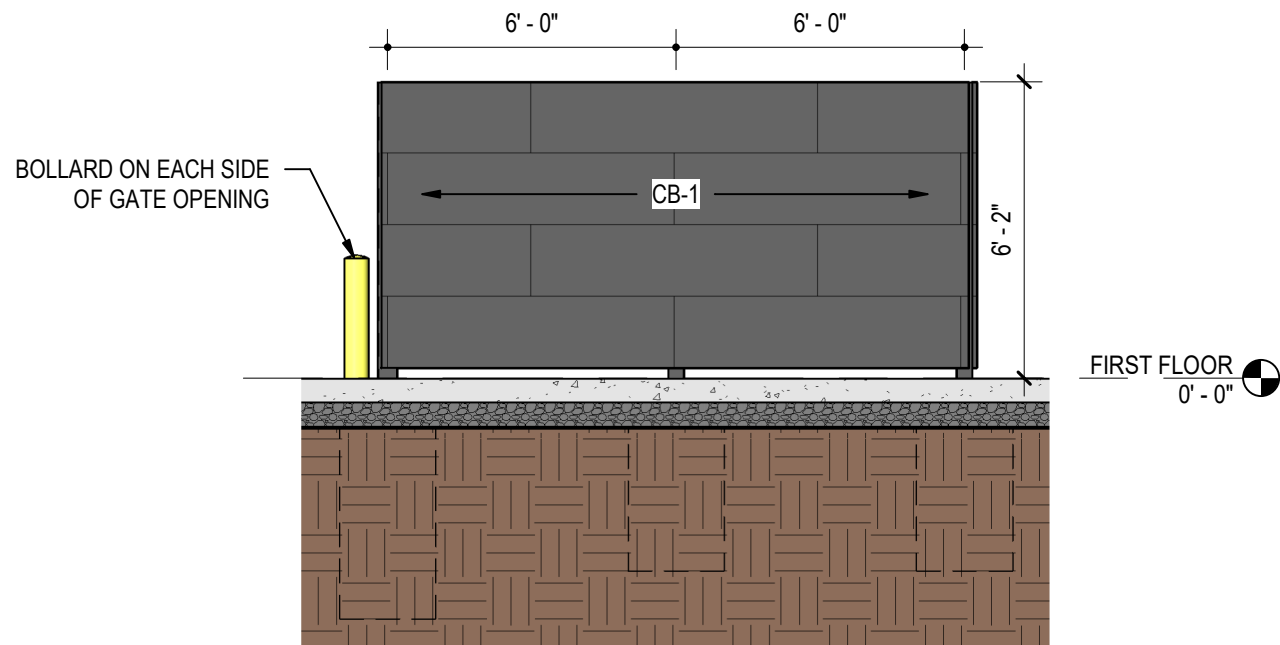
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

**2 WEST ELEVATION COLOR**  
1/8" = 1'-0"



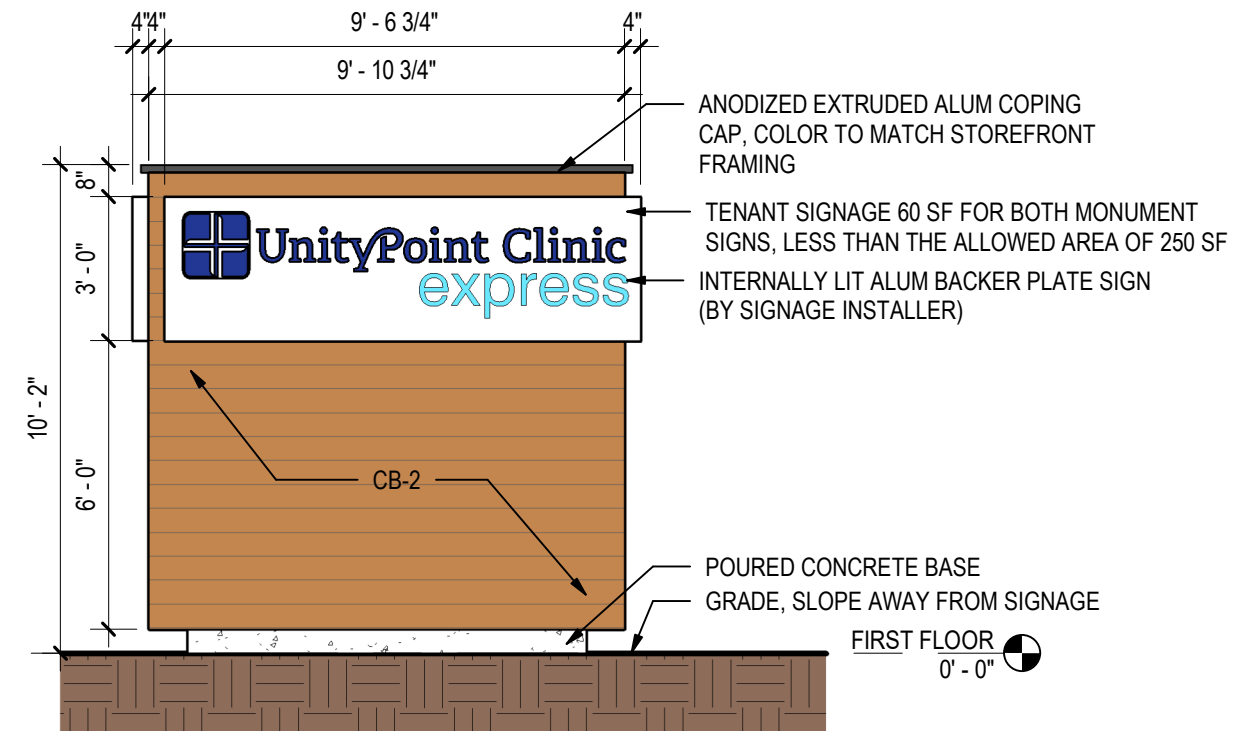
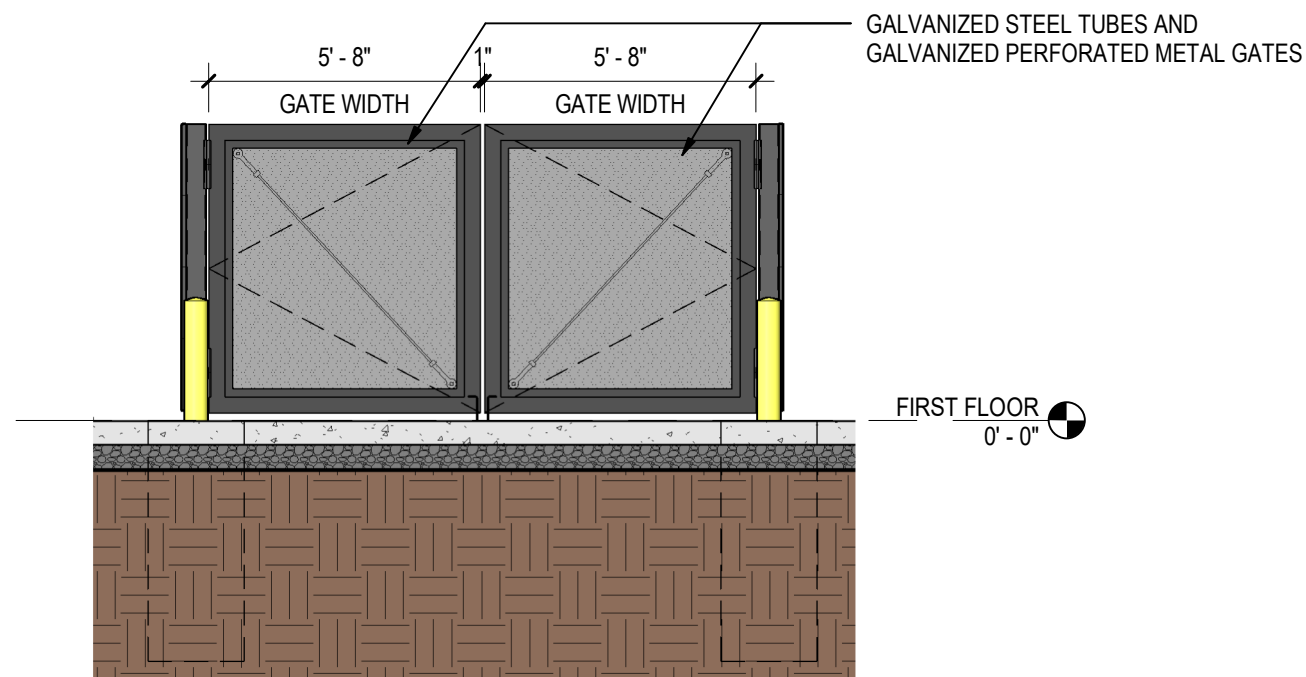
**1 EAST ELEVATION COLOR**  
1/8" = 1'-0"



**MATERIAL LEGEND:**

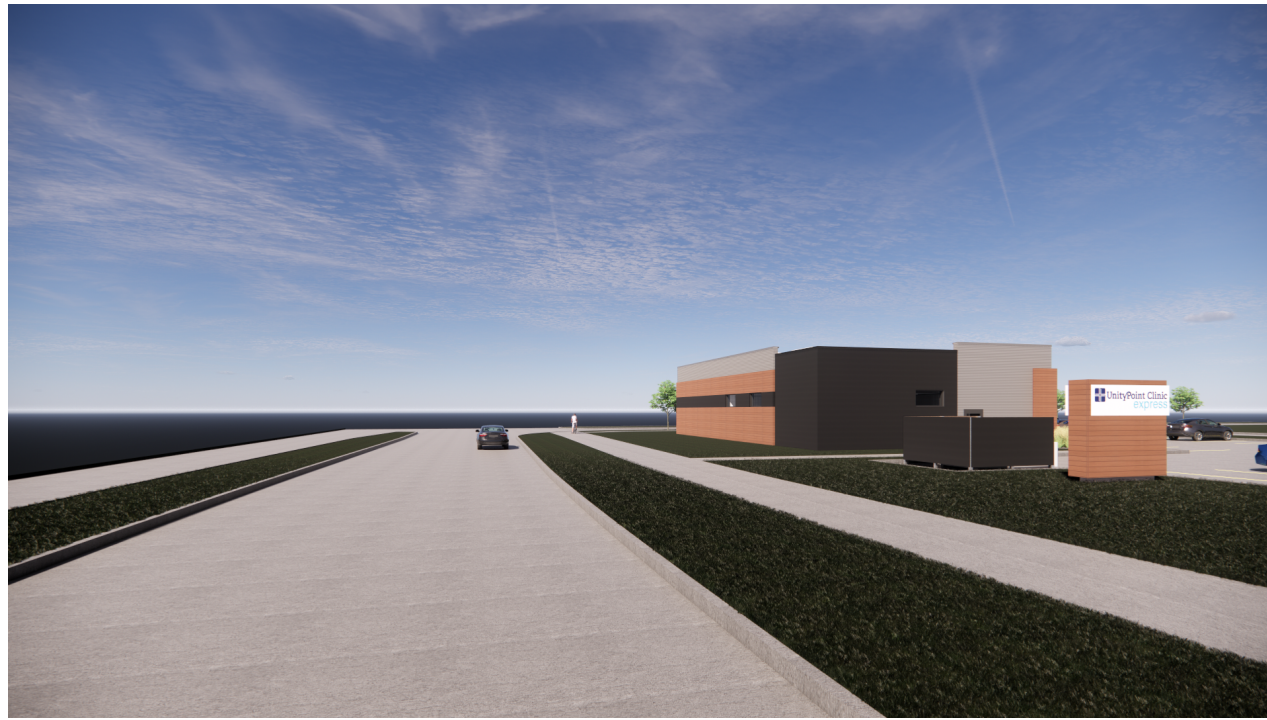
- 
**CB-1** 6'-0" X 1'-8" NOMINAL FIBER CEMENT NICHHA "TUFF BLOCK", RUNNING BOND. ACTUAL LAYOUT DIMENSIONS: 71 5/8" x 17 7/8" O.C. ADD 3/8" VERTICAL EXPANSION JOINTS TO LAYOUT AS RECOMMENDED BY NICHHA
- 
**CB-2** 10'-0" X 1'-6" NOMINAL FIBER CEMENT NICHHA VINTAGE WOOD, "REDWOOD", STACK BOND. ACTUAL LAYOUT DIMENSIONS 119 3/4" x 17 7/8" O.C. INCLUDING THE VERTICAL JOINT BETWEEN PANELS
- 
**CM-1** 7/8" SINE WAVE CORRUGATED METAL PANELS

**3 TRASH ENCLOSURE - TYPICAL ELEVATION**  
1/4" = 1'-0"

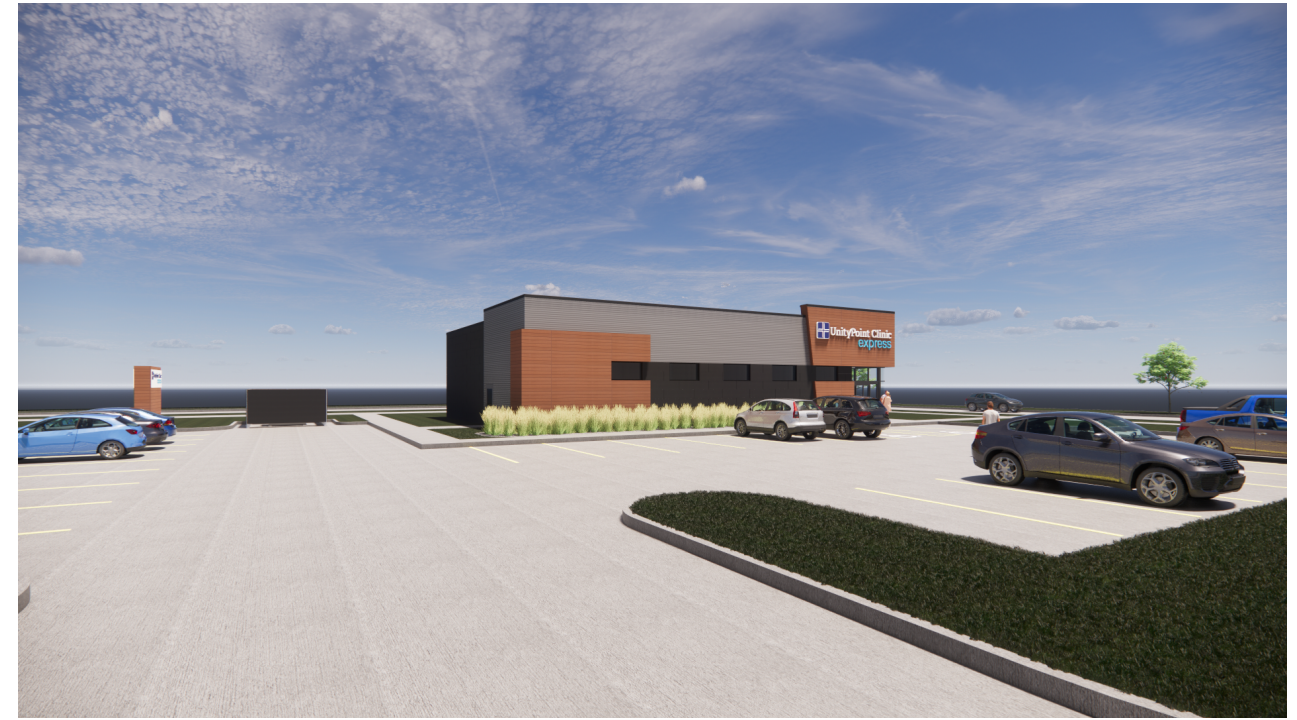


**2 TRASH ENCLOSURE - NORTH - COLOR**  
1/4" = 1'-0"

**1 MONUMENT SIGN ELEVATION - TYPICAL**  
1/4" = 1'-0"



VIEW FROM VIKING RD



VIEW FROM PARKING LOT ENTRANCE



VIEW FROM PRAIRIE PKWY



VIEW FROM CORNER OF VIKING RD & PRAIRIE PKWY