



AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION
WEDNESDAY, MARCH 28, 2018
5:30 PM AT CITY HALL - COUNCIL CHAMBERS

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

A. Hwy-1 District Site Plan Review – Holiday Inn & Suites/Conference Center

Location: Northeast corner of Hudson Road and W. Ridgeway Avenue
Applicant: CF Gateway Park, Inc.; Russell Construction; Shive-Hattery.
Previous Discussion: February 14, 2018
Staff Recommendation: Approval.
P&Z Action Needed: Recommend approval and forward to City Council.

B. Zoning Ordinance Amendments

Location: Section 29-2, Definitions; Section 29-151, C-3, Commercial District; Section 29-160, CHN College Hill Neighborhood Overlay Zoning District; Section 29-168, CBD, Central Business District Overlay Zoning District; Section 29-177, Off Street Parking Spaces
Applicant: City of Cedar Falls
Previous Discussion: January 24, 2018
Staff Recommendation: Set date for Public Hearing on April 11, 2018 and continue discussion at the Planning and Zoning Commission
P&Z Action Needed: Continue discussion at the Planning and Zoning Commission

5. New Business

A. Greenhill Village Townhomes Master Plan Amendment

Location: Southwest corner of Lloyd Lane and Algonquin Drive
Applicant: Panther Farms LLC, Owner; CGA Engineers, Engineer
Previous Discussion: None.
Staff Recommendation: Approval.
P&Z Action Needed: Recommend approval and forward to City Council.

B. Gateway Business Park at Cedar Falls I Final Plat

Location: Northeast corner of Hudson Road and W. Ridgeway Avenue
Applicant: CF Gateway Park, Inc.; Russell Construction; Shive-Hattery
Previous Discussion: None.
Staff Recommendation: Approval.
P&Z Action Needed: Recommend approval and forward to City Council.

C. Western Home Communities Eighth Addition Preliminary and Final Plat

Location: Hyacinth Drive and Caraway Lane
Applicant: Western Home Communities
Previous Discussion: None
Staff Recommendation: Approval
P&Z Action Needed: Recommend approval and forward to City Council

6. Adjournment

Reminders:

- April 11th and April 25th Planning & Zoning Commission Meeting
- April 2nd and April 16th City Council meeting

**Cedar Falls Planning and Zoning Commission
Regular Meeting
February 28, 2018
City Hall Council Chambers
220 Clay Street, Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on Wednesday, February 28, 2018 at 5:30 p.m. in the City Hall Council Chambers, 220 Clay Street, Cedar Falls, Iowa. The following Commission members were present: Adkins, Arntson, Giarusso, Hartley, Holst, Leeper, Oberle, Saul and Wingert. David Sturch, Planner III and Iris Lehmann, Planner I, were also present.

- 1.) Chair Oberle noted the Minutes from the February 14, 2018 regular meeting are presented. Mr. Hartley made a motion to approve the Minutes as presented. Mr. Holst seconded the motion. The motion was approved unanimously with 8 ayes (Adkins, Arntson, Giarusso, Hartley, Holst, Leeper, Oberle, Saul and Wingert) and 0 nays.
- 2.) The first item of business was a Central Business District site plan review for the Hampton Inn. Chair Oberle introduced the item and Mr. Sturch provided background information. He explained that this item was discussed at the February 14 meeting and that the site plan is for a proposed hotel at the corner of Main and 1st Streets in the C-3 zoning district. He discussed the site details, site plan elements, landscaping, site access, building façade and design, lighting design, dumpster design, levee construction, stormwater management and easement vacation. Staff recommends approval with the following stipulations:
 1. Meet all technical review comments
 2. Relocate driveway in line with Washington Street
 3. The site will be used for the levee construction per the approved temporary construction easements.
 4. No private construction activity to occur outside the property line
 5. Any comments or direction specified by the Planning and Zoning Commission.

The petitioner, Om Patel, (420 3rd Avenue, Coralville, Iowa) came forward to discuss the changes that were made to the windows as well as a differential between the base and the rest of the stories to the building. Ms. Saul stated that she likes the new design. Mr. Arntson noted that he feels it has been customized to blend in well to the neighborhood. Mr. Patel explained that they have other downtown sites in places such as Des Moines, Nashville and Memphis.

Mark Kittrell, Riverplace Development, stated that this is the last piece of the Riverwalk Development and he is pleased with the hotel. He feels it is a great project and will enhance Cedar Falls.

Carol Lilly, Community Main Street, also noted that downtown businesses are excited about the addition of the hotel, stating that she hopes that the DOT ensures a safe crossing for guests.

Ms. Saul made a motion to approve. Ms. Adkins seconded the motion. The motion was approved unanimously with 8 ayes (Adkins, Arntson, Giarusso, Hartley, Holst, Saul and Wingert), and 1 nay (Leeper).

- 3.) The next item for consideration by the Commission was a Central Business District site plan review for the relocation of the former Chamber building. Chair Oberle introduced the item and Ms. Lehmann provided background information. She explained that this item was discussed at

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the February 14 meeting and the site plan is a proposal to move the former Chamber building, currently located where the Hampton Inn is being proposed, to the south eastern corner of the River Place development by the Water Reclamation plant entrance. She provided renderings of the parking and landscaping, site plan proposal elements, and proposed façade (including architectural features). Staff recommends approval with the following stipulations:

1. Meet all technical review comments.
2. Provide one more parking space as approved in the River Place Master Plan.
3. Any comments or direction specified by the Planning and Zoning Commission.

Carol Lilly, Community Main Street, showed samples of the brick color palette, and discussed potential parking changes and improvements.

Mr. Kittrell, River Place Development, stated that most of the parking behind 300 State Street is daytime parking.

Mr. Holst noted that he will have to abstain from the item.

Ms. Saul asked if this was a transfer of land and Ms. Lehmann stated that it will be in the future, but not at this time. At this time, it is just an addition of a building on an approved plan.

Ms. Oberle asked about overall parking stalls for the development, as well as street parking. Ms. Lehmann outlined the current parking situation for the site and what was approved in the Master Plan. Ms. Lehmann added that ultimately the number of parking stalls in the River Place Development is what matters and if the applicant can show that additional stalls have been provided elsewhere staff would be open to reducing the number of stalls required at this specific location. The Commission agreed with staff's approach.

Ms. Saul made a motion to approve. Ms. Giarusso seconded the motion. The motion was approved unanimously with 8 ayes (Adkins, Arntson, Giarusso, Hartley, Leeper, Oberle, Saul and Wingert), 1 abstention (Holst) and 0 nays.

- 4.) The next item of business was a public hearing regarding zoning ordinance Chair Oberle introduced the item and Ms. Lehmann provided background information. These amendments are needed based on Iowa House File 134 in reference to familial or nonfamilial relationships. This includes amending the entire zoning ordinance by removing any "family" terms and exceptions for "family". The unrelated term will be replaced with individuals 18 years and over. Finally, the term "family unit" will now be described as a dwelling unit. She explained that this was brought before the Commission at the last meeting and discussed the changes being proposed.

Mr. Holst made a motion to approve. Mr. Leeper seconded the motion. The motion was approved unanimously with 9 ayes (Adkins, Arntson, Giarusso, Hartley, Holst, Leeper, Oberle, Saul and Wingert) and 0 nays.

- 5.) The next item of business was a vacation of public right-of-way on Dallas Drive. Chair Oberle introduced the item and Mr. Sturch provided background information. He explained that staff received a petition from Deery Motors to vacate a one block section of right-of-way on Dallas Drive between the office and the dealership lot. Removing the section will improve access management along Idaho Road, as well as eliminating vehicle and pedestrian conflicts and will divert traffic to other intersections. Staff recommends approval with the following stipulations:

1. Access and utility easements will be retained over the entire area of the proposed right-of-way vacation.

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2. Maintenance and snow removal of the former roadway will be the responsibility of Deery Motors and their successors.
3. The petitioner will develop plans for the reconstruction of Dallas Drive for the City to review.

Mr. Wingert asked if the applicant has already agreed to everything as far as maintenance. Mr. Sturch explained that it is already agreed upon. Mr. Wingert feels it is a good plan and would like to see it move forward.

Mr. Arntson asked about the access coming in and off of Dallas Drive. Mr. Holst noted that it currently looks and feels like a driveway.

Nancy Lonergan, 2917 Dallas Drive, stated concerns about her mother's property on Dallas Drive. They believe it will limit access to their home and they are concerned with light and sound pollution, as well as potential for a larger portion of Idaho Street to be vacated for future expansion. The Commission sees Idaho remaining open.

Scott Grinstead, John Deery Motors, stated that they are not intending to close the road. They are just planning to make the road drain better to help with water issues. It is just being done to bring the properties together.

Mr. Leeper made a motion to approve. Mr. Wingert seconded the motion. The motion was approved unanimously with 8 ayes (Adkins, Arntson, Giarusso, Hartley, Holst, Leeper, Oberle, and Wingert), and 1 nay (Saul).

- 6.) The next item for consideration by the Commission was Pinnacle Ridge Minor Plat. Chair Oberle introduced the item and Mr. Sturch provided background information. He explained that the property is located at the south end of the Pinnacle Ridge Development and the developer would like to revise the former plat. Staff recommends approval of the plat.

Paul Helland, Helland Engineering, representing the applicant came forward for any questions. As there were no questions, Mr. Holst made a motion to approve. Mr. Hartley seconded the motion. The motion was approved unanimously with 9 ayes (Adkins, Arntson, Giarusso, Hartley, Holst, Leeper, Oberle, Saul and Wingert) and 0 nays.

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

The meeting adjourned at 6:25 p.m.

Respectfully submitted,



Stephanie Houk Sheetz
Director of Community Development



Joanne Goodrich
Administrative Clerk



DEPARTMENT OF COMMUNITY DEVELOPMENT

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MEMORANDUM

Planning & Community Services Division

TO: Planning & Zoning Commission
FROM: Shane Graham, Planner II
DATE: March 21, 2018
SUBJECT: Holiday Inn & Suites/Conference Center Site Plan Review

REQUEST: Site plan approval for a new 126-room hotel and 31,142 square foot conference center.

PETITIONER: CF Gateway Park, Inc. (owner); Shive-Hattery (engineer); Russell Construction. (contractor); Tushie Montgomery Architects (architect)

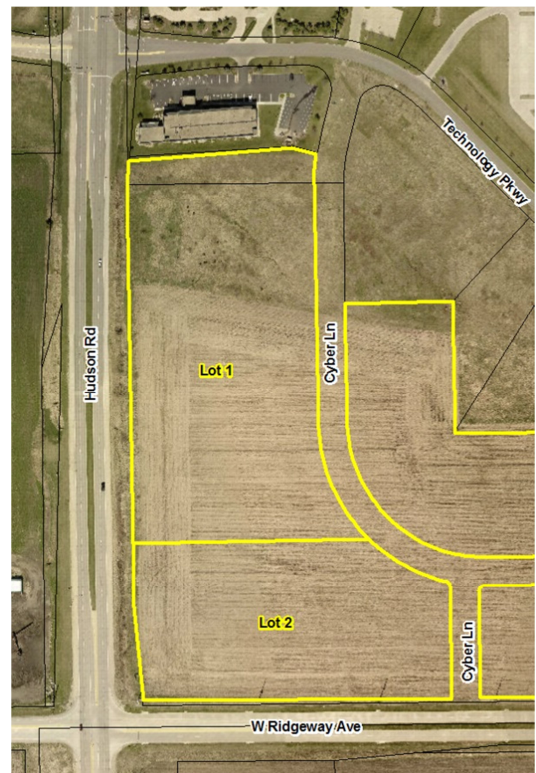
LOCATION: Lot 1 of Gateway Business Park at Cedar Falls

PROPOSAL

It is proposed to construct a new 4-story, 126-room Holiday Inn & Suites Hotel on an 8.98 acre parcel located within a new development located south of Technology Parkway and North of W Ridgeway Avenue (Lot 1 on the image to the right). Attached to the hotel will also be a new single-story, 31,142 square foot conference center. A future hotel is also shown on the site plan at the north end of the parcel, but it is not part of this site plan review request. The site will provide parking for their guests and employees, and includes a drive-up canopy along the south side of the building in front of the hotel and along the west side in front of the conference center.

BACKGROUND

The applicant recently purchased the 46-acre parcel in order to develop it into commercial and/or office uses. This report will focus on Lot 1 of this development only, along with the site development elements of this project.



Item 4.A.

ANALYSIS

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

- 1) Use: A hotel and conference center can have a regional customer base, thus fitting within the permitted uses of the HWY-1 District. Such a use is also allowed within the Highway 20 Overlay Zoning District. **Use is allowed.**
- 2) Setbacks: 20-ft. setbacks are required along the edge of the district and along any internal streets/principal access ways. These areas must be landscaped. Open space and landscaping is shown on the plan within these areas. Both the hotel and conference center meet the setback requirements. **Building setbacks are satisfied.**
- 3) Parking/Access: A hotel is required to provide 1 parking space for each guest room, plus 1 parking space for every 2 employees. A conference center is required to provide 1 parking space for every 200 square feet of floor area, plus 1 parking space for every 2 employees. Based on the number of rooms in the hotel (126), conference center area (34,310 SF), and employees (90), the site will be required to provide 343 parking spaces. The site plan provided shows 346 parking stalls, which exceeds the required amount by 3 parking spaces.

Also, the site plan shows an additional 76 parking stalls at the north end of the parking lot. These spaces would be utilized for a new hotel at the north end of the site in the future. The north end of the parking lot will have curbing along it where it meets the future parking area. This will prohibit vehicles from driving past the parking area in the grass/open space area until the future parking spaces are constructed.

Access to the property will be gained from four different locations. There are two right-in/right-out accesses shown from Hudson Road. These accesses will also include an approximate 100 foot turn lane in order to get traffic safely off of Hudson Road and into the site. Also, there are three accesses being proposed from Cyber Lane. Two of the accesses would be for general traffic to the site, while the third access would be mainly for deliveries and trash removal. Cyber Lane will be a new road that will be extended from Technology Parkway to the north and connect with W Ridgeway Avenue to the south. This will be a typical 31-foot wide street. **Overall, the submitted parking lot and access plan is satisfied.**

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

<u>Development Site</u>	<u>391,025 SF</u>	
Required Open/Green Space	58,653 SF	15%
Provided Open/Green Space	63,754 SF	16.4%

Landscaping is shown throughout the site, both around the building as well as within the parking lot and along the street frontages. **The open green space exceeds the minimum requirement and is well distributed.**

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

<i>Description</i>	<i>Required</i>	<i>Proposed</i>
Development Lot 391,025 * .02	7,821 pts.	9,450 pts.
Parking lot trees 422/15 = 29 trees @ 80 pts.	2,320 pts.	2,800 pts.
Street Tree Planting (.75 points per linear foot → 1,628' on Hudson Rd and Cyber Ln)	1,221 pts.	1,260 pts.
	11,362 pts	13,510 pts

As detailed in the table, trees are required in the vehicular use area at the rate of one tree per 15 parking spaces. With a total buildout of 422 parking spaces, 29 trees would be required. The landscape plan shows a total of 35 trees, which would meet the requirement.

In addition to parking lot trees, there are trees located along the street frontages, with shrubs and additional trees being located around each of the buildings. In total, there will be over 200 deciduous and evergreen trees planted on the site. **Landscaping requirements are met.**

- 6) Sidewalks/Recreational Accommodations: A new 10-foot wide recreational trail will be installed along Hudson Road. A connection from this trail to the property is shown near the south access off of Hudson Road. This trail will eventually lead south and connect to W Ridgeway Avenue, and then head east to connect to the existing trail located at Chancellor Drive. This trail will be installed by the developer as the property is developed. Also, a new 5' wide sidewalk will also be installed along Cyber Lane, and would have a connection point to the hotel site near the south entrance. **Trail/sidewalk plan satisfied.**
- 7) Building Design: The HWY-1, Highway Commercial District states that all structures established within the district shall be reviewed for architectural compatibility with surrounding structures. Below is a review on the elements that are to be addressed.

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

Item 4.A.

The scale and proportion of the new hotel will be similar to the existing hotel located adjacent to the north. That hotel is 3 stories in height, while this hotel will be 4 stories in height. The conference center portion of the building will be one story in height. There is not a lot of development located adjacent to this property, however most of the office buildings located within the technology park nearby range from 1-3 stories in height.

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

The design of the hotel/conference center includes a flat roof with a parapet wall. The hotel to the north, as well as a number of industrial and office uses nearby, utilize flat roofs as well.

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 building was created with a contemporary design approach to meet the standards of the hotel company while also adapting to local conditions resulting in a more custom design for the building. Exterior materials were designed with a strong masonry base, such as the brick and stone, with a consistent pattern to the middle of the building and a defined top with an enhanced cornice.

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.

Stone, brick, stucco, and glass are the exterior materials that will be found on the hotel building. The conference center portion of the building will utilize stone and brick. Similar materials are found on nearby structures, as the hotel to the north utilizes brick on its first floor and EIFS on its 2nd and 3rd floors. Many of the other buildings within the area also utilize a combination of brick, glass and EIFS materials. In total, the building will be made up of 57% stucco, 28% brick, 7% stone and 7% metal paneling (found with the glass on the front and rear portion of building where the signage will be located).

Brick and stone materials are found on the first level of the hotel and conference center building. The stucco material on the building will come in two different colors (gray and white), with a horizontal pattern along the area where the hotel rooms are located and a

vertical pattern near the entrance on each side of the main glass feature.

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

Many of the existing buildings in this area utilize a neutral color exterior, which include brown, tan, and cream. Some buildings also utilize red or gray tones as well. The original submittal showed the building with stucco colors of a tan and cream color. The updated design shows that the stucco colors on the building will be gray and white, with the same reddish-brown brick materials and gray stone materials that were originally proposed.

Since the last time this item was before the Planning & Zoning Commission meeting on February 14th, the applicant has provided an updated image showing the building pattern and color. This building will include two different colors of stucco on the hotel building, but previous images did not show the colors that accurately. The image below is an updated color rendering showing the two different colors of stucco materials and their pattern on the building.



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

Architectural features of the hotel/conference center include large ground to ceiling windows along the front and rear of the hotel. The hotel building has a prominent raised center element to create a visual centerpiece to the building. Windows are found in every hotel room, however additional windows are found near the entrance to give it a more appealing look and to allow more natural light into the main lobby area of the hotel.

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Since the last time this item was before the Planning & Zoning Commission on February 14th, several architectural/design changes have occurred to the building. First, the main glass center feature of the building is being lowered, where a parapet wall will now be located above the sign (see yellow arrows below pointing to the changes). The applicant has indicated that this was done as a cost saving measure. Also, a change has been made to the drive-up canopy in front of the hotel building. In the original submittal, the design of the canopy included stone pillars with a stucco roof. The new design shows a more modern look, with stone/brick pillars with a metal/glass roof (see blue arrows below pointing to the changes).



Previous Building Design



Current Building Design

Overall, the design of the proposed hotel/conference center is architecturally compatible with other buildings in the surrounding area.

- 8) Trash Dumpster Site: The trash dumpsters will be entirely located within the building, where an overhead door can be opened to allow for emptying the contents. This door to the trash dumpster will be located on the east end of the building, near the middle access from Cyber Lane. **Dumpster enclosure plan is acceptable.**

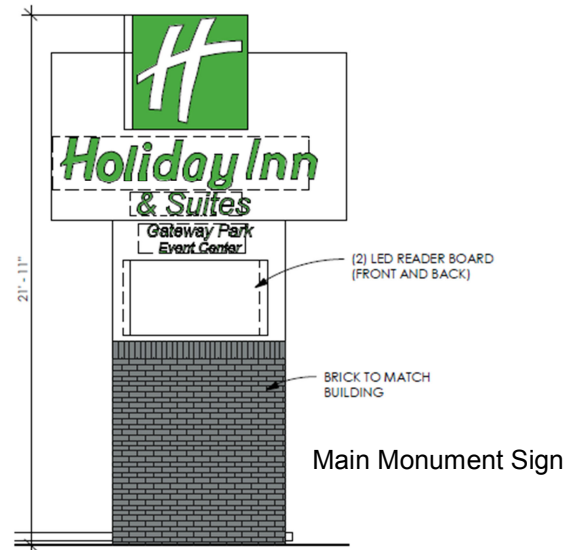
- 9) Lighting Plan: The HWY-1 District regulations do not have specific lighting design guidelines. The site plan shows the location of light poles throughout the site. The parking lot lights will be mounted atop a 20' tall light pole and will include both single head and dual head fixtures. These fixtures will be housed in a die-cast aluminum housing with LED lights. Also, wall pack lights will be located on the walls of the building in various locations, and recessed downlights will be located within the drive-up canopies. **Lighting plan is acceptable.**



LED Parking Lot Fixture

- 10) Signage: Please note that revisions to the sign plan have been submitted by the applicant since the previous Planning & Zoning Commission meeting. The following is an analysis based on those updated sign plans.

Several monument signs are illustrated on the site plan near 3 out of the 4 entrances to the property. The main sign, located at the southwest corner of the property along Hudson Road, will be 21 feet in height and 51 square feet in area. The sign will sit on a brick base that matches the color of the brick on the building. Below the sign lettering will be an LED reader board for messaging.



One smaller 7'6" tall, 32 square foot sign will be located at the northwest entrance onto the property, which is along Hudson Road. This sign will also have a brick base, but will not have an LED reader board. The last monument sign will be located at the southeast corner of the property along Cyber Lane, and will be 7 feet in height with a size of 15 square feet. This sign will also have a brick base, and no LED reader board.

The signage requirements for the Highway 20 Commercial Corridor Overlay District state that one freestanding sign may be allowed that does not exceed 25 feet in height and 200 square feet in area. The main monument sign would meet those requirements. Also, smaller monument signs, measuring no more than 15 feet in height and 150 square feet in area, are permitted, with a maximum of two such signs per parcel. There are only 2 such signs proposed, so the freestanding signage requirement would be met.

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

- 11) Storm Water Management: A regional storm water detention basin will be located just to the north of the property to collect the storm water runoff from the site. The water runoff from the building and parking areas will be collected via intakes within the parking area and transferred via piping to the detention basin. **Stormwater Management Plan has been reviewed and approved by the Engineering Department.**

TECHNICAL COMMENTS

Technical review on January 17, 2018 noted only a couple of items all of which have been addressed.

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

Item 4.A.

STAFF RECOMMENDATION

The Community Development Department recommends approval of the site plan for the new Holiday Inn and Suites Hotel and Conference Center, subject to the following:

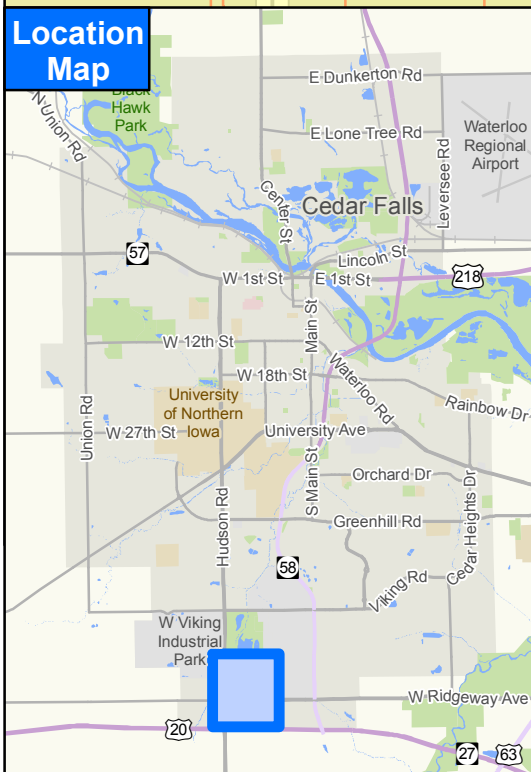
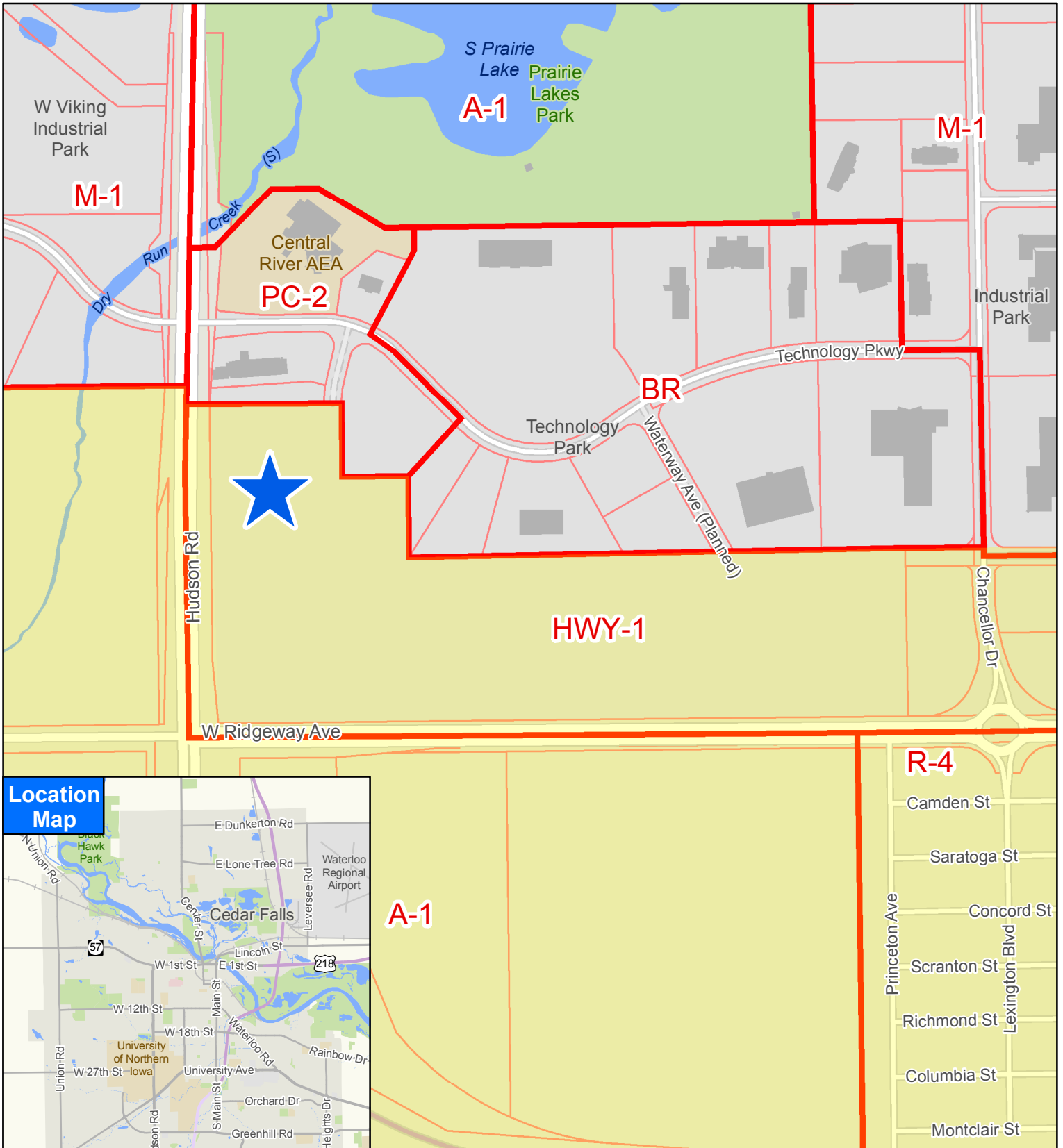
- 1) Any additional comments or direction specified by the Planning & Zoning Commission.

PLANNING & ZONING COMMISSION

Discussion 2/14/2018 Chair Oberle introduced the item and Mr. Graham provided background information. Alisha Schmitz (2030 North Ridge Drive, Coralville) of Russell Development stated that they will be removing one of the monument signs that Mr. Graham had discussed to come into compliance with the sign regulations. She also discussed the two different colors of stucco that are proposed and asked for comments or opinions from the Commission.

Ms. Oberle asked to see the image of the stucco colors that had been discussed. Ms. Schmitz provided a summary of the proposed colors. Mr. Arntson stated that this is the first building you will see when entering the City and would like to see better renderings at the next meeting, showing more detail that better reflects the different colors. He feels that it is a substantial and significant investment coming to town. He also asked if there is a similar building that IHG has built to give an idea of how it would look. Ms. Schmitz explained that this particular building is more of a hybrid, but they can show some examples to help visualize the proposed building.

Vote
3/28/2018



Holiday Inn & Suites/Convention Center
 Hwy-1 Site Plan Review



HOLIDAY INN & SUITES CONFERENCE CENTER

XXX HUDSON ROAD
CEDARFALLS, IOWA 50613

Project Description

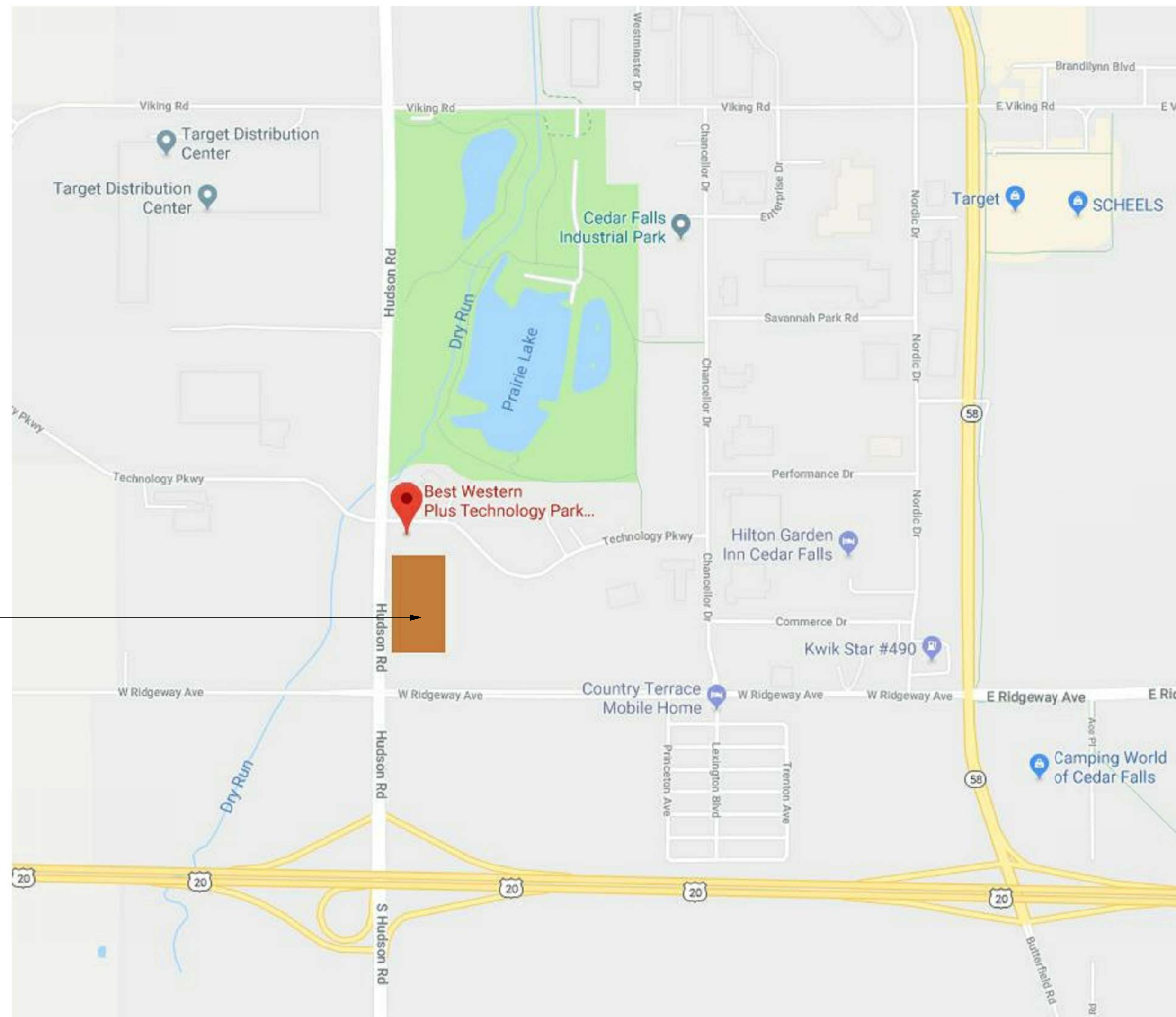
The proposed Holiday Inn and Suites Hotel and Conference Center is the first phase of the newly platted Gateway Business Park at Cedar Falls. The Business park is located on the south side of Cedar Falls, adjacent to the existing industrial park at the corner of Hudson Road and Ridgeway Avenue East.

The 6.6 Acre site is located off of the Hudson Road. It will accommodate the proposed Holiday Inn and Suites, the Conference Center and a future hotel on the north end of the site. The site expands the cities bike/walking trails along Hudson Road and Cyber Lane. Cyber Lane is proposed to extend to Ridgeway Avenue West. The site is heavily landscaped. Numerous outdoor patios surround the event center to extend the centers event space to the exterior. The storm retention ponds on the north and south sides of the site will be formed and landscaped to provide a natural setting creating a stunning center feature on the grounds. The design of this site will be the tone for the rest of the sites within the future business park.

The hotel is a four story wood structure clad in brick, stone, stucco and glass. The hotel has 126 guestrooms; single king, double queen, and suites with separate living and sleeping areas with kitchenettes. Amenities in the hotel include a full service restaurant and bar, conference rooms, swimming pool, exercise room, lounges, business center and guest laundry facilities. The hotel totals 86,700 sq.ft.

The Conference center is a one story steel and masonry structure clads in brick, stone, and glass. The center can be divided into many configurations and hold up to 1,200 people. This conference center will be a great amenity not only to the community but also the greater Cedar Falls/ Waterloo region.

PROJECT SITE



SITE LOCATION



GENERAL NOTES

ALL NECESSARY AND/OR REQUIRED TESTS, INSPECTIONS SHOP DRAWING REVIEWS AND DRAWING INTERPRETATIONS, REQUIRED BY THE GENERAL CONDITIONS, SHALL BE EXECUTED BY A REGISTERED ARCHITECT AND/OR BY A REGISTERED ENGINEER; IF NOT, THE ARCHITECT OF RECORD AND/OR OR THE ENGINEER OF RECORD SHALL BE HELD HARMLESS FOR THAT PORTION OF THE WORK IMPROPERLY EXECUTED. THE INSPECTION ARCHITECT AND/OR ENGINEER SHALL BECOME RESPONSIBLE FOR THOSE INSPECTIONS, DECISIONS AND/OR DOCUMENT INTERPRETATIONS MADE AS THEY RELATE TO THE CONTRACT DOCUMENTS AND THEIR INTENT.

- DIMENSIONS GIVEN FOR MASONRY ON ARCHITECTURAL DRAWINGS, ARE NOMINAL UNLESS OTHERWISE NOTED.
- SCALED MEASUREMENTS OF DRAWINGS SHALL NOT BE ALLOWED.
- DIMENSION FOR STUD WALLS ARE TO FACE OF STUD AND DIMENSIONS FOR MASONRY WALLS ARE TO FACE OF BLOCK UNLESS STATED OTHERWISE.
- ALL CONSTRUCTION SHALL MEET ALL APPLICABLE CODES AND MOST STRINGENT SHALL APPLY.

PROJECT TEAM

OWNER: SHRI SIDDHIPRIYA, INC.

SHRI SIDDHIPRIYA, INC.

2000 1ST ST WEST (319) 493-0686
INDEPENDENCE, IOWA 50644
ATUL PATEL INFO@OPENDOORHOSPITALITY.COM

CONTRACTOR:

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MINNEAPOLIS, MINNESOTA 55423

DANIEL PELLINEN DANP@TMIARCHTECTS.COM

STRUCTURAL ENGINEER:

NEEDHAM-DBS

15950 COLLEGE BLVD (913) 385-5300
LENEXA, KANSAS

JEFFREY NEEDHAM JRN@NEEDHAM-DBS.COM (913) 689-1513

TIM BENGFORT TBENGFORT@NEEDHAM-DBS.COM

CIVIL ENGINEER:

SHIVE + HATTERY

316 2ND STREET SE, #500 P.O. BOX 1803, (319) 364-0227
CEDAR RAPIDS, IA 52491

ISAAC J. HODGINS IHODGINS@SHIVE-HATTERY.COM (319) 213-1005

MECH. DESIGN / BUILD CONTRACTOR:

COMPANY NAME

STREET ADDRESS GENERAL PHONE / FAX
CONTACT email@address
DIRECT PHONE

ELEC. DESIGN / BUILD CONTRACTOR:

BERD ELECTRIC

3308 SOUTHWAY DRIVE (320) 656-0847
ST. CLOUD, MN 56301

KEN EGGERT KEN@BERDELECTRIC.COM (320) 248-8705

SPRINKLER DESIGN / BUILD CONTRACTOR:

SECURITY FIRE SPRINKLER

3308 SOUTHWAY DRIVE (320) 656-0847
ST. CLOUD, MN 56301

MIKE LOREN MIKE@SFSRINKLER.COM (678) 409-4955

KITCHEN CONSULTANT:

BOELTER

204 COLLEGE AVE (770) 535-3700
GAINESVILLE, GA 30501

RUSTY STAGGS RSTAGGS@BOELTER.COM (678) 409-4955

PROJECT INFO.

BUILDING AREA SUMMARY

HOTEL LOT AREA 381,573 SF (8.8 ACRES)

BUILDING GROSS SF

EVENT CENTER	34309 SF
HOTEL 1ST FLOOR	29111 SF
HOTEL 2ND FLOOR	19199 SF
HOTEL 3RD FLOOR	19199 SF
HOTEL 4TH FLOOR	19197 SF
Grand total	121015 SF

GUESTROOM SUMMARY

UNIT TYPES	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL
ADA DBL QUEEN*	N/A	1	1	1	3
ADA KING*	N/A	1	1	1	3
DOUBLE QUEEN	6	25	25	25	81
KING	1	7	7	7	22
DBL QUEEN SUITE*	N/A	5	5	5	15
KING BRIDAL SUITE*	2	N/A	N/A	N/A	2
TOTAL	9	39	39	39	126

* THESE ROOM ARE LARGER THAN STANDARD ROOMS

UNIT MIX BY UNIT TYPE

UNIT TYPE	COUNT	PERCENTAGE
ADA DBL QUEEN	3	2.3%
ADA KING	3	2.3%
DOUBLE QUEEN	81	65%
KING	22	17.9%
DBL QUEEN S	15	11%
KING BRIDAL S	2	1.5%
TOTALS	126	100%

PARKING COUNT SUMMARY

TOTAL SURFACE PARKING SPACES 428 PARKING SPACES

EMPLOYEE SUMMARY

EMPLOYEE TYPE	COUNT
HOTEL FULL-TIME	40
HOTEL PART-TIME	30
CONFERENCE CENTER FULL-TIME	6
CONFERENCE CENTER PART-TIME	60

DRAWING INDEX

-CS- COVER SHEET

CIVIL

C100 SITE PLAN
C201 GRADING AND EROSION AND SEDIMENT CONTROL PLAN

LANDSCAPE

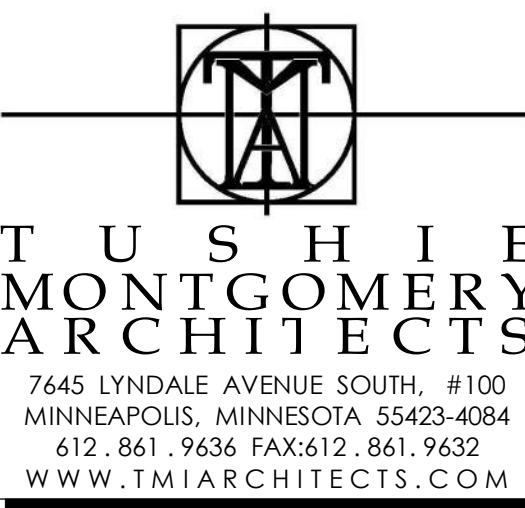
L1.0 SITE PLAN
L2.1 ENLARGED LANDSCAPE PLAN
L3.0 SITE DETAILS
L3.1 LANDSCAPE DETAILS

ARCHITECTURAL

A1.0 OVERALL FIRST FLOOR PLAN
A1.1 SECOND - FOURTH FLOOR PLAN
A1.2 OVERALL ROOF PLAN
A3.0 EXTERIOR ELEVATION
A3.1 EXTERIOR ELEVATION

ELECTRICAL

E1.1 SITE LIGHTING



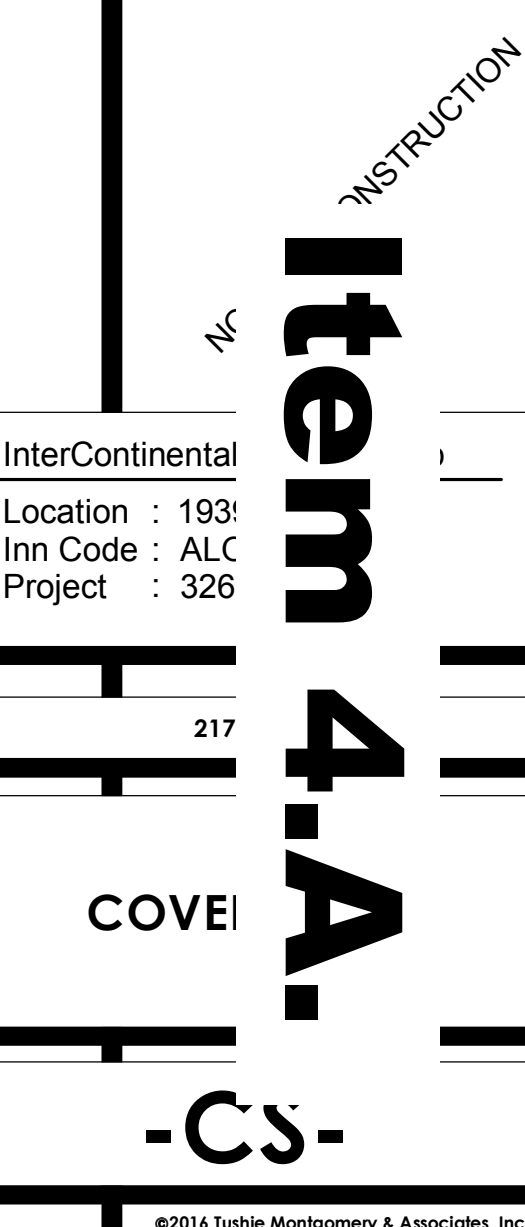
TUSHIE
MONTGOMERY
ARCHITECTS
7645 LYNDALE AVENUE SOUTH, #100
MINNEAPOLIS, MINNESOTA 55423-4084
612.861.9636 FAX 612.861.9632
WWW.TMIARCHITECTS.COM

HOLIDAY INN & SUITES
CONFERENCE CENTER
CEDAR FALLS, IOWA 50613

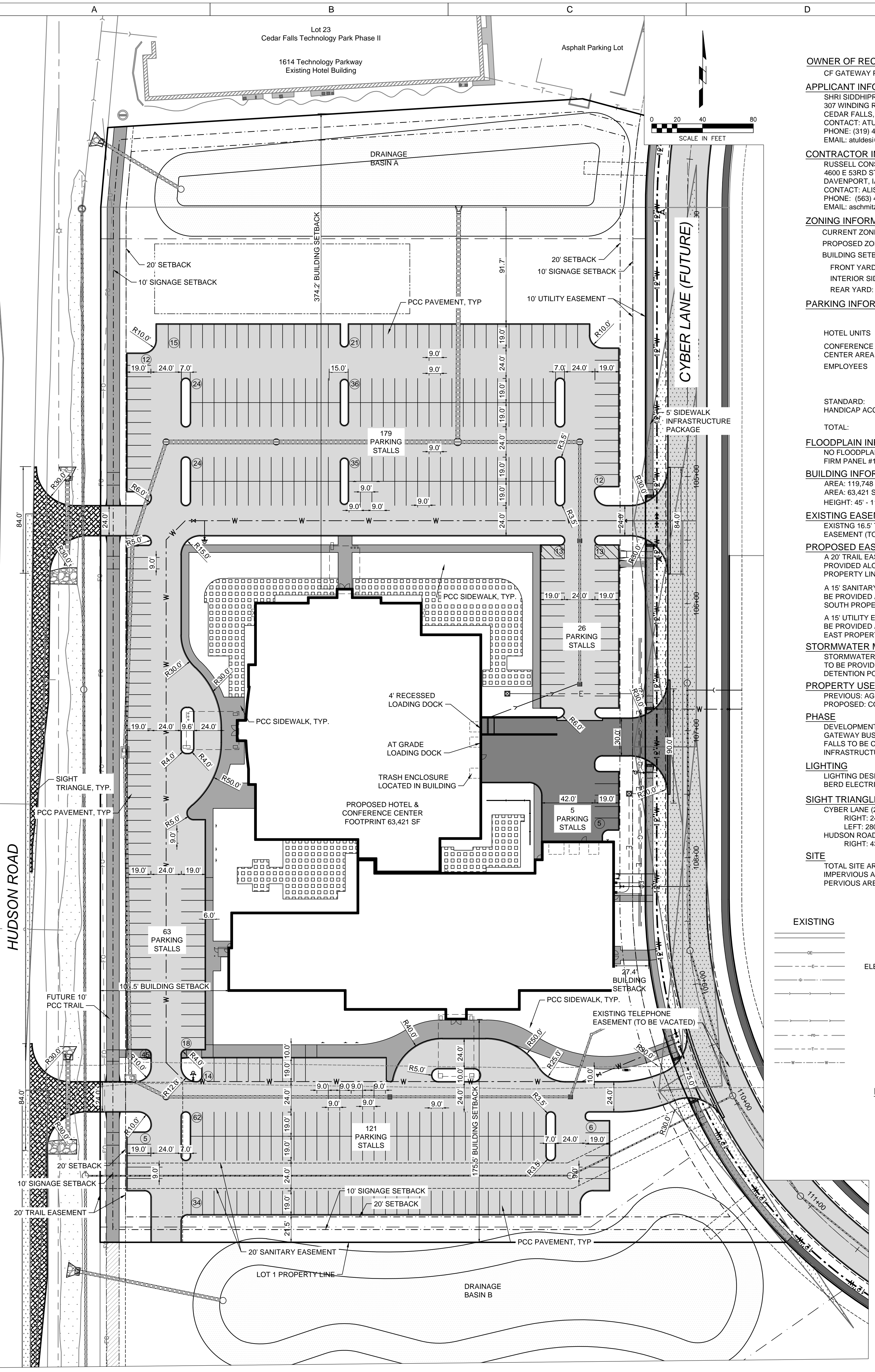


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PRINT NAME: Gary Fischer
SIGNATURE:
DATE: 01/08/2018 LICENSE #: 3965

SITE PLAN APPLICATION 01/08/2018



-16-



1 SITE PLAN
1" = 40'

OWNER OF RECORD
CF GATEWAY PARK, INC.
307 WINDING RIDGE RD.
CEDAR FALLS, IOWA 50613
CONTACT: ATUL PATEL
PHONE: (319) 493-0686
EMAIL: atuldesi@yahoo.com

APPLICANT INFORMATION
SHRI SIDDHIPRIYA, INC.
4600 E 53RD STREET
DAVENPORT, IA 52807
CONTACT: ALISHA SCHMITZ
PHONE: (563) 459-4530
EMAIL: aschmitz@russellco.com

CONTRACTOR INFORMATION
RUSSELL CONSTRUCTION
4600 E 53RD STREET
DAVENPORT, IA 52807
CONTACT: ALISHA SCHMITZ
PHONE: (563) 459-4530
EMAIL: aschmitz@russellco.com

ZONING INFORMATION
CURRENT ZONING: HWY-1 (HIGHWAY COMMERCIAL)
PROPOSED ZONING: HWY-1 (HIGHWAY COMMERCIAL)
BUILDING SETBACKS:
FRONT YARD: 20 FEET
INTERIOR SIDE YARD: 20 FEET
REAR YARD: 20 FEET

PARKING INFORMATION

REQUIREMENTS:	PROVIDED:	REQUIRED:
HOTEL UNITS	126	126
CONFERENCE CENTER AREA	34,310	172
EMPLOYEES	90	45
STANDARD:	385 STALLS	343 STALLS
HANDICAP ACCESSIBLE:	9 STALLS	9 STALLS
TOTAL:	394 STALLS	343 STALLS

FLOODPLAIN INFORMATION
NO FLOODPLAIN PRESENT PER FIRM PANEL #190130277E

BUILDING INFORMATION
AREA: 119,748 GSF
AREA: 63,421 SF FOOTPRINT
HEIGHT: 45' - 11"

EXISTING EASEMENTS
EXISTING 16.5 TELEPHONE EASEMENT (TO BE VACATED).

PROPOSED EASEMENTS
A 20' TRAIL EASEMENT IS TO BE PROVIDED ALONG THE WEST PROPERTY LINE OF LOT 1
A 15' SANITARY EASEMENT IS TO BE PROVIDED ALONG THE SOUTH PROPERTY LINE OF LOT 1
A 15' UTILITY EASEMENT IS TO BE PROVIDED ALONG THE EAST PROPERTY LINE OF LOT 1

STORMWATER MANAGEMENT
STORMWATER MANAGEMENT TO BE PROVIDED BY REGIONAL DETENTION PONDS

PROPERTY USE
PREVIOUS: AGRICULTURAL
PROPOSED: COMMERCIAL

PHASE
DEVELOPMENT OF LOT 1 OF GATEWAY BUSINESS PARK AT CEDAR FALLS TO BE COORDINATED WITH INFRASTRUCTURE CONSTRUCTION.

LIGHTING
LIGHTING DESIGN PERFORMED BY BERD ELECTRIC, SEE E SERIES.

SIGHT TRIANGLES
CYBER LANE (25 MPH DESIGN SPEED):
RIGHT: 240' & 27.5'
LEFT: 280' & 42.5'
HUDSON ROAD (45 MPH DESIGN SPEED):
RIGHT: 430' & 27.5'

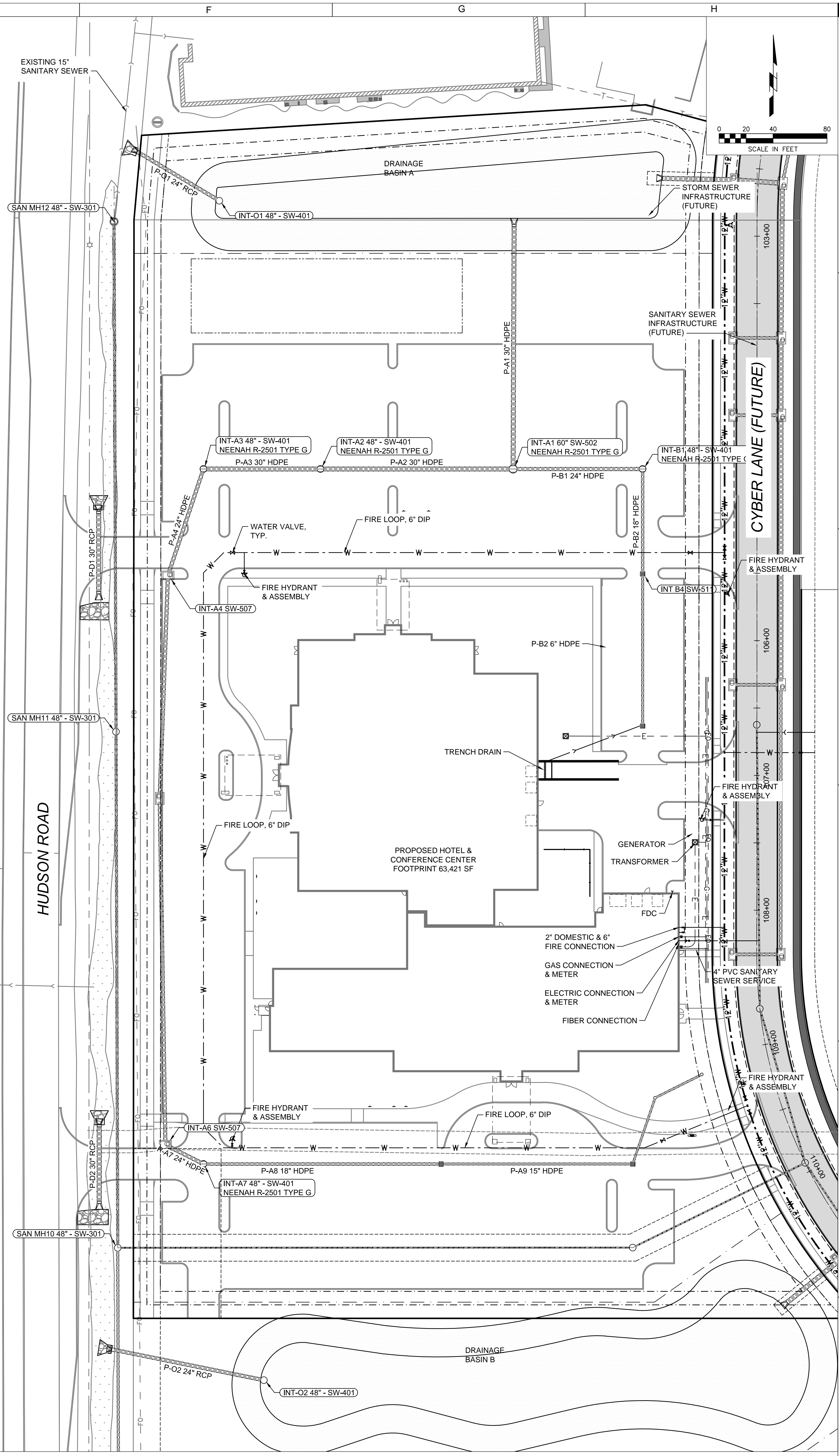
SITE
TOTAL SITE AREA: 8.88 ACRES
IMPERVIOUS AREA: 5.60 ACRES (63.1%)
PERVIOUS AREA: 3.28 ACRES (36.9%)

Legend

EXISTING	DESCRIPTION	PROPOSED
	CURB AND GUTTER (PCC)	
	ELECTRIC LINE - OVERHEAD	
	ELECTRIC LINE - UNDERGROUND	
	GAS MAIN	
	SANITARY SEWER	
	STORM SEWER	
	FIBER OPTICS	
	UNDERGROUND TELEPHONE	
	WATER MAIN	

MATERIALS LEGEND

	PATIO/LANDSCAPE AREA
	PCC PAVEMENT
	PCC SIDEWALK
	FUTURE TRAIL



2 UTILITY PLAN
1" = 40'

SHIVE-HATTERY
ARCHITECTURE+ENGINEERING
Item 4.A

HOLIDAY INN & SUITES - CONFERENCE CENTER

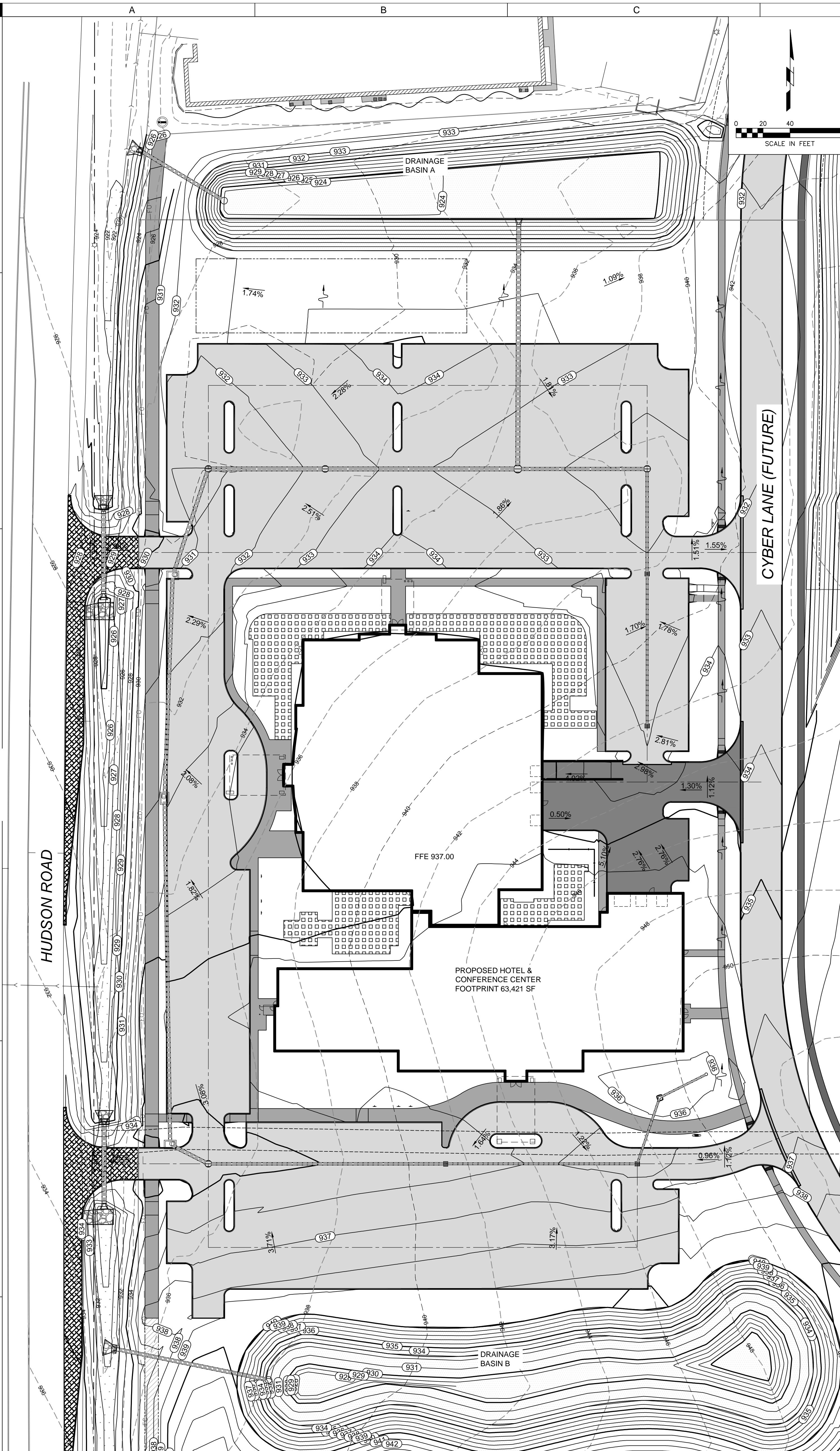
PRELIMINARY
- NOT FOR
CONSTRUCTION

DRAWN: SJO
APPROVED: CMH
ISSUED FOR: SITE PLAN
DATE: 01/09/2018
PROJECT NO: 2171620
FIELD BOOK: -
CLIENT NO: -

C100 - SITE PLAN

RUSSELL CONSTRUCTION
CEDAR FALLS, IOWA

-17-



1 GRADING PLAN
1" = 40'

GRADING NOTES

1. FINISHED GRADE CONTOURS ARE SHOWN AT 1' AND 5' INTERVALS. EXISTING GRADE CONTOURS ARE SHOWN AT 2' AND 10' INTERVALS.
2. FINISHED GRADE IS TO TOP OF PAVEMENT AND TOP OF TOPSOIL.
3. EXISTING GRADE IS THE SURFACE OF THE SITE PRIOR TO PAD PREPARATION CONSTRUCTION ACTIVITIES.
4. 4" OF TOPSOIL IS REQUIRED FOR AREAS RECEIVING SEED OR SOD. 6" OF TOP SOIL IS REQUIRED FOR ANY PLANTING BEDS. 12" MINIMUM OF TOP SOIL, WITH 18" PREFERRED IS REQUIRED FOR PLANTER BEDS WITH TREES. TOP SOIL REQUIREMENTS PER LANDSCAPE ARCHITECTURE DESIGN AND SPECIFICATIONS SHALL SUPERSEDE GRADING PLAN NOTES SUPPLIED FOR BIDDING CONVENIENCE.

LEGEND

- PROJECT SITE/DISTURBED AREA
- EROSION CONTROL BLANKET
- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE OR 8" COMPOST FILTER TUBE
- 8" COMPOST FILTER TUBE
- CURB INLET FILTER
- INTAKE PROTECTION BAG, FILTER SACK OR MAGNETIC INLET PROTECTION
- INTAKE PROTECTION BAG OR FILTER SACK
- FILTER FABRIC
- INTAKE PROTECTION BAG WITH CURB FILTER OR MAGNETIC INLET PROTECTION WITH CURB FILTER
- PROPOSED PAVEMENT
- FINISHED GRADE
- DIRECTION OF DRAINAGE
- SWPPP MAILBOX
- CONCRETE, PAINT AND GROUT WASHOUT AREA. PROTECT WITH (2) 18" STACKED COMPOST FILTER TUBES LINED WITH AN IMPERMEABLE PLASTIC LINER. CONTRACTOR TO HAUL OFF WASTE MATERIAL. RELOCATE AS REQUIRED FOR CONSTRUCTION.
- SPILL KIT TO BE INSTALLED AND RELOCATED AS REQUIRED FOR CONSTRUCTION
- CONTRACTOR STAGING AREA FOR PORTABLE RESTROOM FACILITIES, TEMPORARY FUEL TANKS, WASTE CONTAINERS AND OTHER HAZARDOUS CHEMICALS. PROTECT WITH (1) 12" COMPOST FILTER TUBE. RELOCATE AS REQUIRED FOR CONSTRUCTION.

PHASING NOTES

1. THIS PROJECT MAY BE CONSTRUCTED OVER SEVERAL PHASES. EROSION/SEDIMENT CONTROL DEVICES IDENTIFIED ON THE PLAN WILL BE IMPLEMENTED ON A PER PHASE BASIS TO ALLOW FOR MAXIMUM PEDESTRIAN ACCESS AND EASE OF CONSTRUCTION.
2. UPON COMPLETION OF EACH PHASE AND APPROVAL BY THE OWNER'S REPRESENTATIVE, EROSION/SEDIMENT CONTROL DEVICES MAY BE REMOVED/RELOCATED.

SITE INFORMATION

PROJECT SITE/DISTURBED AREA = 8.88 AC
 PRE-DEVELOPMENT COEFFICIENT = 0.35
 POST-DEVELOPMENT COEFFICIENT = 0.73
 NEAREST SURFACE WATER ACCEPTING SITE DISCHARGE: DRY RUN CREEK

THIS PROJECT WILL BE INCORPORATED INTO THE GATEWAY BUSINESS PARK AT CEDAR FALLS NPDES GENERAL PERMIT NO. 2. RUSSELL CONSTRUCTION IS THE APPLICANT FOR THE NPDES GENERAL PERMIT NO. 2 AND THE CONTRACTOR AND ALL SUB-CONTRACTORS ARE REQUIRED TO SIGN ON AS CO-PERMITTEE. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING, OBTAINING (INCLUDING PAYING PERMIT FEE) AND MAINTAINING THIS PERMIT. ALL RECORDS SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE AS THEY ARE PRODUCED. SEE SPECIFICATIONS FOR CONTRACT FULFILLMENT REQUIREMENTS.

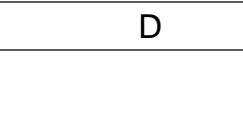
EROSION & SEDIMENT CONTROL PLAN

1" = 60'

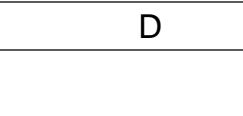
GENERAL NOTES

1. SECURE TOP OF ENGINEERING FABRIC TO STEEL POST.
2. ENGINEERING FABRIC TO BE FOLDED ACROSS BOTTOM OF TRENCH.
3. ENGINEERING FABRIC SHALL HAVE A MINIMUM 36" WIDTH.
4. FOR MACHINE INSTALLATION, POSTS SHALL BE EMBEDDED 28" BELOW GROUND LINE. ALL COMPACTION SHALL BE ACCOMPLISHED BY DRIVING OVER EACH SIDE OF SILT FENCE 2-4 TIMES WITH DEVICE EXERTING 60PSI OR GREATER.
5. FOR TRENCH INSTALLATION, POSTS SHALL BE EMBEDDED 28" BELOW THE TRENCH BOTTOM. ALL COMPACTION SHALL BE ACCOMPLISHED WITH A MECHANICAL OR PNEUMATIC TAMPER.

DETAILS OF SILT FENCE



TYPICAL SECTION SILT FENCE



COMPOST FILTER TUBE DETAIL

NOT TO SCALE

STABILIZED CONSTRUCTION ENTRANCE/ CONTRACTOR STAGING AND LAYDOWN AREA

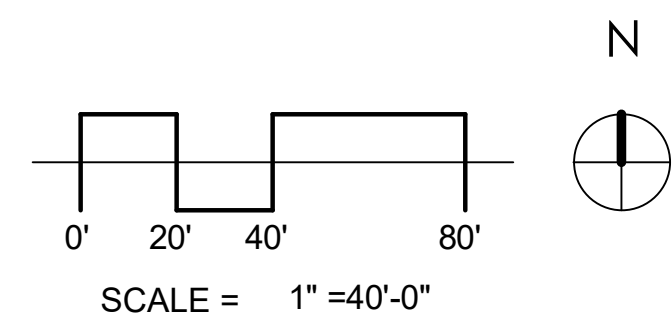
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SITE LAYOUT NOTES:

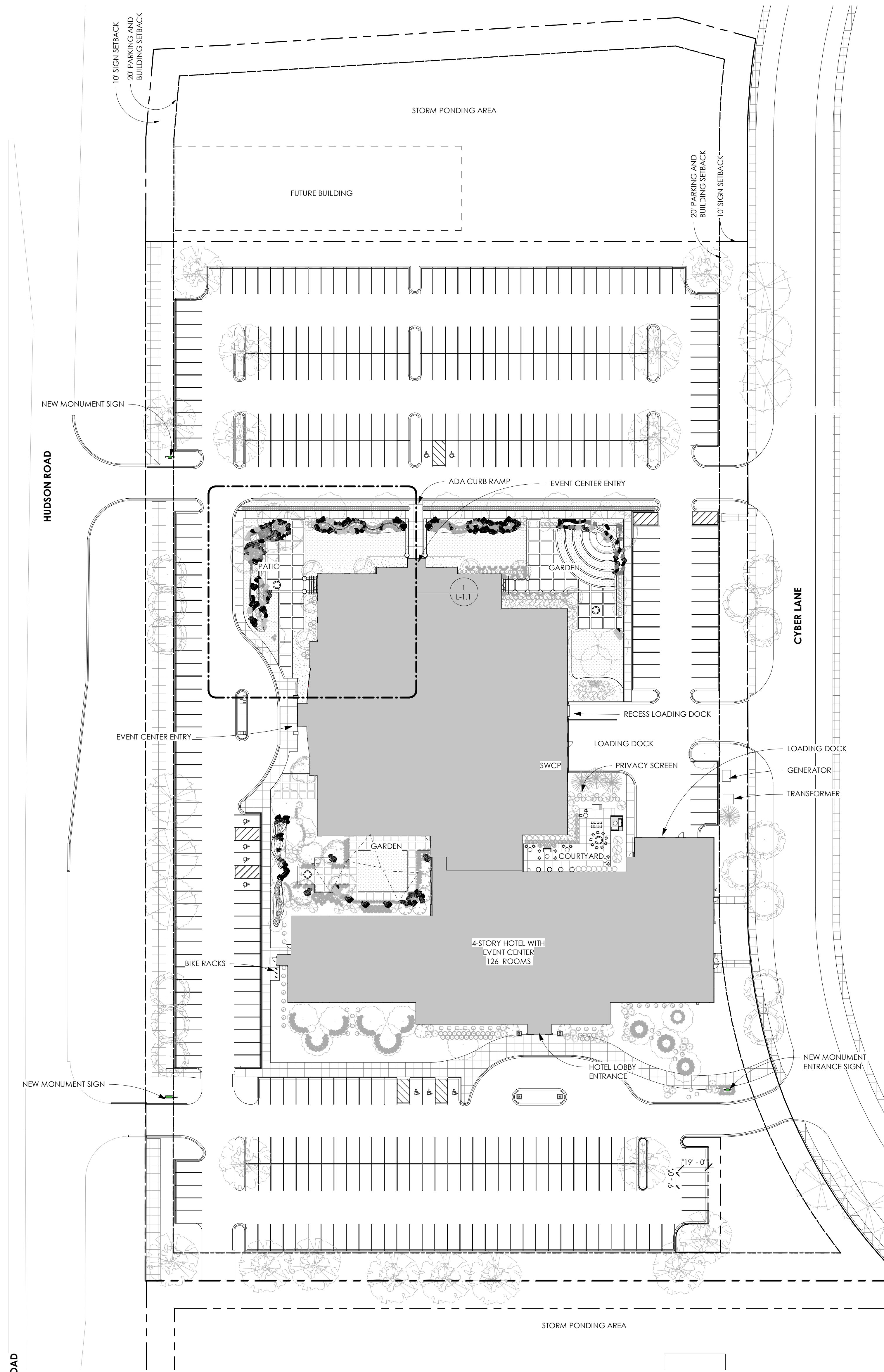
1. SEE CIVIL SITE PLAN FOR AREA DETERMINATIONS AND PARKING CALCULATIONS.
2. CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
4. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
5. CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
6. LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
7. CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
8. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING. FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
9. PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
10. CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
11. CURB AND GUTTER TYPE SHALL BE B612 UNLESS OTHERWISE NOTED ON THE DRAWINGS-TAPER BETWEEN CURB TYPES-SEE DETAIL.
12. ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
13. CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
14. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
15. PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
16. ALL PARKING LOT PAINT STRIPPING TO BE WHITE, 4" WIDE TYP.
17. BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
18. ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.

SITE OPERATIONAL NOTES:

1. TRASH COLLECTION SHALL OCCUR INSIDE THE BUILDING AT THE SWCP (SOLID WASTE COLLECTION POINT)



1 SITE PLAN
SCALE 1" = 40'-0"



PREPARED FOR:

open door
HOSPITALITY

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PRINT NAME: Kevin V. Kroen
SIGNATURE:
DATE: 02/01/2018 LICENSE #: 00703

SITE PLAN APPLICATION 02/02/2018

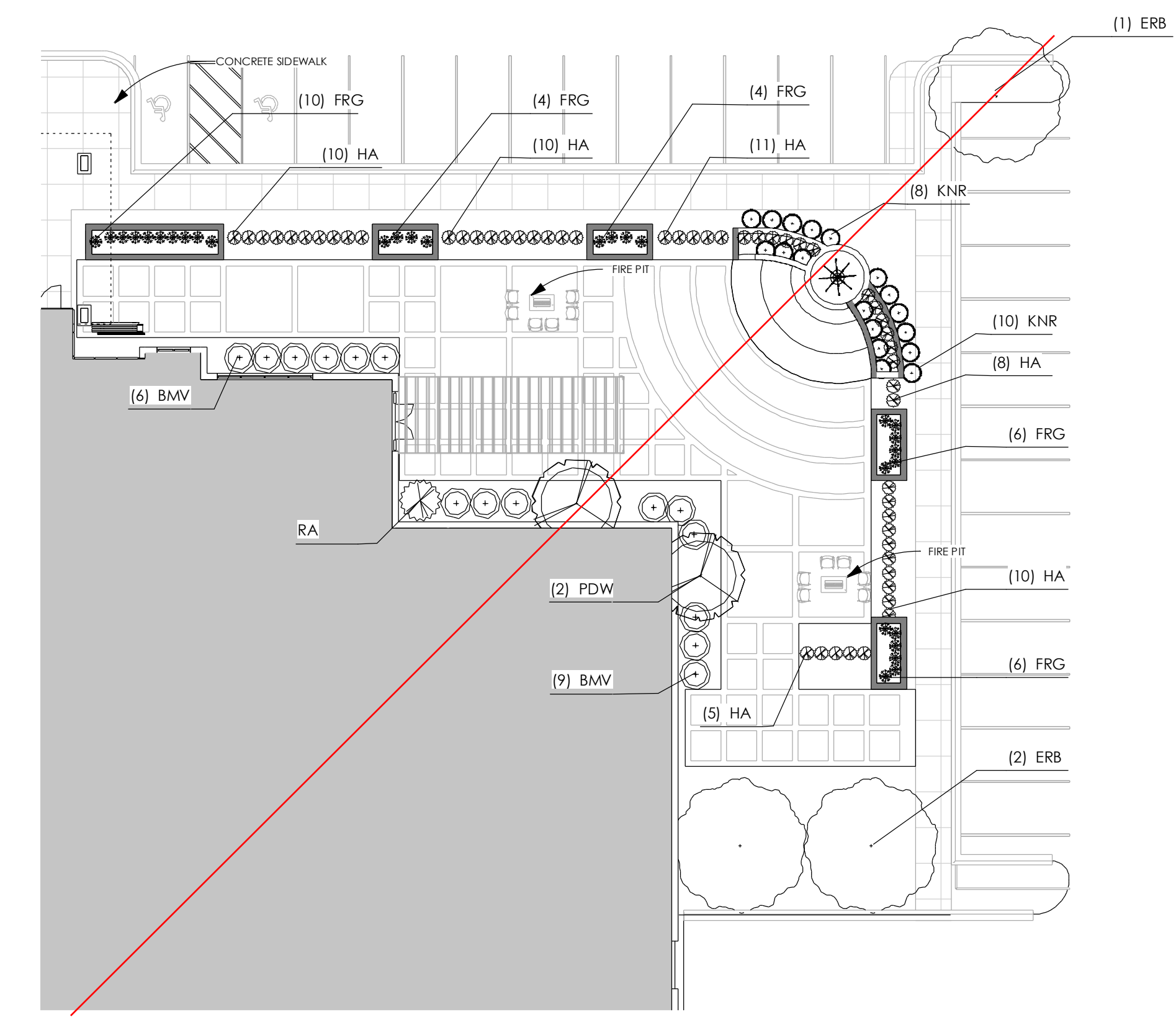
NOT FOR CONSTRUCTION

InterContinental Hotels Group
Location : 19394
Inn Code : ALOCF
Project : 32669

217035

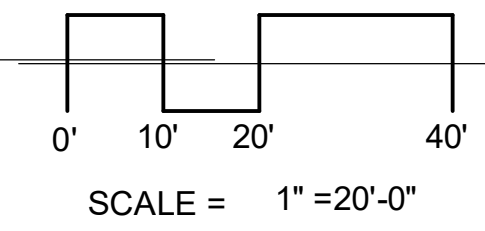
OVERALL SITE PLAN

L-1.0



This area is being updated to reflect sheet L1. There will be an increase in the amount of plants, grass, and shrubs and a decrease in impervious area.

2 Courtyard (2)
 SCALE 1" = 20'-0"

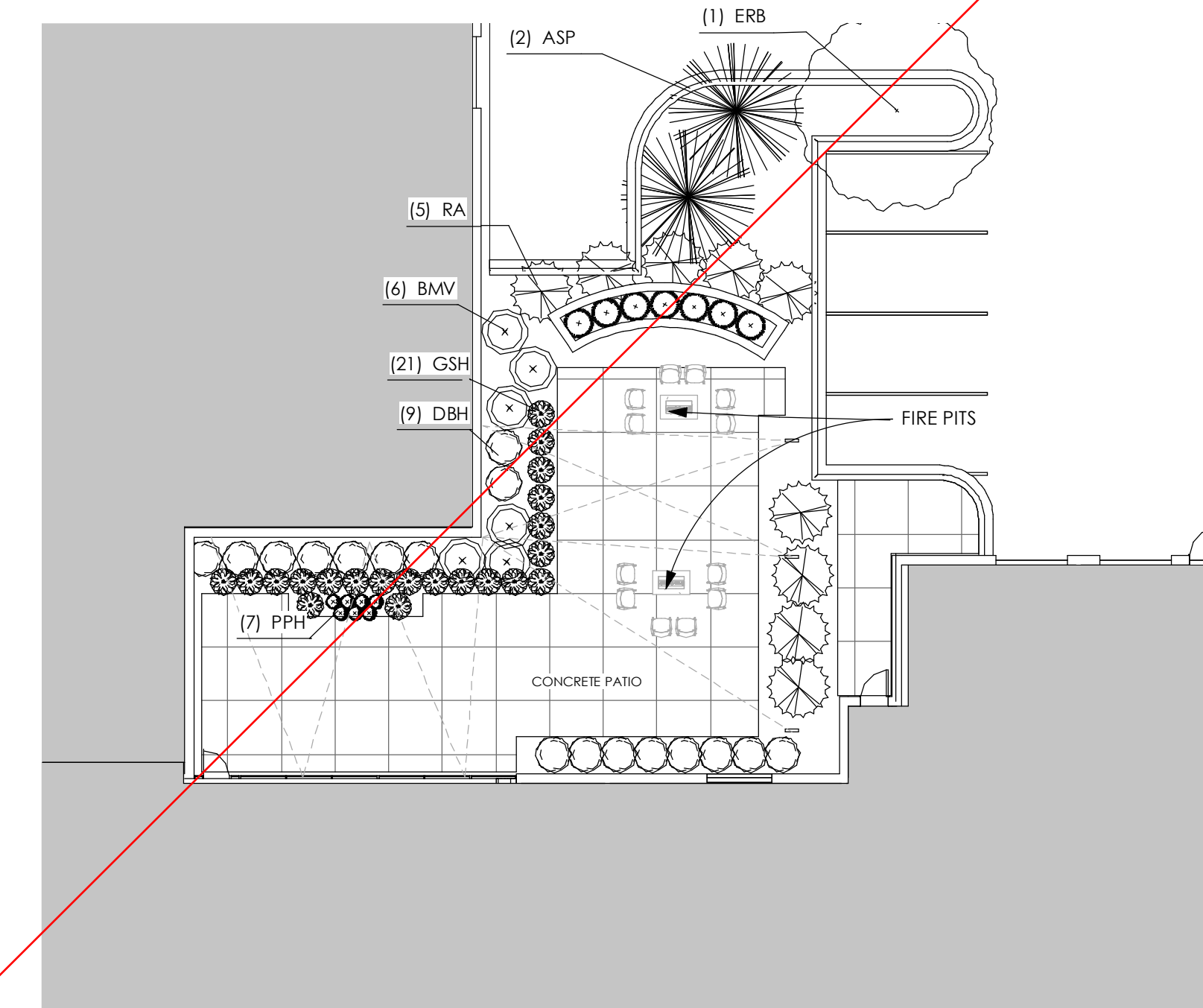


Planting Schedule - Courtyard 1						
Co unt	ID	Common Name	Botanical Name	Size	Points Per Plant	Points Provided
1. Deciduous Tree						
3	ERB	Eastern Redbud	<i>Cercis canadensis</i>	2.5" Caliper Ball and Burlap	80.00	240
3	PDW	Pagoda Dogwood	<i>Cornus alternifolia</i>	6" Tall Ball and Burlap	80.00	240
2. Evergreen Tree						
43	HA	Halmstrup Arborvitae	<i>Thuja occidentalis 'Halmstrup'</i>	#10 Container	10.00	430
3. Shrub						
6	BMV	Blue Muffin Viburnum	<i>Viburnum dentatum 'Christom'</i>	#5 Container	10.00	60
9	KNR	Knock Out	<i>Rosa 'Radrazz'</i>	#5 Container	10.00	90
4. Perennial						
25	FRG	Karl Foerster Feather Reed Grass	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	#5 Container	0.00	0
Grand total:					89	1,060

Planting Schedule - Courtyard 2						
Co unt	ID	Common Name	Botanical Name	Size	Points Per Plant	Points Provided
1. Deciduous Tree						
3	ERB	Eastern Redbud	<i>Cercis canadensis</i>	2.5" Caliper Ball and Burlap	80.00	240
2	PDW	Pagoda Dogwood	<i>Cornus alternifolia</i>	6" Tall Ball and Burlap	80.00	160
2. Evergreen Tree						
54	HA	Halmstrup Arborvitae	<i>Thuja occidentalis 'Halmstrup'</i>	#10 Container	10.00	540
1	RA	Rushmore Arborvitae	<i>Thuja occidentalis 'Rushmore'</i>	#10 Container	10.00	10
3. Shrub						
15	BMV	Blue Muffin Viburnum	<i>Viburnum dentatum 'Christom'</i>	#5 Container	10.00	150
18	KNR	Knock Out	<i>Rosa 'Radrazz'</i>	#5 Container	10.00	180
4. Perennial						
30	FRG	Karl Foerster Feather Reed Grass	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	#5 Container	0.00	0
Grand total:					123	1,280

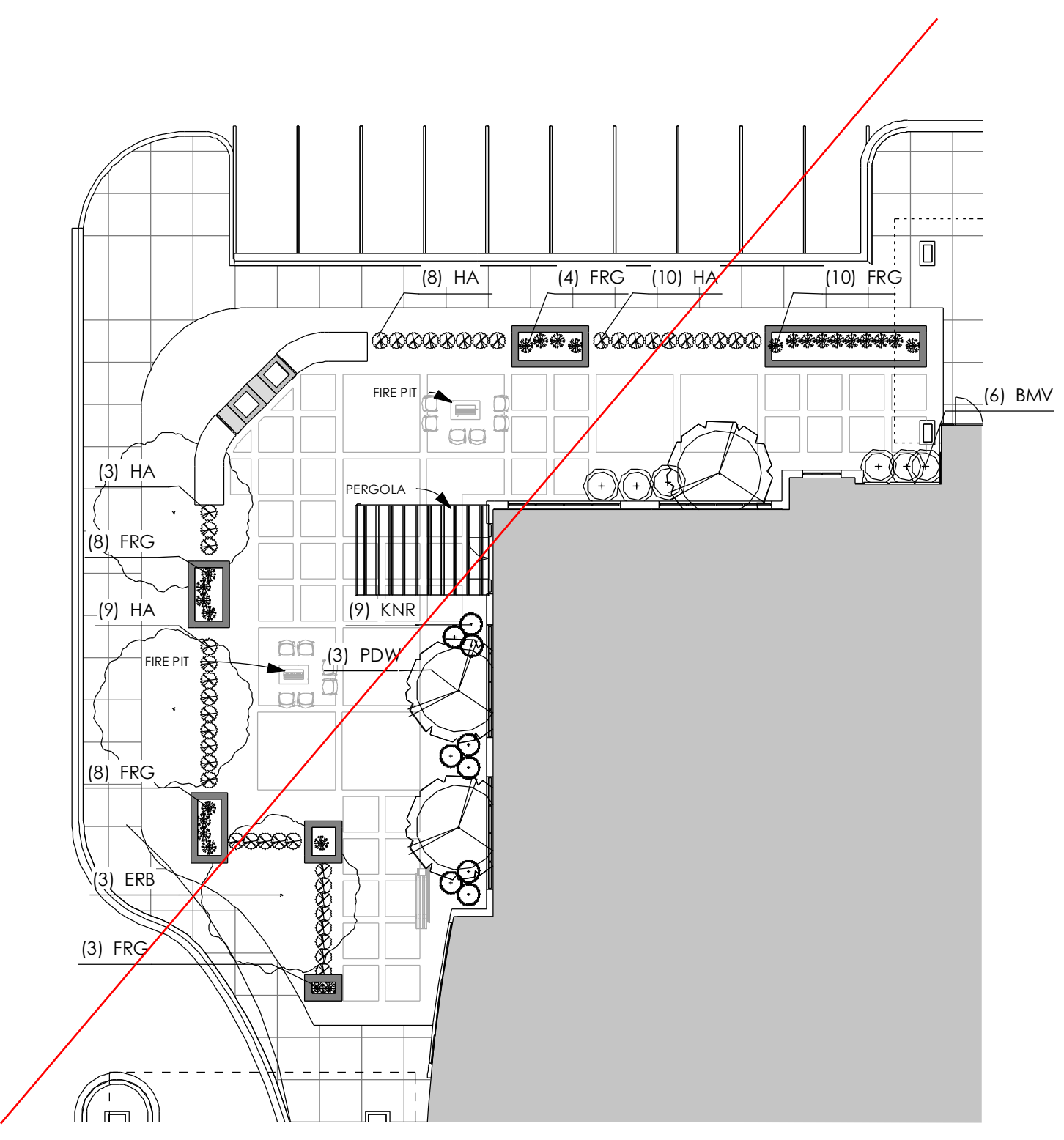
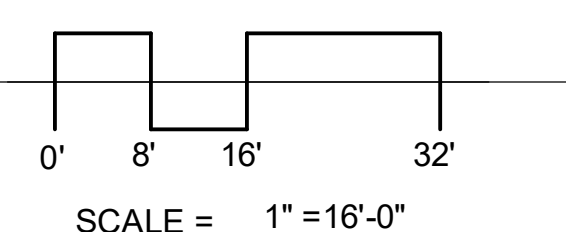
Planting Schedule - Courtyard 3						
Co unt	ID	Common Name	Botanical Name	Size	Points Per Plant	Points Provided
1. Deciduous Tree						
5	ABSC	Autumn Brilliance Serviceberry	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	6" Tall Ball and Burlap	80.00	400
3	ERB	Eastern Redbud	<i>Cercis canadensis</i>	2.5" Caliper Ball and Burlap	80.00	240
4	JME	Japanese Maple Emperor	<i>Acer palmatum 'Wolff'</i>	2 1/2" Caliper Ball and Burlap	40.00	160
2. Evergreen Tree						
13	RA	Rushmore Arborvitae	<i>Thuja occidentalis 'Rushmore'</i>	#10 Container	10.00	130
3. Shrub						
4	AFD	Arctic Fire Dogwood	<i>Cornus stolonifera 'Farrow'</i>	#5 Container	10.00	40
5	BMV	Blue Muffin Viburnum	<i>Viburnum dentatum 'Christom'</i>	#5 Container	10.00	50
4. Perennial						
8	GVH	Hakonechloa Golden Variegated	<i>H. macra 'Aureola'</i>	#1 Container	0.00	0
26	FRG	Karl Foerster Feather Reed Grass	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	#5 Container	0.00	0
45	SFG	Miscanthus Silver Feather Grass	<i>Miscanthus sinensis 'Silverfeder'</i>	#1 Container	0.00	0
99	SDD	Stella De Oro Daylily	<i>Heemerocallis 'Stella De Oro'</i>	#1 Container	0.00	0
Grand total:					212	1,020

Planting Schedule - Courtyard 4						
Co unt	ID	Common Name	Botanical Name	Size	Points Per Plant	Points Provided
1. Deciduous Tree						
1	ERB	Eastern Redbud	<i>Cercis canadensis</i>	2.5" Caliper Ball and Burlap	80.00	80
2. Evergreen Tree						
2	ASP	Austrian Pine	<i>Pinus nigra</i>	6" Tall Ball and Burlap	80.00	160
9	RA	Rushmore Arborvitae	<i>Thuja occidentalis 'Rushmore'</i>	#10 Container	10.00	90
3. Shrub						
6	BMV	Blue Muffin Viburnum	<i>Viburnum dentatum 'Christom'</i>	#5 Container	10.00	60
17	DBH	Dwarf Bush Honeysuckle	<i>Diervilla lonicera</i>	#5 Container	0.00	0
7	KNR	Knock Out	<i>Rosa 'Radrazz'</i>	#5 Container	10.00	70
4. Perennial						
7	PPH	Coral Bells	<i>Heuchera sanguinea</i>	#1 Container	0.00	0
21	GSH	Gold Standard Hosta	<i>Hosta 'Gold Standard'</i>	#1 Container	0.00	0
Grand total:					460	460



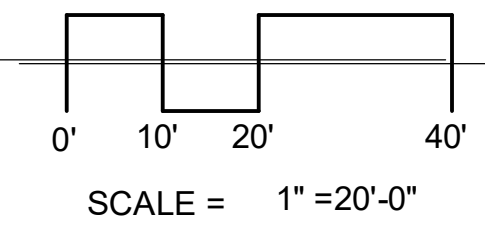
This area is being updated to reflect sheet L1. There will be an increase in the amount of plants and shrubs and an increase in the impervious area by 53 sq. ft.

4 Courtyard (4)
 SCALE 1/16" = 1'-0"

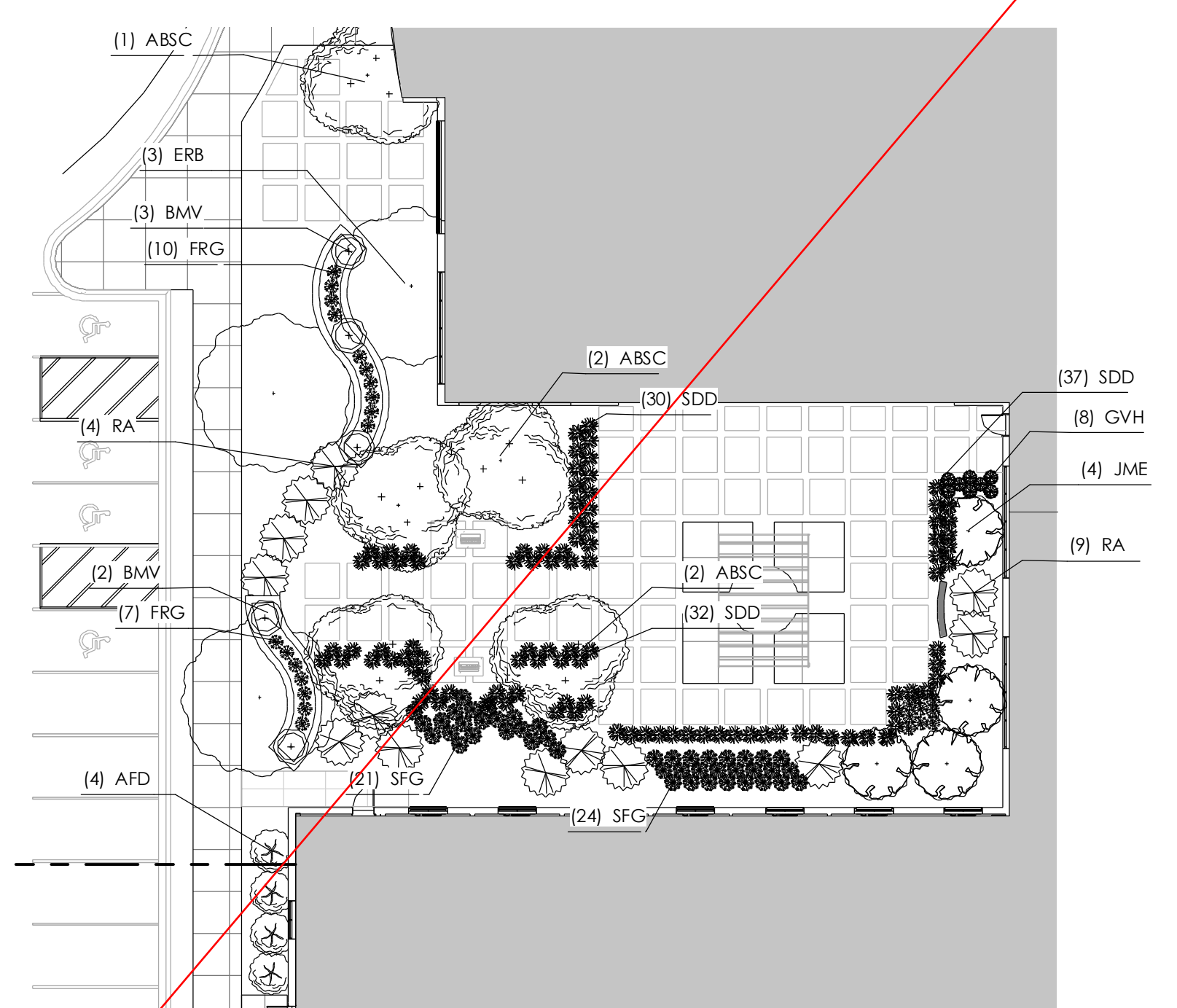


This area is being updated to reflect sheet L1. There will be an increase in the amount of plants, grass, and shrubs and a decrease in impervious area.

1 Courtyard (1)
 SCALE 1" = 20'-0"

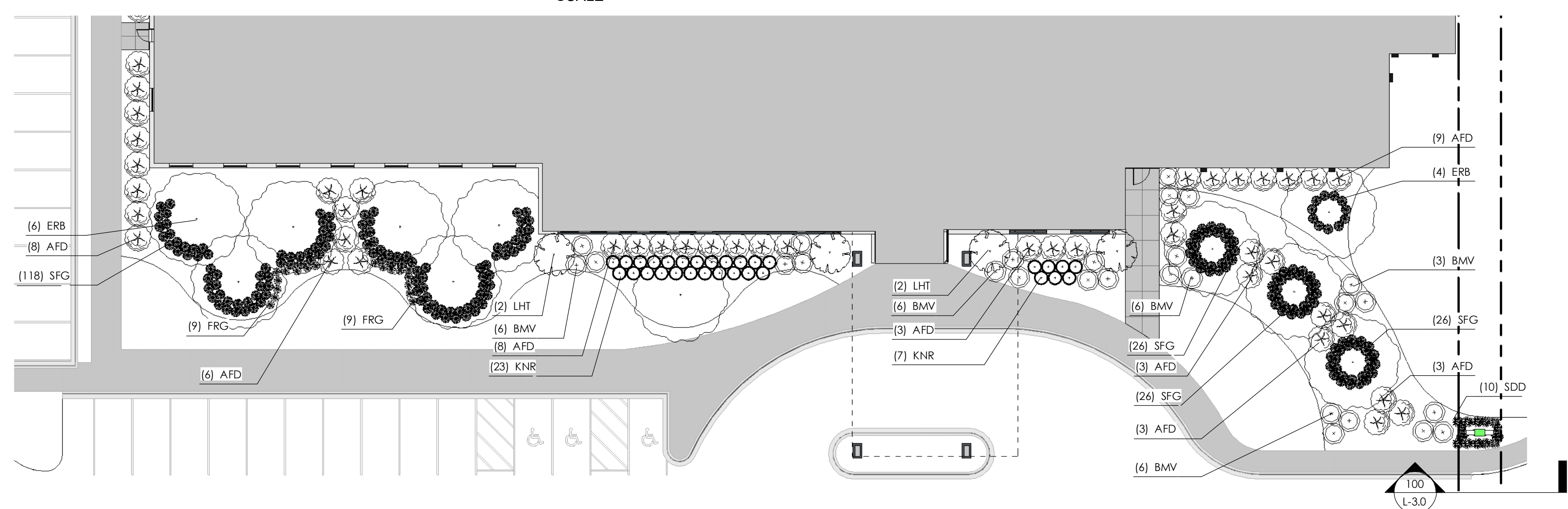
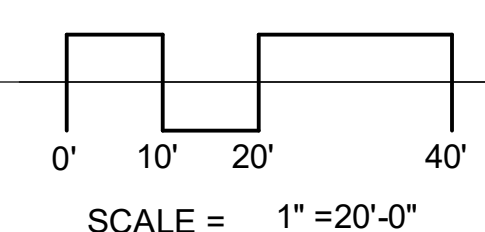


-19-



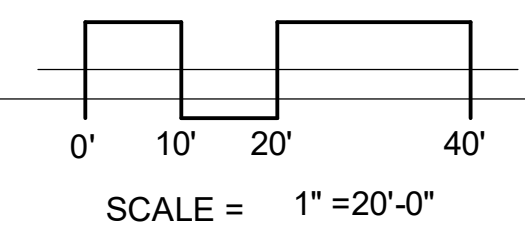
This area is being updated to reflect sheet L1. There will be an increase in the amount of plants, grass, and shrubs and a decrease in impervious area.

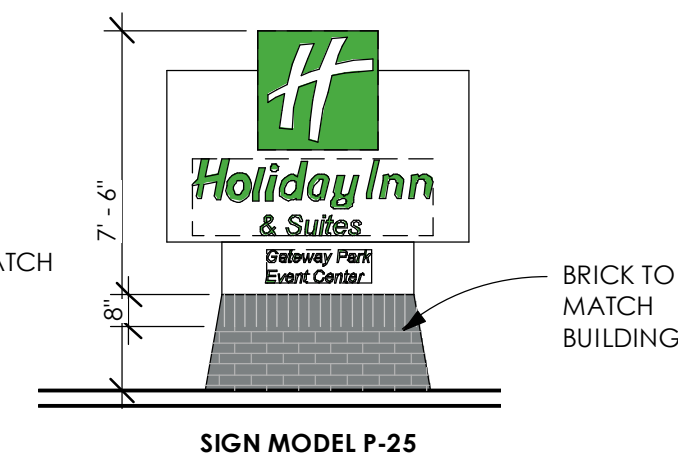
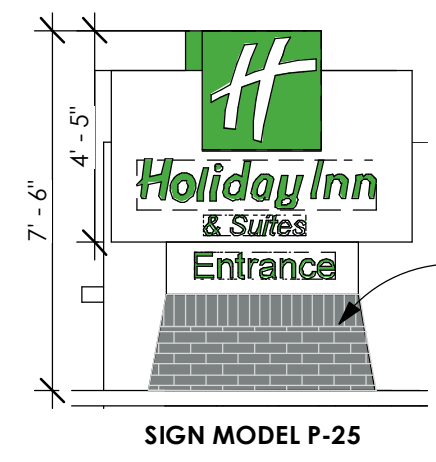
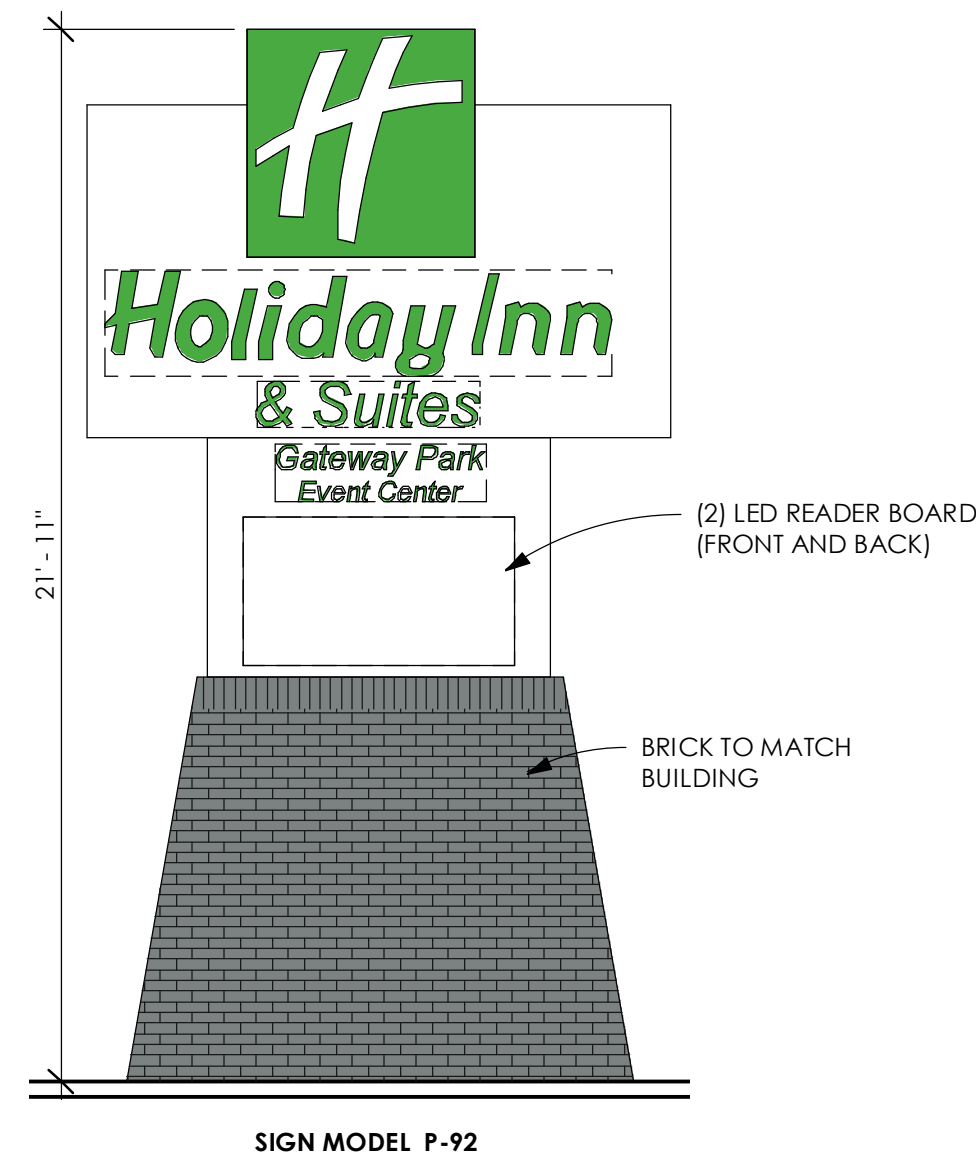
3 Courtyard (3)
 SCALE 1" = 20'-0"



Planting Schedule - Hotel Entrance						
Co unt	ID	Common Name	Botanical Name	Size	Points Per Plant	Points Provided
1. Deciduous Tree						
1	ERB	Eastern Redbud	<i>Cercis canadensis</i>	2.5" Caliper Ball and Burlap	80.00	80
2. Evergreen Tree						
2	ASP	Austrian Pine	<i>Pinus nigra</i>	6" Tall Ball and Burlap	80.00	160
9	RA	Rushmore Arborvitae	<i>Thuja occidentalis 'Rushmore'</i>	#10 Container	10.00	90
3. Shrub						
6	BMV	Blue Muffin Viburnum	<i>Viburnum dentatum 'Christom'</i>	#5 Container	10.00	60
17	DBH	Dwarf Bush Honeysuckle	<i>Diervilla lonicera</i>	#5 Container	0.00	0
7	KNR	Knock Out	<i>Rosa 'Radrazz'</i>	#5 Container	10.00	70
4. Perennial						
7	PPH	Coral Bells	<i>Heuchera sanguinea</i>	#1 Container	0.00	0
21	GSH	Gold Standard Hosta	<i>Hosta 'Gold Standard'</i>	#1 Container	0.00	0
Grand total:					70	460

5 LANDSCAPE PLAN @ HOTEL ENTRANCE
 SCALE 1" = 20'-0"





MONUMENT SIGN AREA			
(SITE SIGNAGE ALLOWED = 250 S.F.)			
MONUMENT SIGN 51 S.F. PER SIGN (1) P-92	=	51 S.F.	
MONUMENT SIGN 16 S.F. PER SIGN (2) P-25	=	32 S.F.	
ENTRANCE MONUMENT SIGN (1) P-25	=	15 S.F.	
TOTAL S.F.	=	98 S.F.	

1 Monument Signs
SCALE 1/4" = 1'-0"

-20-

4-A

**HOLIDAY INN & SUITES -
CONFERENCE CENTER**

CEDAR FALLS, IA



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SIGNATURE:
DATE: 01/08/2018 LICENSE #: 00703

SITE PLAN APPLICATION 01/08/2018

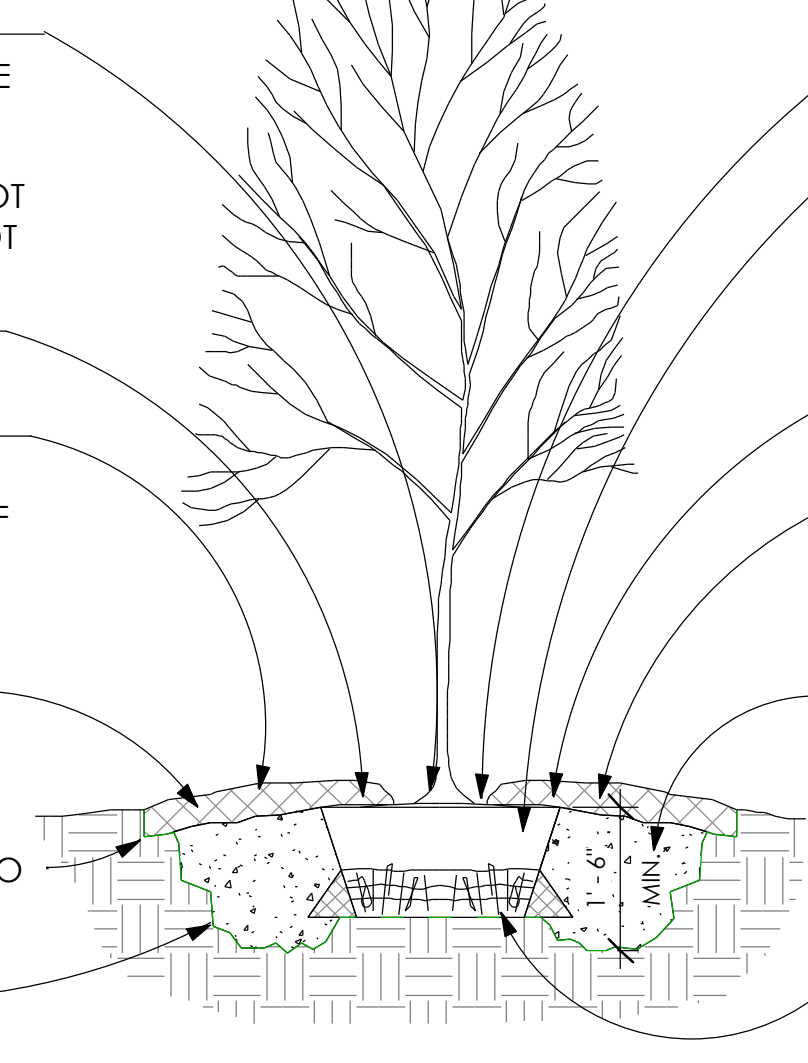
NOT FOR CONSTRUCTION

InterContinental Hotels Group
Location : 19394
Inn Code : ALOCF
Project : 32669

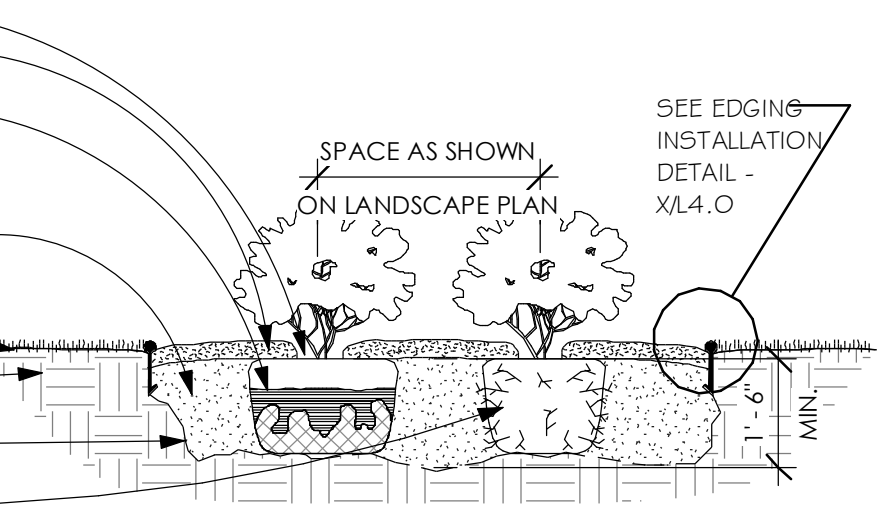
217035

SITE DETAILS

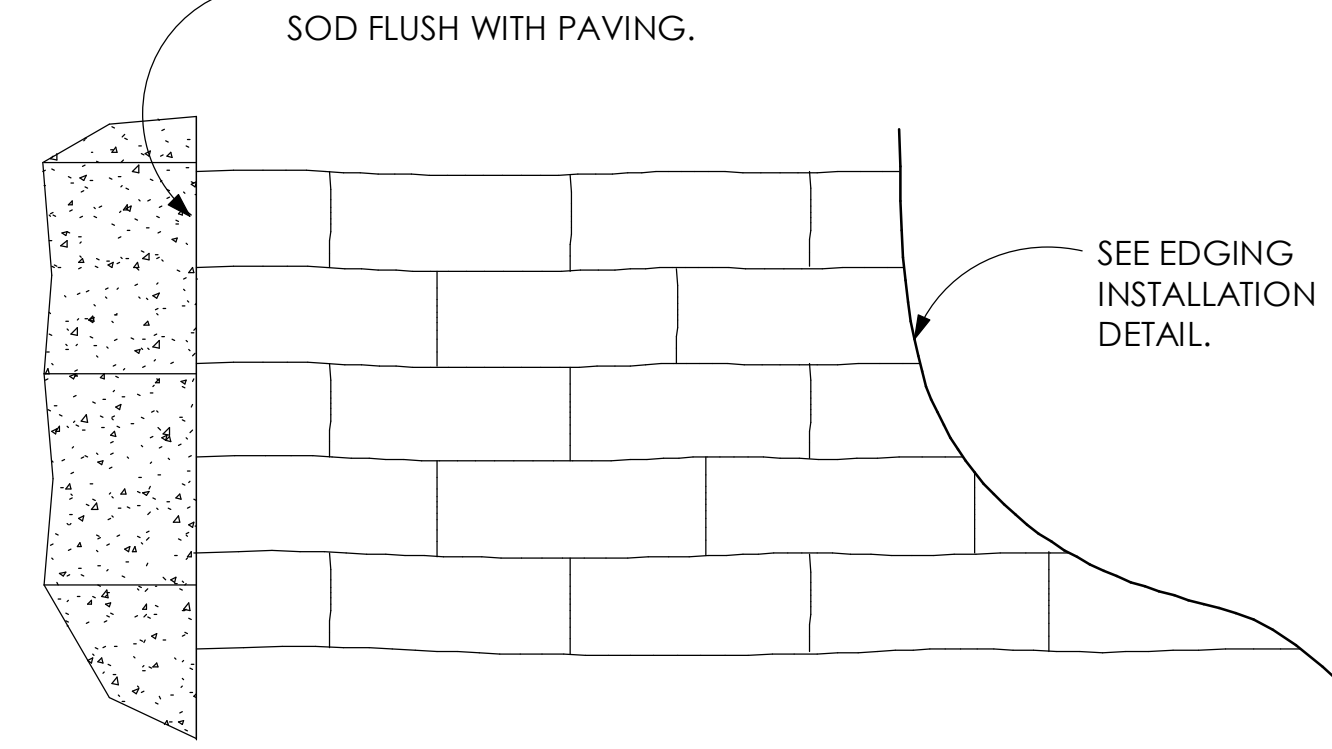
L-3.0

- 
- PLANT TREES SO THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. REJECT TREES IF THE TRUNK FLARE IS NOT VISIBLE. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
 - SET TOP OF ROOT BALL 1-2 IN. HIGHER THAN GRADE.
 - MULCH 4" DEEP IN A 6' DIAMETER RING. KEEP MULCH 4" FROM THE BASE OF THE TREE TRUNK. MAINTAIN WEED FREE FOR A YEAR AFTER PLANTING.
 - WIDTH OF PLANTING HOLE = MIN 2x THE WIDTH OF THE ROOT BALL. WIDER IF POSSIBLE.
 - TRENCHED/NATURAL EDGE TO HOLD MULCH IN PLACE AND TO SEPARATE FROM TURF.
 - SCARIFY EDGES OF BACKFILL.
 - MAINTAIN A 4" RADIUS BETWEEN THE TRUNK AND MULCH.
 - REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP 1/3 OF ROOT BALL. CUT WIRE BASKET IN 4 PLACES AND FOLD AWAY FROM THE ROOT BALL.
 - 4 IN. HIGH EARTH SAUCER BEYOND EDGE OF ROOT BALL.
 - TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT.
 - BACKFILL WITH A 1/2 EXISTING SOIL AND 1/2 WELL COMPOSTED ORGANIC MATTER MIXTURE. ALWAYS MAINTAIN 50% NATIVE SOIL UNLESS OTHERWISE NOTED (IN THE CASES OF EXTREMELY COMPACTED OR POLLUTED SITES).
 - SET ROOT-BALL ON FIRM PAD AT THE BOTTOM OF WHOLE.
- NOTES:**
- PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE CROWN.
 - STAKE AND WRAP TREES ONLY IF DIRECTED BY LANDSCAPE ARCHITECT. SEE STAKING AND/OR WRAPPING DETAILS AS NEEDED.
 - LOCATE PLANTS AS DIRECTED ON LANDSCAPE PLAN.
 - MAKE SURE PLANTING BED SOIL IS LOOSENEED AND NOT TOO WET PRIOR TO PLANTING AND AVOID SOIL COMPACTION DURING PLANTING.
 - MULCH LAYER TO EVENLY COVER THE ENTIRE BED AREA 4"-6" THICK. MAINTAIN A 4" RADIUS BETWEEN MULCH AND TRUNK.
 - NO SUBSTITUTIONS OF PLANTS OR ADJUSTMENTS TO PLANT LOCATIONS, WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.

1 B&B TREE PLANTING
SCALE 1/2" = 1'-0"

- 
- MAINTAIN 4-6" RADIUS BETWEEN PLANT AND MULCH
 - 4" DEEP WALNUT HARDWOOD MULCH
 - B&B STOCK - REMOVE BURLAP FROM 1/3 OF ROOT BALL
 - BACKFILLED SOIL WITH WELL COMPOSTED ORGANIC MATTER (MAINTAIN A MIN. 50% EXISTING SOIL)
 - FINISH GRADE UNDISTURBED SOIL
 - SCARIFY EDGES OF BACKFILL AREA
 - POTTED STOCK - SCARIFY EDGES OF ROOT BALL BEFORE PLANTING
 - SPACE AS SHOWN ON LANDSCAPE PLAN
 - SEE EDGING INSTALLATION DETAIL - XL4.0
- NOTES:**
- AVOID PLANTING IN WET OR SATURATED SOIL TO PREVENT SOIL COMPACTION DURING PLANTING.
 - MULCH LAYER TO EVENLY COVER THE ENTIRE BED AREA, EXCEPT KEEP MULCH 4" FROM BASE OF SHRUB BRANCHES.
 - SPACING BETWEEN PLANTS AS DIRECTED ON LANDSCAPE PLAN.
 - MAKE SURE PLANTING BED SOIL IS LOOSENEED AND NOT TOO WET PRIOR TO PLANTING AND AVOID SOIL COMPACTION DURING PLANTING.
 - SPACING BETWEEN PLANTS AS INDICATED ON LANDSCAPE PLAN.
 - USE WOVEN GEO-TEXTILE FILTER FABRIC WHEN USING ROCK OR INORGANIC MULCHES.
 - NO SUBSTITUTIONS OF PLANTS OR ADJUSTMENTS TO PLANT LOCATIONS, WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.

2 SHRUB PLANTING
SCALE 3/8" = 1'-0"

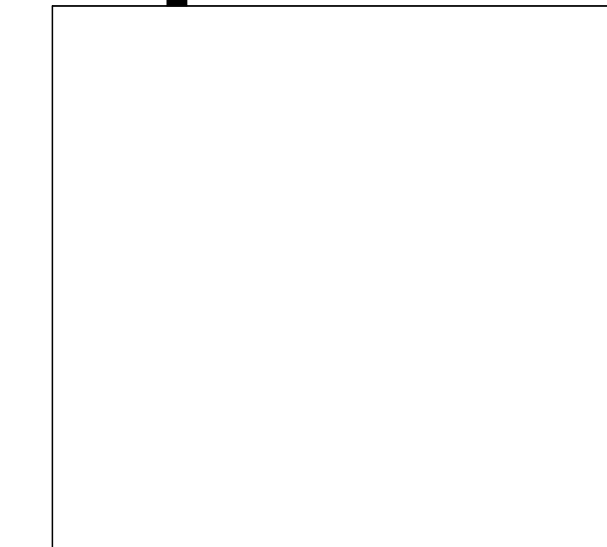
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- PAVING EDGE - START SOD FLUSH WITH PAVING.
 - SEE EDGING INSTALLATION DETAIL.
- NOTES:**
- TILL TO A DEPTH OF 4-6"; ADD TOPSOIL IS NONE IS PRESENT ON SITE, AND AMEND SOIL ACCORDING TO SOIL TEST.
 - REMOVE ALL DEBRIS.
 - SMOOTH AND DO A FINAL GRADING AWAY FROM BUILDINGS, FILL ANY LOW SPOTS, AND 1" BELOW HARD SURFACE AREAS (SIDEWALKS, DRIVEWAYS, CURBS, ETC.).
 - ROLL SOIL SURFACE LIGHTLY.
 - WATER SOIL SURFACE, SO IT IS MOIST BEFORE LAYING SOD.
 - SOD ACROSS SLOPE NOT DOWN SLOPE.
 - STAGGER SOD SO SEAMS DO NOT LINE UP TO PREVENT WASHOUTS.
 - PLACE SOD WITH SEAMS FLUSH AGAINST EACH OTHER, LEAVING NO GAPS BETWEEN ROLLS.
 - COMPRESS SOD WITH WEIGHTED ROLLER AND WATER AFTER LAYING IT.
 - SOD DISTURBED AREAS AND OTHER AREAS AS DIRECTED.

3 SOD INSTALLATION
SCALE 1/4" = 1'-0"

PREPARED FOR:

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 PRINT NAME: Gary Fischer
 SIGNATURE:
 DATE: 05/11/16 LICENSE #: 23560

Revisions & Addendums
 PERMIT SET 00/00/2016



SITE PLAN APPLICATION 02/02/2018
 PERMIT PACKAGE #1 03/24/2018
 (Architectural For Reference Only)

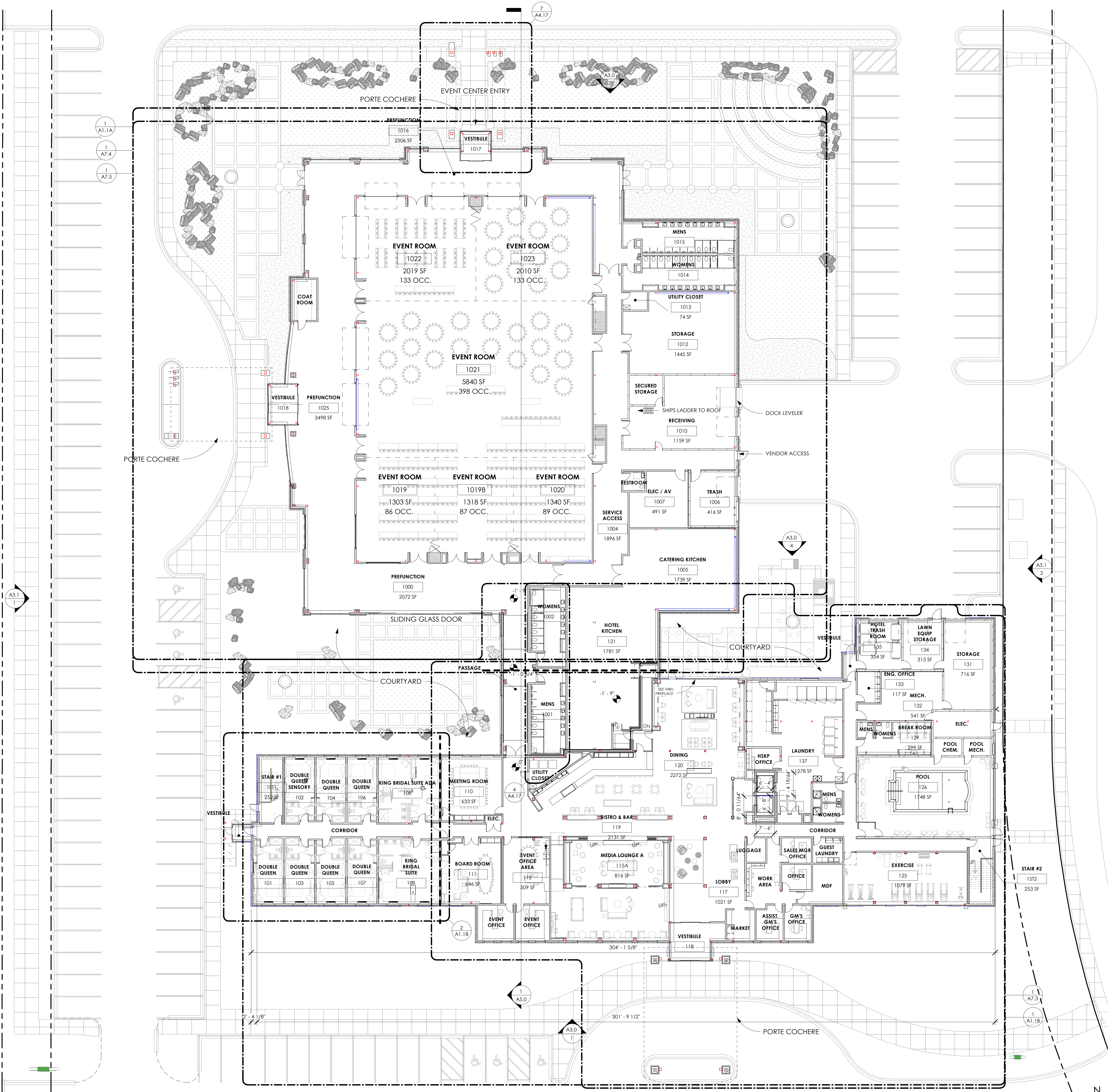
NOT FOR CONSTRUCTION

InterContinental Hotels Group
 Location : 19394
 Inn Code : ALOCF
 Project : 32669

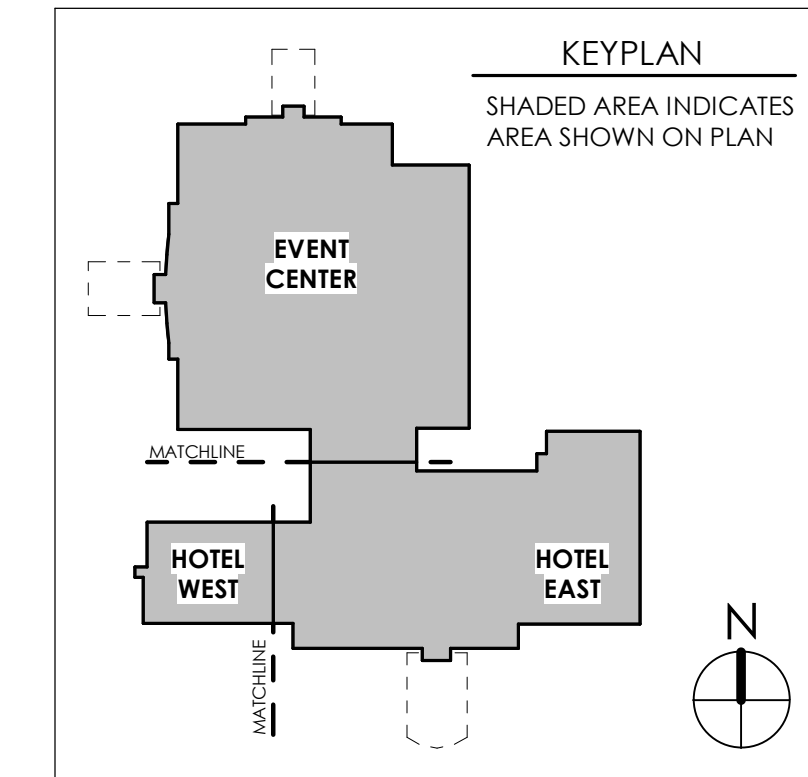
217035A

**OVERALL FIRST
FLOOR PLAN**

A1.0



1 OVERALL FIRST FLOOR PLAN
 SCALE 1/16" = 1'-0"



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 CEDAR FALLS, IOWA 50613

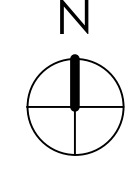


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PRINT NAME: Gary Fischer
 SIGNATURE:
 DATE: 01/20/2018 LICENSE #: 3985
 SITE PLAN APPLICATION 01/08/2018



1 2ND THRU 4TH FLOOR PLAN
 SCALE 1/8" = 1'-0"



INSTRUCTION

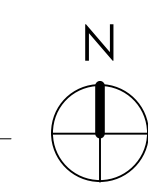
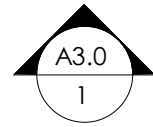
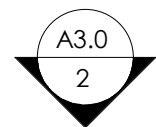
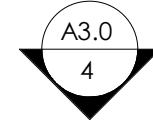
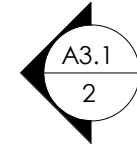
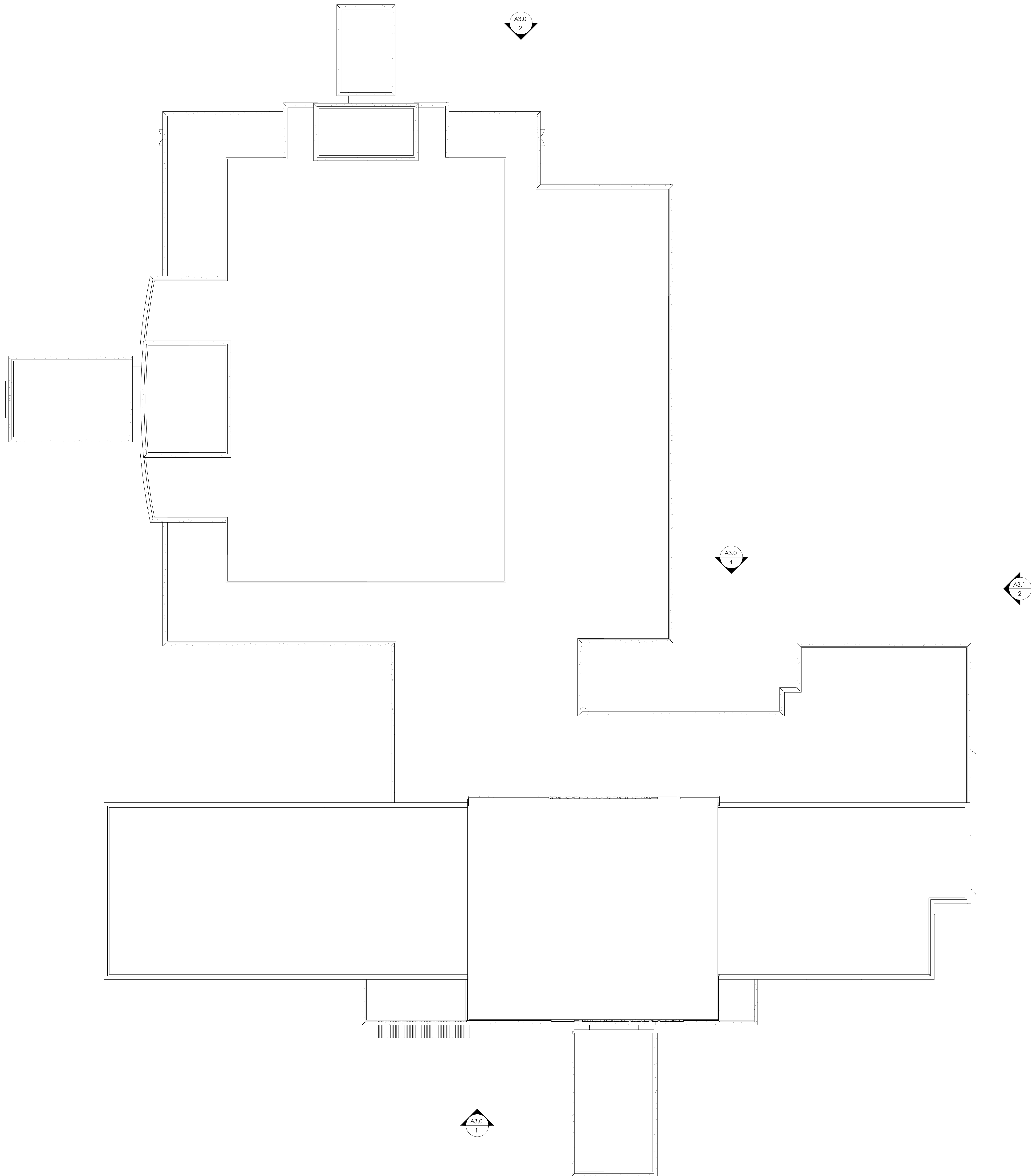
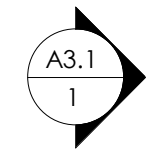
Item 4.A.

InterContine
 Locator
 Inn Cod
 Project

2ND FLOC

A1.1

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1 Overall Roof Plan
SCALE 1/16" = 1'-0"

4-A.

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CEDAR FALLS, IOWA 50613



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PRINT NAME: Gary Fischer
SIGNATURE:
DATE: 01/08/2018 LICENSE #: 3965

SITE PLAN APPLICATION 01/08/2018

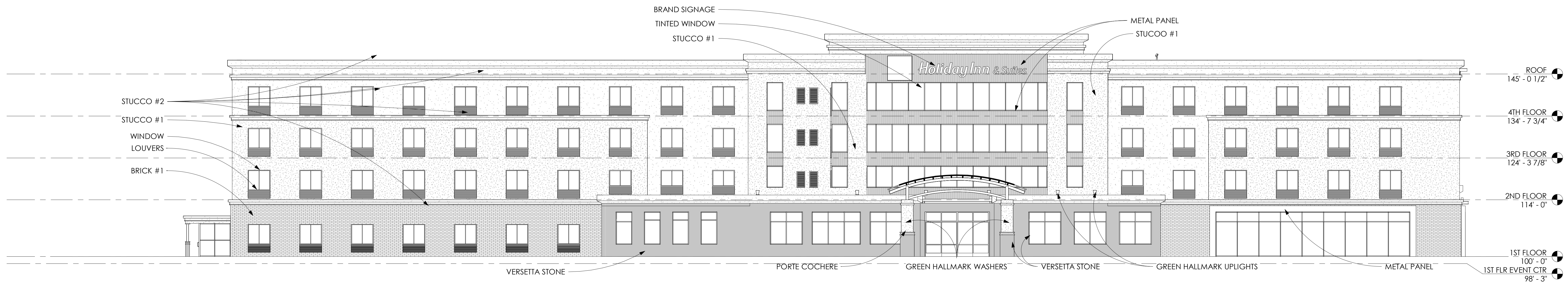
NOT FOR CONSTRUCTION

InterContinental Hotels Group
Location : 19394
Inn Code : ALOCF
Project : 32669

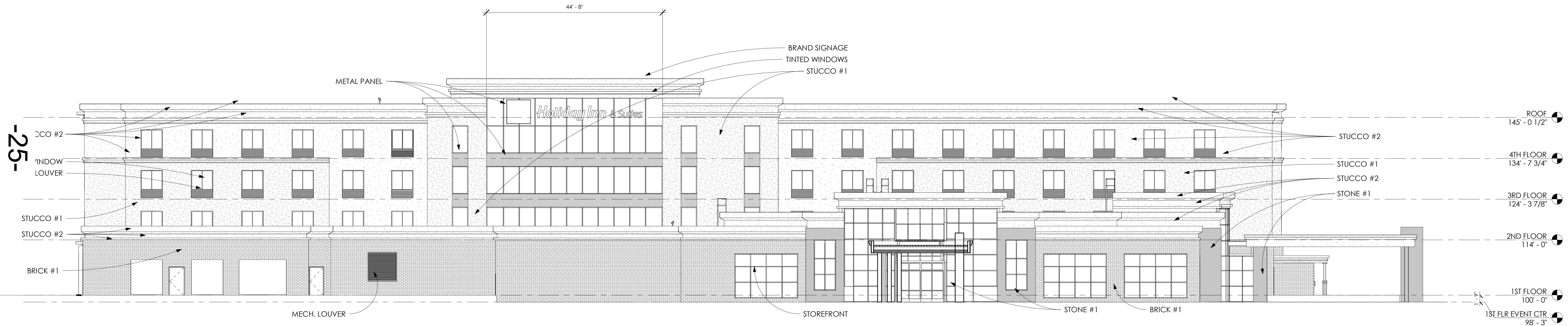
217035A

OVERALL ROOF PLAN

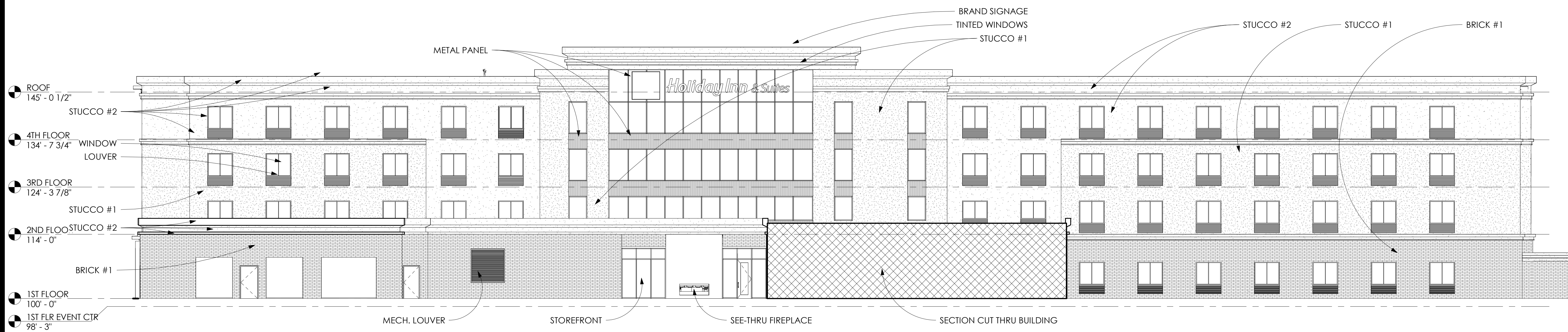
A1.2



1 South Elevation
 SCALE 3/32" = 1'-0"



2 North Elevation
 SCALE 3/32" = 1'-0"



4 Hotel North Elevation
 SCALE 3/32" = 1'-0"

EXTERIOR FINISH SCHEDULE	
BRICK #1: MANUFACTURER: SIOUX CITY BRICK TYPE: UTILITY COLOR: FINE ART VELOUR SIZE: 4"x4"x12"	28.5%
STONE #1: MANUFACTURER: VERSETTA STONE TYPE: LEDGESTONE COLOR: NORTHERN ASH	7.5%
STUCCO #1: MANUFACTURER: DRYVIT FINISH: SANDBLAST COLOR: 616 KINGS GRAY	30%
STUCCO #2: MANUFACTURER: STO CORP. FINISH: QUARZPUTZ COLOR: 306 SNOW WHITE	27.2%
METAL PANEL: MANUFACTURER: FIRESTONE TYPE: ACM FLUSH METAL PANEL COLOR: MATTE BLACK	6.8%

PREPARED FOR:

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 PRINT NAME: Gary Fischer
 SIGNATURE: _____
 DATE: 02/01/2018 LICENSE #: 3965

SITE PLAN APPLICATION 02/02/2018

INSTRUCTION

Item 4-A

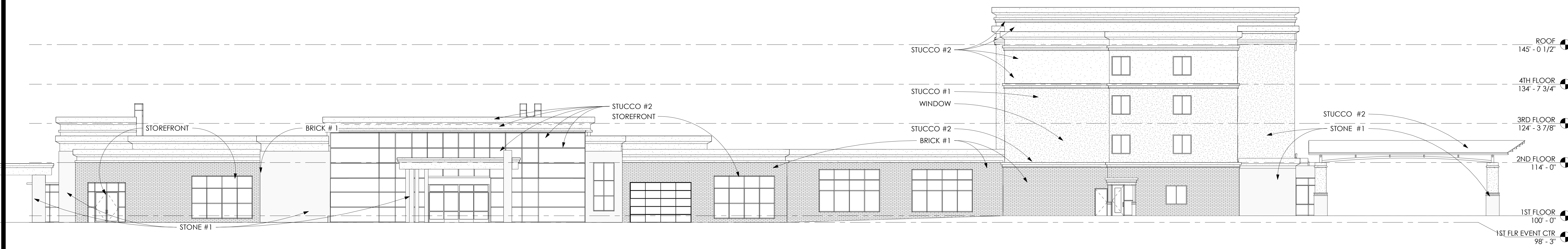
InterContinental
 Location : 193
 Inn Code : ALC
 Project : 326

217

EXTERIOR

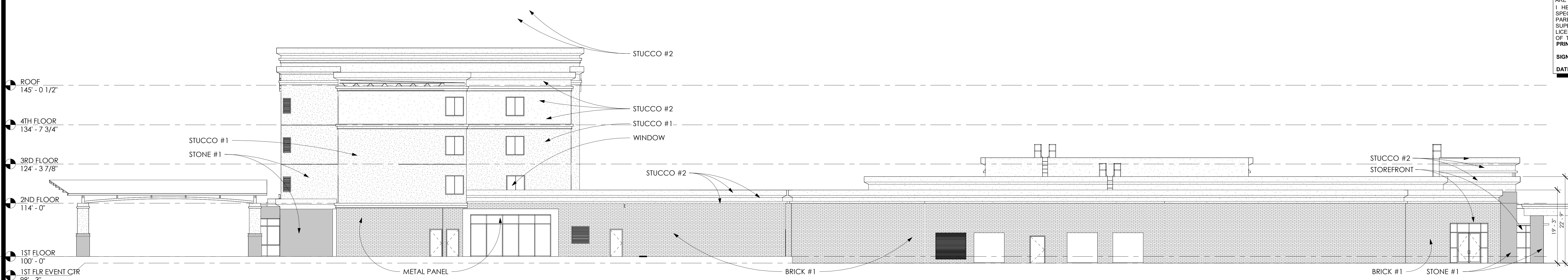
A3.0

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1 West Elevation
SCALE 3/32" = 1'-0"

-26-



2 East Elevation
SCALE 3/32" = 1'-0"

PREPARED FOR:

RUSSELL

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PRINT NAME: Gary Fischer
SIGNATURE:
DATE: 02/01/2018 LICENSE #: 3966

SITE PLAN APPLICATION 02/02/2018

NOT FOR CONSTRUCTION

InterContinental Hotels Group
Location : 19394
Inn Code : ALOCF
Project : 32669

217035A

EXTERIOR ELEVATION

A3.1

POWER & COMMUNICATION LEGEND

- ⊕ 120V DUPLEX OUTLET
- ⊕ 120V QUAD OUTLET
- ⊕ 240 VOLT RECEPTACLE
- ▽ DATA/COMMUNICATIONS OUTLET
- ▽ TELEPHONE OUTLET
- ▽ TELEVISION OUTLET
- ▽ DATA/TV COMBO OUTLET
- ▽ TELE/TV OUTLET
- ⊕ FLOOR OUTLET
- ⊕ JUNCTION BOX
- ⊕ PUSHBUTTON STATION
- ⊕ SPEAKER
- ⊕ TIME CLOCK
- ⊕ NURSE CALL PULL STATION
- ⊕ MOTOR CONNECTION
- ⊕ ELECTRICAL DISCONNECT
- ⊕ ELECTRICAL STARTER DISCONNECT
- ⊕ ELECTRICAL CONNECTION W/NON-FUSED DISCONNECT
- ⊕ ELECTRICAL CONNECTION W/FUSED DISCONNECT
- ⊕ ELECTRICAL CONNECTION W/WEATHER PROOF DISCONNECTS
- ⊕ ELECTRICAL CONNECTION W/20A SWITCH FUSE
- ⊕ PANELBOARD
- ⊕ THERMOSTAT MOUNTED AT 48" A.F.F.
- EX INDICATES EXISTING DEVICE
- RL INDICATES RELOCATED DEVICE
- ⊕ NURSE CALL LIGHT

LIGHTING LEGEND

- ⊕ RECESSED 2x4 FLUORESCENT FIXTURE
- ⊕ RECESSED 2x2 FLUORESCENT FIXTURE
- ⊕ INDICATES NIGHTLIGHT FIXTURE
- ⊕ INDICATES EMERGENCY FIXTURE
- ⊕ INDICATES EMERGENCY/NIGHTLIGHT FIXTURE
- ⊕ SURFACE MOUNT 1x4 FLUORESCENT FIXTURE
- ⊕ HIGH BAY 2x4 FLUORESCENT FIXTURE
- ⊕ SURFACE WALL MOUNTED FLUORESCENT FIXTURE
- ⊕ SURFACE CEILING MOUNT FLUORESCENT FIXTURE
- ⊕ RECESSED DOWNLIGHT
- ⊕ SURFACE WALL MOUNTED FIXTURE
- ⊕ SURFACE MOUNTED FIXTURE
- ⊕ SURFACE MOUNTED PENDANT FIXTURE
- ⊕ OUTSIDE POLE-MOUNT LIGHT FIXTURE
- ⊕ EXTERIOR GROUND MOUNTED LIGHT FIXTURE
- ⊕ EMERGENCY LIGHTING FIXTURE
- ⊕ LED EXIT SIGN-SHADED AREA INDICATES ILLUMINATED FACE
- ⊕ LED EXIT/EMERGENCY SIGN-SHADED AREA INDICATES ILLUMINATED FACE
- ⊕ EXTERIOR EMERGENCY EGRESS LIGHT
- ⊕ SINGLE POLE SWITCH
- ⊕ 2-POLE SWITCH
- ⊕ 3-WAY SWITCH
- ⊕ 4-WAY SWITCH
- ⊕ SWITCH W/PILOT LIGHT
- ⊕ WALL MOUNTED SINGLE LEVEL OCCUPANCY SENSOR
- ⊕ WALL MOUNTED DUAL LEVEL OCCUPANCY SENSOR
- ⊕ CEILING MOUNTED OCCUPANCY SENSOR
- NL INDICATES FIXTURE TO REMAIN ON FOR SECURITY PURPOSES
- A,B INDICATES LIGHT FIXTURE SWITCH-LEGS
- P-X INDICATES PANEL AND CIRCUIT NUMBER
- ⊕ INDICATES LIGHT FIXTURE TYPE
- EX INDICATES EXISTING FIXTURE
- RL INDICATES RELOCATED FIXTURE
- TC INDICATES FIXTURE CONTROLLED BY TIMELOCK
- EM INDICATES EMERGENCY FIXTURE

SITE NOTES

1. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR A COMPLETE AND FUNCTIONAL ELECTRICAL SYSTEM.
2. MATERIALS AND INSTALLATION SHALL COMPLY WITH CODES, UTILITY REQUIREMENTS, LAWS AND ORDINANCES OF FEDERAL, STATE, OSHA AND LOCAL GOVERNING BODIES HAVING JURISDICTION.
3. THE CONTRACTOR SHALL COMPLY WITH ALL CODES AND STANDARDS APPLICABLE TO THIS PROJECT THAT ARE LISTED BUT NOT LIMITED TO: NEC, NFPA, NEMA, ANSI, IES, IEEE, NFPA LIFE SAFETY 101, ASHRAE 90.1, IECC ENERGY CODE AND IBC BUILDING CODE.
4. PRIOR TO ANY DIGGING, TRENCHING, ETC. CONTACT ALL LOCAL UTILITY COMPANIES AND MUNICIPALITIES AND CONFIRM EXACT LOCATIONS OF ALL EXISTING UTILITIES.
5. MATERIALS AND EQUIPMENT SHALL BE LISTED AND/OR LABELED BY UL OR ANOTHER NATIONALLY RECOGNIZED TESTING LABORATORY.
6. ALL MATERIAL, EQUIPMENT, WIRING DEVICES, ETC SHALL BE NEW, UNLESS SPECIFICALLY NOTED AS EXISTING TO BE REUSED.
7. ALL MATERIALS AND EQUIPMENT SHALL BE STORED, HANDLED, ERECTED, INSTALLED, CONNECTED, CLEANED, ADJUSTED, TESTED, CONDITIONED AND PLACED IN SERVICE IN ACCORDANCE WITH THE MANUFACTURERS DIRECTIONS AND RECOMMENDATIONS.
8. COORDINATE THE UTILITY COMPANY SERVICE FEEDS AND INSTALLATION.
9. ALL POLE FIXTURES TO BE LOCATED 4" AWAY FROM EDGE OF CURB.
10. ALL EXTERIOR LIGHT FIXTURES TO BE CONNECTED TO A COMMON EQUIPMENT GROUND. USE #8, TYPE THWN.
11. ALL CIRCUIT TO BE PLACED IN 1" CONDUITS UNLESS OTHERWISE NOTED. CIRCUIT TO USE COPPER WIRE, TYPE THWN.
12. THE CONTROLLING LIGHTING CONTACTORS SHALL BE MOUNTED INSIDE THE BUILDING WITH TIME-CLOCK CONTROL & REMOTE PHOTOCELLS LOCATED ON THE EXTERIOR SIDE OF THE BUILDING WALL. INSTALL PHOTOCELLS AT LOCATIONS WHERE BUILDING OR OTHER OBSTRUCTIONS WILL NOT INTERFERE WITH THEIR PROPER OPERATION. FINAL BRANCH CIRCUIT SUPPLY CONNECTIONS WILL BE PROVIDED BY THE BUILDING ELECTRICAL CONTRACTORS.
13. MIN. BURIAL DEPTH FOR THE LIGHTING CIRCUIT SHALL BE 24". A SLIGHT DECREASE IN DEPTH IS ALLOWED WITHIN 10' OF THE POLES.
14. VERIFY CONSTRUCTION AREAS ON OTHER SITE PLANS FOR POTENTIAL OBSTACLES AND CONSTRUCTION LIMITS.

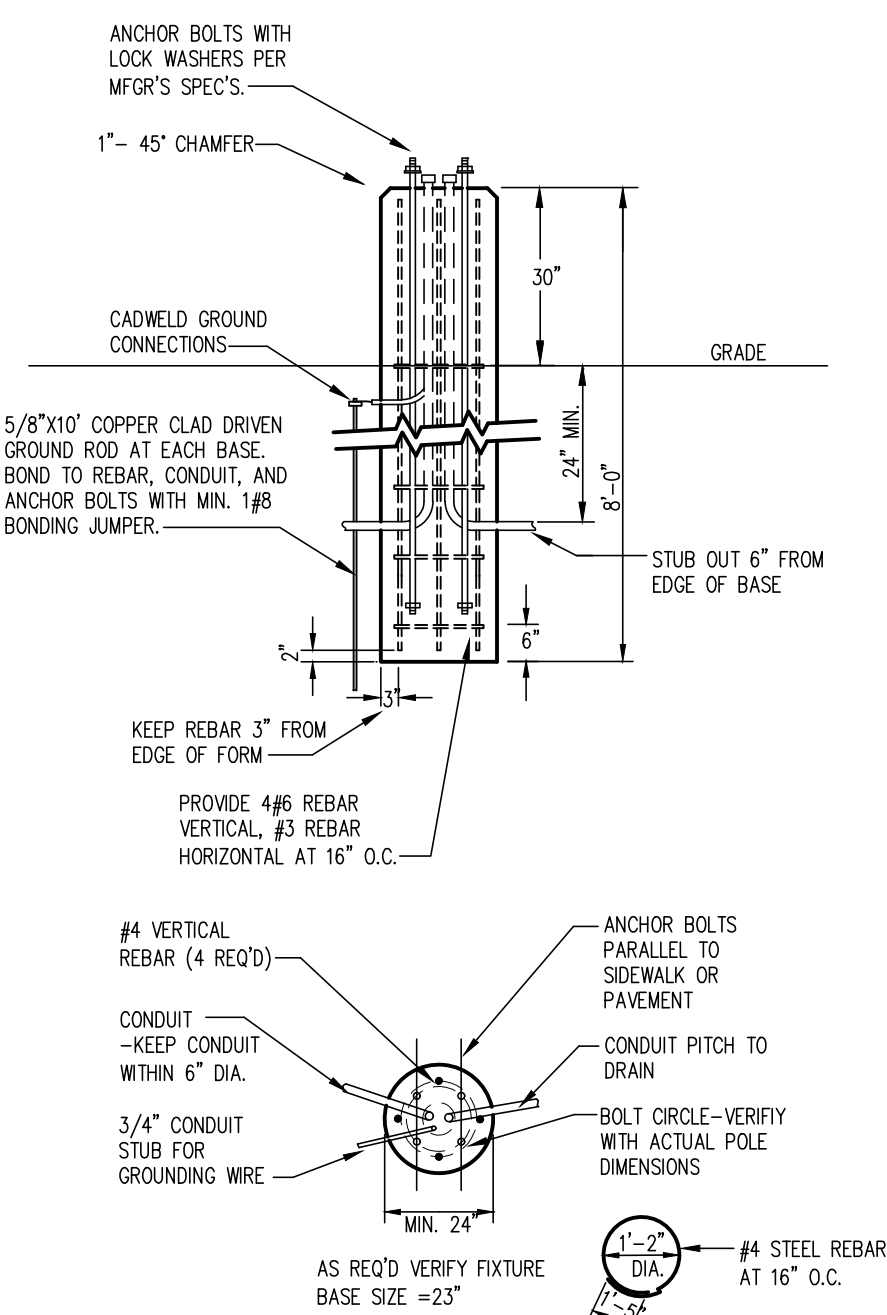
ELECTRIC GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL ELECTRICAL CODES.
2. ENERGY CODE WILL BE IN ACCORDANCE WITH ASHRAE 90.1 2010.
3. COORDINATE WORK WITH ALL OTHER TRADES.
4. EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
5. ALL WIRING SHALL BE INSTALLED IN APPROVED RACEWAYS.
6. ALL EQUIPMENT GROUNDING CONDUCTORS SHALL BE INSTALLED AT ALL LOCATIONS.
7. ALL MEASUREMENTS TO TOP OF BOX. RECEPTACLES SHALL BE 20" A.F.F. SWITCHES SHALL BE 48" A.F.F.
8. GFI PROTECT ALL RECEPTACLES WITHIN 6' OF EVERY SINK.

LIGHTING FIXTURE SCHEDULE

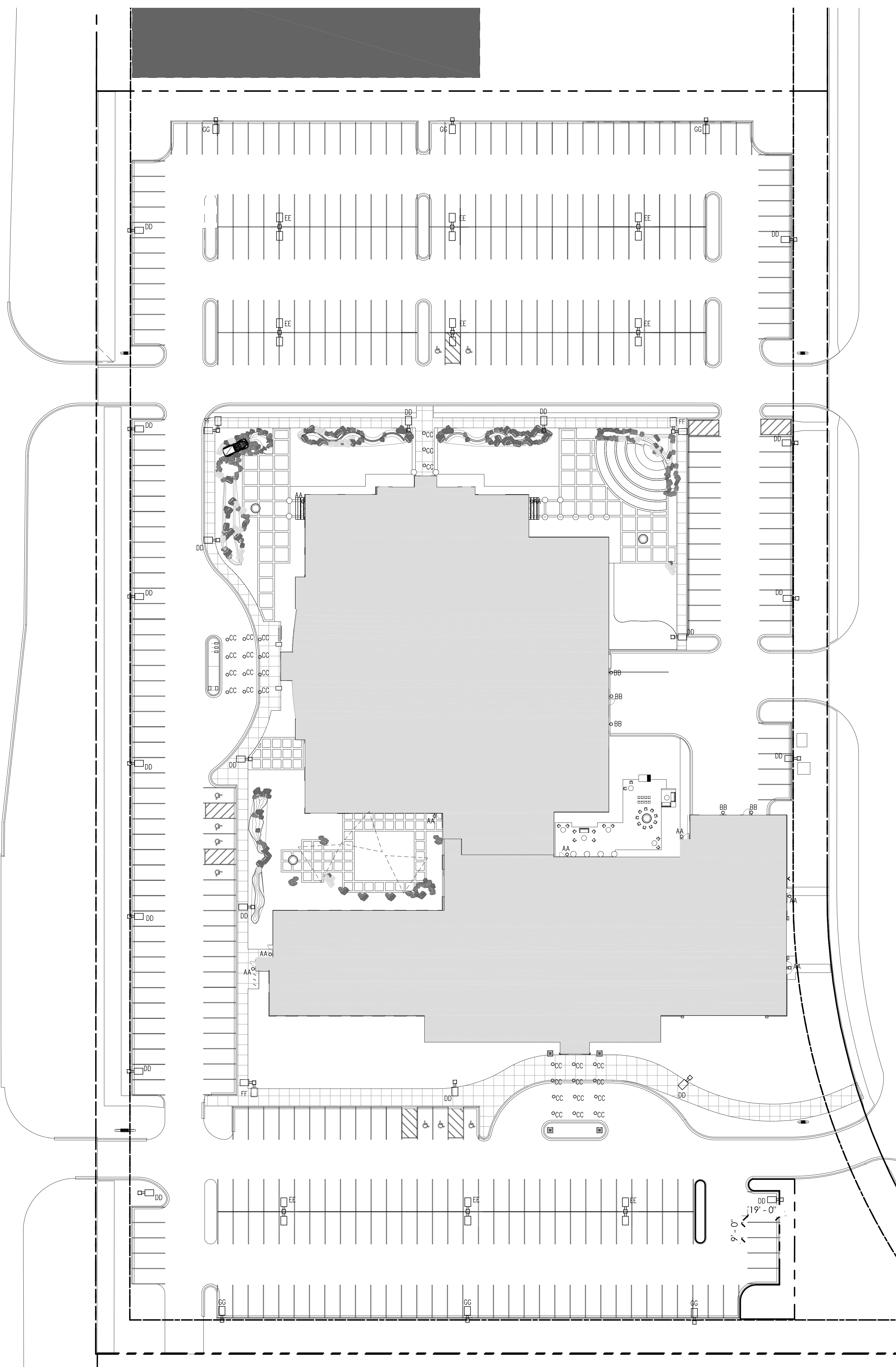
TYPE	LAMPS	WATTAGE	DESCRIPTION	NOTES
AA	LED	18	SMALL EXTERIOR WALL PACK	-
BB	LED	26	MEDIUM EXTERIOR WALL PACK	-
CC	LED	18	EXTERIOR RECESSED DOWNLIGHT	-
DD	LED	78	POLE MOUNT FIXTURE, TYPE II OPTICS, 20' POLE	-
EE	LED	(2) 78	DUAL HEAD 180° POLE MOUNT FIXTURE, TYPE III OPTICS, 20' POLE	-
FF	LED	(2) 78	DUAL HEAD 90° POLE MOUNT FIXTURE, TYPE III OPTICS, 20' POLE	-
GG	LED	105	POLE MOUNT FIXTURE, TYPE II OPTICS, 20' POLE	-
HH	LED	105	POLE MOUNT FIXTURE, TYPE III OPTICS, 20' POLE	-

NOTES:



NOTE:
 1.) USE MFG'S DIMENSIONS FOR EXACT ANCHOR BOLT AND COVER PLACEMENT.
 2.) INSTALL INLINE FUSES IN EACH UNGROUNDED CONDUCTOR WITHIN POLE BASE HAND HOLE.
 3.) TROWEL FINISH EXPOSED PORTION OF BASE TO REMOVE/COVER FORM MARKS.

2 POLE BASE DETAIL
 E1.1 NOT TO SCALE



1 ELECTRICAL SITE PLAN
 E1.1

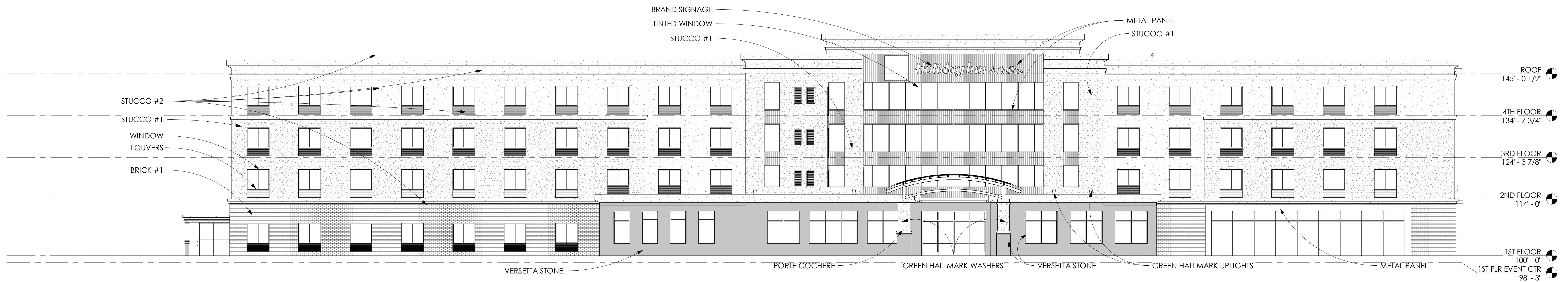
-27-

DATE:	1/4/18
NAME:	
REVISION DESCRIPTION:	

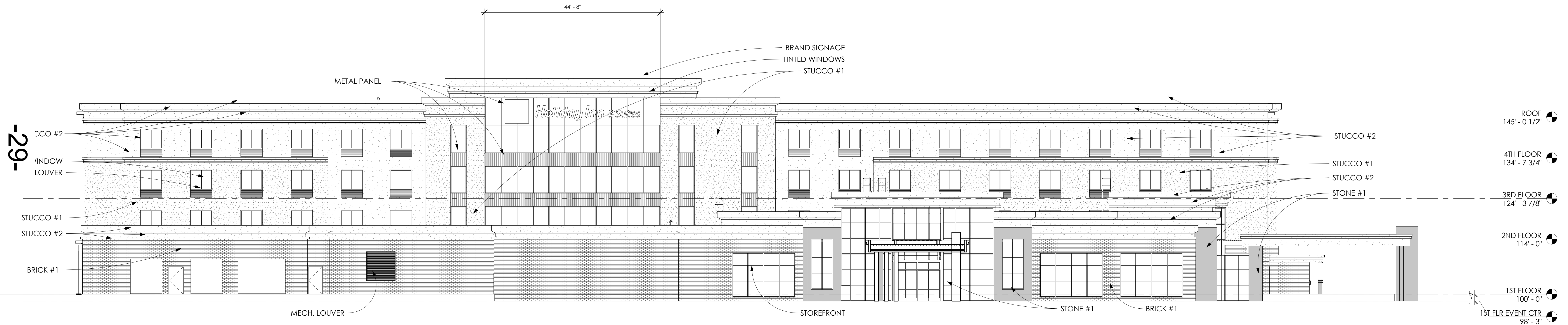
DRAWN BY:	DAK
CHECKED BY:	TJA
DATE:	1/4/18
DWG FILE:	
REF FILE:	
JOB NUMBER:	56301

BERD! ELECTRIC LLC
 3308 S. County Rd. E. St. Cloud, MN 56301
 Phone: 320-656-0847 Fax: 320-656-0312

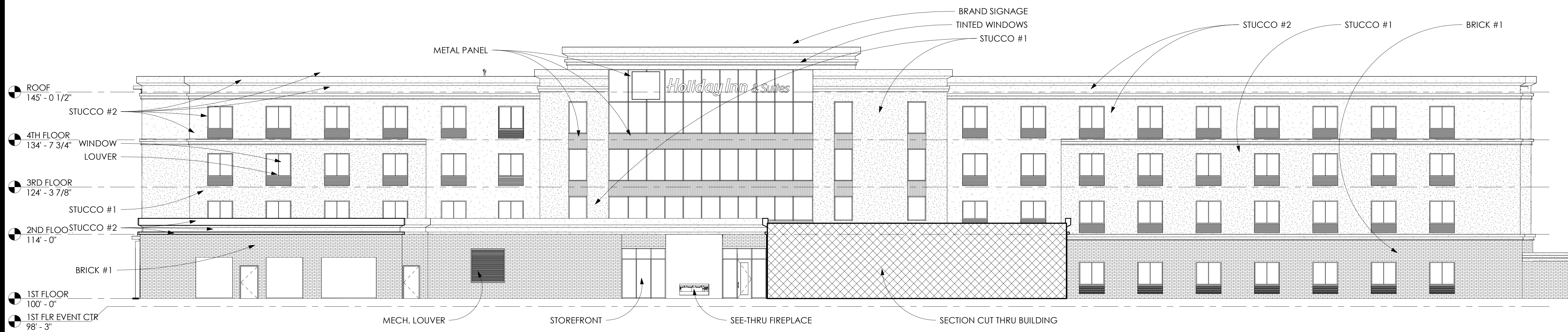
A.C/a Auth Consulting/associates
 408 Technology Drive E. 3200 Lake Street
 Minneapolis, MN 55401
 Tel: 715-252-8400 Fax: 715-252-8482



1 South Elevation
 SCALE 3/32" = 1'-0"



2 North Elevation
 SCALE 3/32" = 1'-0"



4 Hotel North Elevation
 SCALE 3/32" = 1'-0"

EXTERIOR FINISH SCHEDULE	
BRICK #1: MANUFACTURER: SIOUX CITY BRICK TYPE: UTILITY COLOR: FINE ART VELOUR SIZE: 4"x4"x12"	28.5%
STONE #1: MANUFACTURER: VERSETTA STONE TYPE: LEDGESTONE COLOR: NORTHERN ASH	7.5%
STUCCO #1: MANUFACTURER: DRYVIT FINISH: SANDBLAST COLOR: 616 KINGS GRAY	30%
STUCCO #2: MANUFACTURER: STO CORP. FINISH: QUARZPUTZ COLOR: 306 SNOW WHITE	27.2%
METAL PANEL: MANUFACTURER: FIRESTONE TYPE: ACM FLUSH METAL PANEL COLOR: MATTE BLACK	6.8%

PREPARED FOR:

open door
 HOSPITALITY

RUSSELL

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 PRINT NAME: Gary Fischer
 SIGNATURE:
 DATE: 02/01/2018 LICENSE #: 3965

SITE PLAN APPLICATION 02/02/2018

INSTRUCTION

Item 4-A

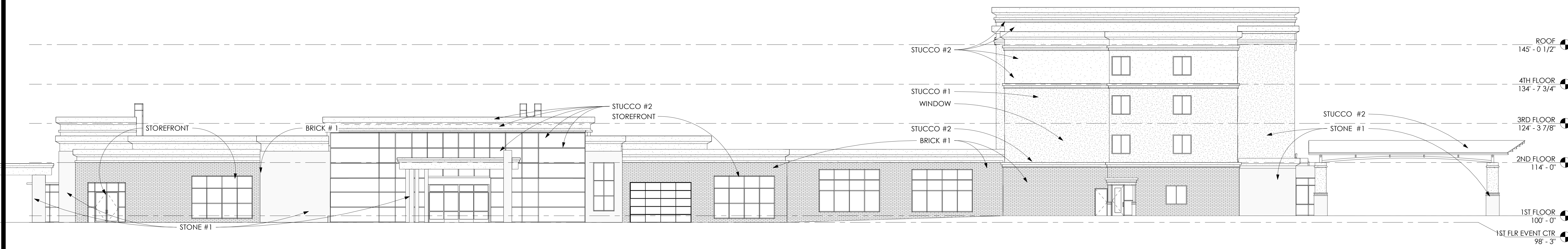
InterContinental
 Location : 193
 Inn Code : ALC
 Project : 326

217

EXTERIOR

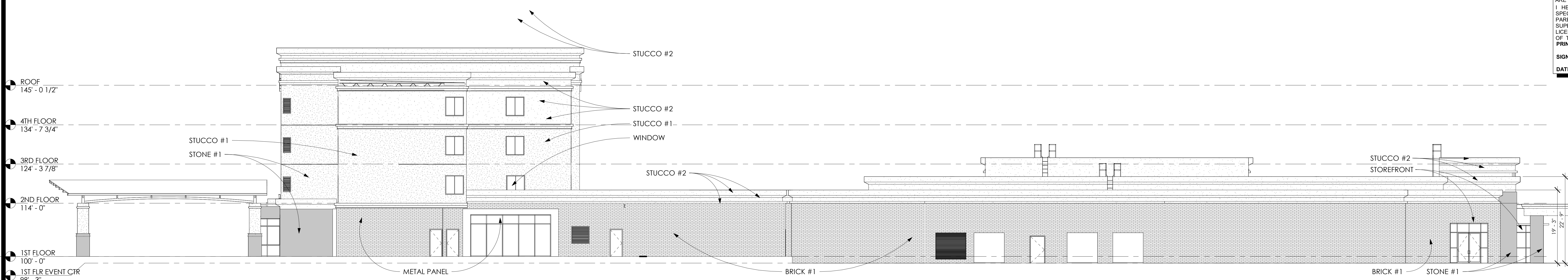
A3.0

©2018 Tushie Montgomery & Associates, Inc.



1 West Elevation
SCALE 3/32" = 1'-0"

-30-



2 East Elevation
SCALE 3/32" = 1'-0"

PREPARED FOR:

RUSSELL

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PRINT NAME: Gary Fischer
SIGNATURE:
DATE: 02/01/2018 LICENSE #: 3966

SITE PLAN APPLICATION 02/02/2018

NOT FOR CONSTRUCTION

InterContinental Hotels Group
Location : 19394
Inn Code : ALOCF
Project : 32669

217035A

EXTERIOR ELEVATION

A3.1

-31-



Item 4.A.

-33-



Item 4.A.



Holiday Inn & Suites
Conference Center
Cedar Falls, IA

Prelim Site Lighting
1-5-2018



Item 4.A. WPLED18



Ultra-high efficiency LED 18 Watt wallpack. Patent Pending thermal management system. 100,000 hour L70 lifespan. 5 Year Warranty.

Color: Bronze

Weight: 7.5 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type:	Constant Current
120V:	0.17A
208V:	0.11A
240V:	0.09A
277V:	0.08A
Input Watts:	20W
Efficiency:	89%

LED Info

Watts:	18W
Color Temp:	5000K
Color Accuracy:	73 CRI
L70 Lifespan:	100000
Lumens:	2508
Efficacy:	124 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

DLC Product Code: P00001751

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

LED:

Multi-chip, high-output, long-life LED

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Electrical

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz, 4 kV surge protection, 500mA, 100-240VAC: 0.3-0.15A, 277VAC: 0.15A, Power Factor: 99%

Construction

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior heat sinking with external Air-Flow fins

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contain no VOC or toxic heavy metals.

Reflector:

Semi-specular, vacuum-metalized polycarbonate

Gaskets:

High-temperature silicone gaskets

Housing:

Die-cast aluminum housing, lens frame and mounting arm

Mounting:

Heavy-duty mounting arm with "O" ring seal & stainless steel screws

Green Technology:

Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

Other

California Title 24:

WPLED18 with available photocell options comply with 2013 California Title 24 building and electrical codes as a commercial outdoor non-pole-mounted fixture ≤ 30 Watts. Add /PC, /PC2, /PCS or /PCS2 to RAB catalog number to add a photocell.

For Use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Patents:

The design of WPLED18 is protected by US patent D608,040, Canada patent 138280, and China patent CN301649064S.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Replacement:

Replaces 150W Metal Halide.

Buy American Act Compliance:

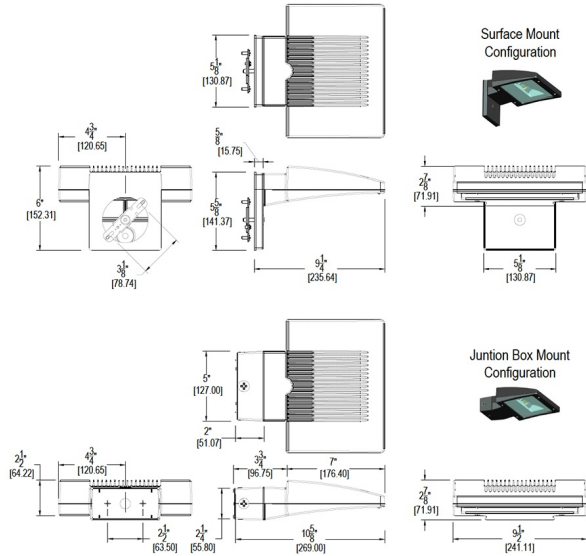
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U0 G0

Dimensions



Features

- Ultra-high efficiency LED 18 Watt wallpack
- Replaces 150W Metal Halide Wallpacks
- 100,00-Hour LED Lifespan
- 5-Year Warranty

Ordering Matrix

Family	Wattage	Color Temp	Finish	Emergency Battery Backup	Options
WPLED	18				
	18 = 18W	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Bronze W = White	Blank = No Battery Backup /E = Standard Battery Backup /EC = Battery Backup with Cold Start	Blank = No Option /PC = 120V Button Photocell /PC2 = 277V Button Photocell /PCS = 120V Swivel Photocell /PCS2 = 277V Swivel Photocell

Item 4.A. WPLED26



LED 26W Wallpacks. Patent Pending thermal management system. 100,000 hour L70 lifespan. 5 Year Warranty.

Color: Bronze

Weight: 7.5 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type: Constant Current
 120V: 0.26A
 208V: 0.16A
 240V: 0.14A
 277V: 0.12A
 Input Watts: 30W
 Efficiency: 88%

LED Info

Watts: 26W
 Color Temp: 5000K
 Color Accuracy: 73 CRI
 L70 Lifespan: 100000
 Lumens: 3475
 Efficacy: 118 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
 DLC Product Code: _P0000170I

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water

Finish:

Formulated for high-durability and long lasting color.

Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures.

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Green Technology:

Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Electrical

Driver:

Multi-chip 26W high output long life LED Driver
 Constant Current, 720mA, Class 2, 6kV Surge Protection, 100V-277V, 50-60 Hz, 100-240V.4 Amps.

Other

California Title 24:

See WPLED26/PC for a 2013 California Title 24 compliant model.

Patents:

The WPLED design is protected by U.S. Pat. D634878, Canada Pat 134878, China Pat. CN301649064S.

Equivalency:

Equivalent to 175W Metal Halide.

Buy American Act Compliance:

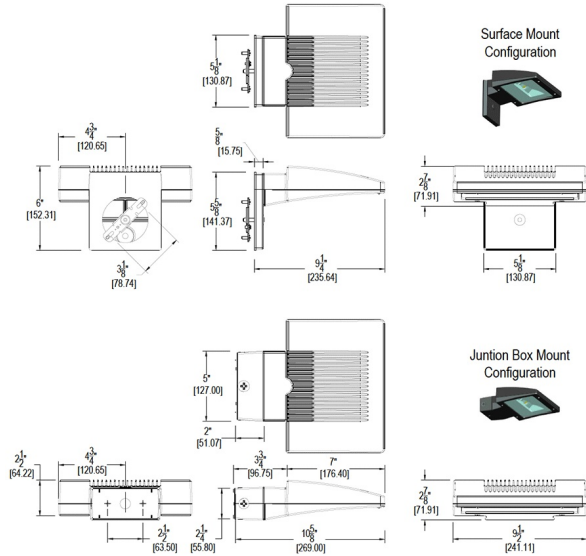
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U0 G0

Dimensions



Features

- High performance LED light engine
- Maintains 70% of initial lumens at 100,000 hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- 100 up to 277 Volts
- 5-year warranty

Ordering Matrix

Family	Wattage	Color Temp	Sensor	Finish	Photocell	Dimming
WPLED	26 = 26W	Blank = 5000K (Cool) Y = 3000K (Warm) N = 4000K (Neutral)	Blank = No Sensor MS = Mini Sensor	Blank = Bronze W = White	Blank = No Photocell /PC = 120V Button /PCS = 120V Swivel /PC2 = 277V Button	Blank = No Dimming /D10 = Dimmable

Item 4.A.



New and Existing Construction

LBSLEDA10L

LBSQLEDA10L

LED Surface Mount
1000 Lumen Module
Wet Location
120V

DATE: _____ TYPE: _____

FIRM NAME: _____

PROJECT: _____



APPLICATIONS:

LiteBox Surface Mount LED modules are designed for use in new construction or retrofit IC or non-IC applications. It can be installed onto a standard 4" J-box, or into a 4", 5" or 6" recessed housing with optional mounting kit. Lumen output and distribution comparable to a 100 watt incandescent lamp while consuming only 17 watts of electricity. Energy Star qualified. Suitable for use with continuous room side temperatures up to 40°C (104°F).

LIGHT ENGINE:

High efficacy LED light engine integrated with durable aluminum heat sink for excellent thermal management. 120V, 50/60Hz, powered directly to AC without the need for a driver. Output over-voltage, over-current, and short circuit protection. System designed for optimal life and lumen maintenance (42,000 hours at 70% lumen maintenance per TM-21).

DIMMING:

Continuous dimming to 15% with many LED rated dimmer controls. (See Dimming Notes on pg 3 for recommended dimmers.)

LENS/REFLECTOR:

All LiteBox LED modules are provided standard with a diffuse impact resistant polycarbonate lens for uniform illumination.

INSTALLATION:

New Construction: Install onto a standard 4" J-Box, or use with Prescolite's DBX Quicklink Housing. Quicklink connector mates directly to housing connector without a screw-base adapter.

Retrofit: Install onto a standard 4" J-Box, or use in Prescolite or competitive 4", 5" or 6" recessed cans with optional mounting kit.

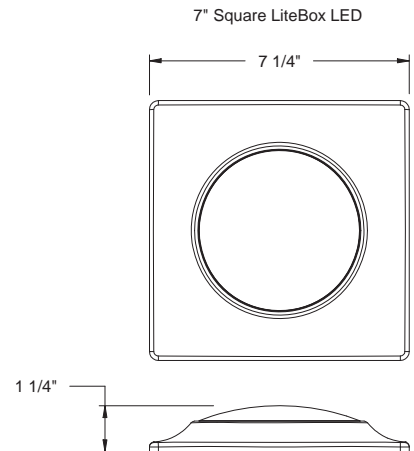
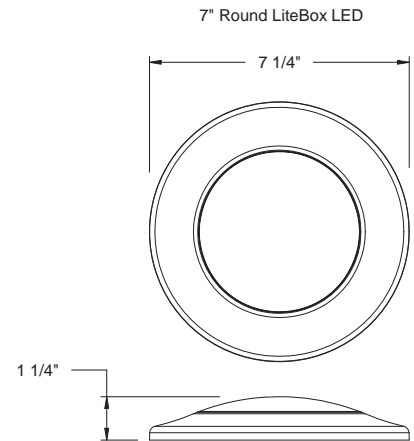
CERTIFICATIONS:

CSA certified to US and Canadian safety standards. ENERGY STAR qualified. Suitable for wet locations.

WARRANTY:

5 year warranty

See www.prescolite.com for details.



EXAMPLE: LBSLEDA10L30K9 WH

CATALOG NUMBER

TRIM	LED COLOR	CRI	TRIM COLOR
<input type="checkbox"/> LBSLEDA10L 7" Surface Mount Round LED Module	<input type="checkbox"/> 27K¹ 2700 Kelvin	<input type="checkbox"/> 8 80+ CRI	<input type="checkbox"/> WH White
<input type="checkbox"/> LBSQLEDA10L 7" Surface Mount Square LED Module	<input type="checkbox"/> 30K¹ 3000 Kelvin	<input type="checkbox"/> 9 90+ CRI	<input type="checkbox"/> BL Black
	<input type="checkbox"/> 35K¹ 3500 Kelvin		<input type="checkbox"/> Z Zet
	<input type="checkbox"/> 40K² 4000 Kelvin		<input type="checkbox"/> BZ Bronze
	<input type="checkbox"/> 50K² 5000 Kelvin		

ACCESSORIES

- LBSMTGKIT**
Mounting Kit for LiteBox LED Surface fixtures to install into most 4", 5", or 6" recessed cans. Set of 8. Not required for J-Box mounting.

Notes
¹Available only in 90 CRI
²Available only in 80 CRI



In a continuing effort to offer the best product possible we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product.
Web: www.prescolite.com -42- Tech Support: (888) 777-4832

LB-LED-011

PHOTOMETRIC DATA

Item 4.A. LiteBox LED - Surface Mount LED Downlight Modules

ELECTRICAL DATA	LBSLEDA10L	LBSQLEDA10L
Input Voltage	120V AC	120V AC
Input Frequency	50/60 Hz	50/60 Hz
Input Current	0.14A	0.14A
Input Power	16.4W	16.4W
Power Factor	>0.90	>0.90
THD	<20%	<20%
EMI Filtering	FCC 47CFR	FCC 47CFR
	Part 15, Class B	Part 15, Class B
Operating Temperature	-30°C to 40°C	-30°C to 40°C
Dimming	Yes*	Yes*

Over-voltage, over-current, short-circuit protected

*See Dimming Notes for more information

LBSLEDA10L30K9 WH

LED Light Engine: 3000K, 90+ CRI

System Wattage: 16.4

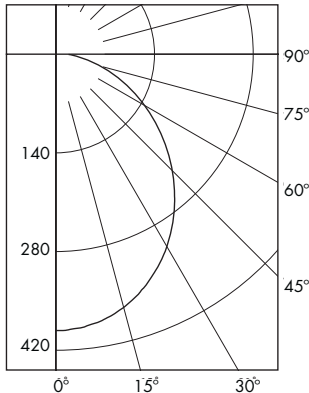
Fixture delivered lumens: 1032

Fixture Efficacy: 63.0

Spacing Criteria: 1.2

Performance Datachart

Single Unit, Initial Footcandles, 30" Work Plane							Ceiling to Floor Height (ft)	Multiple Units, Initial Footcandles, 30" Work Plane			
Nadir	10°		20°		30°			Spacing is Maximum Over Work Plane, SMH= 1.2			
FC	FC	Dia (ft)	FC	Dia (ft)	FC	Dia (ft)	Fixture Spacing (ft)	RCR 2	RCR 5	RCR 7	
29	28	1	22	3	16	4	6	4.0	50	35	29
12	11	2	9	4	6	6	8	7.0	20	14	12
6	5	3	4	6	3	9	10.5	10.0	9	7	5
4	4	3	3	7	2	11	12	11.0	7	5	4



CANDELA DISTRIBUTION

DEG	CANDELA
0	392
5	390
15	372
25	337
35	290
45	234
45	175
55	117
65	66
75	28
90	16

ZONAL LUMEN SUMMARY

ZONE	LUMENS	%FIXT
0-30	297	28.8
0-40	478	46.3
0-60	814	78.9
0-90	1032	100.0

COEFFICIENTS OF UTILIZATION

Zonal Cavity Method

Room Cavity Ratio	% Effective Ceiling Cavity Reflectance															
	80%				70%				50%				30%			
	20% Effective Floor Cavity Reflectance															
	% Wall Reflectance															
	70	50	30	10	70	50	30	10	70	50	30	10				
1	108	104	99	95	106	94	97	94	93	90	87	84				
3	90	80	71	65	88	64	75	69	72	67	62	57				
5	76	63	54	58	74	47	60	53	58	52	47	41				
7	65	52	43	37	64	37	50	42	48	41	35	29				
9	57	44	35	30	56	30	42	35	41	34	28	22				

LBSLEDA10L30K9 WH

Test No. 14.00619 2768255-3

Test No. 14.00619 2768255-3

Tested at 25° Ambient in accordance to IESNA LM-79-2008

Central Inverters

For full fixture output in back-up mode, we recommend you visit www.dual-lite.com for your Central Lighting Inverter options. Please contact your local Hubbell representative for any assistance with proper sizing and loading of your inverter selection. Central lighting inverters must be ordered separately.

LiteGear: www.dual-lite.com/products/litegear_lg_series

LPS Series: www.dual-lite.com/products/lps

NOTES

Refer to www.prescolite.com for additional photometric tests (IES Files).



Web: www.prescolite.com • Tech Support: (888) 777-4832
 701 Millennium Boulevard • Greenville, SC 29607 U.S.A. • Phone (864) 678-1000
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 Specifications subject to change without notice. • Printed in U.S.A. • 1/7/2016



HUBBELL
Lighting, Inc.

Item 4.A.

PHOTOMETRIC DATA

LiteBox LED - Surface Mount LED Downlight Modules

DIMMING NOTES:

Surface Mount LED modules are designed to be compatible with many dimmer controls. Electronic low-voltage rated dimmer controls may offer favorable dimming performance. Incandescent type dimmers are not recommended. The following is a list of known compatible dimmer controls:

Manufacturer	Series	Part Number
Leviton	Renoir II	AWRMG-EAW
Leviton	Sure Slide	6615-8
Lutron	Diva Series	(Part Number DVELV-300)
Lutron	Maestro Series	(Part Number MAELV-600)
Lutron	Nova T Series	(Part Number NTELV-300)
Lutron	Spacer Series	(Part Number SPSELV-600)
Lutron	Vierti Series	(Part Number VTELV-600)

LED Rated Controls

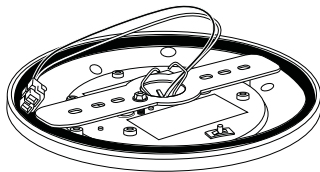
Pass & Seymour (Part Number DCL453PTCCCV6)

Incandescent Digital type dimmers are not recommended

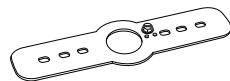
Dimming capabilities will vary depending on the dimmer control, load, and circuit installation. Always refer to dimmer manufacturer instructions or a controls specialist for specific requirements.

Dimmer control brand names where identified above are tradenames or registered trademarks of each respective company.

J-Box Mount with quick link

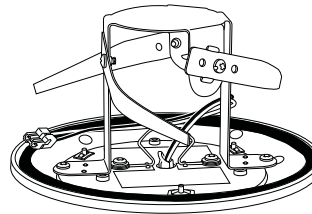


J-Box Adapter

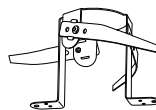


Optional LBSMTGKIT Mounting Options:

Recessed Mount with quick link



Recessed Adapter



E26 Edison Base Adapter





Specification grade area lights available in IES Type II distributions. For use in parking lots, roadways, pathways and general area lighting. Patent pending thermal management system. 5 Year Warranty.

Color: Bronze

Weight: 32.0 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type: Constant Current
 120V: 0.66A
 208V: 0.41A
 240V: 0.35A
 277V: 0.30A
 Input Watts: 78W
 Efficiency: N/A

LED Info

Watts: 78W
 Color Temp: 5000K
 Color Accuracy: 71 CRI
 L70 Lifespan: 100000
 Lumens: 9552
 Efficacy: 123 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations as a downlight.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

DLC Product Code: _P0000179P

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

LEDs:

Six (6) multi-chip, 13W, high-output, long-life LEDs.

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IES Classification:

The Type II distribution is ideal for wide walkways, on ramps and entrance roadways, bike paths and other long and narrow lighting applications. This type is meant for lighting larger areas and usually is located near the roadside. This type of lighting is commonly found on smaller side streets or jogging paths.

Effective Projected Area:

EPA = 0.75

Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures.

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior heat sinking with external Air-Flow fins.

Lens:

Tempered glass lens.

Housing:

Die cast aluminum housing, lens frame and mounting arm.

IP Rating:

Ingress Protection rating of IP66 for dust and water

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High temperature silicone gaskets.

Finish:

Formulated for high-durability and long lasting color.

Green Technology:

Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Electrical

Driver:

Constant Current, Class 2, 2000mA, 100-277V, 50-60Hz, 1.1A, Power Factor 99%

THD:

5.0% at 120V, 12.3% at 277V

Surge Protection:

4kV

Item 4.A.

ALED2178

Technical Specifications (continued)

Electrical

Surge Protector:

ALED78 is available with a 6kV surge protector (SP6). SP6 available .

Other

California Title 24:

See ALED2T78/D10, ALED2T78/BL, ALED2T78/PCS, ALED2T78/PCS2, or ALED2T78/PCT for a 2013 California Title 24 compliant product. Any additional component requirements will be listed in the Title 24 section under technical specifications on the product page.

Compatibility:

Compatible with Round Poles with a diameter of 2.5" to 6"

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Patents:

The ALED design is protected by patents in the U.S. Pat. 668,370, Canada Pat. 144956, China ZL201230100154.X, and Mexico Pat. 38423. Pending patents in Taiwan.

Replacement:

Replaces 250W Metal Halide.

Buy American Act Compliance:

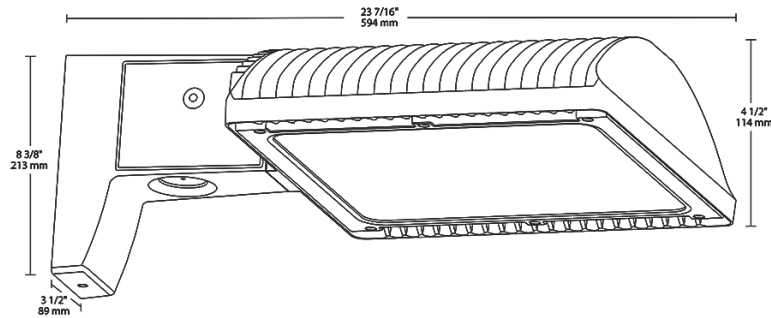
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U0 G2

Dimensions

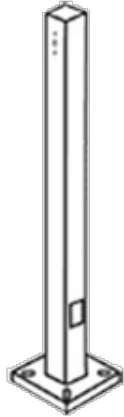


Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- Type II distribution
- 5-year warranty

Ordering Matrix

Family	Optics	Wattage	Mounting	Color Temp	Finish	Driver Options	Photocell Options
ALED	2T	78					
	2T = Type II	50 = 50W	Blank = Pole mount	Blank = 5000K (Cool)	Blank = Bronze	Blank = 120-277V	Blank = No Option
	3T = Type III	78 = 78W	SF = Slipfitter	N = 4000K (Neutral)	RG = Roadway Gray	/480 = 480V (not available for 150W)	/PC = 120V Button Photocell (Pole mount models only)
	4T = Type IV	105 = 105W		Y = 3000K (Warm)	W = White	/BL = Bi-Level	/PC2 = 277V Button Photocell (Pole mount models only)
		125 = 125W				/D10 = 0-10V Dimming	/PCT = 120-277V Twistlock Photocell (Pole mount models only)
		150 = 150W					/PCT4 = 480V Twistlock Photocell (Pole mount models only)
							/PCS = 120V Swivel Photocell
							/PCS2 = 277V Swivel Photocell
							/PCS4 = 480V Swivel Photocell
							/WS2 = Multi-Level Motion Sensor 20 ft. (Only available 0-10V dimming models)
							/WS4 = Multi-Level Motion Sensor 40 ft. (Only available 0-10V dimming models)



Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze

Weight: 137.0 lbs

Project:	Type:
Prepared By:	Date:

Lamp Info		Ballast Info	
Type:	N/A	Type:	N/A
Watts:	0W	120V:	N/A
Shape/Size:	N/A	208V:	N/A
Base:	N/A	240V:	N/A
ANSI:	N/A	277V:	N/A
Hours:	N/A	Input Watts:	0W
Lamp Lumens:	N/A		
Efficacy:	N/A		

Technical Specifications

Listings

CSA Listed:

Suitable for wet locations.

Construction

Shaft:

46,000 p.s.i. minimum yield.

Hand Holes:

Reinforced with grounding lug and removable cover.

Base Plates:

Slotted base plates 36,000 p.s.i.

Shipping Protection:

All poles are shipped in individual corrugated cartons to prevent finish damage.

Color:

Bronze powder coating.

Height:

20 FT.

Weight:

137 lbs.

Gauge:

11

Wall Thickness:

1/8".

Shaft Size:

4".

Hand Hole Dimensions:

3" x 5".

Bolt Circle:

8 1/2".

Base Dimension:

8".

Anchor Bolt:

Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates:

WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available .

Pre-Shipped Anchor Bolts:

Bolts can be pre-shipped upon request for additional freight charge.

MaxEPA's/Max Weights:

70MPH 8.3 ft_/240 lb
 80MPH 5.6 ft_/165 lb
 90MPH 3.6 ft_/110 lb
 100MPH 2.2 ft_/75 lb
 110MPH 1.0 ft_/45 lb
 120MPH 0.2 ft_/20 lb.

Other

Terms of Sale:

Pole Terms of Sale is available .

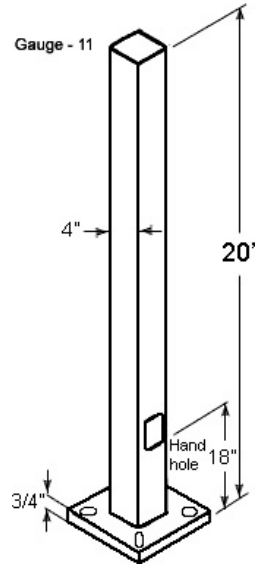
Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Item 4.A.

PS4-11-20D2

Dimensions



Features

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Anchor Bolt Kit includes pole cap and base cover (sold separately)
- Custom manufactured for each application



Specification grade area lights available in IES Type III distributions. For use for roadway, general parking and other area lighting applications where a larger pool of lighting is required. Patent pending thermal management system. 5 Year Warranty.

Color: Bronze

Weight: 30.4 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type: Constant Current
 120V: 0.66A
 208V: 0.41A
 240V: 0.35A
 277V: 0.30A
 Input Watts: 77W
 Efficiency: N/A

LED Info

Watts: 78W
 Color Temp: 5000K
 Color Accuracy: 71 CRI
 L70 Lifespan: 100000
 Lumens: 9263
 Efficacy: 121 LPW

Technical Specifications

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

LEDs:

Six (6) multi-chip, 13W, high-output, long-life LEDs.

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Listings

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
 DLC Product Code: _P0000179S

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

UL Listing:

Suitable for wet locations as a downlight.

Construction

IES Classification:

The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

IP Rating:

Ingress Protection rating of IP66 for dust and water

Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures.

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior heat sinking with external Air-Flow fins.

Effective Projected Area:

EPA = 0.75

Lens:

Tempered glass lens.

Housing:

Die cast aluminum housing, lens frame and mounting arm.

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High temperature silicone gaskets.

Finish:

Formulated for high-durability and long lasting color.

Green Technology:

Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Electrical

Driver:

Constant Current, Class 2, 2000mA, 100-277V, 50-60Hz, 1.1A, Power Factor 99%

THD:

5.3% at 120V, 13.3% at 277V

Surge Protection:

4kV

Item 4.A.

ALED3178

Technical Specifications (continued)

Electrical

Surge Protector:

ALED78 is available with a 6kV surge protector (SP6). SP6 available .

Other

California Title 24:

See ALED3T78/D10, ALED3T78/BL, ALED3T78/PCS, ALED3T78/PCS2, or ALED3T78/PCT for a 2013 California Title 24 compliant product. Any additional component requirements will be listed in the Title 24 section under technical specifications on the product page.

Compatibility:

Compatible with Round Poles with a diameter of 2.5" to 6"

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Patents:

The ALED design is protected by patents in the U.S. Pat. 668,370, Canada Pat. 144956, China ZL201230100154.X, and Mexico Pat. 38423. Pending patents in Taiwan.

Replacement:

Replaces 250W Metal Halide.

Buy American Act Compliance:

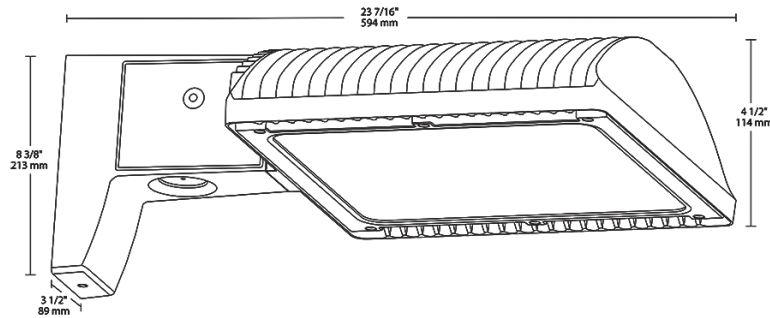
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U0 G2

Dimensions

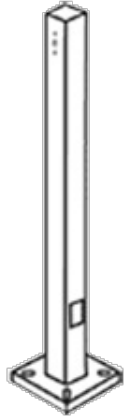


Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- Type III distribution
- 5-year warranty

Ordering Matrix

Family	Optics	Wattage	Mounting	Color Temp	Finish	Driver Options	Photocell Options
ALED	3T	78					
	2T = Type II	50 = 50W	Blank = Pole mount	Blank = 5000K (Cool)	Blank = Bronze	Blank = 120-277V	Blank = No Option
	3T = Type III	78 = 78W	SF = Slipfitter	N = 4000K (Neutral)	RG = Roadway Gray	/480 = 480V (not available for 150W)	/PC = 120V Button Photocell (Pole mount models only)
	4T = Type IV	105 = 105W		Y = 3000K (Warm)	W = White	/BL = Bi-Level	/PC2 = 277V Button Photocell (Pole mount models only)
		125 = 125W				/D10 = 0-10V Dimming	/PCT = 120-277V Twistlock Photocell (Pole mount models only)
		150 = 150W					/PCT4 = 480V Twistlock Photocell (Pole mount models only)
							/PCS = 120V Swivel Photocell
							/PCS2 = 277V Swivel Photocell
							/PCS4 = 480V Swivel Photocell
							/WS2 = Multi-Level Motion Sensor 20 ft. (Only available 0-10V dimming models)
							/WS4 = Multi-Level Motion Sensor 40 ft. (Only available 0-10V dimming models)



Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze

Weight: 137.0 lbs

Project:	Type:
Prepared By:	Date:

Lamp Info		Ballast Info	
Type:	N/A	Type:	N/A
Watts:	0W	120V:	N/A
Shape/Size:	N/A	208V:	N/A
Base:	N/A	240V:	N/A
ANSI:	N/A	277V:	N/A
Hours:	N/A	Input Watts:	0W
Lamp Lumens:	N/A		
Efficacy:	N/A		

Technical Specifications

Listings

CSA Listed:

Suitable for wet locations.

Construction

Shaft:

46,000 p.s.i. minimum yield.

Hand Holes:

Reinforced with grounding lug and removable cover.

Base Plates:

Slotted base plates 36,000 p.s.i.

Shipping Protection:

All poles are shipped in individual corrugated cartons to prevent finish damage.

Color:

Bronze powder coating.

Height:

20 FT.

Weight:

137 lbs.

Gauge:

11

Wall Thickness:

1/8".

Shaft Size:

4".

Hand Hole Dimensions:

3" x 5".

Bolt Circle:

8 1/2".

Base Dimension:

8".

Anchor Bolt:

Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates:

WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available .

Pre-Shipped Anchor Bolts:

Bolts can be pre-shipped upon request for additional freight charge.

MaxEPA's/Max Weights:

70MPH 8.3 ft_/240 lb
 80MPH 5.6 ft_/165 lb
 90MPH 3.6 ft_/110 lb
 100MPH 2.2 ft_/75 lb
 110MPH 1.0 ft_/45 lb
 120MPH 0.2 ft_/20 lb.

Other

Terms of Sale:

Pole Terms of Sale is available .

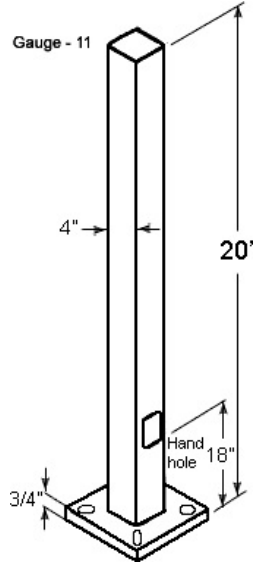
Buy American Act Compliance:

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Item 4.A.

PS4-11-20D2

Dimensions



Features

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Anchor Bolt Kit includes pole cap and base cover (sold separately)
- Custom manufactured for each application



Specification grade area lights available in IES Type II distributions. For use in parking lots, roadways, pathways and general area lighting. Patent pending thermal management system. 5 Year Warranty.

Color: Bronze

Weight: 32.0 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type: Constant Current
 120V: 0.66A
 208V: 0.41A
 240V: 0.35A
 277V: 0.30A
 Input Watts: 78W
 Efficiency: N/A

LED Info

Watts: 78W
 Color Temp: 5000K
 Color Accuracy: 71 CRI
 L70 Lifespan: 100000
 Lumens: 9552
 Efficacy: 123 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations as a downlight.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

DLC Product Code: _P0000179P

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

LEDs:

Six (6) multi-chip, 13W, high-output, long-life LEDs.

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IES Classification:

The Type II distribution is ideal for wide walkways, on ramps and entrance roadways, bike paths and other long and narrow lighting applications. This type is meant for lighting larger areas and usually is located near the roadside. This type of lighting is commonly found on smaller side streets or jogging paths.

Effective Projected Area:

EPA = 0.75

Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures.

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior heat sinking with external Air-Flow fins.

Lens:

Tempered glass lens.

Housing:

Die cast aluminum housing, lens frame and mounting arm.

IP Rating:

Ingress Protection rating of IP66 for dust and water

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High temperature silicone gaskets.

Finish:

Formulated for high-durability and long lasting color.

Green Technology:

Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Electrical

Driver:

Constant Current, Class 2, 2000mA, 100-277V, 50-60Hz, 1.1A, Power Factor 99%

THD:

5.0% at 120V, 12.3% at 277V

Surge Protection:

4kV

Item 4.A.

ALED2178

Technical Specifications (continued)

Electrical

Surge Protector:

ALED78 is available with a 6kV surge protector (SP6). SP6 available .

Other

California Title 24:

See ALED2T78/D10, ALED2T78/BL, ALED2T78/PCS, ALED2T78/PCS2, or ALED2T78/PCT for a 2013 California Title 24 compliant product. Any additional component requirements will be listed in the Title 24 section under technical specifications on the product page.

Compatibility:

Compatible with Round Poles with a diameter of 2.5" to 6"

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Patents:

The ALED design is protected by patents in the U.S. Pat. 668,370, Canada Pat. 144956, China ZL201230100154.X, and Mexico Pat. 38423. Pending patents in Taiwan.

Replacement:

Replaces 250W Metal Halide.

Buy American Act Compliance:

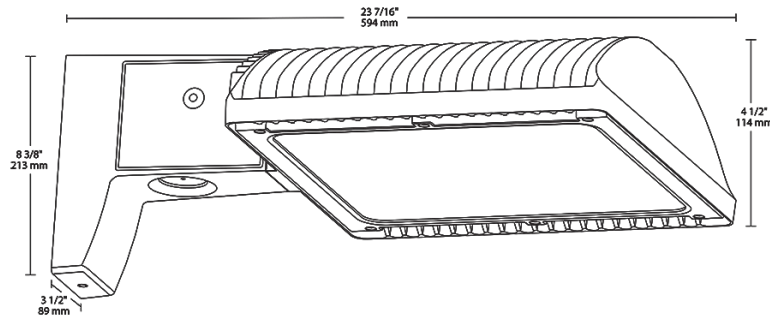
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Optical

BUG Rating:

B1 U0 G2

Dimensions

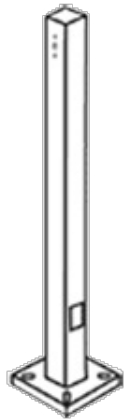


Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- Type II distribution
- 5-year warranty

Ordering Matrix

Family	Optics	Wattage	Mounting	Color Temp	Finish	Driver Options	Photocell Options
ALED	2T	78					
	2T = Type II	50 = 50W	Blank = Pole mount	Blank = 5000K (Cool)	Blank = Bronze	Blank = 120-277V	Blank = No Option
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							/PCS = 120V Swivel Photocell
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							/PCS4 = 480V Swivel Photocell
							/WS2 = Multi-Level Motion Sensor 20 ft. (Only available 0-10V dimming models)
							/WS4 = Multi-Level Motion Sensor 40 ft. (Only available 0-10V dimming models)



Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze

Weight: 137.0 lbs

Project:	Type:
Prepared By:	Date:

Lamp Info		Ballast Info	
Type:	N/A	Type:	N/A
Watts:	0W	120V:	N/A
Shape/Size:	N/A	208V:	N/A
Base:	N/A	240V:	N/A
ANSI:	N/A	277V:	N/A
Hours:	N/A	Input Watts:	0W
Lamp Lumens:	N/A		
Efficacy:	N/A		

Technical Specifications

Listings

CSA Listed:

Suitable for wet locations.

Construction

Shaft:

46,000 p.s.i. minimum yield.

Hand Holes:

Reinforced with grounding lug and removable cover.

Base Plates:

Slotted base plates 36,000 p.s.i.

Shipping Protection:

All poles are shipped in individual corrugated cartons to prevent finish damage.

Color:

Bronze powder coating.

Height:

20 FT.

Weight:

137 lbs.

Gauge:

11

Wall Thickness:

1/8".

Shaft Size:

4".

Hand Hole Dimensions:

3" x 5".

Bolt Circle:

8 1/2".

Base Dimension:

8".

Anchor Bolt:

Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates:

WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available .

Pre-Shipped Anchor Bolts:

Bolts can be pre-shipped upon request for additional freight charge.

MaxEPA's/Max Weights:

70MPH 8.3 ft_/240 lb
 80MPH 5.6 ft_/165 lb
 90MPH 3.6 ft_/110 lb
 100MPH 2.2 ft_/75 lb
 110MPH 1.0 ft_/45 lb
 120MPH 0.2 ft_/20 lb.

Other

Terms of Sale:

Pole Terms of Sale is available .

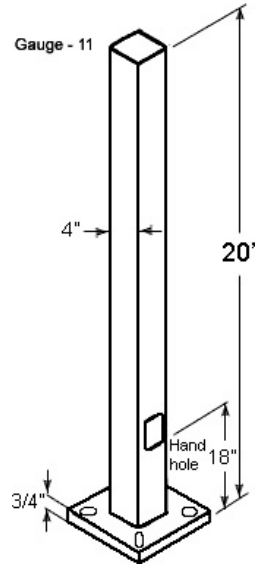
Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Item 4.A.

PS4-11-20D2

Dimensions



Features

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Anchor Bolt Kit includes pole cap and base cover (sold separately)
- Custom manufactured for each application

ALED2T105



Specification grade area lights available in IES Type II distributions. For use in parking lots, roadways, pathways and general area lighting. Patent pending thermal management system. 5 Year Warranty.

Color: Bronze

Weight: 32.0 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type:	Constant Current
120V:	0.89A
208V:	0.58A
240V:	0.50A
277V:	0.44A
Input Watts:	108W
Efficiency:	98%

LED Info

Watts:	105W
Color Temp:	5000K
Color Accuracy:	70 CRI
L70 Lifespan:	100000
Lumens:	13213
Efficacy:	123 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

DLC Product Code: _P0000177B

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have been received the Department of Energy "Lighting Facts" label.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

LEDs:

Multi-chip, high-output, long-life LEDs

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IES Classification:

The Type II distribution is ideal for wide walkways, on ramps and entrance roadways, bike paths and other long and narrow lighting applications. This type is meant for lighting larger areas and usually is located near the roadside. This type of lighting is commonly found on smaller side streets or jogging paths.

Effective Projected Area:

EPA = 0.75

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management with external "Air-Flow" fins.

Lens:

Tempered glass lens.

Housing:

Die-cast aluminum housing, lens frame and mounting arm.

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

IP Rating:

Ingress Protection rating of IP66 for dust and water

Finish:

Formulated for high-durability and long lasting color.

Green Technology:

Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Electrical

Drivers:

Two Drivers, Constant Current, Class 2, 1400mA, 100-277V, 50/60Hz, 0.8A, Power Factor 99%

THD:

7.6% at 120V, 16.4% at 277V

Surge Protection:

4kV

Other

California Title 24:

See ALED2T105/BL, ALED2T105/PCS, ALED2T105/PCS2, or ALED2T105/PCT for a 2013 California Title 24 compliant product. Any additional component requirements will be listed in the Title 24 section under technical specifications on the product page.

Technical Specifications (continued)

Other

Compatibility:

Compatible with Round Poles with a diameter of 2.5" to 6"

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

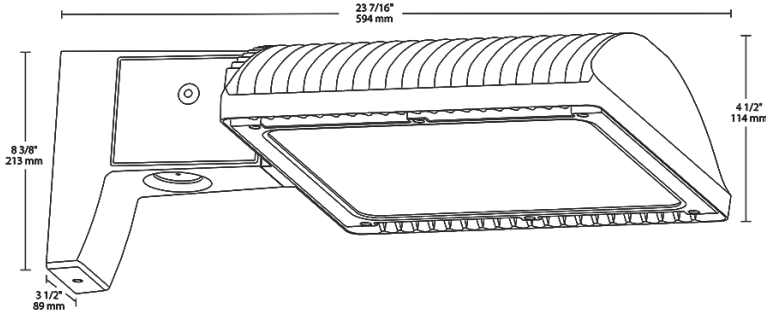
Optical

BUG Rating:

B2 U0 G2

ALED2T105

Dimensions



Features

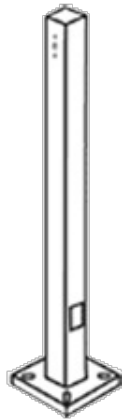
- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- Type II distribution
- 5-year warranty

Ordering Matrix

Family	Optics	Wattage	Mounting	Color Temp	Finish	Driver Options	Photocell Options
ALED	2T	105					
	2T = Type II	50 = 50W 78 = 78W	Blank = Pole mount	Blank = 5000K (Cool)	Blank = Bronze	Blank = 120-277V /480 = 480V (not available for 150W)	Blank = No Option /PC = 120V Button Photocell (Pole mount models only) /PC2 = 277V Button Photocell (Pole mount models only) /PCT = 120-277V Twistlock Photocell (Pole mount models only) /PCT4 = 480V Twistlock Photocell (Pole mount models only) /PCS = 120V Swivel Photocell /PCS2 = 277V Swivel Photocell /PCS4 = 480V Swivel Photocell /WS2 = Multi-Level Motion Sensor 20 ft. (Only available 0- 10V dimming models) /WS4 = Multi-Level Motion Sensor 40 ft. (Only available 0- 10V dimming models)
	3T = Type III	105 = 105W	SF = Slipfitter	N = 4000K (Neutral)	RG = Roadway Gray	/BL = Bi-Level /D10 = 0-10V Dimming	
	4T = Type IV	125 = 125W 150 = 150W		Y = 3000K (Warm)	W = White		

Item 4.A.

PS4-11-20D2



Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze

Weight: 137.0 lbs

Project:	Type:
Prepared By:	Date:

Lamp Info		Ballast Info	
Type:	N/A	Type:	N/A
Watts:	0W	120V:	N/A
Shape/Size:	N/A	208V:	N/A
Base:	N/A	240V:	N/A
ANSI:	N/A	277V:	N/A
Hours:	N/A	Input Watts:	0W
Lamp Lumens:	N/A		
Efficacy:	N/A		

Technical Specifications

Listings

CSA Listed:

Suitable for wet locations.

Construction

Shaft:

46,000 p.s.i. minimum yield.

Hand Holes:

Reinforced with grounding lug and removable cover.

Base Plates:

Slotted base plates 36,000 p.s.i.

Shipping Protection:

All poles are shipped in individual corrugated cartons to prevent finish damage.

Color:

Bronze powder coating.

Height:

20 FT.

Weight:

137 lbs.

Gauge:

11

Wall Thickness:

1/8".

Shaft Size:

4".

Hand Hole Dimensions:

3" x 5".

Bolt Circle:

8 1/2".

Base Dimension:

8".

Anchor Bolt:

Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates:

WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available .

Pre-Shipped Anchor Bolts:

Bolts can be pre-shipped upon request for additional freight charge.

MaxEPA's/Max Weights:

70MPH 8.3 ft_/240 lb
 80MPH 5.6 ft_/165 lb
 90MPH 3.6 ft_/110 lb
 100MPH 2.2 ft_/75 lb
 110MPH 1.0 ft_/45 lb
 120MPH 0.2 ft_/20 lb.

Other

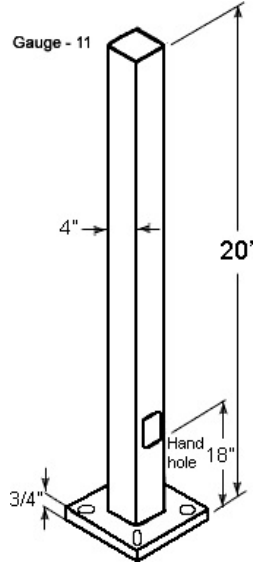
Terms of Sale:

Pole Terms of Sale is available .

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Anchor Bolt Kit includes pole cap and base cover (sold separately)
- Custom manufactured for each application

Item 4.A.
ALED31105



Specification grade area lights available in IES Type III distributions. For use for roadway, general parking and other area lighting applications where a larger pool of lighting is required. Patent pending thermal management system. 5 Year Warranty.

Color: Bronze

Weight: 32.0 lbs

Project:	Type:
Prepared By:	Date:

Driver Info		LED Info	
Type:	Constant Current	Watts:	105W
120V:	0.89A	Color Temp:	5000K
208V:	0.58A	Color Accuracy:	70 CRI
240V:	0.50A	L70 Lifespan:	100000
277V:	0.44A	Lumens:	12476
Input Watts:	109W	Efficacy:	115 LPW
Efficiency:	96%		

Technical Specifications

Listings

UL Listing:

Suitable for wet locations.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

DLC Product Code: P0000177E

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have been received the Department of Energy "Lighting Facts" label.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

LEDs:

Multi-chip, high-output, long-life LEDs

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IES Classification:

The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

Effective Projected Area:

EPA = 0.75

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management with external "Air-Flow" fins.

Lens:

Tempered glass lens.

Housing:

Die-cast aluminum housing, lens frame and mounting arm.

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

IP Rating:

Ingress Protection rating of IP66 for dust and water

Finish:

Formulated for high-durability and long lasting color.

Green Technology:

Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Electrical

Drivers:

Two Drivers, Constant Current, Class 2, 1400mA, 100-277V, 50/60Hz, 0.8A, Power Factor 99%

THD:

7.9% at 120V, 16.2% at 277V

Surge Protection:

4kV

Other

California Title 24:

See ALED3T105/BL, ALED3T105/PCS, ALED3T105/PCS2, or ALED3T105/PCT for a 2013 California Title 24 compliant product. Any additional component requirements will be listed in the Title 24 section under technical specifications on the product page.

Technical Specifications (continued)

Other

Compatibility:

Compatible with Round Poles with a diameter of 2.5" to 6"

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Buy American Act Compliance:

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Optical

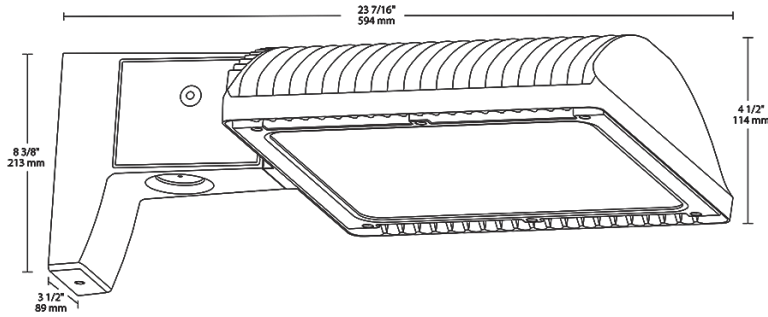
BUG Rating:

B1 U0 G2

Item 4.A.

ALED31105

Dimensions

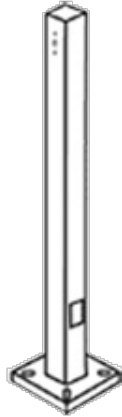


Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- Type III distribution
- 5-year warranty

Ordering Matrix

Family	Optics	Wattage	Mounting	Color Temp	Finish	Driver Options	Photocell Options
ALED	3T	105					
	2T = Type II	50 = 50W 78 = 78W	Blank = Pole mount	Blank = 5000K (Cool)	Blank = Bronze	Blank = 120-277V /480 = 480V (not available for 150W)	Blank = No Option /PC = 120V Button Photocell (Pole mount models only) /PC2 = 277V Button Photocell (Pole mount models only)
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Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze

Weight: 137.0 lbs

Project:	Type:
Prepared By:	Date:

Lamp Info		Ballast Info	
Type:	N/A	Type:	N/A
Watts:	0W	120V:	N/A
Shape/Size:	N/A	208V:	N/A
Base:	N/A	240V:	N/A
ANSI:	N/A	277V:	N/A
Hours:	N/A	Input Watts:	0W
Lamp Lumens:	N/A		
Efficacy:	N/A		

Technical Specifications

Listings

CSA Listed:

Suitable for wet locations.

Construction

Shaft:

46,000 p.s.i. minimum yield.

Hand Holes:

Reinforced with grounding lug and removable cover.

Base Plates:

Slotted base plates 36,000 p.s.i.

Shipping Protection:

All poles are shipped in individual corrugated cartons to prevent finish damage.

Color:

Bronze powder coating.

Height:

20 FT.

Weight:

137 lbs.

Gauge:

11

Wall Thickness:

1/8".

Shaft Size:

4".

Hand Hole Dimensions:

3" x 5".

Bolt Circle:

8 1/2".

Base Dimension:

8".

Anchor Bolt:

Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates:

WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available .

Pre-Shipped Anchor Bolts:

Bolts can be pre-shipped upon request for additional freight charge.

MaxEPA's/Max Weights:

70MPH 8.3 ft_/240 lb
 80MPH 5.6 ft_/165 lb
 90MPH 3.6 ft_/110 lb
 100MPH 2.2 ft_/75 lb
 110MPH 1.0 ft_/45 lb
 120MPH 0.2 ft_/20 lb.

Other

Terms of Sale:

Pole Terms of Sale is available .

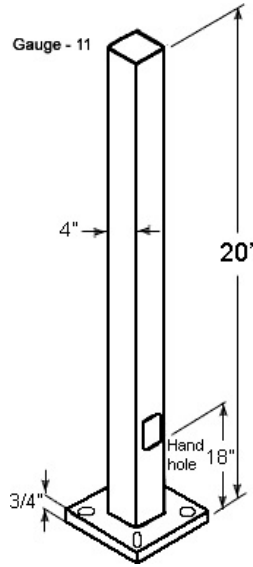
Buy American Act Compliance:

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Item 4.A.

PS4-11-20D2

Dimensions



Features

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Anchor Bolt Kit includes pole cap and base cover (sold separately)
- Custom manufactured for each application

Holiday Inn & Suites and Conference Center

Project Description:

The proposed Holiday Inn and Suites Hotel and Conference Center is the first phase of the newly platted Gateway Business Park at Cedar Falls. The Business Park is located on the South side of Cedar Falls, adjacent to the existing industrial park at the corner of Hudson Road and Ridgeway Avenue East.

The 6.6 Acre site is located off of the Hudson Road. It will accommodate the proposed Holiday Inn and Suites, the Conference Center and a future hotel on the north end of the site. The site expands the cities bike/walking trails along Hudson Road and Cyber Lane. Cyber Lane is proposed to extend to Ridgeway Avenue West. The site is heavily landscaped. Numerous outdoor patios surround the event center to extend the centers event space to the exterior. The storm retention ponds on the north and south sides of the site will be formed and landscaped to provide a natural setting creating a stunning water feature on the grounds. The design of this site will be the tone for the rest of the sites within the future business park.

The Hotel is a four story wood structure clad in brick, stone, stucco and glass. The hotel has 126 guestrooms; single king, double queen, and suites with separate living and sleeping areas with kitchenettes. Amenities in the hotel include a full service restaurant and bar, conference rooms, swimming pool, exercise room, lounges, business center and guest laundry facilities. The hotel totals 86,700 sq.ft.

The Conference center is a one story steel and masonry structure clads in brick, stone, and glass. The center can be divided into many configurations and hold up to 1,200 people. This conference center will be a great amenity not only to the community but also the greater Cedar Falls/ Waterloo region.



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
DATE: March 22, 2018
SUBJECT: Zoning Ordinance text amendments related to the C-3 district residential density determination

REQUEST: Zoning Ordinance Amendment
Section 29-2: Definitions
Section 29-151, C-3 Commercial District
Section 29-160, CHN College Hill Neighborhood Overlay Zoning District
Section 29-168, CBD, Central Business District Overlay Zoning District
Section 29-177, Off Street Parking Spaces
PETITIONER: Department of Community Development
LOCATION: City-wide

PROPOSAL

City Staff is recommending changes to the zoning ordinance related to the development of mixed use buildings in the C-3 zoning district in downtown and College Hill. The intended goal of such changes is to create clear and objective standards in the code to facilitate consistent review and approval of development in these districts. Promoting mixed use development, maintaining commercial "street level" uses, retail expansion and having a variety of housing types conveniently located next to commercial and civic activities are common goals listed in the Comprehensive Plan.

BACKGROUND

The Planning and Zoning Commission has reviewed a number of mixed use development plans throughout the city over the past few years. City staff has provided an interpretation to the Zoning Ordinance that determines the principal use as the use of structure on the main floor or street level floor of the property. Upper floor development has always been the secondary or incidental use of the property. Recent developments show the need to review certain ordinance sections that permit mixed use buildings in the C-3, commercial district as well as the Downtown and College Hill Overlay district. These ordinance amendments will provide guidance on how parking is calculated for mixed-use buildings and create parking standards more appropriate for these urban districts. districts.

Residential uses are permitted in the C-3 district subject to site plan review by the Planning and

Item 4.B.

Zoning Commission and City Council. The zoning ordinance should provide a clear guidance for new development in these areas. The challenge becomes situations where a total redevelopment of the site is proposed. First, these existing sites are often confined and have set configurations. Planning a modern building and site can be difficult on narrower lots, for example. Sometimes multiple properties need to be acquired, which can be difficult. Second, such an endeavor requires tearing down a structure, preparing a site and then building an entirely new building along with the associated parking.

ANALYSIS

On January 24, 2018, staff introduced some options to consider in the development of these ordinance amendments. These options include 1) calculate the entire area of the structure with residential less than 50% of the total building area; 2) commercial only on the first floor building. If parking is used under the building footprint, that area must be compensated on the upper floors as a commercial use; 3) commercial use as the majority of the first floor area. Also included was the discussion of efficiency and studio units. Staff provided a definition and parking ratio for this new use that is not identified in the zoning ordinance. The following is a summary of the proposed ordinance amendments:

Section 29-2: Definitions. Add new definitions for an efficiency/studio unit and a mixed use building

Efficiency/Studio Unit. A dwelling unit consisting of one principal room, in addition to a bathroom, hallway and closets, which serves as the occupant's living room and bedroom. The kitchen may be located in this principal room or may be located in a separate room. An efficiency or studio unit shall not exceed 600 square feet in area.

Mixed Use Building: A single building containing more than one type of land use.

Section 29-151, C-3 Commercial District

Section 29-160, CHN College Hill Neighborhood Overlay Zoning District

Section 29-168, CBD, Central Business District Overlay Zoning District

The two C-3 districts in the City are also within the College Hill Neighborhood Overlay Zoning District and the Central Business District Overlay Zoning District. It is important to coordinate the two districts with the similar guidelines for new and existing development. The idea is to introduce the term "mixed use building" as it pertains to the use of the land.

The following is a list of the proposed changes to the aforementioned sections of the Zoning Ordinance.

- Residential dwelling units are allowed to be established on the upper floors of a co mixed-use building with the ground level floor reserved primarily for commercial uses. In general parking should be located behind the commercial space, so that active buildings uses open on to pedestrian-oriented street frontages.
- On-site parking will be required for all residential uses.
- The Planning and Zoning Commission may recommend to the City Council consideration of a private off-premise parking. The criteria for off-site parking will be developed for the Planning and Zoning Commission to consider.

- No residential dwelling unit may be established on the main floor or street level floor of a commercial structure within the C-3, commercial district.
- All parking areas must be placed behind the storefront or commercial shop front on the main floor or street level floor.
- The residential use shall conform to all parking guidelines as specified in section 29-177 of the Zoning Ordinance.
- Exceptions: The parking requirements shall not apply to existing buildings in the C-3 commercial district. Parking will not be required for restoration/reconstruction of buildings that were substantially damaged buildings in the C-3 commercial district that were previously occupied by a residential use. For a new mixed-use building with three (3) or fewer upper floor residential dwelling units, no parking is required (not to exceed a total of six (6) bedrooms).

Section 29-177, Off Street Parking Spaces

Add new parking ratio of one parking stall per efficiency/studio unit.

Finally, adding clarity in sections of the Zoning Ordinance between the overlay zones of the C-3 districts and the parking section will facilitate consistent reviews of future development projects.

STAFF RECOMMENDATION

Continue the discussion on the these ordinance modifications and set the date for public hearing at the next Planning and Zoning Commission meeting on April 11, 2018.

PLANNING & ZONING COMMISSION

Discussion 1/24/2015 Chair Oberle introduced the discussion with regard to principal and accessory/secondary uses and Mr. Sturch provided background information. He introduced elements for consideration with regard to mixed use developments within the C-3 District. They would like to maintain and promote the usage and development while maintaining commercial street level uses. Comprehensive plan goals include mixed land uses, rental expansion and promoting walkable neighborhoods. The ideas to consider when drafting the ordinance amendments include the following: 1) Calculate the entire area of the structure with residential less than 50% of the total building area. 2) First floor (street level) commercial use only. If parking is used under the building footprint, that area must be compensated on the upper floors as a commercial use. 3) Calculate the area of the first floor (street level). The majority (define) of said floor area within the building's footprint to be used as commercial.

The Commission members discussed the need to better define an accessory use. Mr. Sturch indicated that the accessory use is only on upper floors of a commercial structure; must comply with the residential parking guidelines; and all parking must be placed behind the street level storefront (commercial use).

Mr. Sturch explained that the C-3 District does not have parking requirements for residential as an accessory use. The City began to apply the requirements based on the State Street development as the lots were assembled. This proposal would better define the building use and set up parking requirements.

Item 4.B.

Mr. Wingert stated that it is expensive to redevelop and feels the 50% use restricts development. Ms. Giarusso stated that if the Commission is looking at C-3 zoning, residential should be considered as well. Ms. Saul stated many shoppers are from outside the area, and parking needs to be considered.

Mr. Sturch also discussed efficiency/studio unit considerations. These ordinance changes should include the area calculation of each efficiency/studio unit and its parking ratio.

Several members of the public provided comments on the importance of off street parking in the downtown and College Hill area.

Mr. Sturch indicated that staff will seek input from Community Main Street and the College Hill Partnership as well as surveying other communities on their ordinance regulations. This matter will be brought back to the Commission in March.

Discussion
3/28/2018



DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls
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Cedar Falls, Iowa 50613
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www.cedarfalls.com

MEMORANDUM

Planning & Community Services Division

TO: Planning and Zoning Commission
FROM: Iris Lehmann, Planner I
DATE: March 22, 2018
SUBJECT: Greenhill Village Master Plan Update

REQUEST: Request to approve an amendment to the Greenhill Village Master Plan
PETITIONER: Panther Farms LLC – owner; CGA Engineers – Civil Engineer
LOCATION: Southeast of the Greenhill Road and Hudson Road intersection

PROPOSAL

The applicant is requesting to amend the northwestern most section of the Greenhill Village Master Plan to allow for the construction of townhomes.

BACKGROUND

In 1994/1995 the City of Cedar Falls completed a land use study to identify future commercial development areas along the Greenhill Road corridor. As a result, the City proposed rezoning the now 130 acre Greenhill Village property to PC-2, Planned Commercial Development. However, due to strong neighborhood objections to the proposed commercial development the City worked with concerned community members and local businesses to complete a second land use study. This resulted in the property being rezoned to MU, Mixed Use Residential, and the creation and approval of the Greenhill Village Master Plan in 1998.

In 2002, Wal-Mart proposed to establish a 200,000 square foot “Super Center” at the northeastern corner of the property. Following several weeks of heated debate about the Wal-Mart proposal the site plan was denied by City Council. After the Wal-Mart debate, the developer and City Staff revisited the Greenhill Village Master Plan. An amended Master Plan was submitted to and approved by the Planning and Zoning Commission and City Council in 2003. This updated Master Plan, attached, is used as a guide for the development in this area.

The applicant is requesting to amend an area of the Greenhill Village Master Plan, currently designated for single-unit residential development, to allow for a multi-unit residential development. A concept plan of the proposed multi-unit development is attached. If the requested Greenhill Village Master Plan amendment is approved, a site plan and façade review

Item 5.A.

for this development will follow. The site plan will require review and approval from both the Planning and Zoning Commission and City Council.

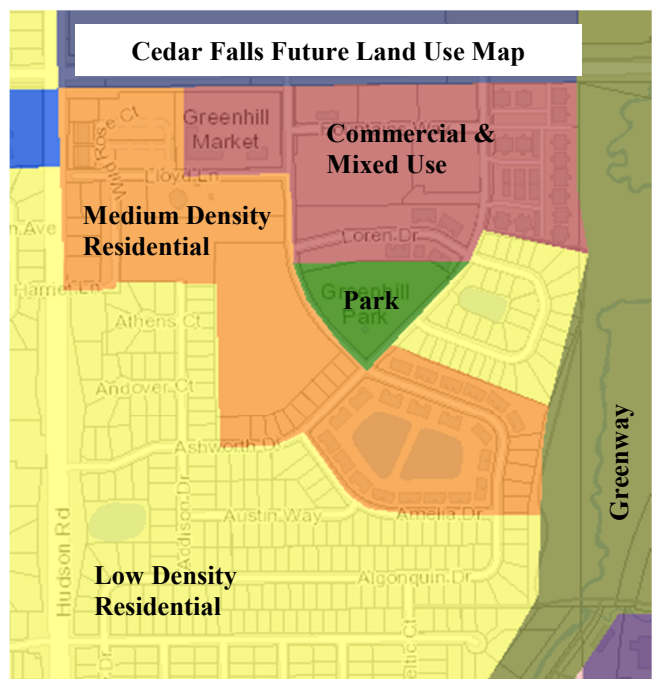
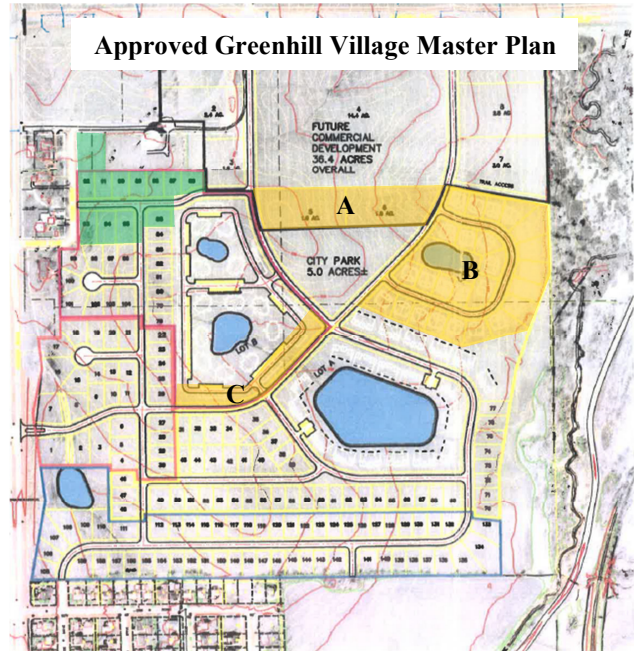
ANALYSIS

The property is located within the MU, Mixed Use Residential, zoning district. The intent of the MU district is to encourage a variety of homes types and neighborhood commercial land uses for the purpose of creating viable, self-supporting neighborhood districts. Therefore, MU zoning permits a variety of uses ranging from neighborhood commercial to office to single-unit homes to condominiums. The approved Greenhill Village Master Plan, attached, arranges the various permitted uses and densities by area. The Master Plan is used as a guide for development.

The area in question is the northwestern most section of the Master Plan, shaded in green in the image to the right. This area is currently designated for single-unit residential development with a density of 3.14 units an acre. The proposed amendment requests that this area allow for multi-unit, townhome residential development at a density of approximately 7.7 units an acre. The concept plan for the proposed multi-unit development is attached.

Since the approval of the Master Plan in 2003, a number of areas in Greenhill Village have been developed at lower densities than what was originally shown. These areas are shaded in yellow in the top image to the right. Area A was originally part of the office and commercial section of the development and is now multi-unit residential. Area B was originally designated for two-unit patio homes at a density of 6 units an acre and is now single-unit homes with a density of 3.2 units an acre. Area C was originally meant to be part of a condominium development but is now single-unit homes. These changes were made without amending the Master Plan; however all developments were reviewed and approved by the Planning and Zoning Commission and City Council through subdivision plats.

A standard planning practice is for single-unit homes to be buffered from commercial areas by medium to high density residential uses to create a gradual transition of development intensity. The City's Future Land Use Map closely follows the Greenhill Village Master Plan and shows this general transition of uses, see excerpt of the map to the right. Orange in the



Future Land Use Map indicates areas suited for Medium Density Residential. The area under consideration falls in one of those orange areas. The proposed amendment for a multi-unit townhome development would be consistent with the City's Future Land Use Map.

Along with acting as a transition in development intensity, the proposed development of townhomes is consistent in scale with neighboring homes and in keeping with the single unit character of the neighborhood. The proposed development shows that the garages will be located to the rear of the buildings to create a more pedestrian-oriented, residential character along the streets. If the amendment to the Master Plan is approved, this concept plan will be used as the guide for the type of multifamily development permitted in this area. A full site plan review by the Planning and Zoning Commission and City Council will be required. At that time, design will also be taken into consideration to ensure visual interest along the neighborhood streets and prevent monotony that might otherwise occur with more closely spaced dwelling units.

TECHNICAL COMMENTS

City technical staff, including Cedar Falls Utilities (CFU) personnel, has reviewed the proposed plat. All technical comments have been addressed.

PLANNING & ZONING COMMISSION

Discussion
3/28/2018

Vote
4/11/2018

STAFF RECOMMENDATION

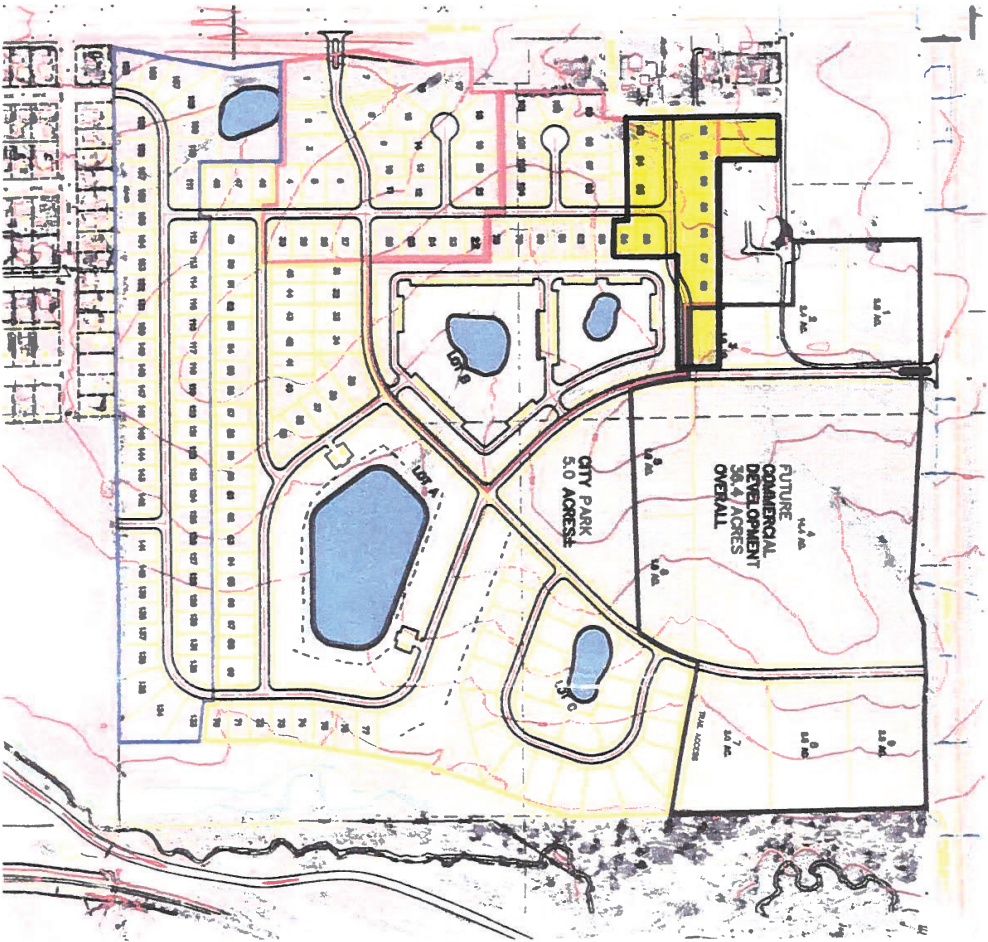
The intent of the MU zoning district is to allow and encourage a mixture of uses. As the Future Land Use Map shows medium density residential in this area and since other areas in Greenhill Village have been developed at lower densities than what was shown in the Master Plan, staff supports the proposed change that will result in a wider variety of residential housing types in the area. Staff recommends approval of the proposed Greenhill Village Master Plan amendment and submitted concept plan permitting the development of townhome style multi-unit dwellings at this location at a density of approximately 7.7 units per acre.

Attachments: Master Plan Amendment
Concept Plan for multi-unit development

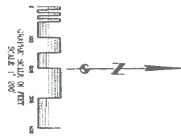
Item 5.A.

ORIGINAL MASTERPLAN - 2003

HIGHLIGHTED -
PROPOSED
CHANGE



GREENHILL VILLAGE
CEDAR FALLS, IOWA



- NUMBER OF 19 UNIT LUXURY CONDOMINIUM BUILDINGS = 12 TOTAL
- NUMBER OF 2 UNIT TOWNHOME BUILDINGS = 20 TOTAL
- NUMBER OF SINGLE FAMILY LOTS = 169

PHASES

- PHASE I** 10.6 ACRES OVERALL
 - 30 SINGLE FAMILY LOTS
 - 2.99 UNITS/HOME
- PHASE II** 42.7 ACRES OVERALL
 - 161 ACRES LOT A
 - 20 - 2 UNIT TOWNHOME BLDGS
 - 120 UNITS TOTAL
 - 11.9 ACRES/LOT
 - 11.0 ACRES LOT C
 - 20 - 2 UNIT TOWNHOME BLDGS
 - 9 UNITS/HOME
 - 21.6 ACRES SINGLE FAMILY LOTS
 - 21.9 UNITS/HOME
- PHASE III** 21.3 ACRES OVERALL
 - 0.6 ACRES SINGLE FAMILY LOTS
 - 27 SINGLE FAMILY LOTS
 - 3.14 UNITS/HOME
- PHASE IV** 18.1 ACRES OVERALL
 - 16.1 ACRES SINGLE FAMILY LOTS
 - 2.98 UNITS/HOME
- OTHER COMMERCIAL DEVELOPMENT** 38.4 ACRES
 - 16.1 ACRES SINGLE FAMILY LOTS
 - 2.98 UNITS/HOME
 - 3.8 ACRES

SCALE: 1" = 200'
 PROJECT NO: 2003
 DATE: 10/28/03
 FIELD BOOK: 344

DRAWN BY: JET
 CHECKED BY: JET
 DATE: 10/28/03
 FIELD BOOK: 344

REVISIONS TO DESCRIPTION

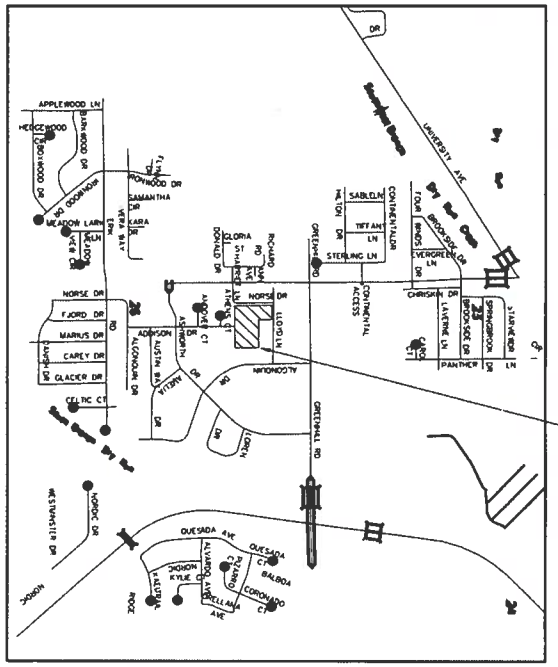
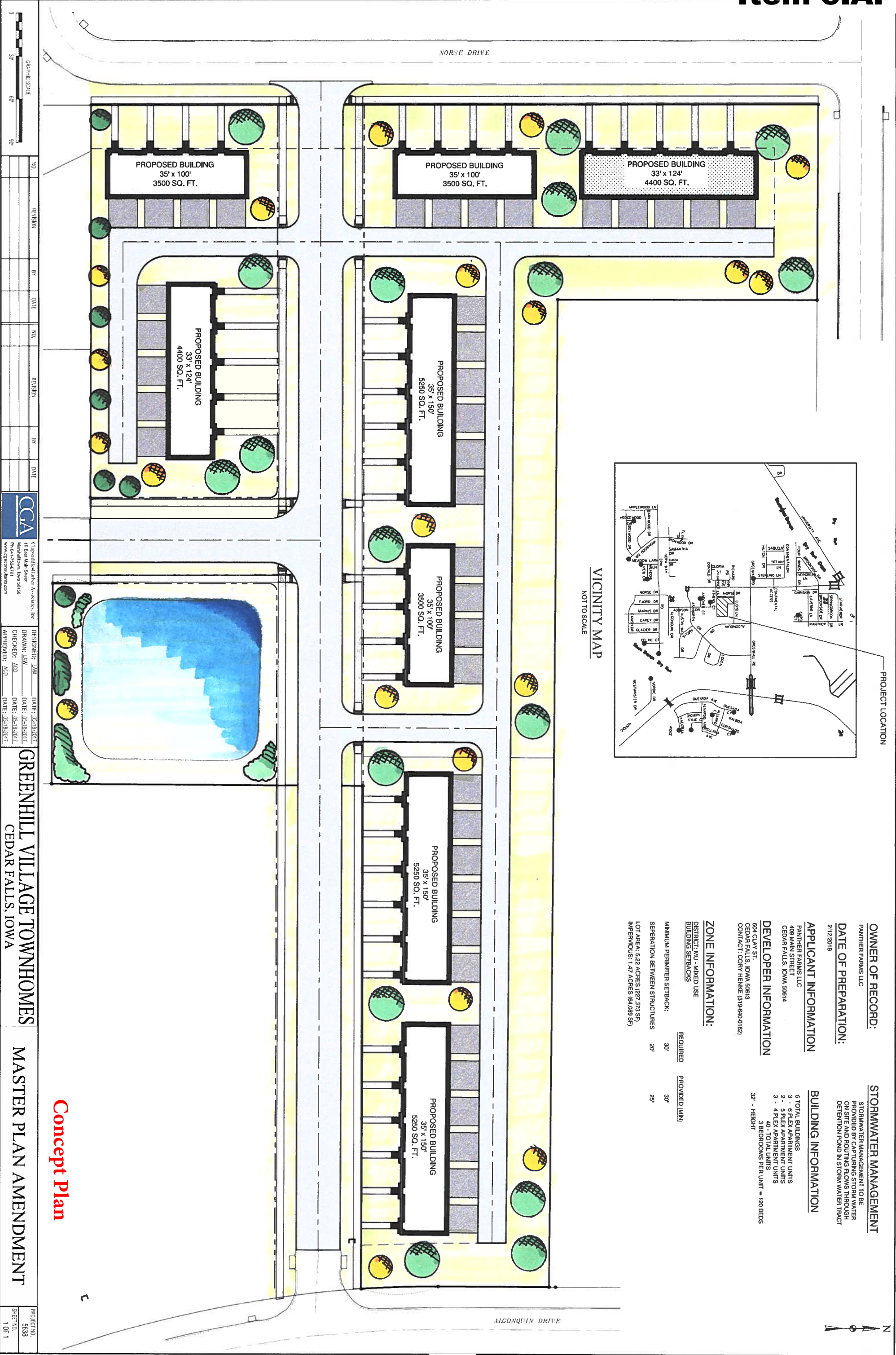
DATE

HALL & HALL ENGINEERS, INC.
 220 WEST 12TH STREET, SUITE 200
 CEDAR RAPIDS, IOWA 52401
H&H

GREENHILL VILLAGE
 CEDAR FALLS, IOWA

CONCEPT PLAN

SHEET 1 OF 1



PROJECT LOCATION

VICINITY MAP
NOT TO SCALE

OWNER OF RECORD:
PANTHER FARMS LLC

STORMWATER MANAGEMENT
STORMWATER MANAGEMENT TO BE PROVIDED BY CAPTURING STORM WATER ON SITE AND ROUTING FLOWS THROUGH DETENTION POND IN STORM WATER TRACT

DATE OF PREPARATION:
2/12/2018

APPLICANT INFORMATION
PANTHER FARMS LLC
409 MAIN STREET
CEDAR FALLS, IOWA 50614

DEVELOPER INFORMATION
694 CLAY ST.
CEDAR FALLS, IOWA 50613
CONTACT: COBY HEINKE (319-640-0182)

BUILDING INFORMATION
6 TOTAL BUILDINGS
3 - 6 FLEX APARTMENT UNITS
2 - 5 FLEX APARTMENT UNITS
3 - 4 FLEX APARTMENT UNITS
40 - TOTAL UNITS
3 BEDROOMS PER UNIT = 120 BEDS
32' - HEIGHT

ZONE INFORMATION:

DISTRICT: MU - MIXED USE
BUILDING SETBACKS:
MINIMUM PERIMETER SETBACK: 30'
SEPARATION BETWEEN STRUCTURES: 20'
LOT AREA: 5.22 ACRES (227,373 SF)
IMPERVIOUS: 1.47 ACRES (64,089 SF)

REQUIRED	PROVIDED (MIN)
30'	30'
20'	25'

NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

CGA
 16 East Main Street
 Marshalltown, Iowa 50158
 P: 641-782-6701
 www.cgaonline.com

DESIGNED: LAW	DATE: 02-18-2017
DRAWN: LAW	DATE: 02-18-2017
CHECKED: ALO	DATE: 02-18-2017
APPROVED: ALO	DATE: 02-18-2017

**GREENHILL VILLAGE TOWNHOMES
CEDAR FALLS, IOWA**

MASTER PLAN AMENDMENT

PROJECT NO. 5638
SHEET NO. 1 OF 1

Concept Plan



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: Shane Graham, Planner II
DATE: March 22, 2018
SUBJECT: Gateway Business Park at Cedar Falls I Final Plat

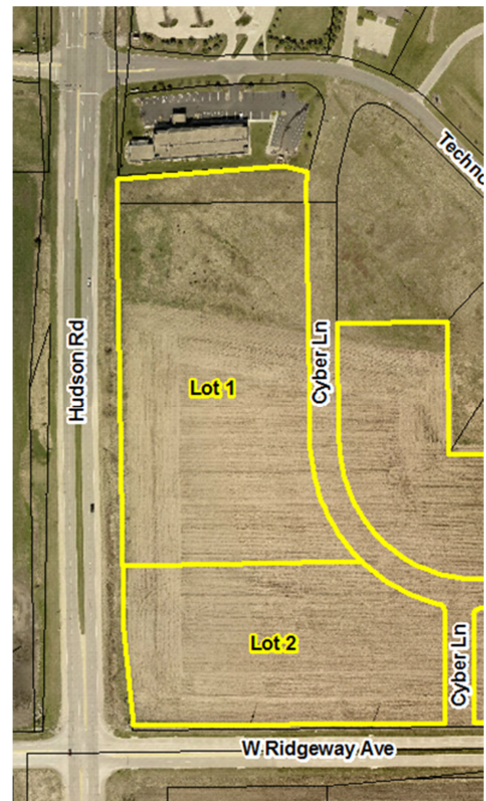
REQUEST: Request to approve the Gateway Business Park at Cedar Falls I Final Plat.
PETITIONER: CF Gateway Park, Inc., Owner; Shive-Hattery, Engineer; Russell Construction, Contractor
LOCATION: The property is located on approximately 17 acres of land near the northeast corner of Hudson Road and W. Ridgeway Avenue.

PROPOSAL

It is proposed to create two (2) lots zoned HWY-1 Commercial District totaling approximately 14.6 acres in size. Lot 1 would be 8.97 acres in size, and is the proposed home for a new Holiday Inn and Suites Hotel and Conference Center, and Lot 2 would be 5.72 acres in size, which would be for a future commercial use. Cyber Lane (Tract A) will be a new street that runs alongside the two new lots, and will be constructed between Technology Parkway to the north and W Ridgeway Avenue to the south.

BACKGROUND

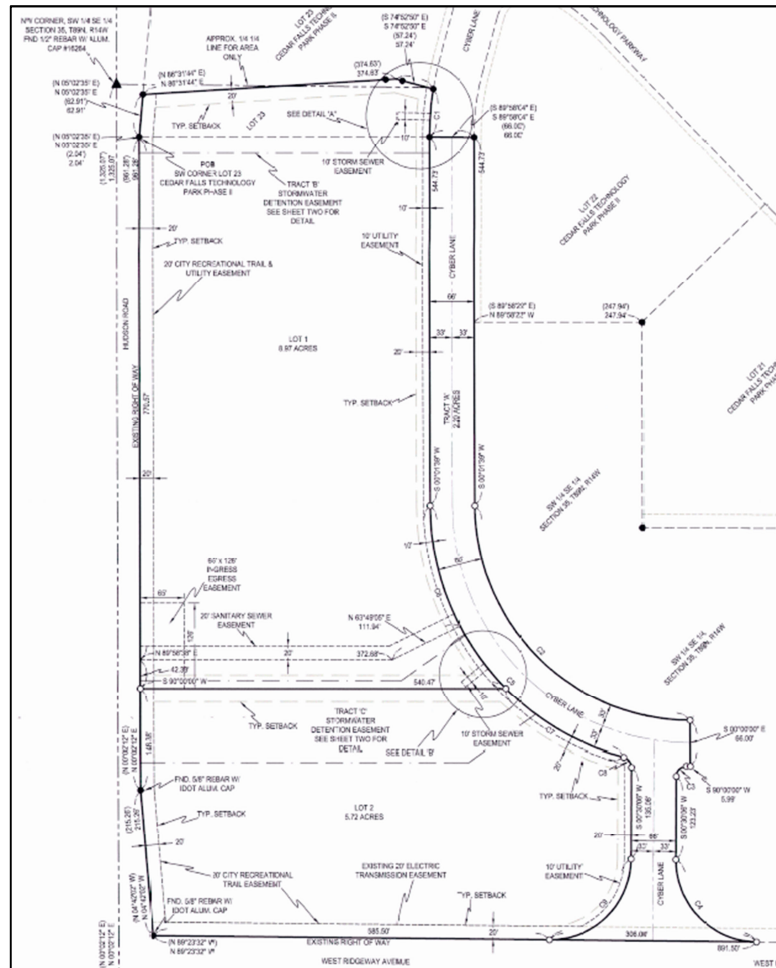
The entire property is 46 acres in size, and has been utilized as farm ground for as far back as City records go. The land was purchased by the applicant in the fall of 2017 with the intent of developing it into lots for potential commercial and office uses. A preliminary plat for the entire property was approved by the Planning and Zoning Commission on January 14, 2018 and approved by the City Council on March 5, 2018.



Item 5.B.

ANALYSIS

The subdivision plat is located on approximately 17 acres of land between Hudson Road and new Cyber Lane, north of W Ridgeway Avenue. The plat includes two lots, with lot sizes of 8.97 acres and 5.72 acres. Lot 1, which is for a proposed Holiday Inn and Suites Hotel and Conference Center, will have access from both Hudson Road and Cyber Lane. Lot 2 would only have access from Cyber Lane. There are also two Tracts shown on the plat for stormwater detention purposes; Tract "B" is located at the north end of Lot 1, and would be the primary location to capture the water runoff from Lot 1 and Cyber Lane, and Tract "C", which is located at the north end of Lot 2 and partially onto the south end of Lot 1, and would be the primary location to capture the water runoff from Lot 2 and other off site areas to the east. Development within this subdivision includes a site plan review by the Planning and Zoning Commission and City Council since this property is located in the HWY-1, Highway Commercial zoning district. As indicated earlier, the Holiday Inn and Suites Hotel and Conference Center site plan on Lot 1 is under review at this time.



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.

There is a minor discrepancy with the plat that is currently being modified with regards to the two tracts for the stormwater detention basins. On the plat, it shows the tracts as part of Lots 1 and 2. Typically, those tracts are shown as their own lots on a plat, since the detention basins serve not only the property on which they are located, but other surrounding properties as well. Staff has been in contact with the developer's engineer, who is going to make the necessary changes to the plat to show the two tracts as their own lots. Also, wording will be added to the deed of dedication which reflects that change. These discrepancies will need to be resolved prior to approval by the City Council.

City zoning staff notes that the proposed lots appear to be of sufficient lot area to meet the anticipated development plans. The HWY-1 District requires a 20-foot setback along the perimeter of the district and interior street network. Buildings and parking lots must be located outside this setback area. A more detailed site plan for these lots will be presented to the

Commission in the coming months once they are proposed to be developed.

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

STAFF RECOMMENDATION

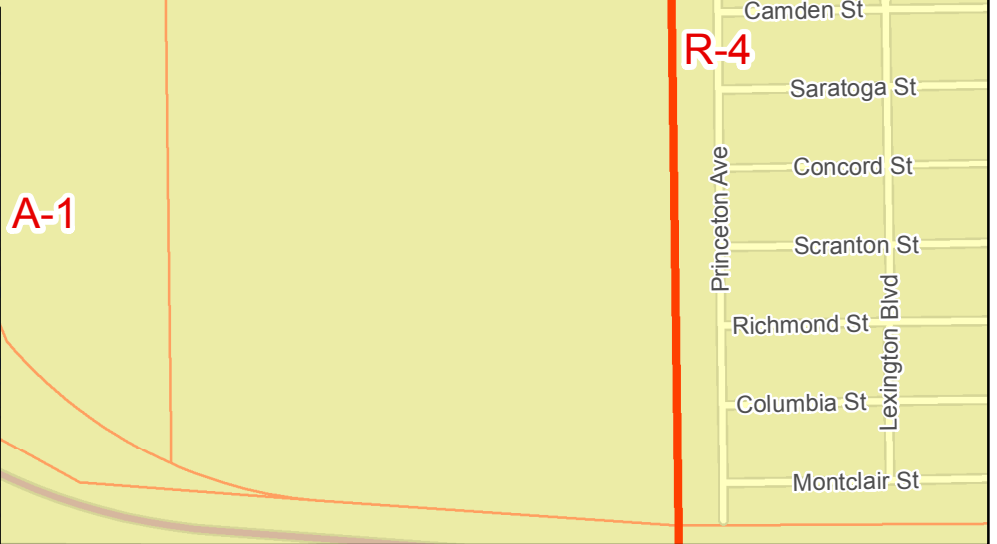
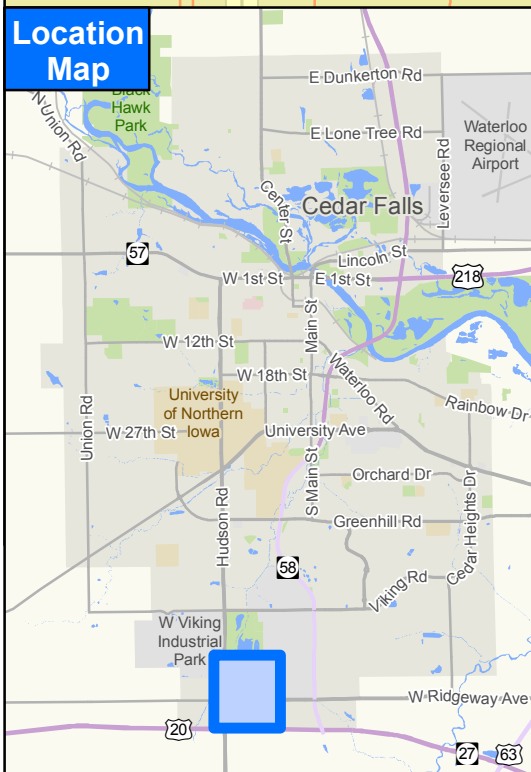
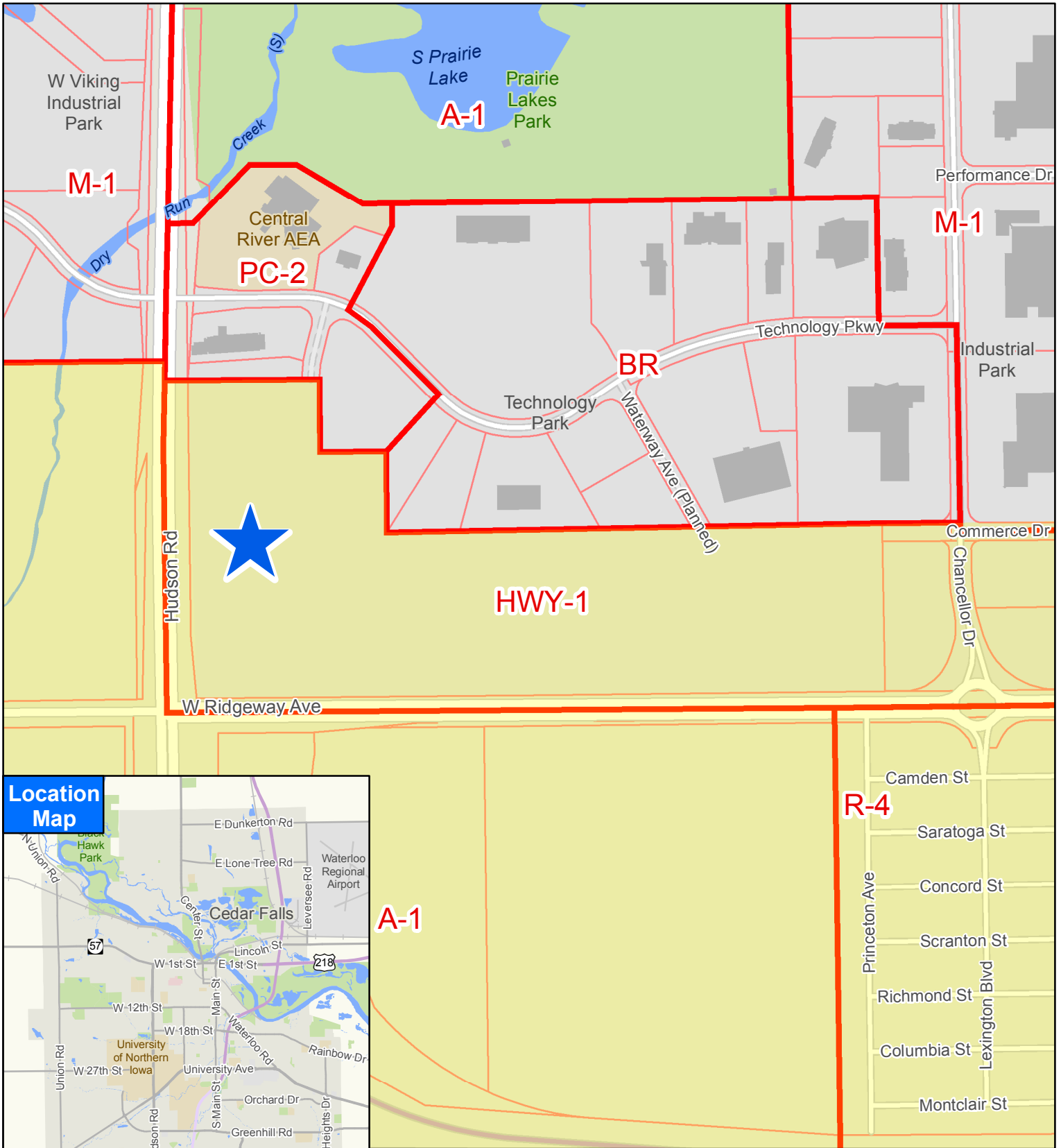
The Community Development Department recommends approval of the Gateway Business Park and Cedar Falls I Final Plat, subject to the following stipulation:

1. That the plat be revised to show Tracts "B" and "C" as their own lots and not part of Lots 1 and 2, as well as updating the deed of dedication to reflect that change.

PLANNING & ZONING COMMISSION

Vote

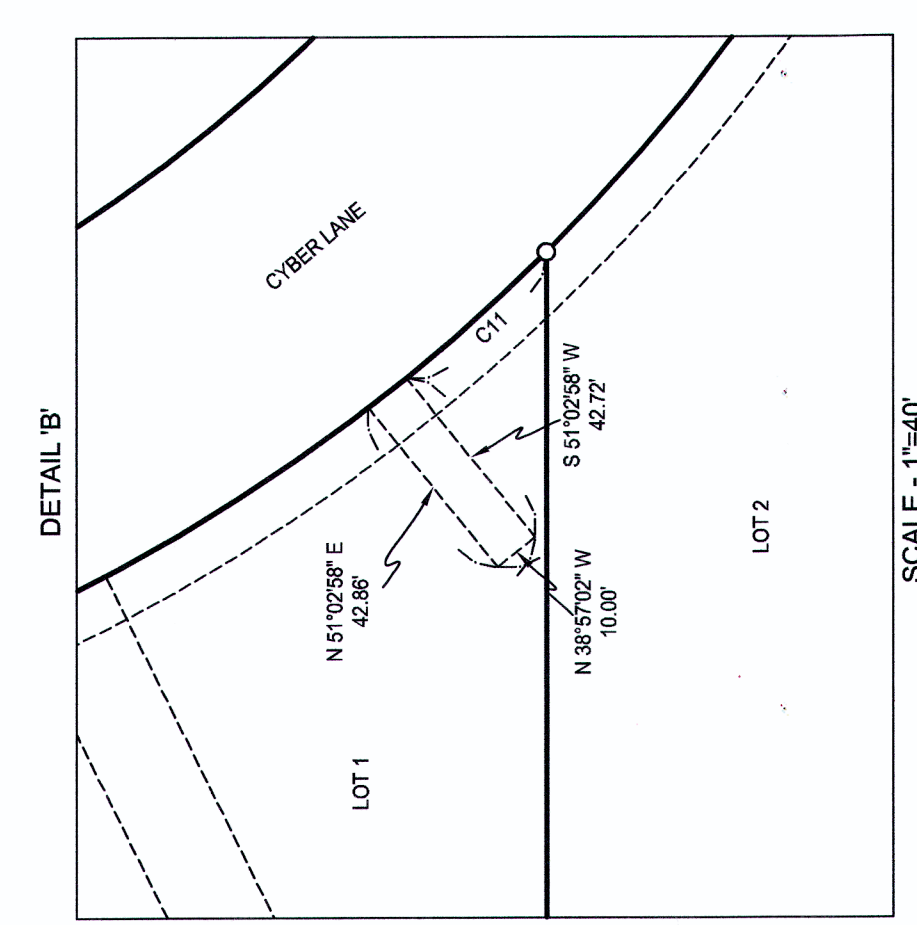
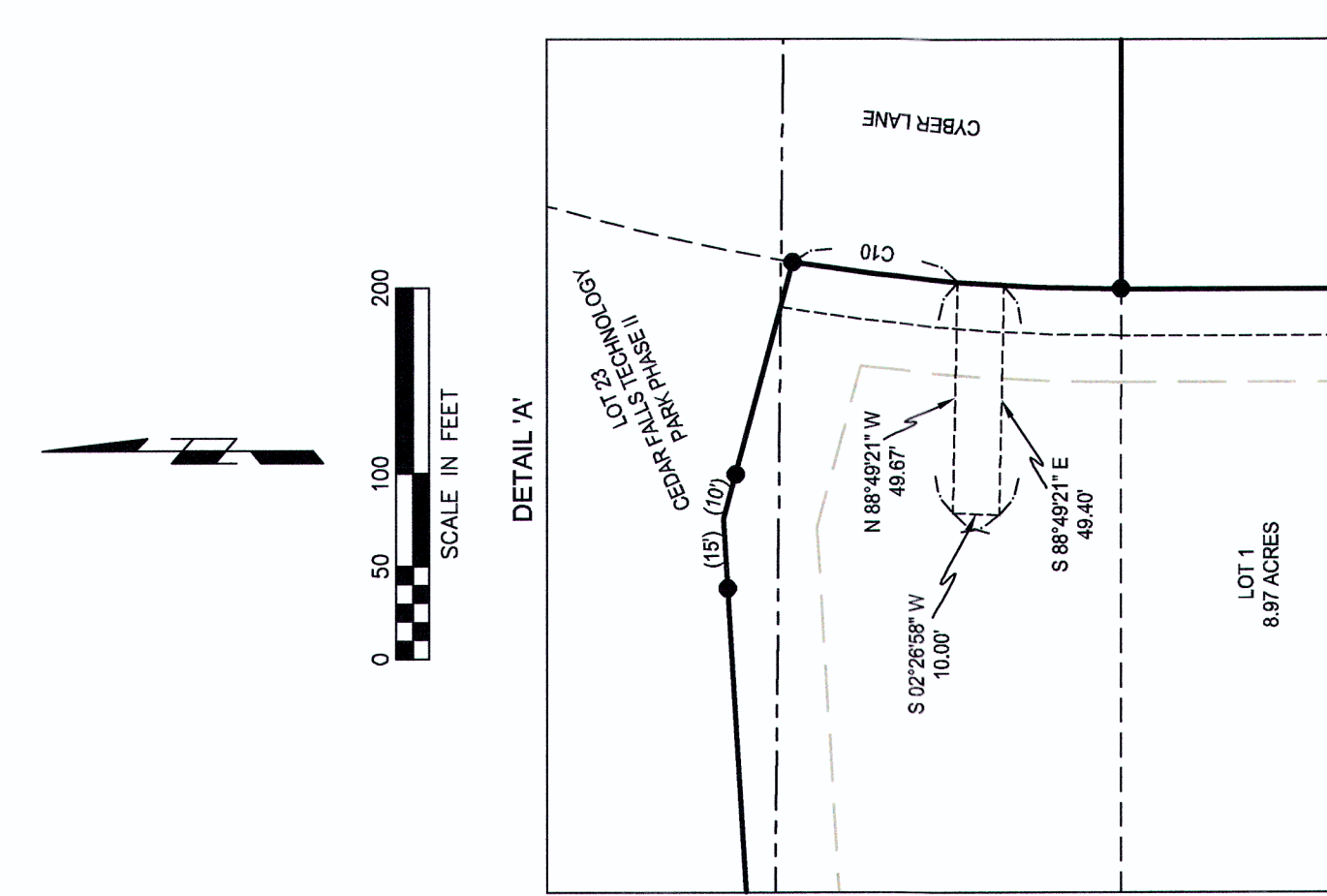
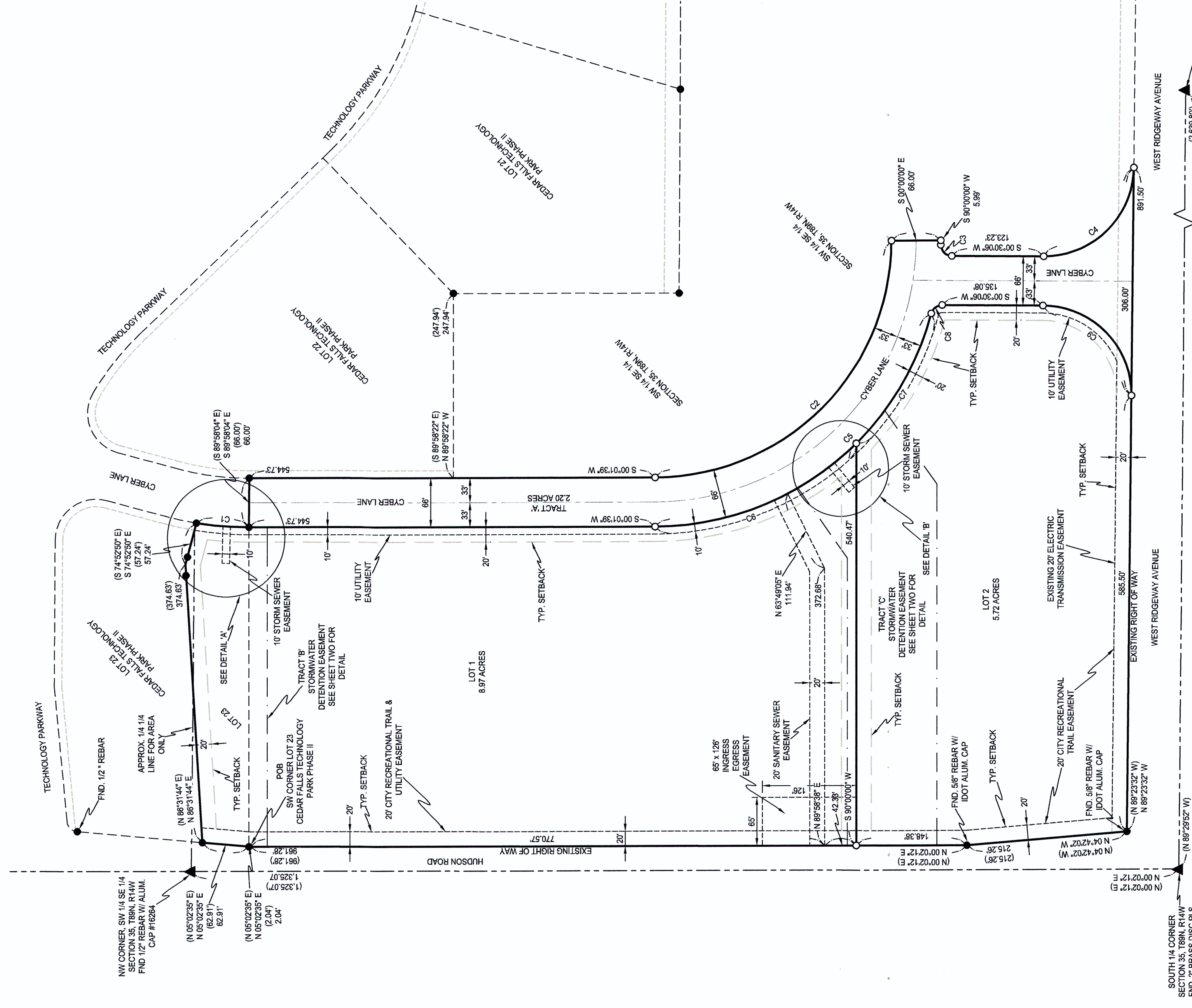
3/28/2018



85- Gateway Business Park at Cedar Falls I Final Plat

FINAL PLAT GATEWAY BUSINESS PARK AT CEDAR FALLS I IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA

INDEX LEGEND:
 PART OF LOT 23 IN CEDAR FALLS
 TECHNOLOGY PARK PHASE II,
 CEDAR FALLS, BLACK HAWK COUNTY, IOWA
 & PART OF SW 1/4 OF THE SE 1/4
 SECTION 35, T89N, R14W
REQUESTOR: RUSSELL CONSTRUCTION COMPANY
PROPRIETOR: CF GATEWAY PARK, INC.
SURVEYOR: WADE D. WAMRE, PLS
COMPANY: SHIVE-HATTERY, INC.
RETURN TO: CEDAR RAPIDS, IOWA 52401
 www.shive-hattery.com
 319-364-0227



PARCEL ACREAGE TABLE			
QUARTERS	EXCLUDING ROAD	ROAD ROW	TOTAL
NW 1/4 SE 1/4	0.03 ACRES		0.03 ACRES
SW 1/4 SE 1/4	14.66 ACRES	2.20 ACRES	16.86 ACRES

LAND DESCRIPTION:
 That part of the Southeast Quarter of Section No. 35, Township No. 89 North, Range No. 14 West of the Fifth Principal Meridian in the City of Cedar Falls, Black Hawk County, Iowa, lying Southwesterly of Cedar Falls Technology Park Phase II, City of Cedar Falls, Iowa, except those parcels needed for road purposes in 112 LD 487, 539 LD 335, 539 LD 338 and 562 LD 935.

and
 Lot 23 in Cedar Falls Technology Park Phase II, City of Cedar Falls, Iowa, except that part of Lot 23, Cedar Falls Technology Park Phase II described as follows:

Commencing at the Southwest corner of said Lot 23; Thence N 04°09'06\"/>

Beginning at the Southwest Corner of Lot 23; Cedar Falls Technology Park Phase II, City of Cedar Falls, Iowa; Thence N 05°02'35\"/>

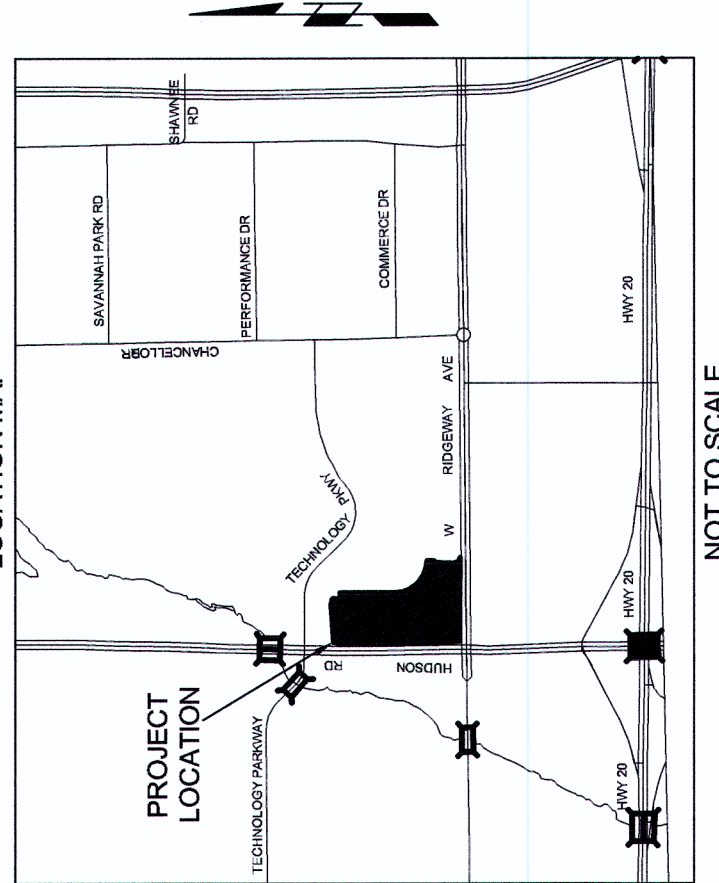
- NOTES:**
- 1) DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 - 2) SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF THE SURVEYOR.
 - 3) NO STRUCTURE OR PARKING AREAS WILL BE ALLOWED WITHIN THE SETBACK AREAS AROUND THE PERIMETER OF THE SITE OR ALONG INTERNAL STREETS AND PRINCIPAL ACCESSWAYS.
 - 4) ALL SIGNAGE SHALL PROVIDE A 10-FOOT SETBACK FROM THE PROPERTY LINE ALONG ALL PUBLIC RIGHTS-OF-WAY AND PRINCIPAL ACCESSWAYS.
 - 5) MINIMUM LOT FRONTAGE SHALL NOT BE LESS THAN 80 FEET & MINIMUM LOT FRONTAGE FOR CORNER LOTS SHALL NOT BE LESS THAN 80 FEET.
 - 6) ERROR OF CLOSURE FOR THE SUBDIVISION BOUNDARY IS NOT GREATER THAN 1:10,000 & ERROR FOR CLOSURE ON INTERIOR LOTS IS NOT GREATER THAN 1:5,000 FOR EACH LOT.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BRG	DELTA
C1	70.98'	433.00'	S 04°43'27\"/>	

SURVEY LEGEND

- FOUND 1/2\"/>

PROFESSIONAL LAND SURVEYOR
 WADE D. WAMRE, PLS
 17565
 IOWA
 My license renewal date is December 31, 2018
 WaDe D. Wamre, PLS (signature)
 3/15/18 (date)
 I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct supervision and that I am a duly licensed Land Surveyor under the Laws of the State of Iowa.



FINAL PLAT GATEWAY BUSINESS PARK AT CEDAR FALLS I IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA

PROJECT NO: 2171620
 ISSUED FOR: [blank]
 DATE: [blank]
 DRAWN BY: [blank]
 CHECKED BY: [blank]
 APPROVED BY: [blank]
 DRAWING: [blank]

SHIVE-HATTERY
 ARCHITECTURE + ENGINEERING
 Iowa | Illinois | Indiana | Missouri
 http://www.shive-hattery.com

INDEX LEGEND:

LOCATION: PART OF LOT 23 IN CEDAR FALLS TECHNOLOGY PARK PHASE II, CEDAR FALLS, BLACK HAWK COUNTY, IOWA & PART OF SW 1/4 OF THE SE 1/4 SECTION 35, T89N, R14W

REQUESTOR: RUSSELL CONSTRUCTION COMPANY

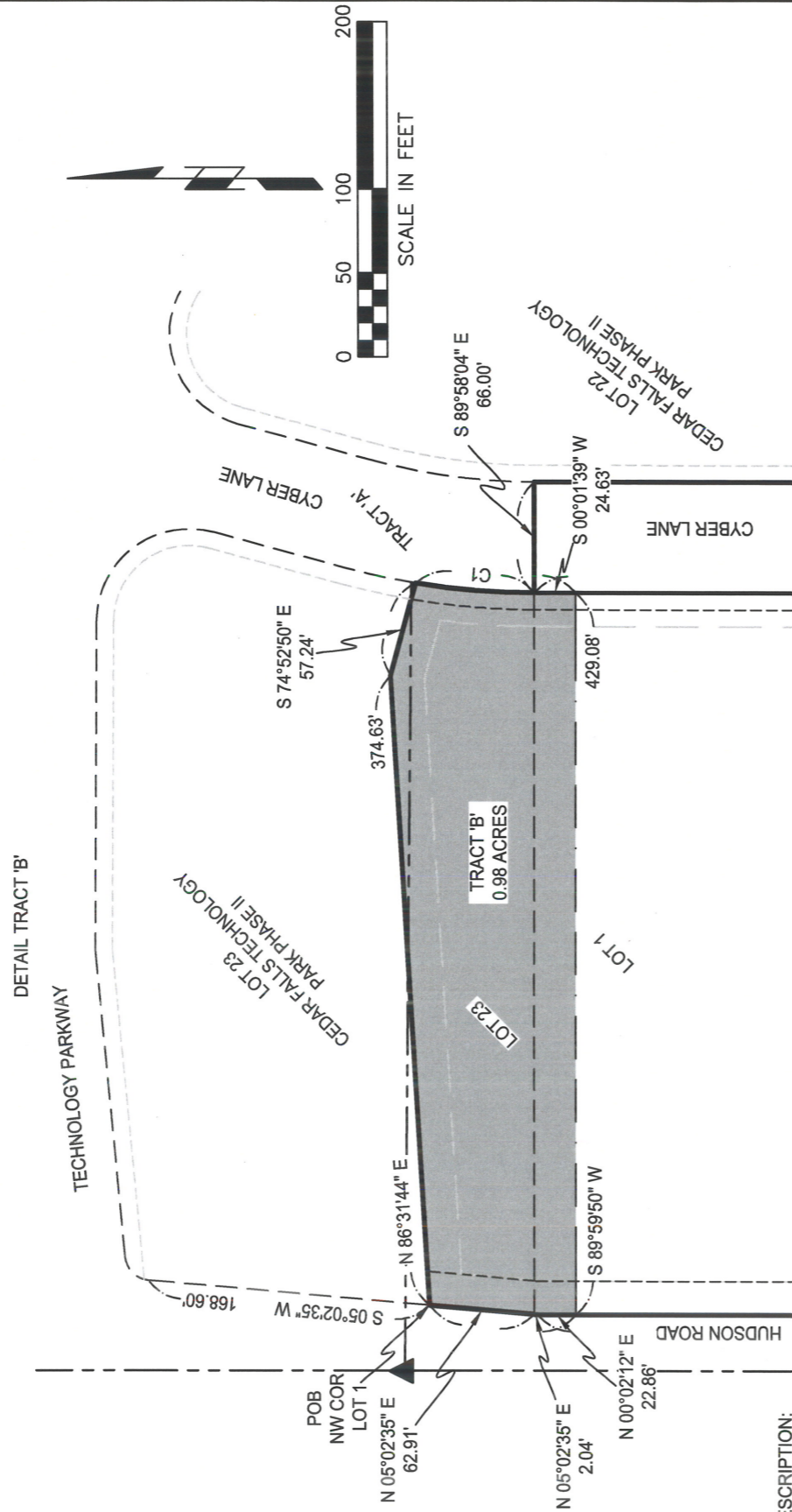
PROPRIETOR: CF GATEWAY PARK, INC.

SURVEYOR: WADE D. WAMRE, PLS

COMPANY: SHIVE-HATTERY, INC.

RETURN TO: 316 2ND STREET SE, SUITE 500
CEDAR RAPIDS, IOWA 52401
wwamre@shive-hattery.com
319-364-0227

FINAL PLAT GATEWAY BUSINESS PARK AT CEDAR FALLS I IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA



TRACT 'B' DESCRIPTION:

Part of the proposed Lot 1, Gateway Business Park at Cedar Falls I, in the City of Cedar Falls, Black Hawk County, Iowa more particularly described as follows:

Beginning at the Northwest Corner of the proposed Lot 1, Gateway Business Park at Cedar Falls I, in the City of Cedar Falls, Blackhawk County, Iowa; Thence N 86° 31'44\" E along a North line of said Lot 1 a distance of 374.63 feet; Thence S 74°52'50\" E along a North line of said Lot 1 to the West Right of Way of Cyber Lane and East line of said Lot 1 a distance of 57.24 feet; Thence Southwesterly 70.98 feet along the arc of a 433.00 foot radius curve concaved Easterly (Chord bears S 04°43'27\" E a distance of 70.90 feet); Thence S 00°01'39\" W along said West Right of Way and said East line a distance of 24.63 feet; Thence S 89°59'50\" W to a West line of said Lot 1 and also being the East Right of Way of Hudson Road a distance of 429.08 feet; Thence N 00°02'12\" E along a said West line and said East Right of Way a distance of 22.86 feet; Thence N 05°02'35\" E along a said West line and said East Right of Way a distance of 2.04 feet; Thence N 05°02'35\" E along a said West line and said East Right of Way to the Point of Beginning a distance of 62.91 feet.

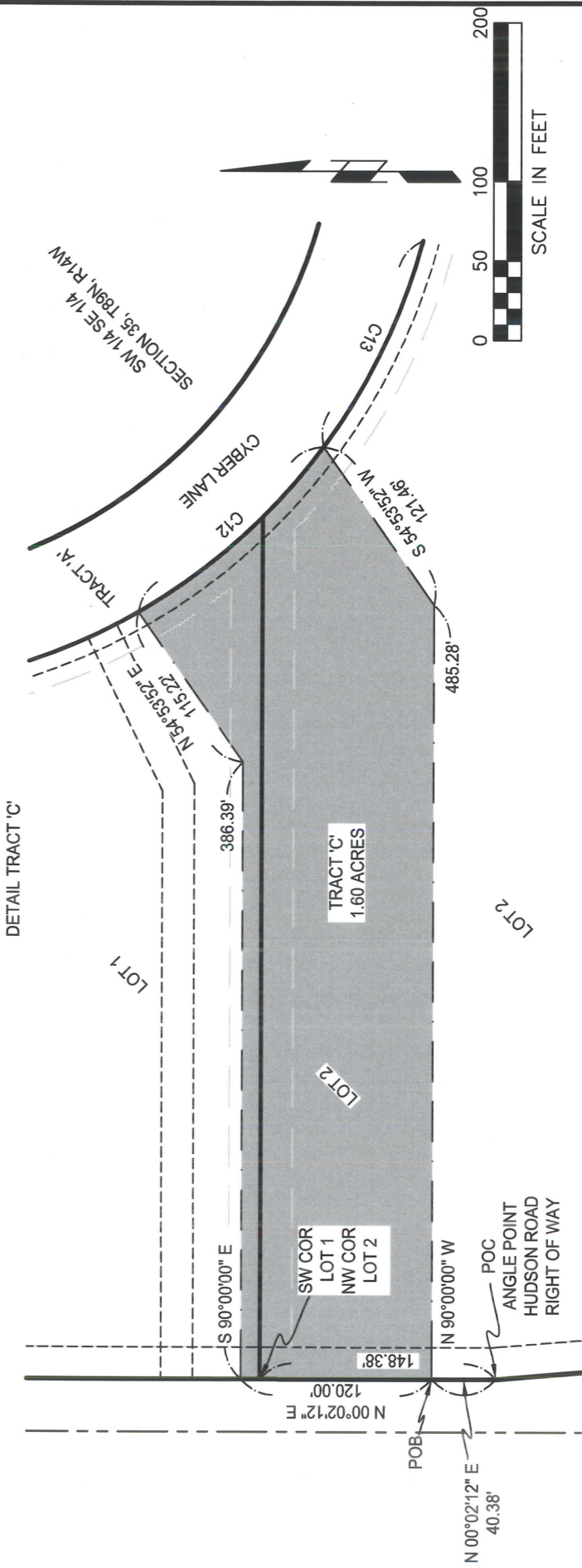
Said tract contains 0.98 acres, subject to easements and restrictions of record.

TRACT 'C' DESCRIPTION:

Part of the proposed Lots 1 & 2, Gateway Business Park at Cedar Falls I, in the City of Cedar Falls, Black Hawk County, Iowa more particularly described as follows:

Commencing at an angle point of Hudson Road Right of Way on the West line of Lot 2 of Gateway Business Park at Cedar Falls I, in the City of Cedar Falls, Black Hawk County, Iowa and also the East Right of Way of Hudson Road; Thence N 00°02'12\" E along a said West line and said East Right of Way to the Point of Beginning a distance of 40.38 feet; Thence N 00°02'12\" E along a said West line of Lot 1 and Lot 2 and said East Right of Way a distance of 120.00 feet; Thence S 90°00'00\" E a distance of 386.39 feet; Thence N 54°53'52\" E to the East line of Lot 1, Gateway Business Park at Cedar Falls I, in the City of Cedar Falls, Black Hawk County, Iowa and also the West Right of Way of Cyber Lane a distance of 115.22 feet; Thence Southeasterly along a said East line and said West Right of Way a distance of 157.15 along the arc of a 383.00 foot radius concaved Northeasterly (Chord bears S 41°45'28\" E a distance of 156.05 feet); Thence S 54°53'52\" W a distance of 121.46 feet; Thence N 90°00'00\" W along a said West line also said East Right of Way to the Point of Beginning a distance of 485.28 feet.

Said tract contains 1.60 acers, subject to easements and restrictions of record.



FINAL PLAT GATEWAY BUSINESS PARK AT CEDAR FALLS I IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA	
DATE	03-13-2018
DRAWN	cen
APPROVED	[Signature]
SCALE	1"=100'
FIELD BOOK	012017-1
REVISION	

Prepared by and Return to: Jennifer Belby, PC, 4600 E. 53rd Street, Davenport, IA 52807, (563) 459-4600
(Space above this line for recording purposes)

DEED OF DEDICATION

OF

GATEWAY BUSINESS PARK AT CEDAR FALLS FIRST ADDITION
IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA

KNOW ALL PERSONS BY THESE PRESENTS:

That, Cedar Falls Gateway Park, Inc., with its principal office in Independence, Iowa, being desirous of setting and platting into lots and streets the land described in the attached Certificate of Survey by VJ Engineering, a licensed land surveyor, dated the ____ day of _____, 2018, does 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

GATEWAY BUSINESS PARK AT CEDAR FALLS FIRST ADDITION
IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA

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

EASEMENTS

The owner does 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, storm sewer, drain tile, surface drainage, gas, electricity, communication services 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.

Item 5.B.

RESTRICTIONS

Be it also known that the undersigned 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 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 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 of for length of time and in all particulars hereinafter started to wit:

I. DEFINITIONS.

For the purpose of this Declaration, the following terms shall have the following definitions, except as otherwise specifically provided:

A. "Plat" shall mean and refer to the real property described as Lot 1, Lot 2, Lot A, Tract A, Tract B, and Tract C of the Gateway Business Park at Cedar Falls First Addition in the City of Cedar Falls, Black Hawk County, Iowa.

B. "Declarant" shall mean and refer to Cedar Falls Gateway Park, Inc.

C. "Lot" shall mean and refer to an individual parcel of land within the Plat.

D. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the legal or equitable title to any Lot that is a part of the Plat.

E. "City" shall mean the City of Cedar Falls, Iowa.

II. DESIGNATION OF USE.

All Lots shall be known and described as commercial or neighborhood commercial lots and shall not be improved, used or occupied for other than those purposes. Commercial activity may be conducted on any Lot or in any structure constructed or maintained on any Lot as permitted under the terms of the zoning ordinance of the City. The authority to enforce the restrictions and easements set forth herein shall be vested in the Declarant.

III. BUILDING TYPES.

The development of the subdivision shall be in accordance with the current zoning district classification set forth in the City of Cedar Falls, Iowa, zoning ordinance.

IV. BUILDING AREA DESIGN AND CONSTRUCTION.

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

The Declarant, its successors or assigns, shall have the right to review and approve all building and site plan designs, including, but not limited to, location of access, drives, landscaping, and other improvements. All plans and specifications for structures to be built on any Lot in the subdivision, shall be submitted in writing to and approved in writing by the Declarant or its authorized agent or agents. All buildings on any Lot in the subdivision shall be kept in a reasonable state of repair and upkeep.

V. EASEMENTS.

Easements for installation and maintenance of utilities and stormwater facilities, and sewer, are reserved as shown on the Plat as recorded. The Owner of each Lot, shall, at the expense of such Owner, maintain, keep, and preserve that portion of the easement within the Lot at all times in good repair and condition and shall neither erect nor permit erection of any building, structure, fence or other improvement of any kind within the easement areas (except customary ground cover) which might interfere in any way with the use, maintenance, replacement, inspection or patrolling of any of the utility services, drainage facilities and pedestrian trail, within such easements areas. Any berm and/or swale constructed for drainage purposes shall be preserved and maintained to accomplish the purposes for which it was constructed.

VI. NUISANCE.

No noxious or offensive activity or odors shall be permitted on or to escape from any Lot, nor shall anything be done thereon which is or may become an annoyance or a nuisance, either temporarily or permanently.

VII. SIGNS.

Any signs erected on any Lot in the subdivision shall be constructed in accordance with the Sign Ordinance of the City of Cedar Falls, Iowa, and subject to the review and approval of Declarant.

VIII. UTILITIES.

Except for necessary above ground utility devices, all utility lines shall be underground.

IX. CURBLINE MAINTENANCE.

The Owner and/or occupant of each Lot shall jointly and severally be responsible to keep in good order or to maintain the area between the curbline and the property line abutting their property including keeping said area free of holes, pitfalls, stumps of trees, fences, brick, stone,

Item 5.B.

cement, stakes, posts or rods to which a metal, plastic or similar receptacle designed to hold newspapers are affixed, private irrigation or sprinkler systems, retaining walls, landscaping brick, block, stone, timber or other similar material, or any other similar obstructions.

X. MAINTENANCE.

The Owner and/or occupant of each Lot shall be responsible to keep the same free of trash, weeds and debris and to keep the lawn and landscaping well maintained in accordance with governing ordinances. The Owner and/or occupant of each Lot shall be responsible to maintain the exterior of any structure and all other improvements.

XI. SURFACE WATER.

The topography of the Plat is such that the surface water may flow from certain Lots onto other Lots. In regard to all matters concerning surface water, each Lot shall be subject to and benefited by such easements as may exist from the flowage of surface water under the laws of the State of Iowa, as may be in effect from time to time; and all Owners shall have such rights and obligations with respect thereto as may be provided by such laws.

XII. DEVIATION BY AGREEMENT.

The Declarant hereby reserves the right to enter into agreements with the purchaser of any Lot in the subdivision to deviate from any and all of these restrictive covenants and any such deviation (which shall be manifested by an agreement in writing) shall not constitute a waiver of the particular covenant involved or any other as to the remaining Plat. Such deviation shall be reasonably consistent with the purpose of these restrictions, and provide that the requested deviation is in the best interest of the part or parts of the Plat and the variance requested is compatible with the character of the Plat.

Whenever, in the exercise of its discretion, the Declarant grants a deviation, each Owner of a Lot hereby acknowledges that such variance shall constitute a waiver of any conflicting provisions of these restrictions and this Declaration. Each Owner of a Lot appoints the Declarant as its true and lawful attorney-in-fact for the limited purpose of consenting to and granting variances in compliance with the terms of these covenants.

XIII. ENFORCEMENT OF COVENANTS.

This Declaration shall be deemed to run with the land, and the Declarant or the Owner of any Lot may bring an action in any court of competent jurisdiction to enforce this Declaration to enjoin its violation or for damages for the breach thereof, or for any other remedy or combination of remedies recognized at law or in equity, and shall further be entitled to recover reasonable legal fees and costs if the Declarant or Owner prevails in any such action.

XIV. AMENDMENTS OF COVENANTS.

A. For so long as Declarant owns any Lot or any part of the Plat, Declarant may amend these Restrictions by an instrument in writing filed and recorded in the records of Black Hawk County, Iowa, without the approval of any Owner of any Lot or part of the Plat estate. Provided, however, that (i) in the event that such instrument materially alters or changes any Owner's and/or occupant's right to the use and enjoyment of such Owner's and/or occupant's Lot or if such amendment adversely affects the title to any Lot or part of the Plat, such amendment shall be valid only upon approval thereof by all Owners and/or occupants affected thereby, and (ii) in the event that such amendment adversely affects the security, title and interest of any mortgagee, such amendment shall be valid only upon the approval thereof by all mortgagees affected thereby. Each Owner, by acceptance of a deed or other conveyance to a Lot or part of the real estate, agrees to be bound by such amendments as are permitted by this section and further agrees that, if requested to do so by Declarant, such Owner will consent to the amendment of this Declaration or any other instruments related to the real estate: (i) if such amendment is necessary to bring any provisions hereof or thereof into compliance or conformity with the provisions of any applicable governmental statute, rule or ordinance or any judicial determination which shall be in conflict therewith; (ii) if such amendment is necessary to enable any reputable title insurance company to issue title insurance coverage with respect to any Lot subject to these restrictions; and (iii) if such amendment is necessary to correct a scrivener's error in the drafting of these restrictions.

B. At such time as Declarant no longer owns any Lot or any part of the Plat, these restrictions may be amended from time to time with the approval of the Owners. Such approval shall be given by the affirmative vote of not less than two-thirds (2/3) of the Owners. The Owner of each Lot (or joint Owners of a single Lot in the aggregate) shall be entitled to cast one vote on account of each Lot owned.

XV. PERIOD OF COVENANTS.

This Declaration shall continue and remain in full force and effect at all times as to the Plat and as to the Owners of any Lot, regardless of how title was acquired, until the date twenty-one (21) years after the recording of this Declaration, on which date this Declaration shall automatically be extended for two (2) successive periods of five (5) years each, unless on or before the end of the base period, or the first extension period, the Owners of not less than fifty percent (50%) of the Lots, by written instrument duly recorded, declare a termination of the same.

XVI. ENFORCEMENT AND WAIVER.

A. In the event that any one or more of the foregoing covenants, conditions or restrictions shall be declared for any reason by a court of competent jurisdiction to be null and void, such judgment or decree shall not in any manner whatsoever affect, modify, change, abrogate, or nullify any of the covenants, conditions and restrictions not so expressly held to be void, which shall continue unimpaired and in full force and effect.

Item 5.B.

B. The Plat shall also be subject to any and all rights and privileges of the City, now held or hereafter acquired, by dedication or conveyance, or by reason of the platting and recording of the Plat, or by this Declaration or by law. Wherever there is a conflict between this Declaration and the zoning ordinance of the City, the more restrictive shall be binding.

C. This Declaration shall not be applicable to property dedicated to the City, and the City may allow appropriate public use on city-owned property within the Plat.

XVII. PUBLIC IMPROVEMENTS REQUIRED IN PLAT.

The Owner, in consideration of approval of this Plat by the Cedar Falls Planning and Zoning Commission and the City Council of the City of Cedar Falls, Iowa, agrees for itself, its successors and assigns, as follows:

A. That the streets shown on the attached Plat will be brought to city grade and that the streets will be thirty-one (31) feet, back of curb to back of curb, with approved hard surface pavement in accordance with City of Cedar Falls Standard Specifications. Parking shall be allowed on only one side of each street as determined by the City Engineer.

B. That concrete sidewalks four (4) inches thick will be installed during or immediately after construction of a building on any particular Lot, prior to issuance of an occupancy permit, and the sidewalks constructed shall be across the full width of the Lot and on corner Lots and also across the parking and full length of the Lot.

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

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

E. That City water shall be provided and stubbed in to each Lot as required by the Cedar Falls Municipal Utilities.

F. That Municipal fire hydrants will be provided as required by the Cedar Falls Public Safety Department.

G. That storm sewer will be provided as required by the City Engineer of the City of Cedar Falls.

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

I. 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.

J. The Declarant 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:

1. Shall be constructed and installed in a good and workmanlike manner;
2. Shall be free of defects in workmanship or materials;
3. Shall be free of any conditions that could result in structural or other failure of said improvements;
4. 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;
5. Shall be constructed and installed in strict compliance with the minimum acceptable specifications for the construction of public improvements set forth in the Cedar Falls Code of Ordinances, including without limitation, Chapter 24, Subdivisions, and as such specifications shall be recommended for approval by the City Engineer from time to time, and approved by the City Council.

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

K. That the work and improvements called for herein shall be in accordance with City specifications under the supervision of the City Engineer, and shall be completed within eighteen (18) months of the date of approval of the final Plat. Further, the Owner and its successors and assigns shall comply with site plan review and approval by the Cedar Falls Planning and Zoning Commission and the Cedar Falls City Council.

L. That in the event the improvements called for herein shall not be performed in accordance with the City Ordinances and the above Agreement, the City may perform said work, levy the costs thereof as assessments, and the undersigned agree that said assessments so levied shall be a lien on all of the Lots in this Addition with the same force and effect as though all legal provisions relating to the levy of such special assessments have been observed and further authorize the City Clerk to certify such assessments to the County Auditor as assessments to be paid in installments as provided by law.

Item 5.B.

IN WITNESS WHEREOF, this Deed of Dedication, was made the date first written above by the Declarant.

DECLARANT:

CEDAR FALLS GATEWAY PARK, INC.

By: _____
Atuldesi Patel, Principal

STATE OF IOWA)
) ss.
COUNTY OF BLACK HAWK)

This record was acknowledged before me on this _____ day of _____, 2018, by Atuldesi Patel, as Principal of Cedar Falls Gateway Park, Inc.

Notary Public in and for the State of Iowa



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
Jon Resler, City Engineer
DATE: March 21, 2018
SUBJECT: Western Home Communities Eighth Addition Preliminary Plat and Final Plat

REQUEST: Request to approve the Western Home Communities Eighth Addition Preliminary Plat and Final Plat

PETITIONER: Western Home Communities; Claassen Engineering

LOCATION: The property is located on 14.43 acres of land between Hyacinth Drive and Caraway Lane

PROPOSAL

Western Home Communities is proposing to subdivide the Prairie Wind, Jorgensen Plaza and Restorative Suites building on Hyacinth Drive. This plat will create three lots to separate the use of the Western Home Community Building.

BACKGROUND

The Western Home Seventh Addition (attached) was reviewed and approved by the Planning and Zoning Commission and City Council in the fall of 2015. A part of this plat included a 23 acre lot for the existing Windhaven building and the new Jorgensen Plaza building. In the spring of 2016, Western Home submitted a Minor Plat (attached) to divide this 23 acre lot into two separate lots for each of the aforementioned buildings. This Minor Plat was reviewed and approved by the Planning and Zoning Commission and City Council. Since this property was involved in a Minor Plat in 2016, a preliminary and final plat is needed to create the three new lots.

ANALYSIS

The property is zoned MU, mixed use residential and located in the Western Home Communities S. Main Street campus. The proposed Preliminary and Final Plats present no conflicts with the zoning ordinance or Future Land Use Map. The proposed Western Home Communities Eighth Addition Plat will create three lots. Lot 1 is approximately 7 acres for the Prairie Wind Independent Living Community; Lot 2 is approximately 5.5 acres for the Jorgensen Plaza; and Lot 3 is approximately 2 acres for the Restorative Suites. These lots will separate each section of the building for real estate tax purposes.

Item 5.C.

Currently, Hyacinth Drive provides public street access to the west side of the plat and Caraway Lane provides public street access to the east side of the plat. The Western Home Eighth Addition preliminary and final plat is fairly straightforward. There are no public improvements to be installed for this plat since this was completed as part of the Western Home Communities Seventh Addition.

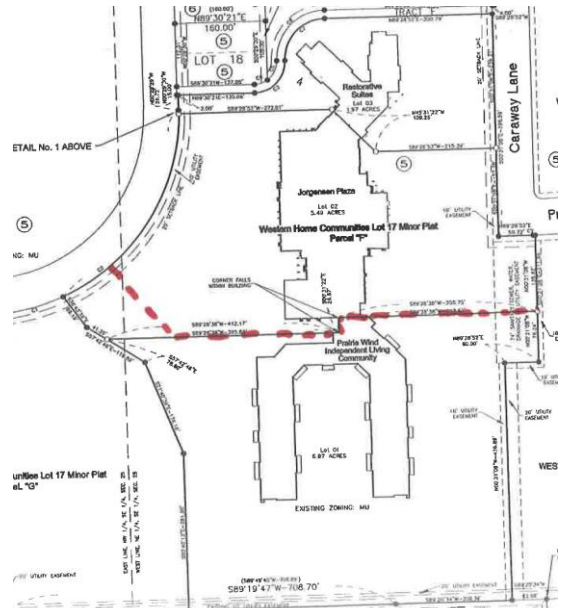
All platting documents and fees for the preliminary and final plat have been submitted. This property is located outside of the floodplain district.

TECHNICAL COMMENTS

Cedar Falls Utilities personnel have no comments regarding this preliminary and final plat. All utility accommodations have been extended to the site during the construction of the new building.

Some adjustments are needed on the preliminary and final plat. These include the following:

- Lot 1 must have street access. This can be achieved by shifting the west end of the north lot line of Lot 1 to connect onto Hyacinth Drive. See figure to the right.
- Access and parking easements must be placed on the plat over the driveways, accessways and parking lots on the west and east side of the building. This will provide parking and access across the proposed lots for each use in the building.



STAFF RECOMMENDATION

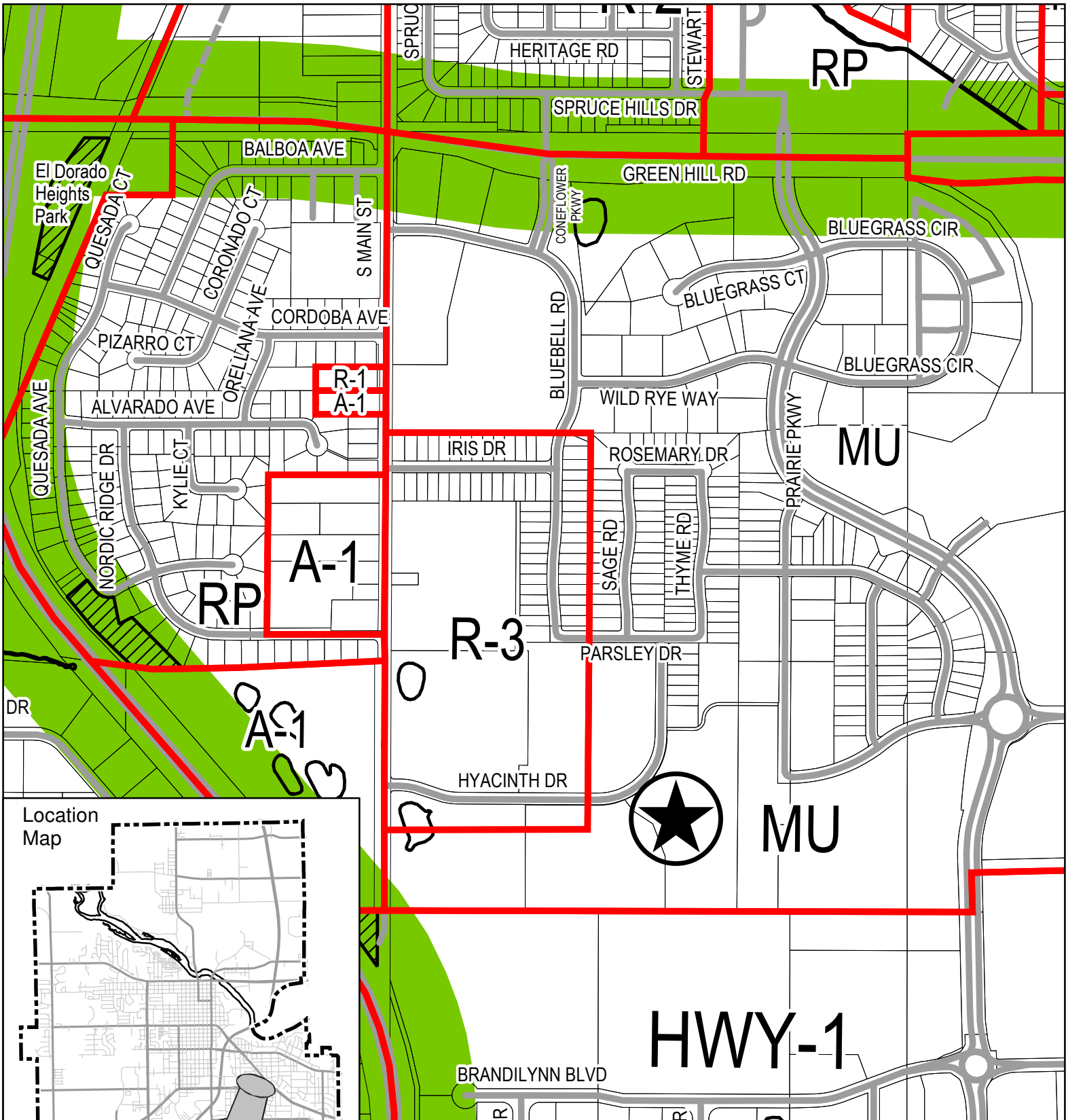
The Community Development Department recommends approval of the Western Home Eighth Addition Preliminary Plat and Final Plat.

PLANNING & ZONING COMMISSION

Preliminary
Discussion/Vote
3/28/2018

Attachments:

- Location Map
- Letter of intent
- Preliminary Plat
- Final Plat
- Deed of Dedication
- Western Home Communities Seventh Addition
- Western Home Communities Eighth Minor Plat



CEDAR



FALLS-101-

Iowa

Western Home Communities Eighth Addition
Preliminary and Final Plat

Item 5.C.

SWISHER & COHRT, PLC

ATTORNEYS AT LAW

ESTABLISHED 1903

STEVEN A. WEIDNER
STEPHEN J. POWELL
JOHN T. MCCOY
DAVID L. RILEY
SAMUEL C. ANDERSON
HENRY J. BEVEL III
MARK F. CONWAY
BETH E. HANSEN
KARLA J. SHEA
NATALIE WILLIAMS BURRIS
LYNN M. SMITH
BENJAMIN M. LANGE
ROBERT M. BEMBRIDGE
DUSTIN T. ZESCHKE
LUKE C. JENSON

WATERLOO OFFICE
528 WEST FOURTH STREET
WATERLOO, IOWA 50701

MAILING ADDRESS
P.O. BOX 1200
WATERLOO, IA 50704-1200

INDEPENDENCE OFFICE
222 1ST STREET E.
INDEPENDENCE, IA 50644

WEBSITE WWW.SWISHERCOHRT.COM

BENJAMIN F. SWISHER (1878-1959)
LEO J. COHRT (1896-1974)
CHARLES F. SWISHER (1919-1986)

TELEPHONE 319-232-6555
FACSIMILE 319-232-4835

TELEPHONE 319-334-4488
FACSIMILE 319-334-4307

EMAIL: CONWAY@S-C-LAW.COM

March 14, 2018

Department of Community Development
City of Cedar Falls
220 Clay St.
Cedar Falls, IA 50613

Re: Subdivision Application
Western Home Communities Eighth Addition

Greetings:

This correspondence is in response to the Subdivision Application associated with Western Home Communities Eighth Addition. Specifically, our explanation of the reasons for request and details about future uses. You are familiar with the Prairie Wind, Jorgensen Plaza and Restorative Suites development on Western Home's south campus, though the following provides some history:

The subject property was previously reviewed and the Cedar Falls City Council. On November 2, 2015, the Council passed Resolution No. 19734, approving the Plat of the Western Home Communities Seventh Addition. On May 2, 2016, the Council passed Resolution No. 20,012, approving the Plat of the Western Home Communities Lot 17 Minor Plat, a Replat of Lot 17, Western Home Communities Seventh Addition. This Replat created Parcels "F" and "G". Parcel "F" is the tract of land upon which Prairie Wind, Jorgensen Plaza and Restorative Suites are being constructed.

The sole change and reason for this submission is the aforementioned Parcel "F" will be divided into three (3) distinct lots for real estate tax purposes, to accommodate Prairie Winds (Lot 1), Jorgensen Plaza (Lot 2) and the Restorative Suites (Lot 3), all owned by Western Home Services, Inc. Upon approval the land will be known as the Western Home Communities Eighth Addition.

The foregoing also explains the future use of the property, which has not changed since the original submissions and approvals of the Plat of the Western Home Communities Seventh Addition and the Plat of the Western Home Communities Lot 17 Minor Plat, a Replat of Lot

SWISHER & COHRT, P.L.C.

March 14, 2018
Page 2 of 2

17, Western Home Communities Seventh Addition. Prairie Wind is an Independent Living facility, Jorgensen Plaza is a fitness and social facility with some executive office space and the Restorative Suites are rehabilitation and wellness facilities. Should you need additional information please contact the undersigned directly. Thank you for your consideration.

Very truly yours,

SWISHER & COHRT, P.L.C.

By: /s/ Mark F. Conway

Mark F. Conway

Preliminary Plat WESTERN HOME COMMUNITIES EIGHTH ADDITION

A replat of Parcel "F", Western Home Communities Lot 17 Minor Plat
Cedar Falls, Black Hawk County, Iowa
March 2018

LEGAL DESCRIPTION
Western Home Communities Minor Plat No. 8

Parcel "F", Western Home Communities Lot 17 Minor Plat, in Cedar Falls, Black Hawk County, Iowa.

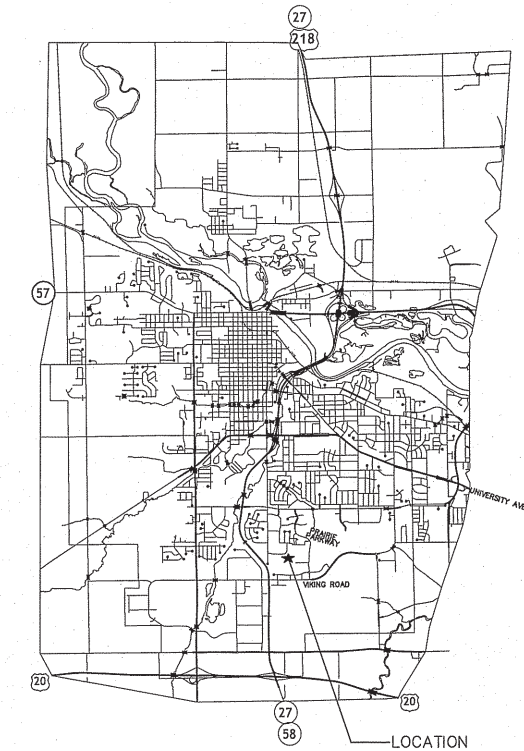
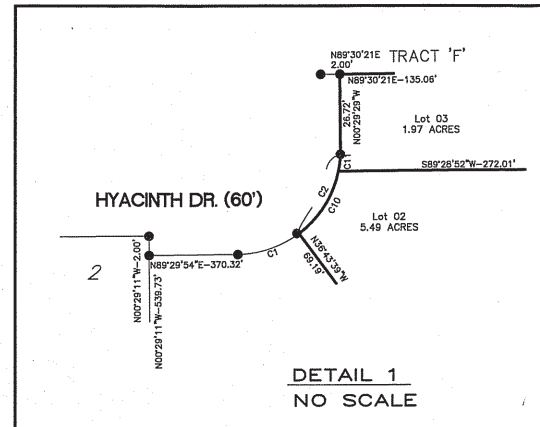
LOT AREAS:

LOT NO.	AREA
1	6.97 Acres
2	5.49 Acres
3	1.97 Acres

**LIST OF OWNERS LOCATED
WITHIN 200 FEET OF PROPERTY**

①	GREEDHALL ESTATES (ATTN: JESSICA SUW) 3957 72nd STREET, SHANNON, IA 50549
②	WILMART STORES INC. #1498 525 BRANDLINVILLE BL CEDAR FALLS, IOWA 50613
③	DAVENPORT FARM AND FLEET 219 BRANDLINVILLE RD CEDAR FALLS, IOWA 50613
④	MINDHAVEN ASSISTED LIVING CENTER 420 E. 11TH STREET CEDAR FALLS, IOWA 50613
⑤	WESTERN HOME INDEPENDENT LIVING SERVICE INC. (ATTN: KELLY MEYER CFO) 400 E. 11TH STREET CEDAR FALLS, IOWA 50613
⑥	DANIEL & JANICE KRAUSE (L2) 5322 HYACINTH DR. CEDAR FALLS, IOWA 50613
⑦	JAMES & HARRIET HEALY (L2) 5320 HYACINTH DR. CEDAR FALLS, IOWA 50613
⑧	MARVIN & JENNAE DILLAVOU (L2) 5214 HYACINTH DR. CEDAR FALLS, IOWA 50613
⑨	BERRY & JO ANN KRAMER (L2) 521 HYACINTH DR. CEDAR FALLS, IOWA 50613

CURVE TABLE					
CURVE	DIMENSIONS IN FEET				
	LENGTH	RADIUS	DELTA	CHORD	CHORD B.
C1	143.06	354.00	23°09'18"	142.09	N77°55'15"E
C2	412.94	354.00	66°50'05"	369.92	N32°55'33"E
C3	97.99	55.00	90°01'29"	79.21	N44°29'36"E
C4	24.34	41.00	34°01'09"	23.99	S72°28'49"W
C5	40.08	41.00	56°00'20"	38.50	S27°28'02"W
C7	114.21	72.71	90°00'00"	102.83	N44°28'52"E
C8	137.78	87.71	90°00'00"	124.04	S44°28'52"W
C9	4.28	784.00	0°19'44"	4.28	N89°19'29"E
C10	406.35	354.00	65°48'05"	384.40	N33°27'33"E
C11	6.59	354.00	01°04'00"	6.59	N00°02'30"E



KEY MAP:
CEDAR FALLS, IA.

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 CLAASSEN ENGINEERING AND SURVEYING, INC.
2705 UNIVERSITY AVENUE WATERLOO, IOWA
PHONE: 319.235.6294 FAX: 319.235.0028
- FLOOD INFORMATION OF SUBJECT PROPERTY:
THIS PRELIMINARY PLAT IS LOCATED ZONE X WHICH IS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. FIRM FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 19013C0277F, EFFECTIVE DATE JULY 18, 2011.
- SOIL TYPES PRESENT AT SUBJECT PROPERTY:
(FROM SOIL SURVEY OF BLACK HAWK COUNTY, IOWA)
A.) KENYON LOAM, 2-5% SLOPES
- ELECTRICAL SERVICE SHALL BE BY CEDAR FALLS UTILITIES.
- GAS SERVICE SHALL BE BY CEDAR FALLS UTILITIES.
- CABLE TELEVISION SERVICE SHALL BE BY CEDAR FALLS UTILITIES AND MEDIACOM.
- TELEPHONE SERVICE SHALL BE BY QWEST.
- WATER MAIN, STORM SEWER, & SANITARY SEWER DIAMETER AS SHOWN.
- ALL PROPOSED SIDEWALKS ARE 6 FEET IN WIDTH
- EXISTING ZONING: SEE PLAT

LEGEND:

- - DENOTES FOUND IRON PIN & RED CAP #16775 (UNLESS OTHERWISE NOTED)
- ⊗ - DENOTES FOUND "X" CUT IN CONCRETE
- △ - DENOTES SECTION CORNER
- (0.00') - DENOTES RECORD DIMENSION
- 0.00' - DENOTES FIELD DIMENSION
- STM— - DENOTES EXISTING STORM SEWER LINE
- SAN— - DENOTES EXISTING SANITARY SEWER LINE
- WAT— - DENOTES EXISTING WATER LINE
- RDR— - DENOTES EXISTING ROOF DRAIN
- RDS— - DENOTES EXISTING ROOF DRAIN
- ⊙ - DENOTES EXISTING SAN. SEWER MANHOLE
- ☆ - DENOTES LIGHT POLE
- ⊠ - DENOTES ELECTRIC BOX
- ⊞ - DENOTES TELEVISION BOX
- ⊞ - DENOTES TELEPHONE BOX
- ⊞ - DENOTES FIRE HYDRANT
- ⊞ - DENOTES WATER VALVE

BENCHMARK:

- NORTH BOLT OF FIRE HYDRANT LOCATED 56' NORTH OF CENTER OF SECTION, 31' WEST OF CENTERLINE S. MAIN STREET.
ELEVATION = 955.15

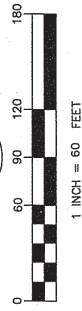
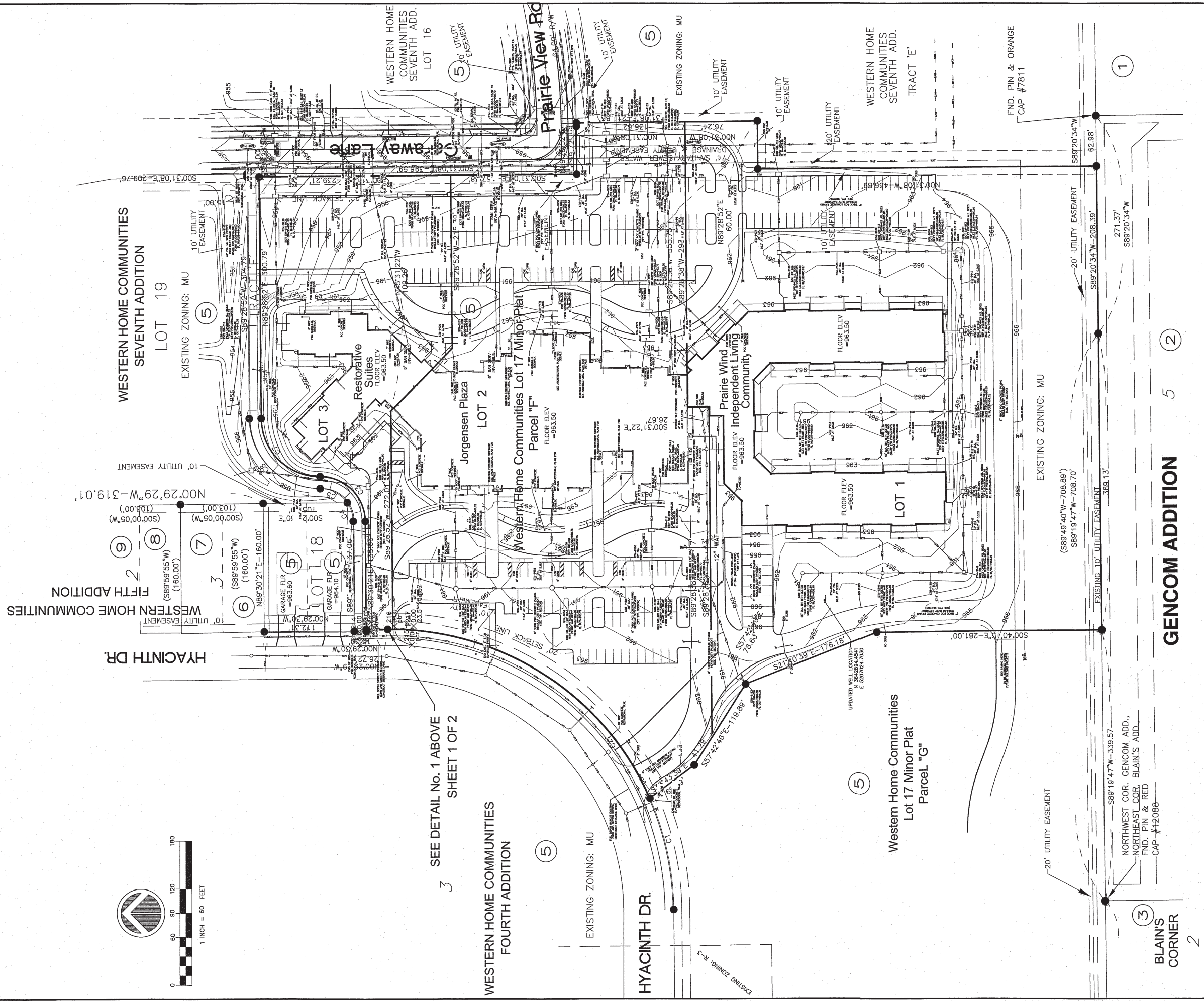
Preliminary Plat
WESTERN HOME COMMUNITIES EIGHTH ADDITION
 A replat of Parcel "F", Western Home Communities Lot 17 Minor Plat
 Cedar Falls, Black Hawk County, Iowa
 March 2018

Wayne Claassen Engineering and Surveying, Inc.
 2705 University Avenue • P.O. Box 898 Waterloo, Iowa 50701
 Phone: (319) 235-6294
Item 5.C.

FILE NO.	DR.	D.L.S.	DATE
4411P	1		02.18
02.28.18			02.18

DATE PLOTTED: 02.28.18 FILENAME: WCC-Bldg-Fire-Plat.DWG
REVISIONS:

NO.	DESCRIPTION
1.	
2.	
3.	
4.	
5.	



3 SEE DETAIL No. 1 ABOVE SHEET 1 OF 2

WESTERN HOME COMMUNITIES FOURTH ADDITION

EXISTING ZONING: MU

HYACINTH DR.

Western Home Communities Lot 17 Minor Plat Parcel "G"

5

20' UTILITY EASEMENT

3 BLAIN'S CORNER

NORTHWEST COR. GENCOM ADD., NORTHEAST COR. BLAIN'S ADD., FND. PIN & RED CAP #42088

S89°19'47"W-339.57'

(S89°49'40"W-708.89')

S89°19'47"W-708.70'

EXISTING 10' UTILITY EASEMENT

368.13'

EXISTING ZONING: MU

GENCOM ADDITION

5

2

20' UTILITY EASEMENT

S89°20'34"W-208.39'

271.37'

S89°20'34"W

FND. PIN & ORANGE CAP #7811

1

Preliminary Plat

WESTERN HOME COMMUNITIES EIGHTH ADDITION

A replat of Parcel "F", Western Home Communities Lot 17 Minor Plat

Cedar Falls, Black Hawk County, Iowa

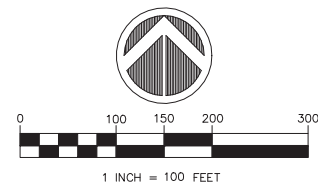
March 2018

BK.	708	PG.	1	DR.	D.L.S.	DATE	02.18.
FILE NO.	4411P	CK'D	W.J.C.	DATE	02.18. <td></td> <td></td>		
DATE PLOTTED:	02.28.18.	FILENAME:	WHC_Bldg_Prel_Plat.DWG	REVISIONS:			
1.							
2.							
3.							
4.							
5.							

Wayne Claassen Engineering and Surveying, Inc.
 2705 University Avenue • P.O. Box 898 Waterloo, Iowa 50701
 Phone: (319) 235-6294

sheet
2 of 2
4411P

item 5.C.



Final Plat WESTERN HOME COMMUNITIES EIGHTH ADDITION

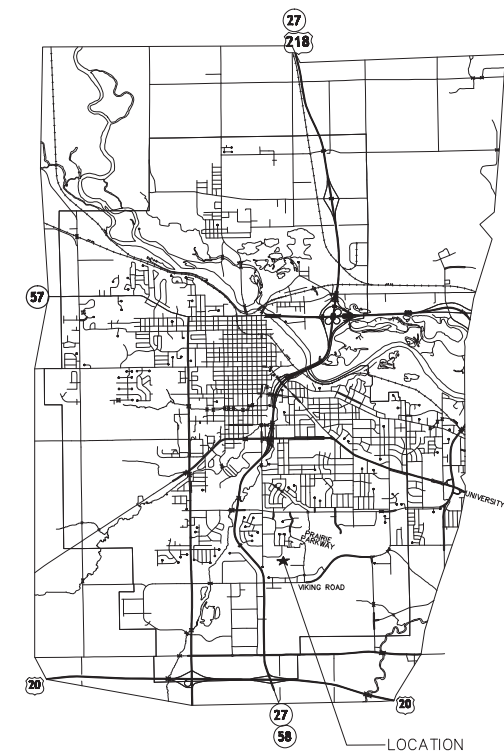
A replat of Parcel "F", Western Home Communities Lot 17 Minor Plat
Cedar Falls, Black Hawk County, Iowa
February 2018

NW 1/4, SE 1/4
SEC. 25

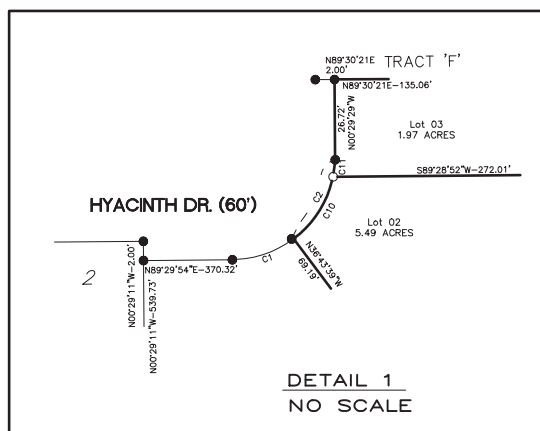
NE 1/4, SE 1/4
SEC. 25

LEGAL DESCRIPTION
Western Home Communities Minor Plat No. 8

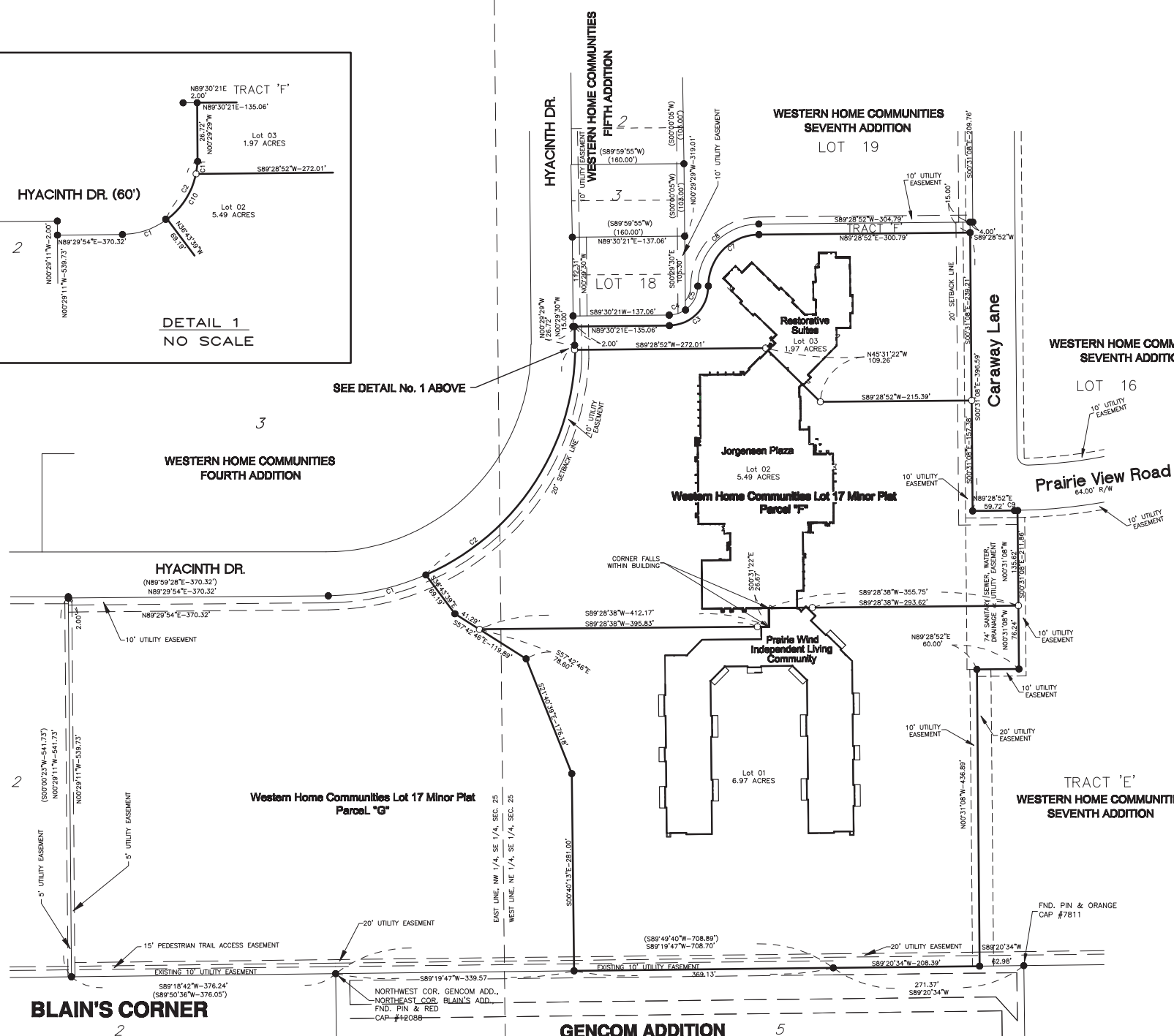
Parcel "F", Western Home Communities Lot 17 Minor Plat, in Cedar Falls, Black Hawk County, Iowa.



KEY MAP:
CEDAR FALLS, IA.



SEE DETAIL No. 1 ABOVE



GENERAL NOTES:

- DEVELOPER: WESTERN HOME COMMUNITIES (CONTACT KRIS HANSEN) 420 E. 11TH STREET CEDAR FALLS, IOWA 50613 PHONE: 319.277.2141
- OWNER: WESTERN HOME SERVICES, INC. 420 E. 11th STREET CEDAR FALLS, IOWA 50613
- ENGINEER/SURVEYOR: WAYNE CLAASSEN ENGINEERING AND SURVEYING, INC. 2705 UNIVERSITY AVENUE WATERLOO, IOWA PHONE: 319.235.6294 FAX: 319.235.0028
- THE MINIMUM UNADJUSTED ACCEPTABLE ERROR OF CLOSURE FOR THIS PROJECT WAS 1 IN 10,000.
- AREA OF FINAL PLAT IN ALIQUOT PART:
NW 1/4, SE 1/4, SEC. 25-T89N-R14W 0.22 ACRES
NE 1/4, SE 1/4, SEC. 25-T89N-R14W 14.21 ACRES

LEGEND:

- - DENOTES FOUND IRON PIN & RED CAP #16775 (UNLESS NOTED OTHERWISE)
- - DENOTES SET 0.5"x24" IRON PIN & RED CAP #16775
- (0.00') - DENOTES RECORD DIMENSION
- 0.00' - DENOTES FIELD DIMENSION

CURVE	LENGTH	RADIUS	DELTA	DIMENSIONS IN FEET	
				CHORD	CHORD B.
C1	143.06	354.00	23°09'18"	142.09	N77°55'15"E
C2	412.94	354.00	66°50'05"	369.92	N32°55'33"E
C3	87.99	56.00	90°01'29"	79.21	N44°29'36"E
C4	24.34	41.00	34°01'09"	23.99	S72°29'49"W
C5	40.08	41.00	56°00'20"	38.50	S27°29'02"W
C7	114.21	72.71	90°00'00"	102.83	N44°28'52"E
C8	137.78	67.71	90°00'00"	124.04	S44°28'52"W
C9	4.28	784.00	00°18'44"	4.28	N89°19'29"E
C10	406.35	354.00	65°46'05"	384.40	N33°27'33"E
C11	6.59	354.00	01°04'00"	6.59	N00°02'30"E

Sheet 1 of 1

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, L.S.
Date: _____, 20____ License No. 16775
Pages or Sheets Covered by this Seal: THIS SHEET ONLY
My license renewal date is December 31, 2018



wayne claassen 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 EIGHTH 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 _____ 2018, 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 Eighth Addition, Cedar Falls, Iowa, 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 Eighth Addition was formerly described as Parcel "F" in the Western Home Communities Lot 17 Minor Plat, located in the Western Home Communities Seventh Addition. The Eighth Addition is thus completely within the Seventh Addition, which is bordered on the west by the Western Home Communities Fourth and Fifth Additions; on the north by the Western Home Communities Sixth Addition; and on the south and east by an unplatted tract of land (Tract "E") owned by Western Home Services, Inc. The east border of the Seventh Addition is known as Prairie Parkway.

Item 5.C.

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. 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 or she 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.
3. 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.
4. 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.
5. 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.

6. The titleholder of each lot and tract, vacant or improved, shall keep the same free of weeds and debris.
7. 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.
8. 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.
9. No grading or other construction shall be performed on any lot in the subdivision that blocks the flow of surface drainage water.
10. Mailboxes shall be clustered in a common neighborhood monument-type mailboxes arrangement as required by the United States Postal Department.
11. 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.
12. 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 Eighth Addition.
13. The subdivision is located in the Central Service Area. Responsibility for maintaining the streets and features as previously shown on Exhibit "B" to the Western Home Communities Seventh Addition, the same previously acknowledged by the City in its approval of the Western Home Communities Seventh Addition. Responsibility for maintaining drainage and detention shall be as shown on Exhibit "C" to the Western Home Communities Seventh Addition, the same previously acknowledged by the City in its approval of the Western Home Communities Seventh Addition.
14. 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.

Item 5.C.

15. 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,
16. 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.
17. 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.
18. 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.
19. 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.
20. No trees or shrubs shall be planted by any lot owner within the street right-of-way.
21. 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.
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 of the provisions hereof shall be enforceable by appropriate legal proceedings by any present or future owner of the legal or equitable title to any lot in said subdivision. Invalidation of any one or more of the within restrictions by judgment or decree of court shall not be regarded as affecting the validity of any of the other provisions hereof, nor shall any judicial determination with respect to any of the restrictive provisions hereof be regarded as affecting the validity or sufficiency of this instrument as a deed of dedication of said plat.
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:

- A. That sanitary sewer, together with all necessary manholes and sewer service lines to all lots in the plat will be provided.
- B. That utilities, as required by the Subdivision Ordinance of the City of Cedar Falls, Iowa, shall be installed.
- C. That City water and municipal fire hydrants will be provided as required by the City of Cedar Falls, Iowa.
- D. 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.
- E. 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.
- F. That permanent easements will be provided for turn-arounds at the end of any streets described on the attached Plat.
- G. That off-site easements will be provided for storm sewers and sanitary sewers.
- H. 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.
- I. 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

Item 5.C.

limitations as to cost and assessments and agree that the City may install said improvements and assess the total costs thereof against the lot.

- J. 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 _____ 2018.

WESTERN HOME SERVICES, INC.

By: _____

Name: Kris W. Hansen

Title: Chief Executive Officer

STATE OF IOWA, COUNTY OF BLACK HAWK) ss:

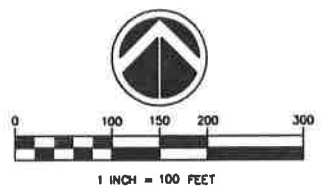
On this ___ day of _____ 2018, before me, a Notary Public in and for the State of Iowa, personally appeared Kris W. Hansen, to me personally known who, being by me duly sworn, did say that he is the Chief Executive Officer of Western Home Services, Inc., the corporation executing the within and foregoing 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

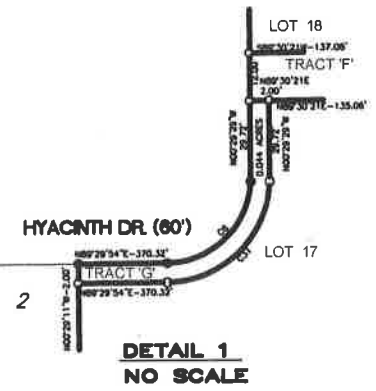
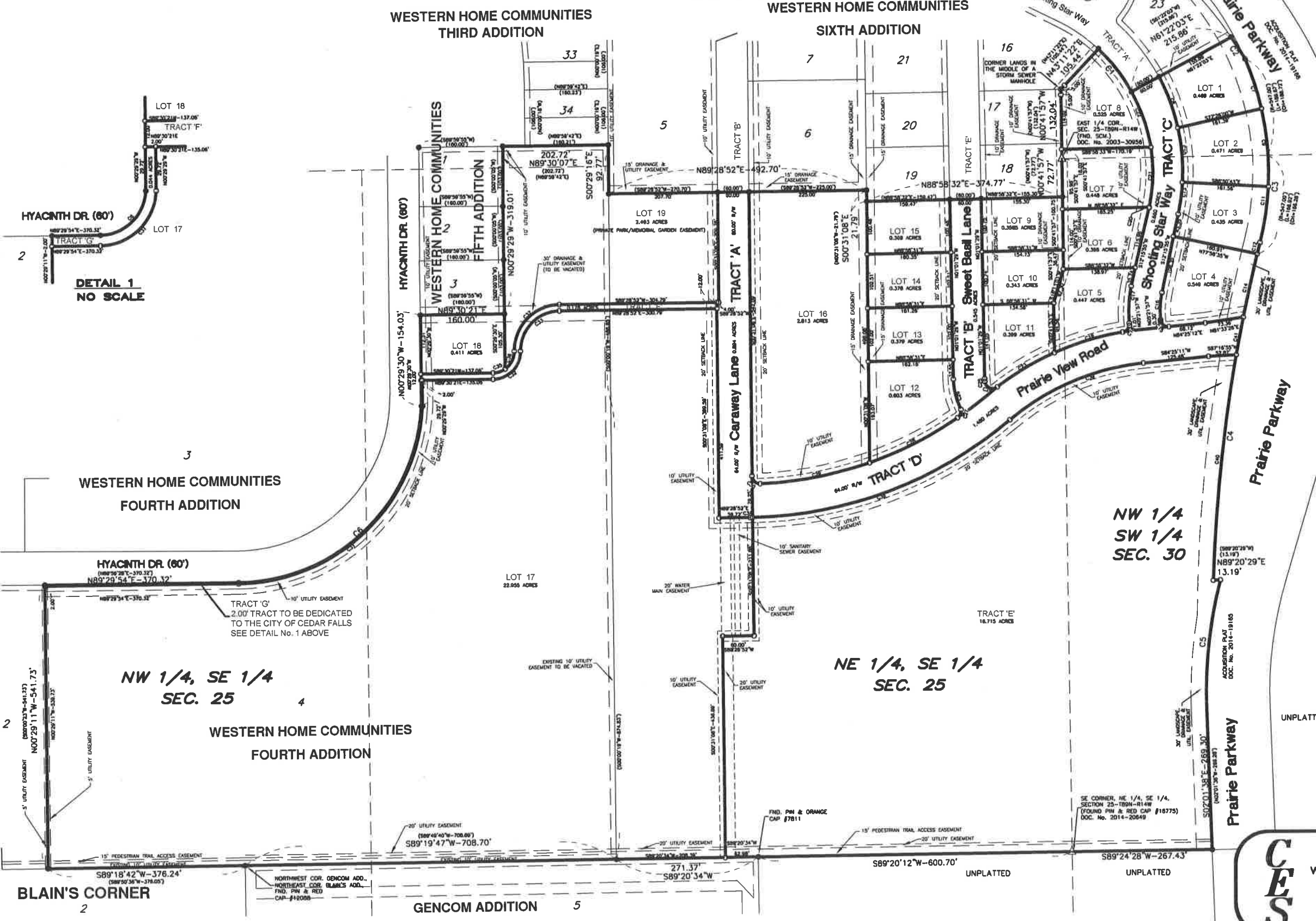
Exhibit "A"

Certificate of Survey – See Attached.

Final Plat WESTERN HOME COMMUNITIES SEVENTH ADDITION Cedar Falls, Black Hawk County, Iowa March 2015



SW 1/4
NW 1/4
SEC. 30



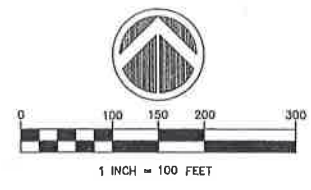
CURVE TABLE		DIMENSIONS IN FEET			
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD B.
C1	104.14	320.00	18.36°45'	103.68	137.57°20'W
C2	50.17	734.00	0°34'59"	50.16	53°28'37"E
C3	156.61	847.00	3°21'12"	150.33	50°31'46"E
C4	451.53	3053.00	12°13'58"	450.29	50°01'59"W
C5	149.28	866.00	16°25'31"	147.41	50°11'07"W
C6	552.86	352.00	89°59'23"	497.76	144°30'12"E
C7	93.94	247.00	10°28'02"	92.80	51°58'20"E
C8	104.79	380.00	15°48'01"	104.46	120°43'56"W
C9	149.28	547.00	10°38'05"	148.80	50°55'14"E
C10	104.97	380.00	15°48'38"	104.63	104°55'09"W
C11	107.40	547.00	11°15'00"	107.23	50°31'18"W
C12	22.48	3053.00	0°25'19"	22.48	51°58'08"W
C13	61.49	380.00	09°16'15"	61.42	107°37'47"E
C14	123.18	3053.00	2°18'41"	123.16	51°34'09"W
C15	23.62	15.00	90°12'51"	21.25	150°28'22"W
C16	52.31	170.00	17°37'52"	52.11	103°28'59"E
C17	70.78	320.00	12°13'58"	70.50	103°28'59"E
C18	22.61	15.00	86°21'44"	20.53	137°48'55"E
C19	138.33	530.00	14°57'15"	137.94	57°31'09"W
C20	1.18	320.00	0°12'41"	1.18	112°06'35"E
C21	114.75	320.00	20°32'48"	114.14	50°48'52"W
C22	112.49	320.00	20°08'28"	111.91	104°33'44"W
C23	128.05	530.00	13°43'28"	128.05	55°10'48"W
C24	31.86	15.00	122°04'01"	26.25	166°38'54"W
C25	5.61	70.00	04°35'24"	5.61	103°19'11"W
C26	56.62	130.00	24°57'14"	56.17	51°33'09"E
C27	21.41	15.00	81°42'29"	19.64	51°55'02"W
C28	189.74	720.00	15°05'57"	189.19	56°31'45"W
C29	213.85	720.00	17°00'07"	212.87	57°24'47"W
C30	23.97	15.00	91°34'02"	21.30	146°18'09"W
C31	558.00	354.00	89°59'23"	560.59	144°30'12"E
C32	83.28	53.00	90°01'29"	74.97	144°28'52"E
C33	118.62	75.71	90°00'00"	107.07	144°28'52"E
C34	4.26	784.00	00°18'45"	4.26	108°19'28"E
C35	24.34	41.00	34°01'09"	23.99	57°22'49"W
C36	40.08	41.00	50°00'20"	38.50	57°22'02"W
C37	137.18	87.71	90°00'00"	124.04	54°28'52"W
C38	537.11	784.00	36°15'10"	528.67	108°33'11"E
C39	280.63	466.00	34°30'13"	276.41	108°10'04"E
C40	432.63	3053.00	08°07'09"	432.27	50°58'44"W
C41	73.25	3053.00	01°22'28"	73.25	110°43'34"W

NW 1/4
SW 1/4
SEC. 30

NE 1/4, SE 1/4
SEC. 25

Sheet 2 of 2

CES
wayne classen engineering
and surveying, inc.
waterloo, iowa



Plat of Survey

WESTERN HOME COMMUNITIES LOT 17 MINOR PLAT

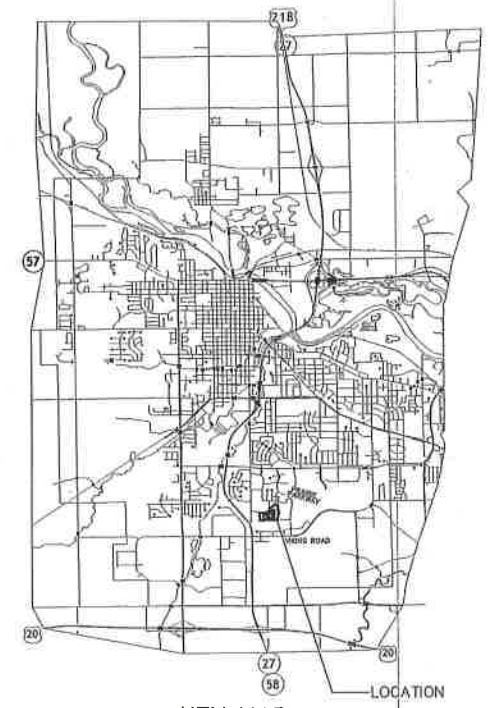
A replat of Lot 17, Western Home Communities Seventh Addition
Cedar Falls, Black Hawk County, Iowa
March 2016

LEGAL DESCRIPTION:
Western Home Communities Lot 17 Minor Plat, Parcel "F"
That part of Lot Seventeen (17), Western Home Communities Seventh Addition, Cedar Falls, Black Hawk County, Iowa, described as follows:
All of aforesaid Lot Seventeen (17) EXCEPT the following described parcel:

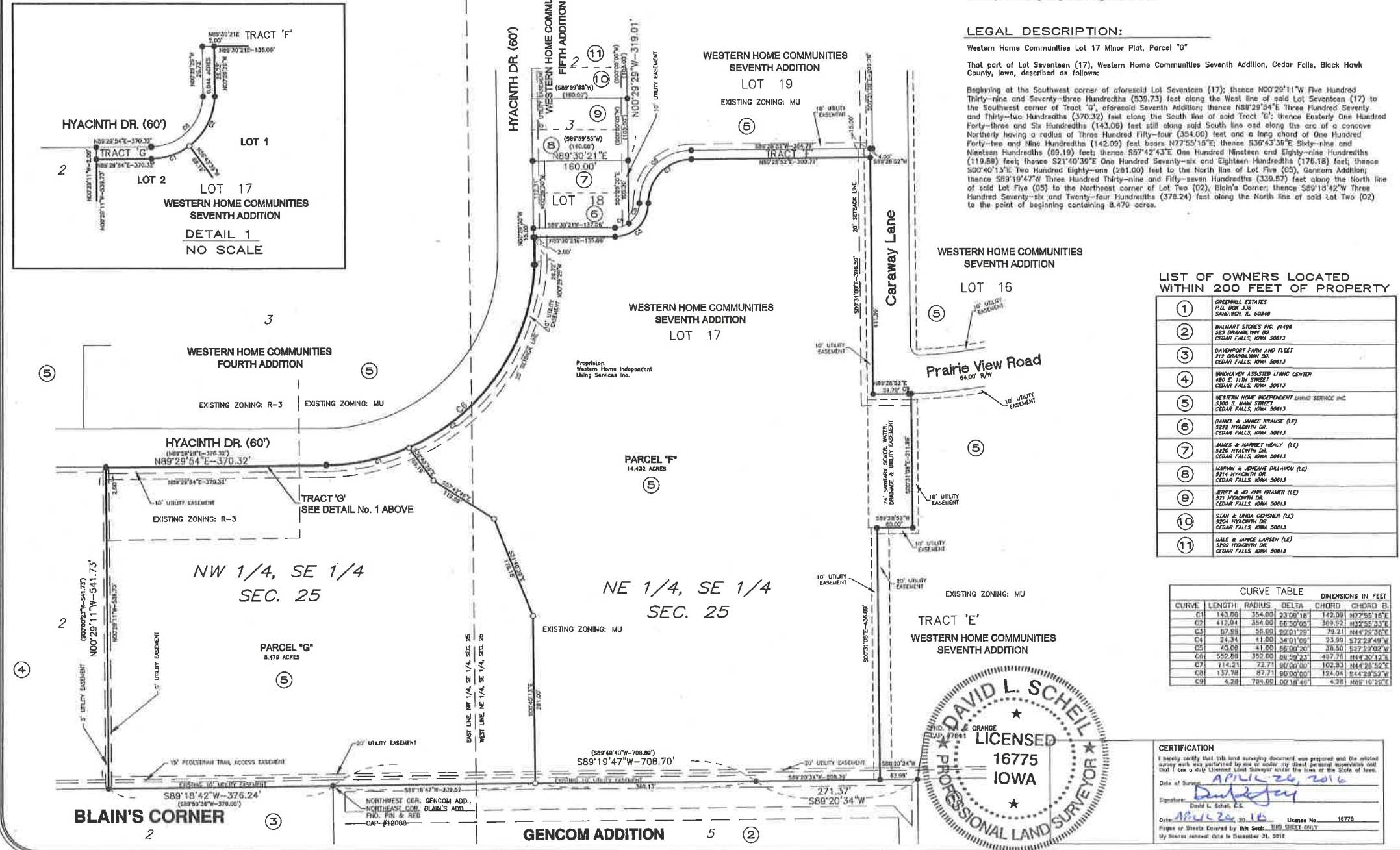
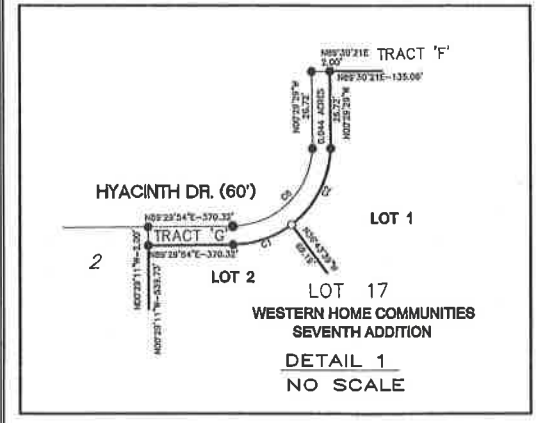
Beginning at the Southwest corner of aforesaid Lot Seventeen (17); thence N00°29'11"W Five Hundred Thirty-nine and Seventy-three Hundredths (539.73) feet along the West line of said Lot Seventeen (17) to the Southwest corner of Tract "G", aforesaid Seventh Addition; thence N89°29'54"E Three Hundred Seventy and Thirty-two Hundredths (370.32) feet along the South line of said Tract "G"; thence Eastarily One Hundred Forty-three and Six Hundredths (143.06) feet still along said South line and along the arc of a concave Northerly having a radius of Three Hundred Fifty-four (354.00) feet and a long chord of One Hundred Forty-two and Nine Hundredths (142.09) feet bears N77°55'15"E; thence S36°43'39"E Sixty-nine and Nineteen Hundredths (69.19) feet; thence S57°42'43"E One Hundred Nineteen and Eighty-nine Hundredths (119.89) feet; thence S21°40'39"E One Hundred Seventy-six and Eighteen Hundredths (176.18) feet; thence S00°40'13"E Two Hundred Eighty-one (281.00) feet to the North line of Lot Five (05), Gencom Addition; thence S89°19'47"W Three Hundred Thirty-nine and Fifty-seven Hundredths (339.57) feet along the North line of said Lot Five (05) to the Northeast corner of Lot Two (02), Blain's Corner; thence S89°18'42"W Three Hundred Seventy-six and Twenty-four Hundredths (376.24) feet along the North line of said Lot Two (02) to the point of beginning containing 8.479 acres.

LEGAL DESCRIPTION:
Western Home Communities Lot 17 Minor Plat, Parcel "G"
That part of Lot Seventeen (17), Western Home Communities Seventh Addition, Cedar Falls, Black Hawk County, Iowa, described as follows:

Beginning at the Southwest corner of aforesaid Lot Seventeen (17); thence N00°29'11"W Five Hundred Thirty-nine and Seventy-three Hundredths (539.73) feet along the West line of said Lot Seventeen (17) to the Southwest corner of Tract "G", aforesaid Seventh Addition; thence N89°29'54"E Three Hundred Seventy and Thirty-two Hundredths (370.32) feet along the South line of said Tract "G"; thence Eastarily One Hundred Forty-three and Six Hundredths (143.06) feet still along said South line and along the arc of a concave Northerly having a radius of Three Hundred Fifty-four (354.00) feet and a long chord of One Hundred Forty-two and Nine Hundredths (142.09) feet bears N77°55'15"E; thence S36°43'39"E Sixty-nine and Nineteen Hundredths (69.19) feet; thence S57°42'43"E One Hundred Nineteen and Eighty-nine Hundredths (119.89) feet; thence S21°40'39"E One Hundred Seventy-six and Eighteen Hundredths (176.18) feet; thence S00°40'13"E Two Hundred Eighty-one (281.00) feet to the North line of Lot Five (05), Gencom Addition; thence S89°19'47"W Three Hundred Thirty-nine and Fifty-seven Hundredths (339.57) feet along the North line of said Lot Five (05) to the Northeast corner of Lot Two (02), Blain's Corner; thence S89°18'42"W Three Hundred Seventy-six and Twenty-four Hundredths (376.24) feet along the North line of said Lot Two (02) to the point of beginning containing 8.479 acres.



KEY MAP:
CEDAR FALLS, IA.



LIST OF OWNERS LOCATED WITHIN 200 FEET OF PROPERTY

1	GREENHILL ESTATES P.O. BOX 138 SANDUSKI, IL 60548
2	WALMART STORES INC #1496 223 BRADLEY HWY SO CEDAR FALLS, IOWA 50613
3	DAVENPORT FARM AND FLEET 215 BRADLEY HWY SO CEDAR FALLS, IOWA 50613
4	WINDHAMMY ASSISTED LIVING CENTER 480 E. 11TH STREET CEDAR FALLS, IOWA 50613
5	WESTERN HOME INDEPENDENT LIVING SERVICE INC 420 E. 11TH STREET CEDAR FALLS, IOWA 50613
6	DANIEL & JANE BRANSE (L2) 322 HYACINTH DR CEDAR FALLS, IOWA 50613
7	JAMES & MARIE HEALY (L2) 321 HYACINTH DR CEDAR FALLS, IOWA 50613
8	MARVIN & JENIFER DILLARD (L2) 321 HYACINTH DR CEDAR FALLS, IOWA 50613
9	BERT & JO ANN FRANKS (L2) 321 HYACINTH DR CEDAR FALLS, IOWA 50613
10	STAN & LINDA GONDER (L2) 320 HYACINTH DR CEDAR FALLS, IOWA 50613
11	DALE & JANE LARSEN (L2) 320 HYACINTH DR CEDAR FALLS, IOWA 50613

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD B
C1	143.06	354.00	77°55'15"	142.09	107.75915'E
C2	119.89	354.00	69°19'47"	119.89	132°58'33"E
C3	69.19	58.00	90°01'29"	79.21	184°29'36"E
C4	24.34	41.00	34°01'09"	23.99	57°28'40"W
C5	40.08	41.00	59°00'20"	36.50	52°39'02"W
C6	55.28	352.00	90°00'00"	487.78	184°35'13"E
C7	114.21	72.71	90°00'00"	102.53	184°28'52"E
C8	137.78	87.71	90°00'00"	124.04	144°28'52"W
C9	4.28	784.00	00°18'46"	4.38	188°10'29"E

GENERAL NOTES:

- DEVELOPER: WESTERN HOME COMMUNITIES (CONTACT KRIS HANSEN)
420 E. 11TH STREET
PHONE: 319.277.2141
CEDAR FALLS, IOWA 50613
OWNER: WESTERN HOME INDEPENDENT LIVING SERVICES, INC.
420 E. 11TH STREET, CEDAR FALLS, IOWA 50613
- ENGINEER/SURVEYOR: WAYNE CLAASSEN ENGINEERING AND SURVEYING, INC.
2705 UNIVERSITY AVENUE
PHONE: 319.235.6284
WATERLOO, IOWA
FAX: 319.235.0028
- THE UNADJUSTED ERROR OF CLOSURE FOR THIS PROJECT WAS LESS THAN 1 IN 10,000.
- AREA OF FINAL PLAT IN ALIQUOT PART:
NW 1/4, SE 1/4, SEC. 25-T89N-R14W 7.82 ACRES
NE 1/4, SE 1/4, SEC. 25-T89N-R14W 15.09 ACRES
- FLOOD INFORMATION OF SUBJECT PROPERTY:
THIS PRELIMINARY PLAT IS LOCATED ZONE X WHICH IS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
FIRM FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 19013C02777, EFFECTIVE DATE JULY 18, 2011.

LEGEND:

- - DENOTES FOUND IRON PIN & RED CAP #16775 (UNLESS NOTED OTHERWISE)
- - DENOTES SET 0.5"x24" IRON PIN & RED CAP #16775
- (0.00') - DENOTES RECORD DIMENSION
- 0.00' - DENOTES FIELD DIMENSION



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.
Date of Survey: April 26, 2016
Signature: David L. Scheil
David L. Scheil, L.S.
Date: April 26, 2016 License No. 16775
Pages of Sheets Covered by this Seal: 009 SHEET ONLY
My license expires on December 31, 2018

Sheet 1 of 1

ES wayne clausen engineering and surveying, inc.
waterloo, iowa

4411F

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Item 5.C.

