



**AGENDA  
CITY OF CEDAR FALLS, IOWA  
PLANNING AND ZONING COMMISSION MEETING  
WEDNESDAY, OCTOBER 27, 2021  
5:30 PM AT CITY HALL AND VIA VIDEO CONFERENCE**

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The City is providing in-person and electronic options for this meeting and encourages in-person attendees to follow the latest CDC guidelines to reduce the risk of COVID-19 transmission.

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

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

To request to speak when allowed on the agenda, participants must click "Raise Hand" if connected by smartphone or computer, or press \*9 if connected by telephone. All participants will be muted by the presiding officer when not actually speaking.

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

#### **Approval of Minutes**

1. Planning and Zoning Commission Regular Meeting Minutes of October 13, 2021

#### **Public Comments**

#### **Old Business**

2. **Preliminary & Final Plat – Creekside Luxury Condos (PP21-005 & FP21-002)**  
**Location:** North of Valley High Drive and west of Cedar Heights Drive  
**Owners:** Heartland Development of Cedar Valley, Inc. /LG Companies, LLC (contract buyer)  
**Applicant:** LG Companies, LLC; Engineer: Fehr Graham  
**Previous discussion:** None  
**Recommendation:** *Introduction*  
**P&Z Action:** *Review and continue discussion to the next meeting*

#### **New Business**

3. **Petition to Renew the Downtown Self Supporting Municipal Improvement District (SSMID)**  
**Location:** Downtown Business District  
**Applicant:** Community Main Street  
**Previous discussion:** None  
**Recommendation:** *Approval*  
**P&Z Action:** *Review and make a recommendation to City Council*
4. **Preliminary Plat – West Fork Crossing (PP21-003)**  
**Location:** North of W. 27th Street and east of Union Road  
**Owners:** Money Pit, LLC and Waterbury Property Investors, LLC

**Applicant:** Echo Development/Brent Dahlstrom; ISG Engineering

**Previous discussion:** None

**Recommendation:** *Approval*

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

**5. Planned Residential District Site Plan – Creekside Luxury Condos (SP21-010)**

**Location:** North of Valley High Drive and west of Cedar Heights Drive

**Owners:** Heartland Development of Cedar Valley, Inc. /LG Companies, LLC (contract buyer)

**Applicant:** LG Companies, LLC; Engineer: Fehr Graham; Architect: Dan Levi

**Previous discussion:** None

**Recommendation:** *Introduction*

**P&Z Action:** *Review and continue discussion to the next meeting*

**Commission Updates**

**Adjournment**

Reminders:

\* November 10, 2021 and **TUESDAY, November 23, 2021** - Planning & Zoning Commission Meetings

\* November 1, 2021 and November 15, 2021 - City Council Meetings

**Cedar Falls Planning and Zoning Commission  
Regular Meeting  
October 13, 2021  
In person and via videoconference  
Cedar Falls, Iowa**

**MINUTES**

The Cedar Falls Planning and Zoning Commission met in regular session on October 13, 2021 at 5:30 p.m. at City Hall and via videoconference due to precautions necessary to prevent the spread of the COVID-19 virus. The following Commission members were present: Hartley, Holst, Larson, Lynch and Saul. Leeper and Schrad were absent. Karen Howard, Community Services Manager, and Chris Sevy, Planner I, were also present.

- 1.) Acting Chair Larson noted the Minutes from the September 22, 2021 regular meeting are presented. Mr. Holst made a motion to approve the Minutes as presented. Ms. Lynch seconded the motion. The motion was approved unanimously with 5 ayes (Hartley, Holst, Larson, Lynch and Saul), and 0 nays.
  
- 2.) The first item of business was a site plan review for a Greenhill Village Car Wash. Acting Chair Larson introduced the item and Mr. Sevy provided background information. He explained that the applicant is proposing a new car wash at 1125 Fountains Way on the south side of Greenhill Road, noting that building setbacks and parking requirements are met. He provided renderings of the building design and discussed features of the proposed building. He explained that signage has not been decided but will come back before the Commission for approval. Mr. Sevy showed a landscape plan, noting that minimum requirements are met. Staff is bringing the item forward for discussion and recommends approval. If the Commission has no questions at this time, they may choose to vote on the matter at this meeting.

Mr. Holst made a motion to approve the item. Ms. Saul seconded the motion. The motion was approved unanimously with 5 ayes (Hartley, Holst, Larson, Lynch and Saul), and 0 nays.

- 3.) The next item for consideration by the Commission was a preliminary plat for West Fork Crossing. Acting Chair Larson introduced the item and Ms. Howard provided background information. The applicant is currently proposing 64 residential building lots and 29 outlots for future development on approximately 120 acres. Outlots A-E are to be deeded to property owners to the north and maintained as conservation areas. Additional preliminary plats will be required prior to final platting of the outlots designated for future development. Ms. Howard discussed the phasing plan that includes 6 phases. She also noted the conditions with the process, including construction access, street connections to provide for adequate traffic circulation and the importance of extending two streets south to provide connections to W. 27<sup>th</sup> Street. At least one will be required prior to development of the 4<sup>th</sup> phase of the development. She noted that a temporary construction access road to W. 27<sup>th</sup> is recommended with development of the 3<sup>rd</sup> phase. For the 1<sup>st</sup> two phases construction traffic should be routed from Union Road and not through the existing neighborhoods to the north and east. She spoke about stormwater management and noted that the engineering division has reviewed the report and agree with the preliminary findings. Ms. Howard also discussed streets, sanitary sewer, trails and parks. Staff recommends gathering comments from the Commission and continuing discussion to the October 27 meeting.

Mike Goyen, 1712 Union Road, had questions regarding the storm detention area that will be adjacent to his property. He asked about wetland credits and how they work. He also wanted

to know what he can do to ensure he can hook up to City sewer and water if he decides to sell his house. He also commented on the plan for Laramie Street to dead end into his property and asked about assurances that he could have access from that into his property. He noted concerns with traffic issues as well as parking. Ms. Howard stated that questions and comments can be passed on to the applicant and bring the responses back at the next meeting.

Mr. Holst asked if staff is generally pleased with the overall concept and layout. Ms. Howard stated that it is very similar to what was reviewed previously, so generally staff is supportive with the conditions outlined in the staff report. There was brief discussion by the Commission and the item was continued to the next meeting.

- 4.) As there were no further comments, Mr. Holst made a motion to adjourn. Ms. Saul seconded the motion. The motion was approved unanimously with 5 ayes (Hartley, Holst, Larson, Lynch and Saul), and 0 nays.

The meeting adjourned at 6:00 p.m.

Respectfully submitted,



Karen Howard  
Community Services Manager



Joanne Goodrich  
Administrative Assistant



# DEPARTMENT OF COMMUNITY DEVELOPMENT

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

## MEMORANDUM

### Planning & Community Services Division

**TO:** Planning & Zoning Commission  
**FROM:** Chris Sevy, City Planner I  
Ben Claypool, PhD, EI, Civil Engineer II  
**DATE:** October 20, 2021  
**SUBJECT:** Creekside Luxury Condos - Preliminary & Final Plats

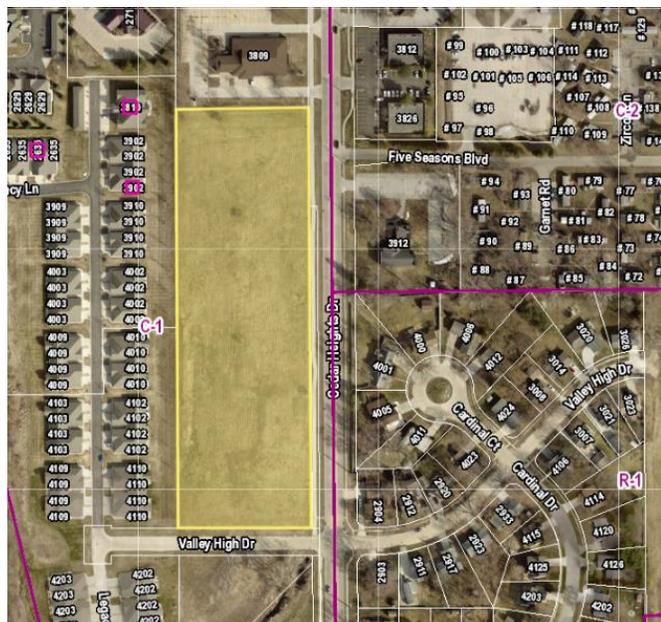
**REQUEST:** Request to preliminary and final plat, effectively combining 4 lots in the new Creekside Luxury Condos Plat.

**PETITIONER:** Dan Levi - Levi Architecture; Nate Kass - Fehr Graham, Engineer/Surveyor

**LOCATION:** 6.38 acres at the northwest corner of Cedar Heights Drive and Valley High Drive

#### PROPOSAL:

The petitioner is proposing to create one large developable parcel by combining lots 1, 2, & 3 of the Hanna Park Commercial Addition along with lot 4 (except the north 15 feet thereof) of the P. A. Hanna Addition to the City of Cedar Falls. These lots are located at the northwest corner of Cedar Heights and Valley High Drives. The intent of the petitioner is to develop the subject property with six 12-plex condominium buildings that will be owner-occupied. To ensure the developer can properly develop as intended, they are proposing that lots be combined, easements be reconfigured, and a minor piece of land be dedicated to



the City for sidewalk.

### BACKGROUND:

The area proposed for development is in the process of being rezoned from C-1 to R-P (RZ21-005) with a final City Council vote to take place on November 1st, 2021.

Concurrent with this request, the applicant is also seeking approval of a proposed site plan (SP21-010). These original parcels and the surrounding area on three sides were zoned C-1 Commercial in 2005. The northernmost parcel was platted in 1990 and the other three were platted in 2007.

### ANALYSIS

This subdivision is on 6.38 acres of land located along Cedar Heights Drive, just north of Valley High Drive. The preliminary and final plat would consist of a single buildable lot. The size of said lot will be well above the lot area requirements of the R-4 District which the R-P District references. Development on this lot requires a site plan review by the Planning & Zoning Commission and City Council.

The lots to be combined currently contain building lines which will go away and be replaced by building lines as depicted on the Final Plat. The Final Plat includes a 25-foot building line along the North, South, and East, and a 35-foot building line along the West. These meet or exceed the setback requirements of the R-P Planned Residence District.

Since the existing lots will be combined into one lot, the easements also need to be reconfigured. The preliminary plat illustrates the easements that will be vacated and the new easements that will be established to serve the proposed development. On the new plat, a 10 foot utility easement will extend around the perimeter of the new lot. A gas utility easement will be established across the center of the lot in a location that will run between proposed buildings.

### 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.

The Preliminary Plat shows the required relocation of the existing gas main. CFU will relocate the gas main at the developer's expense. The developer is responsible for the construction of a properly sized water system from the existing 8" water main along Cedar Heights Drive. Included in the installation are valves, fire hydrants and water service stubs for the new lots. Cedar Falls Public Safety will need to review the site plan and determine the quantity and location of the private fire hydrants on the site.

The deed of dedication notes that only two access points off of Cedar Heights will be permitted. This limit was also agreed to in the Developmental Procedures Agreement executed as part of the rezoning.

City zoning staff notes that the proposed lot is of sufficient lot area to meet the anticipated development plans.

Items such as the grading plan, stormwater management plan, and utility plan have all previously been submitted and approved as part of the platting and site plan review process.

Typically a preliminary plat would be submitted and approved first prior to the final plat being submitted. This allows for the installation of any required public infrastructure, such as streets, sewers and other utilities. However, this subdivision does not include the construction of any new public infrastructure, so reviewing both plats concurrently is possible.

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

The platting documents including the Deed of Dedication, Attorney's Title Opinion and a plat fees have been submitted. Signed plats and Deed of Dedication are required to be submitted in time to be included in the City Council packet for the date Council would vote on this item.

STAFF RECOMMENDATION:

The Community Development Department brings this forward at this time for discussion and to gather public comments in relation to this proposal.

PLANNING & ZONING COMMISSION

Discussion/Vote

10/27/2021

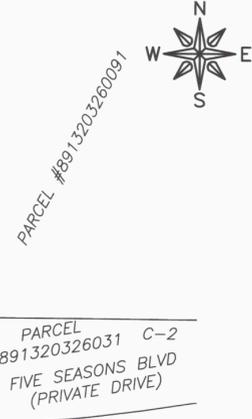
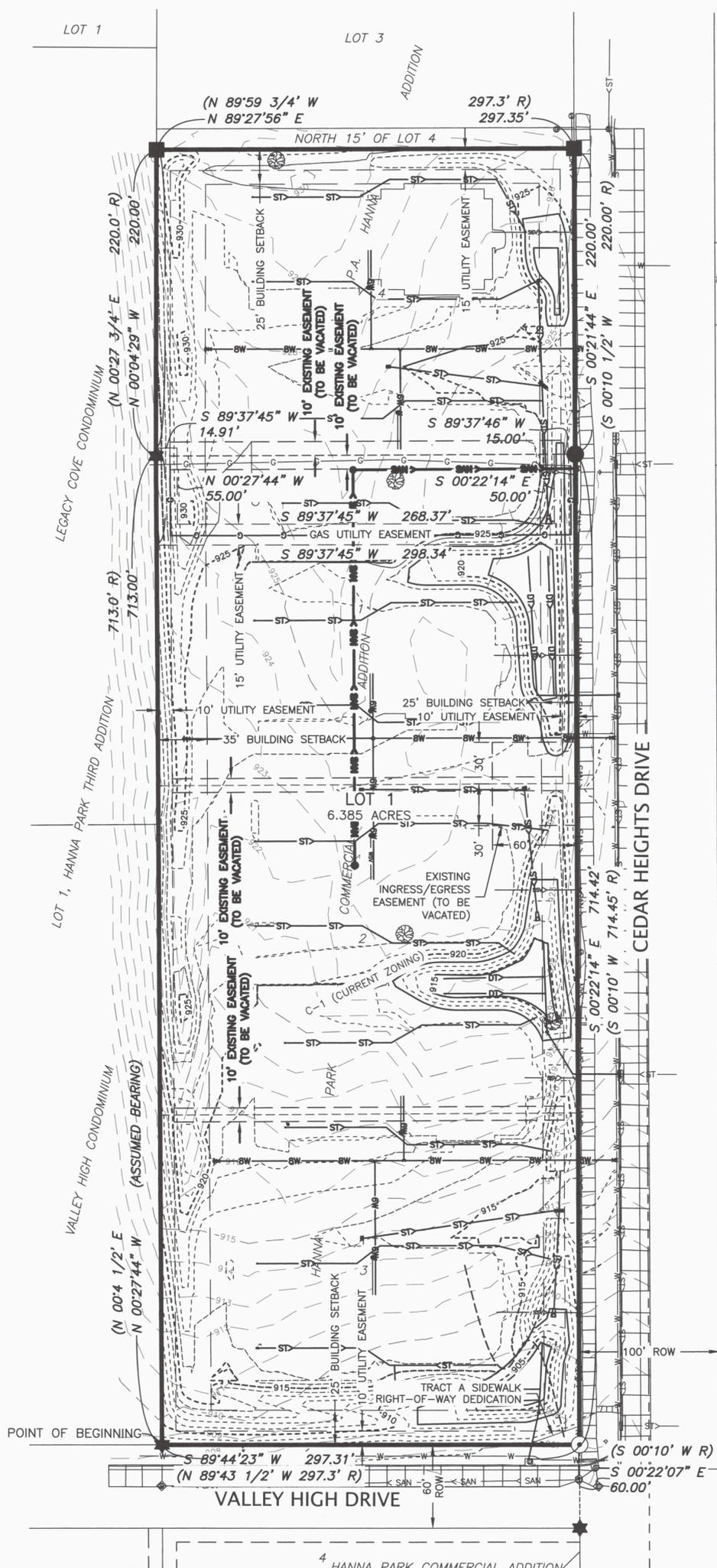
Attachments: Preliminary Plat

Final Plat

Deed of Dedication

# PRELIMINARY PLAT CREEKSIDE LUXURY CONDOS

A RESUBDIVISION OF LOTS 1, 2, & 3, OF HANNA PARK COMMERCIAL ADDITION, & LOT 4 (EXCEPT THE NORTH 15 FEET THEREOF), OF P.A. HANNA ADDITION TO THE CITY OF CEDAR FALLS, ALL IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA



PARCEL #891320326031 C-2  
FIVE SEASONS BLVD  
(PRIVATE DRIVE)

**BOUNDARY DESCRIPTION:**

CREEKSIDE LUXURY CONDOS, INCLUSIVE OF LOTS 1, 2, AND 3 OF HANNA PARK COMMERCIAL ADDITION, AND LOT 4 (EXCEPT FOR THE NORTH 15 FEET THEREOF) OF P.A. HANNA ADDITION TO THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**C-142** BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, OF SAID HANNA PARK COMMERCIAL ADDITION;

THENCE NORTH 00°27'44" WEST (ASSUMED BEARING), 713.00 FEET ALONG THE WEST LINE OF SAID ADDITION TO THE NORTHWEST CORNER THEREOF AND THE SOUTHWEST CORNER OF LOT 4 OF SAID P.A. HANNA ADDITION;

THENCE NORTH 00°04'29" WEST, 220.00 FEET ALONG THE WEST LINE OF SAID LOT 4 TO THE SOUTHWEST CORNER OF THE NORTH 15 FEET OF SAID LOT 4;

**C-143** THENCE NORTH 89°27'56" EAST, 297.35 FEET ALONG THE SOUTH LINE OF THE NORTH 15 FEET OF SAID LOT 4 TO THE SOUTHEAST CORNER THEREOF AND EAST LINE OF SAID LOT 4;

THENCE SOUTH 00°21'44" EAST, 220.00 FEET ALONG THE EAST LINE OF SAID LOT 4 TO THE SOUTHEAST CORNER THEREOF AND THE NORTHEAST CORNER OF LOT 1 IN SAID HANNA PARK COMMERCIAL ADDITION;

THENCE SOUTH 00°22'14" EAST, 714.42 FEET ALONG THE EAST LINE OF LOTS 1 THROUGH 3 OF SAID HANNA PARK COMMERCIAL ADDITION TO THE SOUTHEAST CORNER OF LOT 3 OF SAID HANNA PARK COMMERCIAL ADDITION;

THENCE SOUTH 89°44'23" WEST, 297.31 FEET ALONG THE SOUTH LINE OF LOT 3 OF SAID HANNA PARK COMMERCIAL ADDITION TO THE POINT OF BEGINNING;

CONTAINING 6.385 ACRES, SUBJECT TO EASEMENTS OF RECORD.

**EASEMENT VACATIONS:** ALL EASEMENTS AFFECTING LOTS 1-3 OF HANNA PARK COMMERCIAL ADDITION AND LOT 4 OF P.A. HANNA ADDITION AS SHOWN ON SAID PLATS ARE HEREBY VACATED AND THOSE EASEMENTS SHOWN ON THIS PLAT ARE EFFECTIVE

**SURVEYOR:**  
NATHAN P. KASS  
FEHR GRAHAM  
200 5TH AVENUE SE, SUITE 100  
CEDAR RAPIDS, IA 52401

**CURRENT ZONING:**  
C-1 NEIGHBORHOOD COMMERCIAL  
**PROPOSED ZONING:**  
R-P PLANNED RESIDENTIAL

**PROPRIETOR/OWNER:**  
CONTRACT BUYER OF LOTS 1-3 OF HANNA PARK COMMERCIAL ADDITION AND LOT 4 (EXCEPT THE NORTH 15 FEET THEREOF) OF P.A. HANNA ADDITION TO CEDAR FALLS: LG COMPANIES, LLC  
DEED HOLDER OF LOTS 1-3 OF HANNA PARK COMMERCIAL ADDITION: HEARTLAND DEVELOPEMENT OF CEDAR VALLEY, INC.

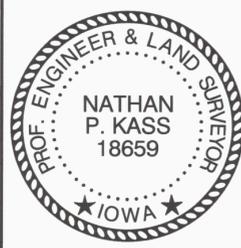
**REQUESTED BY/SUBDIVIDER:**  
LG COMPANIES, LLC  
C/O KYLE LARSON  
4104 WEDGEWOOD DR  
CEDAR FALLS, IA 50613

**SETBACK REQUIREMENTS:**  
FRONT: 25'  
SIDE: 25'  
REAR: 35'

**FLOODPLAIN:** N/A  
**WETLANDS:** N/A  
**PHASING:**  
PROJECT PLANNED TO BE CONSTRUCTED IN 3 PHASES, 2 STRUCTURES PER PHASE. PHASE 1 TO HAVE A SINGLE DRIVEWAY FROM CEDAR HEIGHTS DRIVE. SECOND DRIVEWAY CONSTRUCTED IN PHASE 2 FROM CEDAR HEIGHTS DRIVE.

**TOPOGRAPHIC CHANGES:**  
SITE WILL BE REGRADED TO PROVIDE LEVEL PADS FOR BUILDINGS WITH PARKING LOTS GENTLY SLOPING AWAY FROM THE PADS. STORMWATER MANAGEMENT WILL BE ALONG THE EAST BOUNDARY WITH GRADING TO DRAIN TO THE CELLS. PADS WILL BE TERRACE FROM THE HIGHEST ON THE NORTH TO LOWEST ON THE SOUTH.

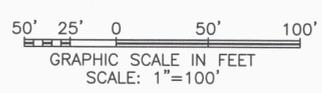
**DEVELOPEMENT OF CEDAR VALLEY, INC.**



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa. The unadjusted error of closure does not exceed 1:10,000 for the subdivision boundary and does not exceed 1:5,000 for any individual lot.

*Nathan P. Kass* 10/20/2021  
Date

Nathan P. Kass, P.E. & P.L.S.  
License Number: 18659  
My license renewal date is December 31, 2021.  
Sheets covered by this seal: SHEET 1



SURVEY WAS COMPLETED ON:  
3/4/2020  
MONUMENTS WILL BE SET WITHIN ONE YEAR OF RECORDATION OF THIS PLAT

JOB NUMBER:  
19-972

SHEET NUMBER:  
1 of 1

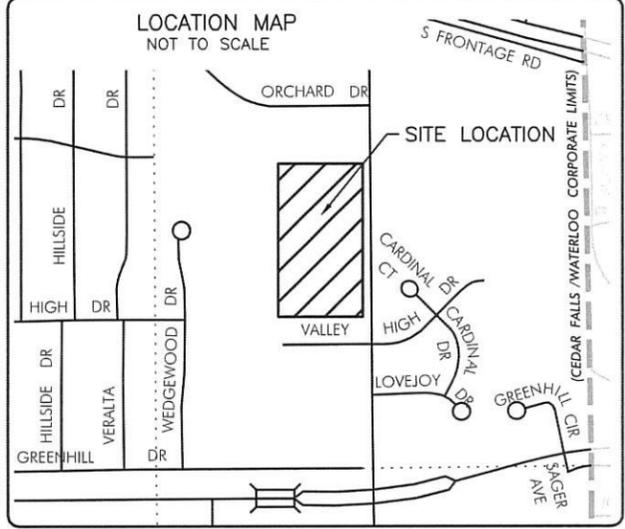
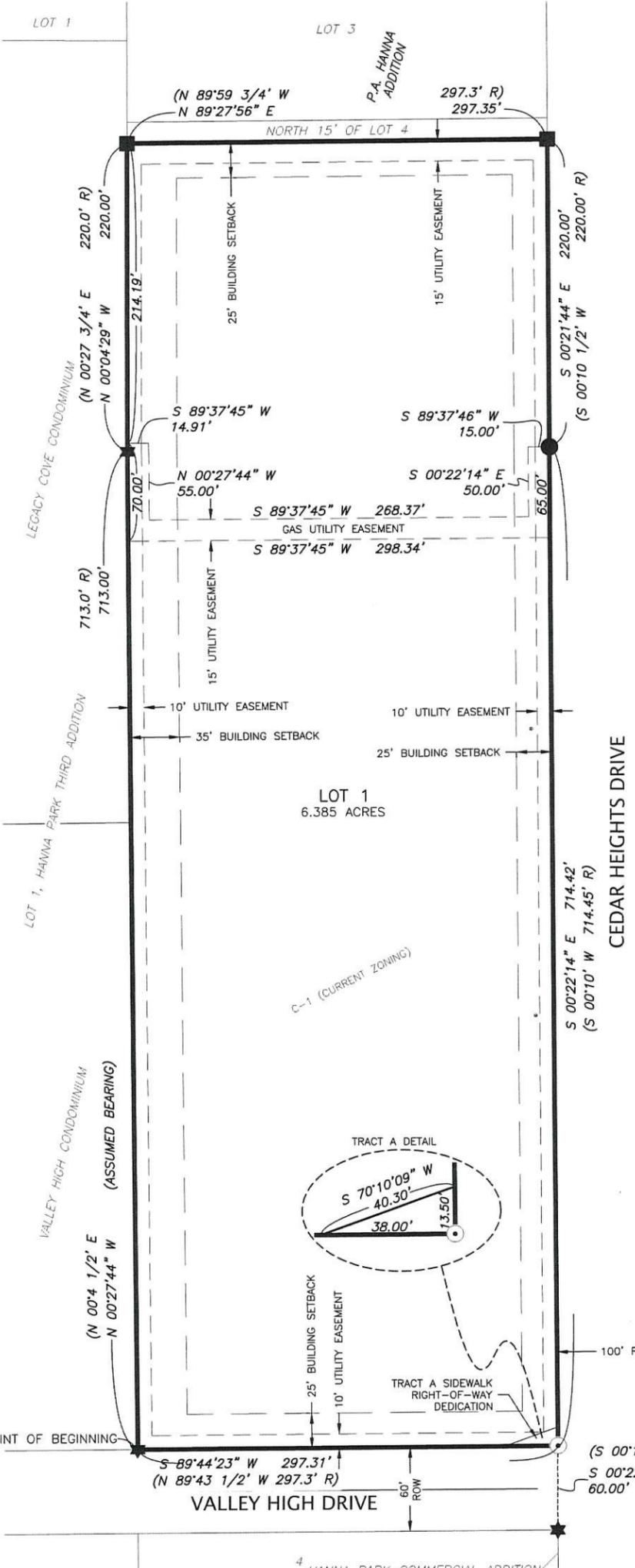


ILLINOIS  
IOWA  
WISCONSIN

Recorder's Index
County: BLACK HAWK COUNTY
Section: 20-T89N-R13W
Quarter Section: SW1/4
City: CEDAR FALLS
Subdivision: CREEKSIDE LUXURY CONDOS
Block: N/A
Lot(s): 1
Proprietor: SEE BELOW
Requested By: SEE BELOW

## FINAL PLAT CREEKSIDE LUXURY CONDOS

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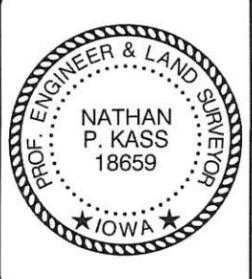
**LEGEND**

- FOUND 1/2"Ø REBAR
- FOUND 1/2"Ø REBAR W/YPC #7811
- ★ FOUND 1/2"Ø REBAR W/OPC #16264
- SET 1/2"Ø REBAR W/RPC #18659
- SURVEY BOUNDARY
- (R) PREVIOUSLY RECORDED AS
- OPC ORANGE PLASTIC CAP
- RPC RED PLASTIC CAP
- YPC YELLOW PLASTIC CAP

**SURVEYOR:**  
 NATHAN P. KASS  
 FEHR GRAHAM  
 200 5TH AVENUE SE, SUITE 100  
 CEDAR RAPIDS, IA 52401

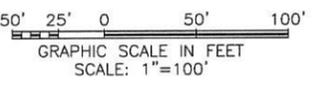
**PROPRIETOR/OWNER:**  
 CONTRACT BUYER OF LOTS 1-3 OF HANNA PARK COMMERCIAL ADDITION AND LOT 4 (EXCEPT THE NORTH 15 FEET THEREOF) OF P.A. HANNA ADDITION TO CEDAR FALLS: LG COMPANIES, LLC  
 DEED HOLDER OF LOTS 1-3 OF HANNA PARK COMMERCIAL ADDITION: HEARTLAND DEVELOPEMENT OF CEDAR VALLEY, INC.

**REQUESTED BY/SUBDIVIDER:**  
 LG COMPANIES, LLC



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa. The unadjusted error of closure does not exceed 1:10,000 for the subdivision boundary and does not exceed 1:5,000 for any individual lot.

*Nathan P. Kass* 10/20/2021  
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 19-972

SHEET NUMBER:  
 1 of 1



ILLINOIS  
 IOWA  
 WISCONSIN

Prepared by: Michael R. Young, Esq., 3151 Brockway Road, PO Box 810, Waterloo, IA 50704 (319) 234-4471

**OWNER'S STATEMENT AND DEDICATION  
OF  
CREEKSIDE LUXURY CONDOS,  
CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA**

KNOW ALL PARTIES BY THESE PRESENTS:

That **LG Companies, LLC**, an Iowa limited liability company (the "*Developer*"), being desirous of re-subdividing the real estate for which it is contract buyer that is legally described in the attached **Exhibit A** (the "*Property*") and laying out thereon a new addition in the City of Cedar Falls (the "*City*"), Black Hawk County, Iowa, and with the free consent and in accordance with the desires of the deed holder and owner of the Property, **Heartland Development of Cedar Valley, Inc.**, an Iowa corporation (the "*Owner*"), does by these presents, dedicate and set apart said Property as further described in the accompanying plat (the "*Plat*") showing location and particulars, to be hereinafter known and called:

**CREEKSIDE LUXURY CONDOS,  
CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA** (the "*Subdivision*");

and does further covenant and agree, for itself, its successors, and assigns, that the Subdivision shall be, and the same is hereby subject to the following restrictions and easements, as fully and effectively as if the same were contained and set forth in each deed, contract, or mortgage that the undersigned or its successors in interest may hereafter make, and that such restrictions and easements shall run with the land, all as follows:

**I. RESTRICTIONS**

1.1 The Property comprising said Subdivision may be used for any purpose normally permitted by the Cedar Falls, Iowa, zoning ordinances, as amended from time to time, except as further restricted by an agreement between the then-owner of a portion of the Property and the City of Cedar Falls dated January 16, 1990, and recorded at Book 290 Misc. 152 in the office of the Recorder of Black Hawk County, Iowa, and Cedar Falls, Iowa, and Ordinance No. 2503, adopted March 14, 2005 and filed March 21, 2005, as Doc. # 2005-21486 which among other things, do not permit the use of a portion of the Property for filling stations, hotels, motels, auto courts, pole buildings or convenience stores. The specific restrictions set out in the preceding

sentence may be changed by the City Council of Cedar Falls, Iowa, without the consent of the other owners of property in the vicinity.

1.2 No building shall be erected on the Property nearer than the building setback lines shown on the Plat. Furthermore, no building structures, landscaping structures, private gardens or any other possible obstruction can be placed in easements.

1.3 For the purpose of protecting and maintaining the integrity of the Subdivision, for the period of five (5) years from the date of filing of the Plat, the Developer reserves the right to review all plans for landscaping, including sodding or sprinkling with seed, for construction of driveways and accessory buildings, and all building plans for any structure to be erected in the Subdivision, and any changes after the approval thereof, any remodeling, reconstruction, alteration to any structure upon the Property in the Subdivision, shall require the approval in writing of the Developer. Approval of such plans and specifications shall be evidenced by the written endorsement on such plans and specifications, a copy of which shall be delivered to the owner of portion of the Subdivision upon which construction, alteration, or landscaping is proposed. After the expiration of five (5) years from the date of filing of the Plat, this provision shall lapse and be of no further force or effect.

1.4 No obnoxious or offensive trade or activity shall be carried on upon the Property nor shall anything be done thereon which may be or become an annoyance or nuisance to the Subdivision or its broader neighborhood.

1.5 The Subdivision shall comply with all requirements of the U.S. Post Office for mail receptacles. All mailboxes in the Subdivision shall be clustered or grouped. The location of the clustered mailboxes shall be approved by the City. The area around said mailboxes shall be kept free and clear by the owners within the Subdivision on which said mailboxes are located.

1.6 No more than two access drives to the Subdivision will be granted off of Cedar Heights Drive. The placement of drives will be as illustrated on the Site Development Plan attached to the Subdivision Development Procedures Agreement. The northernmost drive will align with either (a) 5 Seasons Boulevard, or (b) the existing entry drive to 3912 Cedar Heights Drive.

1.7 The undersigned and all persons and entities hereafter acquiring any right, title, or interest in any portion in the Subdivision shall be taken and held to have agreed and covenanted with all other owners in the Subdivision and with the respective successors and assigns of all of the rest of such other owners, to conform to and observe all of the foregoing covenants, restrictions and stipulations as to the use and construction or building thereon, for a period of 21 years from the date of filing of the Plat and this Deed of Dedication for record. Within the period of 21 years and in accordance with the Iowa Code §§614.24 and 614.25 (2021) or their successor provisions, these covenants, restrictions and stipulations may be extended for an additional period of 21 years upon compliance with §§614.24 and 614.25 (2021). 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. Nothing in this paragraph 1.6 shall change the rights of the City as described in paragraph 1.1 above.

1.8 If the parties hereto or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants or restrictions herein, it shall be lawful for any other person or persons owning property in the Subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions and for the purpose of preventing such acts or to recover damages for such violations, or both, and for costs and reasonable attorney fees as determined by the Court and not the statute.

1.9 Invalidation of any of these covenants by judgment, decree or court order, shall in no way affect any of the other provisions of this dedication and such other provisions shall remain in full force and effect.

## II. DEDICATION OF UTILITIES

The Developer does hereby dedicate and convey to the City, for the public's use, the gas utility easement and other utility easements shown and laid out on the Plat. The utilities, as required by the subdivision ordinances of the City, have previously been installed at the Property. Furthermore, the Developer agrees as follows:

2.1 Any private corporation, firm or person later furnishing utilities for the transmission and/or distribution of water, sanitary sewer, gas, electricity, communication service or cable television, shall install the same underground, except that transformers, switch boxes, control boxes street lights and the like shall be permitted above grade, it being the intent that primary and secondary services shall be installed underground.

2.2 The Sidewalk Right-of-Way (described as "Tract A") as detailed in the Plat, at the southeast corner of the Property, is dedicated and conveyed to the City for use as a sidewalk right-of-way by adding it to the existing right-of-way along Cedar Heights and Valley High drives.

2.3 The Property, when developed, shall provide for storm water detention as required by City ordinances.

## III. EASEMENTS

3.1 The Developer does hereby grant and convey to the City, and its successors and assigns, and to any private corporation, firm or person furnishing utilities for the transmission and/or distribution of water, sanitary sewer, gas, electricity, communication service or cable television, perpetual easements for the erection, laying, building and maintenance of said services across, on and/or under the Property as shown on the Plat. All such utilities shall be installed underground. No structures of any kind shall be built or placed within any easements as shown on the attached Plat.

3.2 The Developer does hereby grant and convey to the Cedar Falls Municipal Utilities, and its successors and assigns, an easement for maintenance and reconstruction as necessary across, on and/or under the area designated on the Plat as a gas utility easement.

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

**DEVELOPER:**

**LG COMPANIES, LLC**

By: \_\_\_\_\_  
Kyle W. Larson, Member

STATE OF IOWA                    )  
  )ss  
COUNTY OF BLACK HAWK    )

This instrument was acknowledged before me on \_\_\_\_\_, 2021 by Kyle W. Larson, as Member of LG Companies, LLC.

\_\_\_\_\_  
Notary Public - State of Iowa





**ADMINISTRATION**

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

**MEMORANDUM**

**TO:** Planning & Zoning Commission  
**FROM:** Shane Graham, Economic Development Coordinator *SG*  
**DATE:** October 18, 2021  
**SUBJECT:** Renewal of the Downtown Self-Supported Municipal Improvement District (SSMID)

**REQUEST:** Renewal of the Downtown Self-Supported Municipal Improvement District (SSMID) for a new 5-Year Term (July 1, 2022 – June 30, 2027)  
**PETITIONER:** Community Main Street (Lead Agency)  
**LOCATION:** Downtown Cedar Falls

**Evaluative Report for the Cedar Falls City Council on the Merit and Feasibility of Renewing the Downtown Self-Supported Municipal Improvement District**

PROPOSAL

In accordance with Iowa Code Chapter 386, Community Main Street has submitted a petition to the City of Cedar Falls for the renewal of the Downtown Self-Supported Municipal Improvement District (SSMID). The purpose for the creation of the Downtown SSMID is to provide funding to pay the ongoing administrative and support costs for the services and functioning of Community Main Street, which develops and encourages retail businesses by way of promotion and support for existing businesses, area improvements, and for healthy growth and development consistent with the long term goals for the Downtown business district.

Attached is the memo and petition submitted by Community Main Street. The requirement for approval of a SSMID is support by petition from a minimum of 25% of the unique property owners representing 25% of the total valuation of the District. Community Main Street submitted signatures from 47% of the total number of unique property owners, which represent 61% of the total valuation within the area covered by the SSMID, so their petition meets the threshold for renewal of the SSMID.

The self-imposed tax upon property within the SSMID area will be set at \$3.89 per \$1,000 of net taxable valuation for fiscal year 2023, with a maximum allowable levy rate

of \$5.83. All tax revenue collected from properties subject to the additional tax will be deposited into the Downtown Self-Supported Municipal Improvement District Fund for the operational purposes of Community Main Street as stated above. It should be noted that residential property within the District is not subject to the additional tax.

### BACKGROUND AND ANALYSIS

This memorandum serves as the *Evaluative Report for City Council the Merit and Feasibility of the Downtown Self-Supported Municipal Improvement District*. The following attachments are supporting documentation used in the development of this Evaluative Report:

- A letter from Community Main Street requesting renewal of the SSMID with a summary of the necessary signatures of support received to meet the State requirements for renewal of the SSMID;
- A spreadsheet that includes all commercial property owners that are located within the boundaries of the SSMID and subject to the additional tax. Those deedholders highlighted in the spreadsheet are those who have signed the petition of support. The spreadsheet indicates both the percentage of unique property owners who have signed the petition and the percentage of valuation those properties represent within the SSMID;
- Copies of the signed petitions;
- Map illustrating the location and boundaries of the SSMID.

### STAFF RECOMMENDATION

Staff recommends the following actions be taken by the Planning & Zoning Commission:

1. Approval and endorsement of this *Planning & Zoning Commission Evaluative Report for the City Council on the Merit and Feasibility of the Renewal of the Downtown Self-Supported Municipal Improvement District*, and
2. Recommendation of the Planning & Zoning that City Council proceeds to set public hearing for consideration of the renewal of the Downtown Self-Supported Municipal Improvement District.

### PLANNING & ZONING COMMISSION ACTIONS

10/27/21 Meeting -



310 East 4th Street  
Cedar Falls, IA 50613

Phone: 319-277-0213  
www.communitymainstreet.org

October 1, 2021

Ms. Jacque Danielsen  
City Clerk  
City of Cedar Falls  
220 Clay Street  
Cedar Falls, IA 50613

**2021-2022  
Board of Directors:**

Lexie Heath - President  
Darin Beck  
Natalie Brown  
Ann Eastman  
Crystal Ford  
Brent Johnson  
Audrey Kittrell  
Jenny Leeper  
Helen Pearce  
Clark Rickard  
Mark Showalter  
Brad Strouse

Ex-officio  
Wynette Froehner  
Stephanie Houk-Sheetz

Re: Downtown Cedar Falls Self-Supported Municipal Improvement District

Dear Ms. Danielsen:

Enclosed, please find information pertaining to the creation of the Self-Supported Municipal Improvement District (SSMID) in the downtown area. The downtown SSMID was originally established in 1987 and its purpose is to provide funding for the continuation of the Community Main Street, Inc. (CMS). The proposed district is to be established for the period commencing July 1, 2022, and ending June 30, 2027. The provisions for enabling the enactment of the SSMID are addressed in the Code of Iowa, Chapter 386. Specifics are outlined as follows.

The CMS Board of Directors has collected property owners' signatures on the SSMID petition. Renewal requires supporting documents and signed petitions representing at least 25% of the taxable valuation and 25% of the downtown property owners. Included in this packet are signed petition forms representing 61% of the taxable valuation and 47% of the downtown property owners, exceeding the minimum requirements for renewal.

CMS would propose that these petitions and other documentation be submitted to the Planning and Zoning Commission for consideration and recommendation at their October 27, 2021, meeting. Based on the recommendation from the Planning and Zoning, the request would then follow the standard procedure of conducting a Public Hearing and adopting an Ordinance to establish said district. An updated copy of the 2016 ordinance is included with this letter.

The provisions of the Ordinance do comply with the necessary guidelines or establishing a district as addressed in Chapter 386 of the Code, herein referred to as the Act.



### 386.3 Establishment

- 1a. Be comprised of contiguous property wholly within the boundaries of the City. The area designed is contiguous and is defined on the attached map and legally described to include said property.
- b. Be given a descriptive name. The name of the district shall be "Downtown Cedar Falls Self-Supported Municipal Improvement District."
- c. Be comprised of property related in some manner. The property described is physically located in the downtown district and participates in the Community Main Street, Inc. program to enable downtown revitalization. Zoning is currently C-1, C-2 and C-3, appropriate for said District.

2a. The signatures of at least 25% of all owners of property within the proposed district. These signatures must together represent ownership of property with an assessed value of 25% or more of the assessed value of all of the property in the proposed district.

Sections 2b, c, d, e, and f of 386.3 are included in the ordinance that is included with this letter.

Please feel free to contact me at 319-277-0213 if you have any questions. Thank you.

Kind regards,



Kim Bear  
Executive Director  
Community Main Street

Deed Holder	Property Address	Taxable Value
305 MAIN STREET LLC	305 MAIN ST	229,992
323 PROPERTIES LLC	517 WASHINGTON ST	340,398
ADW LLC	102 MAIN ST	175,001
ARABELLA LLC	102 CLAY ST	1,615,653
ARABELLA LLC	200 W 1ST ST	1,975,566
ARABELLA LLC		102,636
AVAN PROPERTIES LLC	108 MAIN ST	147,821
BJ S HOLDINGS LLC	311 MAIN ST	294,741
BLACK HAWK HOTEL MOTOR LODGE LLC	122 WASHINGTON ST	340,911
BLACKHAWK HOTEL LLC		53,541
BT HOLDINGS LLC	122 MAIN ST	310,968
CEDAR FALLS COMMUNITY CR UNION	123 W 4TH ST	1,048,806
COMMUNITY NATIONAL BANK	312 W 1ST ST	658,890
D SQUARED II LLC	109 E 4TH ST	108,387
D SQUARED II LLC	402 MAIN ST	459,387
D SQUARED II LLC	406 MAIN ST	227,423
DOLLYS RENTALS LLC	604 CLAY ST	1,325,826
EQUITY REAL ESTATES INVESTMENTS	111 MAIN ST	227,157
FARMERS STATE BANK	515 MAIN ST	2,537,982
FARRIS, DAVID	116 MAIN ST	201,978
FARRIS, DAVID	118 MAIN ST	228,426
FARRIS, DAVID A	209 STATE ST	294,975
FENCL, DANIEL D TRUST	422 MAIN ST	456,111
FENCL, DANIEL D TRUST		163,152
FIRST NATIONAL BANK OF CF	602 MAIN ST	1,842,795
FIRST NATIONAL BANK OF CF		112,518
FIRST NATIONAL BANK OF CF		90,414
FIRST NATIONAL BANK OF CF		45,486
FRANKLIN STREET PROPERTY L C	415 CLAY ST	715,113
FRANKLIN STREET PROPERTY L C		41,463
FRANKLIN STREET PROPERTY L C		31,752
FRANKLIN STREET PROPERTY L C		6,057
GREAT WESTERN BANK	205 W 2ND ST	904,590
HI YIELD LLC	123 W 7TH ST	509,481
HI YIELD LLC		50,742
HI YIELD LLC		31,851
IEHL, CALVIN R		874,917
JJ LAND L C	110 E 3RD ST	199,089
JJ LAND L C	222 MAIN ST	265,113
JJ LAND L C	224 MAIN ST	212,742
K GROUP L C	226 MAIN ST	232,902
KEL MAR LC	600 STATE ST	380,781
KEL MAR LC	521 CLAY ST	104,160
KNUTSON, AARON M	622 MAIN ST	294,705
LINDERBAUM REAL ESTATE LLC	115 E 2ND ST	295,749
MAIN STREET HOTELS LC	115 MAIN ST	1,027,413
MAIN STREET HOTELS LC	119 MAIN ST	305,757

MARSH, JEFFREY J	412 MAIN ST	167,148
NAB INVESTMENTS LLC	315 MAIN ST	622,883
NAB INVESTMENTS LLC	317 MAIN ST	257,345
NELSON FUNERAL HOME INC	613 MAIN ST	417,632
OVERMAN NORTH PARTNERS LC	323 W 2ND ST	132,966
PANTHER BUILDERS LLC	616 CLAY ST	498,942
PARK PLACE PROPERTIES	324 W 3RD ST	131,697
PC REAL ESTATE LLC	310 MAIN ST	230,760
PC REAL ESTATE LLC	312 MAIN ST	298,134
PC REAL ESTATE LLC	316 MAIN ST	495,864
PRESTIGE WW LLC	205 MAIN ST	443,547
RICHARDSON FUNERAL HOME INC	616 WASHINGTON ST	49,684
RICHARDSON FUNERAL HOME INC		48,456
RIVER PLACE PROPERTIES II LC	123 E 3RD ST	62,982
RIVER PLACE PROPERTIES II LC	302 MAIN ST	184,338
RIVER PLACE PROPERTIES LC		149,454
SC AND B PROPERTIES LLC	318 MAIN ST	284,691
SHIMEK, ANDREW	109 MAIN ST	119,511
SHIMEK, ANDREW D	104 MAIN ST	230,735
SHIMEK, ROBERTA M	107 MAIN ST	239,083
SIMPLE AS 128 LLC	128 MAIN ST	320,225
SRE HOLDINGS LLC		57,033
SRE HOLDINGS LLC	201 WASHINGTON ST	587,376
SRE HOLDINGS LLC	403 WASHINGTON ST	195,651
STATE STREET MIXED USE II LC	100 E 2ND ST	5,915,120
STATE STREET MIXED USE LC	200 STATE ST	5,558,276
STATE STREET RESIDENCES LC		417,915
STONE AND TERRACE LLC	108 E 4TH ST	250,110
STONE AND TERRACE LLC		87,471
VIKING PUMP INC	222 E 7TH ST	220,230
VIKING PUMP INC	406 STATE ST	1,094,040
VIKING PUMP INC		48,303
VIKING PUMP INC		540



Petition for Renewal of the  
Self-Supported Municipal Improvement District (SSMID)  
2022

We, the undersigned, endorse renewing the Self-Supported Municipal Improvement District (SSMID) for the Cedar Falls Downtown District. Said renewal will be established for the period commencing July 1, 2022 and ending June 30, 2027. Said district will be taxed at a rate not to exceed 5.80 per \$1,000 of taxable valuation of the real property included. Revenues generated from the district shall be used to fund downtown revitalization through Community Main Street, Inc. This petition shall be submitted to the City Clerk of the City of Cedar Falls, Iowa requesting that the district be continued.

	NAME	ADDRESS	PHONE
1.	<i>Roberta Schuck</i>	<i>107 main / 1504 Howard</i>	<i>233 6813</i>
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	NAME	ADDRESS	PHONE
1.	Brian Wiegert (SRE HOLDINGS)	403 Washington	319 404 4884
2.	" " "	(Stone & Terrace) 108 E 4th	" " "
3.	" " "	201 Washington	" " "
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	NAME	ADDRESS	PHONE
1.	 Brad Leeper	205 Main St., CF	319-239-5496
2.	 Jenny Leeper	205 main St., CF	319-239-7176
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	NAME	ADDRESS	PHONE
1.	Farmers State Bank	515 main st	319 874 4345
2.		Cedar Falls	
3.	Natalie Brown	315 Main St, CF	319 240 0232
4.	Natalie Brown	317 Main St, CF	319 240 0232
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	NAME	ADDRESS	PHONE
1.	Viking Pump, Inc -	222 E 7th St. 406 State St., Cedar Falls, IA 50613	319-273-8166
2.	(Connie Guhring on behalf of Josh Stiever)		
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	NAME	ADDRESS	PHONE
1.	Cedar Falls Community Cn. by Helen. Pano, CEO	133 W 4 <sup>th</sup> St	319-266-7531
2.	Dawn Wilson	102 Main Street Cedar Falls, IA	319-404-5468
3.	Julie Shumek	104 Main St Cedar Falls	319-230-9775
4.	Julie Shumek	109 Main St Cedar Falls	319-230-9775
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	NAME	ADDRESS	PHONE
1.	<i>Amalamban</i>	<i>222, 224 Main St 110 E 3rd</i>	<i>3194043330</i>
2.	<i>Kate Dunning</i>	<i>517 Washington St, CF</i>	<i>319.290.1198</i>
3.	<i>Debra Kroll</i>	<i>108 Main St. CF</i>	<i>319 240-3962</i>
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	NAME	ADDRESS	PHONE
1.	Brent Johnson	122/124 Main	515-290-1008
2.	Brent Dahlstrom	604 Clay St	319-505-3609
3.		200 W. 15th St	
4.		102 Clay St	
5.		123 W. 7th St	
6.		616 Clay St	
7.		406 Main St	
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	NAME	ADDRESS	PHONE
1.	<i>Raymond Loring</i>	<i>205 W. 2nd St. CF</i>	<i>319-429-4796</i>
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	NAME	ADDRESS	PHONE
1		Thomas R. Penaluna	111 Main Street, Cedar Falls, Iowa 50613 319-833-1234
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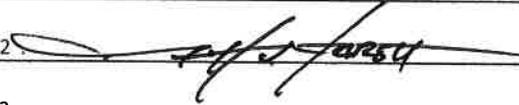
Petition for Renewal of the  
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	NAME	ADDRESS	PHONE
1.	Redfern Law Firm / Franklin Street Property LLC	415 Clay St.	277-6830
2.	First Bank by [Signature]	602 Main St	247-7928
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4.	[Signature]	622 Main Street	266-1838
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	NAME	ADDRESS	PHONE
1 .	Jessica & Jeff Marsh	408-412 Main Street	319-269-8309
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	NAME	ADDRESS	PHONE
1.	Jay Knapik/Gary Kelley	<sup>Three north Dix</sup> 226 MAIN ST, CF.	319-404-4210
2.	Wendy Wagner (self. repnd)	28 MAIN ST CF.	319-404-8550
3.	Brian Brunner	<sup>Drummet - bradshaw/eng</sup> 318 MAIN ST, CF.	319-266-2604
4.	Johna Peterson	<sup>Penny Leates</sup> 311 MAIN ST, CF.	319-290-2212
5.	Jan Earl	<sup>ICM Financial</sup> 422 MAIN ST	319-230-7112
6.	Mike Silantzi	<sup>Rechtford 2nd floor</sup> 613-616 MAIN ST, CF.	319-266-3525
	<del>James Allen, 201 Main St</del>	<del></del>	<del>319-261-0828</del>
	<del>James Strub, 401 Main St</del>	<del></del>	<del>319-504-1016</del>
9.	Thomas Kelly	<sup>600 State</sup> 521 CLAY	319-277-9355
10.			
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### Petition for Renewal of the Self-Supported Municipal Improvement District (SSMID) 2022

We, the undersigned, endorse renewing the Self-Supported Municipal Improvement District (SSMID) for the Cedar Falls Downtown District. Said renewal will be established for the period commencing July 1, 2022 and ending June 30, 2027. Said district will be taxed at a rate not to exceed 5.80 per \$1,000 of taxable valuation of the real property included. Revenues generated from the district shall be used to fund downtown revitalization through Community Main Street, Inc. This petition shall be submitted to the City Clerk of the City of Cedar Falls, Iowa requesting that the district be continued.

	NAME	ADDRESS	PHONE
1.		100 E. 2nd	319-277-0007
2.	Fred Newberry	200 5th	
3.	"	250 5th	
4.	"	300 5th	
5.	"	302 Main	
6.	"	123 W. 3rd	
7.	"	115-119 Main	
8.	"	112 Washington	
9.	"	313 W. 2nd	
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Petition for Renewal of the  
Self-Supported Municipal Improvement District (SSMID)  
2022

We, the undersigned, endorse renewing the Self-Supported Municipal Improvement District (SSMID) for the Cedar Falls Downtown District. Said renewal will be established for the period commencing July 1, 2022 and ending June 30, 2027. Said district will be taxed at a rate not to exceed 5.80 per \$1,000 of taxable valuation of the real property included. Revenues generated from the district shall be used to fund downtown revitalization through Community Main Street, Inc. This petition shall be submitted to the City Clerk of the City of Cedar Falls, Iowa requesting that the district be continued.

	NAME	ADDRESS	PHONE
1.	 PC Real Estate, LLC	310 Main Street	
2.	 PC Real Estate, LLC	312 Main Street	
3.	 PC Real Estate, LLC	314-316 Main Street	
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Petition for Renewal of the  
Self-Supported Municipal Improvement District (SSMID)  
2022

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	NAME	ADDRESS	PHONE
1 .	Ann Eastman	827 Westwood Drive CF	319-269-7766
2 .		365 main Street	
3 .			
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### Petition for Renewal of the Self-Supported Municipal Improvement District (SSMID) 2022

We, the undersigned, endorse renewing the Self-Supported Municipal Improvement District (SSMID) for the Cedar Falls Downtown District. Said renewal will be established for the period commencing July 1, 2022 and ending June 30, 2027. Said district will be taxed at a rate not to exceed 5.80 per \$1,000 of taxable valuation of the real property included. Revenues generated from the district shall be used to fund downtown revitalization through Community Main Street, Inc. This petition shall be submitted to the City Clerk of the City of Cedar Falls, Iowa requesting that the district be continued.

	NAME	ADDRESS	PHONE
1.	Mimi A Rice	116 & 118 Main St	(319) 961-0856
2.	DAVID FARRIS	209 STATE ST	319 961-8078
3.			
4.			
5.			
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CODE OF ORDINANCES CITY OF CEDAR FALLS, IOWA

- ARTICLE X. - MUNICIPAL IMPROVEMENT DISTRICTS<sup>[10]</sup>

- • DIVISION 1. - DOWNTOWN CEDAR FALLS *SELF-SUPPORTED MUNICIPAL IMPROVEMENT DISTRICT*

- 

- Sec. 2-676. - Created; purpose.

- There is hereby created in the city a *self-supported municipal improvement district* as defined in Chapter 386 of the 2015 Code of Iowa (referred to in this article as "the Act"), the name of which *district* shall be the "Downtown Cedar Falls *Self-Supported Municipal Improvement District*" (sometimes referred to in this article as the "*district*"), the purposes of which *district* are the undertaking of actions and the design and construction of any and all *improvements* authorized by the Act, and the performance of administration, redevelopment and revitalization of the *district*, as authorized by the Act.

(Ord. No. 2759, § 1, 2-27-12; Ord. No. 2894, § 1, 2-20-17)

- Sec. 2-677. - Boundaries.

- The *district* shall include all property within the following described boundaries:

That part of [Section 12](#), Township 89 North, Range 14 West of the Fifth P.M. in the City of Cedar Falls, Black Hawk County Iowa described as beginning on the centerline of Franklin Street at its intersection with the southerly bank of the Cedar River; thence southerly along said centerline of Franklin Street to the centerline of 6th Street; thence easterly along said centerline of 6th Street to the centerline of Clay Street; thence southerly along said centerline of Clay Street to the centerline of 7th Street; thence easterly along said centerline of 7th Street to the former westerly right of way line of the former Chicago and North Western Transportation Company; thence northerly along said former westerly right of way line to the centerline of 4th Street; thence easterly along said centerline of 4th Street to the westerly bank of the Cedar River; thence northerly and westerly along the westerly and southerly bank of the Cedar River to the point of beginning.

(Ord. No. 2759, § 1, 2-27-12; Ord. No. 2894, § 1, 2-20-17)

- Sec. 2-678. - Benefit determined; location in C-1, C-2, C-3, and M-2 zoning *districts*.

- It is found and determined that the owners of all of the property within the *district* have a present and potential benefit from the condition, development and maintenance of the *district* and that all of the property within the *district* is related by virtue of its location within the C-1, C-2, C-3, or M-2 Zoning *Districts* of the city.

(Ord. No. 2759, § 1, 2-27-12; Ord. No. 2894, § 1, 2-20-17)

- Sec. 2-679. - Operation fund created; purpose.

- Pursuant to the provisions of Section 8 of the Act, there is established and created a *self-supported improvement district* operation fund, which shall be known as the "Downtown Cedar Falls *Self-Supported Municipal Improvement District* Operation Fund" (and which is referred to in this article as the "operation fund"), for which operation fund the city may certify taxes (the "operation tax") each year commencing with the levy of taxes for collection in the fiscal year beginning July 1, 2017, and continuing through the fiscal year ending June 30, 2022, for the purpose of paying such expenses of the *district* as are authorized

by the Act, including, but not limited to, the administrative expenses of the *district* and part or all of the maintenance expenses of *improvements* or *self-liquidating improvements*, as defined by the Act, for a period of five years.

(Ord. No. 2759, § 1, 2-27-12; Ord. No. 2894, § 1, 2-20-17)

- Sec. 2-680. - Operation tax.
- The operation tax levied in any one year, as provided in [section 2-679](#), shall be at a rate not to exceed five dollars and eighty-three cents (\$5.83) per one thousand dollars (\$1,000.00) of taxable value of the property within the *district*.

(Ord. No. 2759, § 1, 2-27-12; Ord. No. 2894, § 1, 2-20-17)

- Sec. 2-681. - Copies on file.

The city clerk shall cause a copy of the ordinance codified in this article to be filed in the office of the Black Hawk County Recorder and in the office of the Black Hawk County Treasurer.

(Ord. No. 2759, § 1, 2-27-12; Ord. No. 2894, § 1, 2-20-17)

## FOR REESTABLISHMENT OF CEDAR FALLS DOWNTOWN SELF-SUPPORTED MUNICIPAL IMPROVEMENT DISTRICT (SSMID) 2022

Parcel Number	Primary Owner	Situs	Assessed Value	Name	Attention	Address	City	State	Zip
891412188004	305 MAIN STREET LLC	305 MAIN ST	113,576	305 MAIN STREET LLC		827 WESTWOOD DR	CEDAR FALLS	IA	50613
891412188004	305 MAIN STREET LLC	305 MAIN ST	170,364	305 MAIN STREET LLC		827 WESTWOOD DR	CEDAR FALLS	IA	50613
891412188006	309 MAIN LLC	309 MAIN ST	106,820	309 MAIN LLC		309 MAIN ST	CEDAR FALLS	IA	50613
891412188006	309 MAIN LLC	309 MAIN ST	198,380	309 MAIN LLC		309 MAIN ST	CEDAR FALLS	IA	50613
891412333005	323 PROPERTIES LLC	517 WASHINGTON ST	378,220	323 PROPERTIES LLC		1628 W 6TH ST	STORM LAKE	IA	50588
891412251003	ADW LLC	102 MAIN ST	65,341	ADW LLC		3620 ROWND ST	CEDAR FALLS	IA	50613
891412251003	ADW LLC	102 MAIN ST	145,439	ADW LLC		3620 ROWND ST	CEDAR FALLS	IA	50613
891412188003	AKER, BARBARA DAVIS	303 MAIN ST	203,729	AKER, BARBARA DAVIS		2350 EWING ST	LOS ANGELES	CA	90039
891412188003	AKER, BARBARA DAVIS	303 MAIN ST	259,291	AKER, BARBARA DAVIS		2350 EWING ST	LOS ANGELES	CA	90039
891412406010	ALLTELL	504 BLUFF ST	118,580	DUFF AND PHELPS LLC		PO BOX 2549	ADDISON	TX	75001
891412179001	ARABELLA LLC	102 CLAY ST	2,393,560	ARABELLA LLC		PO Box 128	CEDAR FALLS	IA	50613
891412179011	ARABELLA LLC	200 W 1ST ST	893,802	ARABELLA LLC		PO Box 128	CEDAR FALLS	IA	50613
891412179011	ARABELLA LLC	200 W 1ST ST	1,735,028	ARABELLA LLC		PO Box 128	CEDAR FALLS	IA	50613
891412179014	ARABELLA LLC		114,040	ARABELLA LLC		PO Box 128	CEDAR FALLS	IA	50613
891412252020	AREA ELECTRIC INC	204 MAIN ST	19,088	AREA ELECTRIC INC		510 STATE ST	CEDAR FALLS	IA	50613
891412252020	AREA ELECTRIC INC	204 MAIN ST	253,602	AREA ELECTRIC INC		510 STATE ST	CEDAR FALLS	IA	50613
891412405003	AREA ELECTRIC INC	510 STATE ST	335,470	AREA ELECTRIC INC		510 STATE ST	CEDAR FALLS	IA	50613
891412251006	AVAN PROPERTIES LLC	108 MAIN ST	70,976	AVAN PROPERTIES LLC		1746 DAKOTA DR	WATERLOO	IA	50701
891412251006	AVAN PROPERTIES LLC	108 MAIN ST	111,014	AVAN PROPERTIES LLC		1746 DAKOTA DR	WATERLOO	IA	50701
891412188007	B J S HOLDINGS LLC	311 MAIN ST	327,490	PETERSEN, BRUCE		311 MAIN ST	CEDAR FALLS	IA	50613
891412329001	BATH PROPERTIES LLC	404 WASHINGTON ST	569,540	BATH PROPERTIES LLC		1015 ORCHARD DR	CEDAR FALLS	IA	50613
891412178005	BENDABLE EQUITIES LLC		77,620	BENDABLE EQUITIES LLC		1816 VALLEY HIGH DR	CEDAR FALLS	IA	50613
891412180013	BLACK HAWK HOTEL LLC		59,490	TINDALL HOTEL INC		3700 RIVER OAKS DR	DES MOINES	IA	50612
891412180012	BLACK HAWK HOTEL MOTOR LODGE LLC	122 WASHINGTON ST	378,790	TINDALL HOTEL INC		3700 RIVER OAKS DR	DES MOINES	IA	50612
891412252013	BLACK HAWK LODGE NO 65 AF AND AM	216 MAIN ST	386,930	BLACK HAWK LODGE NO 65 AF AND AM		PO BOX 493	CEDAR FALLS	IA	50613
891412252015	BLACK HAWK LODGE NO 65 AF AND AM	214 MAIN ST	294,380	BLACK HAWK LODGE NO 65 AF AND AM		PO BOX 493	CEDAR FALLS	IA	50613
891412184003	BRB REAL ESTATE HOLDINGS LLC	201 MAIN ST	91,342	BRB REAL ESTATE HOLDINGS LLC	PO BOX 622	201 MAIN ST	CEDAR FALLS	IA	50613
891412184003	BRB REAL ESTATE HOLDINGS LLC	201 MAIN ST	162,388	BRB REAL ESTATE HOLDINGS LLC	PO BOX 622	201 MAIN ST	CEDAR FALLS	IA	50613
891412126040	BROOMSTICK LODGING LLC	101 W 1ST ST	5,511,220	BROOMSTICK LODGING LLC		2706 JAMES ST	CORALVILLE	IA	52241
891412328006	BRYAN, RANDOLPH	419 WASHINGTON ST	44,493	BRYAN, RANDOLPH		3121 JEPSEN RD	CEDAR FALLS	IA	50613
891412328006	BRYAN, RANDOLPH	419 WASHINGTON ST	120,297	BRYAN, RANDOLPH		3121 JEPSEN RD	CEDAR FALLS	IA	50613
891412251013	BT HOLDINGS LLC	122 MAIN ST	157,842	BT HOLDINGS LLC		217 WASHINGTON ST	CEDAR FALLS	IA	50613
891412251013	BT HOLDINGS LLC	122 MAIN ST	227,138	BT HOLDINGS LLC		217 WASHINGTON ST	CEDAR FALLS	IA	50613
891412328004	BUILT BY BRADY LLC	409 WASHINGTON ST	459,820	BUILT BY BRADY LLC		1026 CARRIAGE LN	CEDAR FALLS	IA	50613
891412338010	CASEYS MARKETING COMPANY		21,190	CASEYS MARKETING COMPANY		PO Box 54288	LEXINGTON	KY	40555
891412338011	CASEYS MARKETING COMPANY	601 MAIN ST	613,070	CASEYS MARKETING COMPANY		PO Box 54288	LEXINGTON	KY	40555
891412188013	CEDAR FALLS COMMUNITY CR UNION	123 W 4TH ST	1,165,340	CEDAR FALLS COMMUNITY CR UNION		PO Box 1009	CEDAR FALLS	IA	50613
891412184013	CEDAR FALLS TRUST & SAVINGS BANK		19,490	US BANK CORPORATE REAL ESTATE	C/O RYAN PTS DEPT. 908	PO Box 460169	HOUSTON	TX	77056
891412184014	CEDAR FALLS TRUST & SAVINGS BANK	117 W 3RD ST	106,560	US BANK CORPORATE REAL ESTATE	C/O RYAN PTS DEPT. 908	PO Box 460169	HOUSTON	TX	77056
891412184015	CEDAR FALLS TRUST & SAVINGS BANK	222 WASHINGTON ST	1,149,500	US BANK CORPORATE REAL ESTATE	C/O RYAN PTS DEPT. 908	PO Box 460169	HOUSTON	TX	77056
891412327004	CHEROKEE PROPERTIES LLC		17,820	CHEROKEE PROPERTIES LLC		PO BOX 1106	CEDAR FALLS	IA	50613
891412327005	CHEROKEE PROPERTIES LLC	411 CLAY ST	195,390	CHEROKEE PROPERTIES LLC		PO BOX 1106	CEDAR FALLS	IA	50613
891412183005	CITY OF CEDAR FALLS	217 WASHINGTON ST	562,980	CITY OF CEDAR FALLS		220 CLAY ST	CEDAR FALLS	IA	50613
891412254015	CJS VENTURES LLC	315 STATE ST	11,189	CJS VENTURES LLC		4220 W MT VERNON RD	CEDAR FALLS	IA	50613
891412254015	CJS VENTURES LLC	315 STATE ST	548,241	CJS VENTURES LLC		4220 W MT VERNON RD	CEDAR FALLS	IA	50613
891412178006	COMMUNITY NATIONAL BANK	312 W 1ST ST	732,100	COMMUNITY NATIONAL BANK		PO Box 1288	WATERLOO	IA	50704
891412401001	D SQUARED II LLC	402 MAIN ST	510,430	D SQUARED II LLC		PO Box 128	CEDAR FALLS	IA	50613
891412401002	D SQUARED II LLC	109 E 4TH ST	120,430	D SQUARED II LLC		PO Box 128	CEDAR FALLS	IA	50613
891412401011	D SQUARED II LLC	406 MAIN ST	84,915	D SQUARED II LLC		PO Box 128	CEDAR FALLS	IA	50613
891412401011	D SQUARED II LLC	406 MAIN ST	189,005	D SQUARED II LLC		PO Box 128	CEDAR FALLS	IA	50613
891412337015	DOLLYS RENTALS LLC	604 CLAY ST	1,473,140	DOLLYS RENTALS LLC		PO Box 128	CEDAR FALLS	IA	50613
891412408014	ELEMENT PROPRT, IES LLC	616 STATE ST	98,711	ELEMENT PROPRT, IES LLC	C/O BETH BURRELL	32257 BEAVER VALLEY ST	NEW HARTFORD	IA	50660
891412408014	ELEMENT PROPRT, IES LLC	616 STATE ST	91,119	ELEMENT PROPRT, IES LLC	C/O BETH BURRELL	32257 BEAVER VALLEY ST	NEW HARTFORD	IA	50660
891412180005	EQUITY REAL ESTATES INVESTMENTS	111 MAIN ST APT A	112,176	EQUITY REAL ESTATES INVESTMENTS		PO Box 805	WATERLOO	IA	50704
891412180005	EQUITY REAL ESTATES INVESTMENTS	111 MAIN ST APT A	168,264	EQUITY REAL ESTATES INVESTMENTS		PO Box 805	WATERLOO	IA	50704
891412334009	FARMERS STATE BANK	515 MAIN ST	2,819,980	FARMERS STATE BANK		131 TOWER PARK DR APT 100	WATERLOO	IA	50701
891412251010	FARRIS, DAVID	116 MAIN ST	224,420	FARRIS, DAVID		215 COLORADO RD	CEDAR FALLS	IA	50613
891412251011	FARRIS, DAVID	118 MAIN ST	91,288	FARRIS, DAVID		215 COLORADO RD	CEDAR FALLS	IA	50613
891412251011	FARRIS, DAVID	118 MAIN ST	185,342	FARRIS, DAVID		215 COLORADO RD	CEDAR FALLS	IA	50613
891412252022	FARRIS, DAVID A	209 STATE ST	327,750	FARRIS, DAVID A		215 COLORADO RD	CEDAR FALLS	IA	50613
891412401018	FENCL,DANIEL D TRUST	422 MAIN ST	506,790	FENCL,DANIEL D TRUST		422 MAIN ST	CEDAR FALLS	IA	50613

891412401019	FENCL,DANIEL D TRUST		181,280	FENCL,DANIEL D TRUST		422 MAIN ST	CEDAR FALLS	IA	50613
891412407001	FIRST NATIONAL BANK OF CF	602 MAIN ST	2,047,550	FIRST NATIONAL BANK OF CF		PO Box 189	CEDAR FALLS	IA	50613
891412407004	FIRST NATIONAL BANK OF CF		125,020	FIRST NATIONAL BANK OF CF		PO Box 189	CEDAR FALLS	IA	50613
891412407005	FIRST NATIONAL BANK OF CF		50,540	FIRST NATIONAL BANK OF CF		PO Box 189	CEDAR FALLS	IA	50613
891412407006	FIRST NATIONAL BANK OF CF		100,460	FIRST NATIONAL BANK OF CF		PO Box 189	CEDAR FALLS	IA	50613
891412178001	FN AND R RENTAL LLC	320 W 1ST ST	296,880	F N & R RENTAL LLC	C/O DANIEL L RUBENDALL	765 PROSPECT BLVD	WATERLOO	IA	50701
891412251007	FORE INVESTORS LLC	110 MAIN ST	106,481	FORE INVESTORS LLC		201 WASHINGTON ST	CEDAR FALLS	IA	50613
891412251007	FORE INVESTORS LLC	110 MAIN ST	153,229	FORE INVESTORS LLC		201 WASHINGTON ST	CEDAR FALLS	IA	50613
891412329009	FOUR HUNDRED ELEVEN MAIN L C	415 MAIN ST	190,410	FOUR HUNDRED ELEVEN MAIN L C		411 MAIN ST	CEDAR FALLS	IA	50613
891412329016	FOUR HUNDRED ELEVEN MAIN L C	411 MAIN ST	281,000	FOUR HUNDRED ELEVEN MAIN L C		411 MAIN ST	CEDAR FALLS	IA	50613
891412327006	FRANKLIN STREET PROPERTY L C	415 CLAY ST	794,570	REDFERN, DONALD B		PO Box 627	CEDAR FALLS	IA	50613
891412327007	FRANKLIN STREET PROPERTY L C		46,070	REDFERN, DONALD B		PO Box 627	CEDAR FALLS	IA	50613
891412327011	FRANKLIN STREET PROPERTY L C		35,280	REDFERN, DONALD B		PO Box 627	CEDAR FALLS	IA	50613
891412327013	FRANKLIN STREET PROPERTY L C		6,730	REDFERN, DONALD B		PO Box 627	CEDAR FALLS	IA	50613
891412329002	FREESE FRAME LLC	116 W 4TH ST	160,500	FREESE FRAME LLC		1613 GREEN CREEK RD	CEDAR FALLS	IA	50613
891412179012	GREAT WESTERN BANK	205 W 2ND ST	1,005,100	GREAT WESTERN BANK		225 S MAIN AVE	SIoux FALLS	SD	57104
891412408003	H & H ENTERPRISES LLC	602 STATE ST	255,480	H & H ENTERPRISES LLC		602 STATE ST	CEDAR FALLS	IA	50613
891412406003	HARTING,KENNETH & DEBRA TRUST	516 BLUFF ST	6,144	HARTING,KENNETH & DEBRA TRUST		900 ROYAL DR	CEDAR FALLS	IA	50613
891412406003	HARTING,KENNETH & DEBRA TRUST	516 BLUFF ST	116,746	HARTING,KENNETH & DEBRA TRUST		900 ROYAL DR	CEDAR FALLS	IA	50613
891412406006	HARTING,KENNETH & DEBRA TRUST		34,920	HARTING,KENNETH & DEBRA TRUST		900 ROYAL DR	CEDAR FALLS	IA	50613
891412338001	HI YIELD LLC		35,390	HI YIELD LLC		PO Box 128	CEDAR FALLS	IA	50613
891412338006	HI YIELD LLC		56,380	HI YIELD LLC		PO Box 128	CEDAR FALLS	IA	50613
891412338007	HI YIELD LLC	123 W 7TH ST	566,090	HI YIELD LLC		PO Box 128	CEDAR FALLS	IA	50613
891412180010	HUMBLE PROPERTIES LLC	125 MAIN ST	106,494	HUMBLE PROPERTIES LLC		125 MAIN ST	CEDAR FALLS	IA	50613
891412180010	HUMBLE PROPERTIES LLC	125 MAIN ST	197,776	HUMBLE PROPERTIES LLC		125 MAIN ST	CEDAR FALLS	IA	50613
891412251012	IBL DDT LLC	120 MAIN ST	118,537	IBL DDT LLC		PO Box 673	CEDAR FALLS	IA	50613
891412251012	IBL DDT LLC	120 MAIN ST	201,833	IBL DDT LLC		PO Box 673	CEDAR FALLS	IA	50613
891412333006	IEHL, CALVIN R	211 W 6TH ST	972,130	IEHL, CALVIN R		4219 EASTPARK RD	CEDAR FALLS	IA	50613
891412252002	JACOBS, JOHN L	109 E 2ND ST	20,459	JACOBS, JOHN L		109 E 2ND ST	CEDAR FALLS	IA	50613
891412252002	JACOBS, JOHN L	109 E 2ND ST	33,381	JACOBS, JOHN L		109 E 2ND ST	CEDAR FALLS	IA	50613
891412252009	JJ LAND L C	112 E 3RD ST	221,210	JJ LAND L C		7728 N UNION RD	JANESVILLE	IA	50647
891412252011	JJ LAND L C	224 MAIN ST	236,380	JJ LAND L C		7728 N UNION RD	JANESVILLE	IA	50647
891412252012	JJ LAND L C	222 MAIN ST	294,570	JJ LAND L C		7728 N UNION RD	JANESVILLE	IA	50647
891412252010	K GROUP L C	226 MAIN ST	258,780	K GROUP L C		2204 VALLEY PARK DR	CEDAR FALLS	IA	50613
891412332007	KEL MAR LC	521 CLAY ST	154,310	KEL MAR LC		619 E 19TH ST	CEDAR FALLS	IA	50613
891412408019	KEL MAR LC	600 STATE ST	423,090	KEL MAR LC		619 E 19TH ST	CEDAR FALLS	IA	50613
891412407003	KNUTSON, AARON M	622 MAIN ST	327,450	KNUTSON, AARON M		622 MAIN ST	CEDAR FALLS	IA	50613
891412254007	KOEPPEL, ALLEN D	116 E 4TH ST	105,080	KOEPPEL, ALLEN D		2501 TIMBER DR	CEDAR FALLS	IA	50613
891412188002	LAUBER, MERLYN D	301 MAIN ST	278,090	LAUBER, MERLYN D		1815 WINTER RIDGE RD	CEDAR FALLS	IA	50613
891412187002	LINCOLN SAVINGS BANK	301 WASHINGTON ST	685,000	LINCOLN SAVINGS BANK		PO Box E	REINBECK	IA	50669
891412252003	LINDERBAUM REAL ESTATE LLC	115 E 2ND ST	328,610	LINDERBAUM REAL ESTATE LLC		2725 GLEN OAKS DR	CEDAR FALLS	IA	50613
891412180001	M AND D REAL ESTATE 2 L L C	122 W 1ST ST	439,530	M AND D REAL ESTATE 2 L L C		3058 HUNTINGTON DR	DUBUQUE	IA	52001
891412180007	MAIN STREET HOTELS LC	115 MAIN ST	1,141,570	MAIN STREET HOTELS LC		200 STATE ST APT 202-Z	CEDAR FALLS	IA	50613
891412180008	MAIN STREET HOTELS LC	119 MAIN ST	339,730	MAIN STREET HOTELS LC		200 STATE ST APT 202-Z	CEDAR FALLS	IA	50613
891412184006	MAK INC	207 MAIN ST	214,730	MAK INC		20995 487TH LN	MC GREGOR	MN	55760
891412401010	MARSH, JEFFREY J	412 MAIN ST	185,720	MARSH, JEFFREY J		116 SUMMIT DR	CEDAR FALLS	IA	50613
891412187005	MERSON RENTALS LLC	320 CLAY ST	161,980	MERSON RENTALS LLC		3012 ROWND ST	CEDAR FALLS	IA	50613
891412333003	MJ THOMPSON RENTALS LLC	503 WASHINGTON ST	162,670	MJ THOMPSON RENTALS LLC		503 WASHINGTON ST	CEDAR FALLS	IA	50613
891412184008	MMC PROPERTIES LLC	213 MAIN ST	311,550	MMC PROPERTIES LLC		PO Box 188	CEDAR FALLS	IA	50613
891412184009	MMC PROPERTIES LLC	215 MAIN ST	375,540	MMC PROPERTIES LLC		PO Box 188	CEDAR FALLS	IA	50613
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891412251009	MMC PROPERTIES LLC	114 MAIN ST	205,270	MMC PROPERTIES LLC		PO Box 188	CEDAR FALLS	IA	50613
891412252019	MMC PROPERTIES LLC	206 MAIN ST	305,770	MMC PROPERTIES LLC		PO Box 188	CEDAR FALLS	IA	50613
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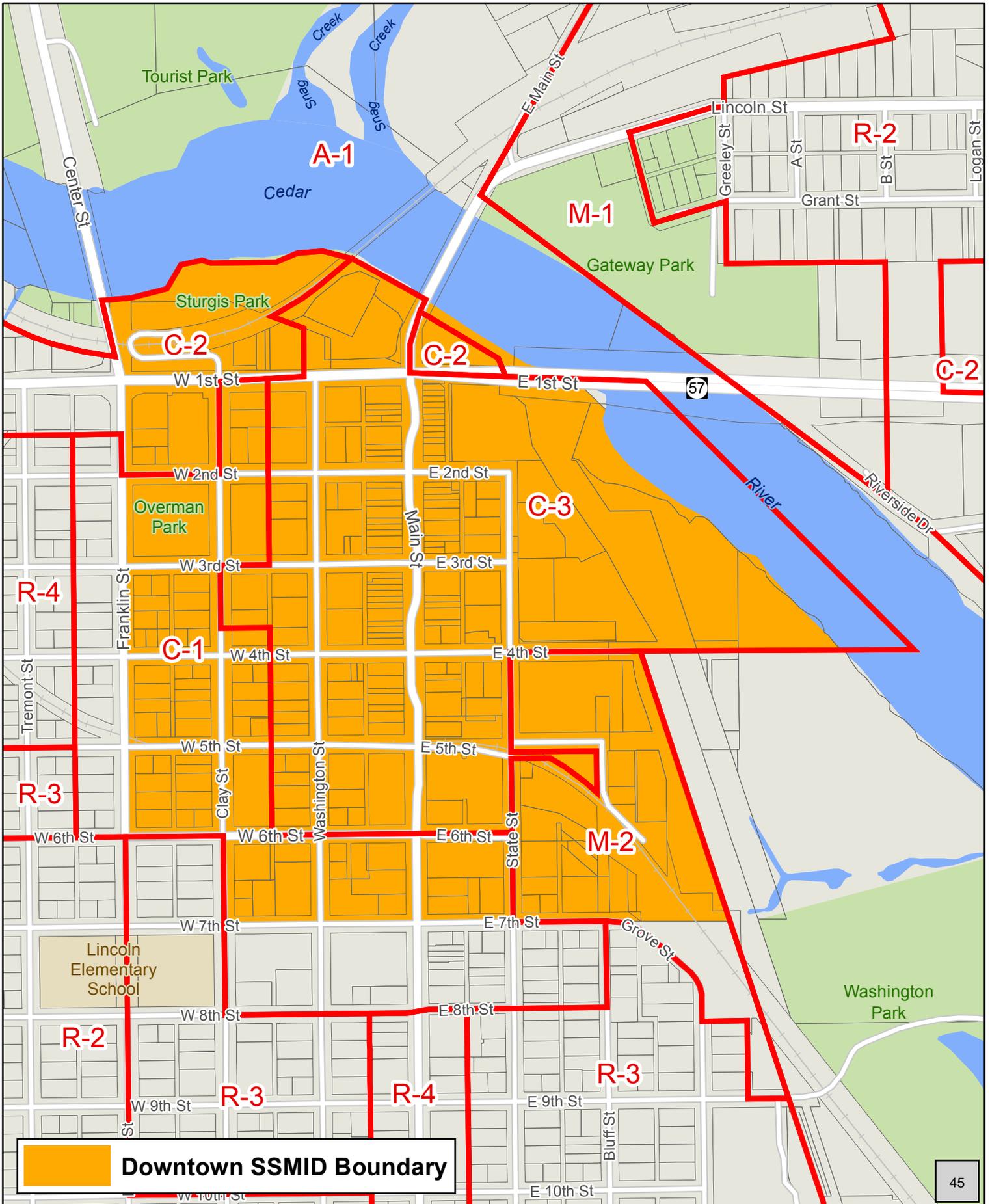
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891412188009	NAB INVESTMENTS LLC	317 MAIN ST	102,844	NAB INVESTMENTS LLC		315 MAIN ST	CEDAR FALLS	IA	50613
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891412338005	NELSON FUNERAL HOME INC	613 MAIN ST	77,339	RICHARDSON FUNERAL HOME INC		PO Box 542	CEDAR FALLS	IA	50613
891412338005	NELSON FUNERAL HOME INC	613 MAIN ST	406,031	RICHARDSON FUNERAL HOME INC		PO Box 542	CEDAR FALLS	IA	50613
891412252021	NLN INVESTMENTS LLC	203 STATE ST	387,000	NLN INVESTMENTS LLC		3903 PHEASANT DR	CEDAR FALLS	IA	50613
891412178004	OVERMAN NORTH PARTNERS LC	323 W 2ND ST	147,740	OVERMAN NORTH PARTNERS LC		200 STATE ST APT 202-Z	CEDAR FALLS	IA	50613
891412337014	PANTHER BUILDERS LLC	616 CLAY ST	554,380	PANTHER BUILDERS LLC		PO Box 128	CEDAR FALLS	IA	50613
891412186001	PARK PLACE PROPERTIES	324 W 3RD ST	146,330	PARK PLACE PROPERTIES		324 W 3RD ST	CEDAR FALLS	IA	50613
891412254010	PC REAL ESTATE LLC	314 MAIN ST	550,960	PC REAL ESTATE LLC		1501 TECHNOLOGY PW APT 300	CEDAR FALLS	IA	50613
891412254011	PC REAL ESTATE LLC	312 MAIN ST	331,260	PC REAL ESTATE LLC		1501 TECHNOLOGY PW APT 300	CEDAR FALLS	IA	50613
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891412329003	PJ 42 LLC	114 W 4TH ST	163,562	PJ 42 LLC		103 E STATE ST APT 300	MASON CITY	IA	50401
891412184016	PRESTIGE WW LLC	205 MAIN ST	492,830	PRESTIGE WW LLC		1304 WASHINGTON ST	CEDAR FALLS	IA	50613
891412334006	RASMUSSEN CHEVROLET CO INC		30,550	RASMUSSEN CHEVROLET CO INC		9716 UNIVERSITY AVE	CEDAR FALLS	IA	50613
891412334007	RASMUSSEN CHEVROLET CO INC		36,310	RASMUSSEN CHEVROLET CO INC		9716 UNIVERSITY AVE	CEDAR FALLS	IA	50613
891412334010	RASMUSSEN CHEVROLET CO INC	508 WASHINGTON ST	522,920	RASMUSSEN CHEVROLET CO INC		9716 UNIVERSITY AVE	CEDAR FALLS	IA	50613
891412338008	RICHARDSON FUNERAL HOME INC	616 WASHINGTON ST	25,219	RICHARDSON FUNERAL HOME INC		PO Box 542	CEDAR FALLS	IA	50613
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891412338009	RICHARDSON FUNERAL HOME INC		53,840	RICHARDSON FUNERAL HOME INC		PO Box 542	CEDAR FALLS	IA	50613
891412401015	RICKARD, CLARK J	415 STATE ST	457,860	RICKARD, CLARK J		903 MAIN ST	CEDAR FALLS	IA	50613
891412401016	RICKARD, CLARK J		25,730	RICKARD, CLARK J		903 MAIN ST	CEDAR FALLS	IA	50613
891412179013	RICKARD, KURT D	110 CLAY ST	185,410	RICKARD, KURT D		223 W 2ND ST	CEDAR FALLS	IA	50613
891412254001	RIVER PLACE PROPERTIES II LC	302 MAIN ST	204,820	RIVER PLACE PROPERTIES II LC		200 STATE ST APT 202-Z	CEDAR FALLS	IA	50613
891412254002	RIVER PLACE PROPERTIES II LC	123 E 3RD ST	69,980	RIVER PLACE PROPERTIES II LC		200 STATE ST APT 202-Z	CEDAR FALLS	IA	50613
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891412188011	SCHILLING, TIMOTHY	321 MAIN ST	251,080	SCHILLING, TIMOTHY		319 1/2 MAIN ST	CEDAR FALLS	IA	50613
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891412180004	SHIMEK, ANDREW	109 MAIN ST	132,790	SHIMEK, ANDREW		827 COMMERCIAL ST	WATERLOO	IA	50702
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891412180003	SHIMEK, ROBERTA M	107 MAIN ST	101,892	SHIMEK, ROBERTA M		1504 HAMMOND AVE	WATERLOO	IA	50702
891412180003	SHIMEK, ROBERTA M	107 MAIN ST	189,228	SHIMEK, ROBERTA M		1504 HAMMOND AVE	WATERLOO	IA	50702
891412251014	SIMPLE AS 128 LLC	128 MAIN ST	98,940	SIMPLE AS 128 LLC		205 E 18TH ST	CEDAR FALLS	IA	50613
891412251014	SIMPLE AS 128 LLC	128 MAIN ST	281,600	SIMPLE AS 128 LLC		205 E 18TH ST	CEDAR FALLS	IA	50613
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891412183003	SPINVESTMENTS LLC	201 WASHINGTON ST	652,640	SPINVESTMENTS LLC		201 WASHINGTON ST	CEDAR FALLS	IA	50613
891412184001	SPINVESTMENTS LLC		63,370	SPINVESTMENTS LLC		201 WASHINGTON ST	CEDAR FALLS	IA	50613
891412328003	SRE HOLDINGS LLC	403 WASHINGTON ST	217,390	SRE HOLDINGS LLC		2110 FLYNN DR	CEDAR FALLS	IA	50613
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891412253047	STATE STREET MIXED USE LC	200 STATE ST	3,053,235	STATE STREET MIXED USE LC		200 STATE ST 200-Z	CEDAR FALLS	IA	50613
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891412184007	STRICKLER PROPERTIES LC	209 MAIN ST	389,230	STRICKLER PROPERTIES LC	ATTN: DAVID STRICKLER	209 MAIN ST	CEDAR FALLS	IA	50613
891412329005	T AND T RENTALS L C	407 MAIN ST	488,640	T AND T RENTAL L C		409 MAIN ST	CEDAR FALLS	IA	50613
891412329006	T AND T RENTALS L C	409 MAIN ST	382,140	T AND T RENTALS L C		409 MAIN ST	CEDAR FALLS	IA	50613
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891412329017	T AND T RENTALS L C	419 MAIN ST	1,145,600	T AND T RENTALS L C		409 MAIN ST	CEDAR FALLS	IA	50613
891412252001	THODES INC	202 MAIN ST	26,239	THODES INC		202 MAIN ST	CEDAR FALLS	IA	50613
891412252001	THODES INC	202 MAIN ST	212,301	THODES INC		202 MAIN ST	CEDAR FALLS	IA	50613
891412188005	TTDAVIS HOLDINGS LLC	307 MAIN ST	305,320	TTDAVIS HOLDINGS LLC		5421 HEDGEWOOD CIR	CEDAR FALLS	IA	50613
891412327002	TURCOTTE INSURANCE & INVESTMENTS		12,880	TURCOTTE INSURANCE & INVESTMENTS		302 W 4TH ST	CEDAR FALLS	IA	50613

Item 3.

891412327003	TURCOTTE INSURANCE & INVESTMENTS	302 W 4TH ST	133,300	TURCOTTE INSURANCE & INVESTMENTS	302 W 4TH ST	CEDAR FALLS	IA	
891412406011	U S CELLULAR OPER CO OF WATERLOO		92,780	DUFF AND PHELPS	PO BOX 2549	ADDISON	TX	75001
891412187004	VAR MIL INC	323 WASHINGTON ST	272,290	VAR MIL INC	216 W 11TH ST	WATERLOO	IA	50702
891412180009	VERA JAMES LLC	123 MAIN ST	138,115	VERA JAMES LLC	1819 PINEHURST LN	WATERLOO	IA	50701
891412180009	VERA JAMES LLC	123 MAIN ST	225,345	VERA JAMES LLC	1819 PINEHURST LN	WATERLOO	IA	50701
891412253015	VIKING PUMP INC		53,670	VIKING PUMP INC	406 STATE ST	CEDAR FALLS	IA	50613
891412402006	VIKING PUMP INC	406 STATE ST	1,215,600	VIKING PUMP INC	406 STATE ST	CEDAR FALLS	IA	50613
891412408017	VIKING PUMP INC		600	VIKING PUMP INC	406 STATE ST	CEDAR FALLS	IA	50613
891412408020	VIKING PUMP INC	222 E 7TH ST	244,700	VIKING PUMP INC	406 STATE ST	CEDAR FALLS	IA	50613
891412406004	WILLHITE, BECKY J TRUST		620	WILLHITE, BECKY J TRUST	2022 W 18TH ST APT 2	CEDAR FALLS	IA	50613
891412406009	WILLHITE, BECKY J TRUST	508 BLUFF ST	113,370	WILLHITE, BECKY J TRUST	2022 W 18TH ST APT 2	CEDAR FALLS	IA	50613
	99	TOTAL PROPERTY OWNERS	80,281,290	TOTAL ASSESSED VALUE				
	47	SIGNATURES	49,173,570					
	47.47%	REPRESENTS	61.25%					
		OF TOTAL NUMBER OF OWNERS		OF TOTAL ASSESSED VALUE				

# Downtown Self Supporting Municipal Improvement District (SSMID)

Item 3.



 **Downtown SSMID Boundary**



# DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls  
220 Clay Street  
Cedar Falls, Iowa 50613  
Phone: 319-273-8600  
Fax: 319-268-5126  
www.cedarfalls.com

## MEMORANDUM

### Planning & Community Services Division

**TO:** Planning and Zoning Commission  
**FROM:** Michelle Pezley, Planner III  
Luke Andreasen, PE, Principal Engineer  
**DATE:** October 21, 2021  
**SUBJECT:** PP21-003 West Fork Crossing Preliminary Plat

**REQUEST:** Request to approve a Preliminary Plat for West Fork Crossing

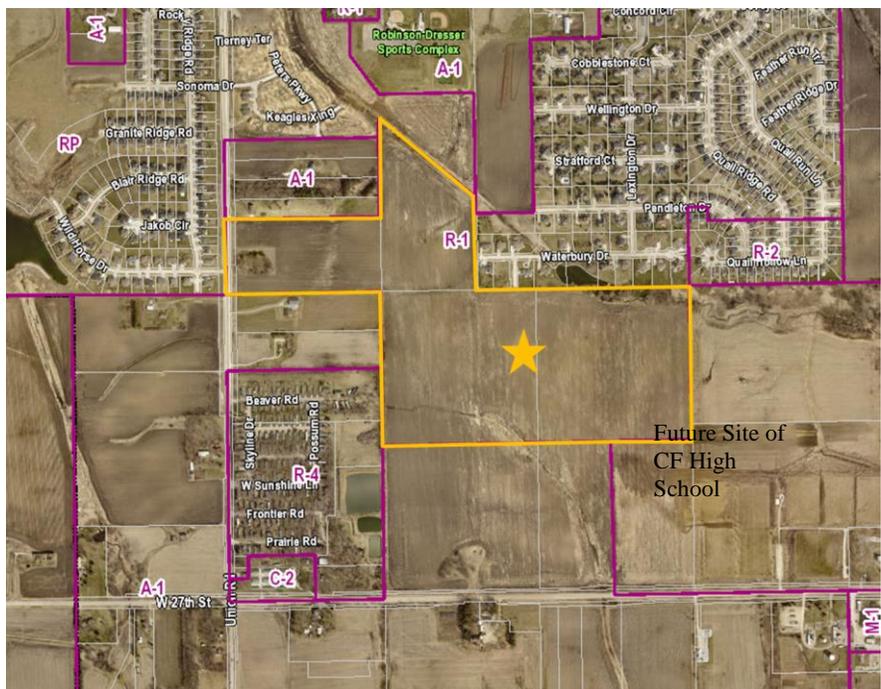
**PETITIONERS:** Echo Development/Brent Dahlstrom; ISG Engineering, Money Pit, LLC and Waterbury Property Investors, LLC property owners.

**LOCATION:** 120 acre parcel between Union Road and Waterbury Drive

**PROJECT #:** PP21-003 Preliminary Plat for West Fork Crossing

### PROPOSAL

The applicant submitted a request for a preliminary subdivision plat for West Fork Crossings, which includes 64 building lots and 29 outlots for future development on approximately 120 acres of land located north of W. 27<sup>th</sup> Street and east of Union Road near the site of the new Cedar Falls High School. The preliminary plat also indicates the location of streets, trails, a neighborhood park, conservation areas, and stormwater management areas. Per the subdivision code regulations the



applicant has also submitted a phasing plan, indicating that the subdivision will be final platted in six phases beginning with the northern 64 lots. The applicant proposes that the subdivision will be single-family residential development.

#### BACKGROUND:

This area of land was rezoned from A-1 Agricultural District to R-1 Residence District in October 2019. In 2020, the applicant submitted another rezoning request that included the original R-1 zoned area and the 60 acres to the south to RP Planned Residential District. The Commission approved the proposed RP Plan, including the development phasing plan, but the applicant withdrew the application prior to the close of the public hearing before City Council. During that process in 2020, the applicant and City Staff heard from the neighbors and listened to the neighbors' concerns with regard to through traffic, buffers, and construction traffic. The applicant is still proposing wider sidewalks for trails, traffic calming measures, street layouts to reduce through traffic, and a condition is recommended to limit construction traffic to come from Union Road or W. 27<sup>th</sup> Street.

This application is a little different from most subdivisions, as the applicant has chosen to only show the lot configurations for West Fork Crossing First Addition and the remaining land as outlots for future development. The applicant has been made aware per subdivision code regulations, that they will be required to submit another preliminary plat before the applicant may submit final plats for the additional phases proposed.

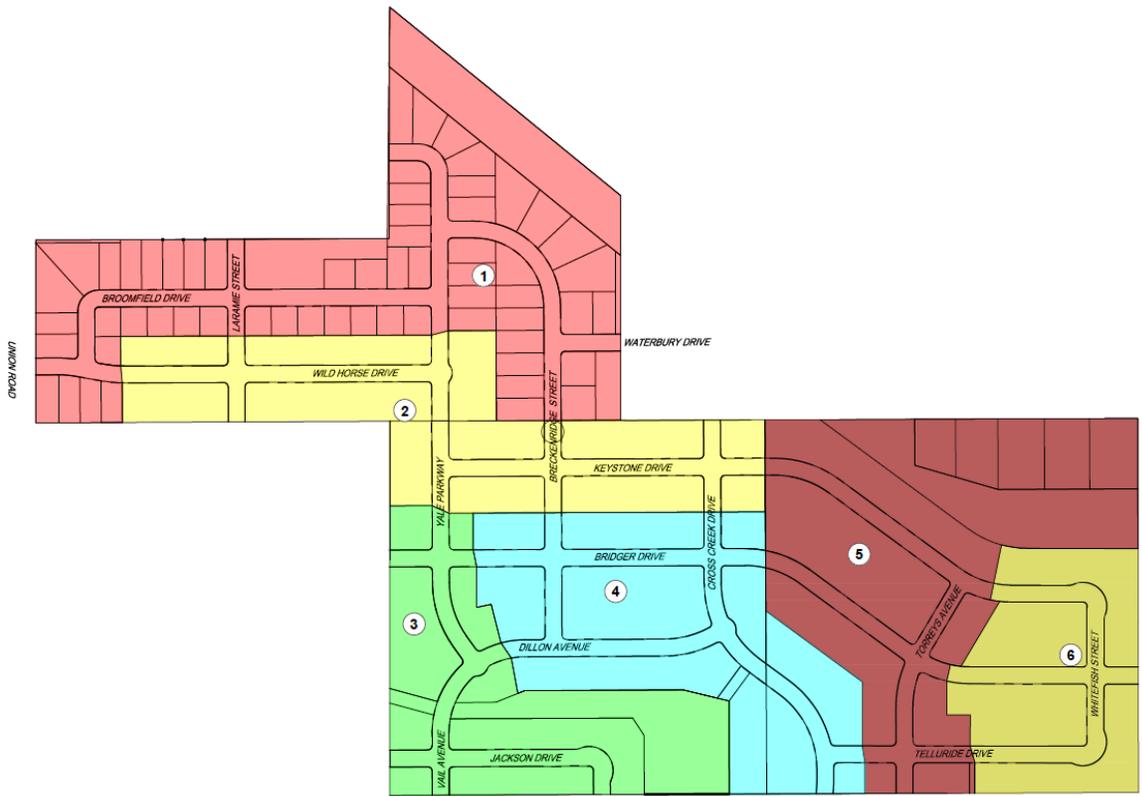
The subject property is bordered by an R-1 zoned single-family subdivision (Lexington Heights) and an RP District (Terraces at West Glen) to the north. To the west of the site is a manufactured home development, zoned R-4 and several large single family lots. Undeveloped land owned by UNI and the site of the new Cedar Falls High School is located east and southeast of the subject property. The property is currently farmland.

The applicant, Money Pit LLC, also owns the two parcels are directly south of the site. The two lots consist of sixty acres that are within the A-1 Agricultural District. Since this area is still zoned A-1 Agricultural District, and the applicant has no immediate plans for development of this area, they have requested to exclude this area from the preliminary plat. However, staff notes that to provide adequate traffic circulation for the last three phases of the development, a street connection between phase 3 of the development and W. 27<sup>th</sup> Street will be necessary. This is noted in the phasing plan (see conditions and findings below).

#### ANALYSIS

##### **Phasing of Development and Critical Connections:**

Per the recent amendment to the subdivision code, the applicant is required to submit a phasing plan that shows the order of development with an emphasis on ensuring the timely connection of streets and other infrastructure within the development. The phasing plan will also require multiple, direct routes between neighborhood designations, and ensure that critical street routes are completed first.



The applicant proposes to subdivide the 120 acres within six phases. Staff reviewed the submitted phasing plan with regard to the critical infrastructure needed for the development and the recommendations of the submitted traffic impact letter. Staff outlined three main critical connections regarding the subdivision and for the community: connections running west to east, connections running north to south to W. 27<sup>th</sup> Street, and the neighborhood connection to the Cedar Falls High School. Staff reviewed the traffic impact letter submitted by the applicant and reviewed the proposed street and lot layout and current and future community destinations in the area and determined that the connection between the subdivision and W. 27<sup>th</sup> Street is needed prior to development of the Fourth through Sixth Additions. The applicant has agreed and has noted this on their phasing plan. Staff notes that when the land to the south is rezoned and platted for development, Cross Creek Drive will be required to be extended to W. 27<sup>th</sup> Street as another critical connection to provide adequate traffic circulation through this large neighborhood as it builds out.

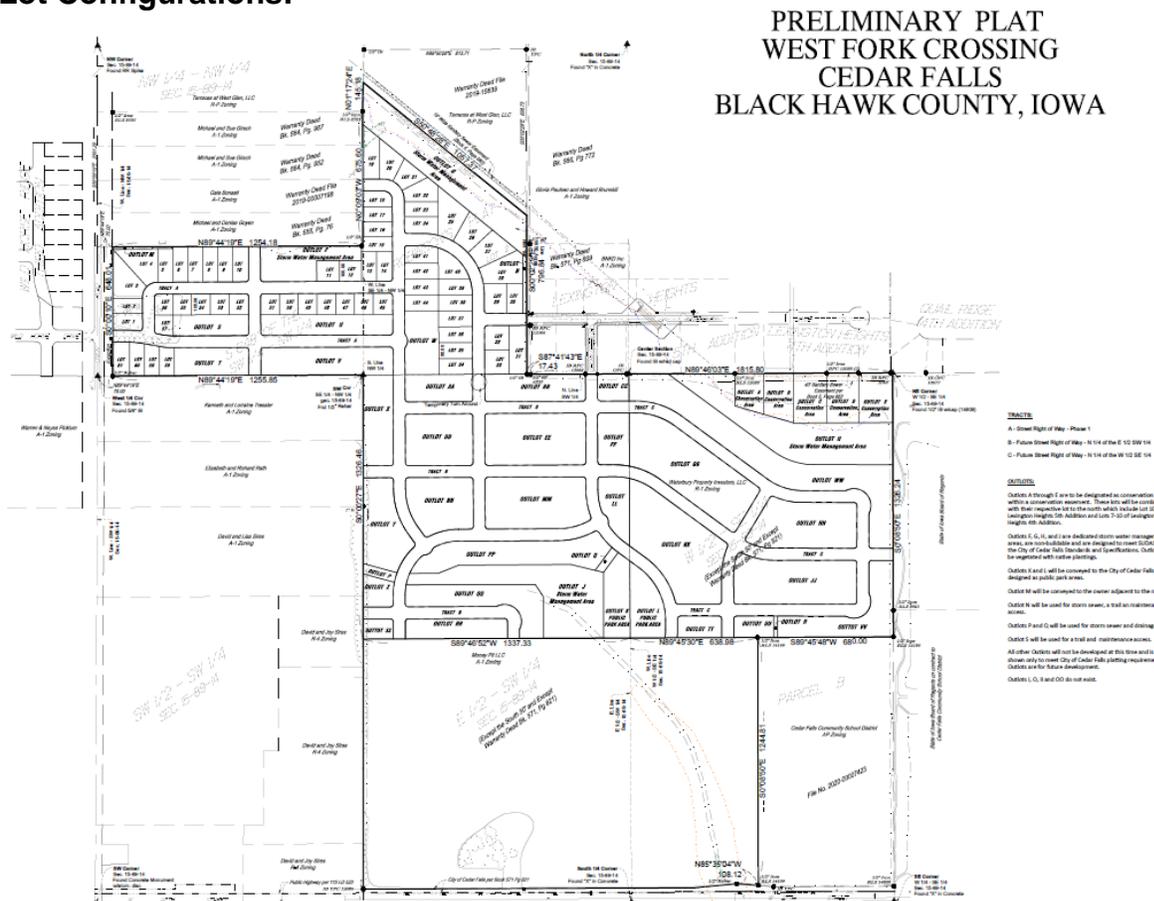
The applicant shows in the phasing plan that the First Addition will connect Union Road to Waterbury Drive, which was the anticipated east-west street connection planned with the Lexington Heights subdivision. This will allow Lexington Heights residents a more direct route to important destinations, such as employment centers, schools, and shopping areas located to the south and future residents of the new subdivision another route to the north. While staff would have preferred a more direct connection from Waterbury to Union Road with more standard traffic calming measures to slow traffic, the applicant has designed the street layout with a more circuitous route. Since this connection is intended to serve neighborhood traffic circulation needs rather than a regional route, staff finds this to be acceptable. Staff notes that construction traffic

during development of the 1<sup>st</sup> and 2<sup>nd</sup> Addition should be routed from Union Road and not through the existing Lexington Heights neighborhood.

The Second Addition of the development will connect Cross Creek Drive to Union Road. The Third Addition will connect the development to the southern sixty acres owned by the applicant. Staff recommends that the applicant provide a temporary construction access road from W. 27<sup>th</sup> Street with the 3rd Addition. This will provide a route for construction traffic without passing through the completed 1<sup>st</sup> and 2<sup>nd</sup> Additions. (See **Condition 1**). Per the phasing plan, a permanent public street connection to W. 27<sup>th</sup> Street will be required prior to development of the Fourth Addition. (See **Condition 2**).

The applicant also proposes two other street connections to the southern boundary of the subdivision. As noted above, the City will require future development of the southern properties currently owned by the developer to have a second connection to W. 27<sup>th</sup> Street and a connection to the High School.

**Lot Configurations:**



The 64 building lots shown on the northern part of the subdivision are intended to be developed as the First Addition. As mentioned above, the applicant proposes the remaining phases to be broken down into outlots that will be reviewed in future preliminary plats prior to any final plats for the Second through the Sixth Additions.

The applicant proposes the West Fork Crossing First Addition to consist of 64

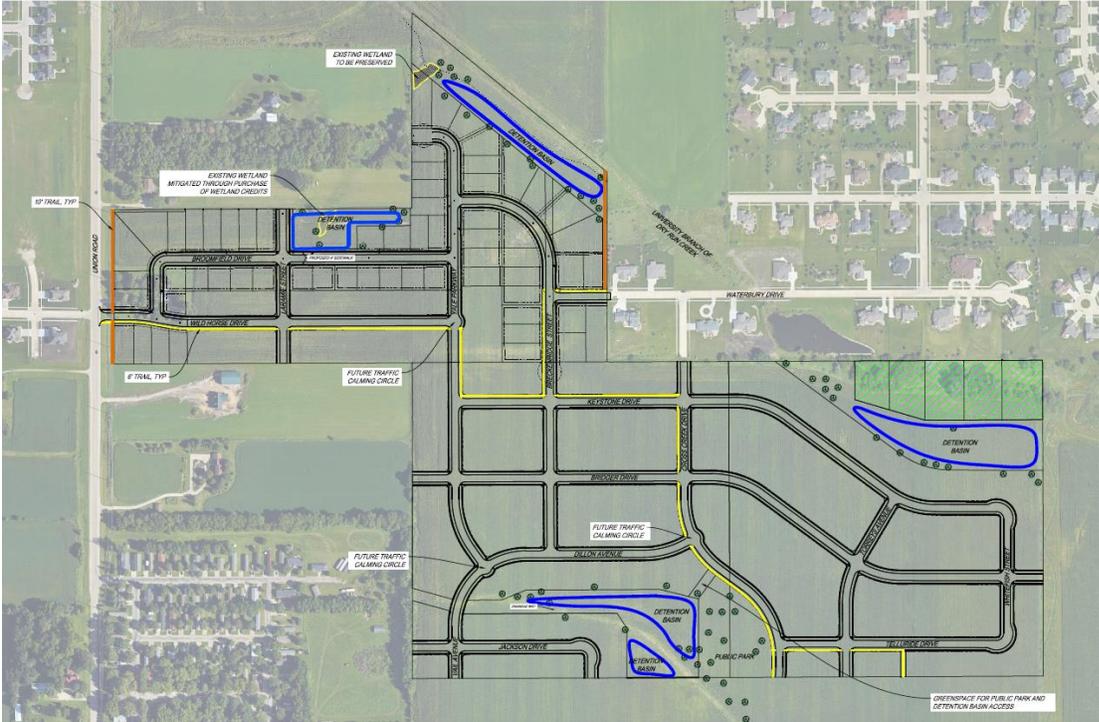
residential lots to be between 23,000 to 9,000 square feet in size. Each lot is at least 70 feet wide as measured from the front setback. Minimum principal building setbacks within the R-1 Zoning District are as follows: 30-foot front yard, 30-foot rear yard, and a side yard of 10% of the lot width. All 64 of the proposed buildable lots meet these standards. Lot 40 is the only odd-shaped lot within the First Addition, so the setbacks are delineated on the lot.

Tracts A, B, and C designate the area where streets will be constructed and dedicated to the City once the improvements are approved by the City. Tract A will be dedicated for streets with the approval of the West Fork Crossing First Addition final plat.

A wetland, the University Branch of Dry Run Creek, and the floodplain are found on Outlot G. Outlot F also contains a small wetland. The wetlands located in Outlot F are likely to be disturbed during construction of the stormwater facility proposed in this location. Therefore, the applicant proposes to mitigate for this wetland F by purchasing wetland credits. The other small wetland in Outlot G and Lot 19 will not be disturbed. No development is proposed within the floodplain. A stormwater management area will be located outside the floodplain. (See more on stormwater management in the subsection below.)

**Parks and Trails:**

The applicant continues to support the trail system that was part of their previous RP Plan proposal. Sidewalks will be constructed along all streets within the subdivision according to subdivision regulations. A 10-foot trail will be installed extending north from Waterbury Drive and across the creek to property owned by NewAldaya. This extension is intended to provide a future trail link to the Robinson-Dresser Sports Complex. The City is currently constructing the 10-foot trail along Union Road. Please see comments regarding cost share for the Union Trail within the technical comment section below.



The applicant also proposes wider six-foot sidewalks for bicycle and pedestrian circulation within and through the development (designated in yellow in image above). There is both an east-west route and a north-south route to the 6-foot sidewalk to connect important destinations, such as the high school and the park, and to the 10-foot regional trails along Union Road and W. 27<sup>th</sup>. Within the first and second additions, the six foot sidewalk would connect from Union Road along the south side of Wild Horse Drive to the east side of Yale Parkway to the north side of Keystone Drive, which will also connect to the trail that is proposed through Outlot N. The six-foot sidewalk would continue south along tract B to the park and connect to the school in future phases of the development.

The Comprehensive Plan includes an analysis regarding the community needs for parkland including geographic distribution. Since this will be a new area for residential growth, there will be a need for neighborhood park space. The applicant proposes 2.4 acre park within Outlots K and L and will be included with the Fourth Addition. The proposed parkland is within walking distance to most of the subdivision. Dedication of the park to the City would occur after improvements are made and land is graded and seeded in a manner acceptable to the City, since this area also includes additional open space along the natural drainage way and stormwater detention basin. These details would be worked at the time of final plat. The proposed park and greenway is consistent with the greenway and open space designation on the City's Future Land Use Map.

#### **Street Network within the Subdivision:**

It is best practice to design neighborhoods with a compact pattern of blocks with intersecting streets every 300 to 600 feet. Excessively long blocks, cul-de-sacs, and dead-end streets have hidden long-term costs to the community, including increased emergency vehicle response times, increased travel times to work or school, increased traffic congestion, and disincentives to walk or bike to neighborhood destinations, particularly for children. At the same time, dead-end streets to neighboring properties provide future connections between developments and allow for infill development.

The street layout for West Fork Crossings illustrates the intended pattern of streets and blocks that form a modified grid. Staff finds that the proposed plan provides good connectivity throughout the development and stubs the streets to the property boundary so that a similar street network can continue in adjacent properties. While some of the blocks exceed 600 feet in length, the general pattern is well designed and responds to the topography and environmental features of the site.

#### **Stormwater Management:**

The applicant proposes four outlots to be used for stormwater management areas: Outlot F, G, H, and J for the entire subdivision. The First Addition will consist of grading for Outlots F and G. The applicant proposes the grading for Outlot G to be outside the floodplain area. The applicant proposes to development the stormwater management detention pond on Outlot H during the Third Addition and the last stormwater dentation pond on Outlot J in Phase 5.

Stormwater easements are proposed throughout the preliminary plat to direct stormwater run-off to the four detention basins and will be proposed on future development outlots. These basins are designed to ensure that the water run-off from

the new development is properly managed. According to the draft deed of dedication, the property owner will deed the stormwater management areas to the homeowner association to maintain as well as dedicate easements to the City. The engineering team reviewed the submitted stormwater report dated September 2, 2021, and agrees with the preliminary findings.

### **Concerns Raised in Prior Reviews:**

As mentioned above, the applicant and City staff heard the neighbors' concerns within the last review of the subdivision regarding through traffic and slowing the traffic down by design and traffic calming measures. Noise and dust of construction traffic was also a noted concern. Staff recommends a condition to limit the construction traffic to Union Road for the first two phases and establishment of a temporary construction road to W. 27<sup>th</sup> Street during construction of the third phase (**see Condition 3**). Traffic calming measures consisting of traffic circles at key intersections are illustrated on the plat.

### **Process:**

Approval of a preliminary plat will allow the developer to proceed with the construction and installation of all required public infrastructure such as streets, sewers, and other utilities for the First Addition of West Fork Crossing. Final platting must follow the phasing plan as attached. No lot sales or new home construction can begin until a final plat is approved by the City Council. A final plat cannot be approved until infrastructure construction plans (streets, utilities, grading, etc.) are approved by the City Engineering Division and the infrastructure built and accepted by the City or a performance bond established. Further preliminary plat approvals are required for the outlots that are designated for future development prior to the submittal of construction drawings and/or final plat.

### TECHNICAL COMMENTS

Cedar Falls Utilities (CFU) has reviewed the preliminary plat for the West Fork Crossing Development. Water, electric, gas, and communications utility services are available in accordance with the service policies of CFU. The developer is responsible for the construction of a properly sized water system from the existing 12" water mains on the west side of Union Road and the west end of Waterbury Drive. Included in the installation are valves, fire hydrants, and water service stubs for the new lots. Water main sizing and fire hydrant and valve placement locations will need to be modified. This will be done as a part of the construction plan review. The developer will need to make refundable investments for the installation of the electric and gas utilities to and throughout the addition. For a ten-year period after the installation, CFU will refund a portion of the refundable investments based upon the number of new service connections to the electric and gas distribution systems. There is no interest paid on the refundable investments and the total refunds will not exceed the original investment amounts. CFU will install the communication utility fiber system to serve the addition.

### **Sewer:**

Sanitary sewer is available and will be connected from the Cherrywood Interceptor located along the northern boundary of the property. This sewer is located along the northern boundary of the property within the floodplain of Dry Run Creek. Staff finds that the service to the north will be adequate to serve West Fork Crossing. This sanitary sewer is located in the Cherrywood Interceptor Sewer District which includes a sewer

tapping fee as part of the development. The sewer tapping fee is \$294.63 per acre of development. This fee is paid by the developer at the time of final platting.

The City is also in the process of expanding sewer along W. 27<sup>th</sup> Street to serve the high school and new development along that area. Once the project is completed, staff anticipates that a new sewer tapping fee district will be created which may affect the Third Addition final plat tapping fee.

#### **Union Road Improvements:**

As mentioned above, the City is installing the 10 foot trail along the western side of Union Road. The City also will be installing the road approach for Wild Horse Drive to make sure that the ADA requirements are met for the trail. The developer will need to discuss a cost-sharing arrangement with the City associated with these improvements at the time of final plat (**see condition 4**).

#### **Neighbor Notice:**

A courtesy notice to nearby property owners was mailed on October 7, 2021.

The City received three comments in writing regarding the preliminary plat. The comments were mostly general inquiries about the development, concerns about traffic, and connectivity.

In recent email correspondence received (see attached) a neighbor raised questions about connectivity and the street stubs. Staff notes that the developer is required to stub the streets to abutting properties along the perimeter of the subdivision in order to allow for their extension if and when abutting properties are developed. This practice provides for a well-connected street pattern throughout the neighborhood as the area is built out or further subdivided in the future. Currently Waterbury Drive is the only east-west connection across the creek in this area. However, further to the north Wellington Drive will eventually provide another east-west route when those properties to the north are developed in the future. Those properties are not owned by this developer and therefore are not included in this preliminary plat.

In response to a question asked at the last meeting, the City requires warning signage and a barrier at the end of each of these dead end street stubs. Neighboring properties will not be able to have a driveway at the end of the street stubs as these will be blocked off for safety. For street stubs that are longer than 150 feet in length, the Fire Code requires a turnaround or hammerhead constructed to City standards.

#### **STAFF RECOMMENDATION**

Staff recommends approval of PP21-003, a preliminary plat for West Fork Crossings, subject to the following conditions:

1. The applicant shall provide a temporary construction access road to 27th Street for the construction of the Third Addition.
2. The applicant shall provide a street connection to 27th Street prior to the development of the Fourth Addition.
3. For all phases, the applicant shall limit the construction traffic to Union Road and W. 27<sup>th</sup> Street.
4. Cost-share on Union Road trail equivalent to cost of a 5-foot sidewalk in this

location to be paid at final plat.

## PLANNING & ZONING COMMISSION

Discussion  
10/13/21

Acting Chair Larson introduced the item and Ms. Howard provided background information. The applicant is currently proposing 64 residential building lots and 29 outlots for future development on approximately 120 acres. Outlots A-E are to be deeded to property owners to the north and maintained as conservation areas. Additional preliminary plats will be required prior to the final platting of the outlots designated for future development. Ms. Howard discussed the phasing plan that includes six phases. She also noted the conditions with the process, including construction access, street connections to provide for adequate traffic circulation, and the importance of extending two streets south to provide connections to W. 27th Street. At least one street extension will be required prior to the development of the 4th phase of the development. She noted that a temporary construction access road to W. 27th is recommended with the development of the 3rd phase. For the 1st two phases, construction traffic should be routed from Union Road and not through the existing neighborhoods to the north and east. She spoke about stormwater management and noted that the engineering division has reviewed the report and agrees with the preliminary findings. Ms. Howard also discussed streets, sanitary sewer, trails, and parks. Staff recommends gathering comments from the Commission and continuing discussion to the October 27 meeting.

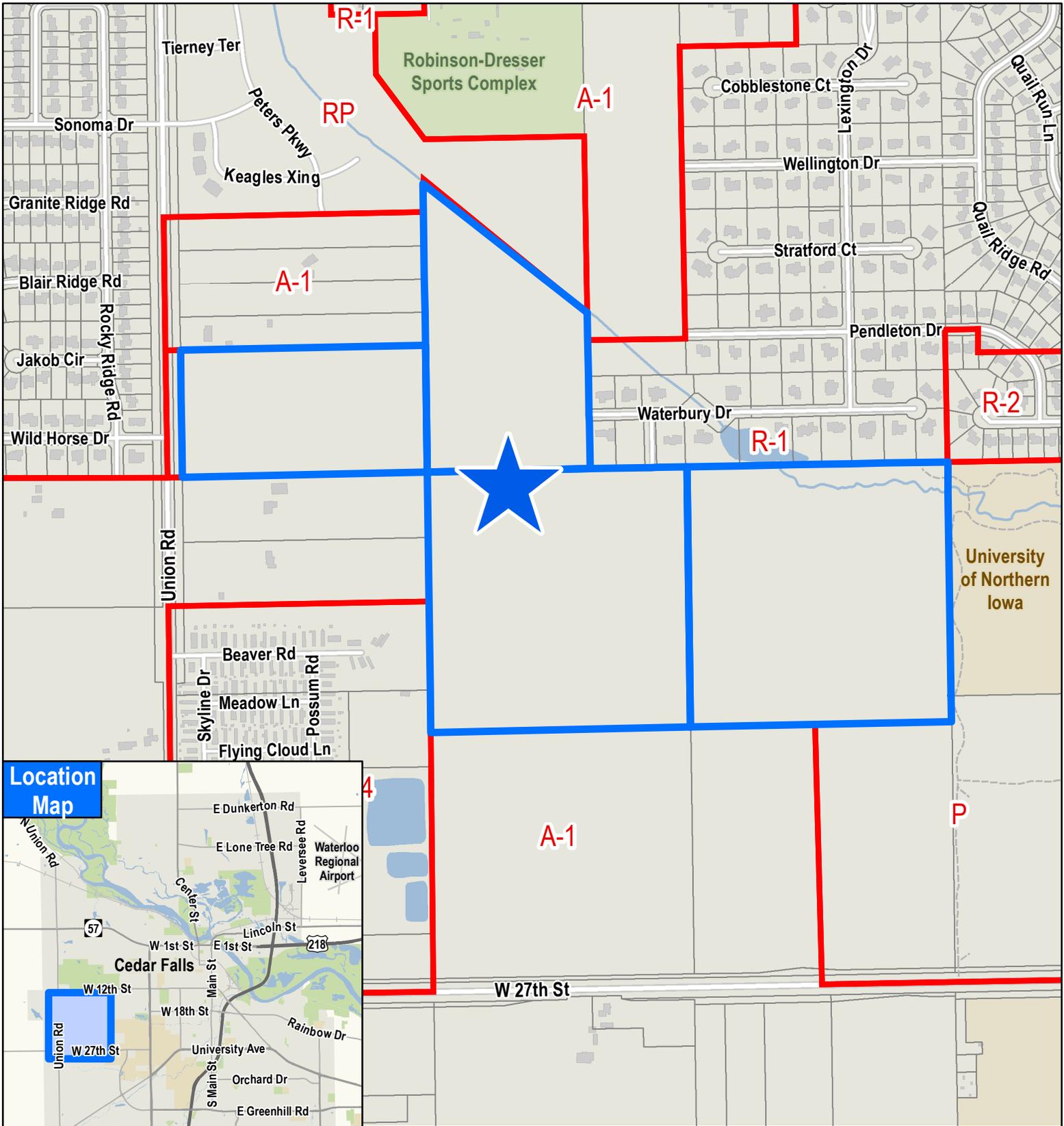
Mike Goyen, 1712 Union Road, had questions regarding the storm detention area that will be adjacent to his property. He asked about wetland credits and how they work. He also wanted to know what he can do to ensure he can hook up to City sewer and water if he decides to sell his house. He also commented on the plan for Laramie Street to dead end into his property and asked about assurances that he could have access from that into his property. He noted concerns with traffic issues as well as parking. Ms. Howard stated that questions and comments can be passed on to the applicant and bring the responses back at the next meeting.

Mr. Holst asked if the staff is generally pleased with the overall concept and layout. Ms. Howard stated that it is very similar to what was reviewed previously, so generally staff is supportive subject to the conditions outlined in the staff report. There was a brief discussion by the Commission and the item was continued to the next meeting.

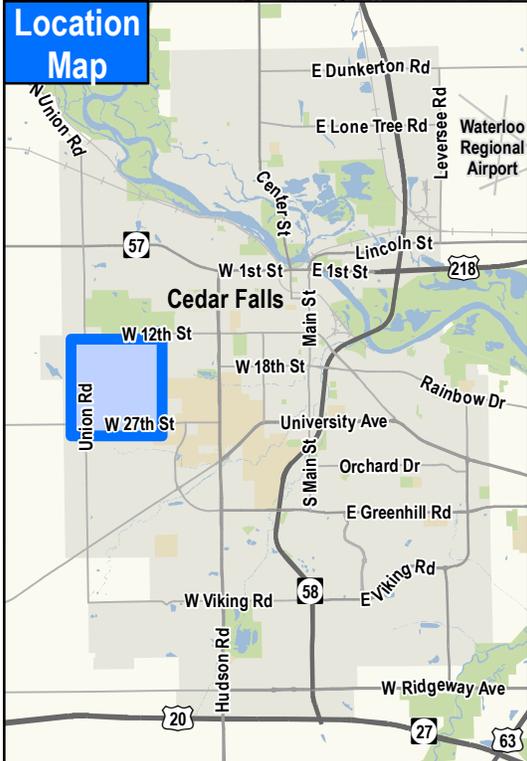
As there were no further comments, Mr. Holst made a motion to adjourn. Ms. Saul seconded the motion. The motion was approved unanimously with 5 ayes (Hartley, Holst, Larson, Lynch, and Saul), and 0 nays.

# Cedar Falls Planning and Zoning Commission October 13, 2021

Item 4.



## Location Map



(PP21-003) Preliminary Plat for  
West Fork Crossing  
North of W. 27th St and East of Union

# PRELIMINARY PLAT WEST FORK CROSSING CEDAR FALLS, BLACK HAWK COUNTY, IOWA

SEAL



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.

DANIEL L. STUEBER

PRINTED SIGNATURE \_\_\_\_\_

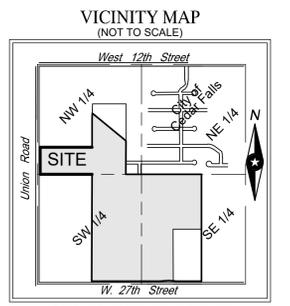
SIGNATURE \_\_\_\_\_ X

SIGNATURE DATE \_\_\_\_\_

My license renewal date is 12/31/2022

REGISTRATION EXPIRES \_\_\_\_\_ DATE ISSUED \_\_\_\_\_

SHEETS COVERED BY THIS SEAL 9



SEC. 15, TWP. 89, RGE. 14  
Black Hawk County, Iowa

### EXISTING LEGAL DESCRIPTION:

The West Half of the Southeast Quarter (W1/2 SE1/4) and the East Half of the Southwest Quarter (E1/2 SW1/4) of Section 15, Township 89 North, Range 14 West of the 5<sup>th</sup> P.M., Black Hawk County, Iowa except the South 50 feet thereof conveyed for public highway in 115 LD 533 and except that part conveyed to the City of Cedar Falls, Iowa in 571 LD 821

AND  
Lot No. 2 in Robinson's Plat of part of the Northwest Quarter of Section 15, Township 89 North, Range 14 West of 5th P.M., City of Cedar Falls, Black Hawk County, Iowa, Owner's Dedication filed July 29, 1992 in 302 Misc. 305

AND  
The South 648 feet of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 15, Township 89 North, Range 14 West of the 5th P.M., Black Hawk County, Iowa, except that part conveyed to the City of Cedar Falls for Union Road right of way in 547 LD 656

EXCEPT  
The South Half of the East Half of the Southwest Quarter of Section 15, Township 89 North, Range 14 West.

AND  
The South Half of the West Half of the Southeast Quarter of Section 15, Township 89 North, Range 14 West.

AND  
Parcel B in the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section 15, Township 89 North, Range 14 West of 5th P.M., City of Cedar Falls, Black Hawk County, Iowa as shown on a plat of survey file no. 2020-00007423.

AND  
Parcel A in Lot 2 of Robinson's Minor Plat of part of the Northwest Quarter (NW1/4) of Section 15, Township 89 North, Range 14 West of 5th P.M., City of Cedar Falls, Black Hawk County, Iowa as shown on a plat of survey file no. 2019-00015839

Total area to be platted - 120.88 Acres

### DEVELOPERS:

Echo Development  
Brent Dahlstrom  
604 Clay Street  
Cedar Falls, IA 50613

### SURVEYOR and ENGINEER:

ISG  
314 East 4th Street  
Waterloo, IA 50703  
(319) 234-1515

### OWNERS:

Money Pit, LLC  
P.O. Box 128  
Cedar Falls, IA 50613

### Waterbury Property Investors, LLC

604 Clay Street  
Cedar Falls, IA 50613

### EXISTING PROPERTY:

ZONED: R-1 (1 & 2 Unit Residential)

### Building Setback:

Front - 30 feet  
Side - 10% - 20% of lot width  
Rear - 30 feet

### BEARING NOTE:

Orientation of this bearing system is based on IaRCS (Zone 5 - Waterloo).

### NOTES:

- West Fork Crossing will be graded to allow for residential construction with the proposed grading primarily following existing topographic features currently present on site.
- Public Street Right-of-Way width will be 60.00 feet.
- A 6' Bike trail is proposed as shown in the development that connects the future 10' bike trails along Union Road and West 27th Street.
- 4' wide sidewalks will be constructed along sides of public streets where the City's bike trail system is not located.
- A 10' Wide Utility Easement will be provided adjacent to all Street Right-of-Way.
- West Fork Crossing First Addition will connect 12" DIP water main along Union Road, and Waterbury Road in Lexington Heights as well as connecting to the north to Robinson Dresser Park. A 12" DIP water main will also be present along the proposed Peters Parkway to connect to Terraces at West Glen in the future. An 8" diameter water main will be present in the other applicable streets, unless a larger water main is required, to be determined during the development of construction plans.
- Storm sewer is generally designed for 10 year storm flows.
- Sanitary sewer will be 8" diameter through the development and comply with SUDAS and the City of Cedar Falls Standards and Specifications.
- Water service and sanitary sewer service will be stubbed to the back of the utility easement line for each residential unit.
- Gas main is generally located 8' behind curb, opposite side of street from water main. Location shall be coordinated with local utility provider.
- Underground electric and communication lines shall be generally located within 10' utility easements. Location shall be coordinated with local utility provider.
- Streets to be 31' back of curb to back of curb. Portland cement concrete, with a minimum 12" thick crushed stone base and sub drain tile on both sides of street system, connecting to storm sewer.
- Existing site features can be found on sheets 3-7.
- Future street improvements can be found on sheets 3-9.
- Proposed street improvements and proposed contours can be found on sheets 3-9.
- Proposed utilities are shown in color and can be found on sheets 3-9.
- Proposed easements and building setbacks can be found on sheets 3-9.
- Proposed lot corners located at street intersections have a 15' radius unless otherwise noted.
- Proposed Street Right of Way and future traffic calming circles are shown for future development.
- Existing boundary lines are shown per FEMA map 19013C0163F dated July 18, 2011.
- Non-regulated wetlands are shown per ISG's wetland delineation from June 3, 2019. Wetland mitigation will be achieved via the purchase of wetland credits or by an alternative method approved by the City of Cedar Falls in the event no wetland credits are available.
- Approximate low structure opening (LSO) elevations can be found on sheet 8.

### TRACTS:

- A - Street Right of Way - Phase 1
- B - Future Street Right of Way - N 1/4 of the E 1/2 SW 1/4
- C - Future Street Right of Way - N 1/4 of the W 1/2 SE 1/4

### OUTLOTS:

- Outlots A through E are to be designated as conservation areas within a conservation easement. These lots will be combined with their respective lot to the north which include Lot 10 of Lexington Heights 5th Addition and Lots 7-10 of Lexington Heights 4th Addition.
- Outlots F, G, H, and J are dedicated storm water management areas, are non-buildable and are designed to meet SUDAS and the City of Cedar Falls Standards and Specifications. Outlots will be vegetated with native plantings.
- Outlots K and L will be conveyed to the City of Cedar Falls and designed as public park areas.
- Outlot M will be conveyed to the owner adjacent to the north.
- Outlot N will be used for storm sewer, a trail and maintenance access.
- Outlots P and Q will be used for storm sewer and drainage.
- Outlot S will be used for a trail and maintenance access.
- All other Outlots will not be developed at this time and is shown only to meet City of Cedar Falls platting requirements. Outlots are for future development.
- Outlots I, O, II and OO do not exist.

Lot Frontage at Building Setback for Irregular Shaped Lots	
Lot Number	Chord Distance (ft.)
3	79.7
4	75.4
25	89.9
26	101.3
27	101.4
28	88.3
39	81.5
40	200.6
58	101.3
59	101.3
60	101.3

### LEGEND

--- < --- Existing Sanitary Sewer Line	--- G --- Underground Gas Line	◆ Benchmark	⊗ Curb Stop
--- < --- Proposed Sanitary Sewer Line	--- UE --- Underground Electric Line	○ Drop Intake	⊗ Manhole/Catch Basin
--- < --- Future Sanitary Sewer Line	--- UTL --- Underground Utility Line	⊗ <sup>GGV</sup> Gas Valve	⊗ Sign
--- << --- Existing Storm Sewer Line	--- FBO --- Underground Fiber Optic Line	● Iron Monument Found	⊗ Post
--- << --- Proposed Storm Sewer Line	--- OHL --- Overhead Utility Line	▲ Section Corner Found	⊗ Deciduous Tree
--- << --- Future Storm Sewer Line	--- --- Landscaping Edge	⊗ Transformer	⊗ Coniferous Tree
---   --- Existing Water Line	--- W --- Water's Edge	⊗ Light Pole	⊗ Bush
---   --- Proposed 8" Water Line	--- WET --- Wetland Line	⊗ Utility Pedestal	⊗ Stump
---   --- Proposed 12" Water Line	--- --- Treeline	⊗ Utility Pole/Guy Wire	⊗ Mailbox
---   --- Future Water Line	--- X --- Fence	⊗ Water Valve	
--- --- Proposed Building Setback Line	--- --- 100 Year Floodplain Line	⊗ Hydrant	
	--- --- 500 Year Floodplain Line		

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PROJECT

## WEST FORK CROSSING

CEDAR FALLS IOWA

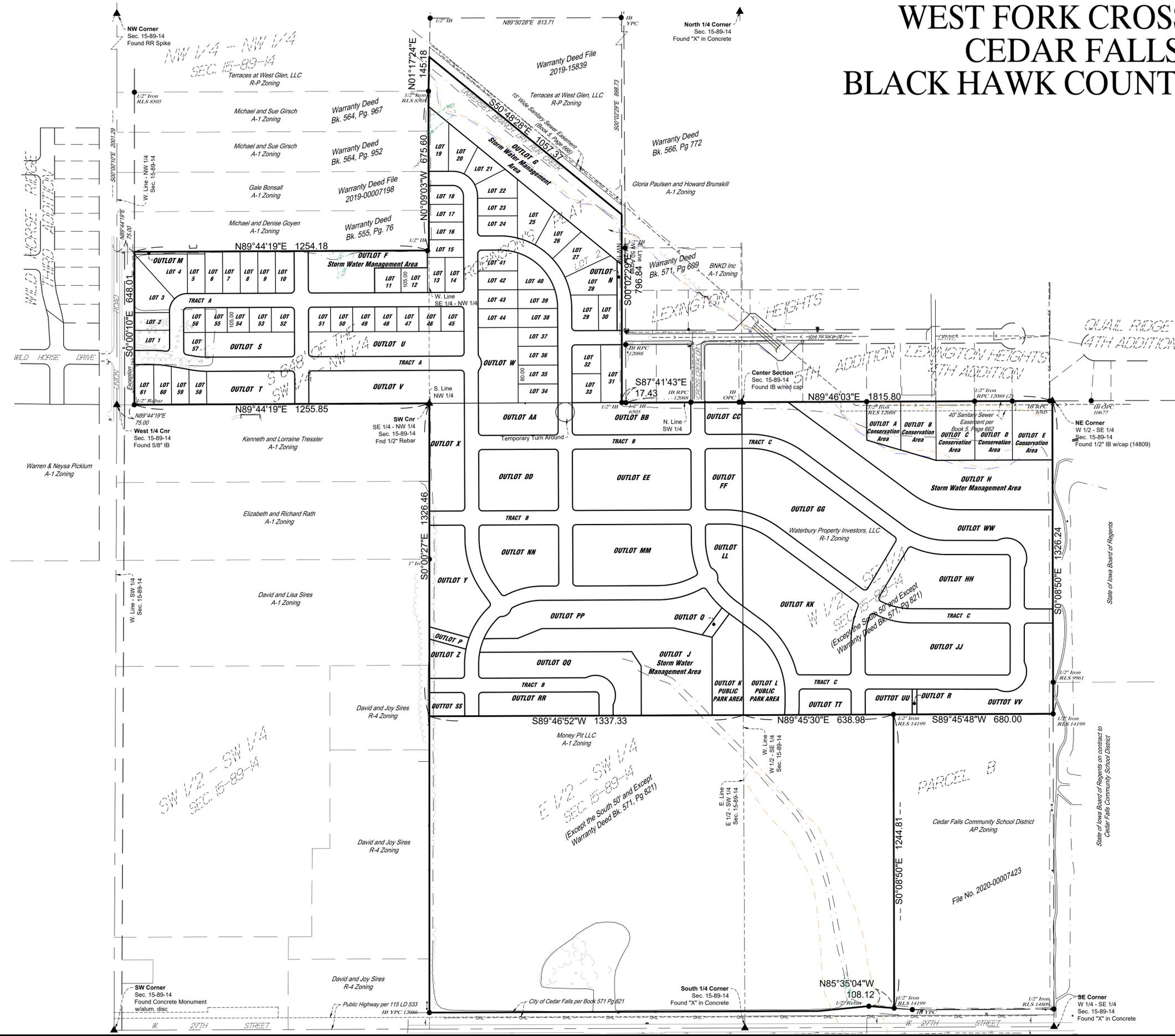
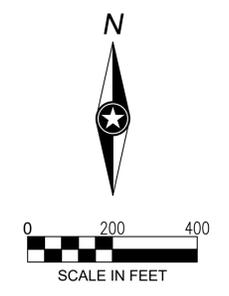
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DATE	DESCRIPTION	BY

PROJECT NO.	19-22603
FILE NAME	X-22603-PRO-LOT-S
DRAWN BY	JW
DESIGNED BY	TV
REVIEWED BY	DS
ORIGINAL ISSUE DATE	5/1/21
CLIENT PROJECT NO.	

# PRELIMINARY PLAT

SHEET  
**1**

# PRELIMINARY PLAT WEST FORK CROSSING CEDAR FALLS BLACK HAWK COUNTY, IOWA



- TRACTS:**
- A - Street Right of Way - Phase 1
  - B - Future Street Right of Way - N 1/4 of the E 1/2 SW 1/4
  - C - Future Street Right of Way - N 1/4 of the W 1/2 SE 1/4
- OUTLOTS:**
- Outlots A through E are to be designated as conservation areas within a conservation easement. These lots will be combined with their respective lot to the north which include Lot 10 of Lexington Heights 5th Addition and Lots 7-10 of Lexington Heights 4th Addition.
  - Outlots F, G, H, and J are dedicated storm water management areas, are non-buildable and are designed to meet SUDAS and the City of Cedar Falls Standards and Specifications. Outlots will be vegetated with native plantings.
  - Outlots K and L will be conveyed to the City of Cedar Falls and designed as public park areas.
  - Outlot M will be conveyed to the owner adjacent to the north.
  - Outlot N will be used for storm sewer, a trail and maintenance access.
  - Outlots P and Q will be used for storm sewer and drainage.
  - Outlot S will be used for a trail and maintenance access.
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  - Outlots I, O, II and OO do not exist.

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PROJECT

## WEST FORK CROSSING FIRST ADDITION

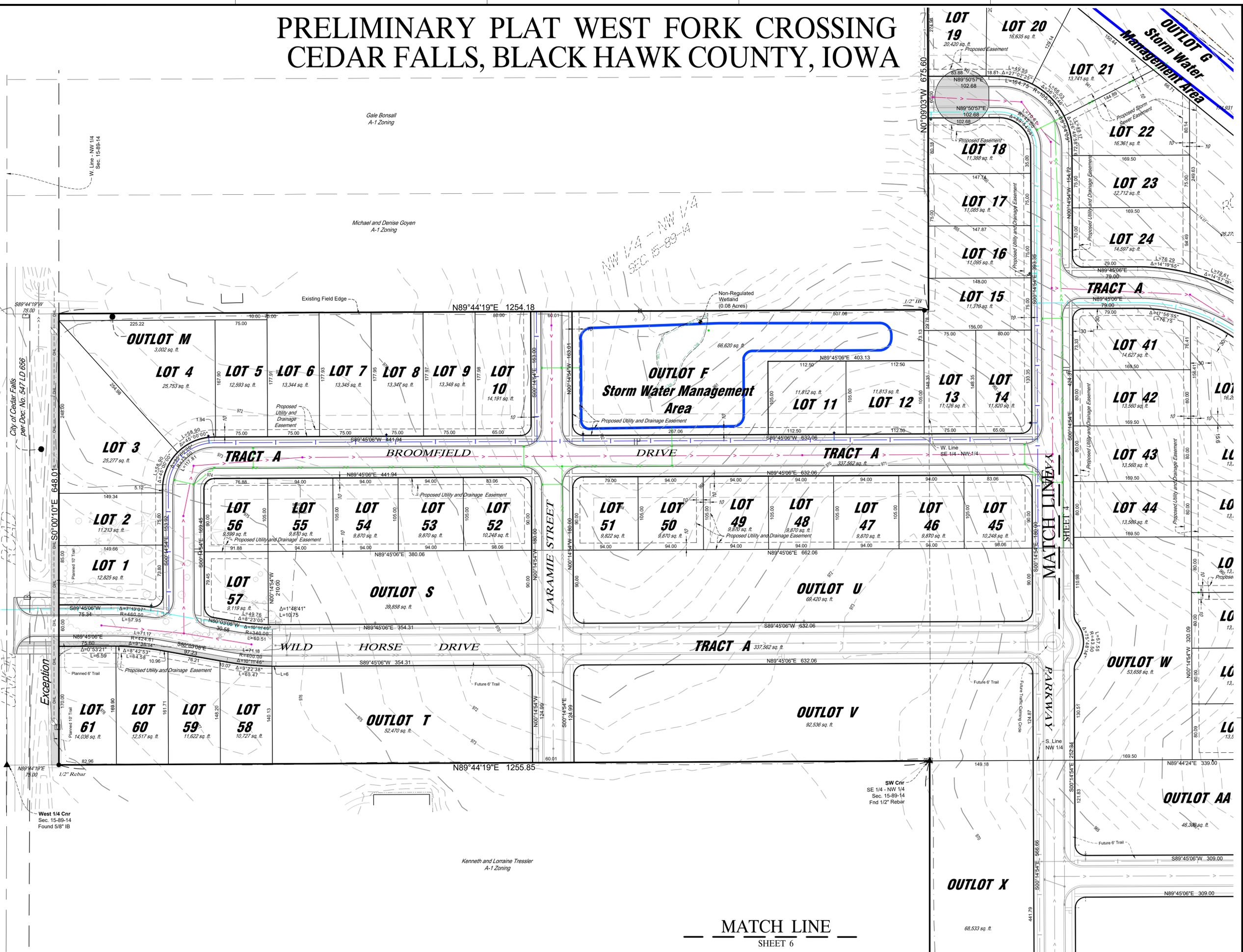
CEDAR FALLS IOWA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	19-22603
FILE NAME	22603 PPLAT
DRAWN BY	JW
DESIGNED BY	TV
REVIEWED BY	DS
ORIGINAL ISSUE DATE	5-10-21
CLIENT PROJECT NO.	

## PRELIMINARY PLAT

# PRELIMINARY PLAT WEST FORK CROSSING CEDAR FALLS, BLACK HAWK COUNTY, IOWA



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PROJECT

## WEST FORK CROSSING FIRST ADDITION

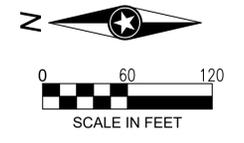
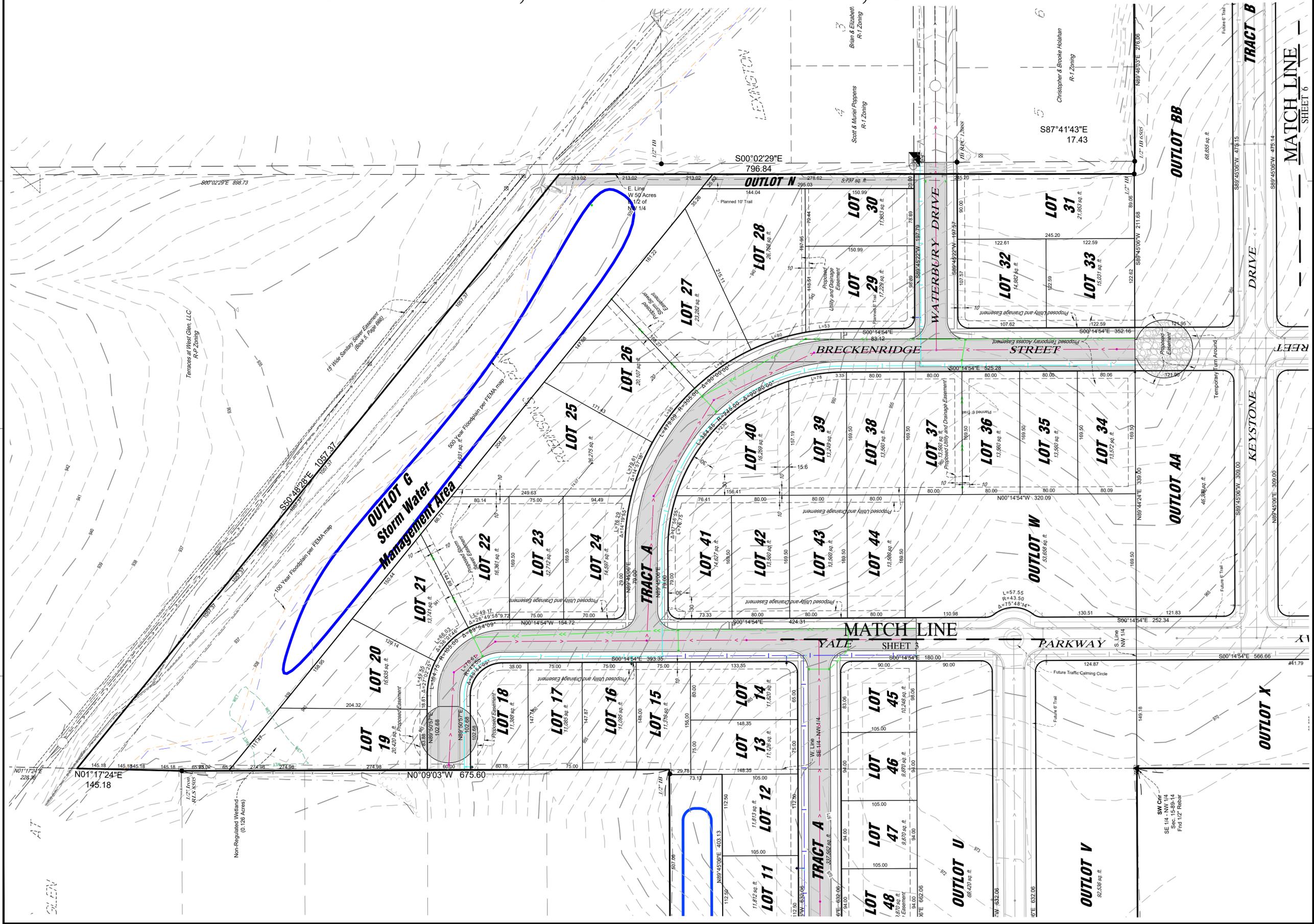
CEDAR FALLS IOWA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	19-22603
FILE NAME	22603 PPLAT
DRAWN BY	JW
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PROJECT  
**WEST FORK CROSSING FIRST ADDITION**  
CEDAR FALLS IOWA

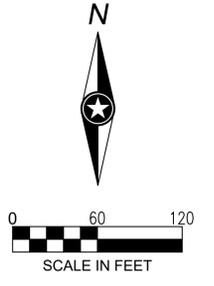
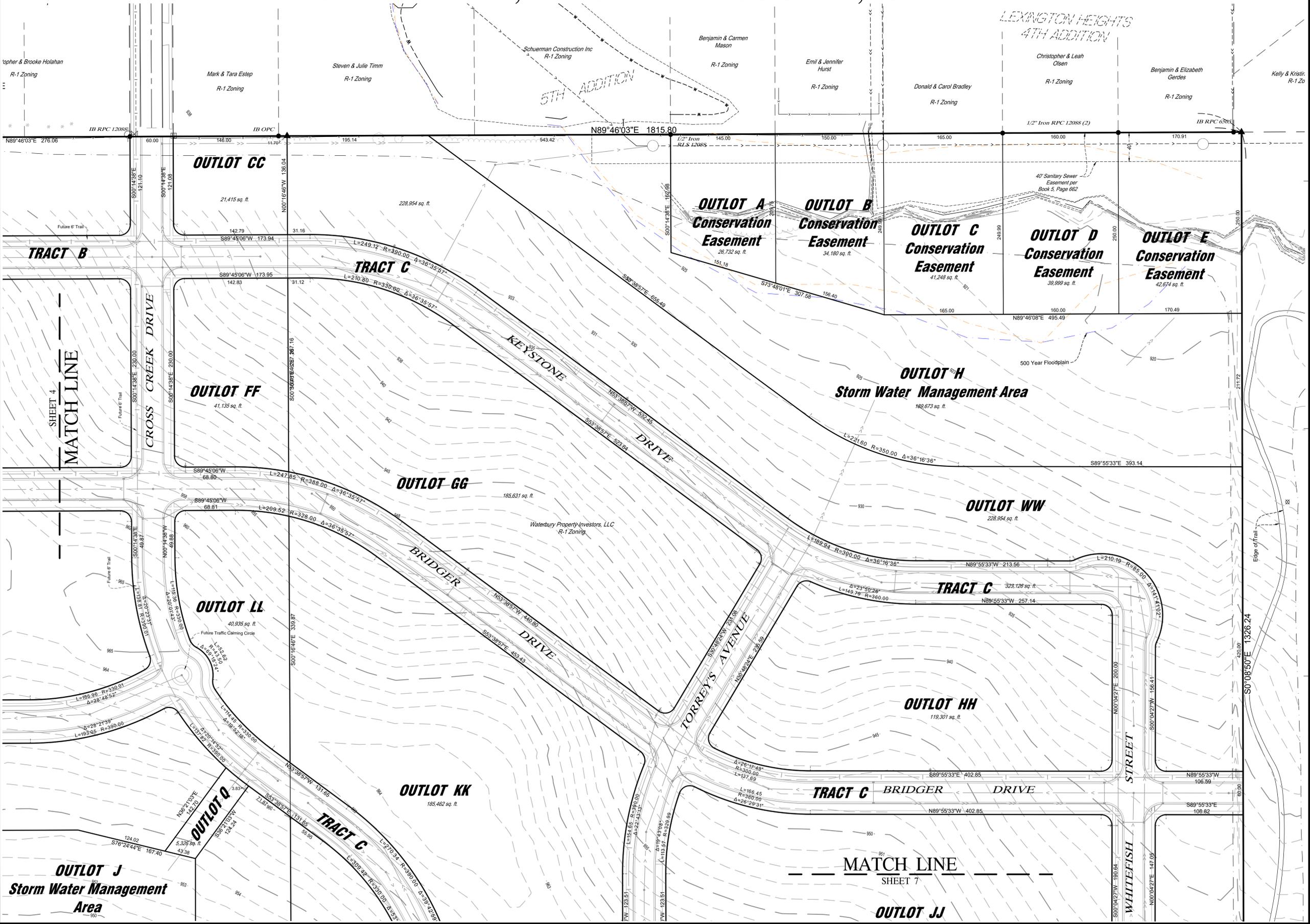
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DATE	DESCRIPTION	BY

PROJECT NO. 19-22603  
FILE NAME 22603 PPLAT  
DRAWN BY JW  
DESIGNED BY TV  
REVIEWED BY DS  
ORIGINAL ISSUE DATE 5-10-21  
CLIENT PROJECT NO.

TITLE  
**PRELIMINARY PLAT**

SHEET  
**4** OF 9

# PRELIMINARY PLAT WEST FORK CROSSING CEDAR FALLS, BLACK HAWK COUNTY, IOWA



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PROJECT		
<b>WEST FORK CROSSING FIRST ADDITION</b>		
CEDAR FALLS		IOWA
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	19-22603
FILE NAME	22603 PPLAT
DRAWN BY	JW
DESIGNED BY	TV
REVIEWED BY	DS
ORIGINAL ISSUE DATE	5-10-21
CLIENT PROJECT NO.	

TITLE  
**PRELIMINARY  
PLAT**

SHEET  
**5**  
OF 9

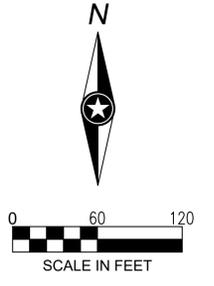
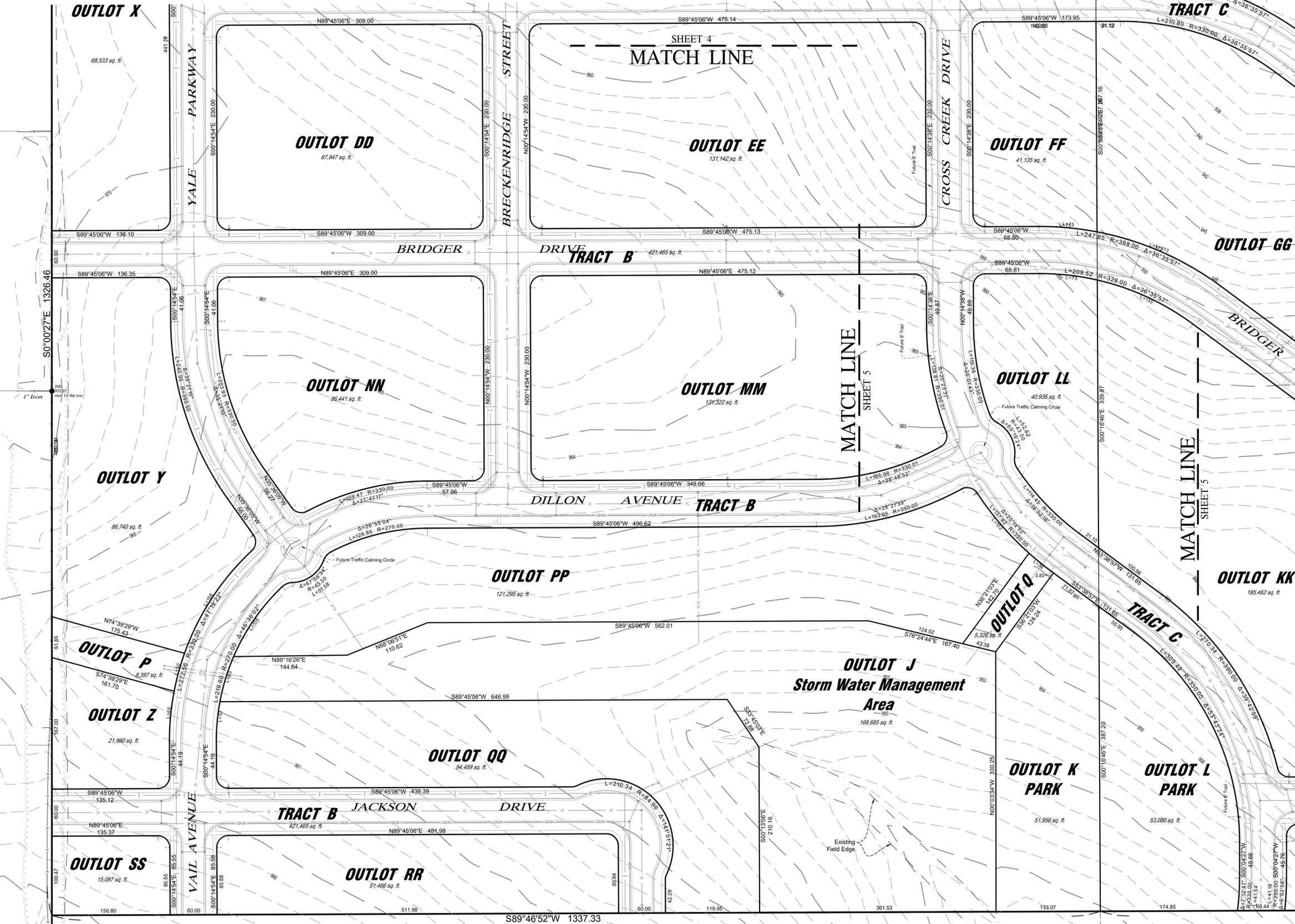
SHEET 4  
MATCH LINE

MATCH LINE  
SHEET 7

**OUTLOT J**  
Storm Water Management Area

**OUTLOT JJ**

# PRELIMINARY PLAT WEST FORK CROSSING CEDAR FALLS, BLACK HAWK COUNTY, IOWA



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PROJECT

## WEST FORK CROSSING FIRST ADDITION

CEDAR FALLS IOWA

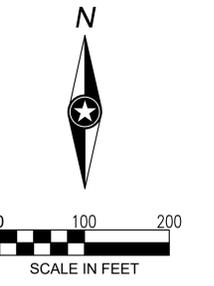
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DATE	DESCRIPTION	BY

PROJECT NO.	19-22603
FILE NAME	22603 PPLAT
DRAWN BY	JW
DESIGNED BY	TV
REVIEWED BY	DS
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## PRELIMINARY PLAT



# PRELIMINARY PLAT WEST FORK CROSSING FIRST ADDITION CEDAR FALLS, BLACK HAWK COUNTY, IOWA



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PROJECT

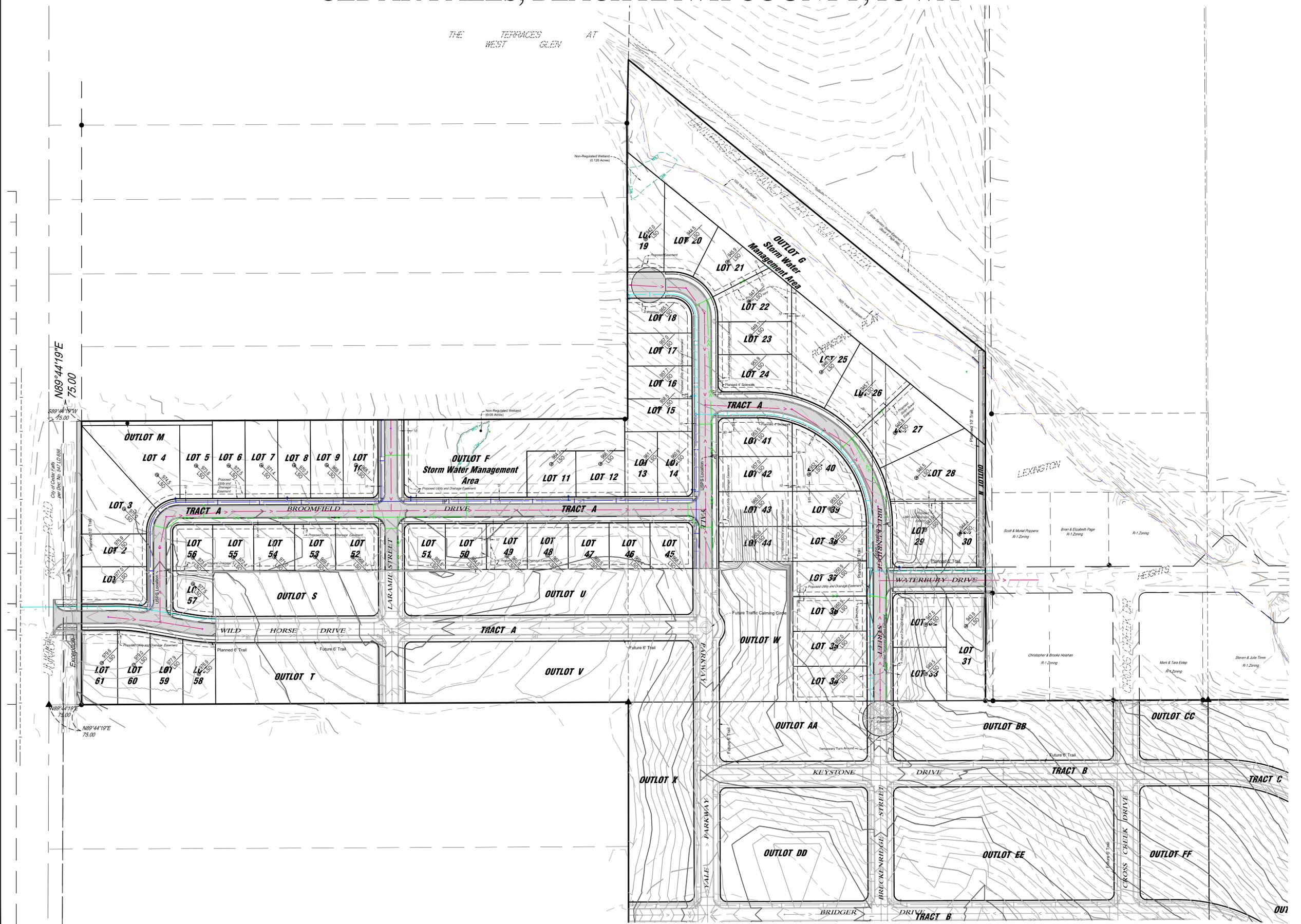
## WEST FORK CROSSING FIRST ADDITION

CEDAR FALLS IOWA

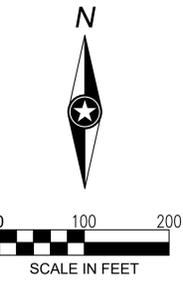
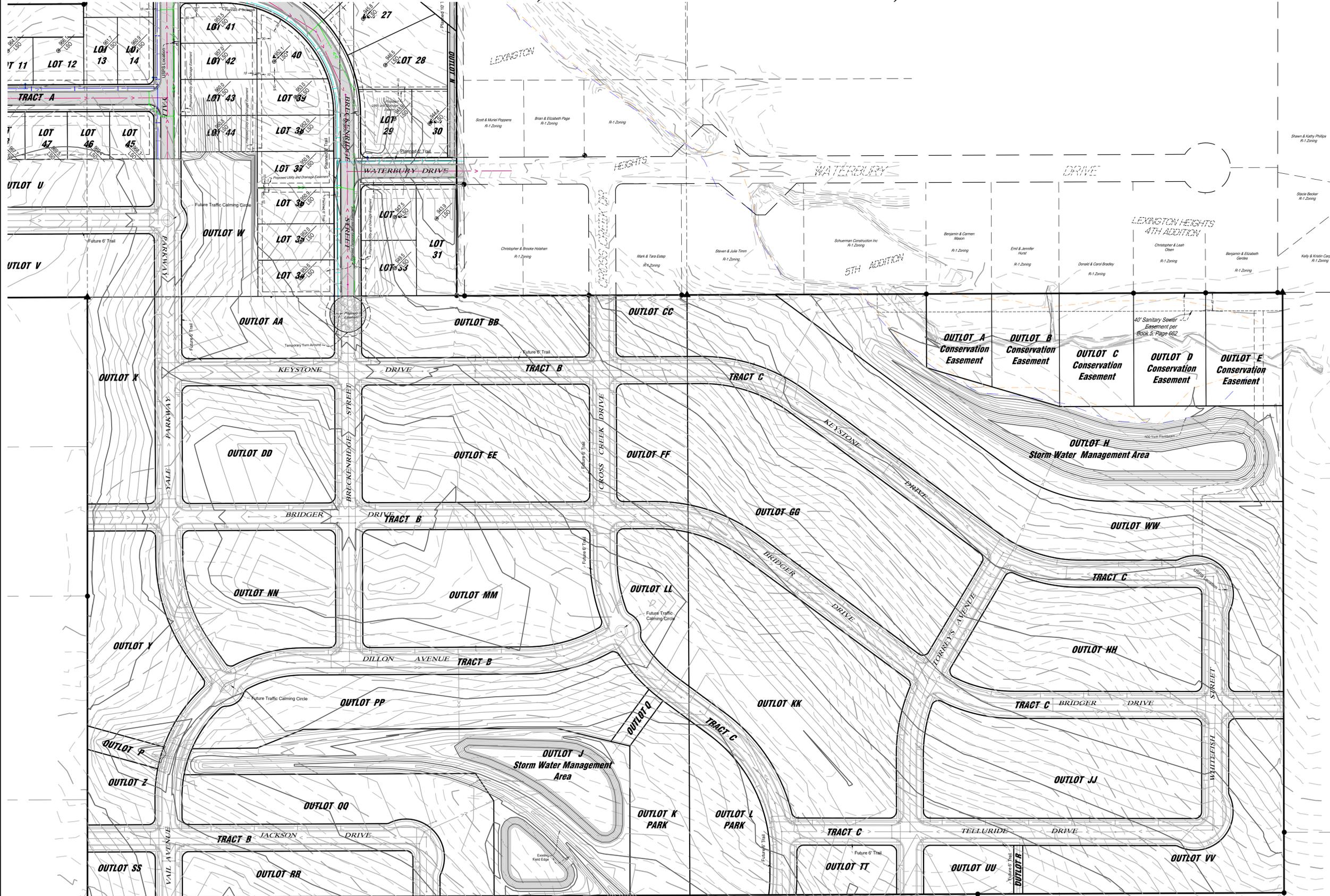
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	19-22603
FILE NAME	22803 PPLAT EX PRO
DRAWN BY	JW
DESIGNED BY	TV
REVIEWED BY	DS
ORIGINAL ISSUE DATE	05/10/21
CLIENT PROJECT NO.	-

## TITLE PRELIMINARY PLAT



# PRELIMINARY PLAT WEST FORK CROSSING FIRST ADDITION CEDAR FALLS, BLACK HAWK COUNTY, IOWA



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PROJECT

## WEST FORK CROSSING FIRST ADDITION

CEDAR FALLS IOWA

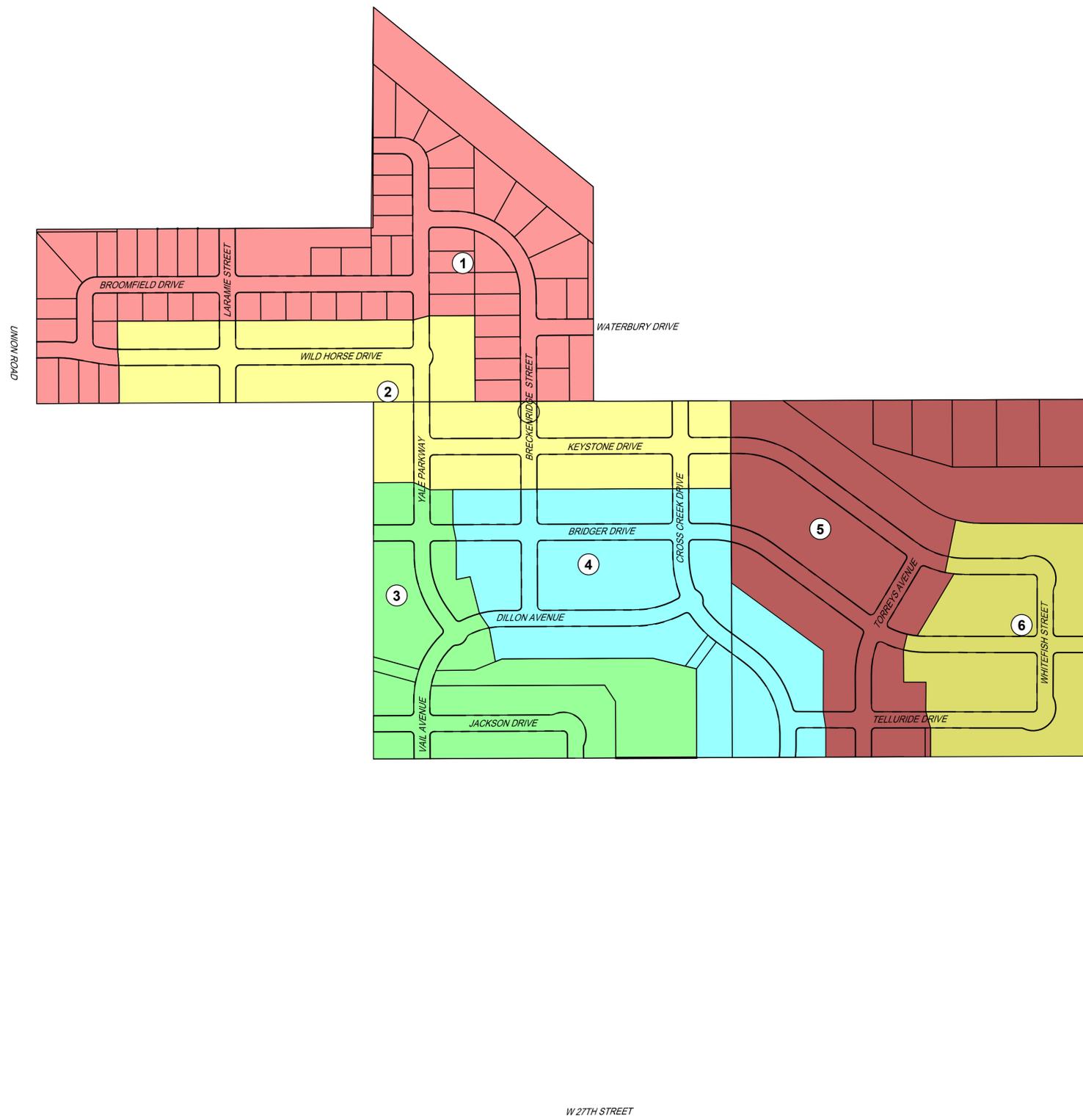
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	19-22603
FILE NAME	22803 PPLAT EX PRO
DRAWN BY	JW
DESIGNED BY	TV
REVIEWED BY	DS
ORIGINAL ISSUE DATE	05/10/21
CLIENT PROJECT NO.	-

TITLE

## PRELIMINARY PLAT

SHEET



PHASING PLAN	
PHASE	AREA
1	65 LOTS
2	
3	
4	
5	
6	

NOTES:

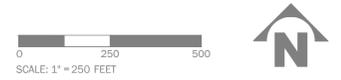
A TRAFFIC IMPACT STUDY CONDUCTED FOR WEST FORK CROSSING ASSUMED 1) A CONNECTION TO UNION ROAD IN PHASE 1, 2) A CONNECTION TO W 27TH STREET BETWEEN PHASE 3 AND W 27TH STREET, AND 3) A CONNECTION TO W 27TH STREET BETWEEN PHASE 5 AND W 27TH STREET.

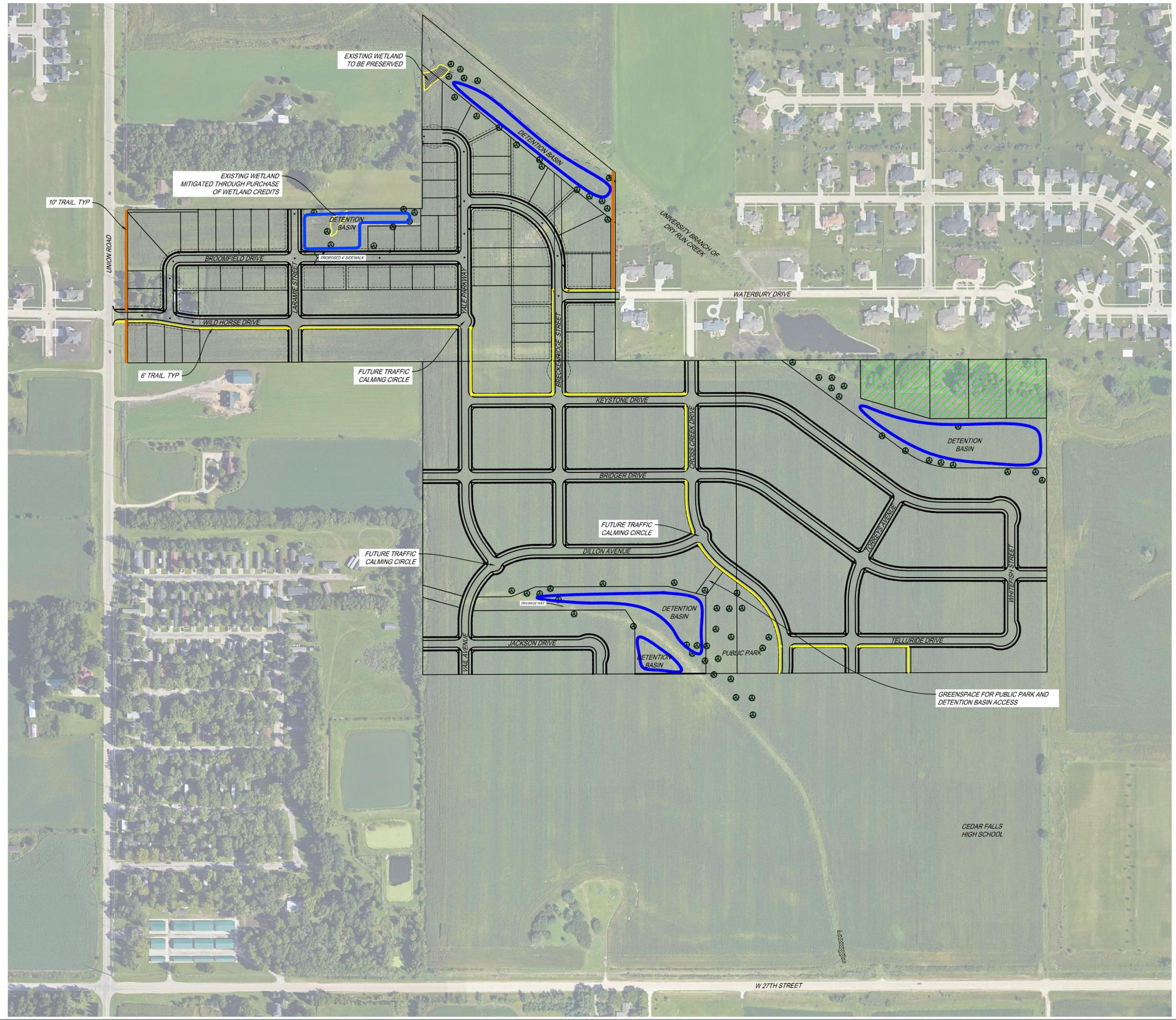
A SINGLE ACCESS POINT TO UNION ROAD, DEVELOPED IN PHASE 1, IS EXPECTED TO BE ABLE TO ACCOMMODATE TRAFFIC FOR PHASES 1, 2, AND 3 (APPROXIMATELY 170 TOTAL SINGLE FAMILY RESIDENCES) ASSUMING EXISTING INTERSECTION GEOMETRIES AND 1 APPROACH LANE ON THE DEVELOPMENT'S ACCESSES.

IF PHASES 1, 2, AND 3 ARE COMPLETE AND AN ACCESS POINT BETWEEN PHASE 3 AND W 27TH STREET HAS NOT BEEN COMPLETED, A TRAFFIC IMPACT STUDY IS RECOMMENDED TO REVIEW EXISTING TRAFFIC AND ROAD GEOMETRICS, REVIEW PROPOSED TRAFFIC GENERATED AS A RESULT OF PHASES 4, 5, AND 6, AND EVALUATE THE NEED FOR AUXILIARY LANES INCLUDING AN ADDITIONAL LANE TO THE MINOR ROAD APPROACH, LEFT-TURN LANE ON THE MAJOR ROAD APPROACH, AND RIGHT-TURN BAY ON THE MAJOR ROAD APPROACH.

CONSTRUCTION OF THE EXTENSION OF VAIL AVENUE BETWEEN PHASE 3 AND W 27TH STREET WILL BE REQUIRED PRIOR TO APPROVAL OF PHASES 4, 5, AND 6. THE ALIGNMENT OF SAID STREET EXTENSION AND THE LOCATION OF ITS INTERSECTION WITH W 27TH STREET SHALL BE APPROVED BY THE CITY.

PHASING PLAN





SUBDIVISION OVERVIEW



Architecture + Engineering + Environmental + Planning

WEST FORK CROSSING  
CEDAR FALLS, IOWA - 10/20/2021  
ISG PROJECT NO. 19-22603



**Michelle Pezley**

---

**From:** Michael Goyen <mikegoyen@cfu.net>  
**Sent:** Tuesday, October 12, 2021 8:29 PM  
**To:** Michelle Pezley  
**Subject:** West Fork Crossing questions

**CAUTION:** This email originated outside the City of Cedar Falls email system.

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Hi Michelle,

Here are some questions I have on the meeting to discuss the West Fork Crossing. I also plan on attending the meeting on Wed. My home is on the north side of the proposed addition and I will have 10 lots with their backyards against my back yard as well as the storm water retention area.

Mike Goyen  
 1712 Union Rd  
 Cedar Falls

1. I would like to see some more detail on how the storm water retention area will be built and function. Earlier I thought it was going to be a pond area, but now I see outlet F has non regulated wetland which goes up to my backyard. Does this mean it will flow uncontrolled into my yard? A constant flow of water would be worse than it is today when it only passes water during rains. Is this expected to always have water and weeds which can breed Mosquitos? Can you explain the purchasing of wetland credits?
2. How can we accommodate a future sewer and water hook up to my house? It is my understanding that when and if I sell my house I will have to upgrade the sewage situation. In the past this meant improvements to the septic system. Now with the sewer line close to my property I am sure they will want it hooked up to city sewer lines. With houses in the way how can I do this? Would it be possible to have the developer install a sewer and water hook up location to my property line by the house? Another idea would be a easement which would allow a side yard to be dug up at a later date.
3. Laramie Street will dead end into my property. I see this as a plus that it can provide a secondary access to my back area when the yard is wet. Is this access possible with me installing a gate to keep out unwanted people?
4. Traffic concerns on Union Rd. With 64 houses in phase 1 plus a potential for another 50 or more houses in phase 2 this a lot of traffic to funnel through one exit onto Union Rd. Add to this the traffic from phase three, the new high school and New Aldaya which will come down Union.

Thanks for making this available to the developer.  
 Mike Goyen

## Michelle Pezley

---

**From:** Elizabeth Gerdes <begerdes@yahoo.com>  
**Sent:** Thursday, October 14, 2021 9:28 AM  
**To:** Michelle Pezley; Karen Howard  
**Subject:** Re: Screenshot 2021-10-10 at 4.24.17 PM  
**Attachments:** Screenshot 2021-10-10 at 4.24.17 PM.png  
  
**Categories:** public comment

**CAUTION: This email originated outside the City of Cedar Falls email system.  
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As a follow up to the meeting I reviewed last night on Youtube regarding the West Fork development:

A question was asked by Committee member Saul regarding road connections to existing roads - specifically related to the trailer park roads - requires more details on other roads as laid out (side note that there are 4 roads exiting the trailer park onto Union road handling a much smaller number of homes than this current development which essentially has one useable road and one long way around road)

Clarification is below and should be considered:

The road running north to south between lot 10 and outlot F and continuing between outlot F and outlot V is unlikely to ever connect to another road due to it cutting into the back of homeowner property on both the north and south connection points. The same is true of the road between lots 18 and 19 and all roads ending to the west between outlots X, Y, Z and SS. If you drive past any of those properties, you can see that there is no chance of them becoming anything other than a dead end due to the location homes and use of land of adjoining properties.

Another clarification related to connecting to existing roads was not noted in the opportunity to require a connection at Pendleton drive near lots 27 and 28. This would require future development of land held by BNKD, who developed Lexington Heights but would allow this road to continue versus a permanent dead end.

While I heard mention of no cul-de-sacs, which I am assuming cause difficulties with city services, are multiple dead end streets any better?

A final question are there no roads that connect through West Glen that could provide access to 12th Street utilizing outlot G as a crossing point?

I fall back to the ongoing concern of roads and traffic near Erik road and what happened with Harriet Road becoming a main drag to the neighborhood plus the lack of roads completed around Aldrich to gain access. I do not want a repeat of this congestion and follow through on intended plans again in a new area.

Respectfully,  
Liz Gerdes

On Sunday, October 10, 2021, 04:59:16 PM CDT, Elizabeth Gerdes <begerdes@yahoo.com> wrote:

Regarding the preliminary plans for West Fork Crossing, I am concerned with traffic patterns entering and exiting the new development with only 2 road access points available (Union and 12th via Waterbury Dr). It is .71 miles turning from 12th Street South onto Lexington Drive then to the current end of Waterbury Drive. This distance increases as you snake into the new development. An approximate calculation based on roads as planned mapped at 1.31 miles from one exit to the other. Additional roads planned for entry/exit would spread the flow of traffic and not route all cars into the heart of each neighborhood. I am concerned that both of those roads will become very heavily traveled as a connection from 12th Street to 27th Street. I have personally witnessed the traffic issues related to access to Aldrich Elementary via Eric Road, Arbors Way and Harriet

Lane and do not want to see a similar issue in this neighborhood. Especially as it becomes busier area once the high school is completed and drivers are looking for ways to cut through town.

The other concern as shown would be leaving dead end roads on Pendleton and Wellington with no opportunity for connection in the future. These roads would help traffic flow. Most of note is current planned outlot H and lots 27,28 which would not allow for Pendleton to ever become more than a dead end.

Thank you for adding these thoughts as you consider this plan

Liz Gerdes

2908 Waterbury Drive

----- Forwarded Message -----

**From:** Liz Gerdes <[begerdes@yahoo.com](mailto:begerdes@yahoo.com)>

**To:** Elizabeth Herbst Gerdes <[begerdes@yahoo.com](mailto:begerdes@yahoo.com)>

**Sent:** Sunday, October 10, 2021, 04:26:45 PM CDT

**Subject:** West Fork

Item 4.

W 12TH ST



Robinson-Dresser Sports Complex

ROCKY RIDGE RD

LEXINGTON DR

PENDLETOWN

WATERBURY DR

BEAVER RD

W 27TH ST

**Michelle Pezley**

---

**From:** Brooke Holahan <brooke.holahan@gmail.com>  
**Sent:** Wednesday, October 20, 2021 9:33 AM  
**To:** Michelle Pezley  
**Subject:** West Fork Crossing Plat

**CAUTION:** This email originated outside the City of Cedar Falls email system.  
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Pezley,

We wanted to comment about the West Fork Preliminary Plat. We live at 3408 Waterbury Dr. Our property is obviously very affected by the developments being plotted to the west and south of our home. We understand that growth is going to happen. We are most concerned about the traffic that is inevitable down our street. What we enjoy most about our home and what made us build on this property was the quiet and our views of nature. With this, we ask the planning and zoning committee to consider making any and all efforts to divert some traffic with whatever means possible as the builds continue. We hope that speed bumps could be added to divert traffic. In addition, we do not know specifics about builders' and the city's plans but we hope that the construction begins on the west side of the development. Basically, any week or month we are able to enjoy the quiet and postpone the construction from beginning right next door to us, we will consider a gift.

Thank you for taking our comments into consideration.

Sincerely,  
Brooke and Chris Holahan



## DEPARTMENT OF COMMUNITY DEVELOPMENT

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

## MEMORANDUM

### Planning & Community Services Division

**TO:** Planning and Zoning Commission  
**FROM:** Chris Sevy, City Planner I  
 Ben Claypool, PhD, EI, Civil Engineer II  
**DATE:** October 19, 2021  
**SUBJECT:** Site Plan – Creekside Condos

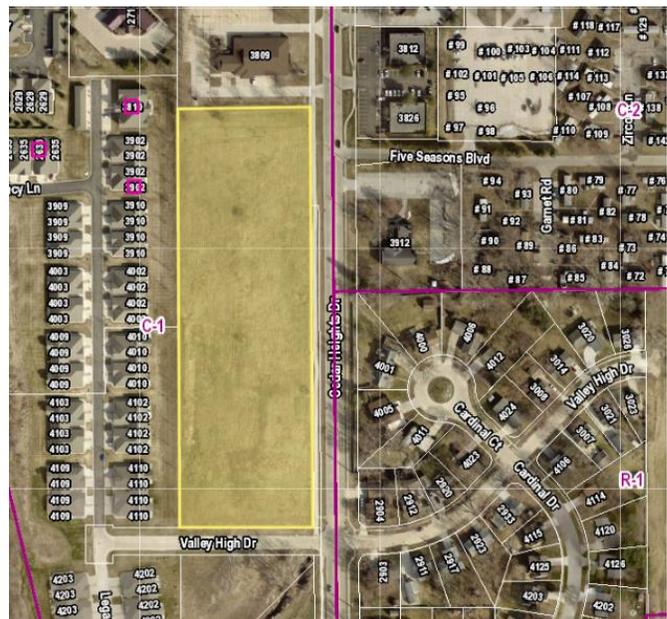
**REQUEST:** Approve site plan for six 12-plex buildings in the R-P Planned Residence District. (Case #SP21-010)  
**PETITIONER:** Dan Levi; Levi Architecture  
**LOCATION:** Northwest corner of Cedar Heights Drive and Valley High Drive

### PROPOSAL

The applicant is seeking to build a medium density residential condominium development along Cedar Heights Drive north of Valley High Drive. This includes six 12-plex buildings that are 42 feet in height (three stories), each having an attached garage that provides one garage stall for each unit. Additional uncovered parking is also provided in order to meet the parking requirement.

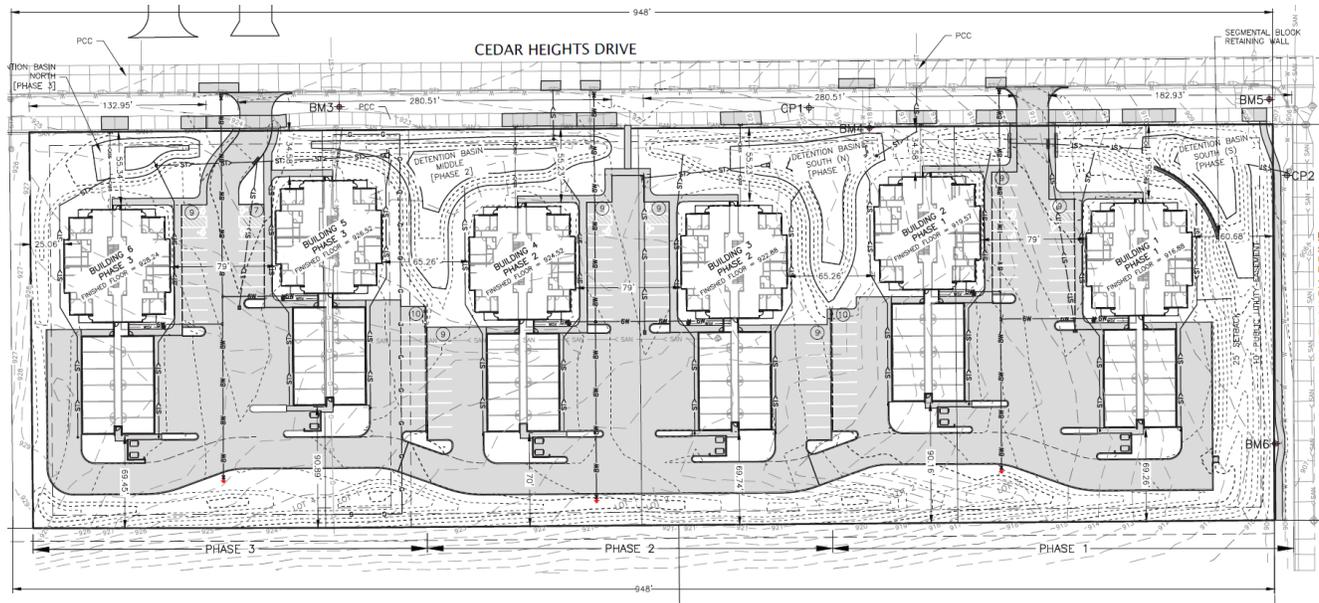
### BACKGROUND

The area proposed for development is in the process of being rezoned from C-1 to R-P (RZ21-005) with a final City Council vote to take place on November 1<sup>st</sup>, 2021. This area is also in the process of preliminary (PP21-005) and final (FP21-002) platting concurrently with this site plan request where lots are being combined, easements are being reconfigured, and a small piece of land is being dedicated to the City to provide more space for a public sidewalk. These original parcels and the



surrounding area on three sides were zoned C-1 Commercial in 2005. The northernmost parcel was platted in 1990 and the other three were platted in 2007.

Below is the development site plan provided by the applicant featuring six 12-plex buildings, attached garages, and additional parking (See also full site plan set attached). Also detailed is the stormwater management infrastructure planned for the site.



**ANALYSIS**

The purpose of the R-P Planned Residence District is to provide for the orderly planned growth of residential developments in larger tracts of land. For initial development plans, the R-P Planned Residence District requires review and approval by the Planning and Zoning Commission and City Council. That review typically involves a master plan where several parcels are involved. That master plan then becomes the document by which to judge future development. The Commission recently recommended approval of the rezoning and associated master plan. The applicant now requests full review of a detailed site plan as anticipated with the developmental procedures agreement included as part of the rezoning. The submitted site plan, landscaping plan, and stormwater management plan must be consistent with the master plan and developmental procedures agreement approved with the rezoning and must meet all other City Code requirements.

The following is an analysis of the proposed site plan for the Creekside Luxury Condos development.

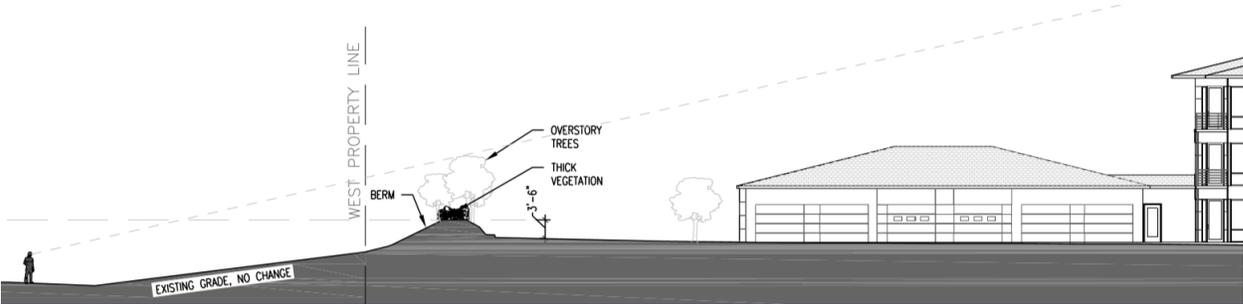
- Below is a table of the spatial requirements that would apply to this project along with the proposed figures:

	<u>Required</u>	<u>Proposed (consistent with approved Master Plan)</u>
<b>Front Yard Setback:</b>	Min. 20 feet	34 feet (closest building); 55 feet (furthest building)

<b>Rear Yard Setback:</b>	Min. 35 feet	69 feet (closest building); 90 feet (furthest building)
<b>Side Yard Setback:</b>	Min. 10 feet (25 feet total of both sides)	25 feet on north and 60 feet on south
<b>Lot area minimum:</b>	14,800 square feet per 12-plex	46,391 square feet per 12-plex
<b>Height:</b>	N/A	3 stories; 42 feet

Concern about the height and number of units has been expressed by members of the neighboring HOA to the west. The applicant seems to adequately address these concerns by providing a substantial buffer that more than meets the landscape requirements, and having the buildings set back a minimum of 69 feet. The buildings at that setback are only 1 story and the 3-story 42-foot structures are 170 feet minimum from the west property line. Both of these measures are substantial by general privacy standards in the City. The submitted site plan is consistent with the master plan submitted with the rezoning.

2. Since Cedar Heights Drive is an arterial street and previous plats limit the number of driveways, only two access points will be allowed to ensure a smooth traffic flow. This requirement is detailed in both the proposed deed of dedication and a developmental procedures agreement that was executed as part of the rezoning to R-P. The applicant’s proposal shows two access points, both on Cedar Heights Drive. A third access point may be allowed on Valley High Drive, however the applicant has opted not to provide that access point due to slope and elevation issues. The site plan is consistent with the master plan and developmental procedures agreement submitted with the rezoning.
  
3. The landscape plan is substantially similar to the landscape plan that was filed with the master plan, but has been improved to ensure proper screening of the parking and that the interior of the parking lot has shade trees as required by code. Parking lot screening at the height of 6 feet is required along property lines abutting neighbors and 3 feet for parking areas that are in view of street frontages. The proposed plan features a 3.5 to 6-foot berm along the west edge of the property with trees, shrubs, and other plants on top of it which are required to have a height of 3 feet at planting. Below is an exhibit that was created to demonstrate to the neighbors how these measures will soften the view from their rear yards and effectively screen the taller buildings from view. Staff finds that this is a good solution to help screen and separate the lower intensity residential development to the west and the taller buildings proposed with this development.



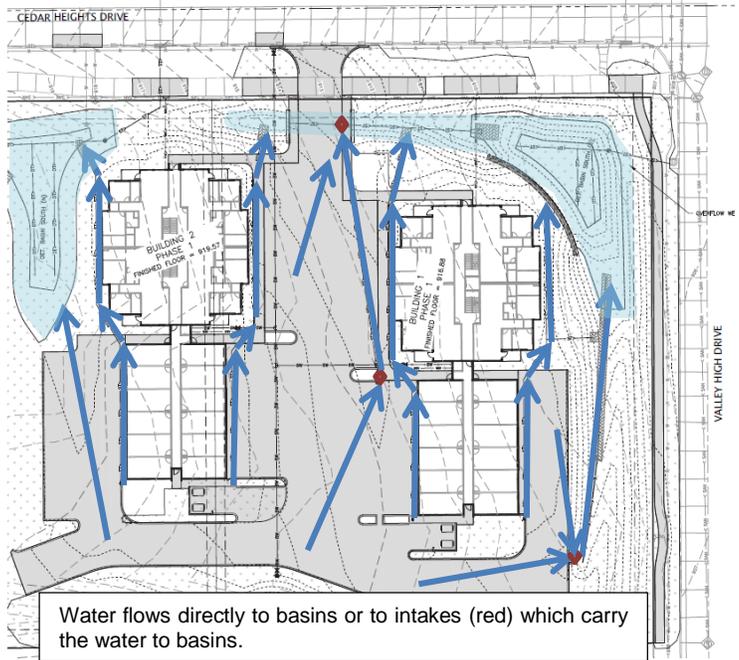
The proposed plan also provides a 6-foot high screen of the parking along the north and a 3-foot screen at appropriate places along Cedar Heights Drive and Valley High Drive. Staff finds that the proposed landscape plan provides sufficient screening.

- 4. Below is the provided landscape plan (see attached detailed landscaping plan). This plan shows the necessary screening of parking areas along property lines and street frontages as previously discussed. The parking code also requires trees in the interior of the parking area at the rate of 1 per 21 parking spaces which comes to 8 overstory trees required to give shade to parking spaces. The applicant provides two trees in each parking area between buildings which comes to a total of 10 internal trees. In addition to these, there are other trees dispersed in spaces that make sense to beautify and provide variety around paved areas. Trees are also required around the periphery of the parking area (including street trees) at the rate of 1 per 50 lineal feet of parking area. The landscape plan more than meets this requirement when considering all of the overstory, ornamental, and coniferous trees provided. The landscaping plan provides the necessary details on species, planting size, and height at maturity. Staff finds this detailed plan is consistent with what was discussed at rezoning with regard to buffering along the west property line and adds additional detail on parking lot landscaping and landscape buffer along the north and south lot lines as well.



- 5. Phasing is also noted on the above landscape plan which shows the southernmost buildings built first (on the right). Installation of the public sidewalk along the South border will be part of phase 1. Construction will progress northward (to the left), two buildings at a time as market conditions demand. This is consistent with the phasing outlined in the developmental procedures agreement entered into in conjunction with the rezoning. This phasing also ensures a seamless rollout of the stormwater management plan where the largest portion of the infrastructure is taken care of in the first phase.

6. A flooding issue off-site in the rear yards of the neighbors to the west was a topic of discussion during public hearings for the rezoning. It should be noted that with development the stormwater from the proposed development will be managed in contrast to the uncontrolled run-off from what is currently a vacant lot. Based on the submitted stormwater management plan, the stormwater that falls on all paved surfaces will be directed to the east (away from the area prone to flooding) to a series of landscaped basins along Cedar Heights Drive. Pictured to the right is an illustration of how water will flow to intakes which are piped to the basins. See additional Technical Review comments below for more information.

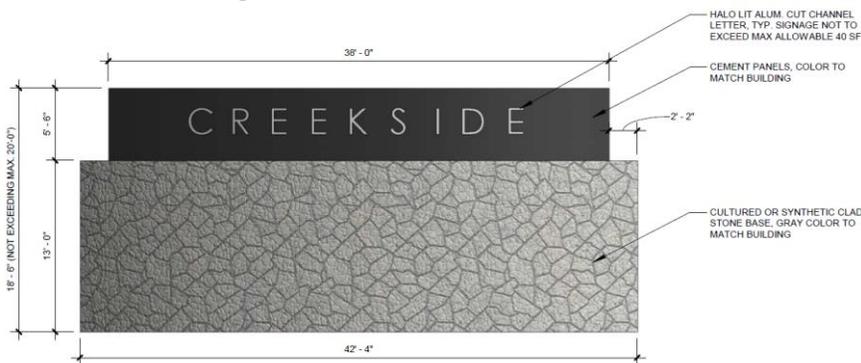


7. The submitted elevation drawings and material details are consistent with what was submitted with the master plan. The bulk of the facades are made up of windows, cement paneling, and corrugated metal paneling along with some other accent materials. Renderings are also included in the attachments.





8. Signage in the R-P District is reviewed and approved administratively the same as any other residential district. A separate sign permit will be required at the time of development. While a formal sign application has not yet been filed, the applicant has provided renderings and dimensions of a monument sign in the southeast corner of the property to display the name of the development. The proposed sign is within the height limit (20 feet) and the applicant noted on the rendering that the sign area (lettering) is not to exceed the code limit of 40 square feet. Below are images from the provided renderings.



**TECHNICAL COMMENTS:**

Engineering staff notes that the stormwater management plan meets City Code requirements. As for the flooding concern to the west, the stormwater management report states: "An earth berm is to be constructed along the west edge of the property to reduce lost runoff to neighboring properties. Runoff to the west from a 100 year event should be reduced from 2.23 cubic feet per second to 0.48 cubic feet per second." The efforts made along the western boundary will prevent a significant amount of sheet flow from ever having the opportunity to flow on to those adjacent properties.

The public sidewalk bordering the property on the South along Valley High Drive will be installed as part of this project. Also, portions of the trail along Cedar Heights will be repaired as indicated on the site plan.

Cedar Falls Utilities (CFU) has reviewed the site plan for the Creekside Condos. Water, electric, gas, and communications utility services are available in accordance with the service policies of CFU.

The developer is responsible for the construction of a properly sized water system from the existing 8" water main along Cedar Heights Drive. Included in the installation are valves, fire hydrants and water service stubs for the new lots. Cedar Falls Public Safety will need to review the site plan and determine the quantity and location of the private fire hydrants on the site.

All existing water services not being reused will be required to be terminated at the water main in accordance with the Cedar Falls Utilities water service policy. New water services shall be connected to the existing water main with tapping-in valve/sleeve.

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

A notice was mailed to property owners within 300 feet of the property under consideration on October 20, 2021 regarding this site plan.

#### STAFF RECOMMENDATION

The Community Development Department brings this forward at this time for discussion and to gather public comments in relation to this proposal.

#### PLANNING & ZONING COMMISSION

Introduction  
10/27/2021

Attachment:     Site Plan Documents  
                      Landscape Plan  
                      Renderings  
                      Public Comment Filed  
                      Photos of flooding to the West

# CREEKSIDE LUXURY CONDOS

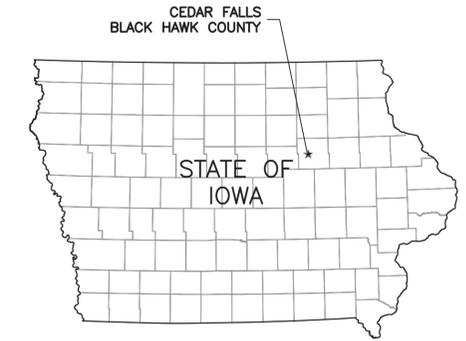
FOR

## LG COMPANIES, LLC CEDAR FALLS, IOWA

19-972

BLACK HAWK COUNTY

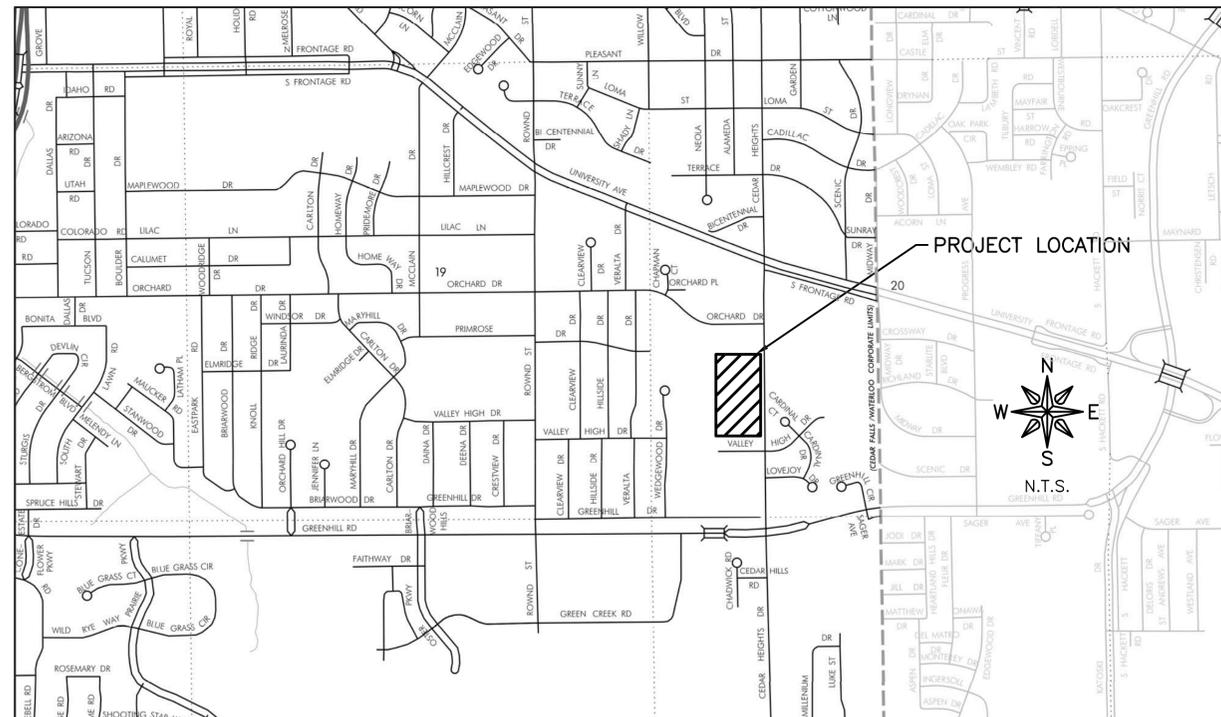
10/15/2021



SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
CO.1	TITLE
CO.2	LEGEND
CO.3	SITE DEVELOPMENT PLAN
CO.4	TRAFFIC CONTROL PLAN AND GENERAL NOTES
C1.1	REMOVALS PLAN - ALL PHASES
C2.1	STORM AND GRADING PLAN - PHASE 1
C2.2	WATER AND SANITARY PLAN - PHASE 1
C2.3	STORM AND GRADING PLAN - PHASE 2
C2.4	WATER AND SANITARY PLAN - PHASE 2
C2.5	STORM AND GRADING PLAN - PHASE 3
C2.6	WATER AND SANITARY PLAN - PHASE 3
C3.1	PAVING PLAN - SOUTH OF BUILDING 1 - PHASE 1
C3.2	PAVING PLAN - BUILDING 5 AND 6 - PHASE 1
C3.3	PAVING PLAN - NORTH OF BUILDING 2 - PHASE 1
C3.4	PAVING PLAN - SOUTH OF BUILDING 3 - PHASE 2
C3.5	PAVING PLAN - BUILDING 3 AND 4 - PHASE 2
C3.6	PAVING PLAN - NORTH OF BUILDING 4 - PHASE 2
C3.7	PAVING PLAN - SOUTH OF BUILDING 5 - PHASES 2 & 3
C3.8	PAVING PLAN - BUILDING 5 AND 6 - PHASES 2 & 3
C3.9	PAVING PLAN - NORTH OF BUILDING 6 - PHASE 3
C3.10	PAVING PLAN - RETAINING WALLS AT ENTRANCES - ALL PHASES
C4.1	RETAINING WALL PLAN - PHASE 1
C5.1	SWPPP - INITIAL DISTURBANCE - PHASE 1
C5.2	SWPPP - SITE CONSTRUCTION - PHASE 1
C5.3	SWPPP - FINAL STABILIZATION - PHASE 1
C5.4	SWPPP - INITIAL DISTURBANCE - PHASE 2
C5.5	SWPPP - SITE CONSTRUCTION - PHASE 2
C5.6	SWPPP - FINAL STABILIZATION - PHASE 2
C5.7	SWPPP - INITIAL DISTURBANCE - PHASE 3
C5.8	SWPPP - SITE CONSTRUCTION - PHASE 3
C5.9	SWPPP - FINAL STABILIZATION - PHASE 3
C6.1	LANDSCAPING PLAN - ALL PHASES

THIS PROJECT IS COVERED BY IOWA DNR NPDES GENERAL PERMIT NO. 2. THE CONTRACTOR SHALL CARRY OUT THE TERMS AND CONDITIONS OF GENERAL PERMIT NO. 2. AND THE STORM WATER POLLUTION PREVENTION PLAN WHICH IS A PART OF THESE CONTRACT DOCUMENTS.

THE 2020 VERSION OF THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, ALSO KNOWN AS SUDAS (2020), PLUS FEHR GRAHAM SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS SHALL APPLY TO CONSTRUCTION WORK ON THIS PROJECT.



LOCATION MAP

DEVELOPMENT PARTNERS



OWNER	LG COMPANIES, LLC
ADDRESS	4104 WEDGEWOOD DRIVE CEDAR FALLS, IOWA 50613
P#	

OWNER REPRESENTATIVE	DAN LEVI, LEVI ARCHITECTURE
ADDRESS	1009 TECHNOLOGY PARKWAY CEDAR FALLS, IOWA 50613
P#	319.277.5636

DESIGN MANAGER	ALEX J. BOWER
	ABOWER@FEHR-GRAHAM.COM
DESIGN PROFESSIONAL	NATHAN P. KASS, P.E., P.L.S.
FIRM	FEHR GRAHAM
ADDRESS	200 5TH AVENUE SE, SUITE 100 CEDAR RAPIDS, IA 52401
P#	319.294.6909

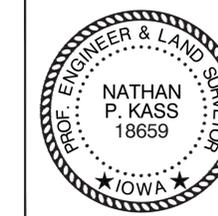
# FEHR GRAHAM

ENGINEERING & ENVIRONMENTAL

ILLINOIS IOWA WISCONSIN

CEDAR RAPIDS, IOWA  
200 5TH AVENUE SE, SUITE 100  
CEDAR RAPIDS, IA 52401  
P# (319) 294-6909

PERMIT



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

Nathan P. Kass, P.E. & P.L.S. Date  
License Number 18659  
My license renewal date is December 31, 2021.  
Pages or sheets covered by this seal: All

ORIGINAL SET FOR PROJECT: 19-972		DATE CREATED: 10/15/2021
REVISIONS		
REV. NO.	DESCRIPTION	DATE

### ABBREVIATIONS

<	ANGLE
ABC	AGGREGATE BASE COURSE
ACI	ACRE(S)
ACI	AMERICAN CONCRETE INSTITUTE
AGGR	AGGREGATE
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ALT	ALTERNATE
ARCH	ARCHITECT
ASPH	ASPHALT
ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS
B	BALL VALVE
BFP	BACKFLOW PREVENTER
BIT	BITUMINOUS
BLDG	BUILDING
BLK	BLOCKING
BM	BENCHMARK
BOT	BOTTOM
BSMT	BASEMENT
BV	BUTTERFLY VALVE
B-B	BACK-TO-BACK OF CURB DIMENSION
CL or C	CENTERLINE
C to C	CENTER TO CENTER
C & G	CURB AND GUTTER
CF	CUBIC FEET
CHD	CHORD LENGTH
CI	CAST IRON PIPE
CHK	CHECK VALVE
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CTY	COUNTY
CONC	CONCRETE
CONT	CONTINUOUS
C-B	CENTERLINE TO BACK OF CURB DIMENSION
COORD	COORDINATE
CU	COPPER PIPING
CTRS	CENTERS
CY	CUBIC YARDS
CS	CORPORATION STOP
D	DEGREE OF CURVE
DEP	DEPRESSED
DET	DETAIL
DIAG	DIAGONAL
DIM	DIMENSION
DI	DUCTILE IRON PIPE
DN	DOWN
DNSTR	DOWNSTREAM
DP	DRAINAGE PIPE/STORM PIPE
DWG	DRAWING
E	EAST
EJ	EXPANSION JOINT
EL, ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
EW	EACH WAY
EXP	EXPANSION
EX, EXIST	EXISTING
EXT	EXTERIOR
E =	EXTERNAL DISTANCE
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIELD ENTRANCE
FF	FINISH FLOOR
FIL	FILLET
FIN	FINISH
FL	FLOW LINE
FLR	FLOOR
FM	FORCE MAIN
FND	FOUND
FRMG	FRAMING
FTG	FOOTING
F-F	FACE TO FACE
GA	GAUGE
GI	GALVANIZED IRON PIPE
GRD	GRADE
GRS	GRATING SUPPORT
GRT	GROUT
GV	GAS VALVE
GYP	GYPSPUM
HSE	HOUSE
HC	HORIZONTAL CURVE
HMA	HOT MIX ASPHALT
HNGR	HANGER
HORIZ	HORIZONTAL
H.P.	HIGH POINT
HW	HOT WATER
HWH	HOT WATER HEATER
I	CENTRAL ANGLE
Δ =	MOMENT OF INERTIA
ID	INSIDE DIAMETER
INT	INTERIOR
INV	INVERT ELEVATION; BASED ON BENCH MARK DATUM
IP	IRON PIPE
JUST	JOIST
L	LENGTH OF CURVE
LAT	LATERAL
LAV	LAVATORY
LF	LINEAL FEET
L.P.	LOW POINT
LT	LEFT OF SURVEY BASE LINE
MAX	MAXIMUM
ME	MATCH EXISTING
MH	MANHOLE
MIN	MINIMUM
MJ	MECHANICAL JOINT
MTL	METAL
N	NORTH
No. or #	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OO	OUTSIDE TO OUTSIDE
OPNG	OPENING
OPP	OPPOSITE
PC	POINT OF CURVATURE
PCC	PORTLAND CEMENT CONCRETE
PCF	POUNDS PER CUBIC FOOT
PDP	PERFORATED DRAIN PIPE

PE	POLYETHYLENE PIPE
PI	POINT OF INTERSECTION
PL	PLATE
PLG	PLUG VALVE
PLP	POLYPROPYLENE PIPE
PLYWD	PLYWOOD
PM	PRINCIPAL MERIDIAN
PR	PRESSURE REGULATORS
PRC	POINT OF REVERSE CURVATURE
PRESS	PRESSURE
PR, PROP	PROPOSED
PRV	PRESSURE REDUCING VALVE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL	PIPE SLEEVE
PT	POINT OF TANGENCY
PLG	PLUG VALVE
PVC	POLYVINYL CHLORIDE (PLASTIC) PIPE
R	RADIUS
RDCR	REDUCER
RCCP	REINFORCED CONCRETE CYLINDER PIPE
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REINF	REINFORCING
REQD	REQUIRED
ROW	RIGHT OF WAY
RFTD	RAFTER
RND	ROUND
RR	RAILROAD
RRSP	RAILROAD SPIKE
RT	RIGHT
R&R	REMOVE AND REPLACE
S	SOUTH
SB	STREAM BED
SCHED	SCHEDULE
SEC	SECTION
SF	SQUARE FEET
SHR	SHOWER
SHT	SHEET
SHTG	SHEATHING
SP	SANITARY PIPE
SPA	SPACING OR SPACES
SPEC	SPECIFICATION
SQ	SQUARE
SS	SANITARY SERVICE
STA	STATION
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
SW	SIDEWALK
SY	SQUARE YARDS
SYM	SYMMETRICAL
TAN	TANGENT LENGTH
TBC	TOP BACK OF CURB
TBM	TEMPORARY BENCH MARK; BASED ON BENCHMARK DATUM
TD	TILE DRAIN
THK	THICK
TR	TREAD
TY	TYPE
TYP	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
UP	UTILITY POLE
UPSTR	UPSTREAM
UR	URINAL
USGS	US GEOLOGICAL SURVEY
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
VOL	VOLUME
VPC	VERTICAL POINT OF CURVATURE
VPI	VERTICAL POINT OF INTERSECTION
VPRC	VERTICAL POINT OF REVERSE CURVATURE
VPT	VERTICAL POINT OF TANGENCY
W	WEST
WC	WATER CLOSET
WF	WIDE FLANGE
WM	WATER MAIN
WMQ	WATER MAIN QUALITY
WV	WATER VALVE
WGT	WEIGHT
WP	WEATHER PROOF
WS	WATER SERVICE
WWF	WELDED WIRE FABRIC
W	WITH
W/O	WITHOUT
XP	EXPLOSION PROOF

### HATCH PATTERNS

	EARTH - FILL		BRICK
	EARTH - UNDISTURBED		STEEL
	ROCK (GEOLOGICAL)		INSULATION (LOOSE/ BATT)
	STONE OR RIP RAP		INSULATION (RIGID)
	GRAVEL		WOOD (ROUGH)
	CONCRETE		WOOD (BLOCKING)
	CONCRETE BLOCK		WOOD (FINISH)
	CMU		DETECTABLE WARNING
	ASPHALT PAVEMENT		

### SYMBOLS

CIVIL		WATER		UTILITY	
EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
		<b>STORM SEWER</b>	<b>PROPOSED</b>		
				<b>TRAFFIC RELATED</b>	<b>PROPOSED</b>
		<b>EROSION CONTROL</b>	<b>PROPOSED</b>		
<b>EXISTING</b>	<b>MISC</b>	<b>PROPOSED</b>			
<b>EXISTING</b>	<b>SANITARY SEWER</b>	<b>PROPOSED</b>			

**FEHR GRAHAM**  
ENGINEERING & ENVIRONMENTAL

ILLINOIS  
IOWA  
WISCONSIN

OWNER/DEVELOPER:  
LG COMPANIES, LLC  
4104 WEDGEWOOD DRIVE  
CEDAR FALLS, IOWA 50613

PROJECT AND LOCATION:  
CREEKSIDE LUXURY CONDOS  
CEDAR FALLS, IOWA

DRAWN BY: AJB  
APPROVED BY: NPK  
DATE: 07/16/2021  
SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING: LEGEND

SET TYPE: PERMIT

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JOB NUMBER:  
19-972

SHEET NUMBER:  
C0.2

# SITE DEVELOPMENT PLAN CREEKSIDE LUXURY CONDOS

SITE ADDRESS - CEDAR HEIGHTS DRIVE  
LOTS 1-3, HANNA PARK COMMERCIAL ADDITION & LOT 4,  
HANNA'S P.A. ADDITION.

OWNER  
LG COMPANIES, LLC  
4104 WEDGEWOOD DRIVE  
CEDAR FALLS, IOWA 50613

ARCHITECT  
LEVI ARCHITECTURE  
1009 TECHNOLOGY PARKWAY  
CEDAR FALLS, IA 50613

ZONING: (CURRENT) C-1 NEIGHBORHOOD COMMERCIAL  
(PROPOSED) R-P PLANNED RESIDENTIAL

LOT INFORMATION  
LOT SIZE: 278,124 S.F. / 6.38 ACRES

SETBACK REQUIREMENTS (PER PLAT)  
FRONT: 25'  
REAR: 25'  
SIDE: 25'

BUILDING AND LOT USE  
PROPOSED  
BUILDING HEIGHT AT PEAK - 41'-8"  
BUILDING FOOTPRINT: 10,500 S.F. (EACH)  
BUILDING FOOTPRINT: 63,000 S.F. (TOTAL) (22.7%)  
TOTAL PAVEMENT & SIDEWALKS: 107,446 S.F. (38.6%)  
TOTAL VEGETATED SURFACE: 107,678 S.F. (38.7%)  
EXISTING  
BUILDING FOOTPRINT: N/A  
TOTAL PAVEMENT & SIDEWALKS: N/A  
TOTAL VEGETATED SURFACE: 278,124 S.F. (100%)  
DENSITY - 48 UNITS/6.38 ACRES = 7.5 UNITS/ACRE  
PARKING DATA (PROPOSED)  
TOTAL REQUIRED PARKING:  
DWELLING, MULTI-UNIT: TWO PARKING SPACES PER  
DWELLING UNIT, PLUS ONE ADDITIONAL PARKING  
SPACE FOR EACH BEDROOM IN EACH DWELLING  
UNIT IN EXCESS OF TWO BEDROOMS. ONE  
ADDITIONAL STALL SHALL BE PROVIDED FOR  
EVERY FIVE UNITS IN EXCESS OF FIVE UNITS  
FOR VISITOR PARKING.  
72 TWO BEDROOM UNITS = 144 SPACES  
VISITOR PARKING = 15 SPACES  
TOTAL SPACES = 159 SPACES

TOTAL PROVIDED PARKING - 162 PARKING STALLS  
(12 HANDICAP)  
(150 STANDARD)

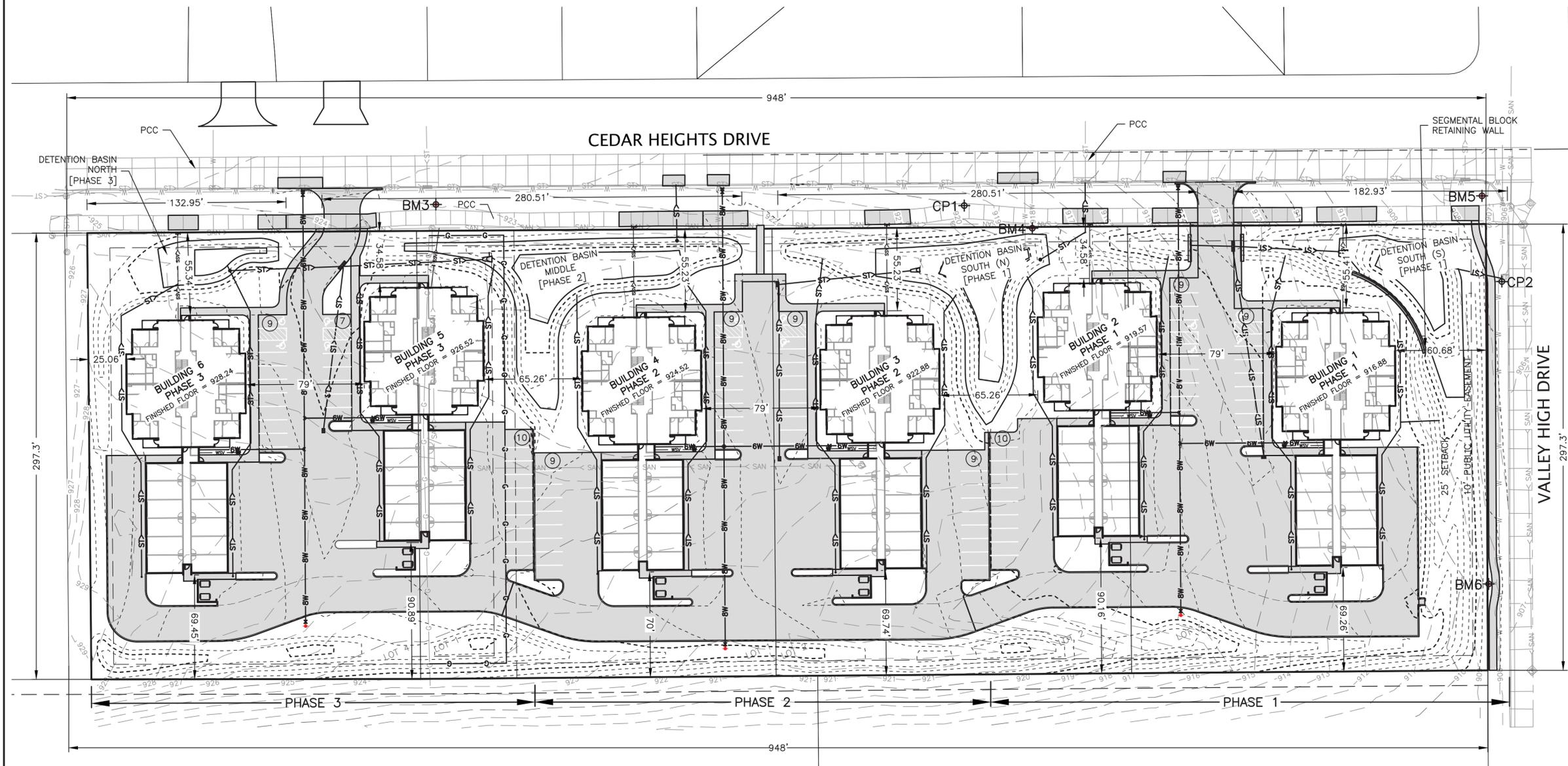
FLOOD PLAIN - N/A  
WETLAND - N/A  
PHASING  
PROJECT PLANNED TO BE CONSTRUCTED IN 3 PHASES, 2  
STRUCTURES PER PHASE. PHASE 1 TO HAVE A SINGLE  
DRIVEWAY FROM CEDAR HEIGHTS DRIVE. SECOND DRIVEWAY  
CONSTRUCTED IN PHASE 2 FROM CEDAR HEIGHTS DRIVE.

### DATUM INFORMATION

VERTICAL CONTROL: NAVD(88)  
HORIZONTAL CONTROL: NAD83 IOWA STATE PLANE NORTH ZONE,  
US SURVEY FEET

### CONTROL AND BENCHMARK INFORMATION

CP1 = CUT X IN SIDEWALK, WEST SIDE OF CEDAR HEIGHTS DR.,  
±360' NORTH OF VALLEY HIGH DR.  
N-3647766.17, E-5214792.42, ELEV-919.82  
CP2 = CUT X ON CONCRETE INTAKE TOP NORTH SIDE OF  
VALLEY HIGH DR., WEST OF CEDAR HEIGHTS DR  
N-3647407.03, E-5214741.82, ELEV-906.28  
BM 3 = X ON HYDRANT BOLT, WEST SIDE OF CEDAR HEIGHTS  
DR., ±716' NORTH OF VALLEY HIGH DR.  
N-3648119.17, E-5214793.16, ELEV-925.04  
BM 4 = X ON HYDRANT BOLT, WEST SIDE OF CEDAR HEIGHTS  
DR., ±316' NORTH OF VALLEY HIGH DR,  
N-3647720.71, E-5214777.34, ELEV-920.83  
BM 5 = X ON HYDRANT BOLT, WEST SIDE OF CEDAR HEIGHTS  
DR., ±18' NORTH OF VALLEY HIGH DR,  
N-3647420.27, E-5214798.87, ELEV-909.39  
BM 6 = X ON HYDRANT BOLT, NORTH SIDE OF VALLEY HIGH  
DRIVE, ±270' WEST OF CEDAR HEIGHTS DR.,  
N-3647420.27, E-5214798.87, ELEV-909.39



REV. NO.	DESCRIPTION	DATE

**FEHR GRAHAM**  
ENGINEERING & ENVIRONMENTAL

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IOWA  
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CEDAR FALLS, IOWA 50613

PROJECT AND LOCATION:  
CREEKSIDE LUXURY CONDOS  
CEDAR FALLS, IOWA

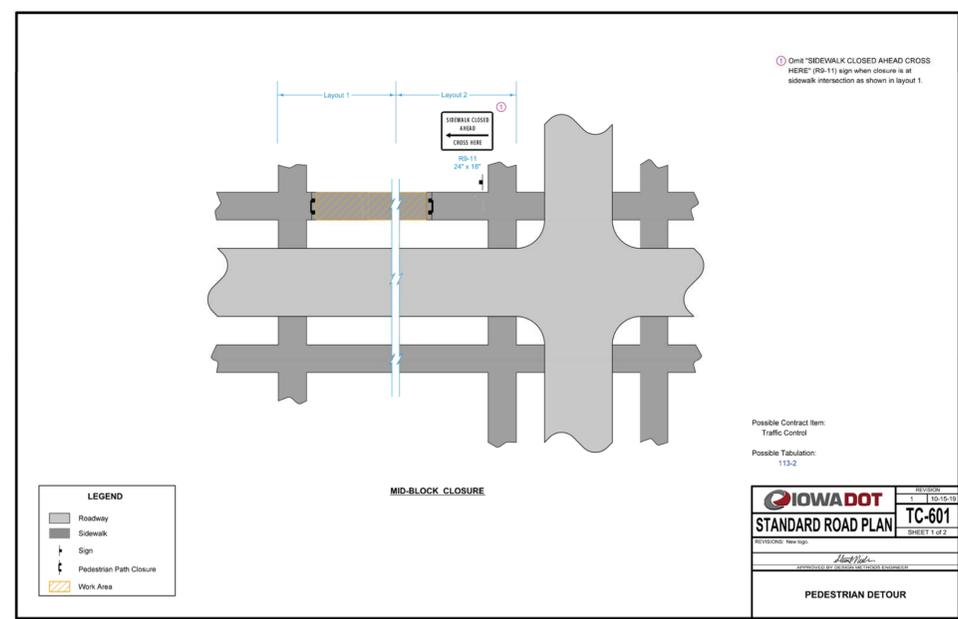
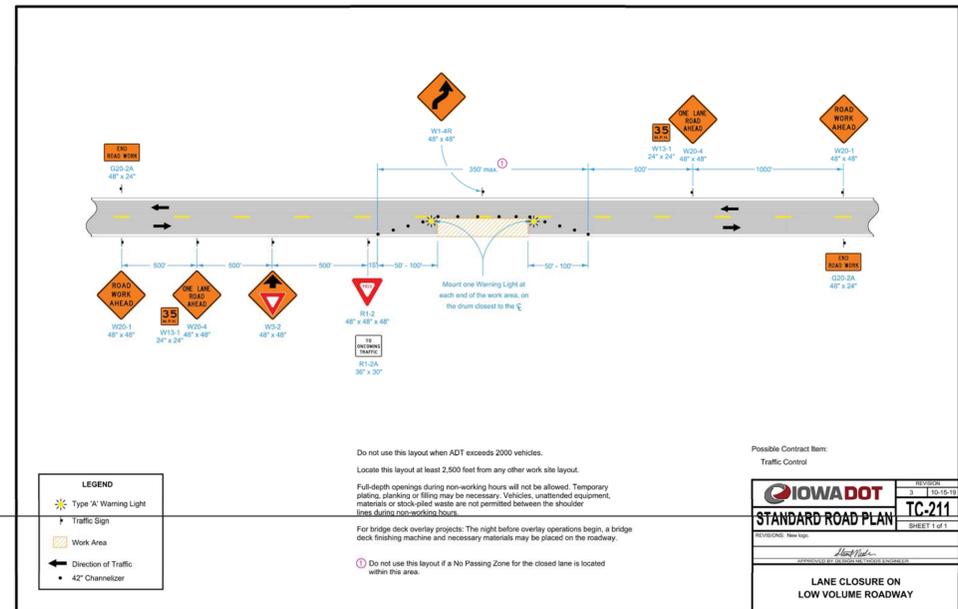
DRAWN BY: AJB  
APPROVED BY: NPK  
DATE: 07/16/2021  
SCALE: AS NOTED

DRAWING:  
SITE DEVELOPMENT PLAN  
SET TYPE: PERMIT  
G:\C30\19-972 Cedar Heights Condos\19-972 design.dwg, CO.3

JOB NUMBER:  
19-972  
SHEET NUMBER:  
C0.3

**TRAFFIC CONTROL**

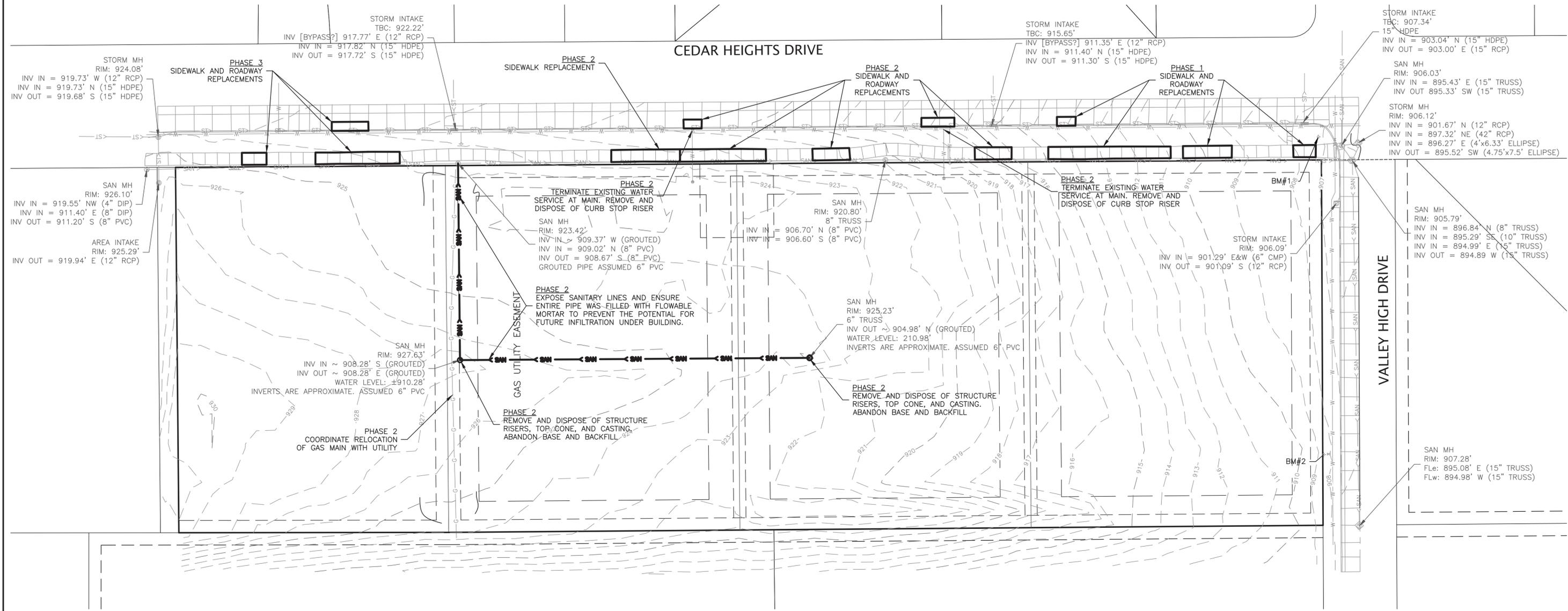
1. CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING ALL TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH ALL APPLICABLE JURISDICTIONAL REQUIREMENTS.
2. ALL CONSTRUCTION WORK WITHIN CEDAR HEIGHTS DRIVE SHALL BE CONDUCTED WHILE OPERATING UNDER IOWA DOT STANDARD TC-211 OR AN ALTERNATIVE AS APPROVED BY THE JURISDICTION.
3. ALL WORK IMPACTING PUBLIC USE THE THE 10' PATH ALONG CEDAR HEIGHTS DRIVE SHALL BE CONDUCTED WHILE OPERATING UNDER IOWA DOT STANDARD TC-601 OR AN ALTERNATIVE AS APPROVED BY THE JURISDICTION.



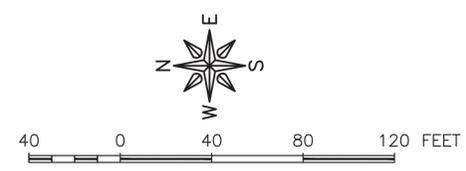
**GENERAL NOTES**

1. ALL WORK SHALL CONFORM TO AND BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS (SUDAS), 2020 EDITION, PLUS SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS AS PREPARED BY THE CITY OF CEDAR FALLS, PLUS PROJECT SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS AS PREPARED BY FEHR GRAHAM SHALL BE CONSIDERED A PART OF THESE DOCUMENTS AS IF BOUND HEREIN. OMIT ALL OF DIVISION 1 EXCEPT THAT LISTED IN THE PROJECT SUPPLEMENTAL SPECIFICATIONS. OMIT PARAGRAPH 1.08 MEASUREMENT FOR PAYMENT IN ALL SECTIONS.
3. ANY QUANTITIES SHOWN ON THE CIVIL SHEETS (PER SHEET INDEX ON SHEET C0.1) ARE TO ASSIST THE BIDDER. THE BIDDER/CONTRACTOR SHALL MAKE A FINAL DETERMINATION OF THE QUANTITIES REQUIRED TO COMPLETE THE WORK AND THE BID SHALL BE ON THE BASIS OF THE BIDDER/CONTRACTOR'S OWN CALCULATIONS. ANY COMMENT RELATED TO QUANTITY OR PAYMENT ON THE CIVIL SHEETS IS SOLELY PROVIDED TO ASSIST THE BIDDER/CONTRACTOR IN THE PREPARATION OF BIDDING AND SHALL NOT BE CAUSE FOR CHANGE ORDER REQUEST.
4. CONSTRUCTION SURVEY FOR THIS PROJECT TO BE PROVIDED BY THE CONSTRUCTION MANAGER.
5. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE ENGINEERING DEPARTMENTS AND UTILITY COMPANIES PRIOR TO CONSTRUCTION. ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO ANY EXISTING UTILITY. IOWA CODE 480, UNDERGROUND FACILITIES INFORMATION, REQUIRES NOTICE TO IOWA ONE CALL (1-800-292-8989) NOT LESS THAN 48 HOURS BEFORE EXCAVATION, EXCLUDING WEEKENDS AND LEGAL HOLIDAYS.
6. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND ROCK ELEVATIONS ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND ROCK ELEVATIONS BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES AND ROCK ELEVATIONS.
7. THE CONTRACTOR SHALL VISIT THE SITE AND INSPECT THE PROJECT AREA AND THOROUGHLY FAMILIARIZE HIMSELF WITH THE ACTUAL JOB CONDITIONS PRIOR TO BIDDING AND THE START OF ANY WORK. FAILURE TO VISIT THE SITE SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING THE WORK IN ACCORDANCE WITH THESE DRAWINGS.
8. THE CONTRACTOR SHALL VERIFY AT THE SITE, ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS, AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICT PRIOR TO PROCEEDING WITH THE WORK.
9. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. DIMENSIONS SHALL GOVERN. LARGE SCALE DRAWINGS SHALL GOVERN OVER SMALL SCALE DRAWINGS. NOTES AND DETAILS ON THE DRAWINGS SHALL APPLY TO ALL SIMILAR CONDITIONS WHETHER THEY ARE REPEATED OR NOT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES OUTSIDE THE CONSTRUCTION LIMITS RESULTING FROM NEGLIGENCE.
11. CONTRACTOR SHALL PROTECT EXISTING FACILITIES, BUILDINGS, AND OTHER APPURTENANCES NOT TO BE REMOVED FROM THE SITE DURING THE CONSTRUCTION ACTIVITIES.
12. CONTRACTOR SHALL CONFINE HIS WORK TO THE CONSTRUCTION LIMITS AND EASEMENTS. IF THE CONTRACTOR OBTAINS ADDITIONAL EASEMENT FOR THE STORAGE OF EQUIPMENT AND MATERIALS, COPIES OF THE AGREEMENTS WITH THE PROPERTY OWNERS SHALL BE PROVIDED TO THE OWNER.
13. CONTRACTOR SHALL SUBMIT A DETAILED CONSTRUCTION SCHEDULE AND STAGING PLAN A MINIMUM OF TWO (2) DAYS PRIOR TO THE PRECONSTRUCTION MEETING.
14. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ACCESS TO INDIVIDUAL PROPERTIES DURING CONSTRUCTION WHENEVER PRACTICAL. CONTRACTOR SHALL NOTIFY RESIDENTS OF ACCESS RESTRICTIONS MINIMUM OF 24 HOURS PRIOR TO REMOVAL OF EXISTING ACCESS.
15. CONTRACTOR SHALL SUBMIT FOR ACCEPTANCE WORK PLANS AND SCHEDULES FOR ACCOMPLISHMENT OF TEMPORARY AND PERMANENT EROSION CONTROL PRIOR TO THE START OF CONSTRUCTION.
16. CONTRACTOR SHALL COORDINATE TEMPORARY DISRUPTION OF UTILITY SERVICES WITH THE CITY OF CEDAR FALLS, AFFECTED UTILITY COMPANIES AND/OR AFFECTED PROPERTY OWNERS WHEN RELOCATING EXISTING FACILITIES, CONNECTING TO EXISTING FACILITIES AND PLACING NEW SERVICES.

REVISIONS		
REV. NO.	DESCRIPTION	DATE



- NOTES:**
- REFER TO PROPOSED IMPROVEMENT SHEETS FOR PURPOSE OF PAVEMENT REMOVALS
  - PORTIONS OF WORK IN PHASES 2 AND 3 MAY BE CONDUCTED IN ADVANCE, CONTRACTOR SHALL REVIEW THE SITE TO CONFIRM CONDITIONS.
  - THE EASEMENTS AND SETBACKS SHOWN ARE TO BE REPLATED AND WHERE REQUIRED VACATED AND PLATTED AS SHOWN ON THE IMPROVEMENT SHEETS



**BENCHMARK INFORMATION**

BM 3 = X ON HYDRANT BOLT, WEST SIDE OF CEDAR HEIGHTS DR., ±716' NORTH OF VALLEY HIGH DR.  
N-3648119.17, E-5214793.16, ELEV-925.04

BM 4 = X ON HYDRANT BOLT, WEST SIDE OF CEDAR HEIGHTS DR., ±316' NORTH OF VALLEY HIGH DR.  
N-3647720.71, E-5214777.34, ELEV-920.83

BM 5 = X ON HYDRANT BOLT, WEST SIDE OF CEDAR HEIGHTS DR., ±18' NORTH OF VALLEY HIGH DR.  
N-3647420.27, E-5214798.87, ELEV-909.39

BM 6 = X ON HYDRANT BOLT, NORTH SIDE OF VALLEY HIGH DRIVE, ±270' WEST OF CEDAR HEIGHTS DR.  
N-3647420.27, E-5214798.87, ELEV-909.39

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DRAWN BY: AJB  
APPROVED BY: NPK  
DATE: 07/16/2021  
SCALE: AS NOTED

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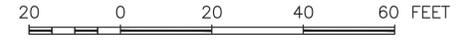
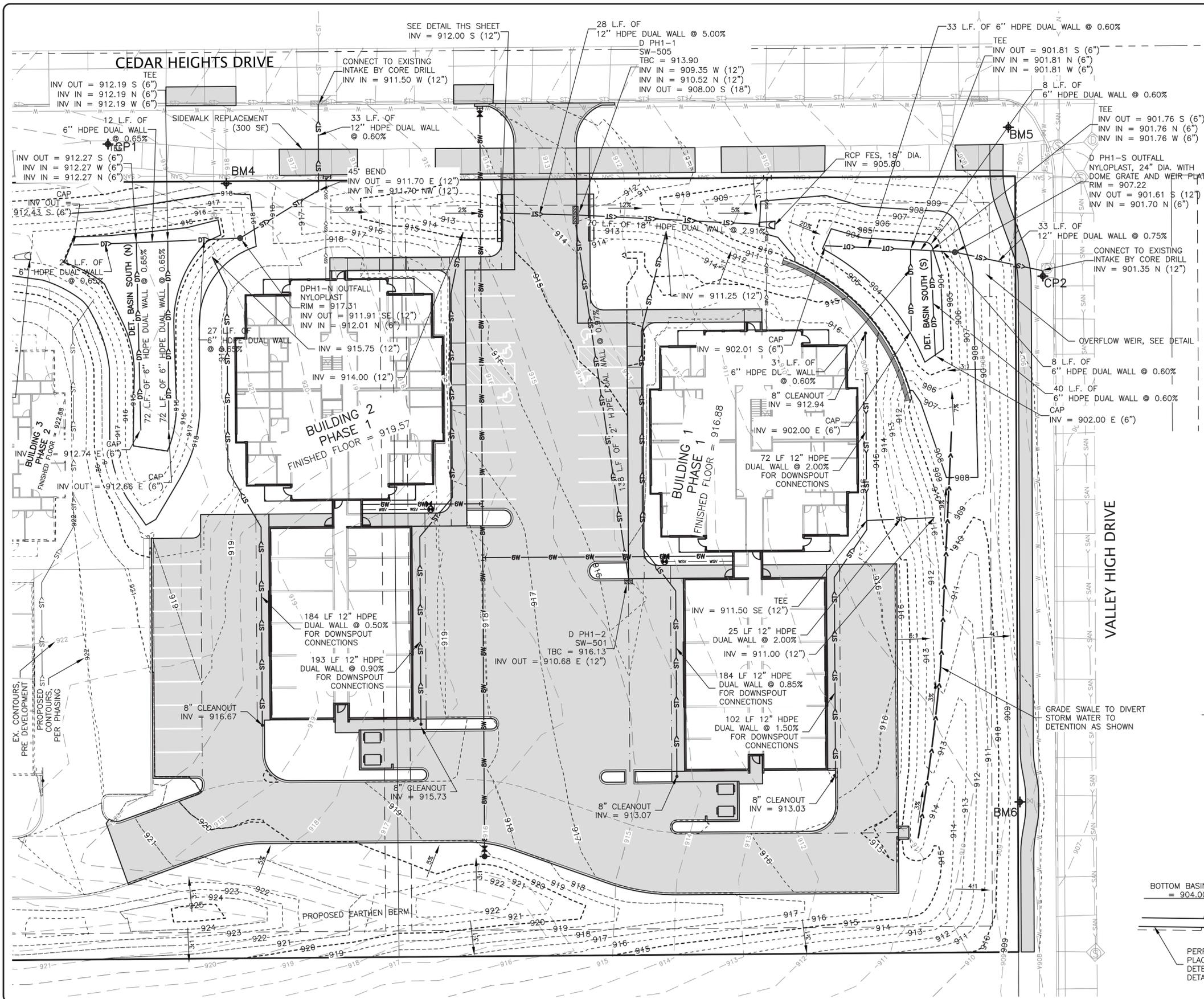
DRAWING:  
REMOVALS PLAN - ALL PHASES

SET TYPE: PERMIT

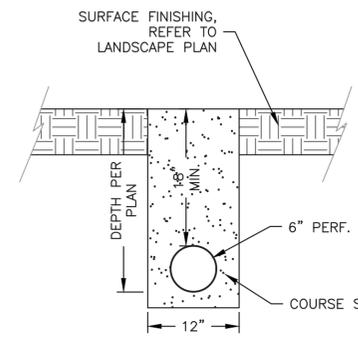
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JOB NUMBER:  
19-972

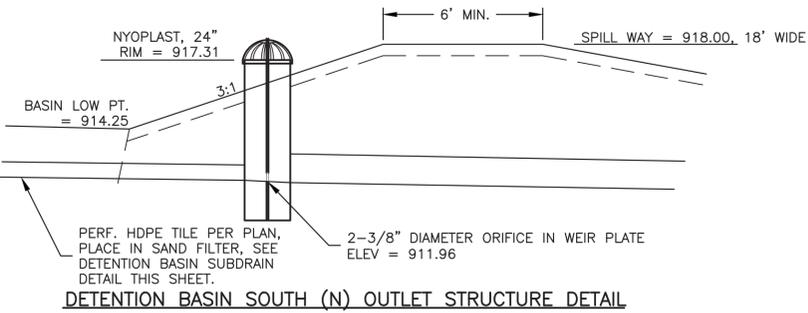
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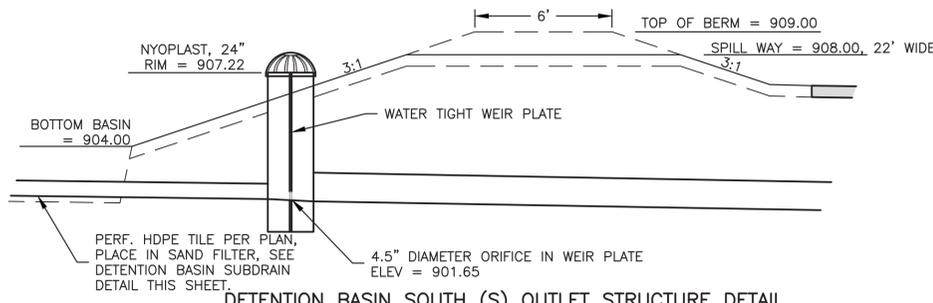
BENCHMARK INFORMATION	
CP1	= CUT X IN SIDWALK, WEST SIDE OF CEDAR HEIGHTS DR, ±360' NORTH OF VALLEY HIGH DR. N=3647766.17, E=5214792.42, ELEV=919.82
CP2	= CUT X ON CONCRETE INTAKE TOP NORTH SIDE OF VALLEY HIGH DR., WEST OF CEDAR HEIGHTS DR N=3647407.03, E=5214741.82, ELEV=906.28
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BM 6	= X ON HYDRANT BOLT, NORTH SIDE OF VALLEY HIGH DRIVE, ±270' WEST OF CEDAR HEIGHTS DR., N=3647420.27, E=5214798.87, ELEV=909.39



DETECTION BASIN SUBDRAIN DETAIL



DETECTION BASIN SOUTH (N) OUTLET STRUCTURE DETAIL



DETECTION BASIN SOUTH (S) OUTLET STRUCTURE DETAIL

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CEDAR FALLS, IOWA

DRAWN BY: AJB  
APPROVED BY: NPK  
DATE: 07/23/2021  
SCALE: AS NOTED

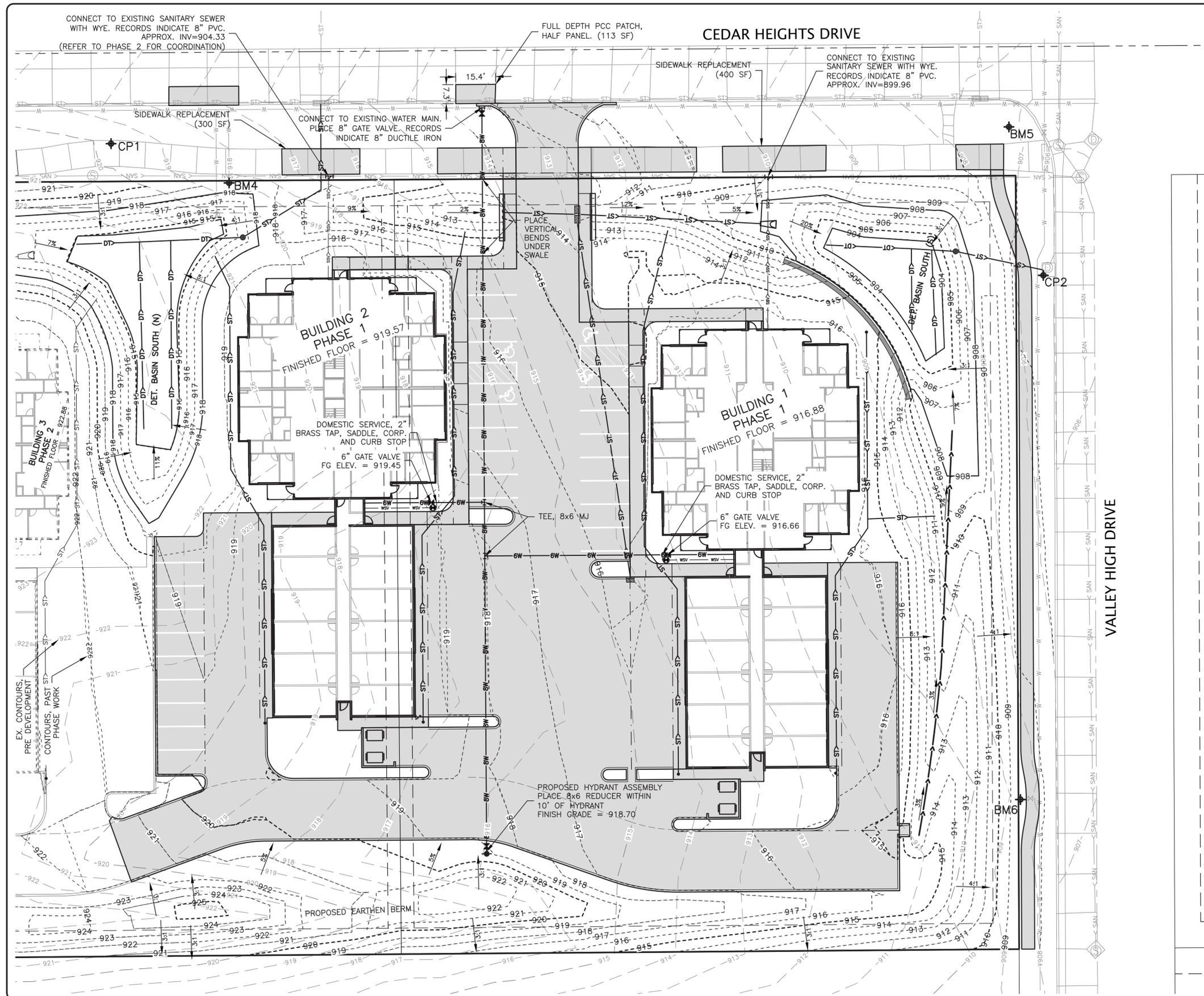
REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:  
STORM AND GRADING PLAN - PHASE 1

SET TYPE: PERMIT  
G:\C30\19-972 Cedar Heights Condos\19-972 design.dwg, C2.1

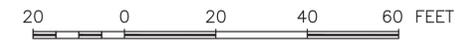
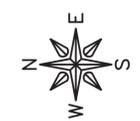
JOB NUMBER:  
19-972

SHEET NUMBER:  
C2.1



NOTES:

1. COORDINATE WATER AND SANITARY SERVICE LOCATIONS AT BUILDING WITH ARCHITECTURAL DRAWINGS, BY OTHERS.
2. VERIFY SANITARY AND WATER SERVICE SIZE WITH MEP PRIOR TO ORDERING OF MATERIAL AND START OF CONSTRUCTION. SIZES NOTED IN THIS PLAN ARE ASSUMED.
3. WATER MAIN INSTALLATION SHALL CONFORM WITH MUNICIPAL WATER UTILITY OF THE CITY OF CEDAR FALLS, IOWA. WATER MAIN MATERIALS AND INSTALLATION OF WATER MAINS AND THEIR APPURTENANCES STANDARDS. FOR IMPROVEMENTS TO THE CURRENT CEDAR FALLS MUNICIPAL WATER DISTRIBUTION.
4. CONTRACTOR SHALL FIELD VERIFY LOCATION, ELEVATION, AND MATERIAL OF ALL WATER, STORM, AND SANITARY CONNECTIONS.
5. PORTIONS OF PAVING NOTED AS 'FULL DEPTH PATCH' OR 'SIDEWALK REPLACEMENT' ARE FOR UTILITY CONNECTIONS AND MAY REQUIRE MORE OR LESS AREA DEPENDING ON FIELD CONDITIONS. AREAS SHOWN ARE AN ESTIMATE. SIDEWALK SHALL BE REMOVED AT FULL PANELS. ROADWAY SHALL BE REMOVED AS SHOWN IN THE PLANS OR AS APPROVED BY THE JURISDICTION.
6. ACTUAL CONDITIONS OF EXISTING AND PHASED CONTOURS SHOWN ARE SUBJECT TO THE WORK THAT TOOK PLACE DURING THOSE PHASES. CONDITIONS PRIOR TO COMMENCEMENT OF WORK FOR CURRENT PHASE GOVERN.
7. TERMINATION OF 1.5" WATER SERVICE INCLUDES PLUGGING AT MAIN AND REMOVAL OF CURB STOP RISER.
8. CONFIRM LOCATION OF WATER AND SANITARY SERVICE CONNECTION LOCATIONS TO BUILDING WITH MEP PRIOR TO CONSTRUCTION OF THOSE ITEMS.



BENCHMARK INFORMATION

- CP1 = CUT X IN SIDEWALK, WEST SIDE OF CEDAR HEIGHTS DR., ±360' NORTH OF VALLEY HIGH DR., N-3647766.17, E-5214792.42, ELEV-919.82
- CP2 = CUT X ON CONCRETE INTAKE TOP NORTH SIDE OF VALLEY HIGH DR., WEST OF CEDAR HEIGHTS DR N-3647407.03, E-5214741.82, ELEV-906.28
- BM 5 = X ON HYDRANT BOLT, WEST SIDE OF CEDAR HEIGHTS DR., ±18' NORTH OF VALLEY HIGH DR., N-3647420.27, E-5214798.87, ELEV-909.39
- BM 6 = X ON HYDRANT BOLT, NORTH SIDE OF VALLEY HIGH DRIVE, ±270' WEST OF CEDAR HEIGHTS DR., N-3647420.27, E-5214798.87, ELEV-909.39

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APPROVED BY: NPK  
DATE: 07/23/2021  
SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:  
WATER AND SANITARY PLAN - PHASE 1

SET TYPE: PERMIT

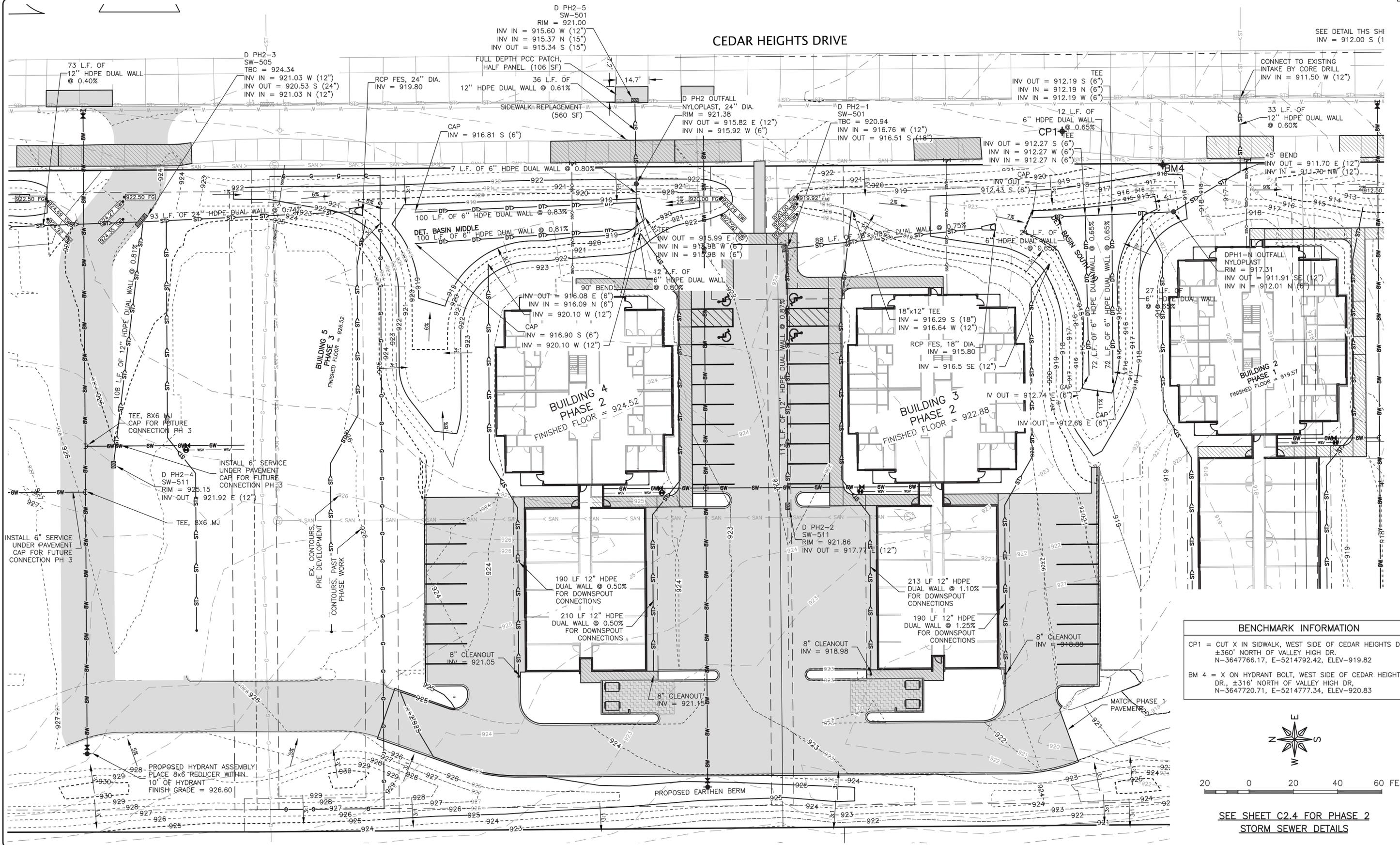
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JOB NUMBER:  
19-972

SHEET NUMBER:  
C2.2

### CEDAR HEIGHTS DRIVE

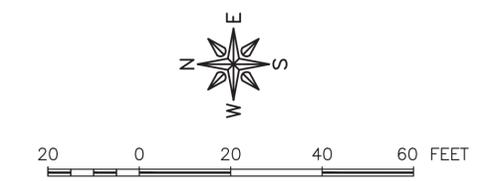
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**BENCHMARK INFORMATION**

CP1 = CUT X IN SIDEWALK, WEST SIDE OF CEDAR HEIGHTS DR,  
±360' NORTH OF VALLEY HIGH DR.  
N-3647766.17, E-5214792.42, ELEV-919.82

BM 4 = X ON HYDRANT BOLT, WEST SIDE OF CEDAR HEIGHTS  
DR., ±316' NORTH OF VALLEY HIGH DR.  
N-3647720.71, E-5214777.34, ELEV-920.83



SEE SHEET C2.4 FOR PHASE 2  
STORM SEWER DETAILS

**FEHR GRAHAM**  
ENGINEERING & ENVIRONMENTAL

ILLINOIS  
IOWA  
WISCONSIN

OWNER/DEVELOPER:  
LG COMPANIES, LLC  
4104 WEDGEWOOD DRIVE  
CEDAR FALLS, IOWA 50613

PROJECT AND LOCATION:  
CREEKSIDE LUXURY CONDOS  
CEDAR FALLS, IOWA

DRAWN BY: AJB  
APPROVED BY: NPK  
DATE: 07/23/2021  
SCALE: AS NOTED

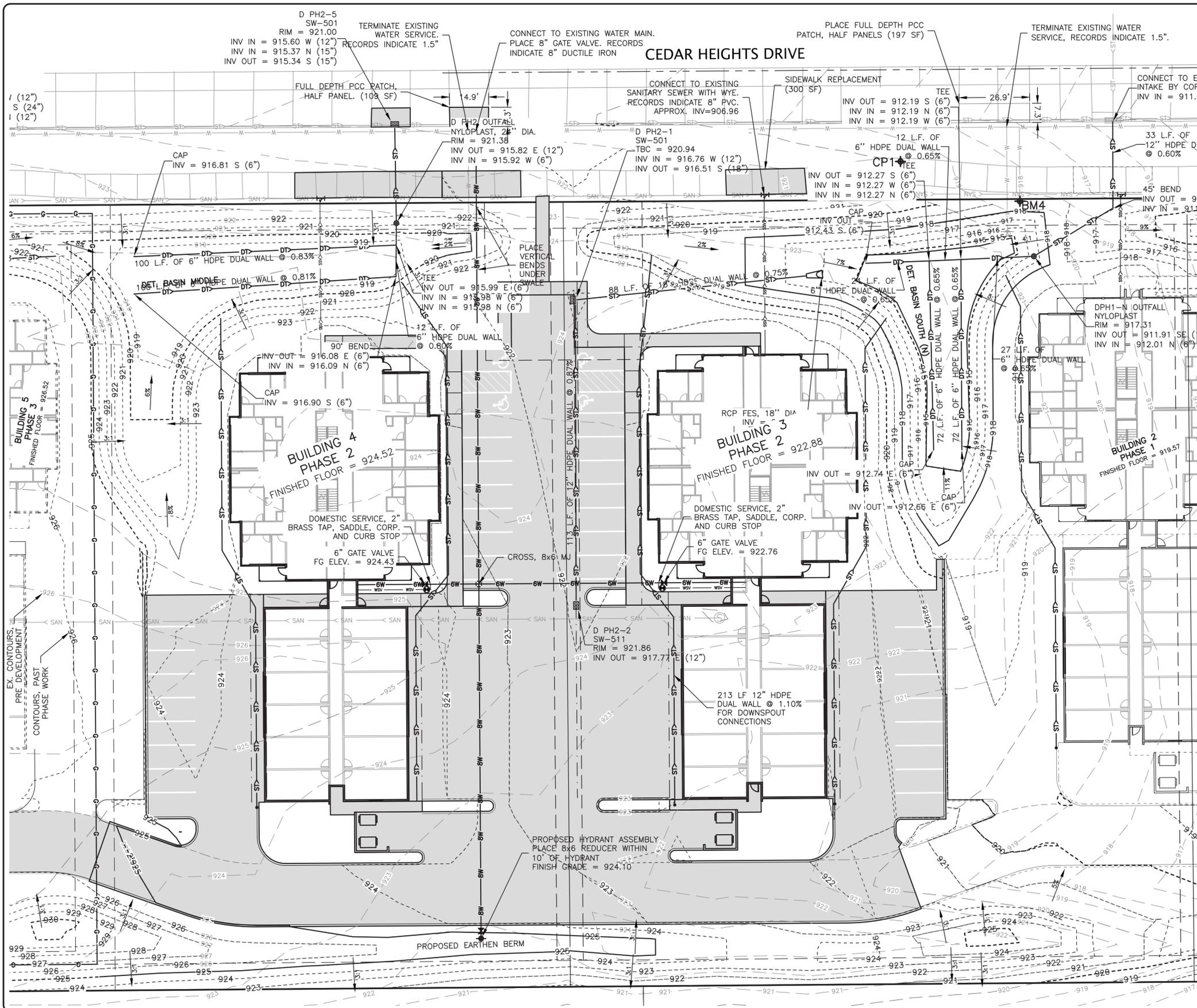
REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:  
STORM AND GRADING PLAN - PHASE 2

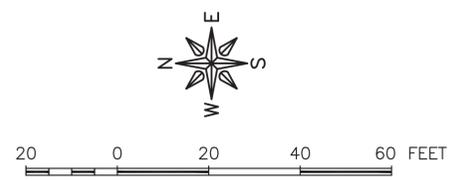
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JOB NUMBER:  
19-972

SHEET NUMBER:  
C2.3



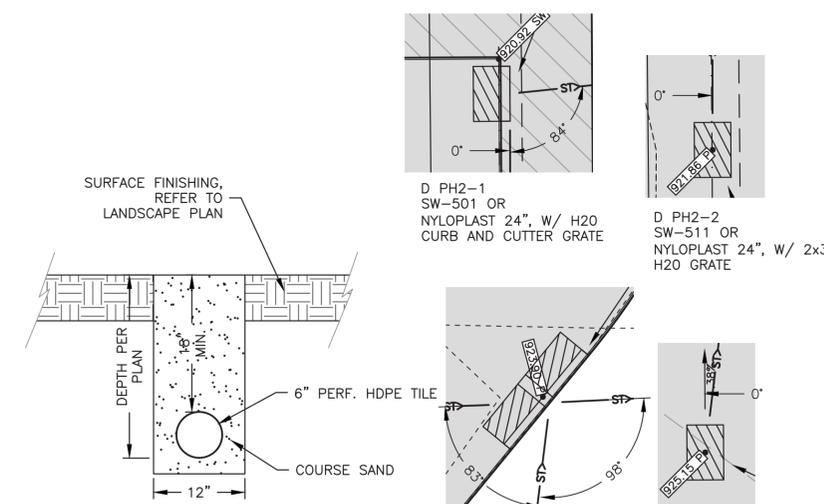
- NOTES:**
- COORDINATE WATER AND SANITARY SERVICE LOCATIONS AT BUILDING WITH ARCHITECTURAL DRAWINGS, BY OTHERS.
  - VERIFY SANITARY AND WATER SERVICE SIZE WITH MEP PRIOR TO ORDERING OF MATERIAL AND START OF CONSTRUCTION. SIZES NOTED IN THIS PLAN ARE ASSUMED.
  - WATER MAIN INSTALLATION SHALL CONFORM WITH MUNICIPAL WATER UTILITY OF THE CITY OF CEDAR FALLS, IOWA. WATER MAIN MATERIALS AND INSTALLATION OF WATER MAINS AND THEIR APPURTENANCES' STANDARDS. FOR IMPROVEMENTS TO THE CURRENT CEDAR FALLS MUNICIPAL WATER DISTRIBUTION.
  - CONTRACTOR SHALL FIELD VERIFY LOCATION, ELEVATION, AND MATERIAL OF ALL WATER, STORM, AND SANITARY CONNECTIONS.
  - PORTIONS OF PAVING NOTED AS 'FULL DEPTH PATCH' OR 'SIDEWALK REPLACEMENT' ARE FOR UTILITY CONNECTIONS AND MAY REQUIRE MORE OR LESS AREA DEPENDING ON FIELD CONDITIONS. AREAS SHOWN ARE AN ESTIMATE. SIDEWALK SHALL BE REMOVED AT FULL PANELS. ROADWAY SHALL BE REMOVED AS SHOWN IN THE PLANS OR AS APPROVED BY THE JURISDICTION.
  - ACTUAL CONDITIONS OF EXISTING AND PHASED CONTOURS SHOWN ARE SUBJECT TO THE WORK THAT TOOK PLACE DURING THOSE PHASES. CONDITIONS PRIOR TO COMMENCEMENT OF WORK FOR CURRENT PHASE GOVERN.
  - TERMINATION OF 1.5" WATER SERVICE INCLUDES PLUGGING AT MAIN AND REMOVAL OF CURB STOP RISER.
  - CONFIRM LOCATION OF WATER AND SANITARY SERVICE CONNECTION LOCATIONS TO BUILDING WITH MEP PRIOR TO CONSTRUCTION OF THOSE ITEMS.



**BENCHMARK INFORMATION**

CP1 = CUT X IN SIDEWALK, WEST SIDE OF CEDAR HEIGHTS DR, ±360' NORTH OF VALLEY HIGH DR. N-3647766.17, E-5214792.42, ELEV-919.82

BM 4 = X ON HYDRANT BOLT, WEST SIDE OF CEDAR HEIGHTS DR., ±316' NORTH OF VALLEY HIGH DR. N-3647720.71, E-5214777.34, ELEV-920.83



**FEHR GRAHAM**  
ENGINEERING & ENVIRONMENTAL

ILLINOIS  
IOWA  
WISCONSIN

OWNER/DEVELOPER:  
LG COMPANIES, LLC  
4104 WEDGEWOOD DRIVE  
CEDAR FALLS, IOWA 50613

PROJECT AND LOCATION:  
CREEKSIDE LUXURY CONDOS  
CEDAR FALLS, IOWA

DRAWN BY: AJB  
APPROVED BY: NPK  
DATE: 07/23/2021  
SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:  
WATER AND SANITARY PLAN - PHASE 2

SET TYPE: PERMIT

G:\C30\19-972 Cedar Heights Condos\19-972 design.dwg, C2.4

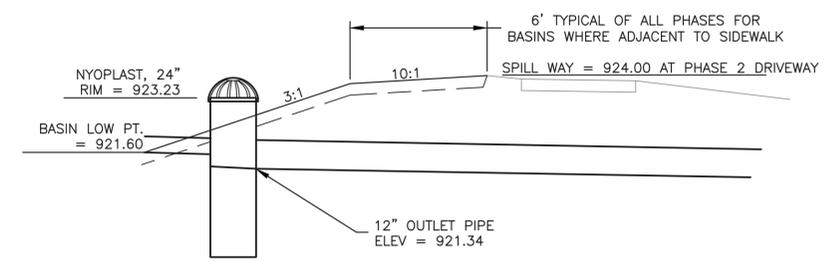
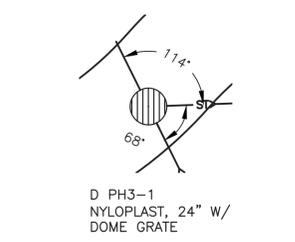
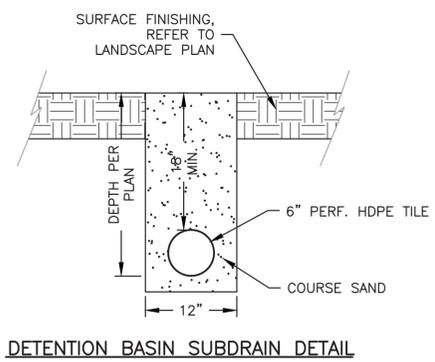
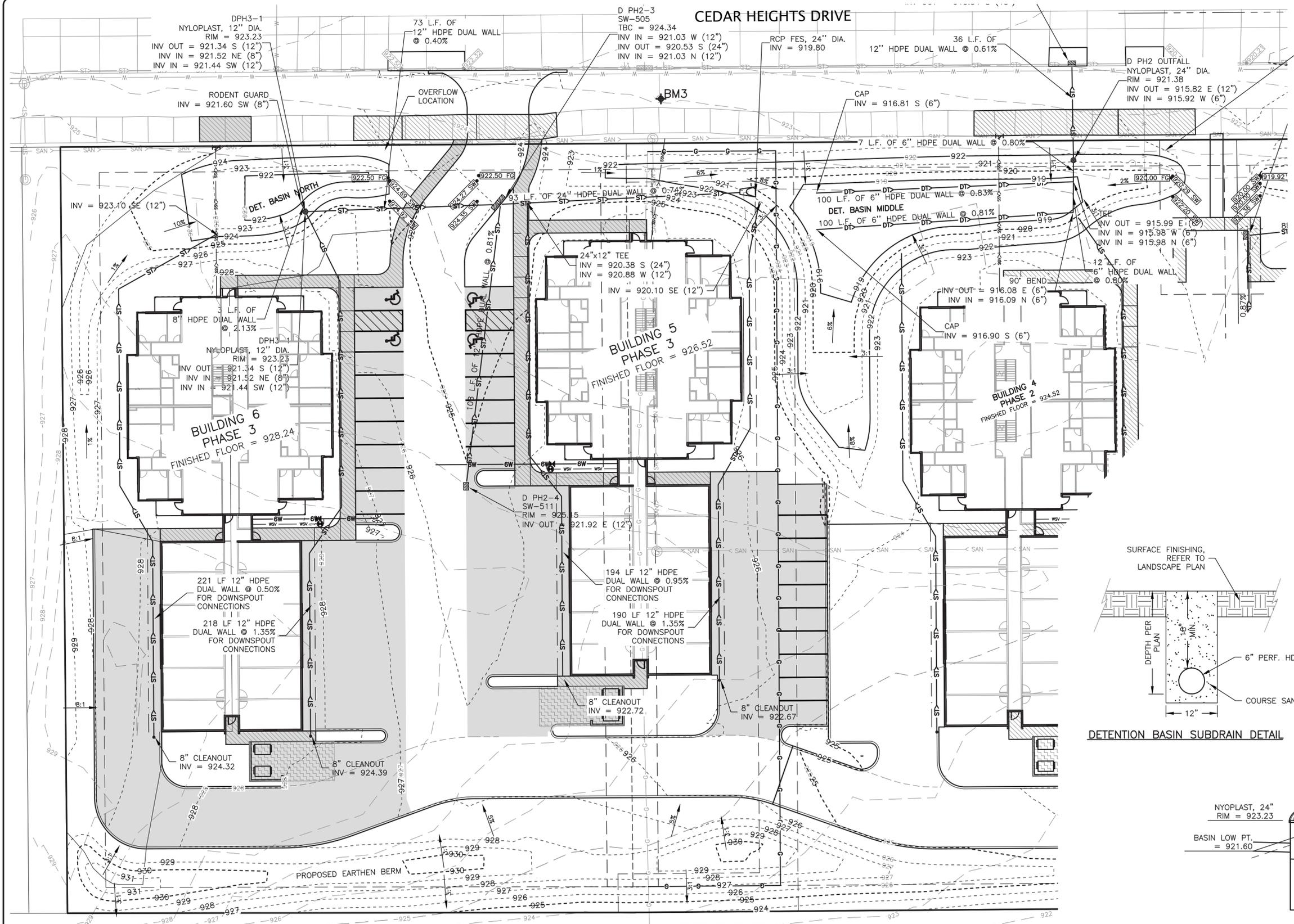
JOB NUMBER:  
19-972

SHEET NUMBER:  
C2.4

### CEDAR HEIGHTS DRIVE



**BENCHMARK INFORMATION**  
 BM 3 = X ON HYDRANT BOLT, WEST SIDE OF CEDAR HEIGHTS DR., ±716' NORTH OF VALLEY HIGH DR. N-3648119.17, E-5214793.16, ELEV-925.04



DETENTION BASIN NORTH OUTLET STRUCTURE DETAIL  
THIS BASIN CONSTRUCTED WITHOUT A BERM

**FEHR GRAHAM**  
 ENGINEERING & ENVIRONMENTAL

ILLINOIS  
 IOWA  
 WISCONSIN

OWNER/DEVELOPER:  
 LG COMPANIES, LLC  
 4104 WEDGEWOOD DRIVE  
 CEDAR FALLS, IOWA 50613

PROJECT AND LOCATION:  
 CREEKSIDE LUXURY CONDOS  
 CEDAR FALLS, IOWA

DRAWN BY: AJB  
 APPROVED BY: NPK  
 DATE: 07/23/2021  
 SCALE: AS NOTED

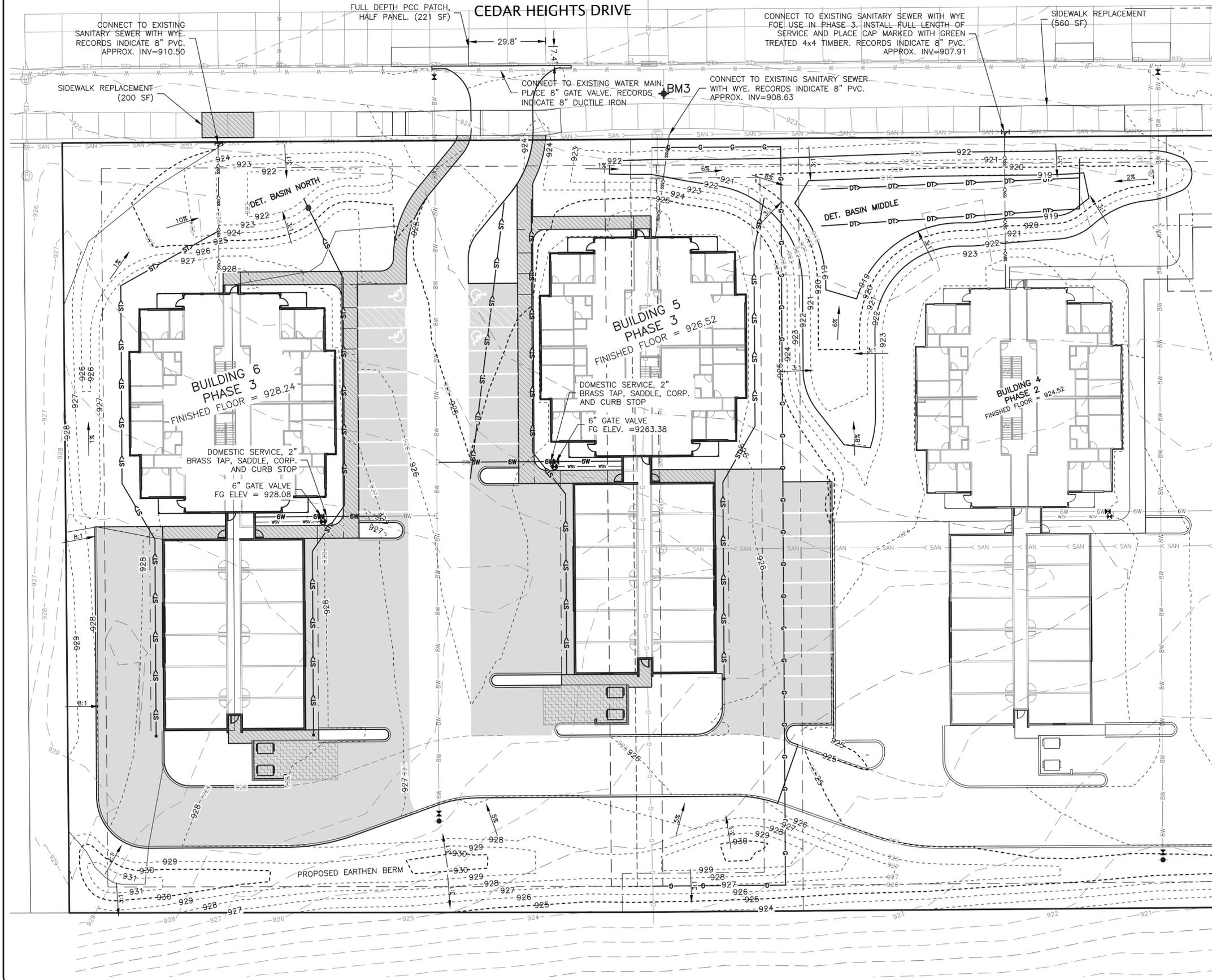
REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:  
 STORM AND GRADING PLAN - PHASE 3

SET TYPE: PERMIT  
 G:\C30\19\19-972 Cedar Heights Condos\19-972 design.dwg, C2.5

JOB NUMBER:  
 19-972

SHEET NUMBER:  
 C2.5



- NOTES:**
- COORDINATE WATER AND SANITARY SERVICE LOCATIONS AT BUILDING WITH ARCHITECTURAL DRAWINGS, BY OTHERS.
  - VERIFY SANITARY AND WATER SERVICE SIZE WITH MEP PRIOR TO ORDERING OF MATERIAL AND START OF CONSTRUCTION. SIZES NOTED IN THIS PLAN ARE ASSUMED.
  - WATER MAIN INSTALLATION SHALL CONFORM WITH MUNICIPAL WATER UTILITY OF THE CITY OF CEDAR FALLS, IOWA. WATER MAIN MATERIALS AND INSTALLATION OF WATER MAINS AND THEIR APPURTENANCES STANDARDS. FOR IMPROVEMENTS TO THE CURRENT CEDAR FALLS MUNICIPAL WATER DISTRIBUTION.
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  - ACTUAL CONDITIONS OF EXISTING AND PHASED CONTOURS SHOWN ARE SUBJECT TO THE WORK THAT TOOK PLACE DURING THOSE PHASES. CONDITIONS PRIOR TO COMMENCEMENT OF WORK FOR CURRENT PHASE GOVERN.
  - TERMINATION OF 1.5" WATER SERVICE INCLUDES PLUGGING AT MAIN AND REMOVAL OF CURB STOP RISER.
  - CONFIRM LOCATION OF WATER AND SANITARY SERVICE CONNECTION LOCATIONS TO BUILDING WITH MEP PRIOR TO CONSTRUCTION OF THOSE ITEMS.



**BENCHMARK INFORMATION**

BM 3 = X ON HYDRANT BOLT, WEST SIDE OF CEDAR HEIGHTS DR., ±716' NORTH OF VALLEY HIGH DR.  
 N=3648119.17, E=5214793.16, ELEV=925.04

**FEHR GRAHAM**  
 ENGINEERING & ENVIRONMENTAL

ILLINOIS  
 IOWA  
 WISCONSIN

OWNER/DEVELOPER:  
 LG COMPANIES, LLC  
 4104 WEDGEWOOD DRIVE  
 CEDAR FALLS, IOWA 50613

PROJECT AND LOCATION:  
 CREEKSIDE LUXURY CONDOS  
 CEDAR FALLS, IOWA

DRAWN BY: AJB  
 APPROVED BY: NPK  
 DATE: 07/23/2021  
 SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

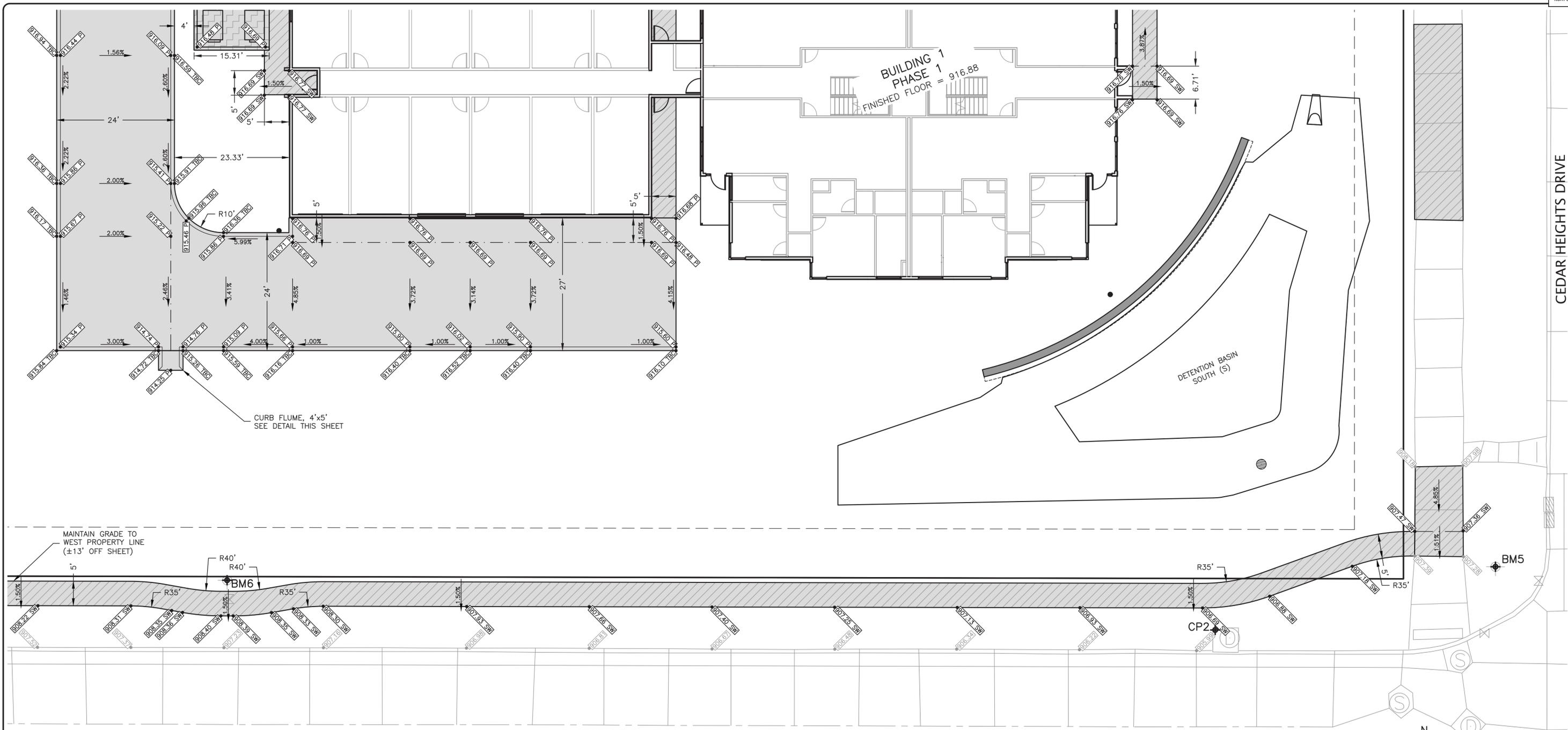
DRAWING:  
 WATER AND SANITARY PLAN - PHASE 3

SET TYPE: PERMIT

G:\C30\19-972 Cedar Heights Condos\19-972 design.dwg, C2.6

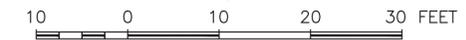
JOB NUMBER:  
 19-972

SHEET NUMBER:  
 C2.6

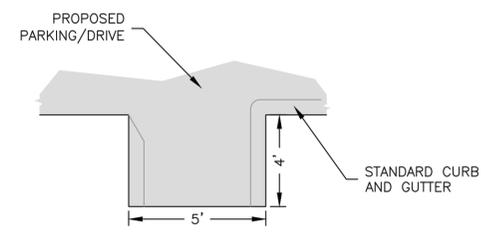


CEDAR HEIGHTS DRIVE

VALLEY HIGH DRIVE



BENCHMARK INFORMATION	
CP2	= CUT X ON CONCRETE INTAKE TOP NORTH SIDE OF VALLEY HIGH DR., WEST OF CEDAR HEIGHTS DR N-3647407.03, E-5214741.82, ELEV-906.28
BM 5	= X ON HYDRANT BOLT, WEST SIDE OF CEDAR HEIGHTS DR., ±18' NORTH OF VALLEY HIGH DR, N-3647420.27, E-5214798.87, ELEV-909.39
BM 6	= X ON HYDRANT BOLT, NORTH SIDE OF VALLEY HIGH DRIVE, ±270' WEST OF CEDAR HEIGHTS DR., N-3647420.27, E-5214798.87, ELEV-909.39



CURB FLUME OUTLET DETAIL

**FEHR GRAHAM**  
ENGINEERING & ENVIRONMENTAL

ILLINOIS  
IOWA  
WISCONSIN

OWNER/DEVELOPER:  
LG COMPANIES, LLC  
4104 WEDGEWOOD DRIVE  
CEDAR FALLS, IOWA 50613

PROJECT AND LOCATION:  
CREEKSIDE LUXURY CONDOS  
CEDAR FALLS, IOWA

DRAWN BY: **AJB**  
APPROVED BY: **NPK**  
DATE: **07/23/2021**  
SCALE: **AS NOTED**

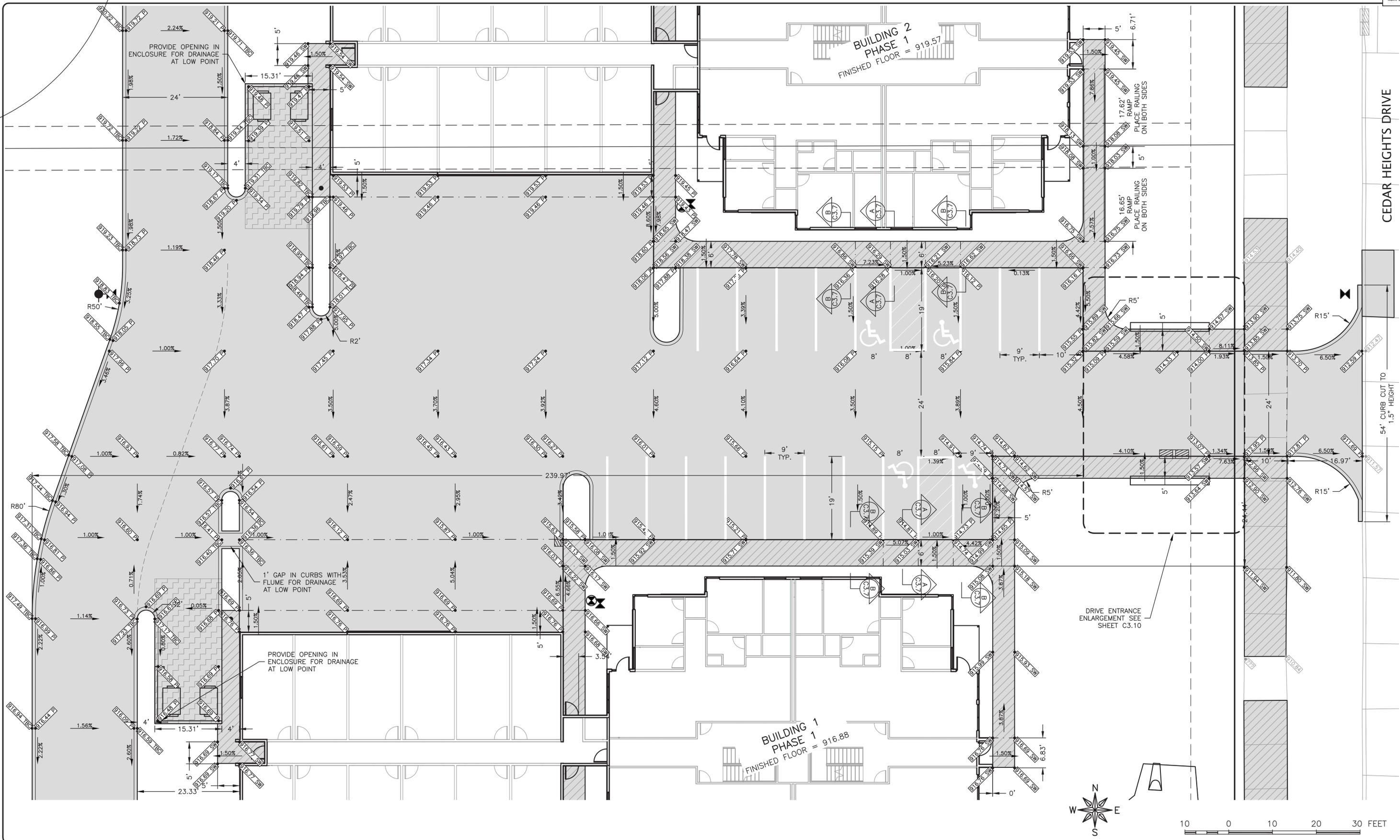
REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:  
**PAVING PLAN – SOUTH OF BUILDING 1  
– PHASE 1**

SET TYPE: **PERMIT**  
G:\C30\19\19-972 Cedar Heights Condos\19-972 design.dwg, C3.1

JOB NUMBER:  
**19-972**

SHEET NUMBER:  
**C3.1**



**FEHR GRAHAM**  
ENGINEERING & ENVIRONMENTAL

ILLINOIS  
IOWA  
WISCONSIN

OWNER/DEVELOPER:  
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4104 WEDGEWOOD DRIVE  
CEDAR FALLS, IOWA 50613

PROJECT AND LOCATION:  
CREEKSIDE LUXURY CONDOS  
CEDAR FALLS, IOWA

DRAWN BY: AJB  
APPROVED BY: NPK  
DATE: 07/23/2021  
SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

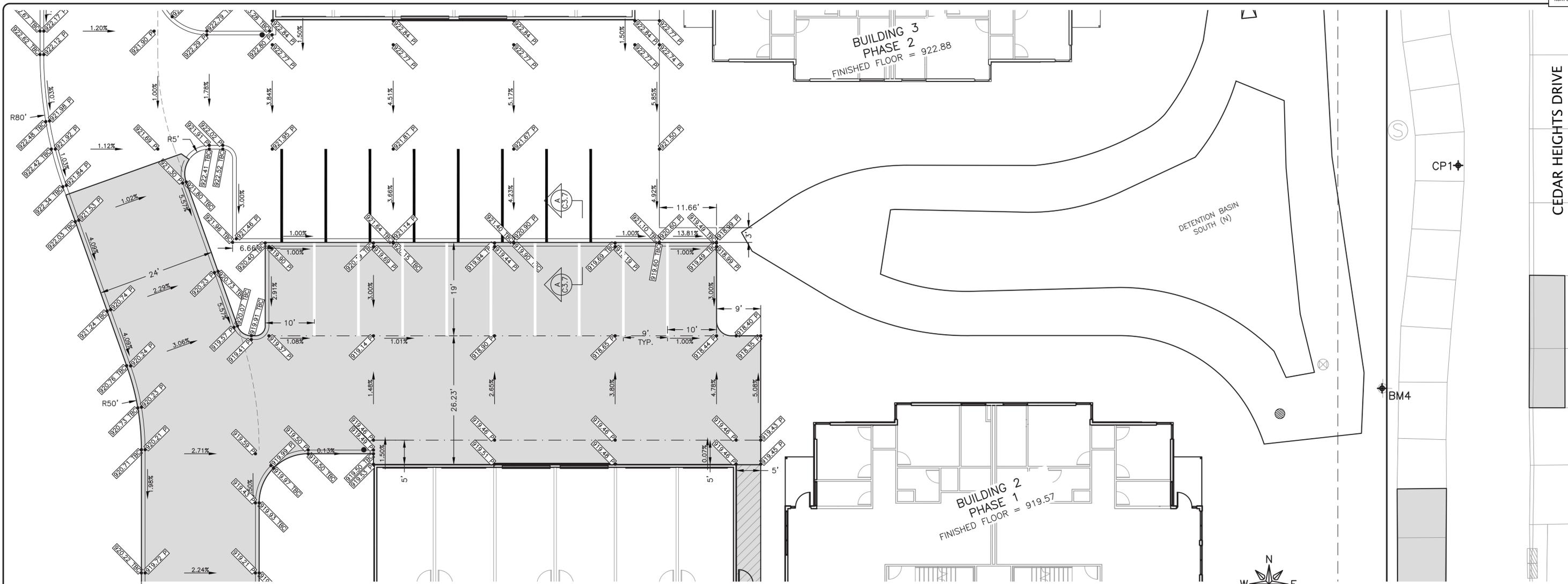
DRAWING:  
PAVING PLAN – BUILDING 5 AND 6 –  
PHASE 1

SET TYPE: PERMIT

G:\C30\19-972 Cedar Heights Condos\19-972 design.dwg, C3.2

JOB NUMBER:  
19-972

SHEET NUMBER:  
C3.2



**NOTE:**  
ALL EXPANSION JOINTS SHALL BE SEALED



10 0 10 20 30 FEET

**HATCHING LEGEND**

	PCC SIDEWALK, 5" PCC ON 4" BASE
	PCC PAVEMENT, 6" PCC ON 6" BASE *(EXCLUDES THOSE PORTIONS FOR CEDAR HEIGHTS ROADWAY)
	PCC PAVEMENT, 8" PCC ON 6" BASE

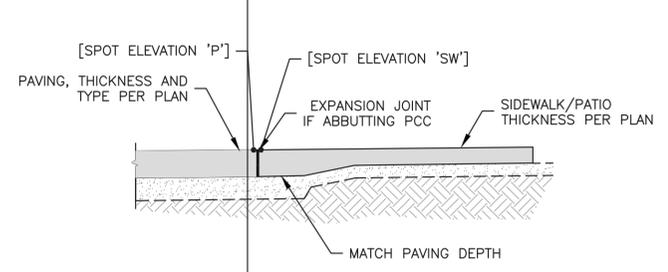
\* CEDAR HEIGHTS ROADWAY PAVEMENT PLACEMENT IS A FULL DEPTH PATCH AND SHALL BE PLACED IN ACCORDANCE WITH SUDAS STANDARD SPECIFICATIONS WHICH NOTES PAVEMENT THICKNESS TO BE 2" THICKER THAN EXISTING. PAVEMENT SHALL BE TIED TO EXISTING IN ACCORDANCE WITH DETAIL 7040.102, 'THIRD POINT JOINTING'. MINIMUM SUBBASE PLACEMENT SHALL BE 6" UNDER FULL DEPTH PATCHES

**SPOT ELEVATION LEGEND**

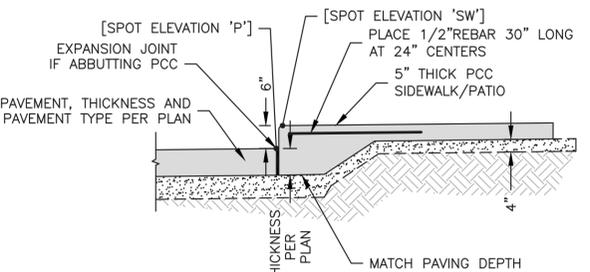
P:	PAVEMENT/GUTTER OF CURB
SW:	SIDEWALK
TBC:	TOP BACK CURB
FG:	FINISHED GRADE (NON-PAVED)

**BENCHMARK INFORMATION**

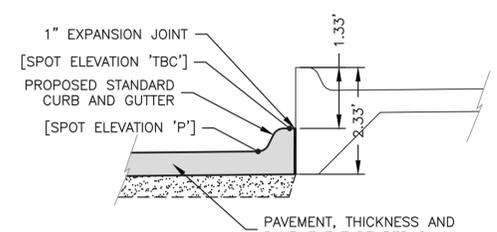
CP1	= CUT X IN SIDEWALK, WEST SIDE OF CEDAR HEIGHTS DR, ±360' NORTH OF VALLEY HIGH DR, N-3647766.17, E-5214792.42, ELEV-919.82
BM 4	= X ON HYDRANT BOLT, WEST SIDE OF CEDAR HEIGHTS DR., ±316' NORTH OF VALLEY HIGH DR, N-3647720.71, E-5214777.34, ELEV-920.83



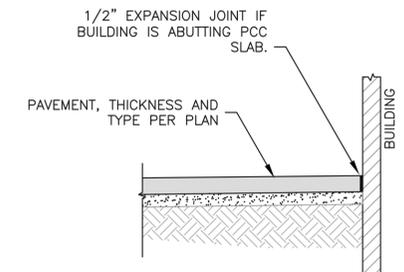
SECTION A-A  
CLASS A SIDEWALK FLUSH



SECTION B-B  
CLASS A SIDEWALK RAISED



SECTION C-C  
CURB ABUTTING TO KNEE WALL



SECTION VIEW  
PAVEMENT ABUTTING BUILDING

**FEHR GRAHAM**  
ENGINEERING & ENVIRONMENTAL

ILLINOIS  
IOWA  
WISCONSIN

OWNER/DEVELOPER:  
LG COMPANIES, LLC  
4104 WEDGEWOOD DRIVE  
CEDAR FALLS, IOWA 50613

PROJECT AND LOCATION:  
CREEKSIDE LUXURY CONDOS  
CEDAR FALLS, IOWA

DRAWN BY: AJB  
APPROVED BY: NPK  
DATE: 07/23/2021  
SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

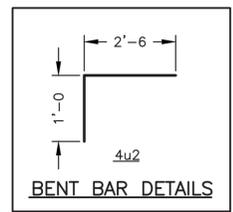
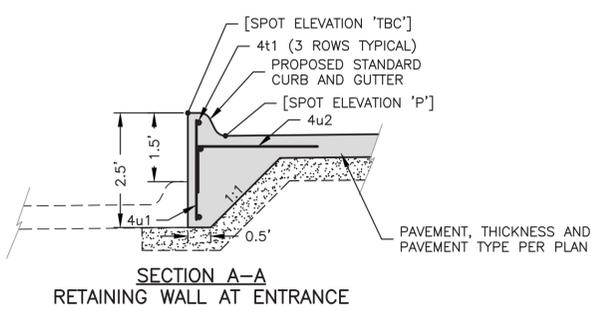
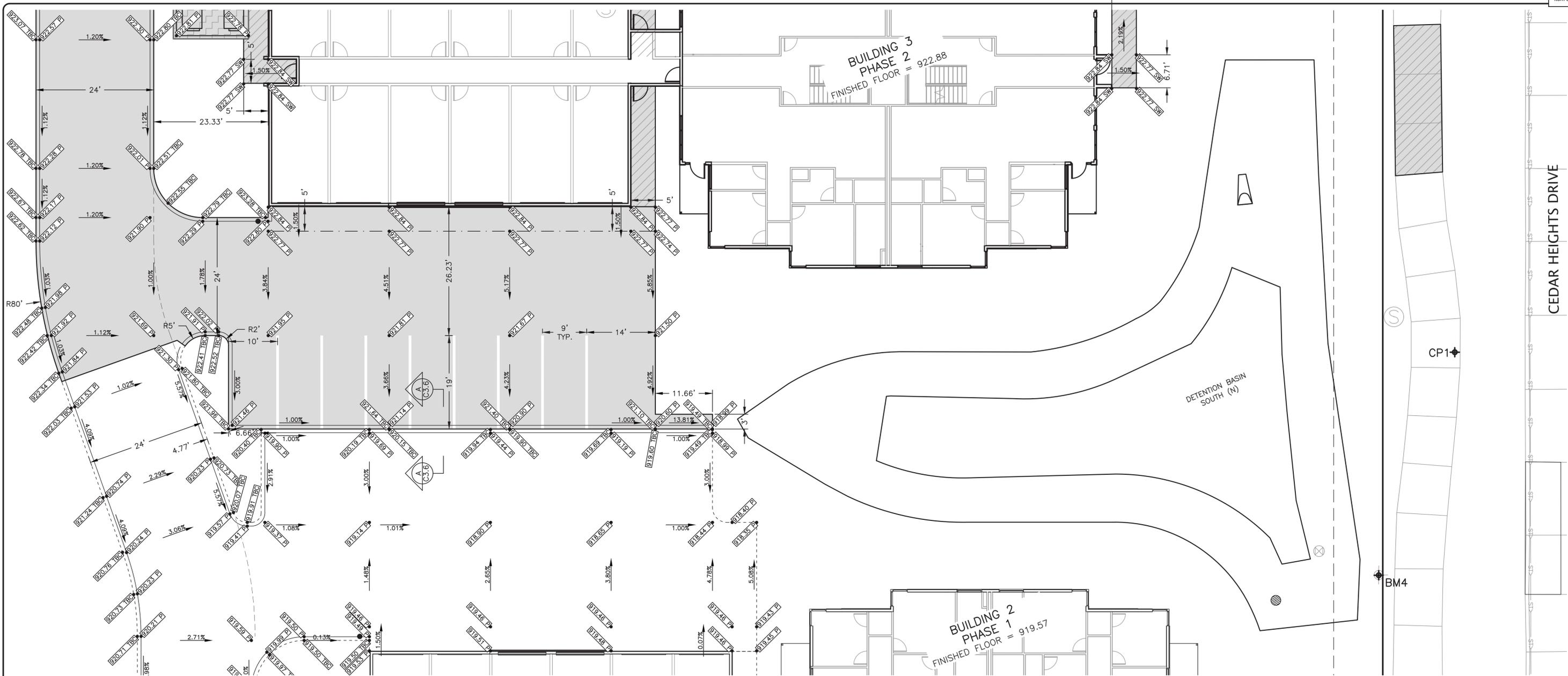
DRAWING:  
PAVING PLAN - NORTH OF BUILDING 2 -  
PHASE 1

SET TYPE: PERMIT

G:\C30\19-972 Cedar Heights Condos\19-972 design.dwg, C3.3

JOB NUMBER:  
19-972

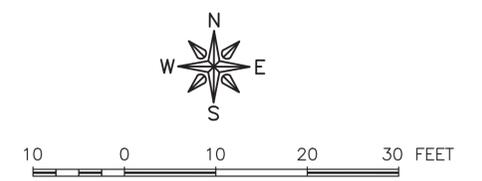
SHEET NUMBER:  
C3.3



**REINFORCING BAR LIST**

NO	SIZE	SHAPE	LENGTH	SPACING	QUANTITY
4t1	4		18'-8"	PER SEC.	18
4u1	4		2'-2	18"	67
4u2	4		3'-6	18"	67

\* TOTAL LENGTH OF CURB IS 98'-6 REQUIRING 98'-0 OF REINFORCEMENT. 6 SEGMENTS @ 18'-8 EACH PROVIDES 1'-6 LAPS



**BENCHMARK INFORMATION**

CP1 = CUT X IN SIDWALK, WEST SIDE OF CEDAR HEIGHTS DR., ±360' NORTH OF VALLEY HIGH DR., N-3647766.17, E-5214792.42, ELEV-919.82

BM 4 = X ON HYDRANT BOLT, WEST SIDE OF CEDAR HEIGHTS DR., ±316' NORTH OF VALLEY HIGH DR., N-3647720.71, E-5214777.34, ELEV-920.83

**FEHR GRAHAM**  
ENGINEERING & ENVIRONMENTAL

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OWNER/DEVELOPER:  
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PROJECT AND LOCATION:  
CREEKSIDE LUXURY CONDOS  
CEDAR FALLS, IOWA

DRAWN BY: AJB  
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DATE: 07/23/2021  
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REVISIONS		
REV. NO.	DESCRIPTION	DATE

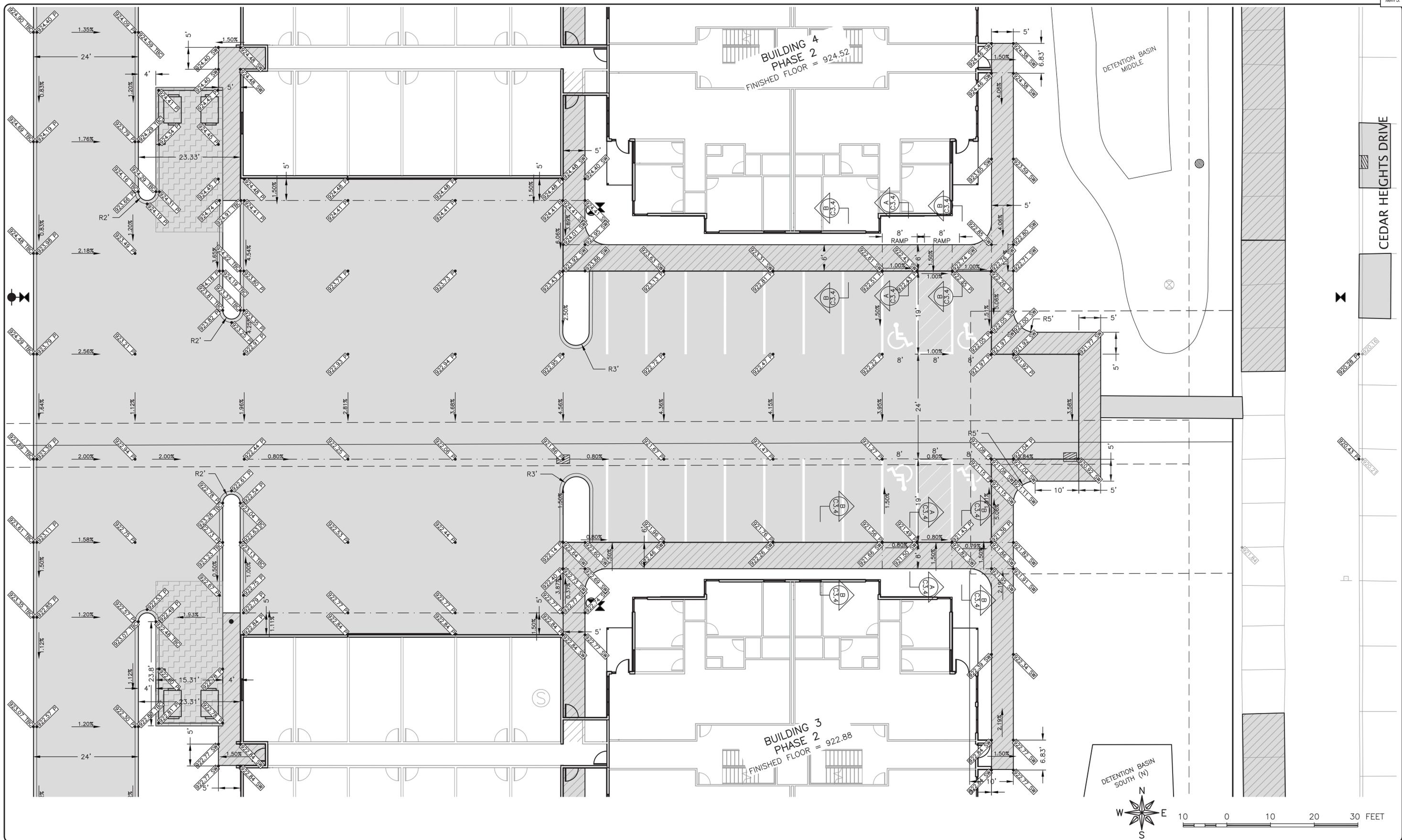
DRAWING:  
PAVING PLAN - SOUTH OF BUILDING 3 - PHASE 2

SET TYPE: PERMIT

G:\C30\19-972 Cedar Heights Condos\19-972 design.dwg, C3.4

JOB NUMBER:  
19-972

SHEET NUMBER:  
C3.4



**FEHR GRAHAM**  
ENGINEERING & ENVIRONMENTAL

ILLINOIS  
IOWA  
WISCONSIN

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CEDAR FALLS, IOWA 50613

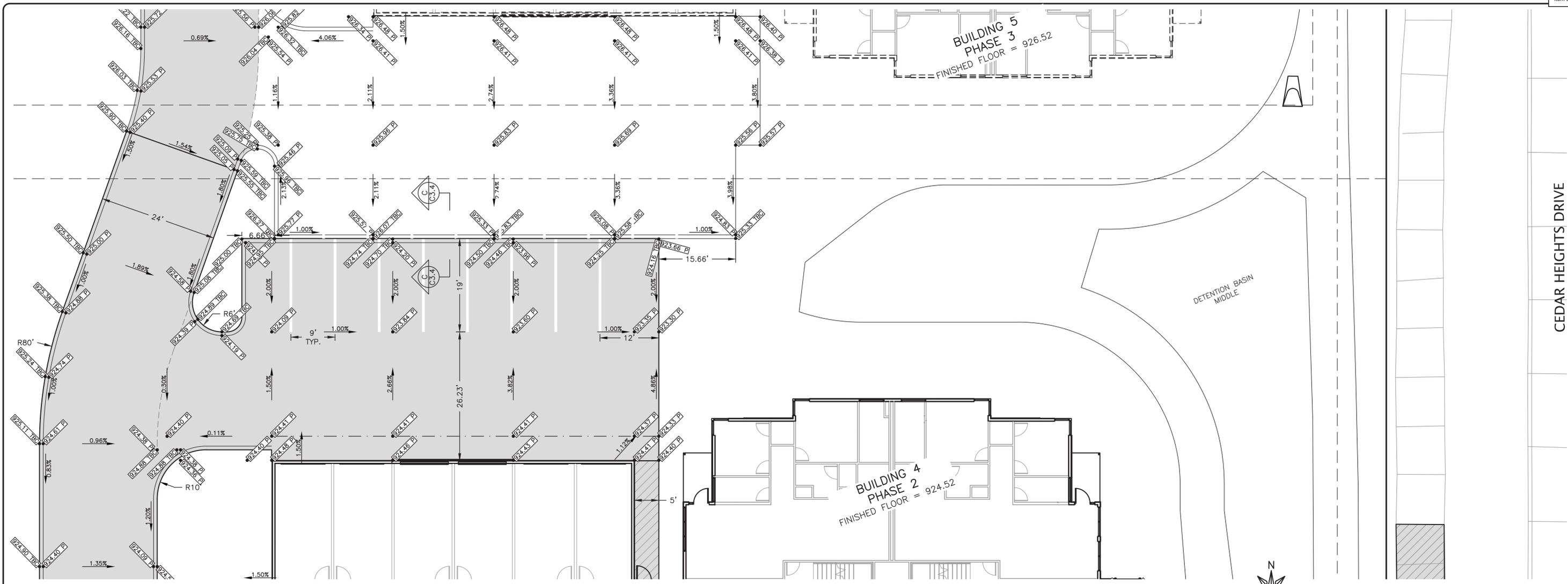
PROJECT AND LOCATION:  
CREEKSIDE LUXURY CONDOS  
CEDAR FALLS, IOWA

DRAWN BY: AJB  
APPROVED BY: NPK  
DATE: 07/23/2021  
SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:  
PAVING PLAN – BUILDING 3 AND 4 –  
PHASE 2  
SET TYPE: PERMIT  
G:\C30\19-972 Cedar Heights Condos\19-972 design.dwg, C3.5

JOB NUMBER:  
19-972  
SHEET NUMBER:  
C3.5



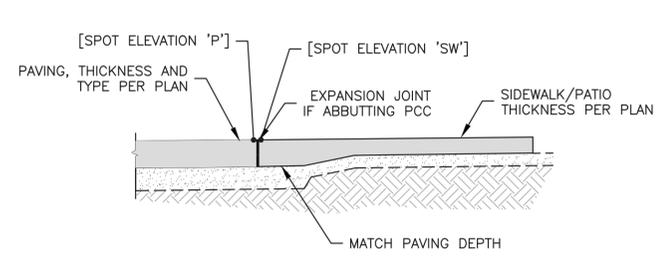
**NOTE:**  
ALL EXPANSION JOINTS SHALL BE SEALED



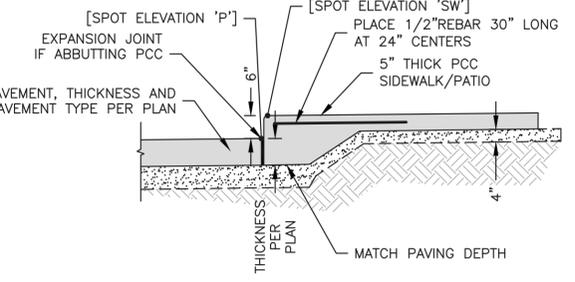
- HATCHING LEGEND**
- PCC SIDEWALK, 5" PCC ON 4" BASE
  - PCC PAVEMENT, 6" PCC ON 6" BASE  
\*(EXCLUDES THOSE PORTIONS FOR CEDAR HEIGHTS ROADWAY)
  - PCC PAVEMENT, 8" PCC ON 6" BASE

\* CEDAR HEIGHTS ROADWAY PAVEMENT PLACEMENT IS A FULL DEPTH PATCH AND SHALL BE PLACED IN ACCORDANCE WITH SUDAS STANDARD SPECIFICATIONS WHICH NOTES PAVEMENT THICKNESS TO BE 2" THICKER THAN EXISTING. PAVEMENT SHALL BE TIED TO EXISTING IN ACCORDANCE WITH DETAIL 7040.102, 'THIRD POINT JOINTING'. MINIMUM SUBBASE PLACEMENT SHALL BE 6" UNDER FULL DEPTH PATCHES

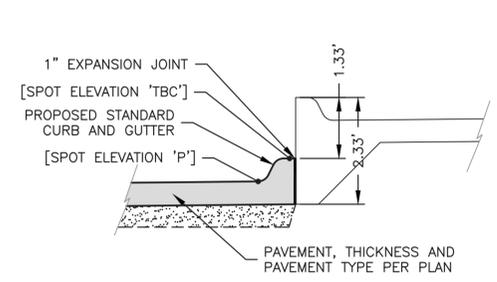
- SPOT ELEVATION LEGEND**
- P: PAVEMENT/GUTTER OF CURB
  - SW: SIDEWALK
  - TBC: TOP BACK CURB
  - FG: FINISHED GRADE (NON-PAVED)



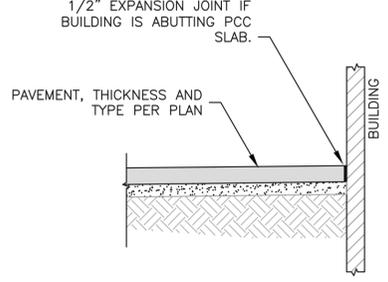
**SECTION A-A**  
CLASS A SIDEWALK FLUSH



**SECTION B-B**  
CLASS A SIDEWALK RAISED



**SECTION C-C**  
CURB ABUTTING TO KNEE WALL



**SECTION VIEW**  
PAVEMENT ABUTTING BUILDING

**FEHR GRAHAM**  
ENGINEERING & ENVIRONMENTAL

ILLINOIS  
IOWA  
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OWNER/DEVELOPER:  
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PROJECT AND LOCATION:  
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DRAWN BY: AJB  
APPROVED BY: NPK  
DATE: 07/23/2021  
SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

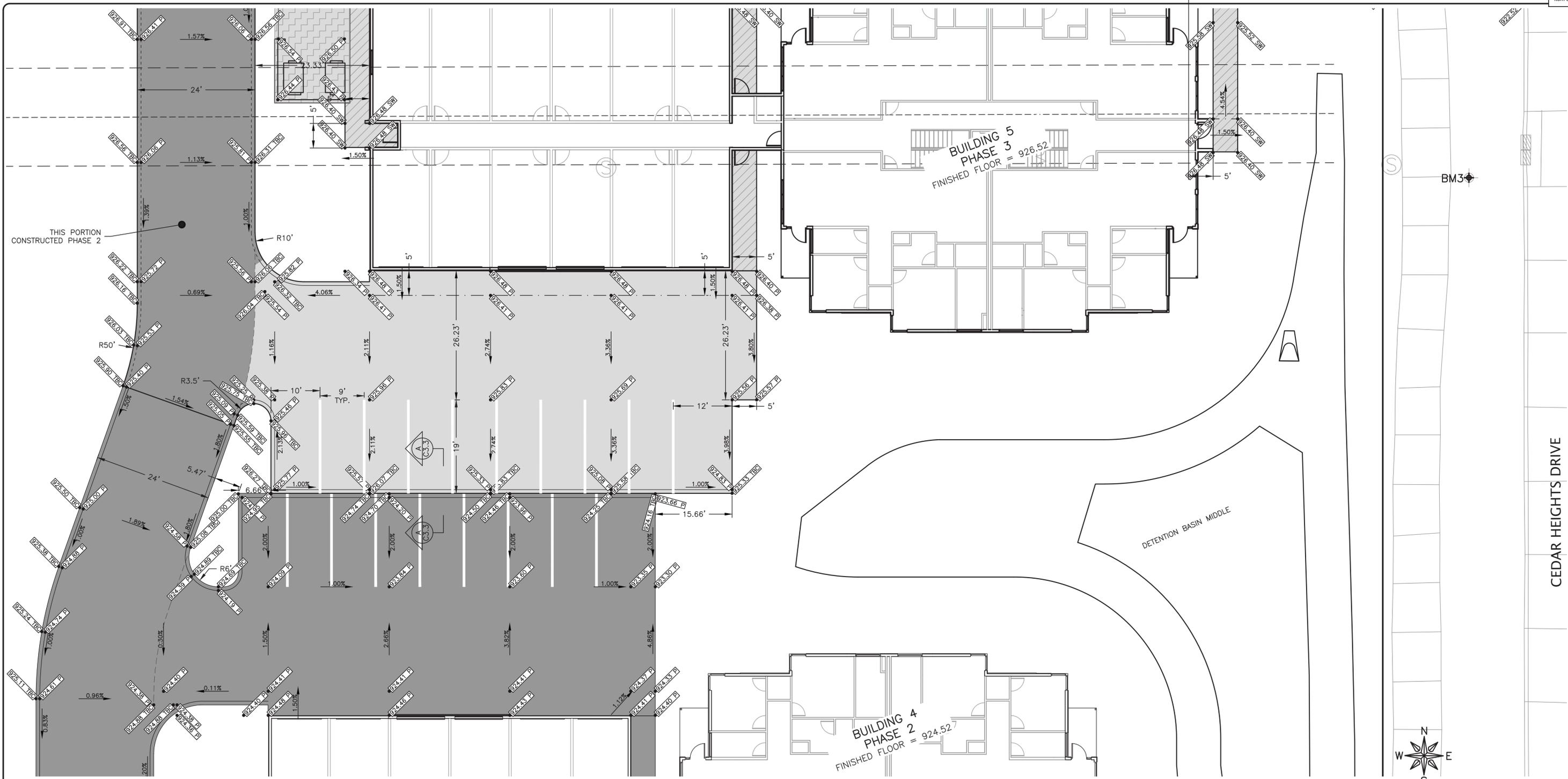
DRAWING:  
PAVING PLAN - NORTH OF BUILDING 4 -  
PHASE 2

SET TYPE: PERMIT

G:\C30\19-972 Cedar Heights Condos\19-972 design.dwg, C3.6

JOB NUMBER:  
19-972

SHEET NUMBER:  
C3.6



THIS PORTION CONSTRUCTED PHASE 2

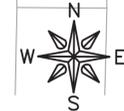
BUILDING 5  
PHASE 3  
FINISHED FLOOR = 926.52

BUILDING 4  
PHASE 2  
FINISHED FLOOR = 924.527

DETENTION BASIN MIDDLE

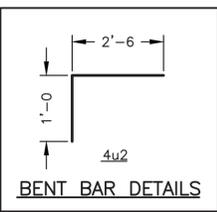
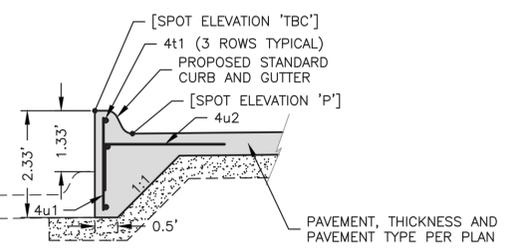
BM3

CEDAR HEIGHTS DRIVE



**BENCHMARK INFORMATION**

BM 3 = X ON HYDRANT BOLT, WEST SIDE OF CEDAR HEIGHTS DR., ±716' NORTH OF VALLEY HIGH DR. N-3648119.17, E-5214793.16, ELEV-925.04



**REINFORCING BAR LIST**

NO	SIZE	SHAPE	LENGTH	SPACING	QUANTITY
4t1	4		20'*	PER SEC.	15
4u1	4		2'-0	18"	64
4u2	4		3'-6	18"	64

\* TOTAL LENGTH OF CURB IS 94'-0 REQUIRING 93'-6 OF REINFORCEMENT. 5 SEGMENTS @ 20' EACH PROVIDES ~1'-7 LAPS

**FEHR GRAHAM**  
ENGINEERING & ENVIRONMENTAL

ILLINOIS  
IOWA  
WISCONSIN

OWNER/DEVELOPER:  
LG COMPANIES, LLC  
4104 WEDGEWOOD DRIVE  
CEDAR FALLS, IOWA 50613

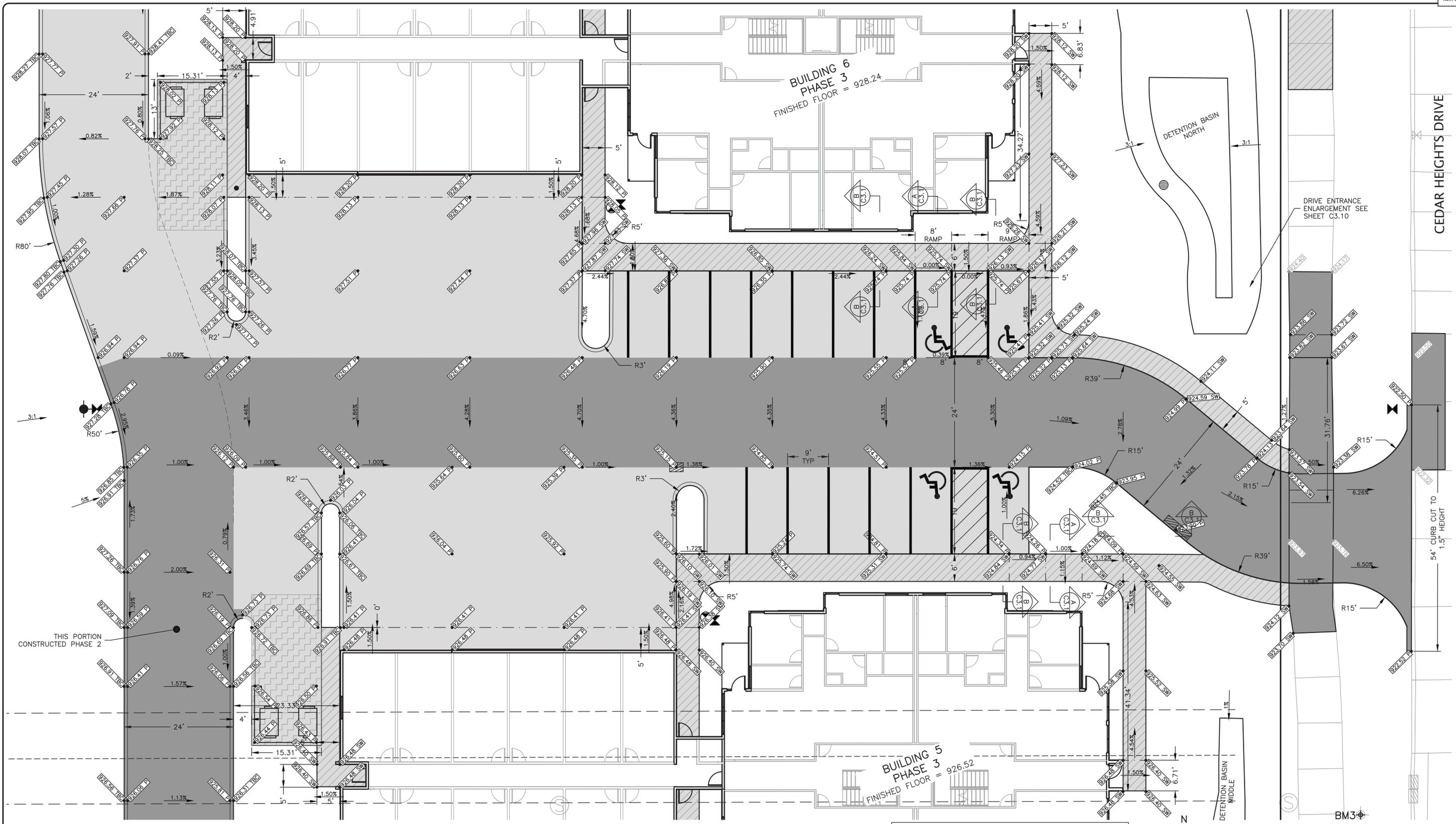
PROJECT AND LOCATION:  
CREEKSIDE LUXURY CONDOS  
CEDAR FALLS, IOWA

DRAWN BY: AJB  
APPROVED BY: NPK  
DATE: 07/23/2021  
SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:  
PAVING PLAN - SOUTH OF BUILDING 5 -  
PHASES 2 & 3  
SET TYPE: PERMIT  
G:\C30\19-972 Cedar Heights Condos\19-972 design.dwg, C3.7

JOB NUMBER:  
19-972  
SHEET NUMBER:  
C3.7



**BENCHMARK INFORMATION**  
 BM 3 = X ON HYDRANT BOLT, WEST SIDE OF CEDAR HEIGHTS DR., ±716' NORTH OF VALLEY HIGH DR. N-3648119.17, E-5214793.16, ELEV-925.04



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OWNER/DEVELOPER:  
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 4104 WEDGEWOOD DRIVE  
 CEDAR FALLS, IOWA 50613

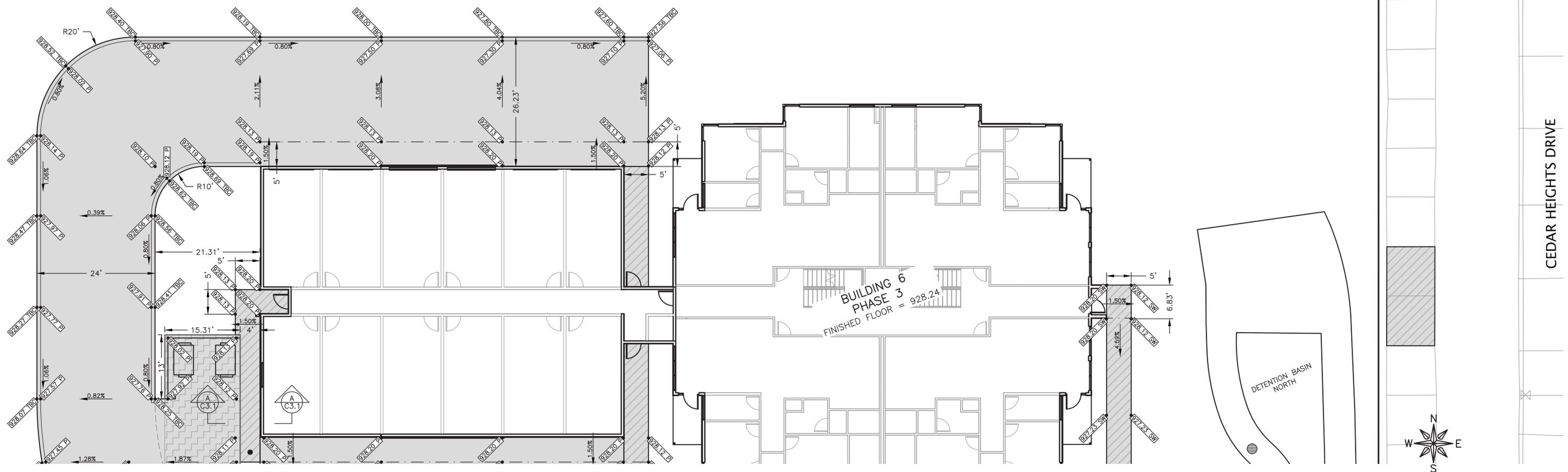
PROJECT AND LOCATION:  
 CREEKSIDE LUXURY CONDOS  
 CEDAR FALLS, IOWA

DRAWN BY: AJB  
 APPROVED BY: NPK  
 DATE: 07/23/2021  
 SCALE: AS NOTED

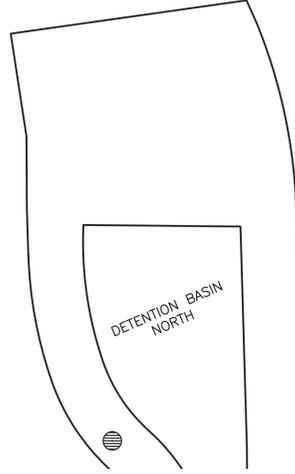
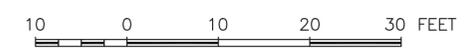
REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:  
 PAVING PLAN - BUILDING 5 AND 6 -  
 PHASES 2 & 3  
 SET TYPE: PERMIT  
 G:\C30\19-972 Cedar Heights Condos\19-972 design.dwg, C3.8

JOB NUMBER:  
 19-972  
 SHEET NUMBER:  
 C3.8



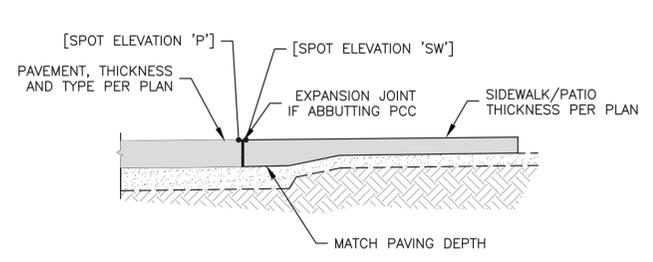
**NOTE:**  
ALL EXPANSION JOINTS SHALL BE SEALED



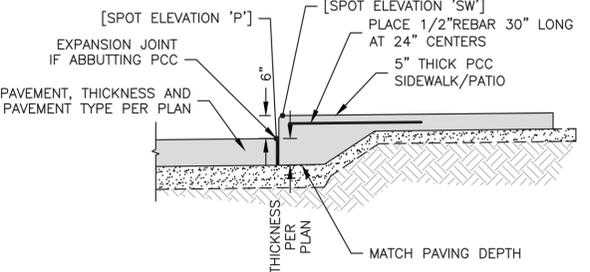
- HATCHING LEGEND**
- PCC SIDEWALK, 5" PCC ON 4" BASE
  - PCC PAVEMENT, 6" PCC ON 6" BASE  
\*(EXCLUDES THOSE PORTIONS FOR CEDAR HEIGHTS ROADWAY)
  - PCC PAVEMENT, 8" PCC ON 6" BASE

\* CEDAR HEIGHTS ROADWAY PAVEMENT PLACEMENT IS A FULL DEPTH PATCH AND SHALL BE PLACED IN ACCORDANCE WITH SUDAS STANDARD SPECIFICATIONS WHICH NOTES PAVEMENT THICKNESS TO BE 2" THICKER THAN EXISTING. PAVEMENT SHALL BE TIED TO EXISTING IN ACCORDANCE WITH DETAIL 7040.102, 'THIRD POINT JOINTING'. MINIMUM SUBBASE PLACEMENT SHALL BE 6" UNDER FULL DEPTH PATCHES

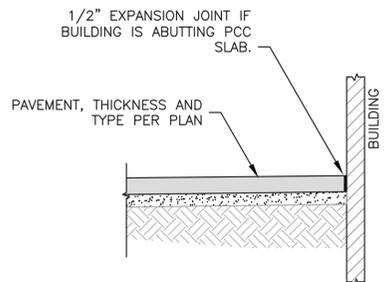
- SPOT ELEVATION LEGEND**
- P: PAVEMENT/GUTTER OF CURB
  - SW: SIDEWALK
  - TBC: TOP BACK CURB
  - FG: FINISHED GRADE (NON-PAVED)



**SECTION A-A**  
CLASS A SIDEWALK FLUSH



**SECTION B-B**  
CLASS A SIDEWALK RAISED



**SECTION VIEW**  
PAVEMENT ABUTTING BUILDING

**FEHR GRAHAM**  
ENGINEERING & ENVIRONMENTAL

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IOWA  
WISCONSIN

OWNER/DEVELOPER:  
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4104 WEDGEWOOD DRIVE  
CEDAR FALLS, IOWA 50613

PROJECT AND LOCATION:  
CREEKSIDE LUXURY CONDOS  
CEDAR FALLS, IOWA

DRAWN BY: AJB  
APPROVED BY: NPK  
DATE: 07/23/2021  
SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

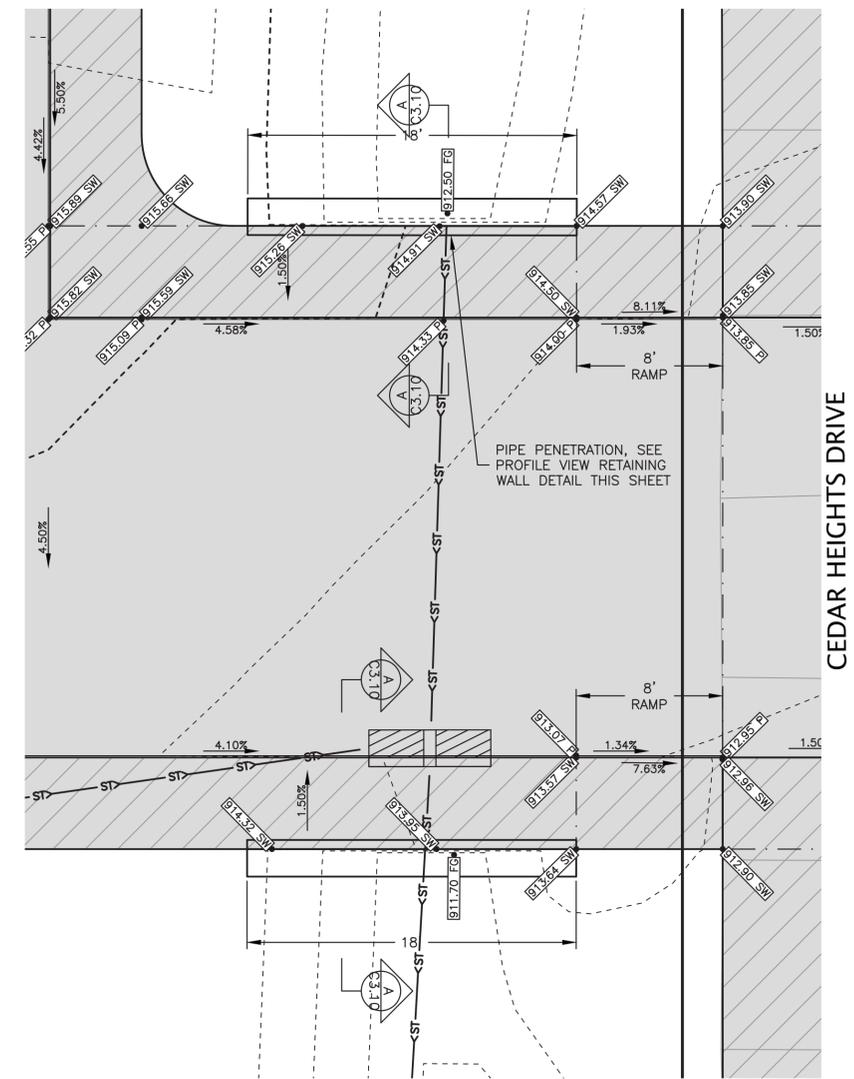
DRAWING:  
PAVING PLAN – NORTH OF BUILDING 6 –  
PHASE 3

SET TYPE: PERMIT

G:\C30\19-972 Cedar Heights Condos\19-972 design.dwg, C3.9

JOB NUMBER:  
19-972

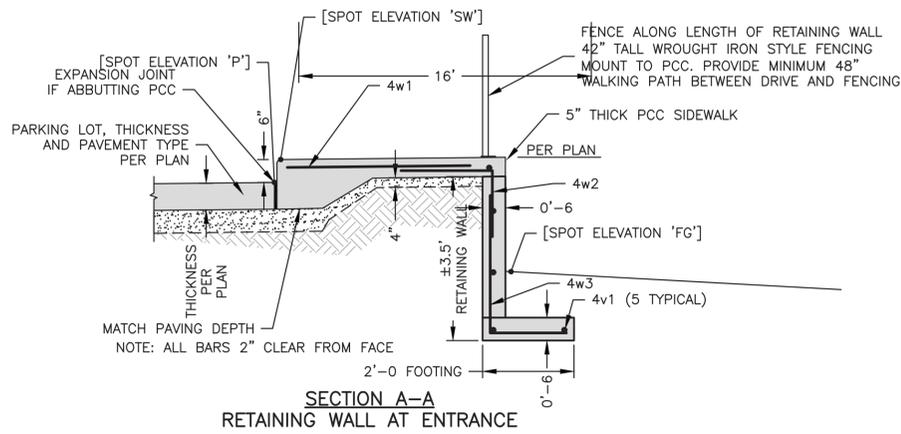
SHEET NUMBER:  
C3.9



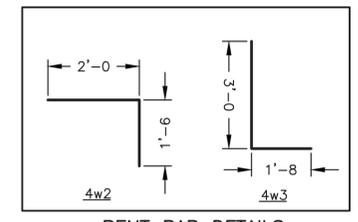
REINFORCING BAR LIST

NO	SIZE	SHAPE	LENGTH		SPACING	QUANTITY
			NORTH / SOUTH	N / S		
4v1	4	—	17'-6" / 17'-6"		PER SEC.	5 / 5
4w1	4	—	4'-0"		18"	13 / 13
4w2	4	┌	3'-6"		18"	13 / 13
4w3	4	└	4'-8"		18"	13 / 13

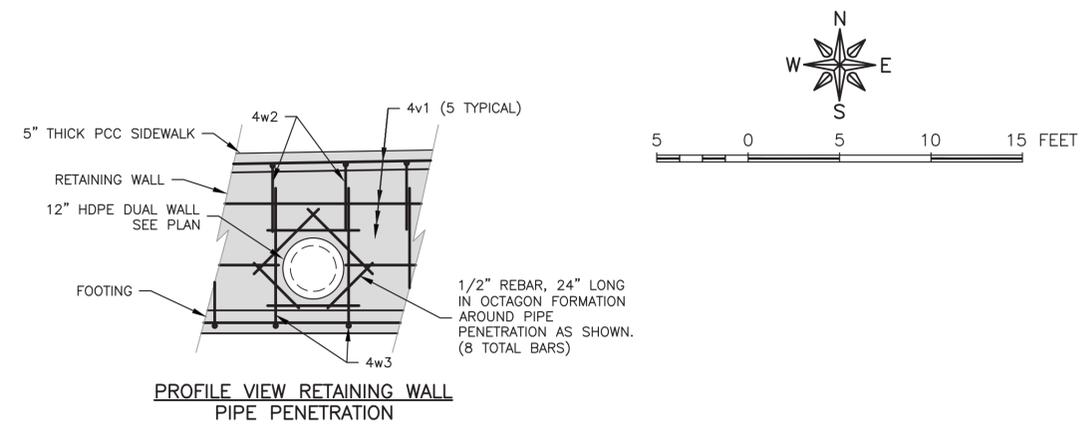
SOUTH ENTRANCE - PHASE 1



SOUTH ENTRANCE (PH. 1)  
 910.85 (NORTH SIDE)  
 910.05 (SOUTH SIDE)



BENT BAR DETAILS



PROFILE VIEW RETAINING WALL PIPE PENETRATION

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 CEDAR FALLS, IOWA 50613

PROJECT AND LOCATION:  
 CREEKSIDE LUXURY CONDOS  
 CEDAR FALLS, IOWA

DRAWN BY: AJB  
 APPROVED BY: NPK  
 DATE: 07/23/2021  
 SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:  
 PAVING PLAN - RETAINING WALLS AT  
 ENTRANCES - ALL PHASES

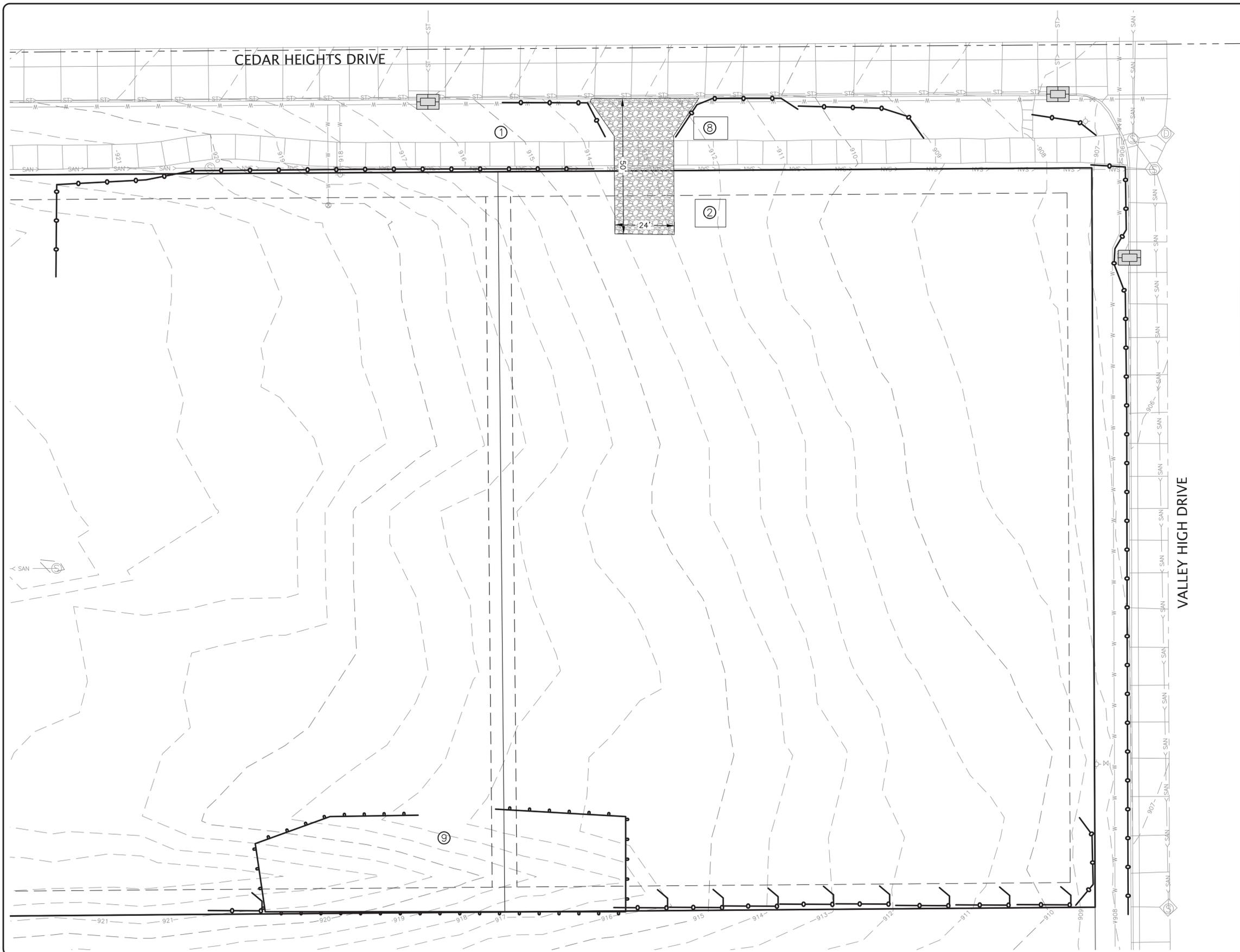
SET TYPE: PERMIT

G:\C30\19-972 Cedar Heights Condos\19-972 design.dwg, C3.10

JOB NUMBER:  
 19-972

SHEET NUMBER:  
 C3.10





**KEY**

- ① SWPPP BOX
- ② PORTABLE SANITARY FACILITY
- ③ CONSTRUCTION DUMPSTER
- ④ CONSTRUCTION PARKING
- ⑤ CONSTRUCTION TRAILER
- ⑥ MATERIAL STORAGE
- ⑦ STABILIZED CONSTRUCTION ENTRANCE  
COMPLY WITH SUDAS 9040.12
- ⑧ CONCRETE WASHOUT
- ⑨ STOCK PILE

**LEGEND**

- PCC
- TOPSOIL, SEEDING, AND MULCHING  
(MAY INCLUDE LANDSCAPING, REFER  
TO LANDSCAPING PLAN)
- EROSION STONE ON ENGINEERING  
FABRIC
- GRANULAR SURFACING  
PERMANENT OR TEMPORARY
- INLET PROTECTION
- 9" WATTLE / SILT FENCE
- SILT FENCE

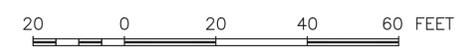
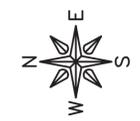
**SEQUENCE OF ACTIVITIES**

INITIAL  
PREPARATION OF SITE FOR MOBILIZATION AND  
COMMENCEMENT OF WORK

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

**NOTES:**

1. NOT ALL KEY AND/OR LEGEND ITEMS MAY BE USED AND SHOWN  
ON THIS PLAN. THEY ARE AVAILABLE FOR USE IF NEEDED.
2. PORTABLE SANITARY FACILITY SHALL BE STAKED DOWN TO  
WITHSTAND ANY ANTICIPATED WINDS
3. STABILIZATION MEASURES SHALL BE INITIATED IMMEDIATELY ON  
ANY EXPOSED SOILS IF EARTH DISTURBING ACTIVITIES HAVE  
CEASED TEMPORARILY OR PERMANENTLY AND WILL NOT RESUME  
FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
4. ADDITIONAL AND MORE COMPREHENSIVE DETAILS AND  
INSTRUCTIONS CONTAINED WITHIN THE SWPPP DOCUMENT.



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ENGINEERING & ENVIRONMENTAL

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IOWA  
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CEDAR FALLS, IOWA 50613

PROJECT AND LOCATION:  
CREEKSIDE LUXURY CONDOS  
CEDAR FALLS, IOWA

DRAWN BY: **AJB**  
APPROVED BY: **NPK**  
DATE: **07/23/2021**  
SCALE: **AS NOTED**

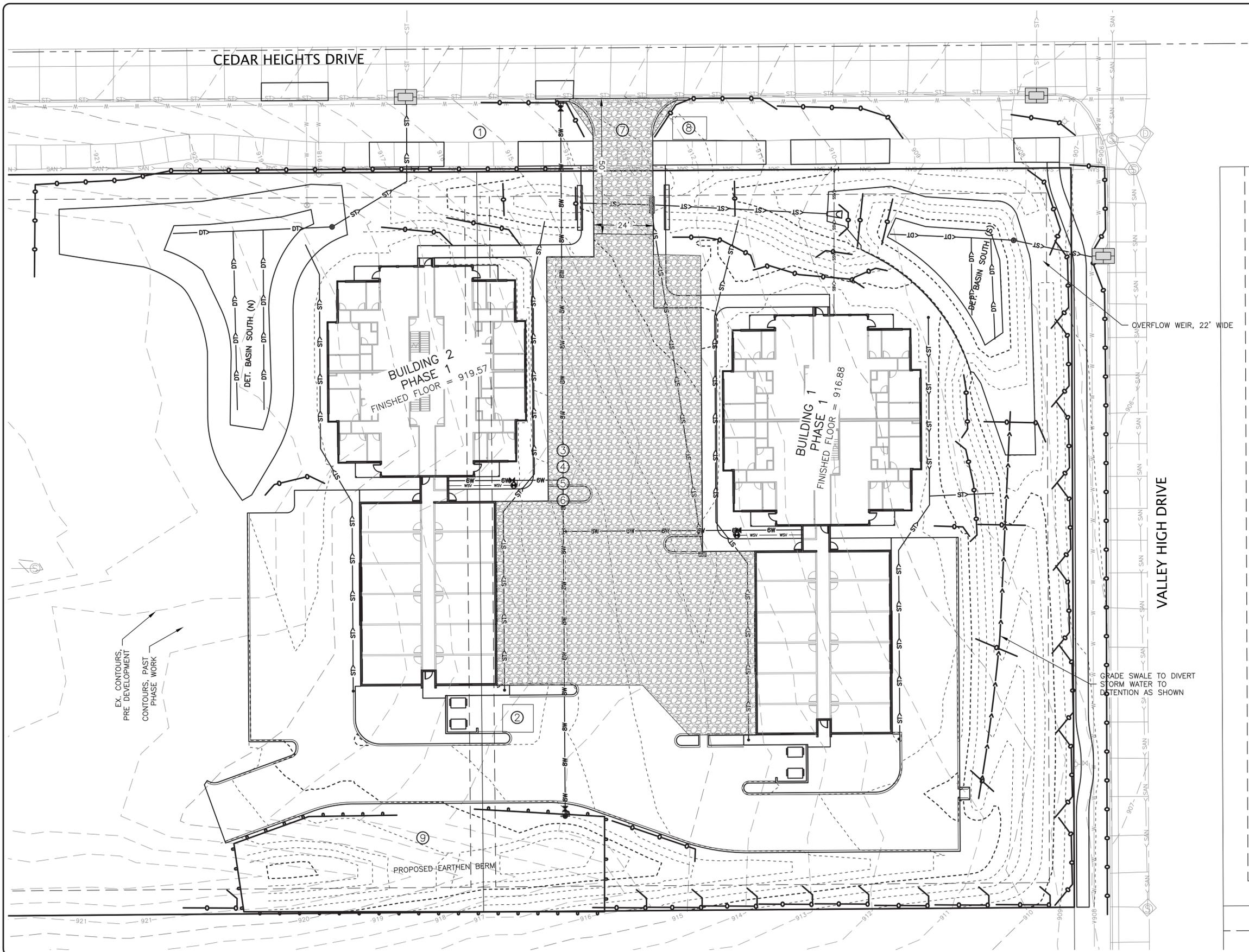
REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:  
SWPPP – INITIAL DISTURBANCE –  
PHASE 1

SET TYPE: **PERMIT**  
G:\C30\19-972 Cedar Heights Condos\19-972 design.dwg, C5.1

JOB NUMBER:  
**19-972**

SHEET NUMBER:  
**C5.1**



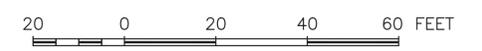
- KEY**
- ① SWPPP BOX
  - ② PORTABLE SANITARY FACILITY
  - ③ CONSTRUCTION DUMPSTER
  - ④ CONSTRUCTION PARKING
  - ⑤ CONSTRUCTION TRAILER
  - ⑥ MATERIAL STORAGE
  - ⑦ STABILIZED CONSTRUCTION ENTRANCE COMPLY WITH SUDAS 9040.12
  - ⑧ CONCRETE WASHOUT
  - ⑨ STOCK PILE

- LEGEND**
- PCC
  - TOPSOIL, SEEDING, AND MULCHING (MAY INCLUDE LANDSCAPING, REFER TO LANDSCAPING PLAN)
  - EROSION STONE ON ENGINEERING FABRIC
  - GRANULAR SURFACING PERMANENT OR TEMPORARY
  - INLET PROTECTION
  - 9" WATTLE / SILT FENCE
  - SILT FENCE

**SEQUENCE OF ACTIVITIES**  
CONSTRUCTION  
CONTINUED MAINTENANCE, IMPLEMENTATION, AND EVOLUTION OF SWPPP

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

- NOTES:**
1. NOT ALL KEY AND/OR LEGEND ITEMS MAY BE USED AND SHOWN ON THIS PLAN. THEY ARE AVAILABLE FOR USE IF NEEDED.
  2. PORTABLE SANITARY FACILITY SHALL BE STAKED DOWN TO WITHSTAND ANY ANTICIPATED WINDS
  3. STABILIZATION MEASURES SHALL BE INITIATED IMMEDIATELY ON ANY EXPOSED SOILS IF EARTH DISTURBING ACTIVITIES HAVE CEASED TEMPORARILY OR PERMANENTLY AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
  4. ADDITIONAL AND MORE COMPREHENSIVE DETAILS AND INSTRUCTIONS CONTAINED WITHIN THE SWPPP DOCUMENT.



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ENGINEERING & ENVIRONMENTAL

ILLINOIS  
IOWA  
WISCONSIN

OWNER/DEVELOPER:  
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4104 WEDGEWOOD DRIVE  
CEDAR FALLS, IOWA 50613

PROJECT AND LOCATION:  
CREEKSIDE LUXURY CONDOS  
CEDAR FALLS, IOWA

DRAWN BY: AJB  
APPROVED BY: NPK  
DATE: 07/23/2021  
SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

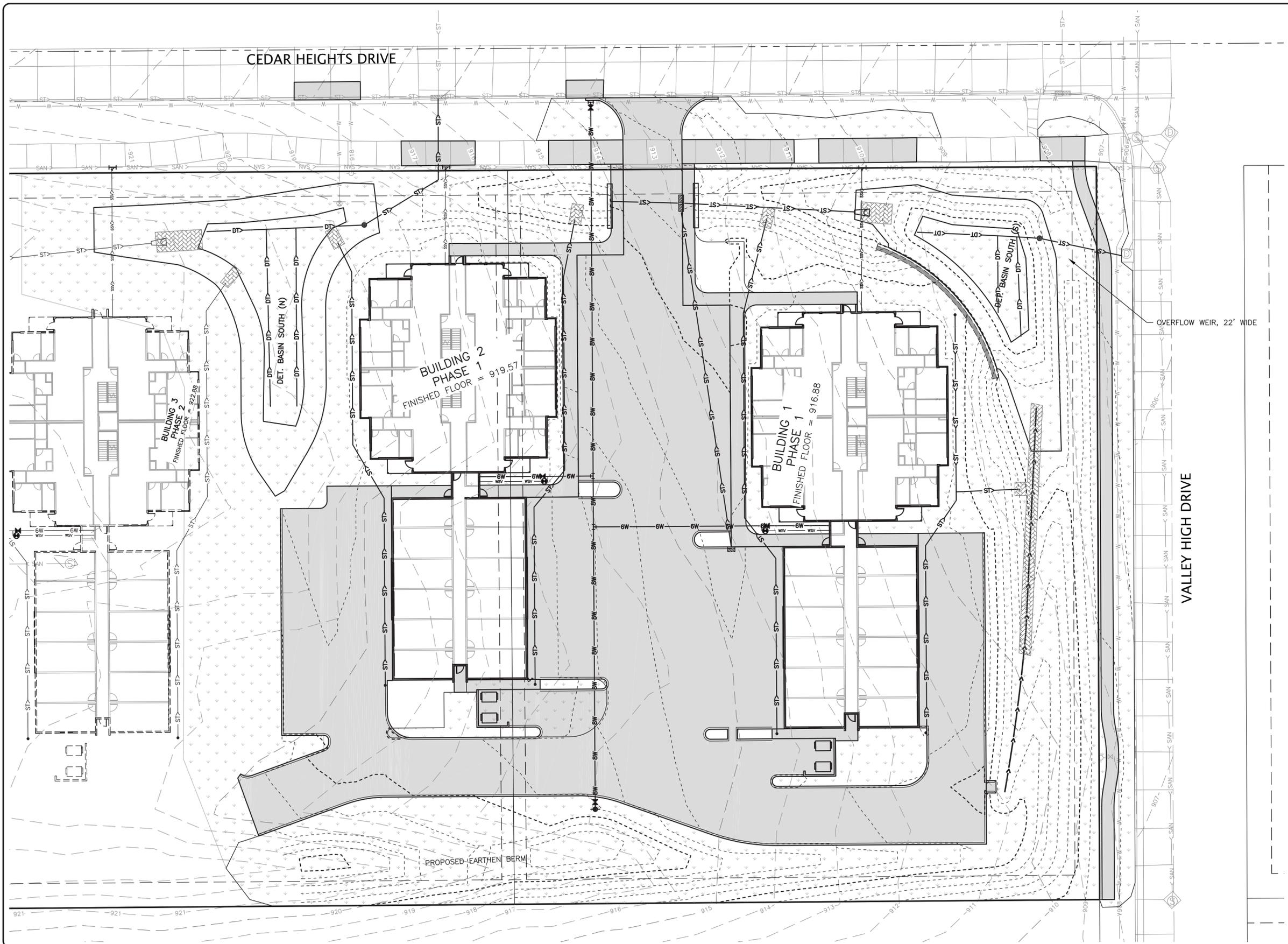
DRAWING:  
SWPPP – SITE CONSTRUCTION –  
PHASE 1

SET TYPE: PERMIT

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JOB NUMBER:  
19-972

SHEET NUMBER:  
C5.2

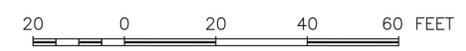
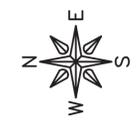


- KEY**
- ① SWPPP BOX
  - ② PORTABLE SANITARY FACILITY
  - ③ CONSTRUCTION DUMPSTER
  - ④ CONSTRUCTION PARKING
  - ⑤ CONSTRUCTION TRAILER
  - ⑥ MATERIAL STORAGE
  - ⑦ STABILIZED CONSTRUCTION ENTRANCE COMPLY WITH SUDAS 9040.12
  - ⑧ CONCRETE WASHOUT
  - ⑨ STOCK PILE

- LEGEND**
- PCC
  - TOPSOIL, SEEDING, AND MULCHING (MAY INCLUDE LANDSCAPING, REFER TO LANDSCAPING PLAN)
  - EROSION STONE ON ENGINEERING FABRIC
  - GRANULAR SURFACING PERMANENT OR TEMPORARY
  - INLET PROTECTION
  - 9" WATTLE / SILT FENCE
  - SILT FENCE

- SEQUENCE OF ACTIVITIES**  
FINAL STABILIZATION
1. REMOVAL OF SILT BASIN
    - 1.A. DREDGE BASINS TO REMOVE ACCUMULATING SILT.
    - 1.B. REMOVE TEMPORARY SILT DEVICE FROM OUTLET STRUCTURE OF BASIN.
  2. SEEDING
    - 2.A. REMOVE EROSION FROM DEVICES TO FINISHED GRADE AND PREP SEEDING AREAS
    - 2.B. PLACE SEEDING, MULCHING, AND FERTILIZER
    - 2.C. WATER AS NECESSARY
  3. SEEDING ESTABLISHED
    - 3.A. REMOVE ALL TEMPORARY CONTROLS.
    - 3.B. BEGIN DETENTION SYSTEM MAINTENANCE SCHEDULE.

NOTE:  
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CEDAR FALLS, IOWA 50613

PROJECT AND LOCATION:  
CREEKSIDE LUXURY CONDOS  
CEDAR FALLS, IOWA

DRAWN BY: AJB  
APPROVED BY: NPK  
DATE: 07/23/2021  
SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:  
SWPPP – FINAL STABILIZATION – PHASE 1

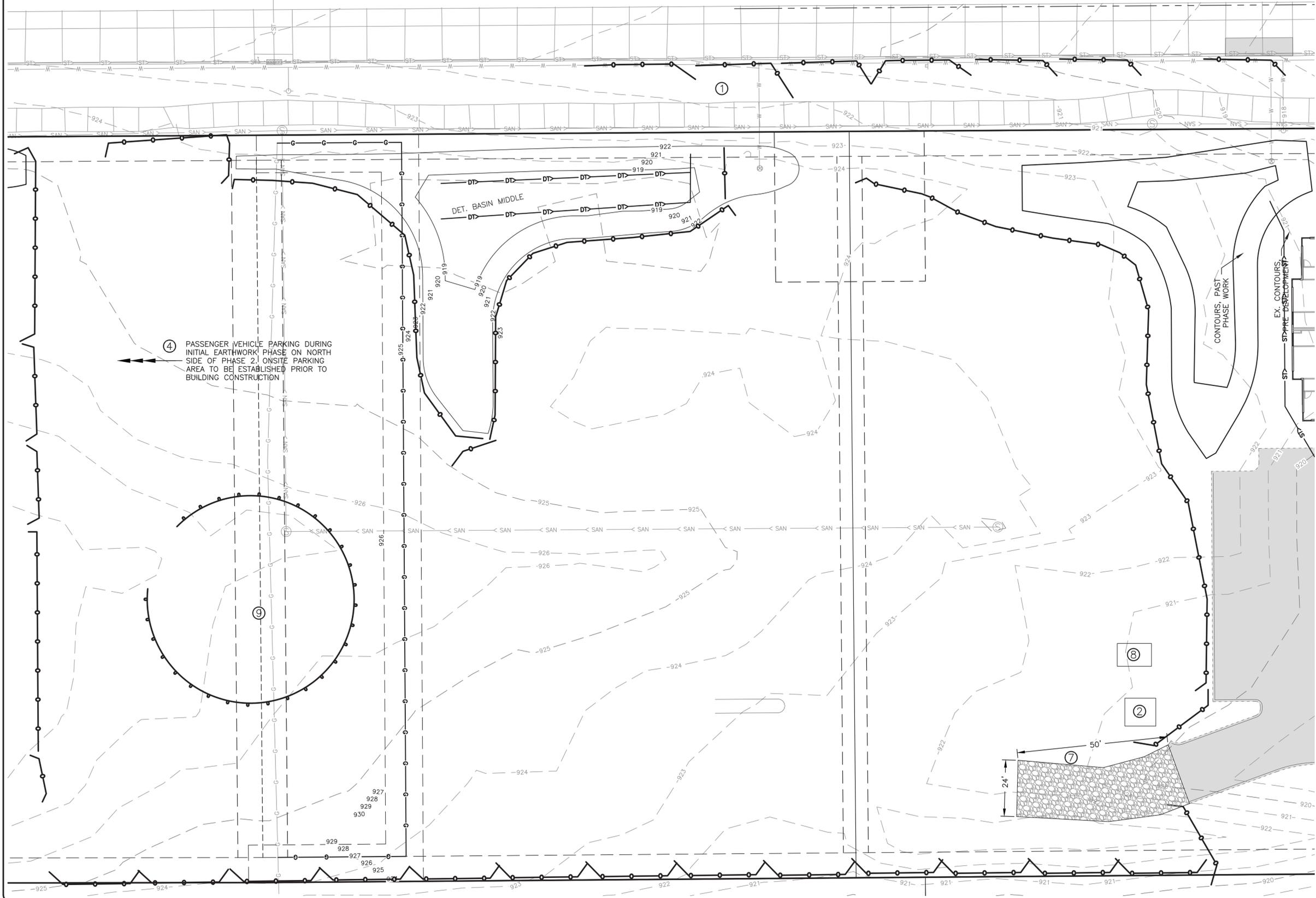
SET TYPE: PERMIT

G:\C30\19-972 Cedar Heights Condos\19-972 design.dwg, C5.3

JOB NUMBER:  
19-972

SHEET NUMBER:  
C5.3

### CEDAR HEIGHTS DRIVE



- KEY**
- ① SWPPP BOX
  - ② PORTABLE SANITARY FACILITY
  - ③ CONSTRUCTION DUMPSTER
  - ④ CONSTRUCTION PARKING
  - ⑤ CONSTRUCTION TRAILER
  - ⑥ MATERIAL STORAGE
  - ⑦ STABILIZED CONSTRUCTION ENTRANCE COMPLY WITH SUDAS 9040.12
  - ⑧ CONCRETE WASHOUT
  - ⑨ STOCK PILE

- LEGEND**
- PCC
  - TOPSOIL, SEEDING, AND MULCHING (MAY INCLUDE LANDSCAPING, REFER TO LANDSCAPING PLAN)
  - EROSION STONE ON ENGINEERING FABRIC
  - GRANULAR SURFACING PERMANENT OR TEMPORARY
  - INLET PROTECTION
  - 9" WATTLE / SILT FENCE
  - SILT FENCE

- SEQUENCE OF ACTIVITIES**
- INITIAL PREPARATION OF SITE FOR MOBILIZATION AND COMMENCEMENT OF WORK
1. INSTALL SWPPP BOX
  2. ESTABLISH PERIMETER CONTROLS
  3. INSTALL TEMPORARY CONSTRUCTION ENTRANCE
  4. INSTALL PORTABLE SANITARY FACILITY
  5. ESTABLISH STAGING & PARKING AREAS
  6. ESTABLISH STOCK PILE CONTROLS
  7. PLACE INLET PROTECTION DEVICES ON ROADWAY INLETS.

- NOTES:**
1. NOT ALL KEY AND/OR LEGEND ITEMS MAY BE USED AND SHOWN ON THIS PLAN. THEY ARE AVAILABLE FOR USE IF NEEDED.
  2. PORTABLE SANITARY FACILITY SHALL BE STAKED DOWN TO WITHSTAND ANY ANTICIPATED WINDS
  3. STABILIZATION MEASURES SHALL BE INITIATED IMMEDIATELY ON ANY EXPOSED SOILS IF EARTH DISTURBING ACTIVITIES HAVE CEASED TEMPORARILY OR PERMANENTLY AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
  4. ADDITIONAL AND MORE COMPREHENSIVE DETAILS AND INSTRUCTIONS CONTAINED WITHIN THE SWPPP DOCUMENT.

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ENGINEERING & ENVIRONMENTAL

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OWNER/DEVELOPER:  
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CEDAR FALLS, IOWA 50613

PROJECT AND LOCATION:  
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DRAWN BY: AJB  
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DATE: 07/23/2021  
SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

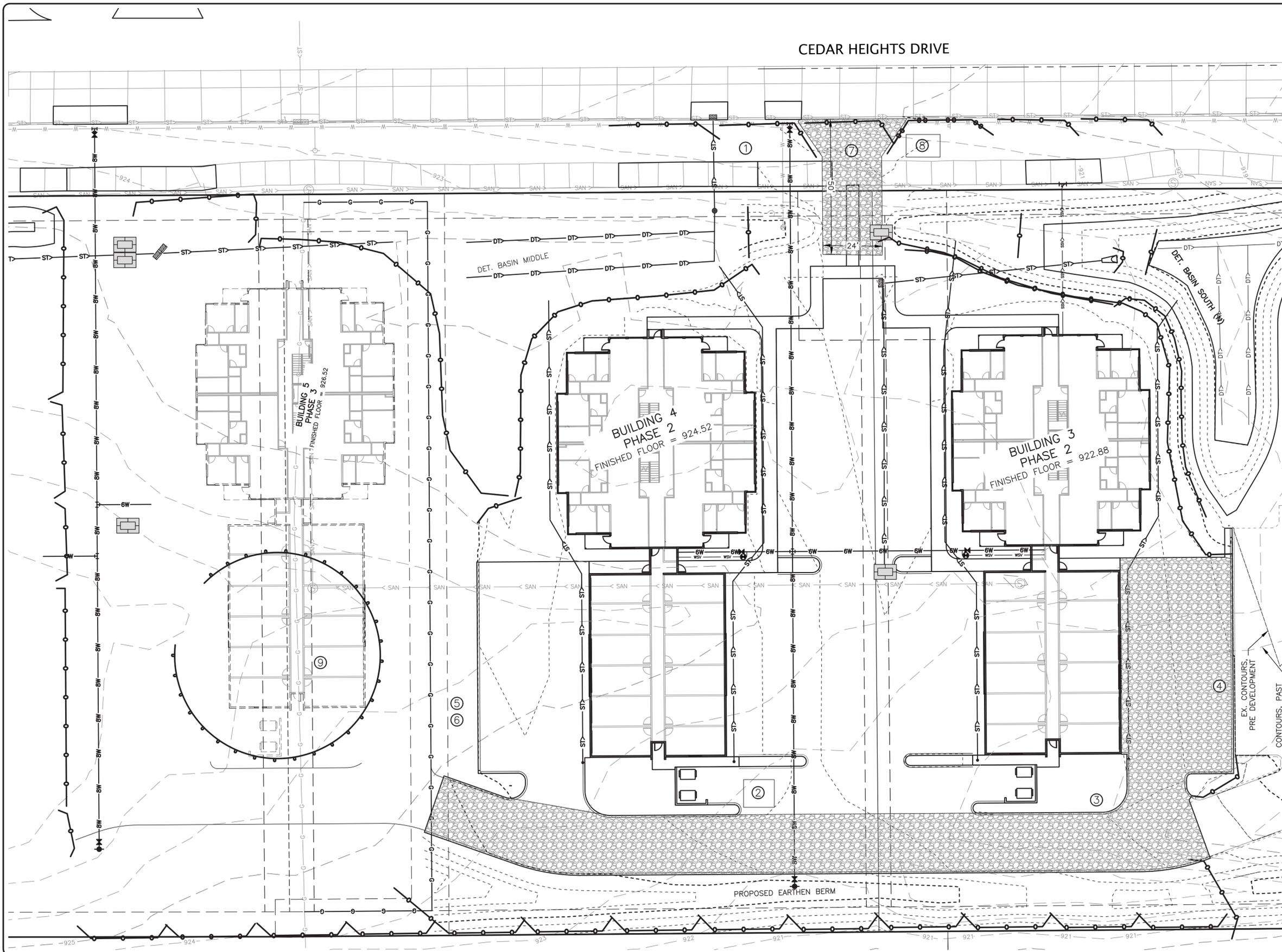
DRAWING:  
SWPPP – INITIAL DISTURBANCE –  
PHASE 2

SET TYPE: PERMIT

G:\C30\19-972 Cedar Heights Condos\19-972 design.dwg, C5.4

JOB NUMBER:  
19-972

SHEET NUMBER:  
C5.4



KEY

- ① SWPPP BOX
- ② PORTABLE SANITARY FACILITY
- ③ CONSTRUCTION DUMPSTER
- ④ CONSTRUCTION PARKING
- ⑤ CONSTRUCTION TRAILER
- ⑥ MATERIAL STORAGE
- ⑦ STABILIZED CONSTRUCTION ENTRANCE COMPLY WITH SUDAS 9040.12
- ⑧ CONCRETE WASHOUT
- ⑨ STOCK PILE

LEGEND

- PCC
- TOPSOIL, SEEDING, AND MULCHING (MAY INCLUDE LANDSCAPING, REFER TO LANDSCAPING PLAN)
- EROSION STONE ON ENGINEERING FABRIC
- GRANULAR SURFACING PERMANENT OR TEMPORARY
- INLET PROTECTION
- 9" WATTLE / SILT FENCE
- SILT FENCE

SEQUENCE OF ACTIVITIES

- INITIAL PREPARATION OF SITE FOR MOBILIZATION AND COMMENCEMENT OF WORK
1. INSTALL SWPPP BOX
  2. ESTABLISH PERIMETER CONTROLS
  3. INSTALL TEMPORARY CONSTRUCTION ENTRANCE
  4. INSTALL PORTABLE SANITARY FACILITY
  5. ESTABLISH STAGING & PARKING AREAS
  6. ESTABLISH STOCK PILE CONTROLS
  7. PLACE INLET PROTECTION DEVICES ON ROADWAY INLETS.

NOTES:

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PROJECT AND LOCATION:  
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REV. NO.	DESCRIPTION	DATE

DRAWING:  
SWPPP – SITE CONSTRUCTION –  
PHASE 2

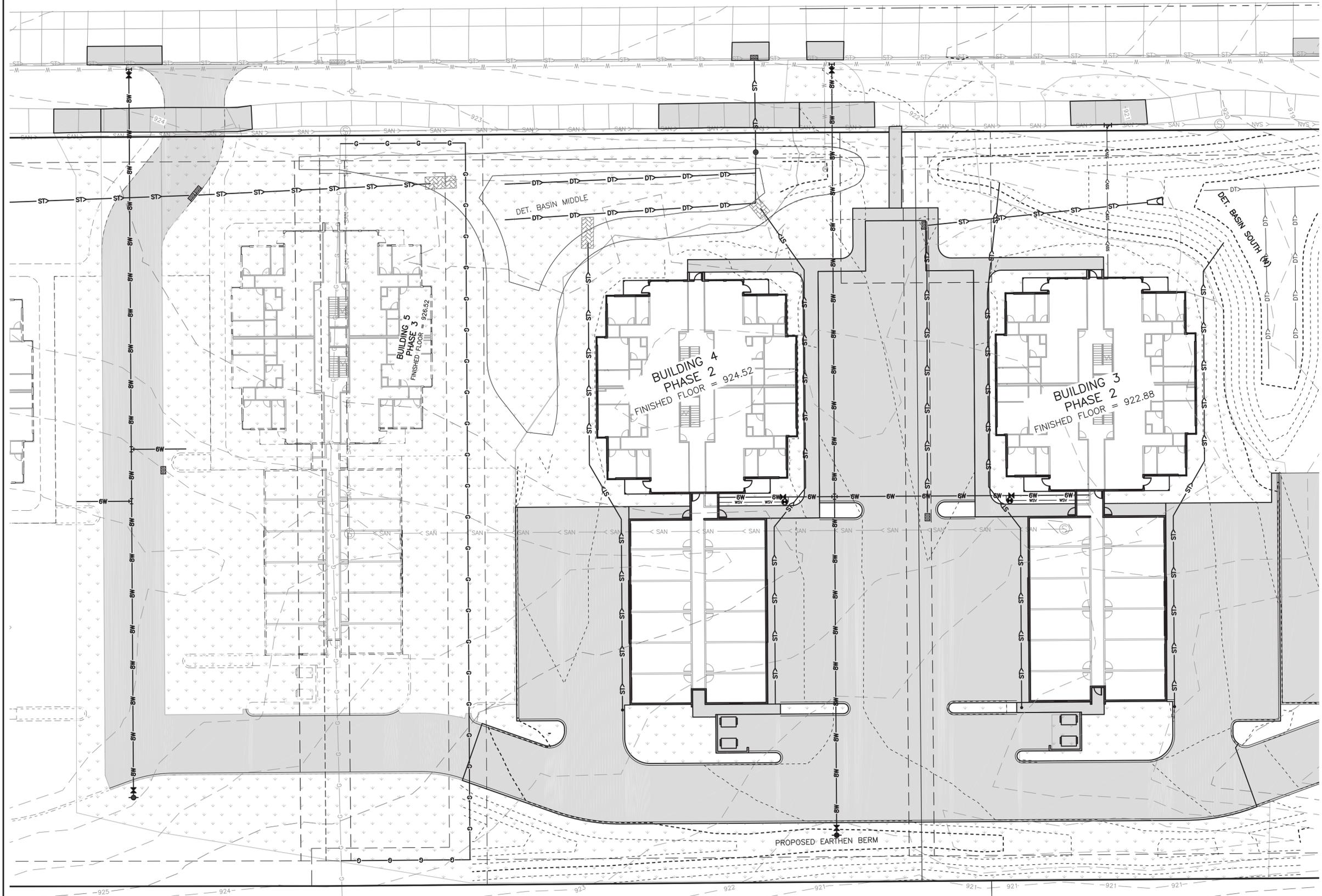
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G:\C30\19-972 Cedar Heights Condos\19-972 design.dwg, C5.5

JOB NUMBER:  
19-972

SHEET NUMBER:  
C5.5

### CEDAR HEIGHTS DRIVE



- KEY**
- ① SWPPP BOX
  - ② PORTABLE SANITARY FACILITY
  - ③ CONSTRUCTION DUMPSTER
  - ④ CONSTRUCTION PARKING
  - ⑤ CONSTRUCTION TRAILER
  - ⑥ MATERIAL STORAGE
  - ⑦ STABILIZED CONSTRUCTION ENTRANCE COMPLY WITH SUDAS 9040.12
  - ⑧ CONCRETE WASHOUT
  - ⑨ STOCK PILE

- LEGEND**
- PCC
  - TOPSOIL, SEEDING, AND MULCHING (MAY INCLUDE LANDSCAPING, REFER TO LANDSCAPING PLAN)
  - EROSION STONE ON ENGINEERING FABRIC
  - GRANULAR SURFACING PERMANENT OR TEMPORARY
  - INLET PROTECTION
  - 9" WATTLE / SILT FENCE
  - SILT FENCE

- SEQUENCE OF ACTIVITIES**
- INITIAL PREPARATION OF SITE FOR MOBILIZATION AND COMMENCEMENT OF WORK
1. INSTALL SWPPP BOX
  2. ESTABLISH PERIMETER CONTROLS
  3. INSTALL TEMPORARY CONSTRUCTION ENTRANCE
  4. INSTALL PORTABLE SANITARY FACILITY
  5. ESTABLISH STAGING & PARKING AREAS
  6. ESTABLISH STOCK PILE CONTROLS
  7. PLACE INLET PROTECTION DEVICES ON ROADWAY INLETS.

- NOTES:**
1. NOT ALL KEY AND/OR LEGEND ITEMS MAY BE USED AND SHOWN ON THIS PLAN. THEY ARE AVAILABLE FOR USE IF NEEDED.
  2. PORTABLE SANITARY FACILITY SHALL BE STAKED DOWN TO WITHSTAND ANY ANTICIPATED WINDS
  3. STABILIZATION MEASURES SHALL BE INITIATED IMMEDIATELY ON ANY EXPOSED SOILS IF EARTH DISTURBING ACTIVITIES HAVE CEASED TEMPORARILY OR PERMANENTLY AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
  4. ADDITIONAL AND MORE COMPREHENSIVE DETAILS AND INSTRUCTIONS CONTAINED WITHIN THE SWPPP DOCUMENT.



**FEHR GRAHAM**  
ENGINEERING & ENVIRONMENTAL

ILLINOIS  
IOWA  
WISCONSIN

OWNER/DEVELOPER:  
LG COMPANIES, LLC  
4104 WEDGEWOOD DRIVE  
CEDAR FALLS, IOWA 50613

PROJECT AND LOCATION:  
CREEKSIDE LUXURY CONDOS  
CEDAR FALLS, IOWA

DRAWN BY: AJB  
APPROVED BY: NPK  
DATE: 07/23/2021  
SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:  
SWPPP – FINAL STABILIZATION –  
PHASE 2

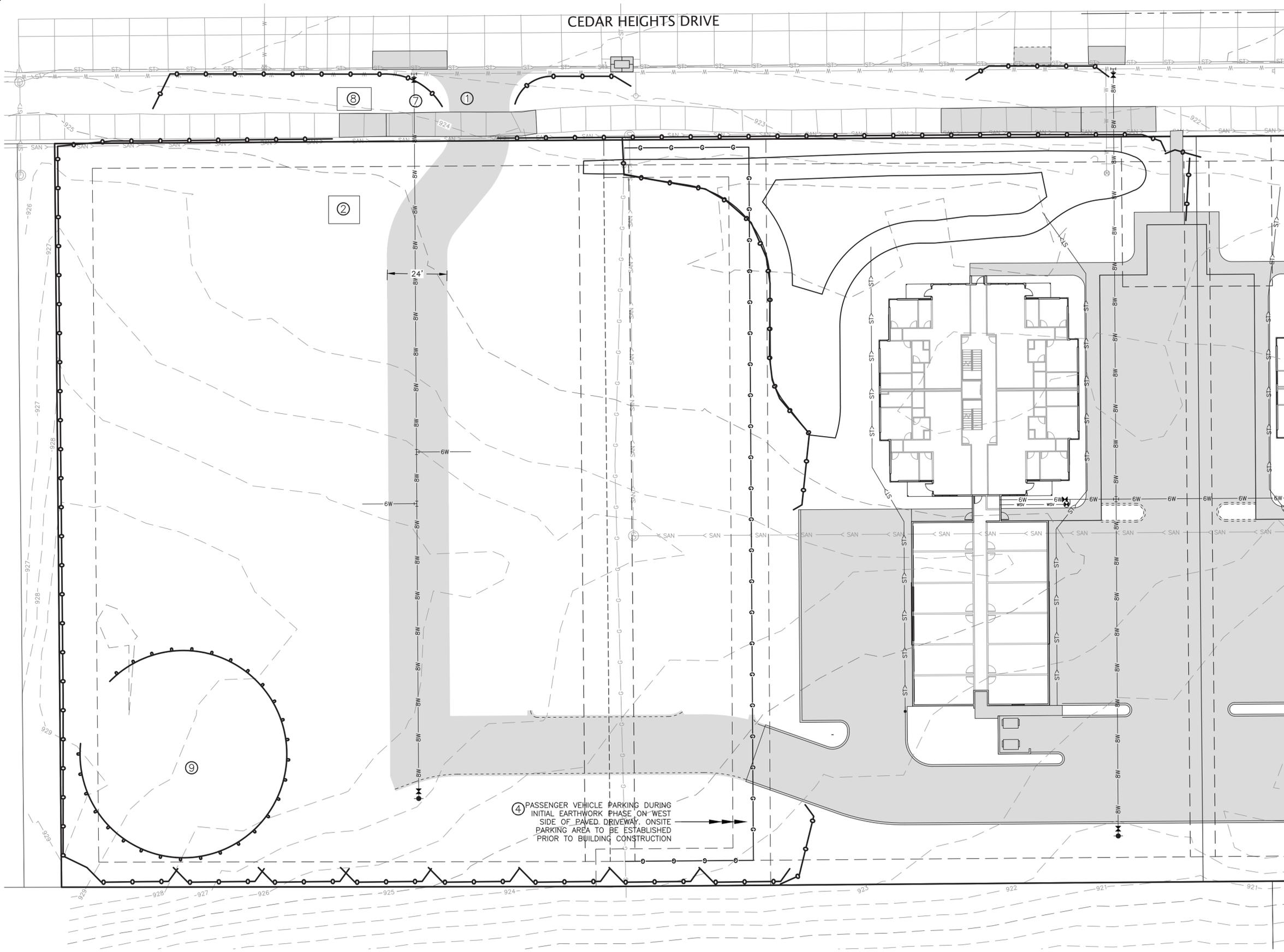
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JOB NUMBER:  
19-972

SHEET NUMBER:  
C5.6

### CEDAR HEIGHTS DRIVE



#### KEY

- ① SWPPP BOX
- ② PORTABLE SANITARY FACILITY
- ③ CONSTRUCTION DUMPSTER
- ④ CONSTRUCTION PARKING
- ⑤ CONSTRUCTION TRAILER
- ⑥ MATERIAL STORAGE
- ⑦ STABILIZED CONSTRUCTION ENTRANCE COMPLY WITH SUDAS 9040.12
- ⑧ CONCRETE WASHOUT
- ⑨ STOCK PILE

#### LEGEND

- PCC
- TOPSOIL, SEEDING, AND MULCHING (MAY INCLUDE LANDSCAPING, REFER TO LANDSCAPING PLAN)
- EROSION STONE ON ENGINEERING FABRIC
- GRANULAR SURFACING PERMANENT OR TEMPORARY
- INLET PROTECTION
- 9" WATTLE / SILT FENCE

#### SEQUENCE OF ACTIVITIES

- INITIAL PREPARATION OF SITE FOR MOBILIZATION AND COMMENCEMENT OF WORK
1. INSTALL SWPPP BOX
  2. ESTABLISH PERIMETER CONTROLS
  3. INSTALL TEMPORARY CONSTRUCTION ENTRANCE
  4. INSTALL PORTABLE SANITARY FACILITY
  5. ESTABLISH STAGING & PARKING AREAS
  6. ESTABLISH STOCK PILE CONTROLS
  7. PLACE INLET PROTECTION DEVICES ON ROADWAY INLETS.

#### NOTES:

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4. ADDITIONAL AND MORE COMPREHENSIVE DETAILS AND INSTRUCTIONS CONTAINED WITHIN THE SWPPP DOCUMENT.

④ PASSENGER VEHICLE PARKING DURING INITIAL EARTHWORK PHASE ON WEST SIDE OF PAVED DRIVEWAY. ONSITE PARKING AREA TO BE ESTABLISHED PRIOR TO BUILDING CONSTRUCTION



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IOWA  
WISCONSIN

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CEDAR FALLS, IOWA 50613

PROJECT AND LOCATION:  
CREEKSIDE LUXURY CONDOS  
CEDAR FALLS, IOWA

DRAWN BY: **AJB**  
APPROVED BY: **NPK**  
DATE: **07/23/2021**  
SCALE: **AS NOTED**

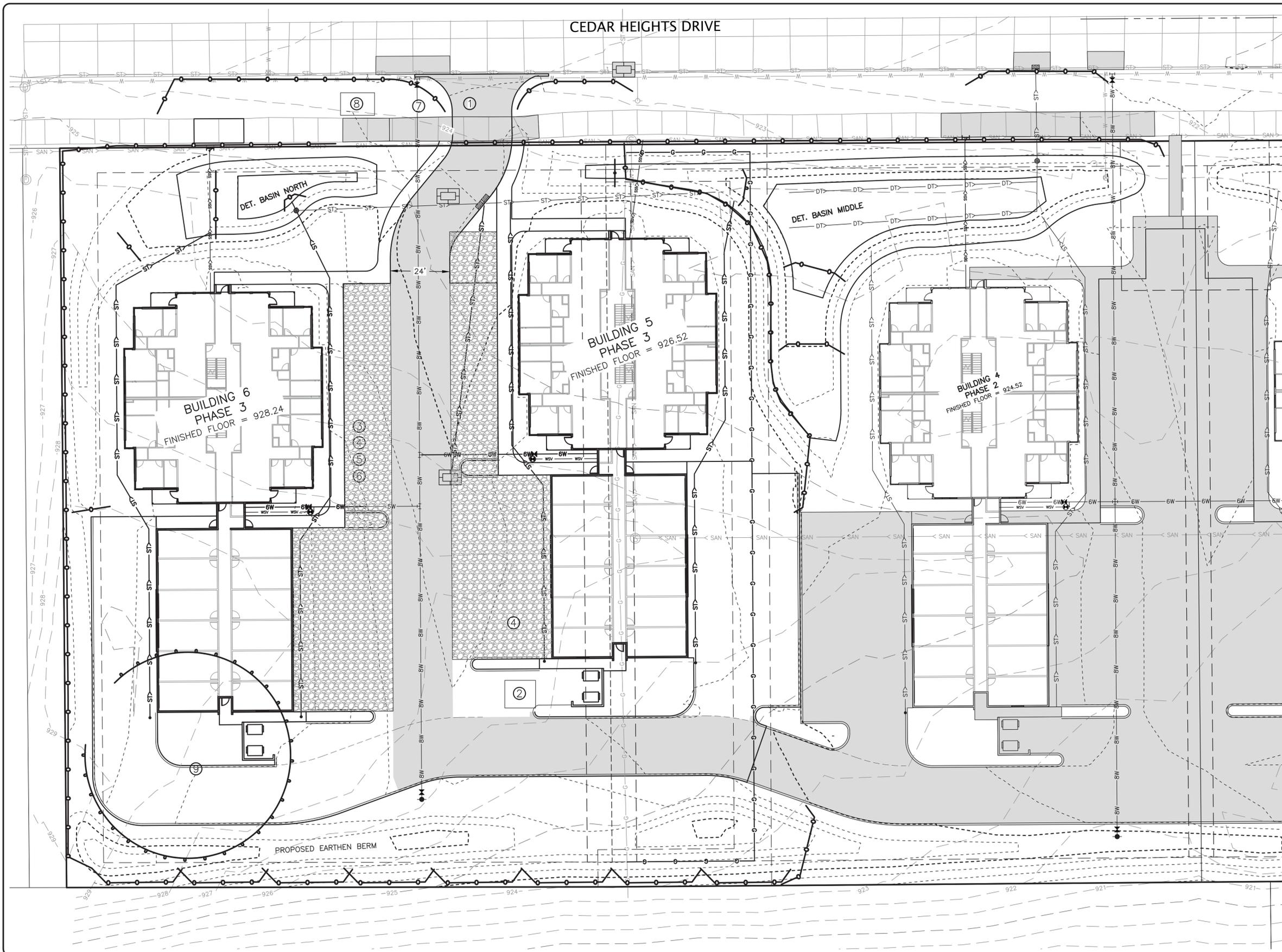
REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:  
SWPPP – INITIAL DISTURBANCE –  
PHASE 3

SET TYPE: **PERMIT**  
G:\C30\19-972 Cedar Heights Condos\19-972 design.dwg, C5.7

JOB NUMBER:  
**19-972**

SHEET NUMBER:  
**C5.7**



KEY

- ① SWPPP BOX
- ② PORTABLE SANITARY FACILITY
- ③ CONSTRUCTION DUMPSTER
- ④ CONSTRUCTION PARKING
- ⑤ CONSTRUCTION TRAILER
- ⑥ MATERIAL STORAGE
- ⑦ STABILIZED CONSTRUCTION ENTRANCE COMPLY WITH SUDAS 9040.12
- ⑧ CONCRETE WASHOUT
- ⑨ STOCK PILE

LEGEND

- PCC
- TOPSOIL, SEEDING, AND MULCHING (MAY INCLUDE LANDSCAPING, REFER TO LANDSCAPING PLAN)
- EROSION STONE ON ENGINEERING FABRIC
- GRANULAR SURFACING PERMANENT OR TEMPORARY
- INLET PROTECTION
- 9" WATTLE / SILT FENCE

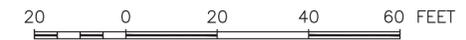
SEQUENCE OF ACTIVITIES

- CONTINUED MAINTENANCE, IMPLEMENTATION, AND EVOLUTION OF SWPPP

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

NOTES:

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CEDAR FALLS, IOWA 50613

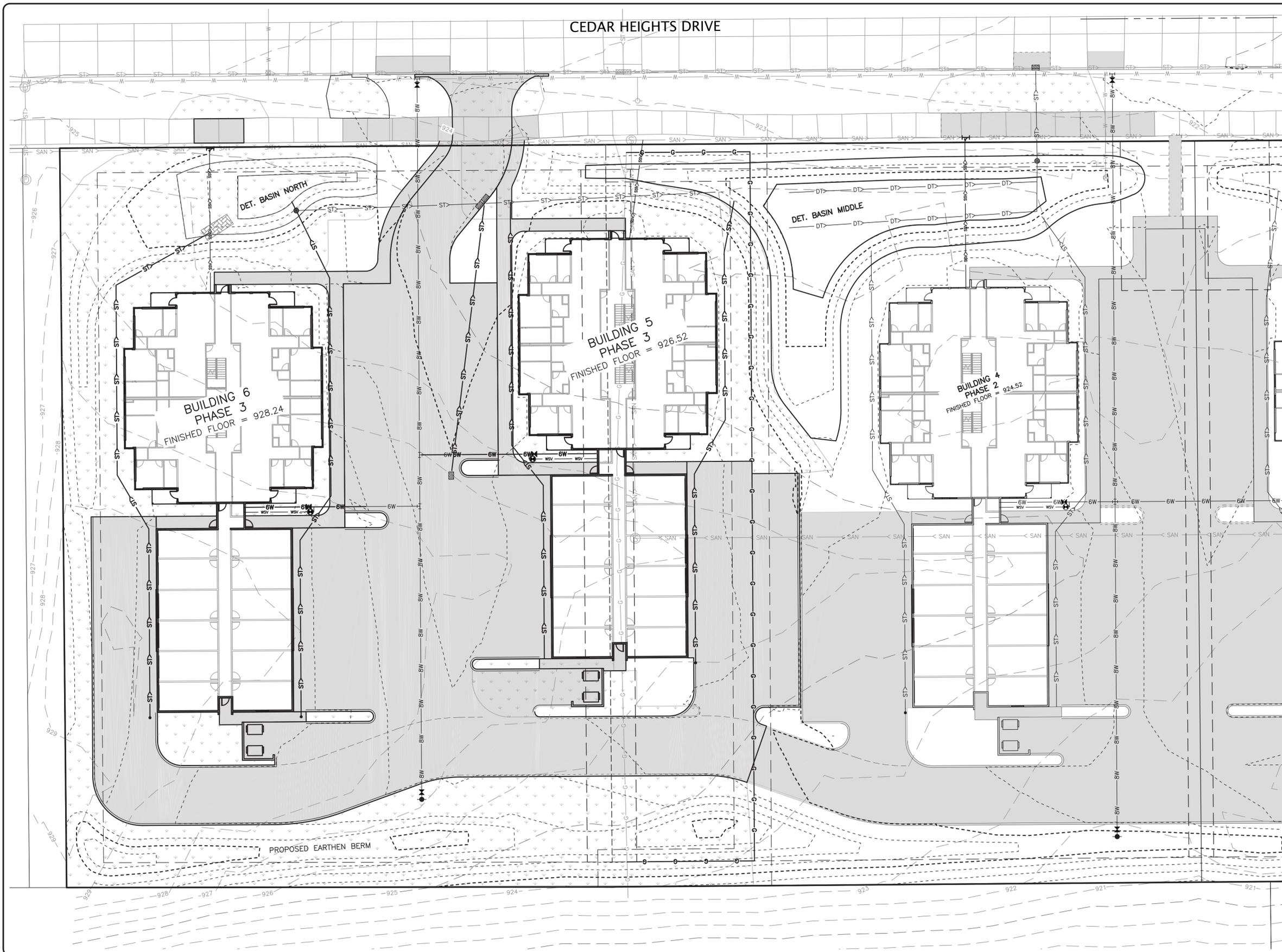
PROJECT AND LOCATION:  
CREEKSIDE LUXURY CONDOS  
CEDAR FALLS, IOWA

DRAWN BY: AJB  
APPROVED BY: NPK  
DATE: 07/23/2021  
SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:  
SWPPP – SITE CONSTRUCTION –  
PHASE 3  
SET TYPE: PERMIT  
G:\C30\19\19-972 Cedar Heights Condos\19-972 design.dwg, C5.8

JOB NUMBER:  
19-972  
SHEET NUMBER:  
C5.8



- KEY**
- ① SWPPP BOX
  - ② PORTABLE SANITARY FACILITY
  - ③ CONSTRUCTION DUMPSTER
  - ④ CONSTRUCTION PARKING
  - ⑤ CONSTRUCTION TRAILER
  - ⑥ MATERIAL STORAGE
  - ⑦ STABILIZED CONSTRUCTION ENTRANCE COMPLY WITH SUDAS 9040.12
  - ⑧ CONCRETE WASHOUT
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- LEGEND**
- PCC
  - TOPSOIL, SEEDING, AND MULCHING (MAY INCLUDE LANDSCAPING, REFER TO LANDSCAPING PLAN)
  - EROSION STONE ON ENGINEERING FABRIC
  - GRANULAR SURFACING PERMANENT OR TEMPORARY
  - INLET PROTECTION
  - 9" WATTLE / SILT FENCE
  - SILT FENCE

- SEQUENCE OF ACTIVITIES**  
FINAL STABILIZATION
1. REMOVAL OF SILT BASIN
    - 1.A. DREDGE BASINS TO REMOVE ACCUMULATING SILT.
    - 1.B. REMOVE TEMPORARY SILT DEVICE FROM OUTLET STRUCTURE OF BASIN.
  2. SEEDING
    - 2.A. REMOVE EROSION FROM DEVICES TO FINISHED GRADE AND PREP SEEDING AREAS
    - 2.B. PLACE SEEDING, MULCHING, AND FERTILIZER
    - 2.C. WATER AS NECESSARY
  3. SEEDING ESTABLISHED
    - 3.A. REMOVE ALL TEMPORARY CONTROLS.
    - 3.B. BEGIN DETENTION SYSTEM MAINTENANCE SCHEDULE.

NOTE:  
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PROJECT AND LOCATION:  
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CEDAR FALLS, IOWA

DRAWN BY: AJB  
APPROVED BY: NPK  
DATE: 07/23/2021  
SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:  
SWPPP – FINAL STABILIZATION – PHASE 3  
SET TYPE: PERMIT  
G:\C30\19-972 Cedar Heights Condos\19-972 design.dwg, C5.9

JOB NUMBER:  
19-972  
SHEET NUMBER:  
C5.9

## LANDSCAPE PLAN CREEKSIDE LUXURY CONDOS

ZONING (PROPOSED) RP / PROPOSED RESIDENTIAL

LOT SIZE: 278,124 S.F. / 6.38 ACRES

REQUIREMENTS PER ORDINANCE (PARAPHRASED):

- a. HEDGE SCREENING ALONG PARKING STALLS AND WHERE HEADLIGHTS WOULD BE A NUISANCE TO NEIGHBORS.
- b. TREES PLACED EVERY 50 FEET ALONG PARKING.

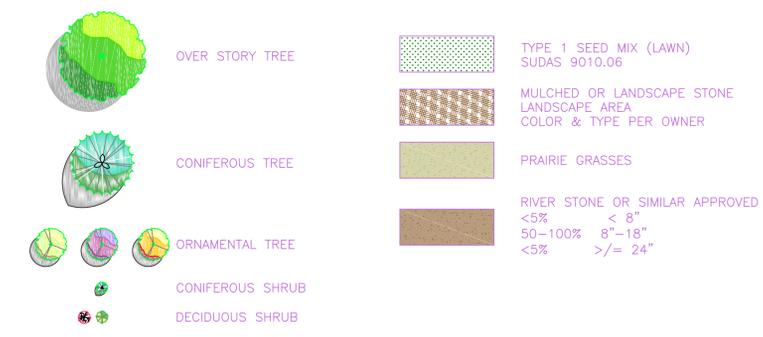
NOTES:  
 1. OVERSTORY TREE MIN. SIZE SHALL BE 1.5" CALIPER FOR DECIDUOUS / 3" TALL FOR CONIFEROUS  
 2. ORNAMENTAL TREE MIN. SIZE SHALL BE 1" CALIPER  
 3. SHRUBS SHALL BE MINIMUM 2 GALLON CONTAINER  
 4. STREET TREES SHALL AVOID UTILITIES.

PHASING  
 PROJECT PLANNED TO BE CONSTRUCTED IN 3 PHASES, 2 STRUCTURES PER PHASE SHARING A DRIVE FROM CEDAR HEIGHTS DRIVE. PHASING SHOWN IN DETAIL ON C2.# SERIES SHEETS.



Symbol	Overstory Street Trees	QTY	Size	Mature Height
MRS	Maple, Red Sunset	2	1.5" Cal	45'
EA	Elm, Accolade	4	1.5" Cal	60'
HLS	Honeylocust, Skyline	3	1.5" Cal	50'
MSG	Maple Sienna Glen	2	1.5" Cal	50'
OR	Oak, Red	1	1.5" Cal	60'
KCE	Kentucky Coffeetree, Espresso	1	1.5" Cal	50'
GAG	Ginkgo, Autumn Gold	1	1.5" Cal	50'
<b>Site Landscaping Overstory Tree</b>				
HLS	Honeylocust, Skyline	4	1.5" Cal	50'
MSG	Maple Sienna Glen	3	1.5" Cal	50'
OR	Oak, Red	2	1.5" Cal	60'
KCE	Kentucky Coffeetree, Espresso	2	1.5" Cal	50'
GAG	Ginkgo, Autumn Gold	6	1.5" Cal	50'
MAB	Maple Autumn Blaze	6	1.5" Cal	50'
BR	Birch, River	3	1.5" Cal	45'
OSW	Oak, Swamp White	3	1.5" Cal	60'
AQ	Aspen, Quaking	2	1.5" Cal	50'
CAT	Catalpa	1	1.5" Cal	60'
LS	Linden, Sentry	1	1.5" Cal	60'
<b>Site Landscaping Coniferous Tree</b>				
SFA	Spruce, Fat Albert	4	3" H	40'
SN	Spruce, Norway	6	3" H	70'
ARB	Arborvitae, Techny	24	6" H	10'
<b>Site Landscaping Ornamental Tree</b>				
SAB	Serviceberry Autumn Brilliance	4	6' Clump	20'
JTL	Japanese Tree Lilac	8	1.5" Cal	25'
CAA	Crabapple, Adams	2	1.5" Cal	20'
CPF	Crabapple, Prairiefire	2	1.5" Cal	20'
<b>Site Landscaping Coniferous Shrubs</b>				
JSG	Juniper, Sea Green	79	2 gal	5'
<b>Site Landscaping Deciduous Shrubs</b>				
HQF	Hydrangea, Quick Fire	30	2 gal	5'
HLL	Hydrangea, Limelight	6	2 gal	6'
LMK	Lilac, Miss Kim	22	2 gal	6'
SGL	Sumac, Gro Low	34	2 gal	3'
VBM	Viburnum, Blue Muffin	6	2 gal	6'
SBR	Serviceberry Regent	12	5 gal	5'
DOG	Dogwood, Red Twiggid	46	2 gal	8'

### LANDSCAPE LEGEND



**FEHR GRAHAM**  
ENGINEERING & ENVIRONMENTAL

ILLINOIS  
IOWA  
WISCONSIN

OWNER/DEVELOPER:  
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4104 WEDGEWOOD DRIVE  
CEDAR FALLS, IOWA 50613

PROJECT AND LOCATION:  
CREEKSIDE LUXURY CONDOS  
CEDAR FALLS, IOWA

DRAWN BY: AJB  
APPROVED BY: NPK  
DATE: 07/06/2021  
SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:  
LANDSCAPING PLAN - ALL PHASES

SET TYPE: PERMIT

JOB NUMBER:  
19-972

SHEET NUMBER:  
C6.1

# Creekside

LUXURY  
CONDOS



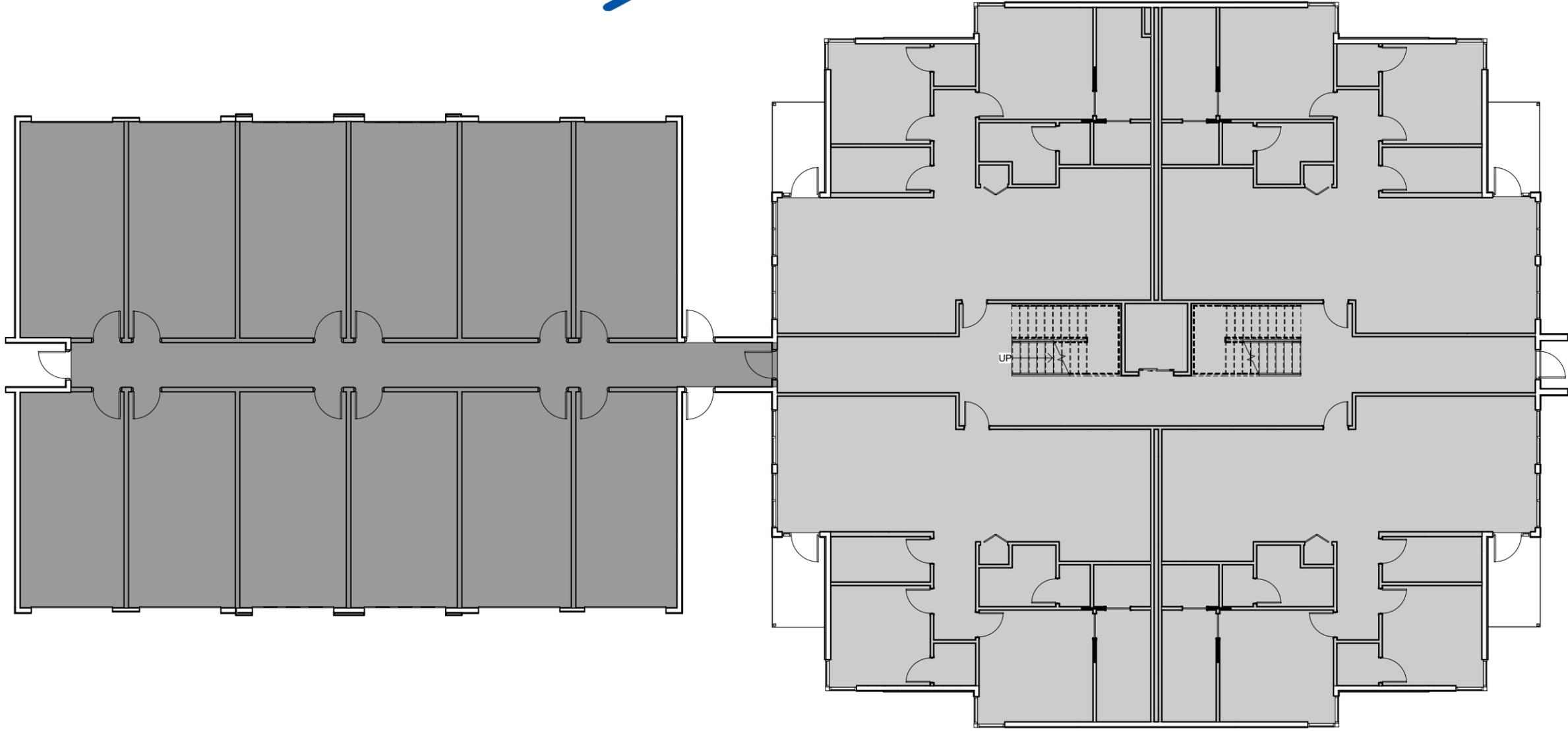
# Creekside

LUXURY  
CONDOS



# Creekside

## LUXURY CONDOS

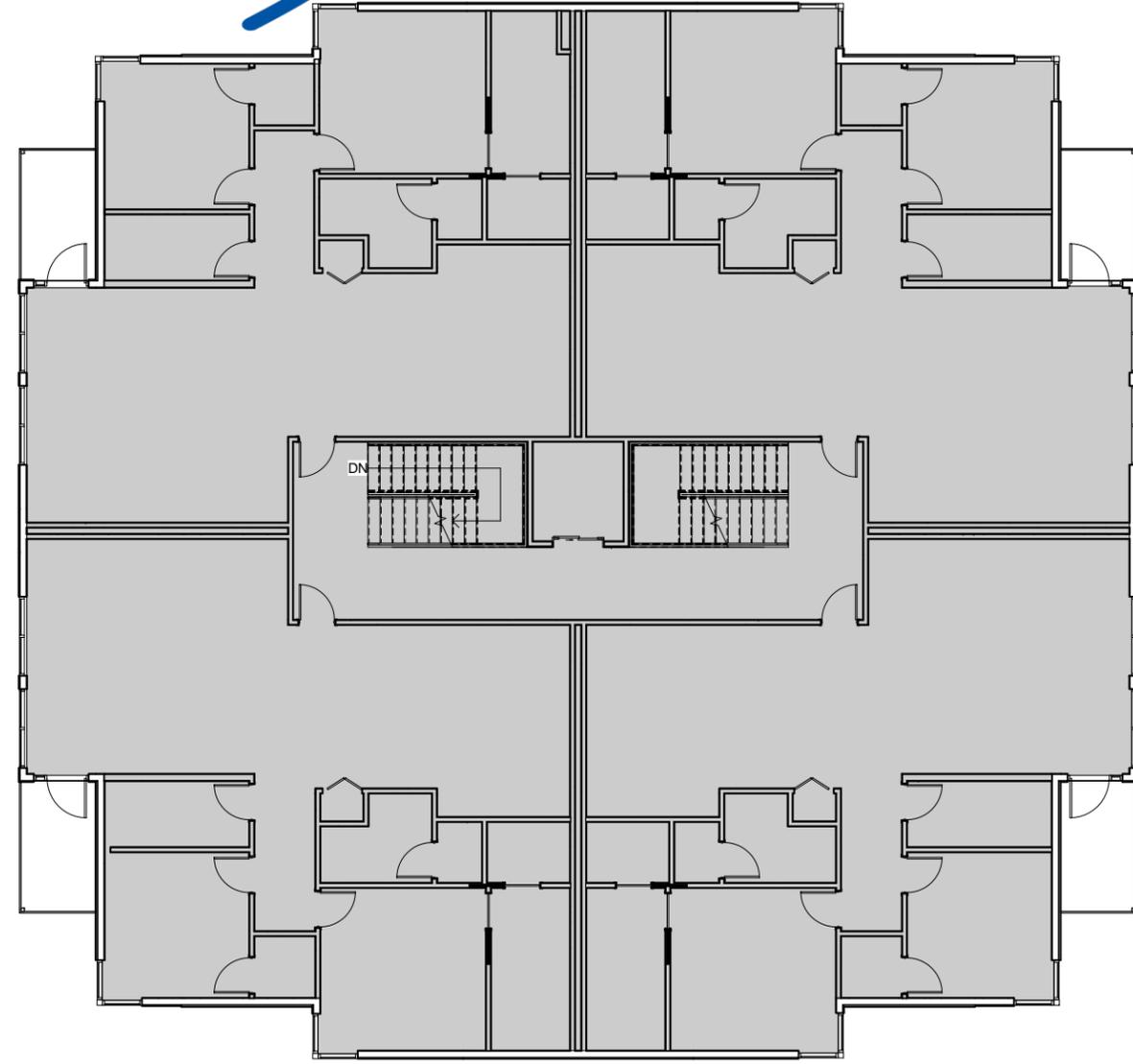


### FIRST FLOOR PLAN

- 5,882 Square Feet - Apartment
- 3,918 Square Feet - Garage

# Creekside

## LUXURY CONDOS



SECOND FLOOR PLAN  
THIRD FLOOR PLAN SIM.

■ 5,882 Square feet

# Creekside

## LUXURY CONDOS



### EAST ELEVATION

- ① ASPHALT SHINGLES - CHARCOAL
- ② CEMENT PANELS - WHITE
- ③ CEMENT PANELS - ACCENT COLOR VARIES BY BUILDING
- ④ HARDIE SHINGLE SIDING - ACCENT COLOR VARIES BY BUILDING
- ⑤ HARDIE PLANK LAP SIDING - 8-8-4 PATTERN, COBBLE STONE
- ⑥ CORRUGATED METAL PANELS - SLATE GRAY
- ⑦ SOFFIT/FACIA - WHITE
- ⑧ ALUM. ENTRANCE FRAMING - WHITE
- ⑨ ALUM. WINDOW FRAMING - WHITE



# Creekside

## LUXURY CONDOS

T.O. PEAK  
+41'-8"

T.O. WALL  
+31'-6"

THIRD FLOOR F.F.E.  
+21'-0"

SECOND F.F.E.  
+10'-6"

MAIN F.F.E.  
+0'-0"



### SOUTH ELEVATION



- ① ASPHALT SHINGLES - CHARCOAL
- ② CEMENT PANELS - WHITE
- ③ CEMENT PANELS - ACCENT COLOR VARIES BY BUILDING
- ④ HARDIE SHINGLE SIDING - ACCENT COLOR VARIES BY BUILDING
- ⑤ HARDIE PLANK LAP SIDING - 8-8-4 PATTERN, COBBLE STONE
- ⑥ CORRUGATED METAL PANELS - SLATE GRAY

- ⑦ SOFFIT/FACIA - WHITE
- ⑧ ALUM. ENTRANCE FRAMING - WHITE
- ⑨ ALUM. WINDOW FRAMING - WHITE

# Creekside

## LUXURY CONDOS

- T.O. PEAK  
+41'-8"
- T.O. WALL  
+31'-6"
- THIRD FLOOR F.F.E.  
+21'-0"
- SECOND F.F.E.  
+10'-6"
- MAIN F.F.E.  
+0'-0"



### WEST ELEVATION

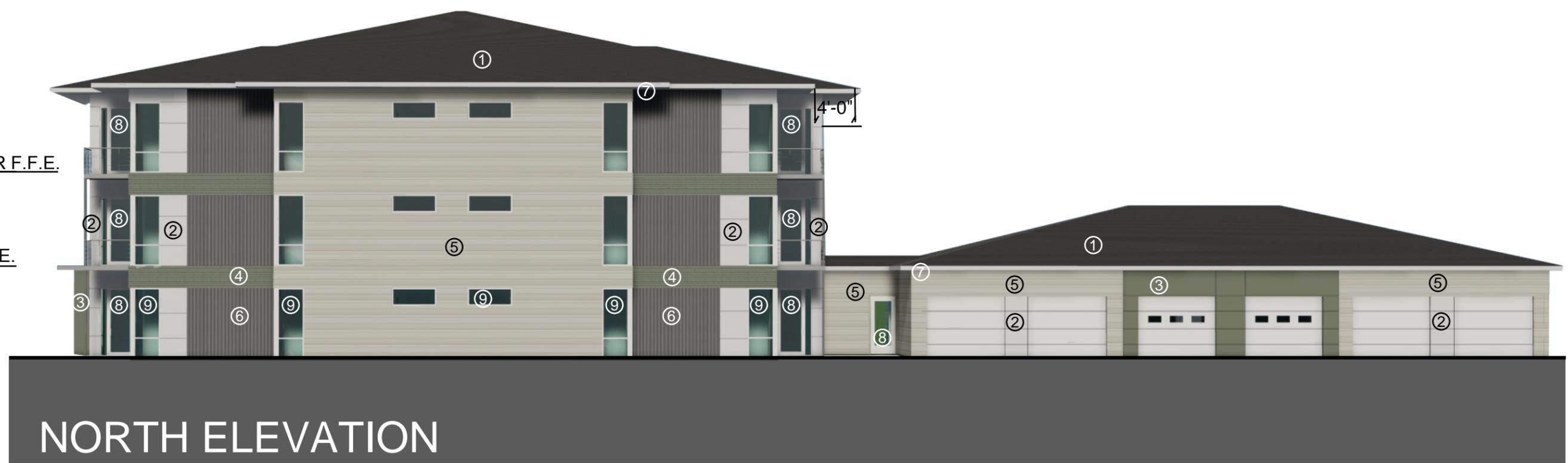
- ① ASPHALT SHINGLES - CHARCOAL
- ② CEMENT PANELS - WHITE
- ③ CEMENT PANELS - ACCENT COLOR VARIES BY BUILDING
- ④ HARDIE SHINGLE SIDING - ACCENT COLOR VARIES BY BUILDING
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- ⑥ CORRUGATED METAL PANELS - SLATE GRAY
- ⑦ SOFFIT/FACIA - WHITE
- ⑧ ALUM. ENTRANCE FRAMING - WHITE
- ⑨ ALUM. WINDOW FRAMING - WHITE



# Creekside

## LUXURY CONDOS

- ◆ T.O. PEAK  
+41'-8"
- ◆ T.O. WALL  
+31'-6"
- ◆ THIRD FLOOR F.F.E.  
+21'-0"
- ◆ SECOND F.F.E.  
+10'-6"
- ◆ MAIN F.F.E.  
+0'-0"



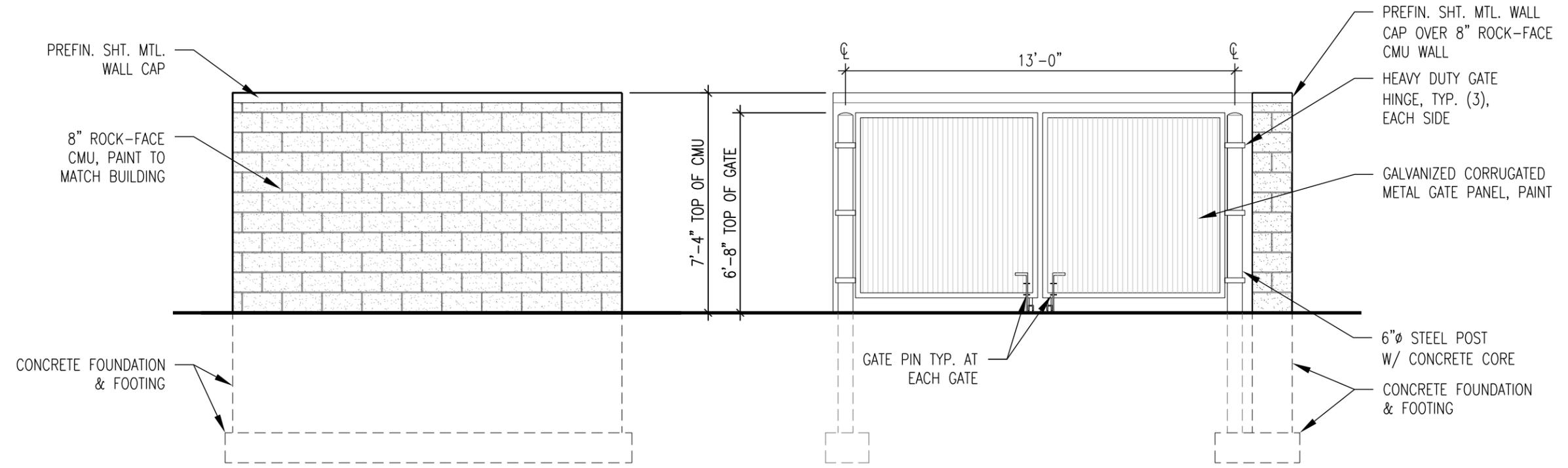
### NORTH ELEVATION



- ① ASPHALT SHINGLES - CHARCOAL
- ② CEMENT PANELS - WHITE
- ③ CEMENT PANELS - ACCENT COLOR VARIES BY BUILDING
- ④ HARDIE SHINGLE SIDING - ACCENT COLOR VARIES BY BUILDING
- ⑤ HARDIE PLANK LAP SIDING - 8-8-4 PATTERN, COBBLE STONE
- ⑥ CORRUGATED METAL PANELS - SLATE GRAY
- ⑦ SOFFIT/FACIA - WHITE
- ⑧ ALUM. ENTRANCE FRAMING - WHITE
- ⑨ ALUM. WINDOW FRAMING - WHITE

# Creekside

## LUXURY CONDOS

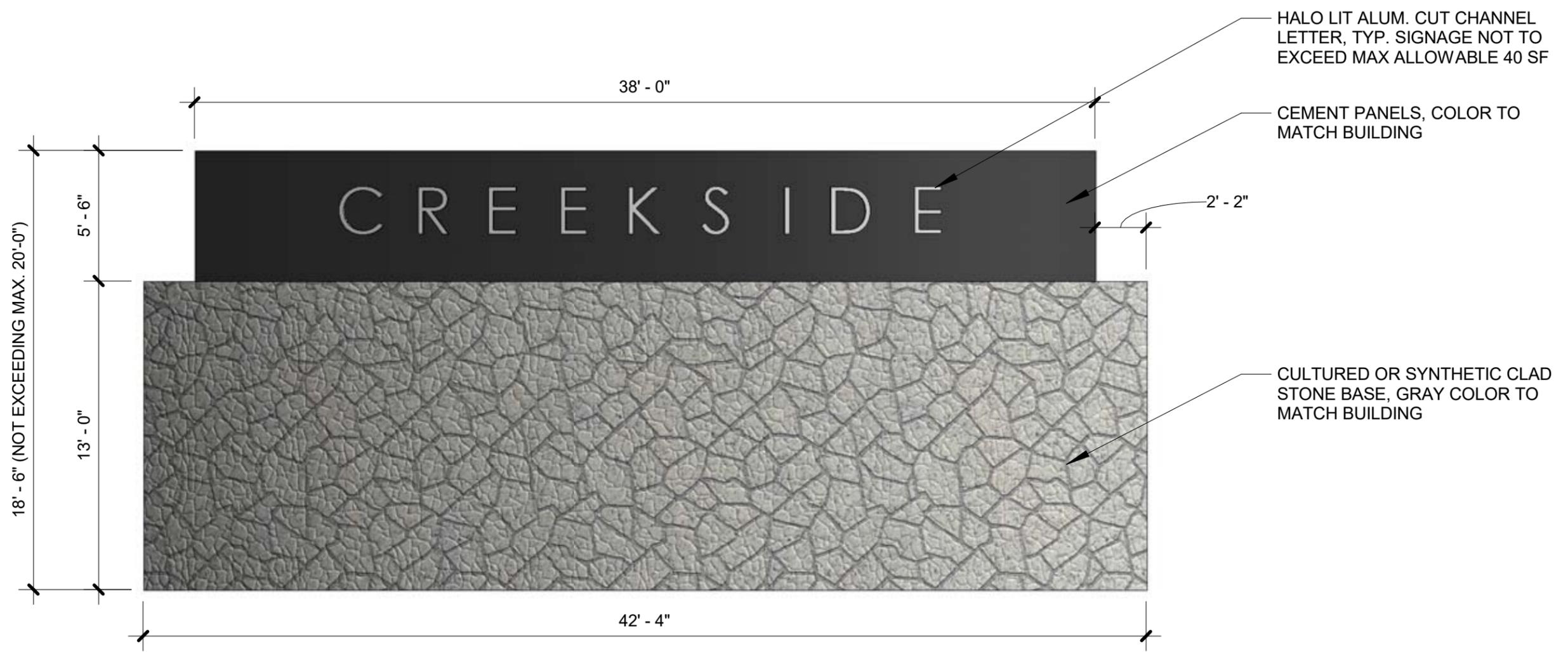


### TRASH ENCLOSURE



# Creekside

## LUXURY CONDOS



# Creekside

LUXURY  
CONDOS



## Chris Sevy

---

**From:** Luanne Puhl <budy.zma@hotmail.com>  
**Sent:** Thursday, October 21, 2021 3:29 PM  
**To:** Chris Sevy  
**Subject:** Creekside Condos

**CAUTION:** This email originated outside the City of Cedar Falls email system.  
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Chris...Photos of water running down the backyard of my condo at 4110 Legacy Lane were provided to Karen and you. Please include them in the packet for the P and Z meeting on October 27.

Thank you

Luanne Puhl

Sent from my Verizon, Samsung Galaxy smartphone







Item 5.

