



**AGENDA  
CITY OF CEDAR FALLS, IOWA  
PLANNING AND ZONING COMMISSION MEETING  
WEDNESDAY, NOVEMBER 10, 2021  
5:30 PM AT CITY HALL AND VIA VIDEO CONFERENCE**

---

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).

**Call to Order and Roll Call**

**Approval of Minutes**

- 1. Planning and Zoning Commission Regular Meeting Minutes of October 27, 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:** *Approval*  
**P&Z Action:** *Review and make a recommendation to City Council*
  
- 3. **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:** *Approval*  
**P&Z Action:** *Review and make a recommendation to City Council*

**New Business**

**Commission Updates**

**Adjournment**

Reminders:

- \* November 23, 2021 and December 8, 2021 - Planning & Zoning Commission Meetings
- \* November 15, 2021 and December 6, 2021 - City Council Meetings



**Cedar Falls Planning and Zoning Commission  
Regular Meeting  
October 27, 2021  
In person and via videoconference  
Cedar Falls, Iowa**

**MINUTES**

The Cedar Falls Planning and Zoning Commission met in regular session on October 27, 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: Holst, Larson, Leeper, Lynch, Saul and Schrad. Hartley was absent. Karen Howard, Community Services Manager, Michelle Pezley, Planner III, and Chris Sevy, Planner I, were also present.

- 1.) Chair Leeper noted the Minutes from the October 13, 2021 regular meeting are presented. Ms. Lynch made a motion to approve the Minutes as presented. Mr. Larson seconded the motion. The motion was approved unanimously with 6 ayes (Holst, Larson, Leeper, Lynch, Saul and Schrad), and 0 nays.
- 2.) The first item of business was the preliminary and final plat for Creekside Luxury Condos. Mr. Larson recused himself from this item. Chair Leeper introduced the item and Mr. Sevy provided background information. The intent of the petitioner is to develop the property with six 12-plex condominium buildings. The property recently went through the rezoning process and now needs site plan review. Easements will also need to be reconfigured as the existing lots will be combined into one lot. Mr. Sevy discussed changes to the plat including the building lines and details regarding tract A that is dedicated to the City for sidewalk. The item is being brought before the Commission for discussion only at this time. The site plan will be discussed later in the meeting.

James Meehan, 2403 Legacy Lane Unit 2, stated that he believes that a drainage easement berm was cut causing water issues in the neighbors' back yards. He wants to see that corrected and feels that the layout looks like it could create more water issues. He would like to be sure that the grading is done well to avoid those issues. He also noted concerns with the population density and how that will affect traffic.

Mr. Holst asked how the density fits within the RP District. Mr. Sevy explained that the area is medium density residential, which is the same as the properties to the West. What is proposed is a little denser, but very similar. Staff finds that it is consistent with the approved master plan and the designation on the Future Land Use Map.

Ms. Saul stated that she feels it is a reasonable request and should move forward. The item was continued to the next meeting.

- 3.) The next item for consideration by the Commission was a petition to renew the Downtown Self Supporting Municipal Improvement District (SSMID). Chair Leeper introduced the item and Ms. Howard provided background information. She discussed the minimum requirements for the five-year renewal and stated that staff recommends approval, and for the Commission to make a recommendation to City Council.

Mr. Schrad made a motion to approve staff recommendations. Ms. Lynch seconded the motion. The motion was approved unanimously with 6 ayes (Holst, Larson, Leeper, Lynch, Saul and Schrad), and 0 nays.

- 4.) The Commission then considered the preliminary plat for West Fork Crossing. Chair Leeper introduced the item and Ms. Pezley provided background information. She explained that the proposal would create 64 residential building lots and 29 outlots for future development on approximately 120 acres. She discussed the six phases for the subdivision, stormwater management plans, street plans and connections, sanitary sewer, trails, and parks. She spoke regarding public comments received regarding the additional street connection and a request to move the proposed trail. Staff recommends approval of the preliminary plat subject to conditions.

Tim Verheyen, 4818 Briarwood, from ISG, was available for any questions regarding the plat. Mr. Schrad asked how it is guaranteed that construction vehicles will not take certain routes. Ms. Howard stated that an agreement will need to be made regarding the appropriate locations for those vehicles to travel.

Mr. Larson asked if the bike path is rerouting as proposed or will it need to be included in the motion. Ms. Howard passed the question on to the applicant. Mr. Verheyen explained that they will have to amend the plat. He explained that one of the discussions was with regard to whether the bike trail would be in an easement or an outlot. It was decided to put it in an outlot so it would be an HOA responsibility to maintain the trail. The changes are currently being made.

Mr. Larson made a motion to approve the item with the bike path being adjusted at staff discretion. Ms. Saul seconded the motion. The motion was approved unanimously with 6 ayes (Holst, Larson, Leeper, Lynch, Saul and Schrad), and 0 nays.

- 5.) The next item of business was a site plan for the Creekside Luxury Condos. Chair Leeper introduced the item and Mr. Larson recused himself from the item. Mr. Sevy provided a rendering of the site plan and noted that it conforms substantially to the master plan that was approved as part of the rezoning process. The density requirements are also met. He discussed the landscape plan, building elevations, signage, neighborhood concerns, and solutions. He displayed a rendering of the stormwater management plan. The item is currently for discussion at this time.

Dan Levi, Levi Architecture, 1009 Technology Parkway, noted that they have been working with the city for several months and have had a chance to have the developer to have several meetings with the surrounding neighbors.

John Lane, 3909 Legacy Lane, stated that most of the people in his HOA were opposed to the rezoning that has passed. He explained that they would prefer that the project start at the north end instead of the south in case the project is not completed. They also prefer that the berm and foliage is completed before the rest begins.

James Meehan, 2403 Legacy Lane Unit 2, stated that the southern HOA in the Legacy Lane area shares the same concerns and joins with their recommendations.

Mr. Lane spoke again regarding the water issues.

Mr. Meehan stated that he doesn't believe that anyone has gone out to look at the drainage control berm and feels that it should be looked into further. He feels that the cut in the berm let the drainage come through.

Mr. Leeper asked Mr. Levi to explain what happens in the first phase with regard to the control of the water. Mr. Levi explained that as they're moving dirt when they build the first two buildings to the south, there will be a lot of excess dirt that will be left on the site north and

west of the parking lot. This will catch the water as it comes from the north to the south, directing it toward the southeast corner of the undeveloped remaining lots.

Mr. Lane spoke again regarding the phasing and retaining ponds.

Ms. Saul commented that the water problem that is being brought up is not on the property being discussed. The concern is that the project doesn't create more water issues. Ms. Howard confirmed that they have to show that they meet the stormwater management requirements for their site and how it will be routed from the site and not cause additional issues on the neighbors' property.

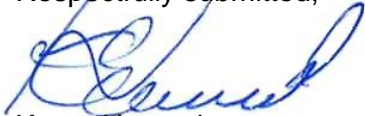
Mr. Holst asked if putting in the berm right away is an option so that it can adjust the water issues right away. Ms. Howard stated that this would be a question for the applicant.

The item was continued to the next meeting.

- 6.) As there were no further comments, Ms. Saul made a motion to adjourn. Mr. Holst seconded the motion. The motion was approved unanimously with 6 ayes. The motion was approved unanimously with 6 ayes (Holst, Larson, Leeper, Lynch, Saul and Schrad), and 0 nays.

The meeting adjourned at 6:25 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

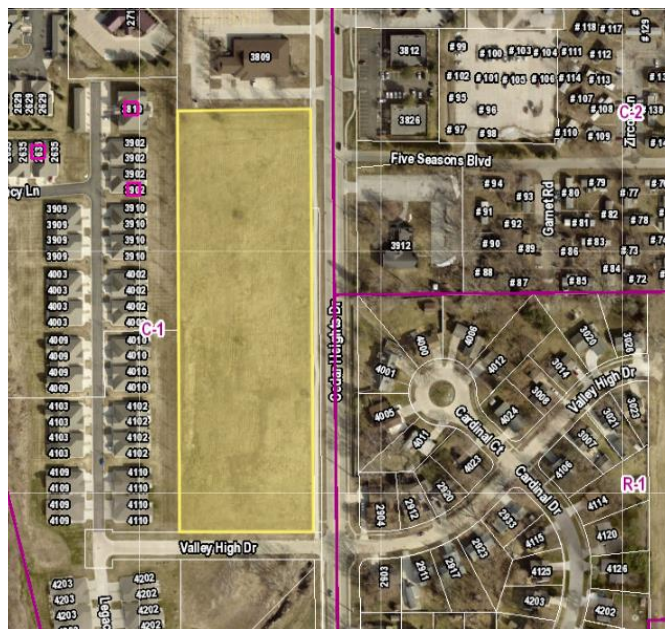
REQUEST: Request to preliminary and final plat, effectively combining 4 lots in the new Creekside Luxury Condos Plat.

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 has reviewed the proposed preliminary and final plats and recommends approval subject to the following conditions:

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

**PLANNING & ZONING COMMISSION**

Discussion/Vote 10/27/2021	The first item of business was the preliminary and final plat for Creekside Luxury Condos. Chair Leeper introduced the item and Mr. Sevy provided background information. The intent of the petitioner is to develop the property with six 12-plex condominium buildings. The property recently went through the rezoning process and now needs site plan review. Easements will also need to be reconfigured as the existing lots will be combined into one lot. Mr. Sevy discussed changes to the plat, including the building lines and details regarding tract A that is dedicated to the City for sidewalk. The item is being brought before the Commission for discussion only at this time. The site plan will be discussed later in the meeting.
-------------------------------	--

James Meehan, 2403 Legacy Lane Unit 2, stated that he believes that a drainage easement berm was cut causing water issues in the neighbors’ back yards. He wants to see that corrected feels that the

layout looks like it could create more water issues. He would like to be sure that the grading is done well to avoid those issues. He also noted concerns with the population density and how that will affect traffic.

Mr. Holst asked how the density fits within the RP District. Mr. Sevy explained that the area is medium density residential, which is the same as the properties to the West. What is proposed is a little denser, but very similar. Staff finds that it is consistent with the approved master plan and the designation on the Future Land Use Map.

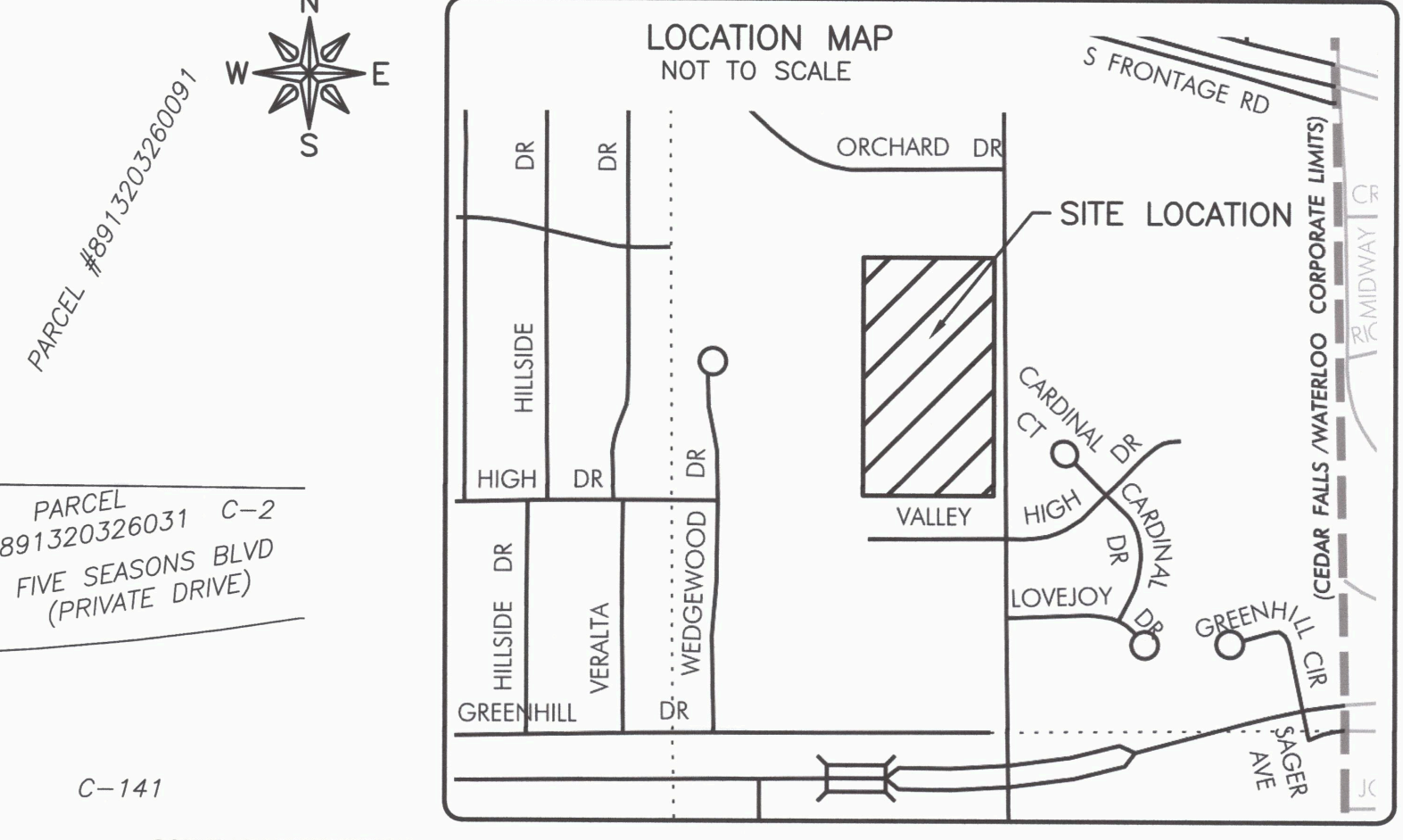
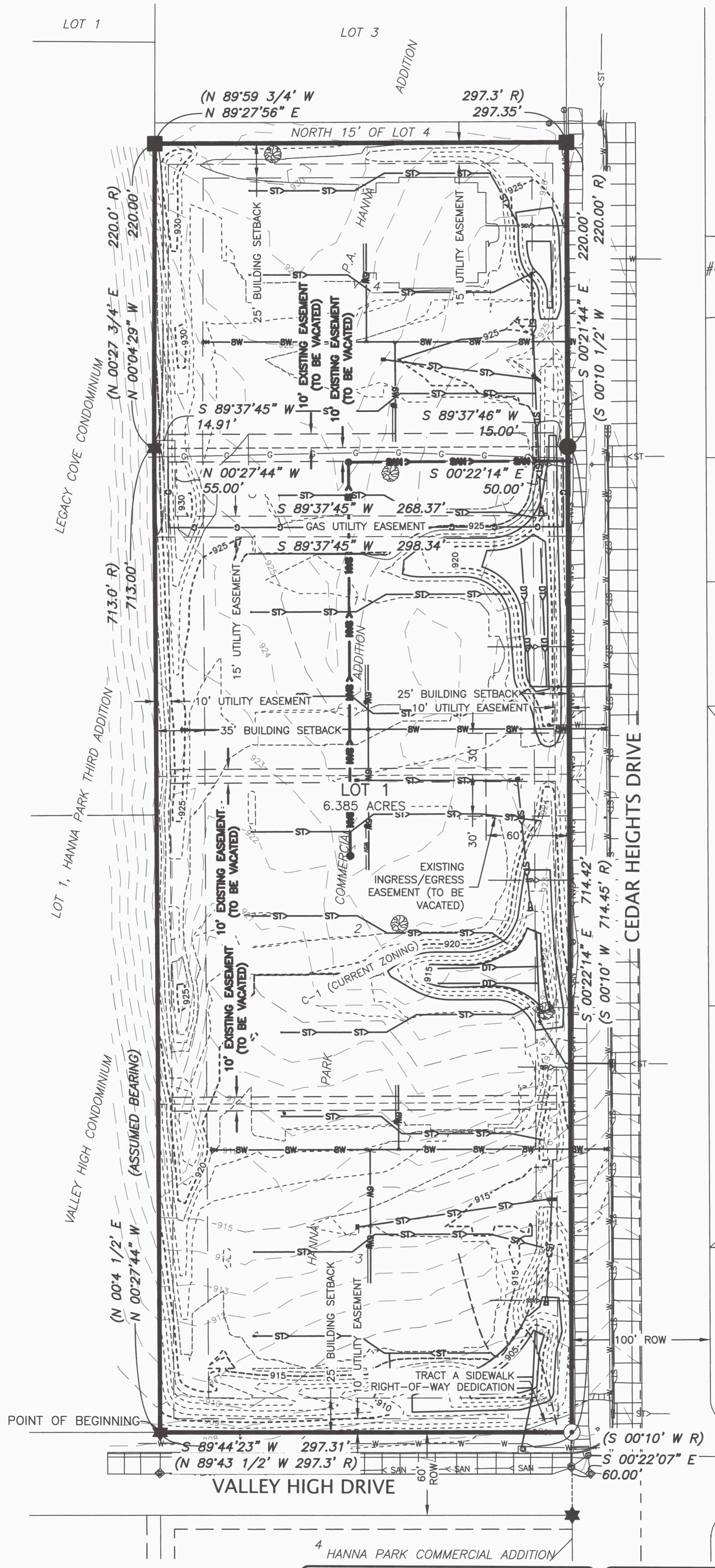
Ms. Saul stated that she feels it is a reasonable request and should move forward. The item was continued to the next meeting.

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



**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-141 BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, OF SAID HANNA PARK COMMERCIAL ADDITION;

C-142 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;

C-143 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;

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°27'44" 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

**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.

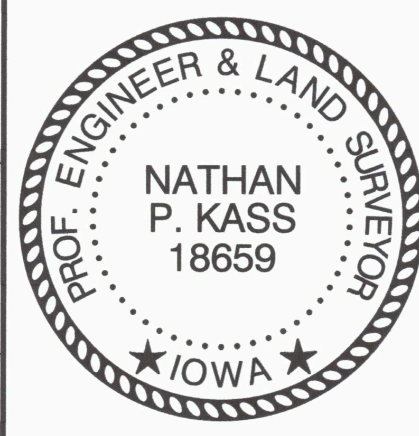
**REQUESTED BY/SUBDIVIDER:**  
LG COMPANIES, LLC  
C/O KYLE LARSON  
4104 WEDGEWOOD DR  
CEDAR FALLS, IA 50613

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

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

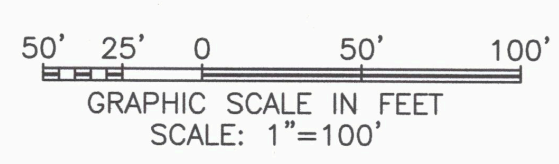
**FLOODPLAIN:** N/A  
**WETLANDS:** N/A  
**PHASING:** PROJECT PLANNED TO BE CONSTRUCTED IN 3 PHASES, 2 STRUCTURES PER PHASE. PHASE 1 TO HAVE A SINGLE DRIVEWAY FROM CEDAR HEIGHTS DRIVE. SECOND DRIVEWAY CONSTRUCTED IN PHASE 2 FROM CEDAR HEIGHTS DRIVE.

**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.



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  
Nathan P. Kass, P.E. & P.L.S. Date  
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

**FEHR GRAHAM**  
ENGINEERING & ENVIRONMENTAL

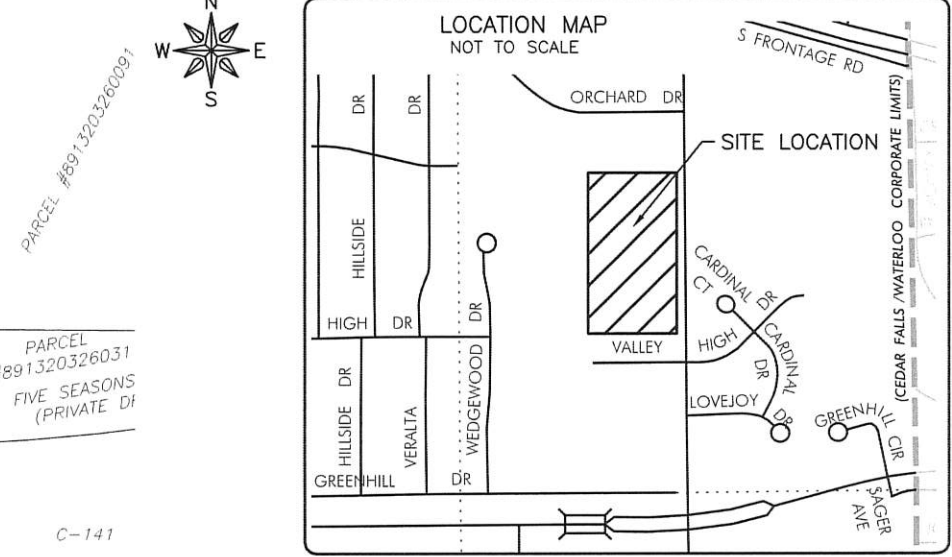
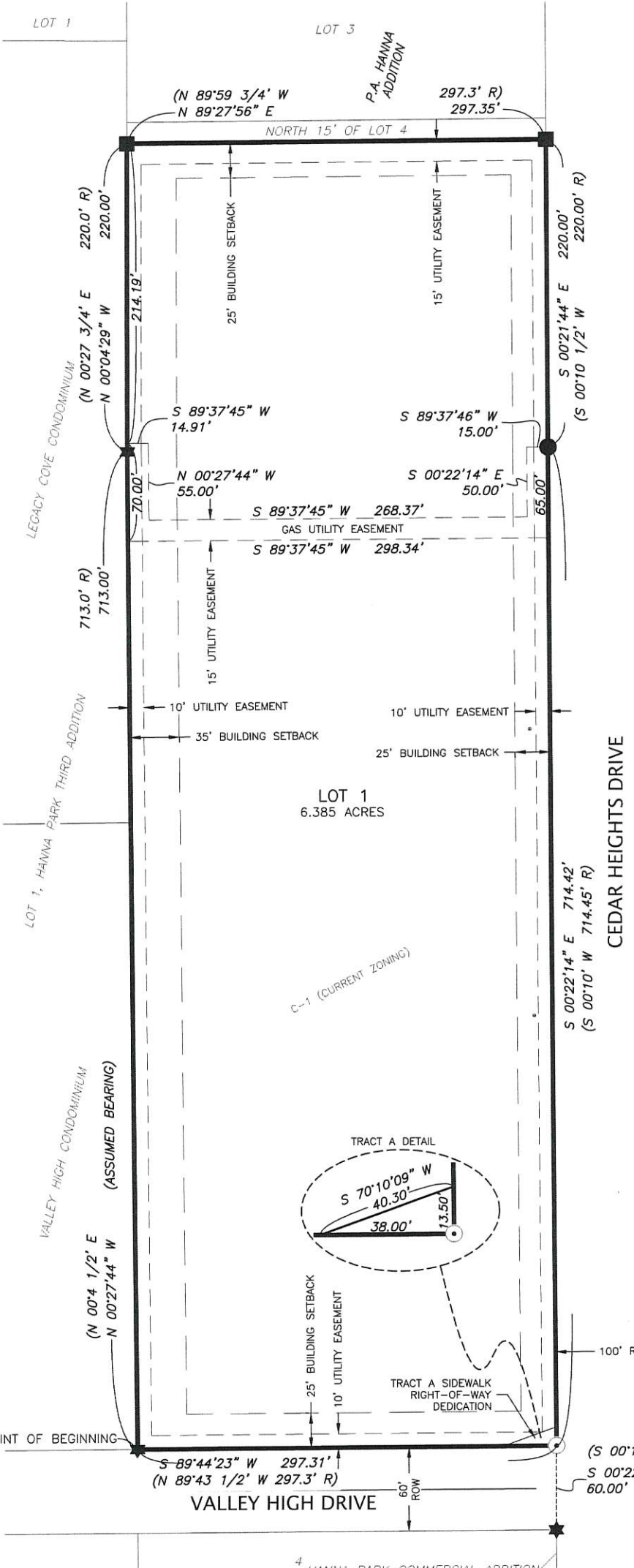
ILLINOIS  
IOWA  
WISCONSIN



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

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



**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:

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;

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

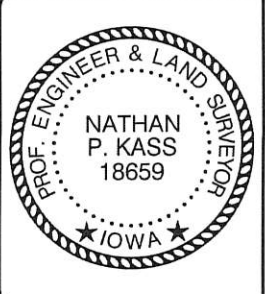
**LEGEND**

- 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

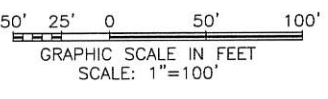
**PROPRIETOR/OWNER:**  
CONTRACT BUYER OF LOTS 1-3 OF HANNA PARK COMMERCIAL ADDITION AND LOT 4 (EXCEPT THE NORTH 15 FEET THEREOF) OF P.A. HANNA ADDITION TO CEDAR FALLS: LG COMPANIES, LLC  
DEED HOLDER OF LOTS 1-3 OF HANNA PARK COMMERCIAL ADDITION: HEARTLAND DEVELOPEMENT OF CEDAR VALLEY, INC.

**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  
Nathan P. Kass, P.E. & P.L.S. Date  
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

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





## 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

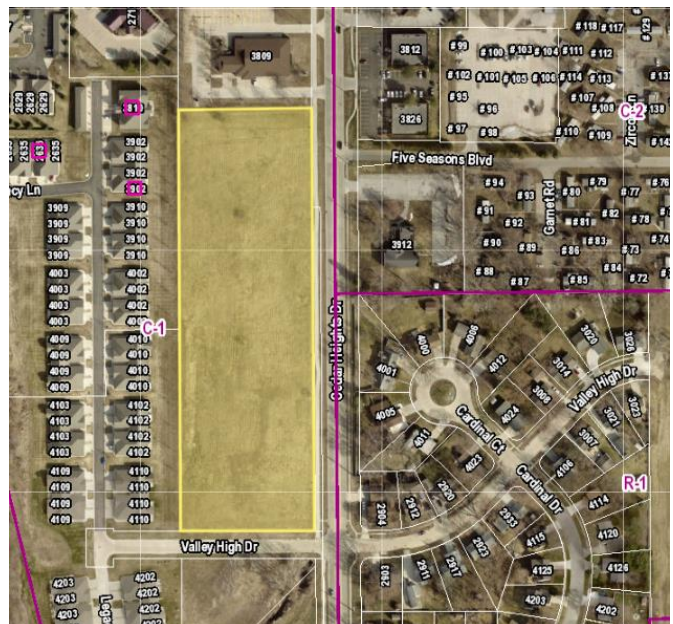
**REQUEST:** Approve site plan for six 12-plex buildings in the R-P Planned Residence District. (Case #SP21-010)  
**PETITIONER:** Dan Levi; Levi Architecture  
**LOCATION:** Northwest corner of Cedar Heights Drive and Valley High Drive

### 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.

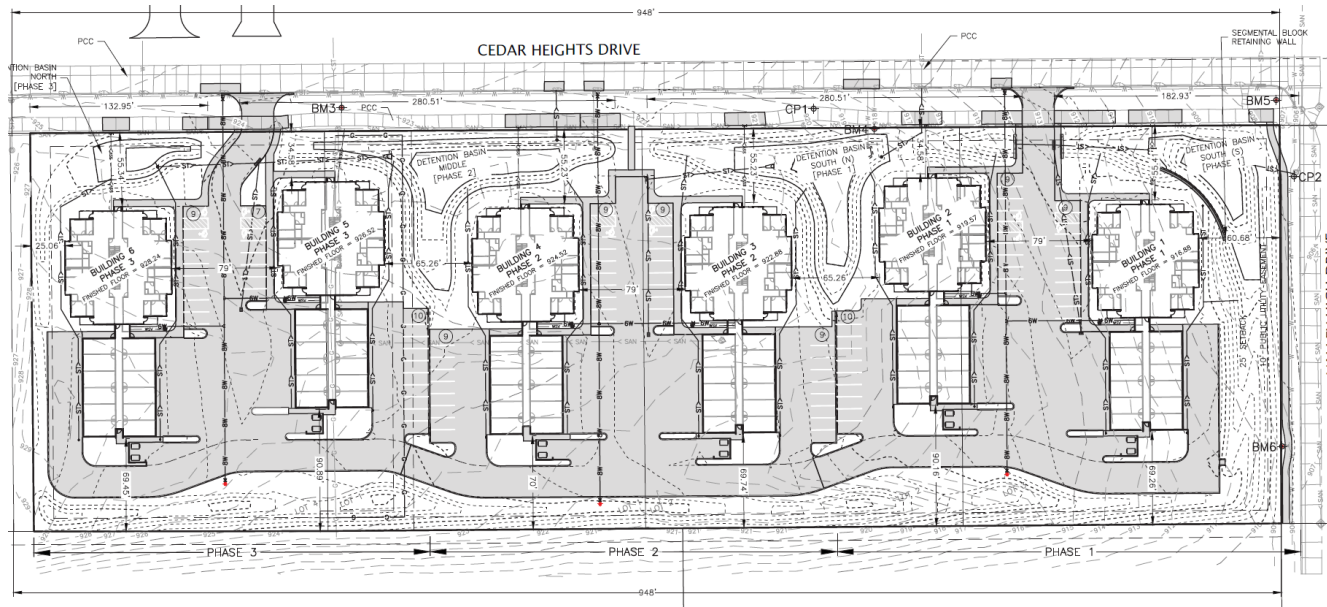
### BACKGROUND

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:

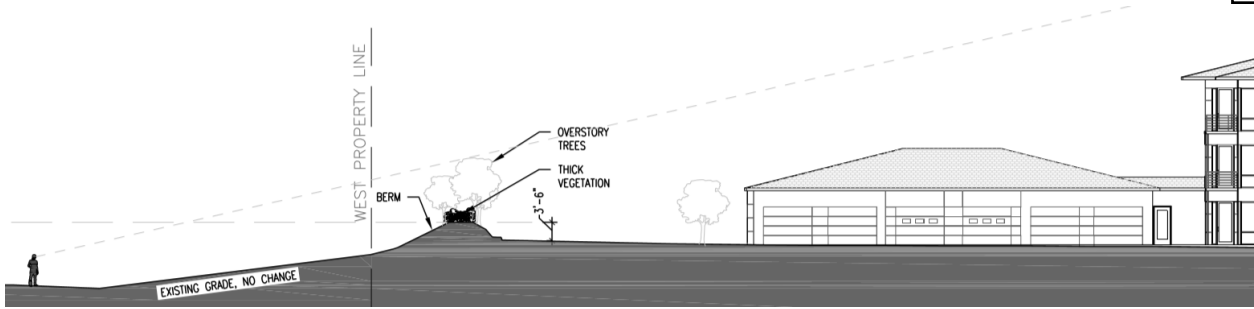
	<u>Required</u>	<u>Proposed (consistent with approved Master Plan)</u>
<b>Front Yard Setback:</b>	Min. 20 feet	34 feet (closest building); 55 feet (furthest building)



<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 (44 units per acre in the R-4 District)	46,391 square feet per 12-plex (11.3 units per acre)
<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.

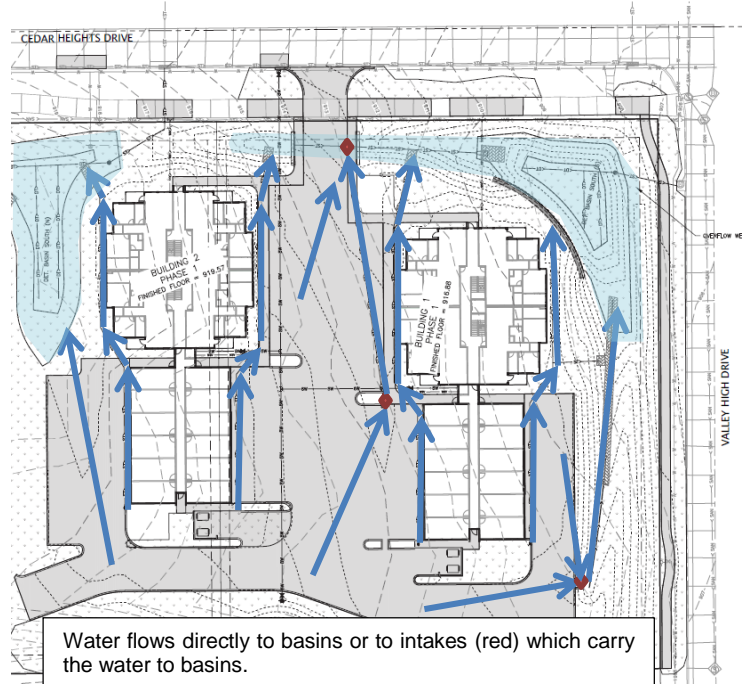
- Below is the provided landscape plan (see attached detailed landscaping plan). This plan shows the necessary screening of parking areas along property lines and street frontages as previously discussed. The parking code also requires trees in the interior of the parking area at the rate of 1 per 21 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.



- 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.



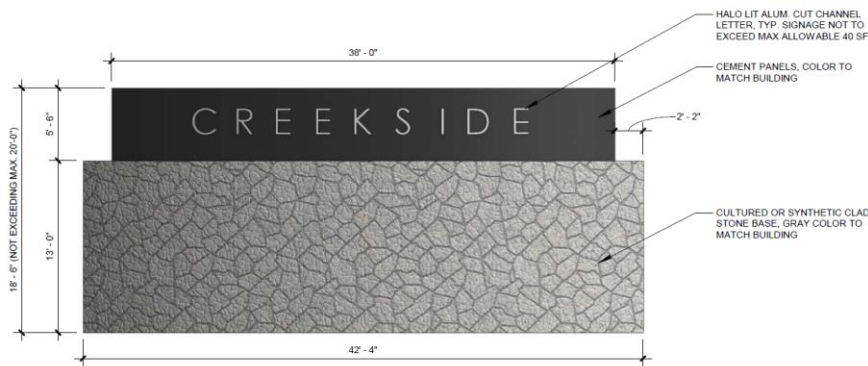
- 7. The submitted elevation drawings and material details are consistent with what was submitted with the master plan. The bulk of the facades are made up of windows, cement paneling, and corrugated metal paneling along with some other accent materials. Renderings are also included in the attachments.





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 recommends approval of this proposal to build six

12-plex units at the northwest corner of Cedar Heights Drive and Valley High Drive subject to the following conditions:

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

### PLANNING & ZONING COMMISSION

Introduction 10/27/2021 The next item of business was a site plan for the Creekside Luxury Condos. Chair Leeper introduced the item and Mr. Larson recused himself from the item. Mr. Sevy provided a rendering of the site plan and noted that it conforms substantially to the master plan that was approved as part of the rezoning process. The density requirements are also met. He discussed the landscape plan, building elevations, signage, neighborhood concerns and solutions. He displayed a rendering of the stormwater management plan. The item is currently for discussion at this time.

Dan Levi, Levi Architecture, 1009 Technology Parkway, noted that they have been working with the city for several months and have had a chance to have the developer to have several meetings with the surrounding neighbors.

John Lane, 3909 Legacy Lane, stated that most of the people in his HOA were opposed to the rezoning that has passed. He explained that they would prefer that the project start at the north end instead of the south in case the project is not completed. They also prefer that the berm and foliage is completed before the rest begins.

James Meehan, 2403 Legacy Lane Unit 2, stated that the southern HOA in the Legacy Lane area shares the same concerns and joins with their recommendations.

Mr. Lane spoke again regarding the water issues.

Mr. Meehan stated that he doesn't believe that anyone has gone out to look at the drainage control berm and feels that it should be looked into further. He feels that the cut in the berm let the drainage come through.

Mr. Leeper asked Mr. Levi to explain what happens in the first phase with regard to the control of the water. Mr. Levi explained that as they're moving dirt when they build the first two buildings to the south, there will be a lot of excess dirt that will be left on the site north and west of the parking lot. This will catch the water as it comes from the north to the south, directing it toward the southeast corner of the undeveloped remaining lots.

Mr. Lane spoke again regarding the phasing and retaining ponds.

Ms. Saul commented that the water problem that is being brought up is not on the property being discussed. The concern is that the project doesn't create more water issues. Ms. Howard confirmed that they have to show that they meet the stormwater management requirements for their site and how it will be routed from the site and not cause additional issues on the neighbors' property.

Mr. Holst asked if putting in the berm right away is an option so that it can adjust the water issues right away. Ms. Howard stated that this would be a question for the applicant.

The item was continued to the next meeting.

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



# CREEKSIDE LUXURY CONDOS

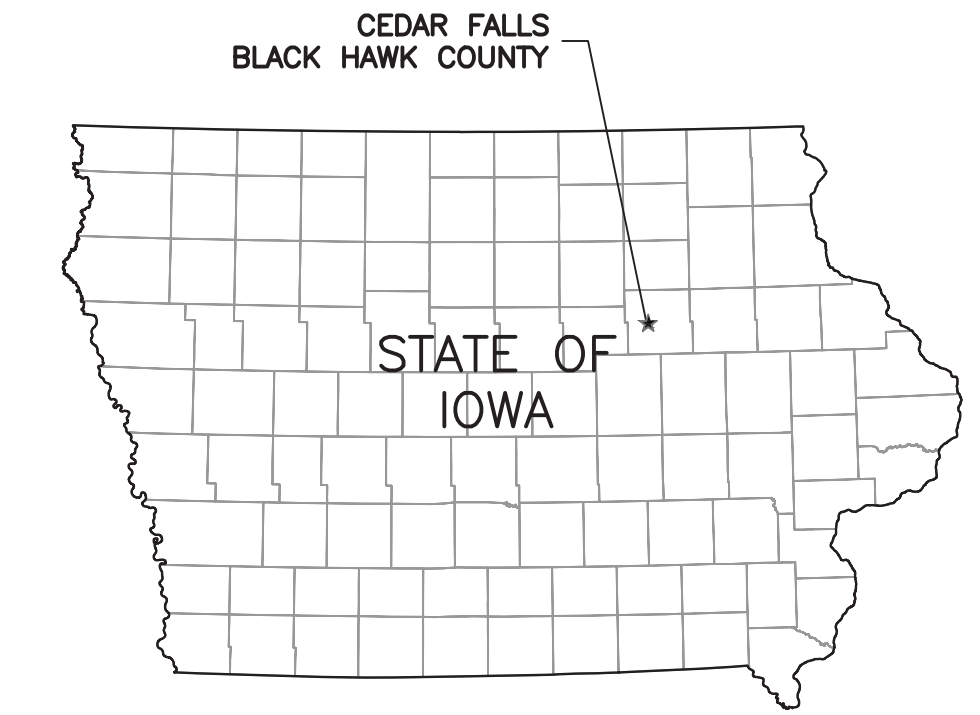
FOR

## LG COMPANIES, LLC CEDAR FALLS, IOWA

19-972

BLACK HAWK COUNTY

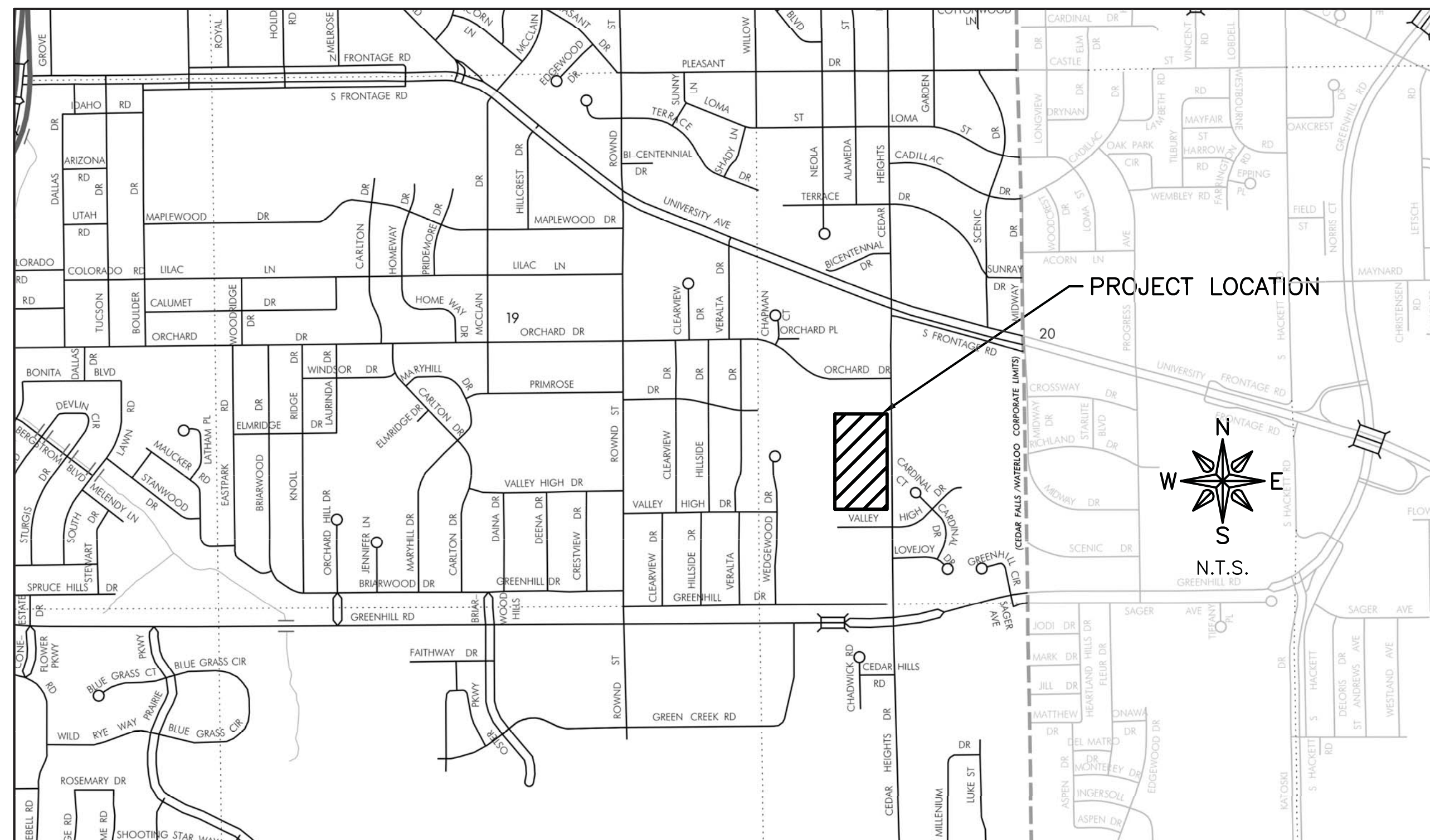
10/15/2021



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

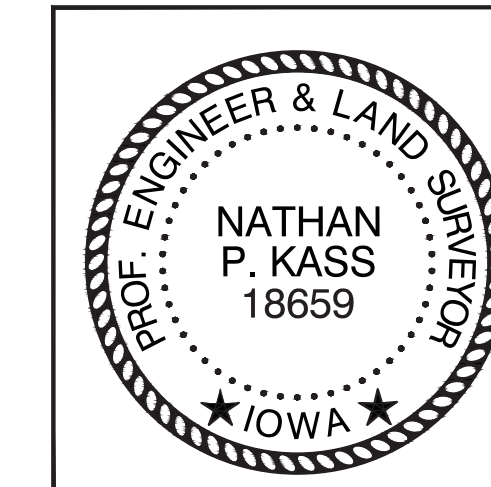
ENGINEERING & ENVIRONMENTAL

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

Table of abbreviations for various engineering terms such as ABC (Aggregate Base Course), ACI (American Concrete Institute), and others.

Table of abbreviations for materials and construction terms such as PE (Polyethylene Pipe), PI (Point of Intersection), and others.

HATCH PATTERNS

Table of hatch patterns for materials like Earth - Fill, Brick, Steel, Insulation, etc.

SYMBOLS

Large table of symbols for various categories: CIVIL, WATER, STORM SEWER, EROSION CONTROL, SANITARY SEWER, UTILITY, and TRAFFIC RELATED. Each category lists existing and proposed symbols with their corresponding descriptions.

FEHR GRAHAM ENGINEERING & ENVIRONMENTAL logo and contact information for Illinois, Iowa, and 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 table with columns for REV. NO., DESCRIPTION, and DATE.

DRAWING: LEGEND, SET TYPE: PERMIT, G:\C30\19\19-972 Cedar Heights Condos\19-972 Title Sheets.dwg, C02

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)

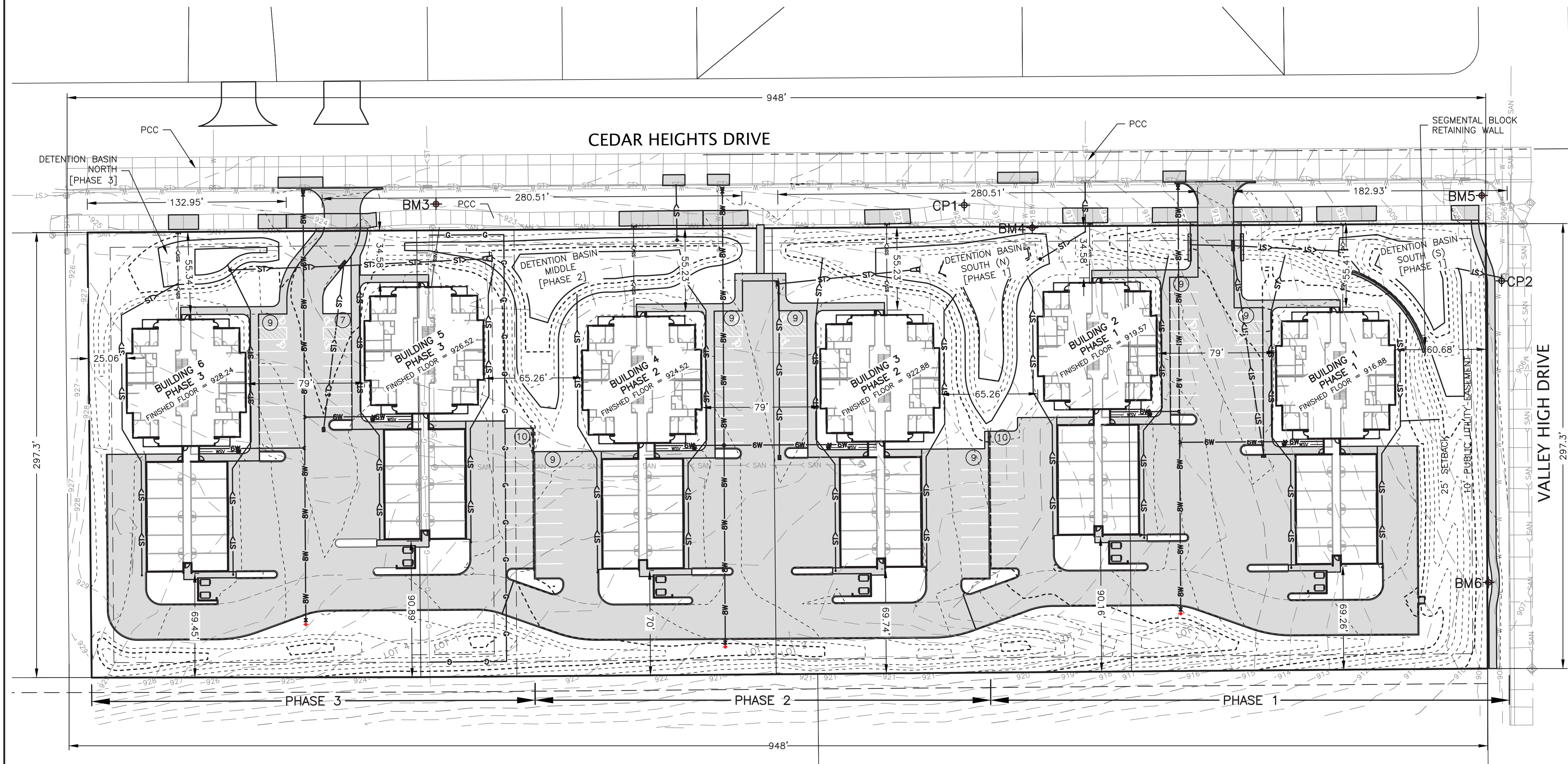
FLOOD PLAIN - N/A  
WETLAND - N/A  
PHASING  
PROJECT PLANNED TO BE CONSTRUCTED IN 3 PHASES, 2  
STRUCTURES PER PHASE. PHASE 1 TO HAVE A SINGLE  
DRIVEWAY FROM CEDAR HEIGHTS DRIVE. SECOND DRIVEWAY  
CONSTRUCTED IN PHASE 2 FROM CEDAR HEIGHTS DRIVE.

### DATUM INFORMATION

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

### CONTROL AND BENCHMARK INFORMATION

CP 1 = 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  
CP 2 = 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



**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

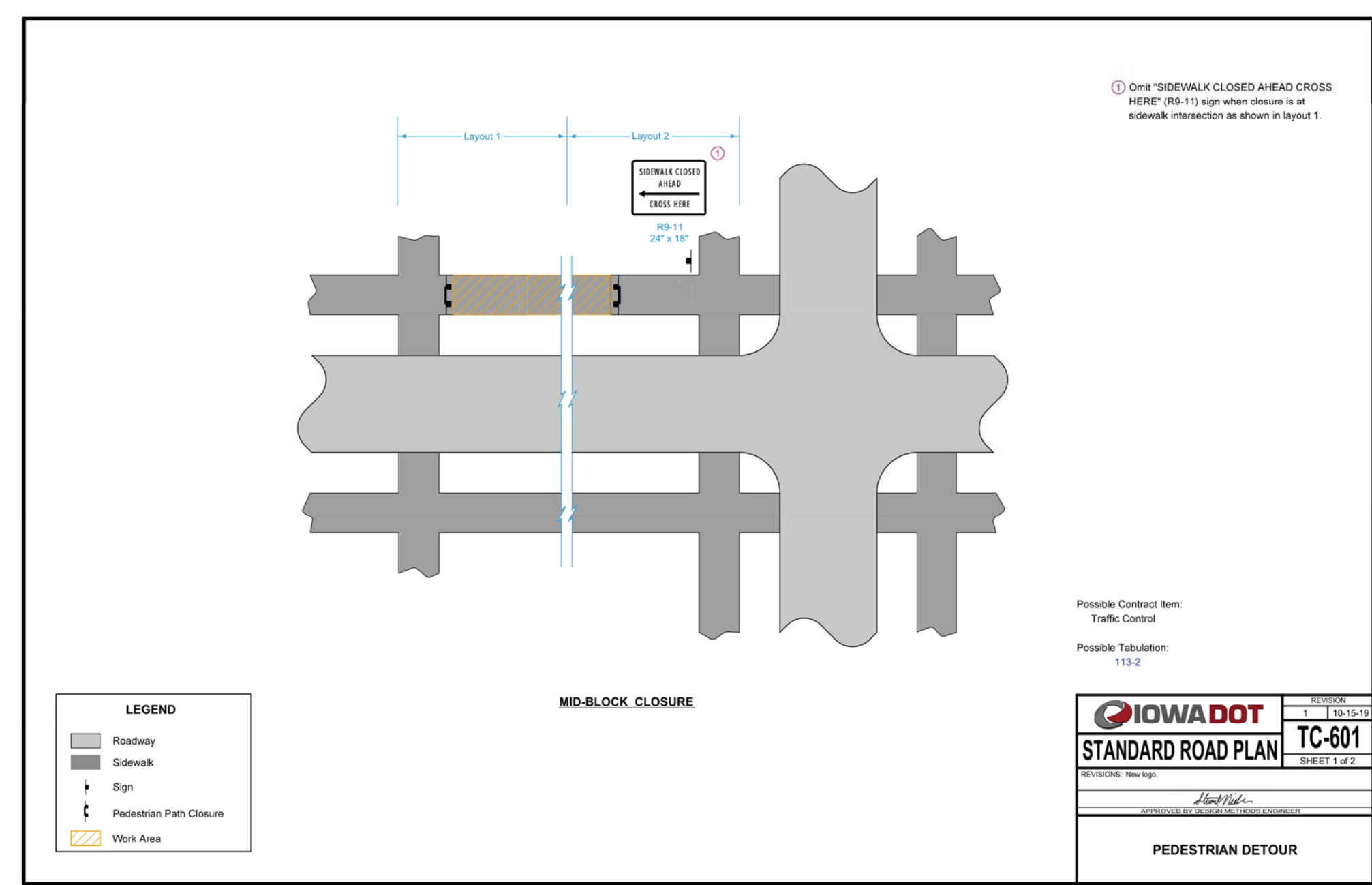
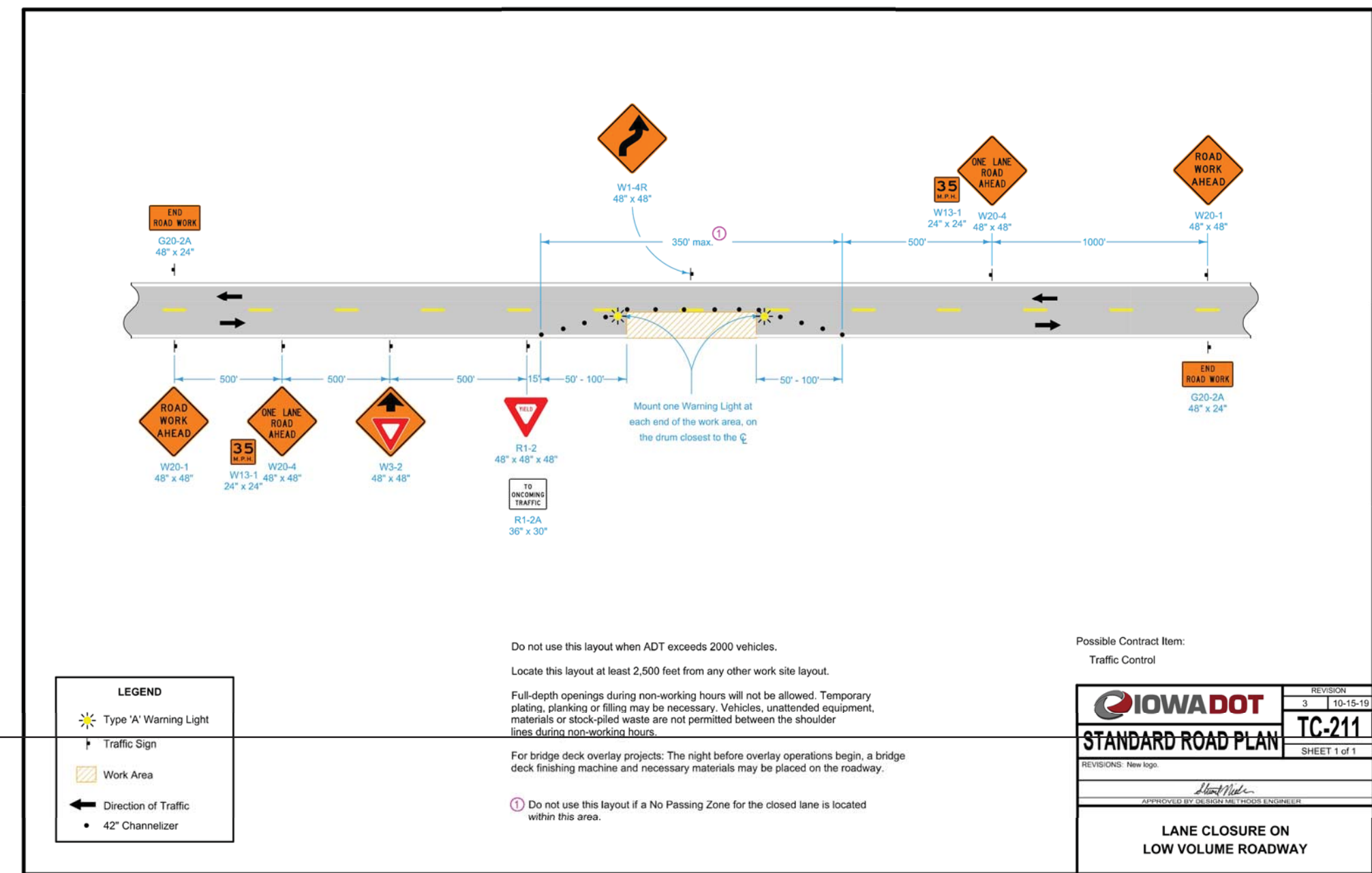
DRAWING:  
SITE DEVELOPMENT PLAN  
SET TYPE: PERMIT  
G:\C30\19-972 Cedar Heights Condos\19-972 design.dwg, C0.3

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.

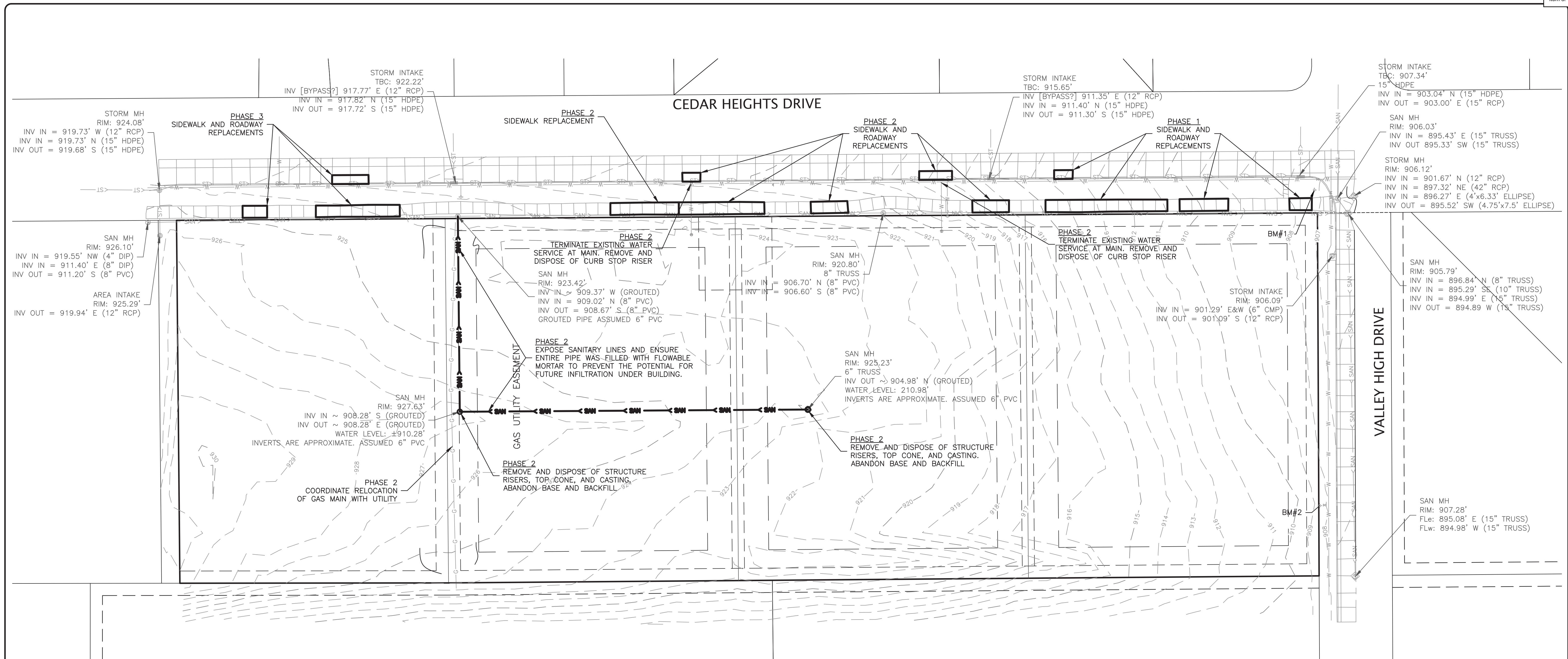


**GENERAL NOTES**

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.

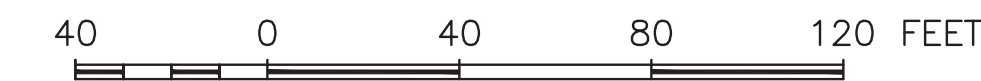
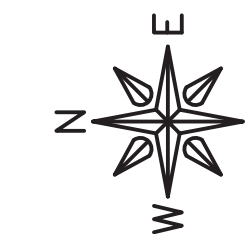
REVISIONS		
REV. NO.	DESCRIPTION	DATE





**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

**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

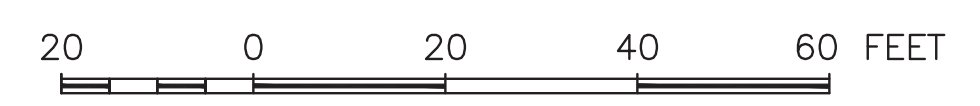
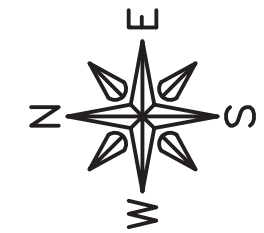
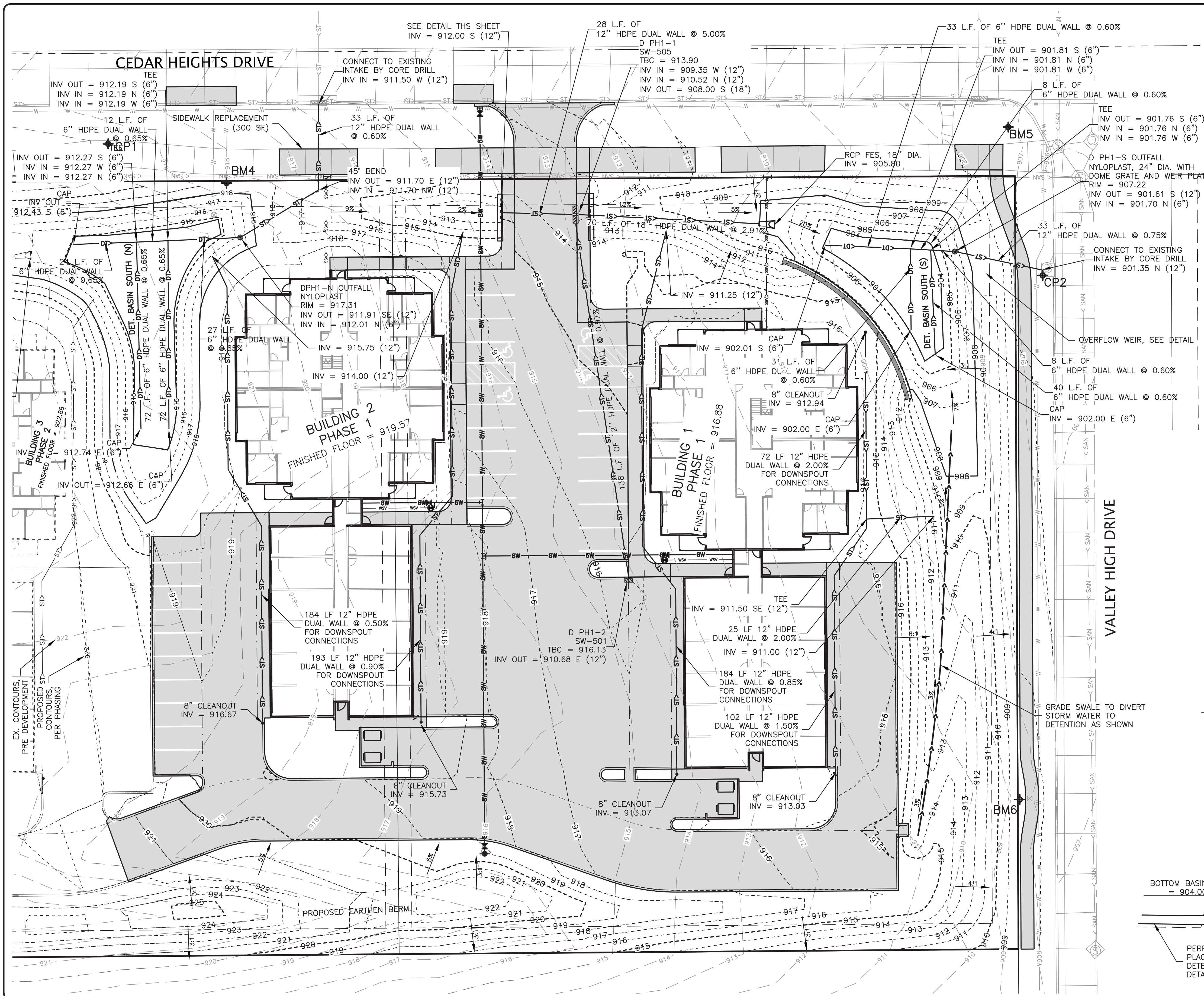
DRAWING:  
**REMOVALS PLAN - ALL PHASES**

SET TYPE: **PERMIT**  
G:\30\19\19-972 Cedar Heights Condos\19-972 Topo.dwg, C1.1

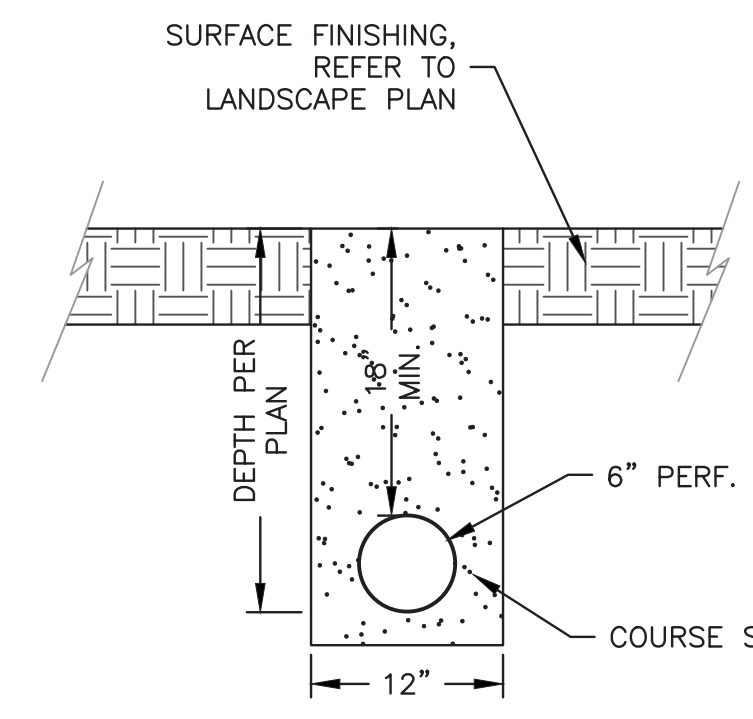
JOB NUMBER:  
**19-972**

SHEET NUMBER:  
**C1.1**



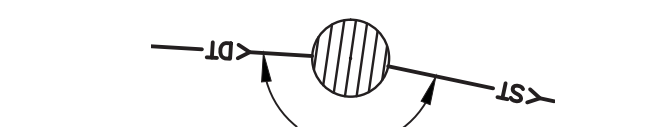


BENCHMARK INFORMATION	
CP1	= CUT X IN SIDWALK, WEST SIDE OF CEDAR HEIGHTS DR, ±360' NORTH OF VALLEY HIGH DR. N=3647766.17, E=5214792.42, ELEV=919.82
CP2	= CUT X ON CONCRETE INTAKE TOP NORTH SIDE OF VALLEY HIGH DR., WEST OF CEDAR HEIGHTS DR N=3647407.03, E=5214741.82, ELEV=906.28
BM 5	= X ON HYDRANT BOLT, 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

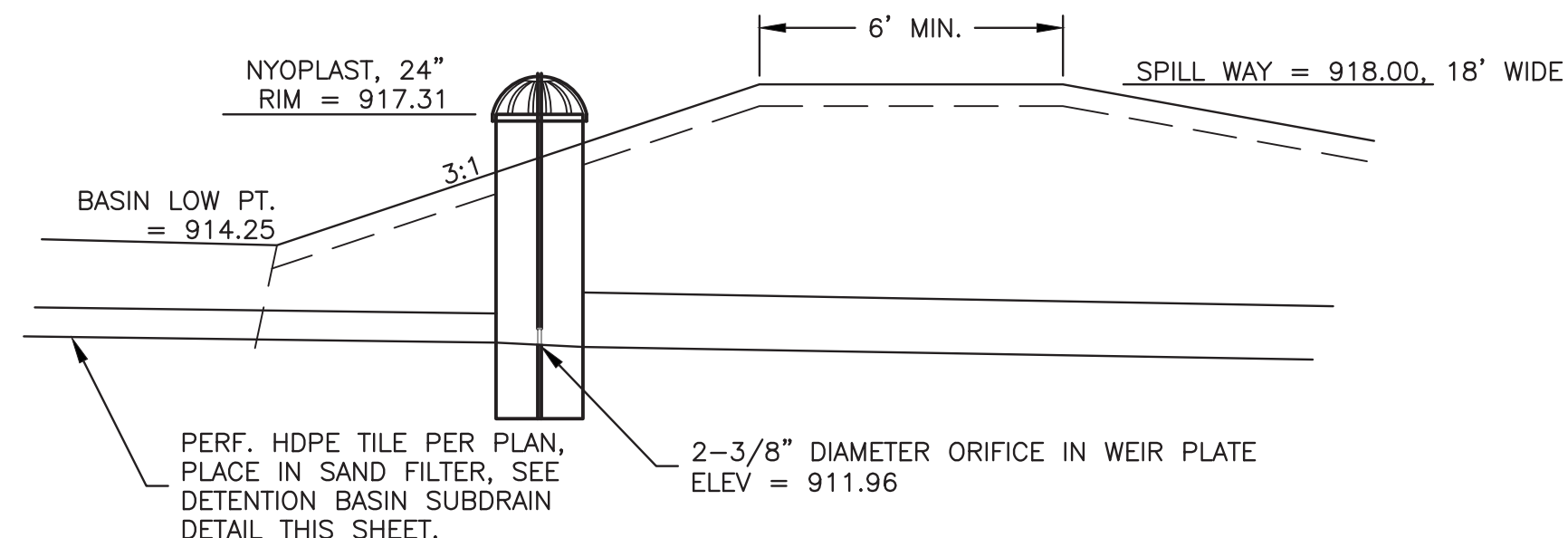


DETECTION BASIN SUBDRAIN DETAIL

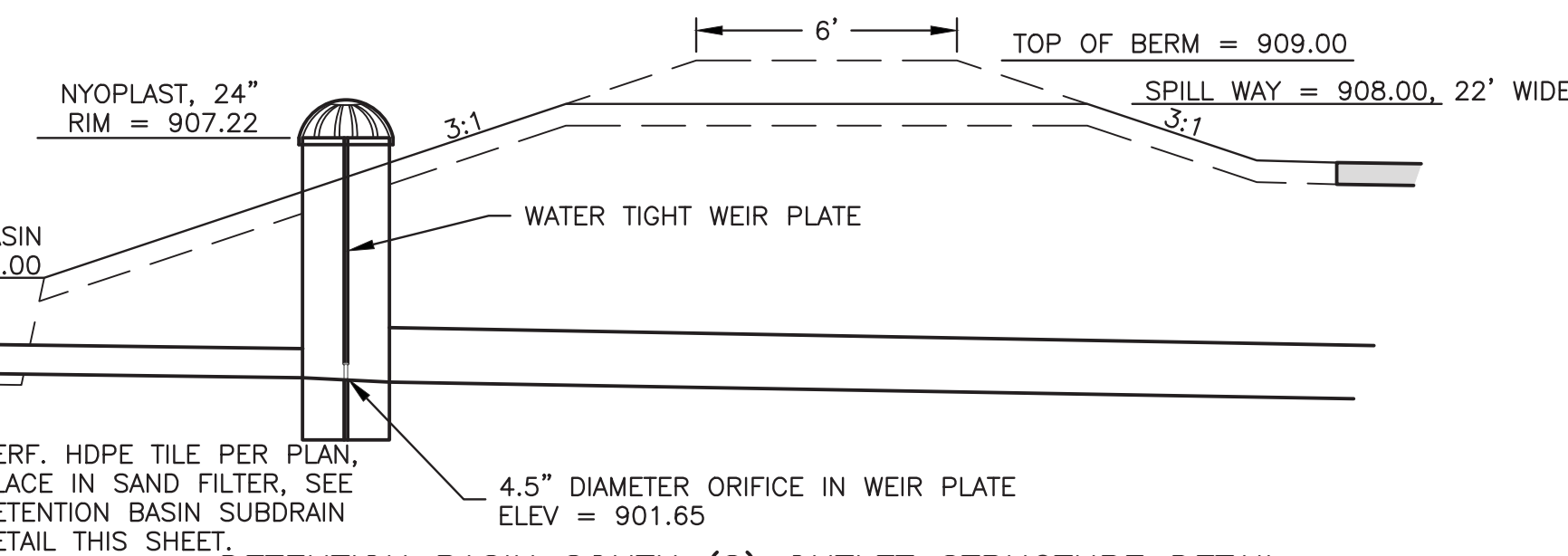
STRUCTURE ANGLE DIAGRAMS  
DIAGRAMS ORIENTATED TO PLAN VIEW THIS SHEET



STRUCTURE ANGLE DIAGRAMS  
DIAGRAMS ORIENTATED TO PLAN VIEW THIS SHEET



DETECTION BASIN SOUTH (N) OUTLET STRUCTURE DETAIL



DETECTION BASIN SOUTH (S) OUTLET STRUCTURE 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

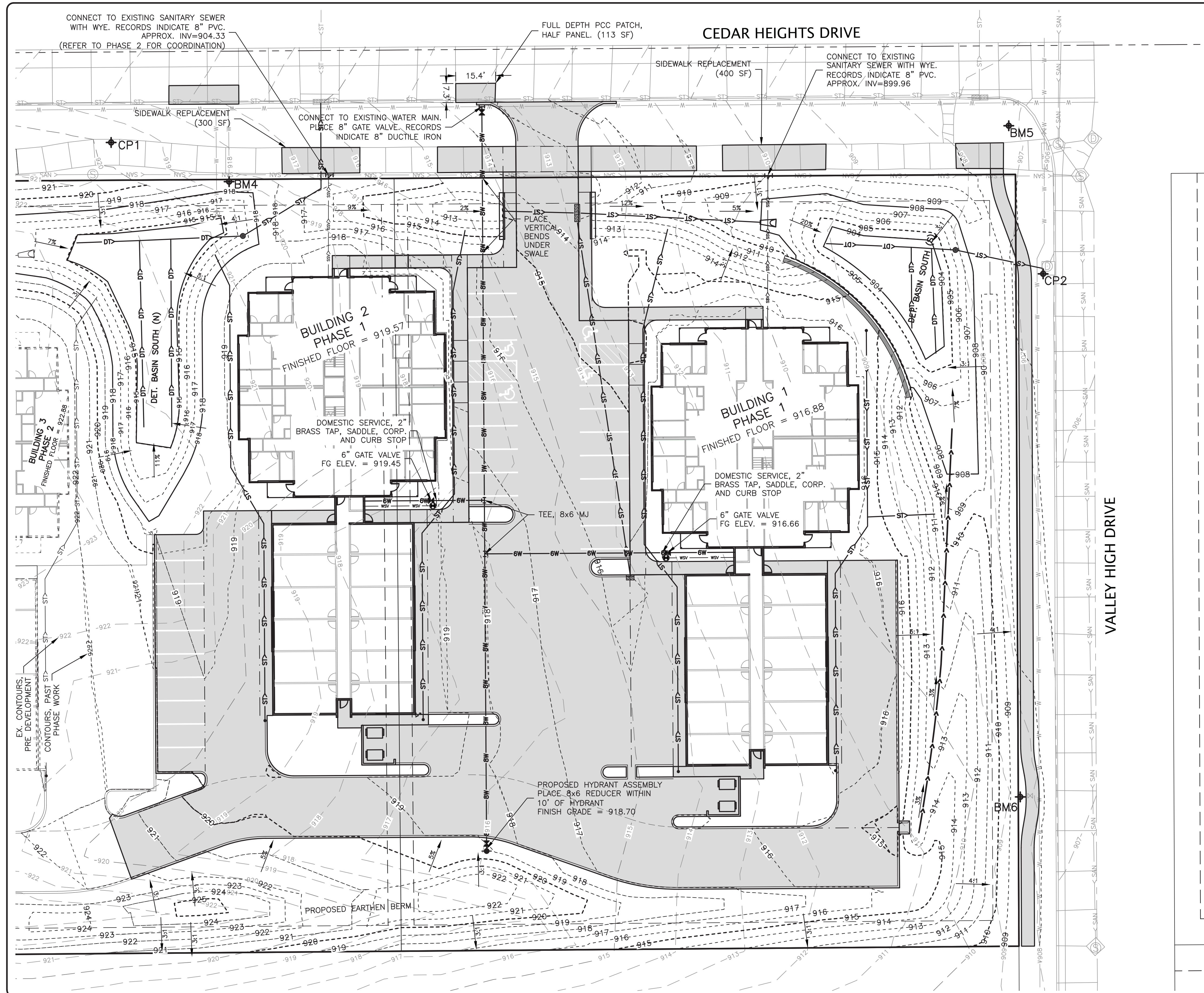
DRAWING:  
STORM AND GRADING PLAN - PHASE 1

SET TYPE: PERMIT  
G:\30\19\972 Cedar Heights Condos\19-972 design.dwg, C2.1

JOB NUMBER:  
19-972

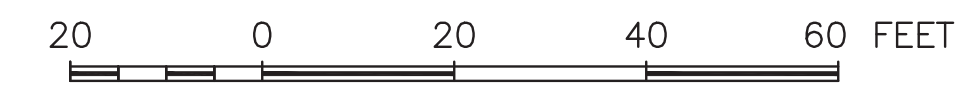
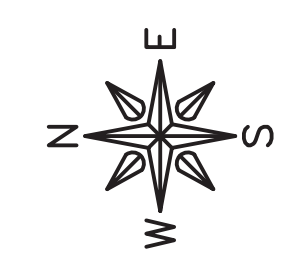
SHEET NUMBER:  
C2.1





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

**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 1

SET TYPE: PERMIT

G:\C30\19-972 Cedar Heights Condos\19-972 design.dwg, C2.2

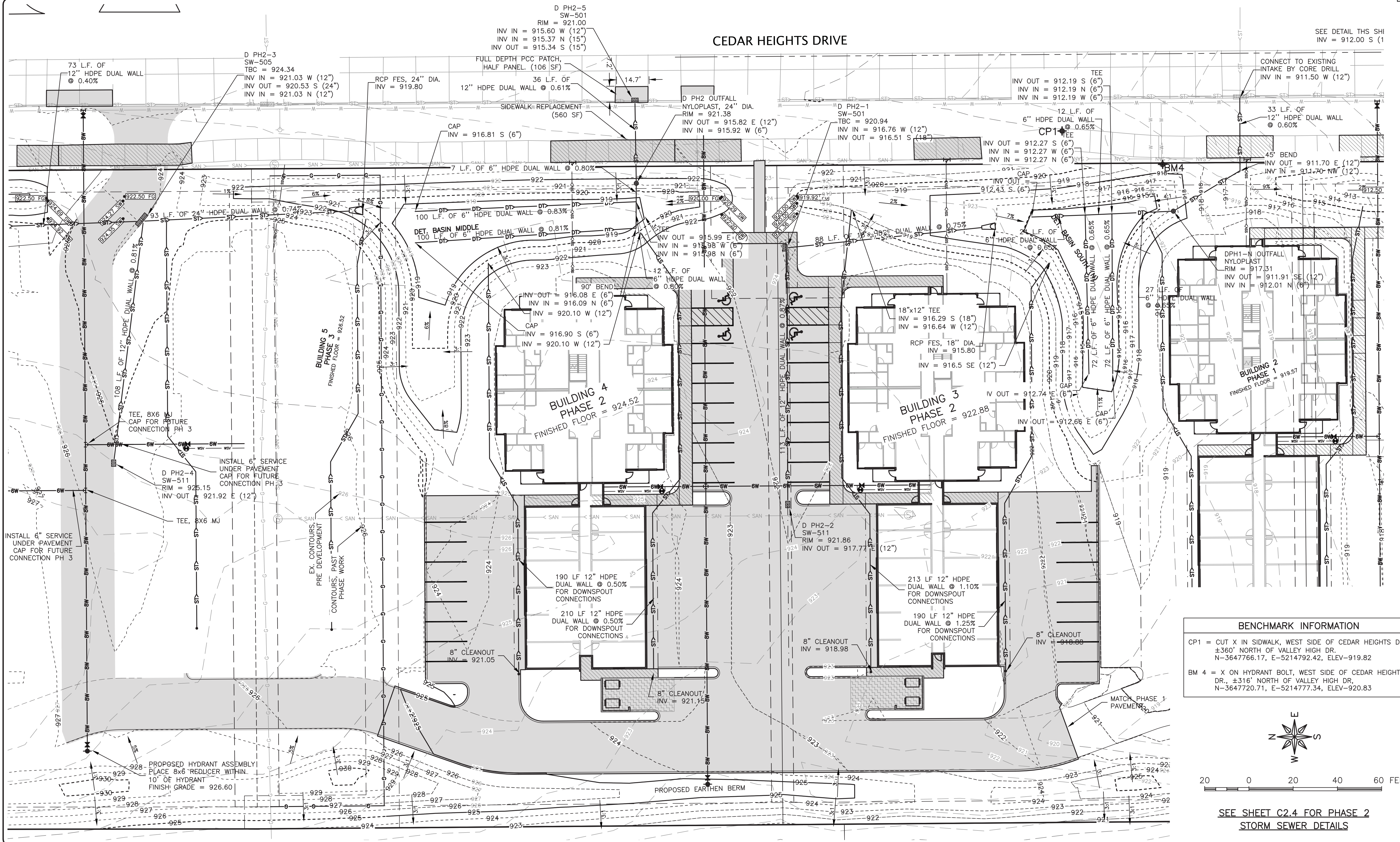
JOB NUMBER:  
19-972

SHEET NUMBER:  
C2.2



### CEDAR HEIGHTS DRIVE

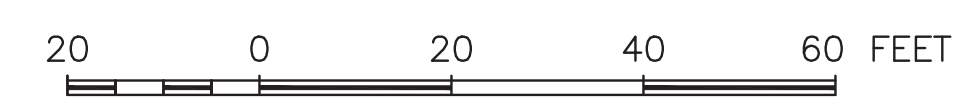
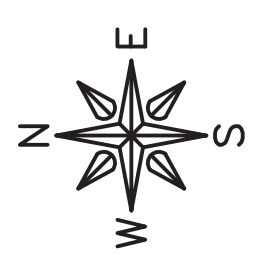
SEE DETAIL THS SHI  
INV = 912.00 S (1)



**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

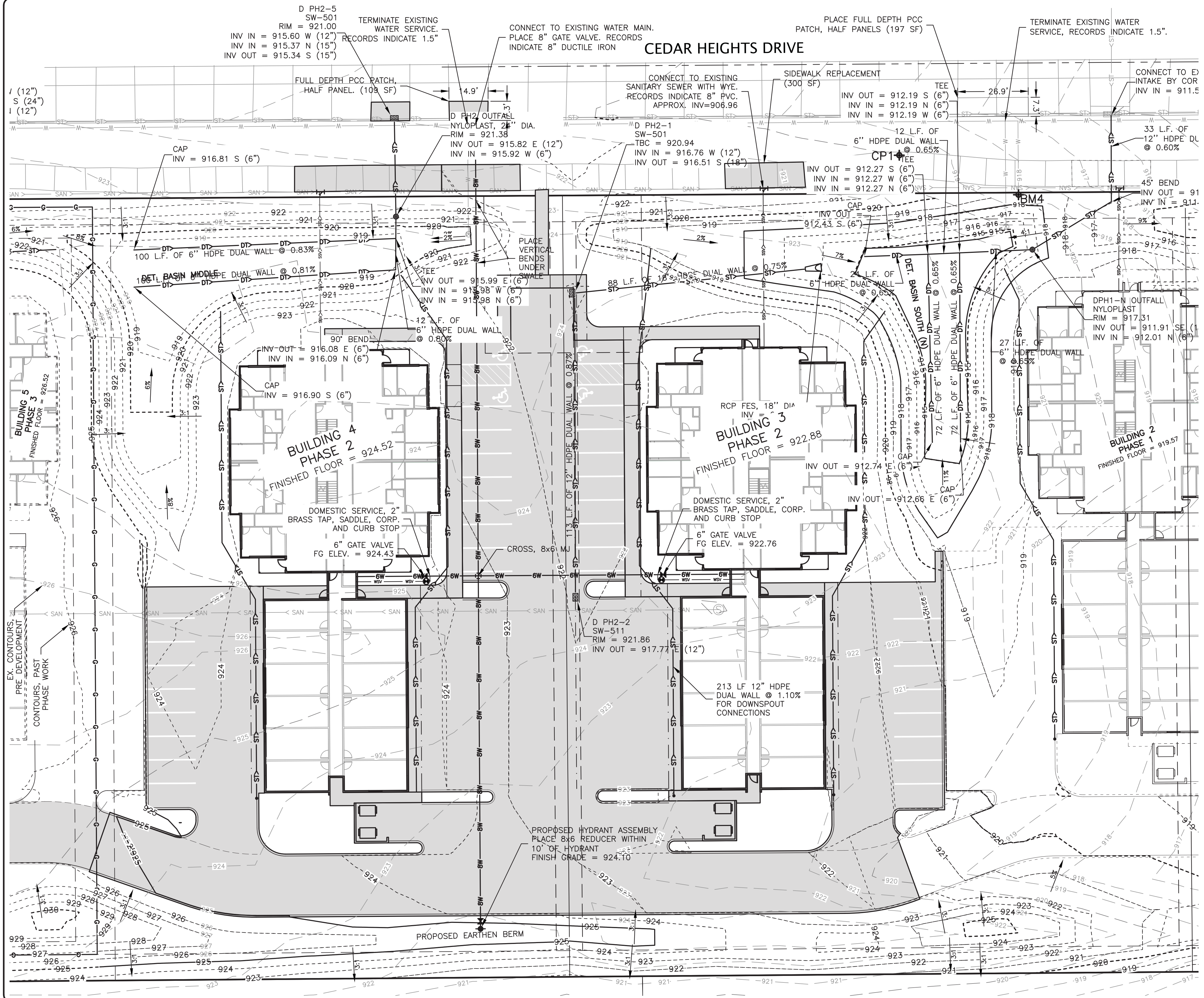
SET TYPE: PERMIT  
G:\C30\19-972 Cedar Heights Condos\19-972 design.dwg, C2.3

JOB NUMBER:  
19-972

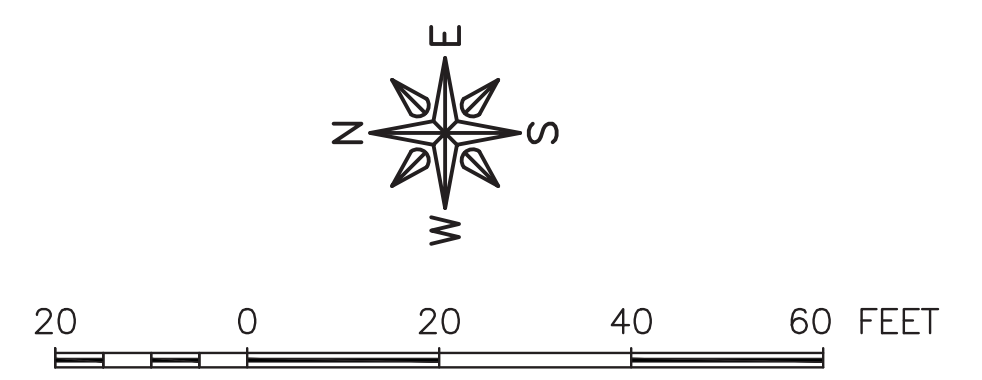
SHEET NUMBER:  
C2.3



### CEDAR HEIGHTS DRIVE



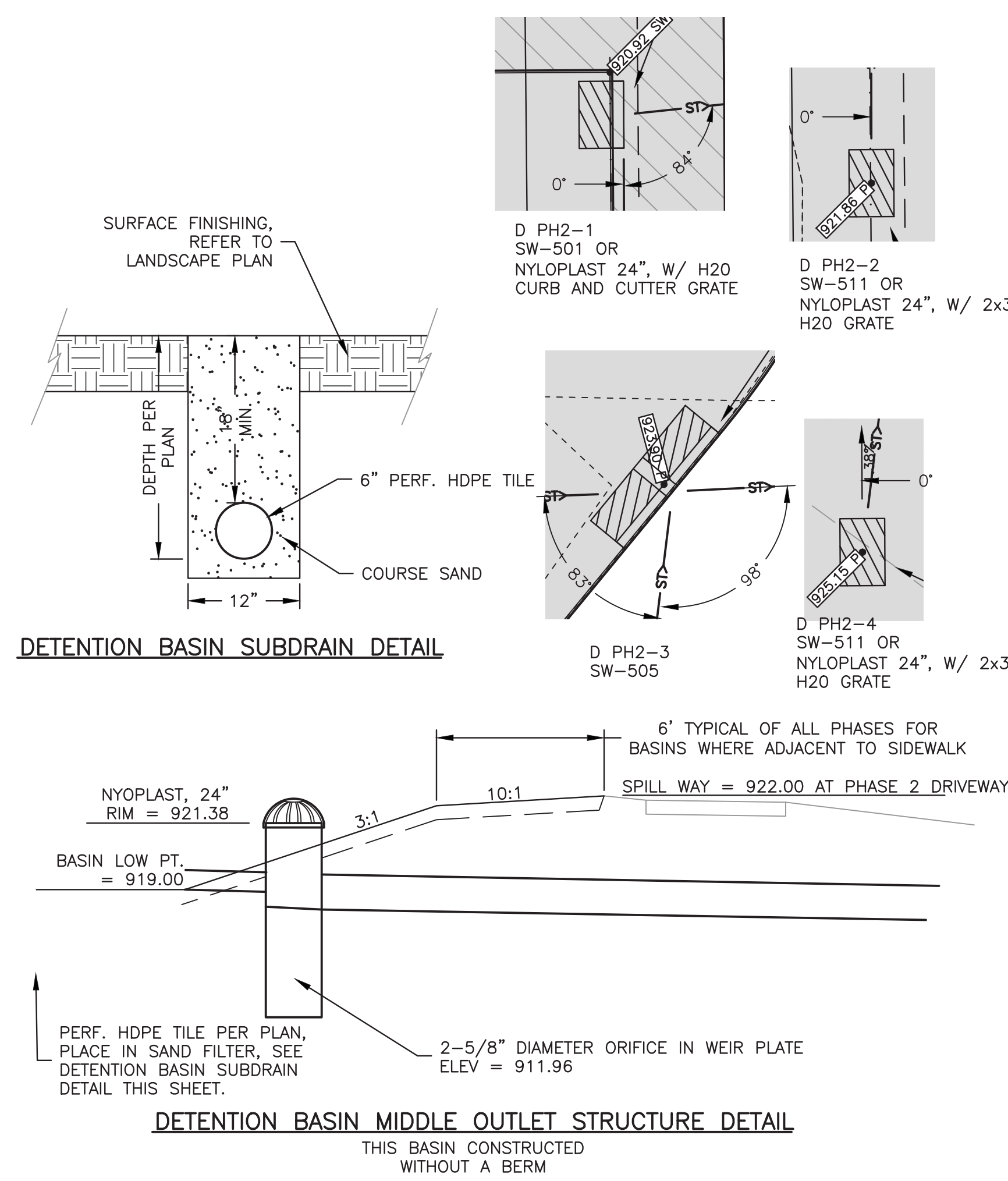
- NOTES:**
- COORDINATE WATER AND SANITARY SERVICE LOCATIONS AT BUILDING WITH ARCHITECTURAL DRAWINGS, BY OTHERS.
  - VERIFY SANITARY AND WATER SERVICE SIZE WITH MEP PRIOR TO ORDERING OF MATERIAL AND START OF CONSTRUCTION. SIZES NOTED IN THIS PLAN ARE ASSUMED.
  - WATER MAIN INSTALLATION SHALL CONFORM 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

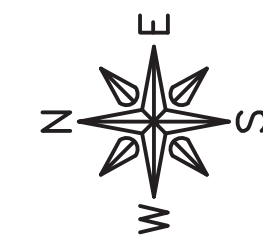
SET TYPE: PERMIT  
G:\C30\19-972 Cedar Heights Condos\19-972 design.dwg, C2.4

JOB NUMBER:  
19-972

SHEET NUMBER:  
C2.4



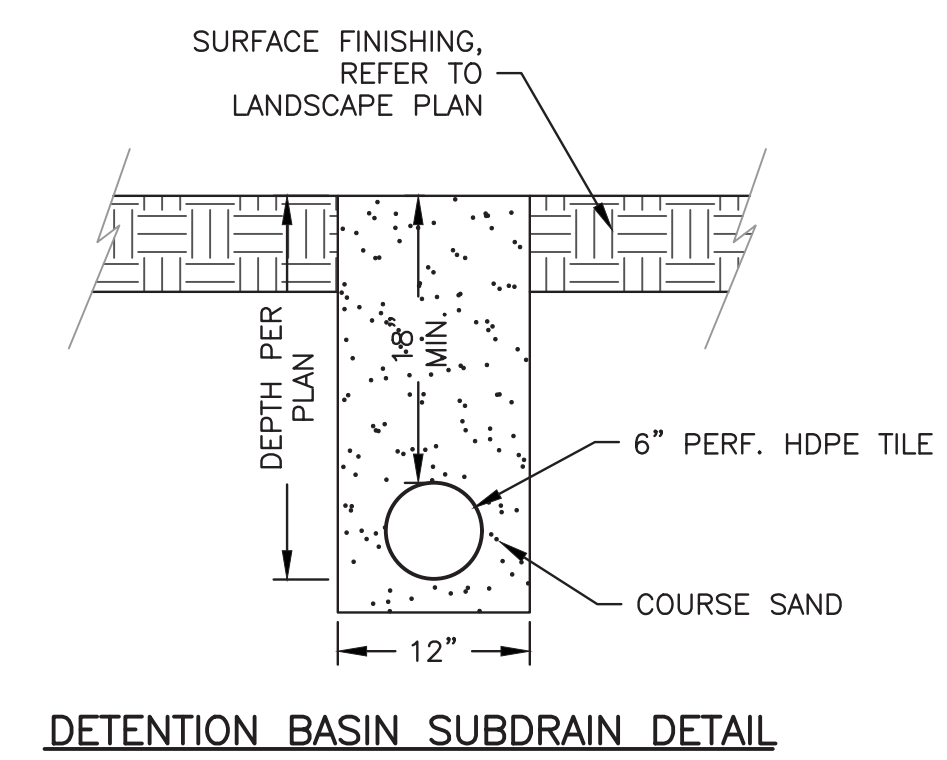
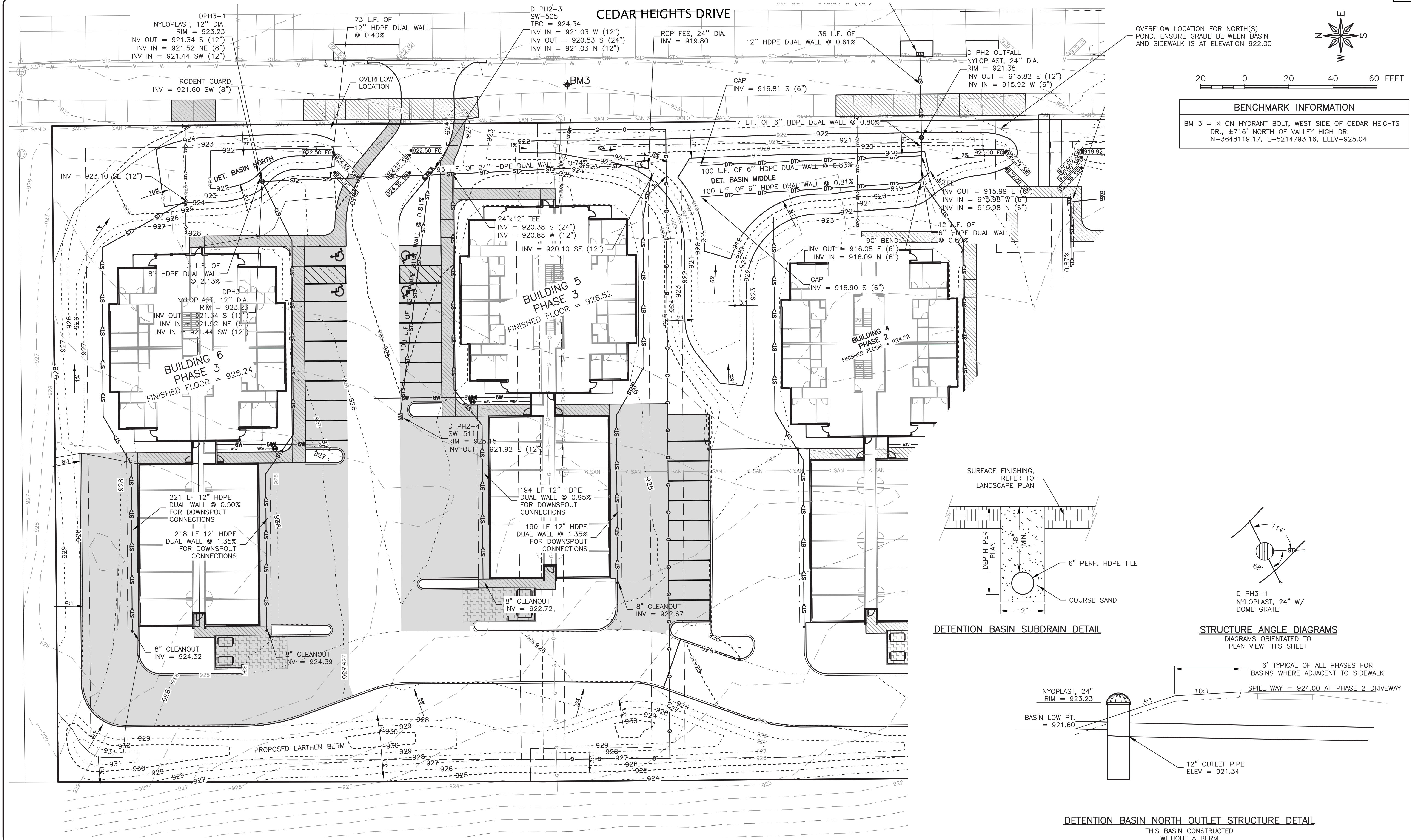
### CEDAR HEIGHTS DRIVE



20 0 20 40 60 FEET

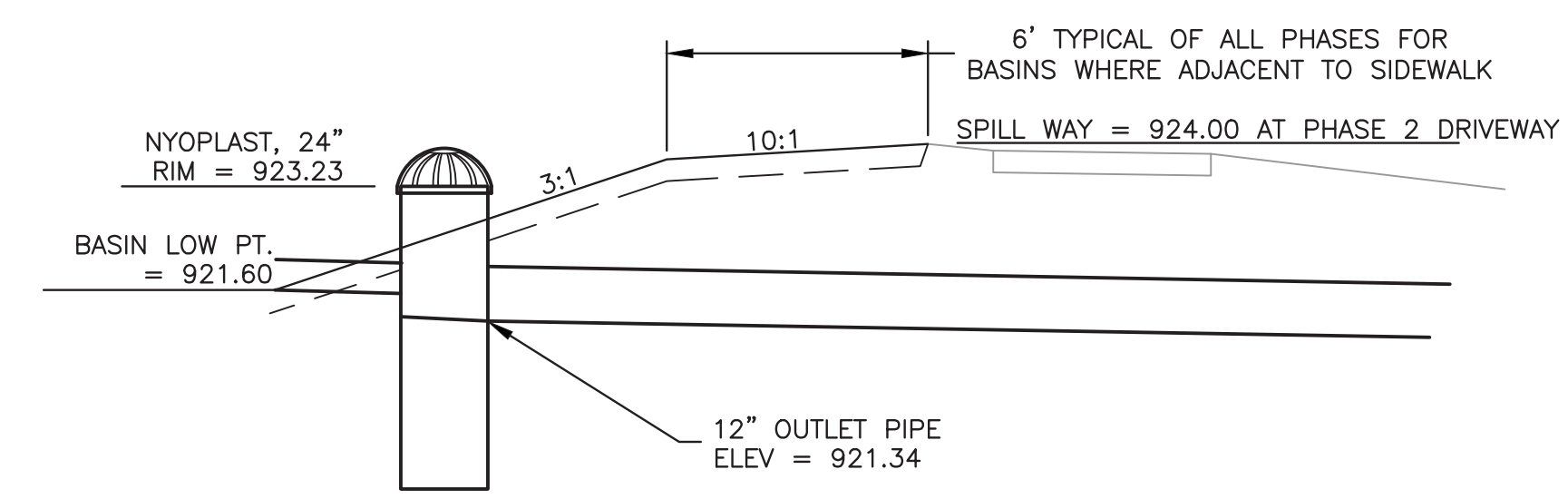
#### BENCHMARK INFORMATION

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



#### STRUCTURE ANGLE DIAGRAMS

DIAGRAMS ORIENTED TO PLAN VIEW THIS SHEET



#### 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

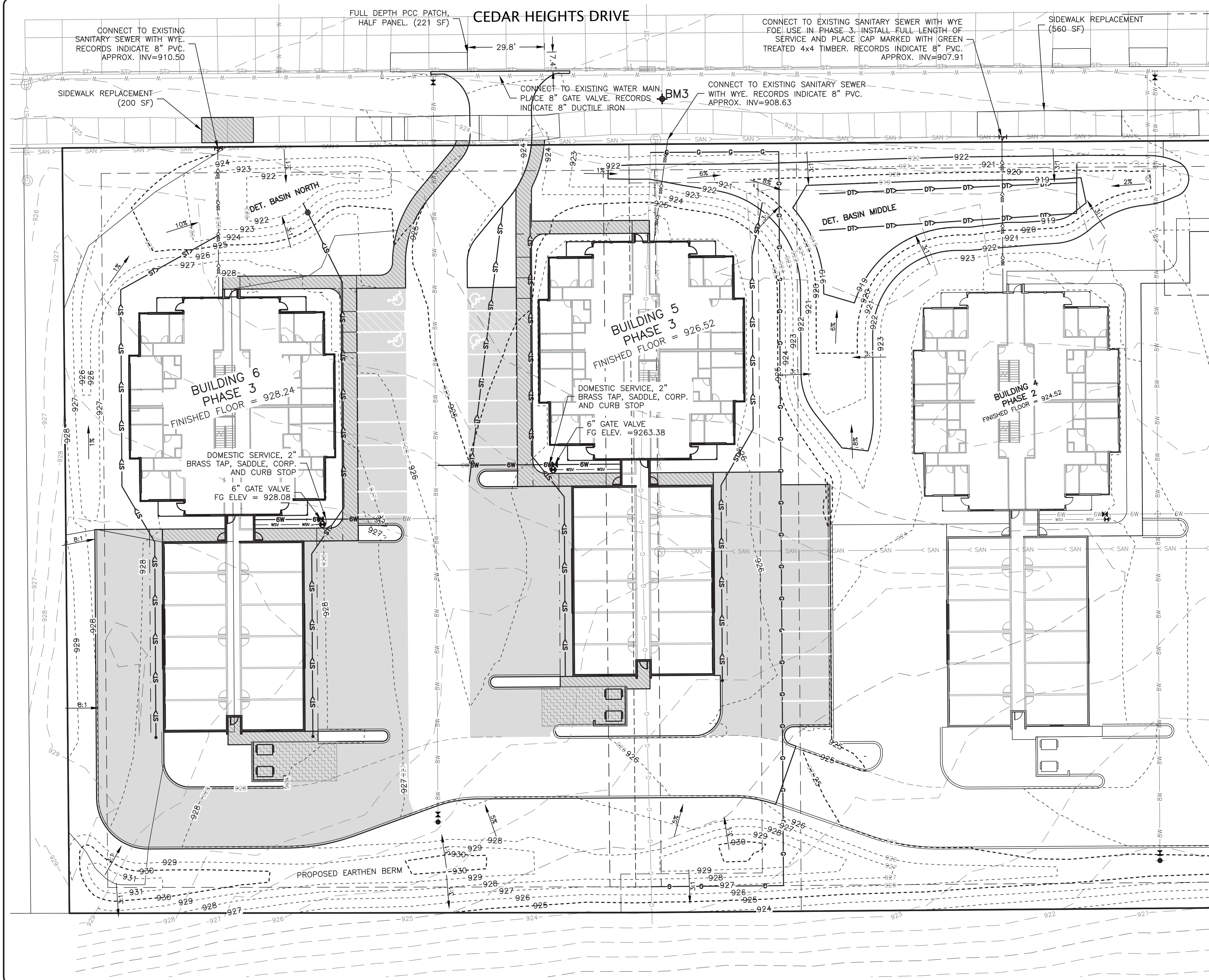
DRAWING:  
STORM AND GRADING PLAN - PHASE 3

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

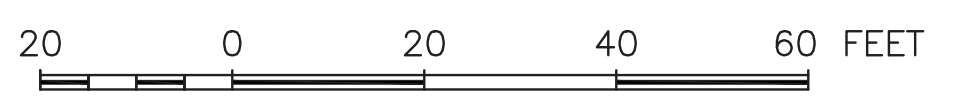
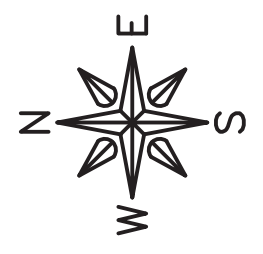
JOB NUMBER:  
19-972

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.
  - 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**  
 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

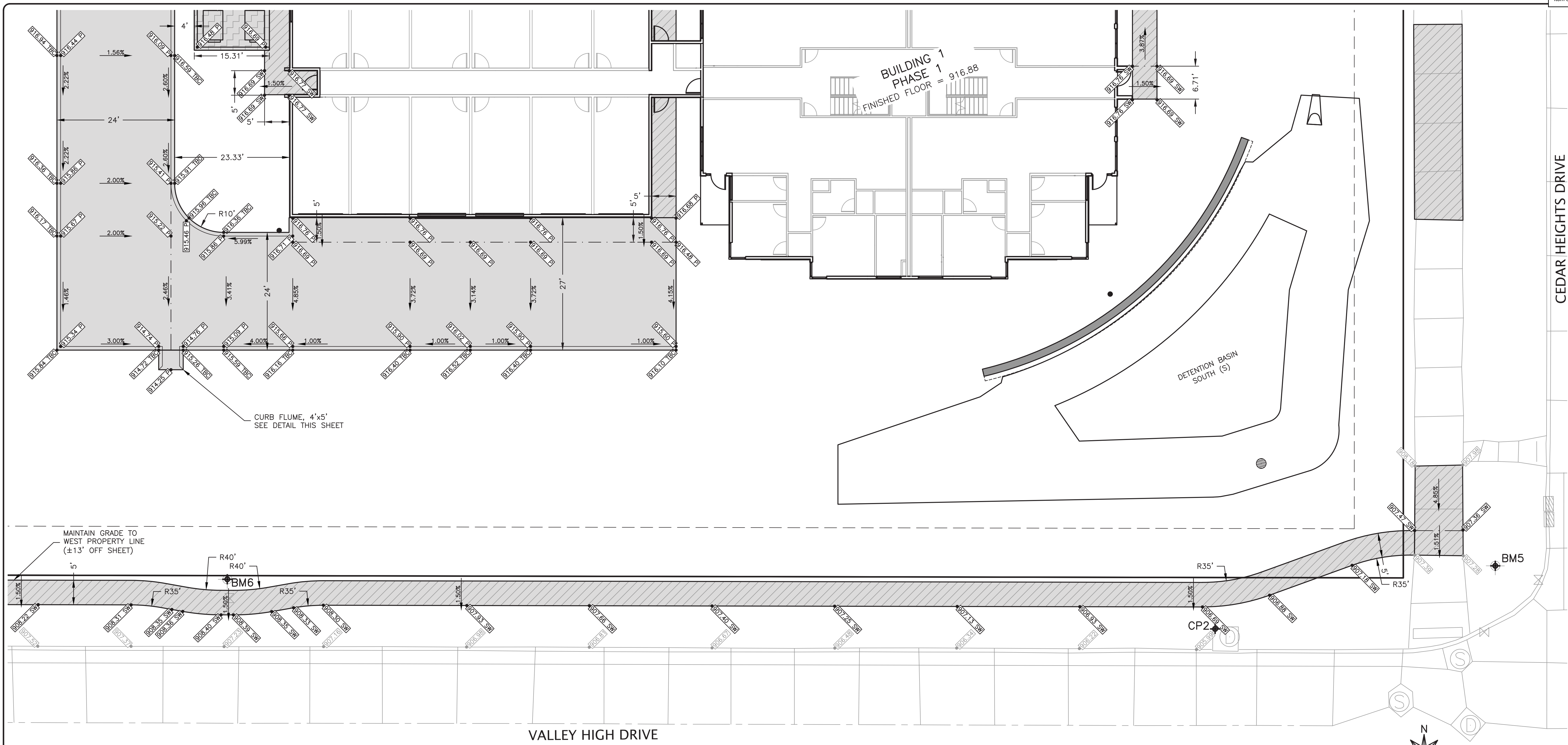
DRAWING:  
 WATER AND SANITARY PLAN - PHASE 3

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

JOB NUMBER:  
 19-972

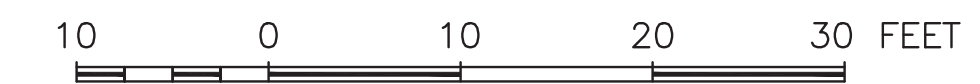
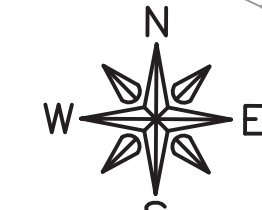
SHEET NUMBER:  
 C2.6



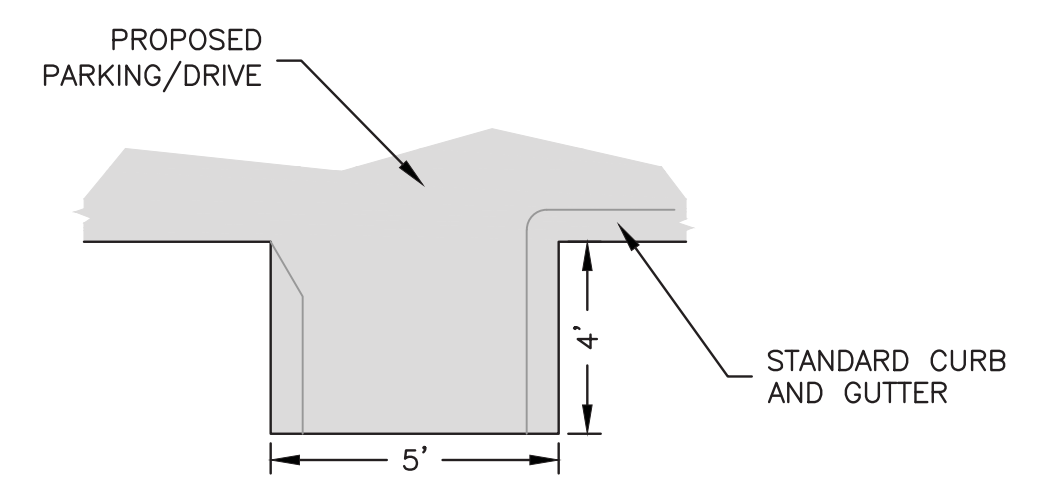


CEDAR HEIGHTS DRIVE

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

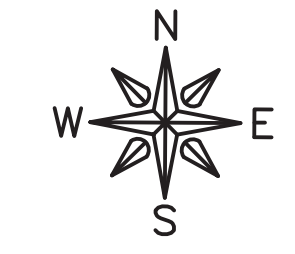
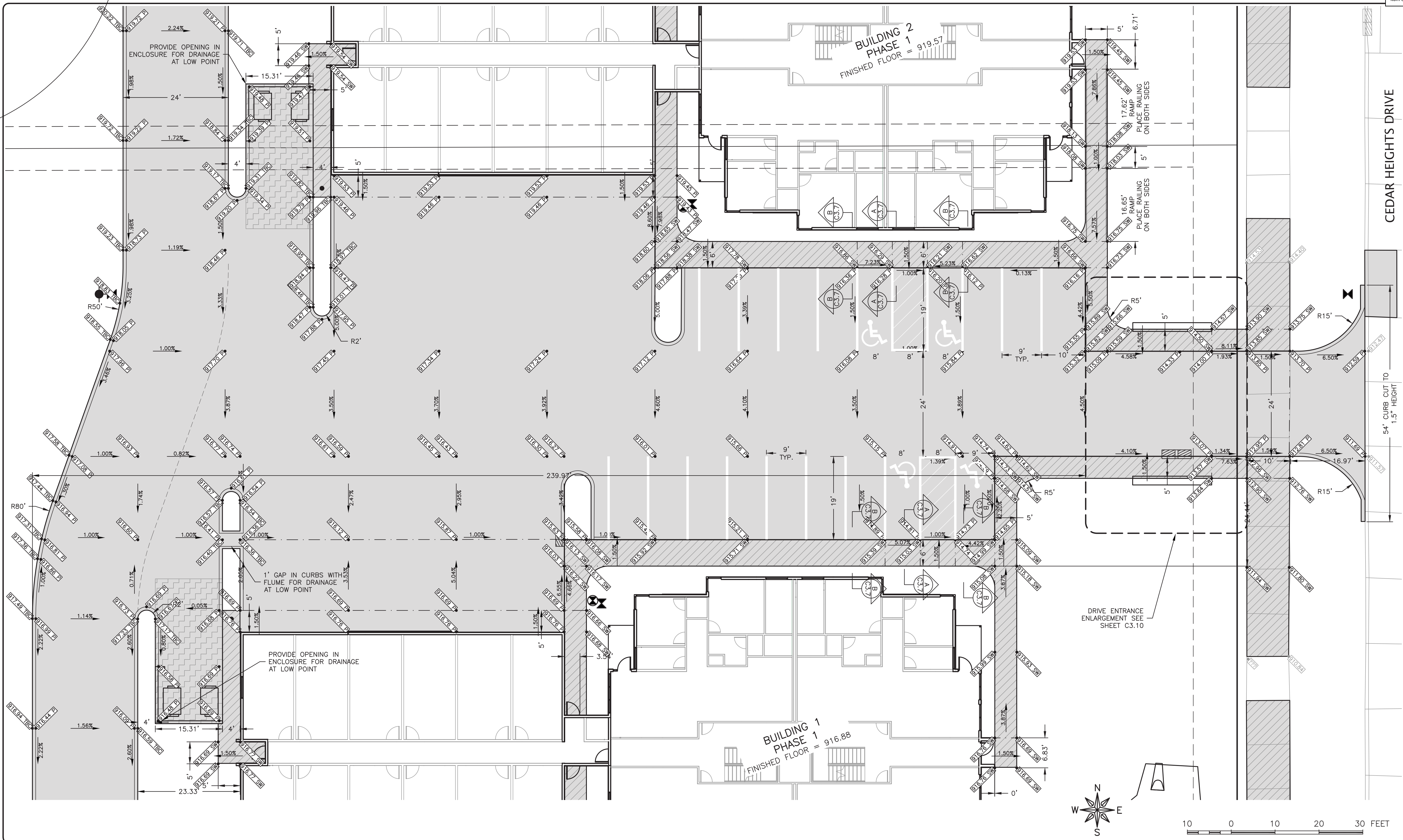
DRAWING:  
PAVING PLAN – SOUTH OF BUILDING 1  
– PHASE 1

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:  
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 – BUILDING 5 AND 6 –  
PHASE 1  
SET TYPE: PERMIT  
G:\C30\19\19-972 Cedar Heights Condos\19-972 design.dwg, C3.2

JOB NUMBER:  
19-972  
SHEET NUMBER:  
C3.2

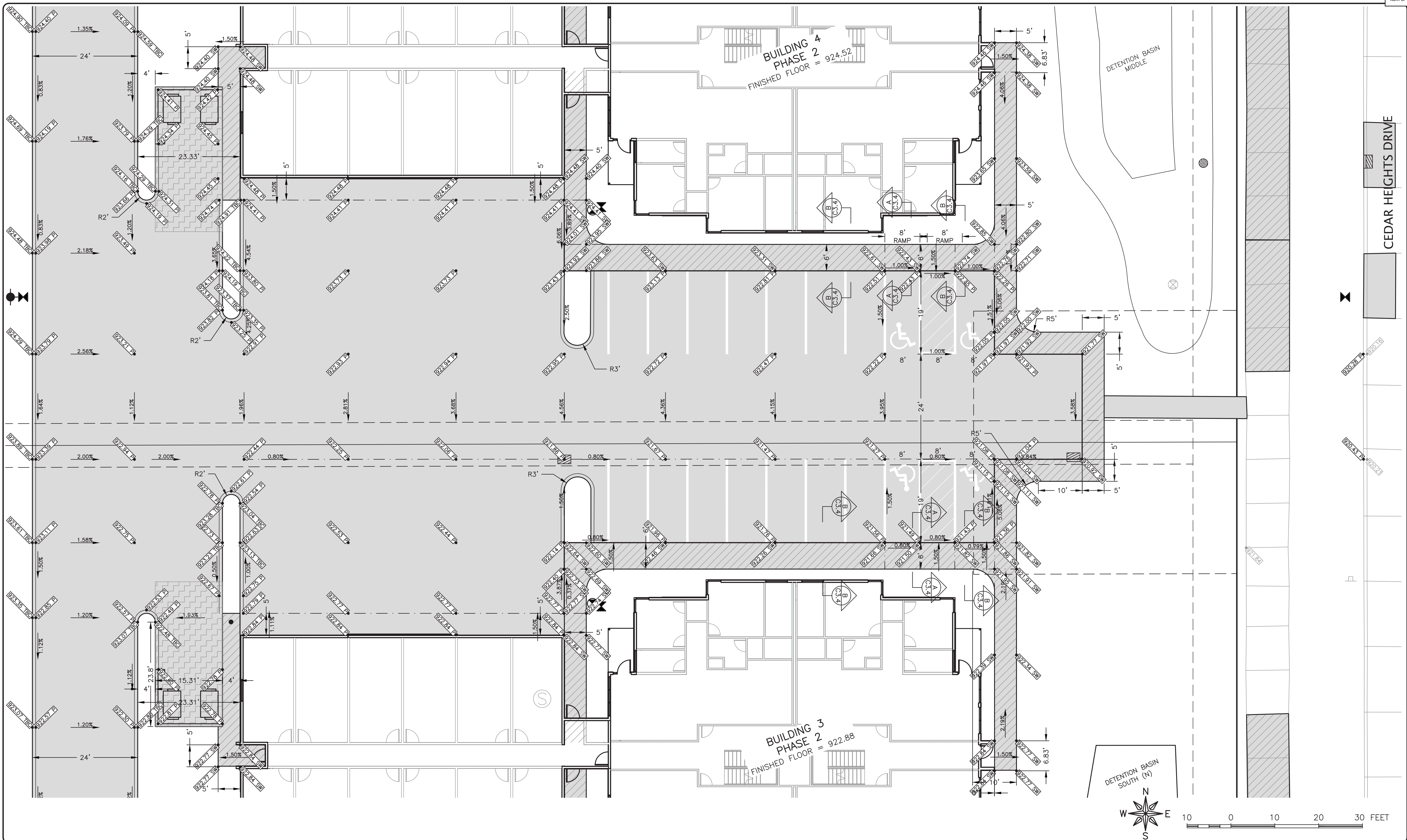












**FEHR GRAHAM**  
ENGINEERING & ENVIRONMENTAL

ILLINOIS  
IOWA  
WISCONSIN

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

PROJECT AND LOCATION:  
CREEKSIDE LUXURY CONDOS  
CEDAR FALLS, IOWA

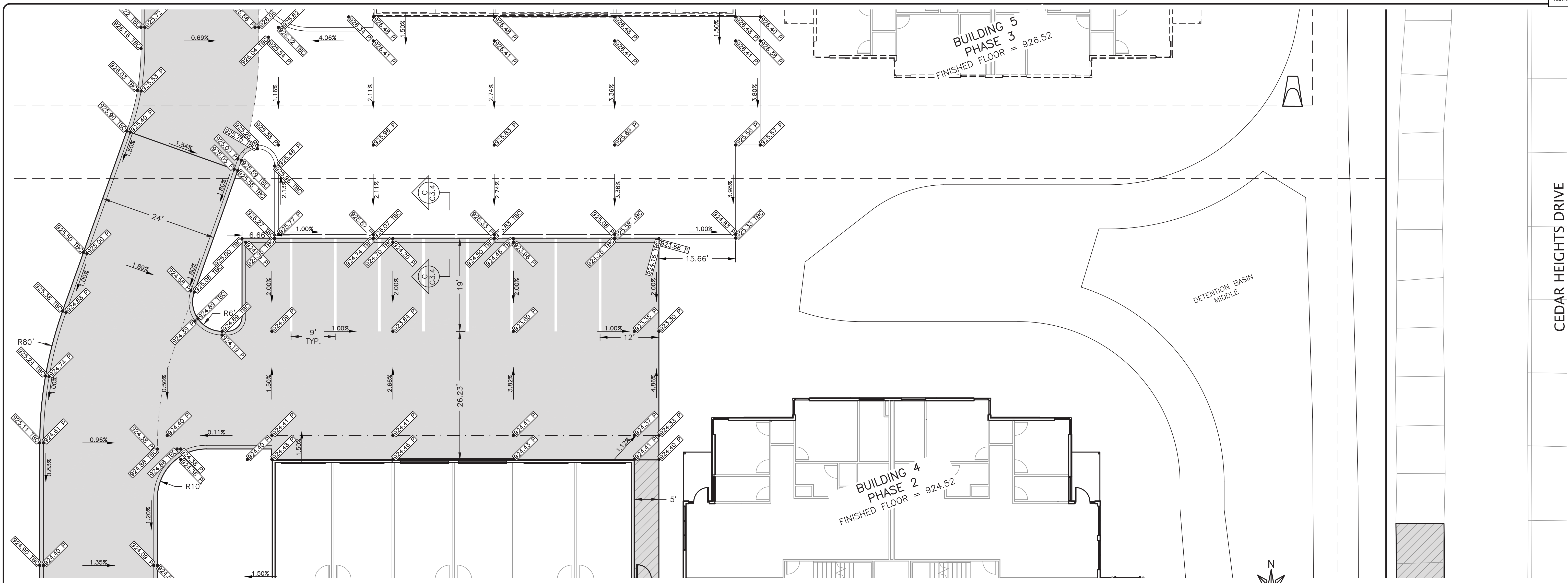
DRAWN BY: AJB  
APPROVED BY: NPK  
DATE: 07/23/2021  
SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

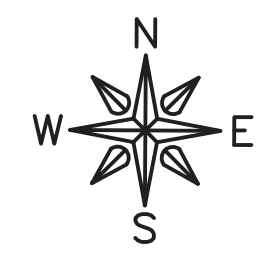
DRAWING:  
PAVING PLAN – BUILDING 3 AND 4 –  
PHASE 2  
SET TYPE: PERMIT  
G:\C30\19-972 Cedar Heights Condos\19-972 design.dwg, C3.5

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





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

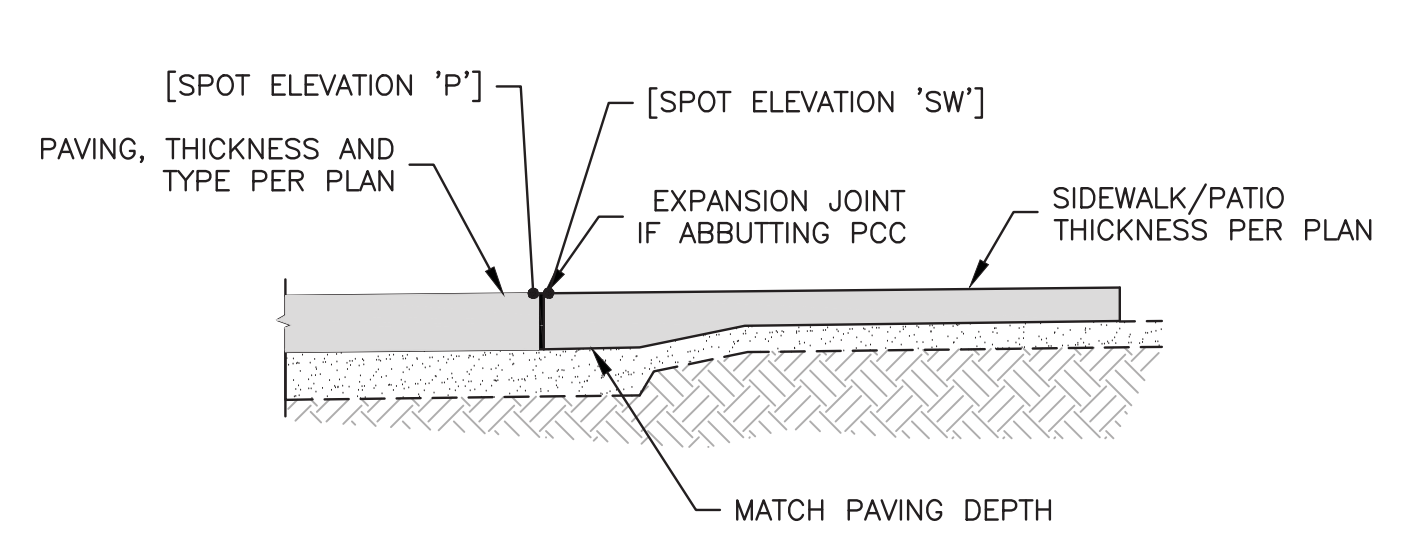


0 10 20 30 FEET

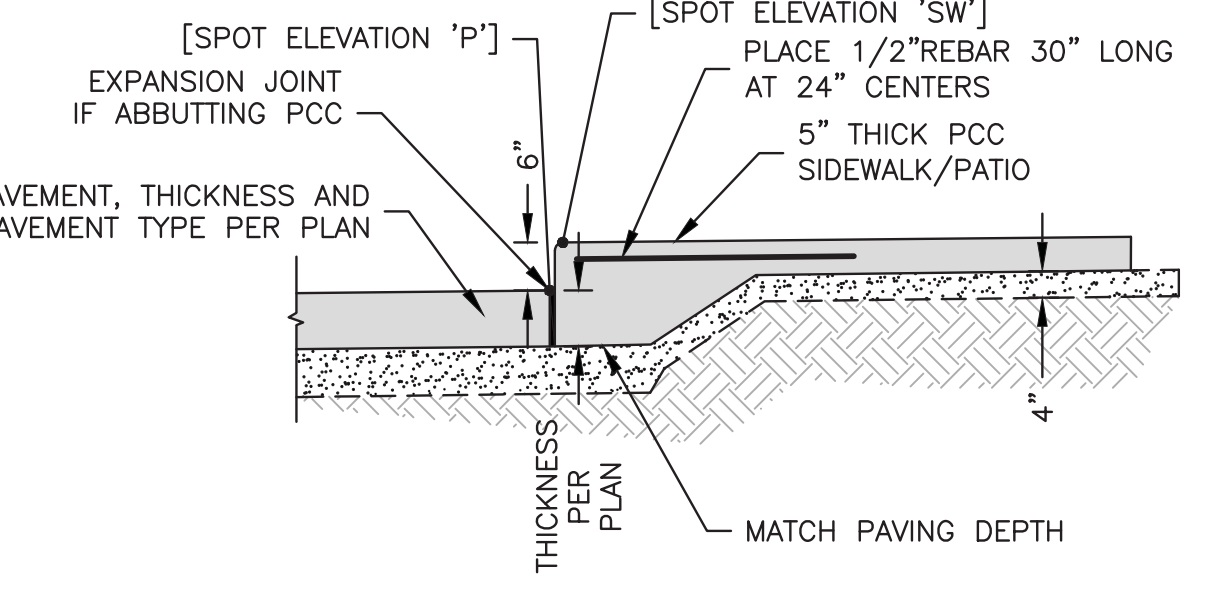
- HATCHING LEGEND**
- PCC SIDEWALK, 5" PCC ON 4" BASE
  - PCC PAVEMENT, 6" PCC ON 6" BASE  
\*(EXCLUDES THOSE PORTIONS FOR CEDAR HEIGHTS ROADWAY)
  - PCC PAVEMENT, 8" PCC ON 6" BASE

\* 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

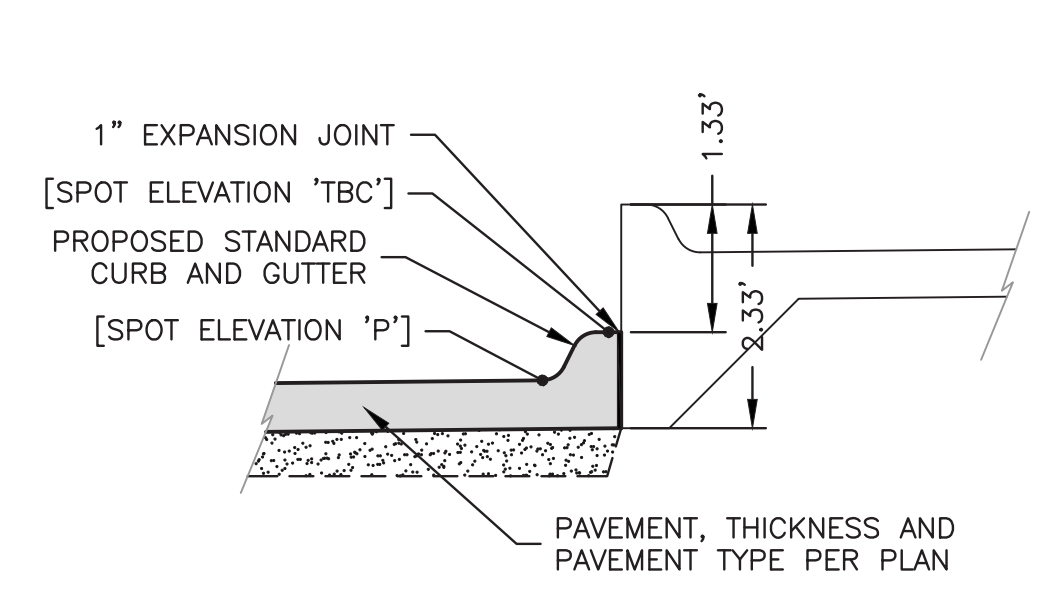
- SPOT ELEVATION LEGEND**
- P: PAVEMENT/GUTTER OF CURB
  - SW: SIDEWALK
  - TBC: TOP BACK CURB
  - FG: FINISHED GRADE (NON-PAVED)



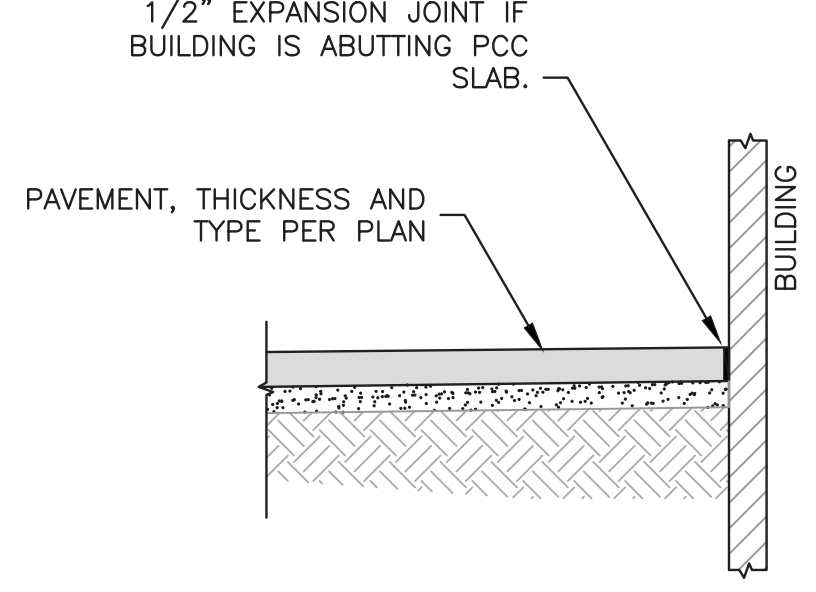
**SECTION A-A**  
CLASS A SIDEWALK FLUSH



**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 4 –  
PHASE 2

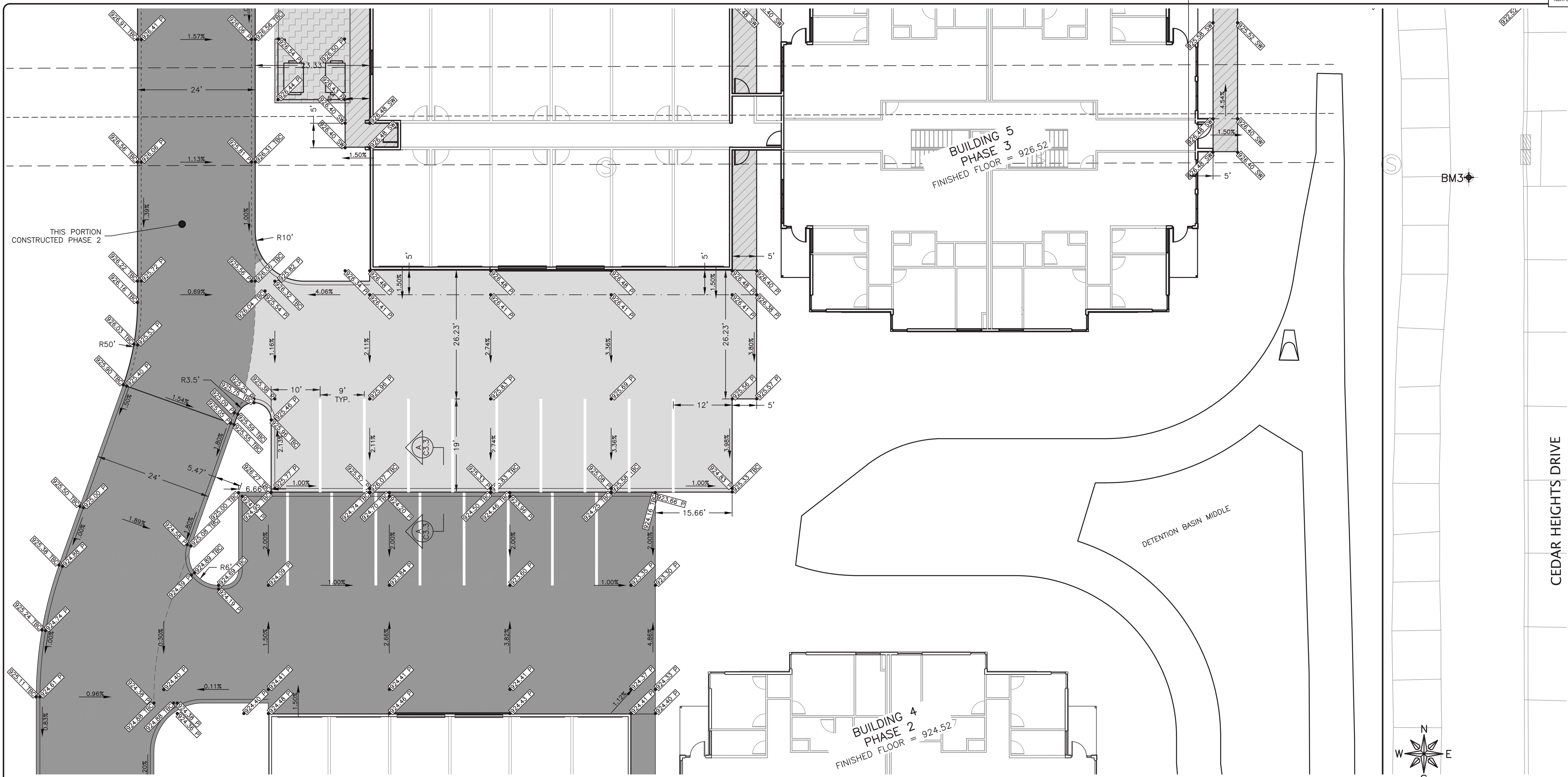
SET TYPE: PERMIT

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

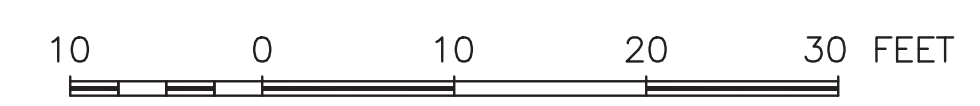
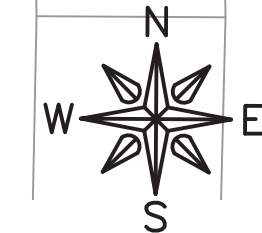
BUILDING 5  
PHASE 3  
FINISHED FLOOR = 926.52

BUILDING 4  
PHASE 2  
FINISHED FLOOR = 924.52

DETENTION BASIN MIDDLE

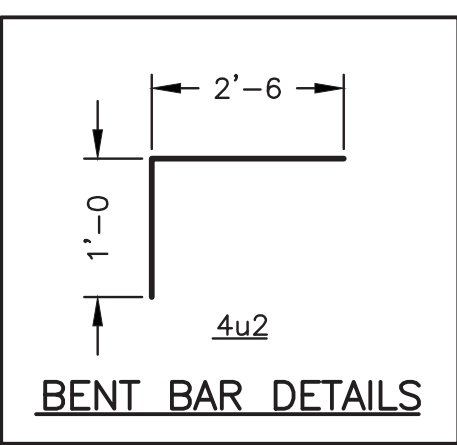
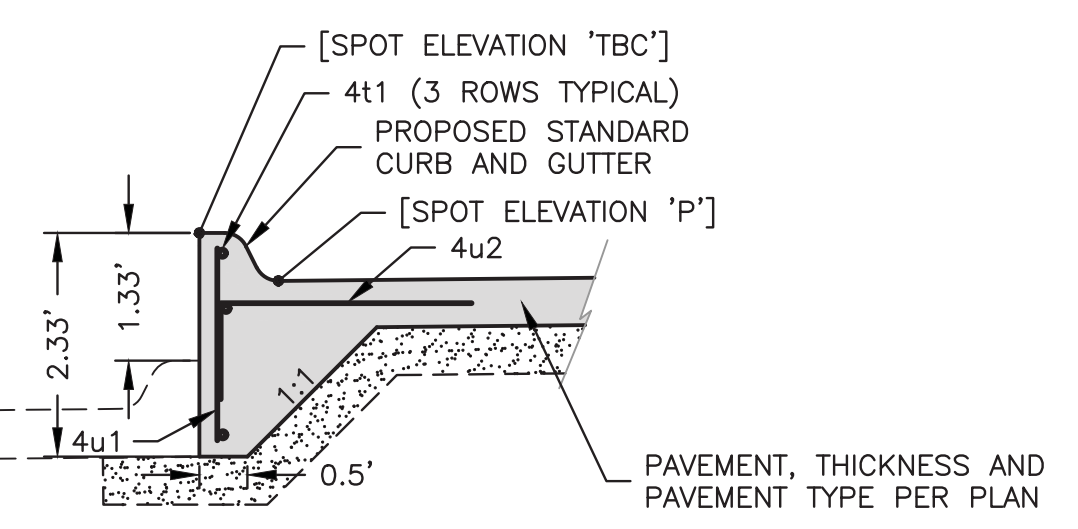
CEDAR HEIGHTS DRIVE

BM3



**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

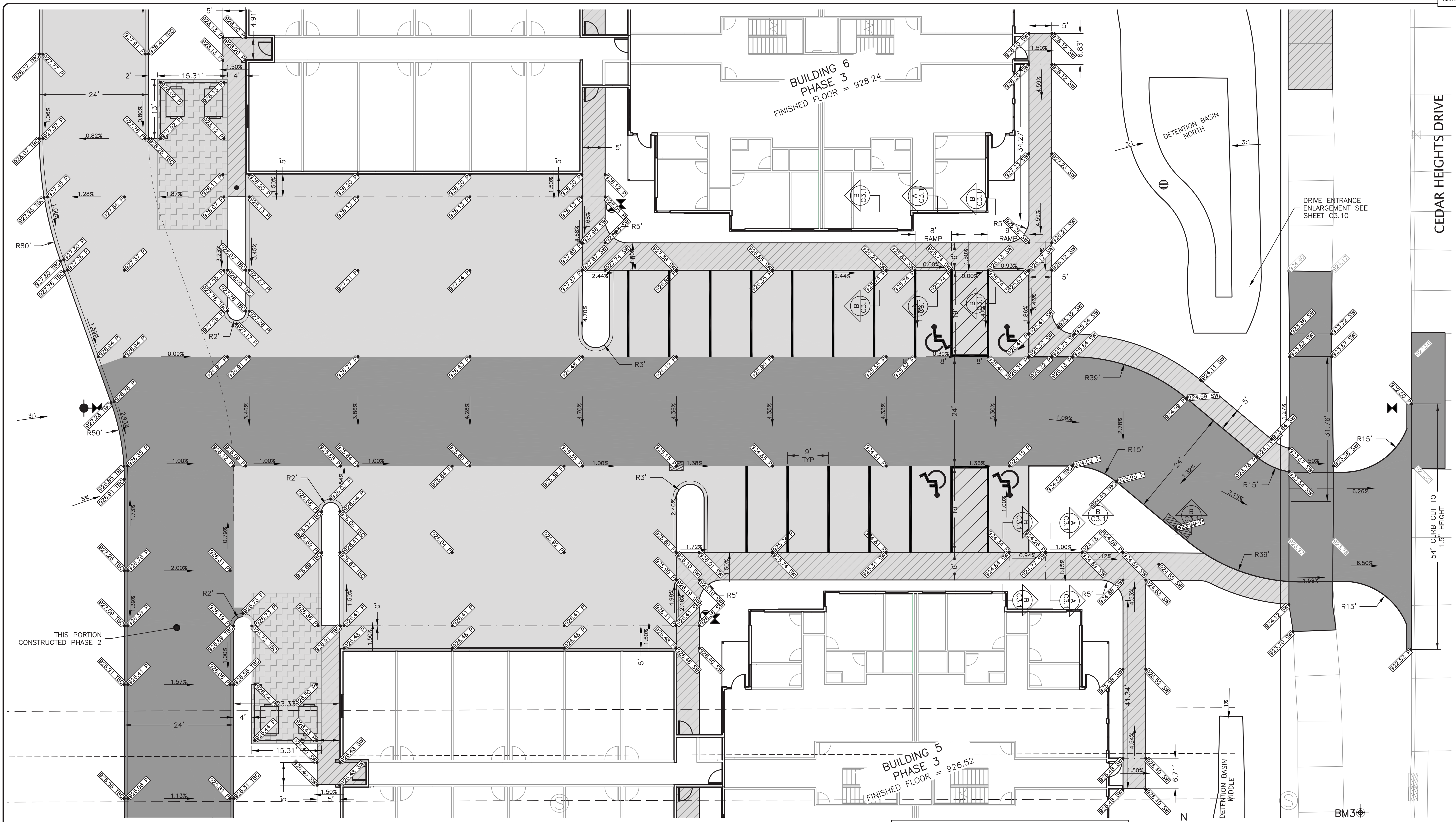
DRAWN BY: AJB  
APPROVED BY: NPK  
DATE: 07/23/2021  
SCALE: AS NOTED

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



**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 - BUILDING 5 AND 6 -  
PHASES 2 & 3

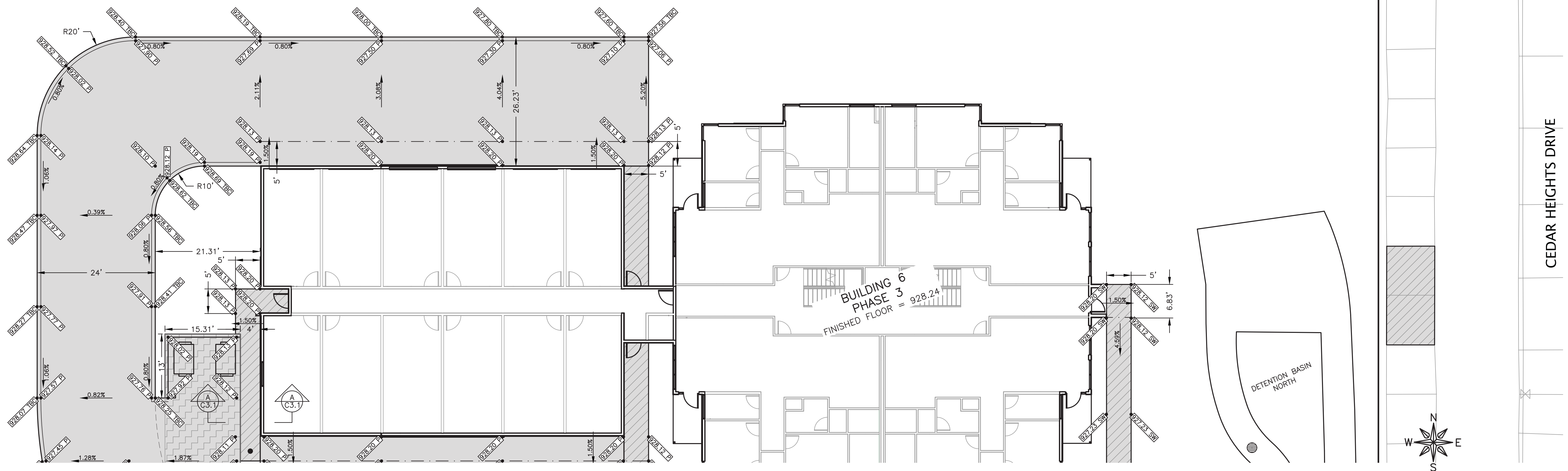
SET TYPE: PERMIT

G:\C30\19\19-972 Cedar Heights Condos\19-972 design.dwg, C3.8

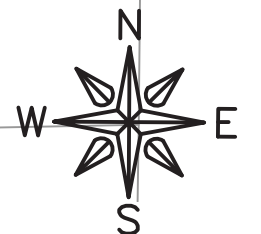
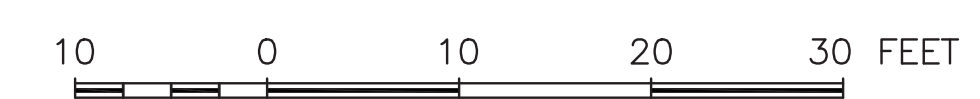
JOB NUMBER:  
19-972

SHEET NUMBER:  
C3.8





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



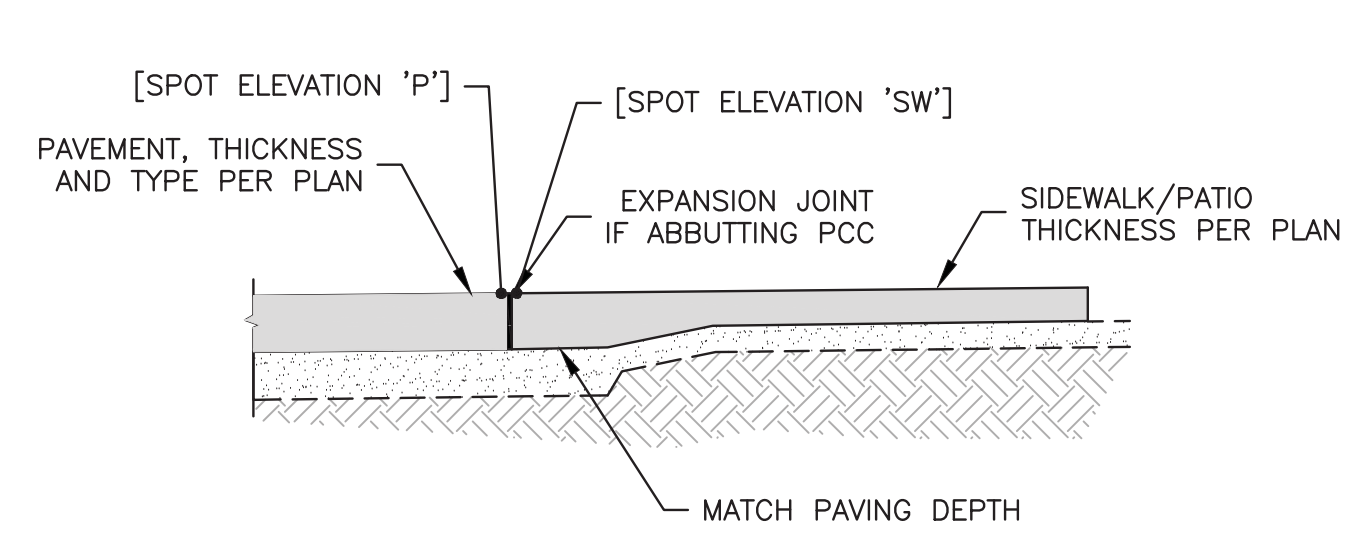
**HATCHING LEGEND**

	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

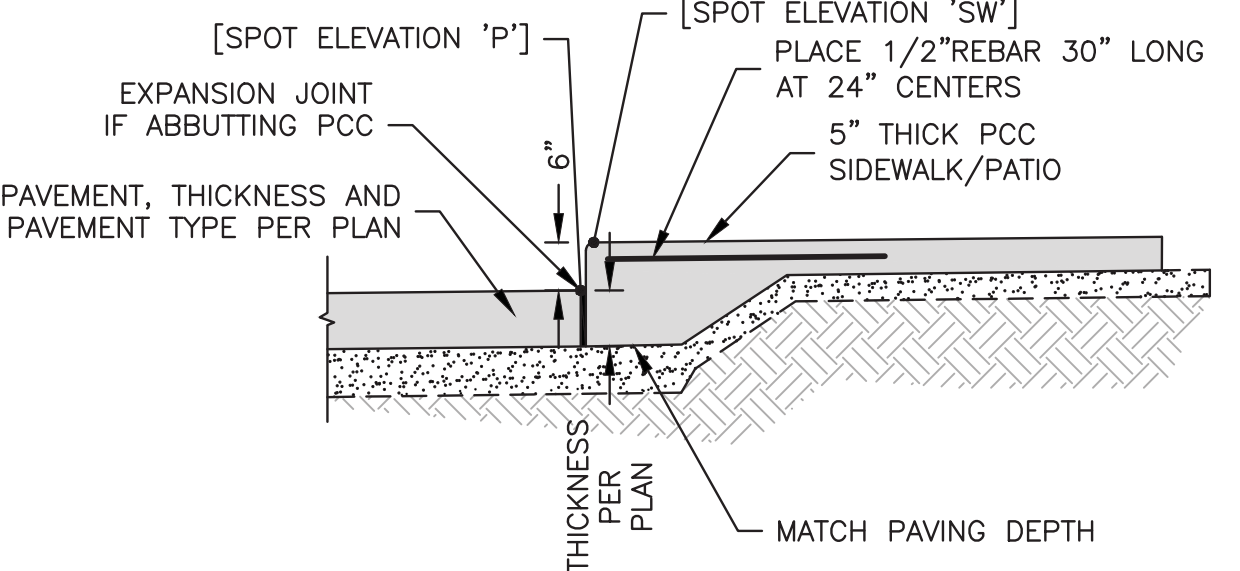
\* CEDAR HEIGHTS ROADWAY PAVEMENT PLACEMENT IS A FULL DEPTH PATCH AND SHALL BE PLACED IN ACCORDANCE WITH SUDAS STANDARD SPECIFICATIONS WHICH NOTES PAVEMENT THICKNESS TO BE 2" THICKER THAN EXISTING. PAVEMENT SHALL BE TIED TO EXISTING IN ACCORDANCE WITH DETAIL 7040.102, 'THIRD POINT JOINTING'. MINIMUM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

**SPOT ELEVATION LEGEND**

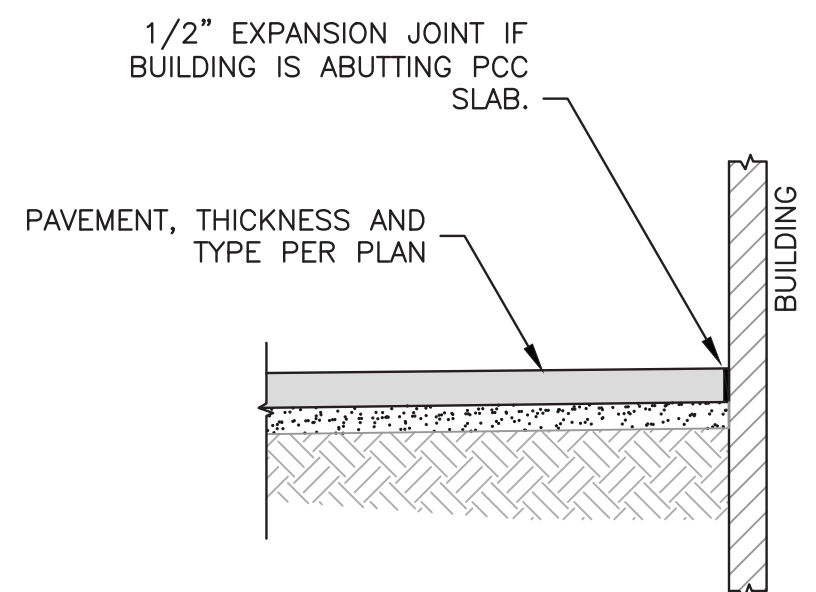
P:	PAVEMENT/GUTTER OF CURB
SW:	SIDEWALK
TBC:	TOP BACK CURB
FG:	FINISHED GRADE (NON-PAVED)



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



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



**SECTION VIEW**  
PAVEMENT ABUTTING BUILDING

**FEHR GRAHAM**  
ENGINEERING & ENVIRONMENTAL

ILLINOIS  
IOWA  
WISCONSIN

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

PROJECT AND LOCATION:  
CREEKSIDE LUXURY CONDOS  
CEDAR FALLS, IOWA

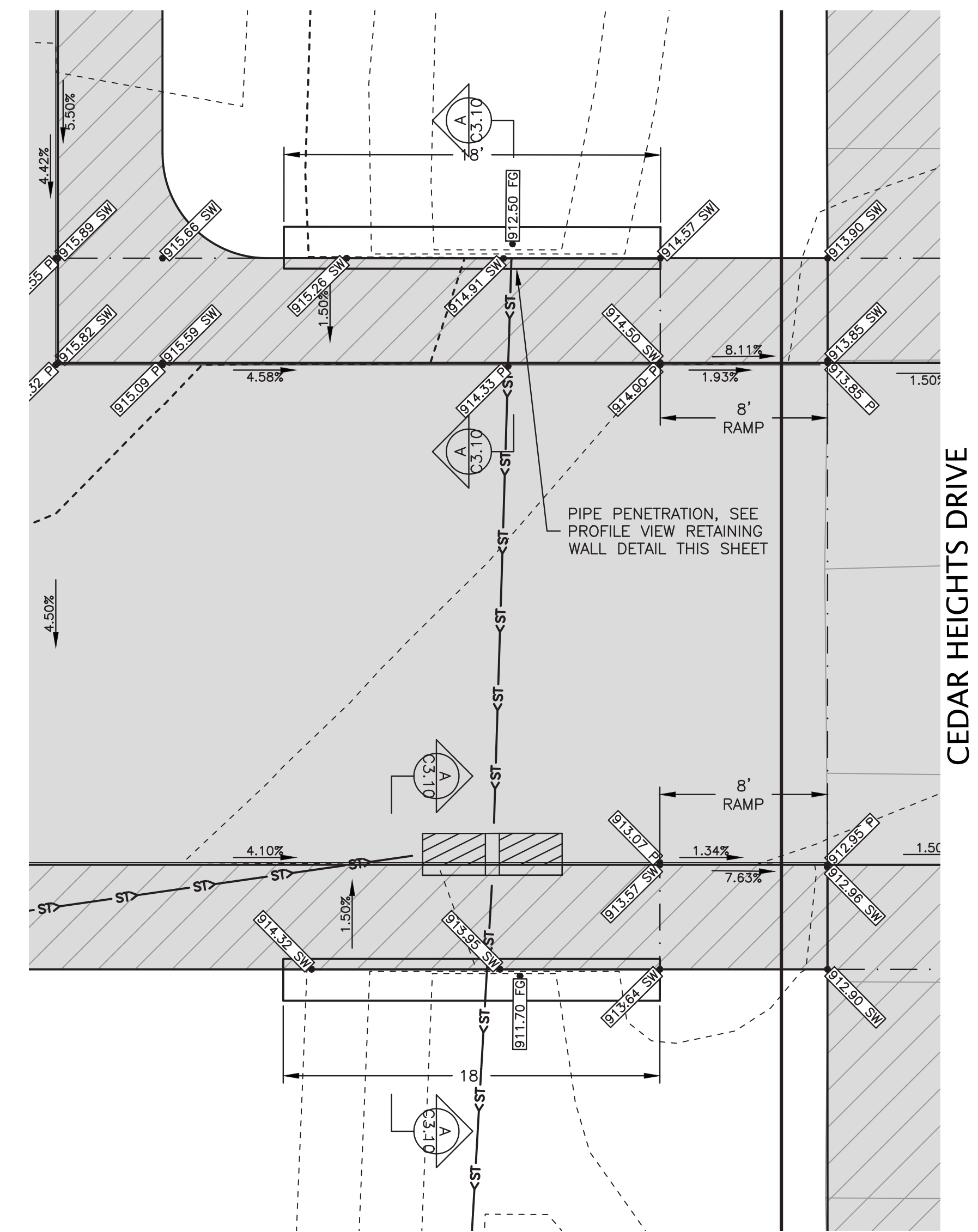
DRAWN BY: AJB  
APPROVED BY: NPK  
DATE: 07/23/2021  
SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:  
PAVING PLAN – NORTH OF BUILDING 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

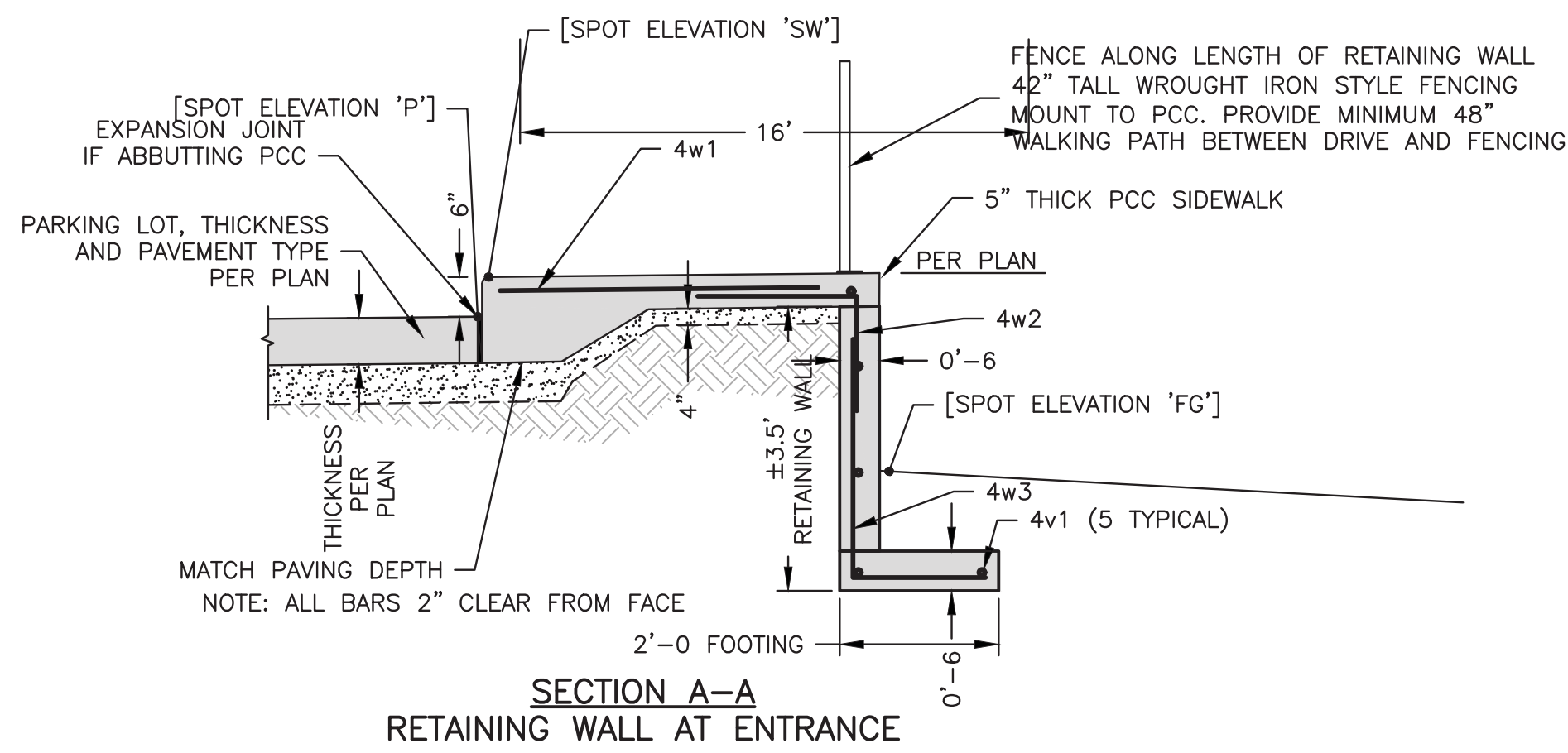




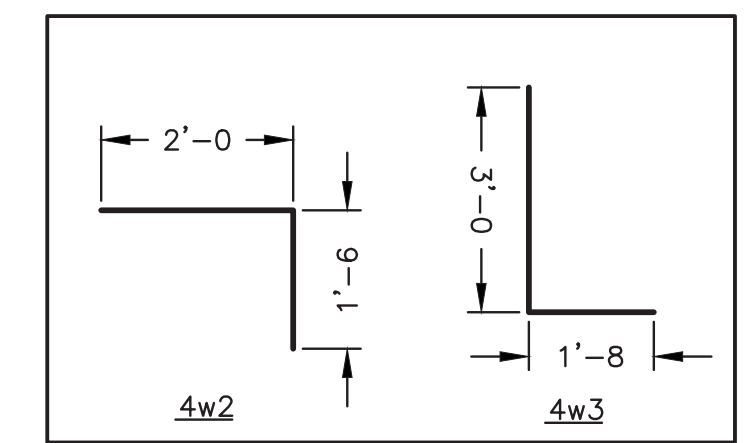
REINFORCING BAR LIST

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

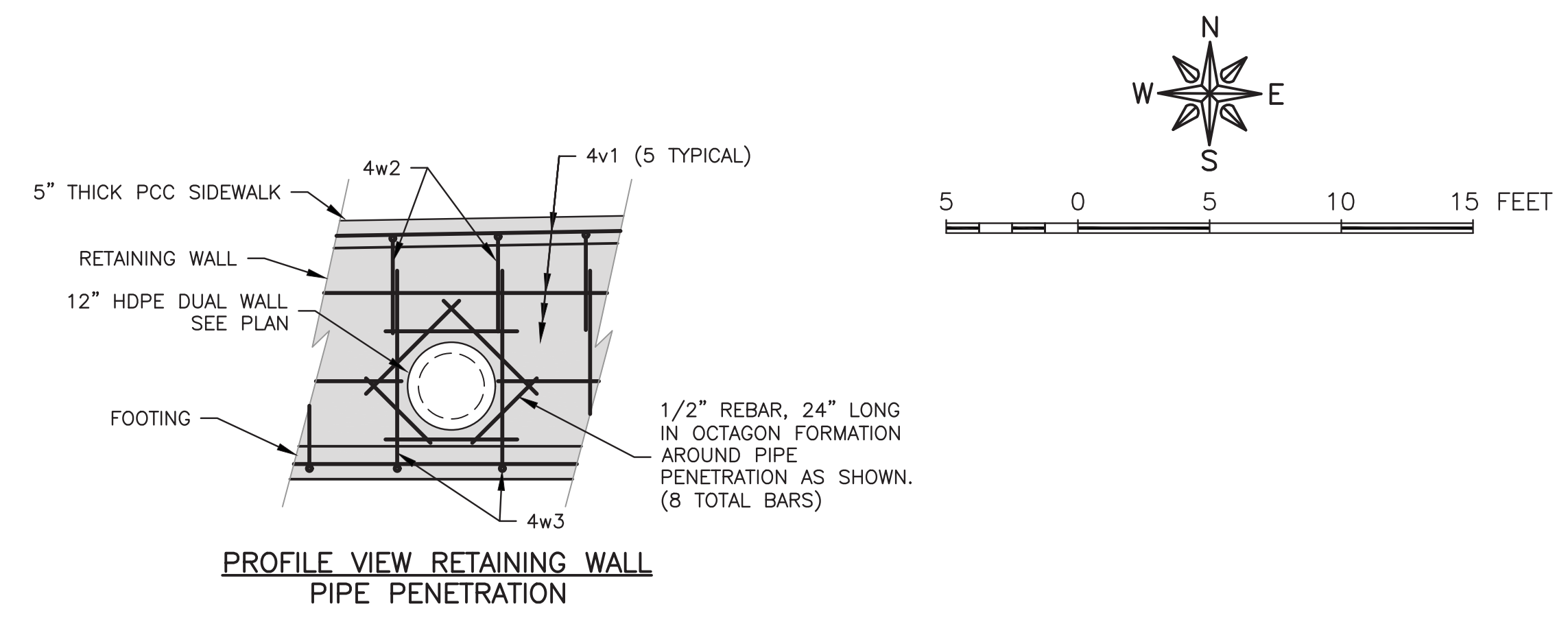
SOUTH ENTRANCE - PHASE 1



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



BENT BAR DETAILS



PROFILE VIEW RETAINING WALL PIPE PENETRATION

**FEHR GRAHAM**  
ENGINEERING & ENVIRONMENTAL

ILLINOIS  
IOWA  
WISCONSIN

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

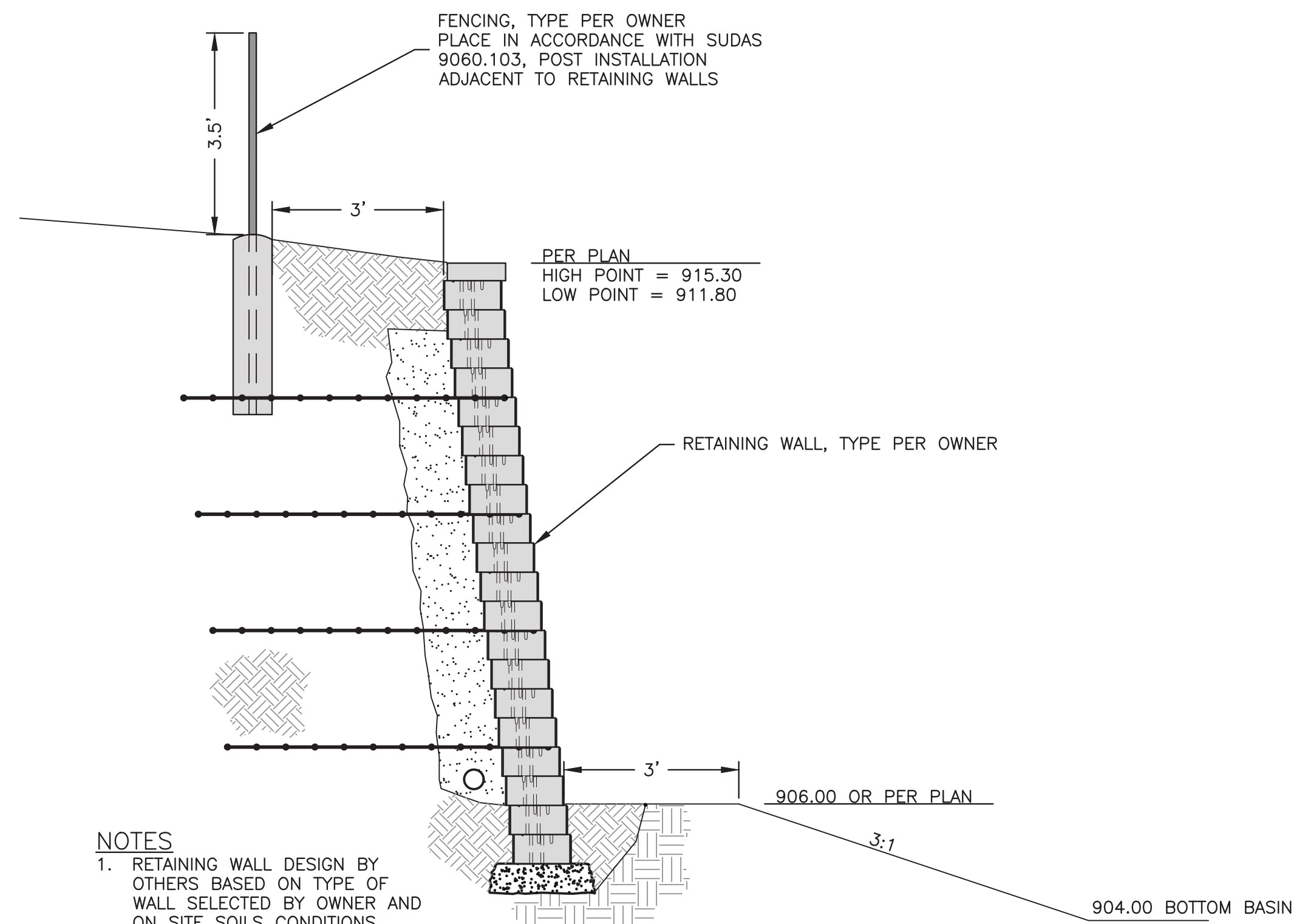
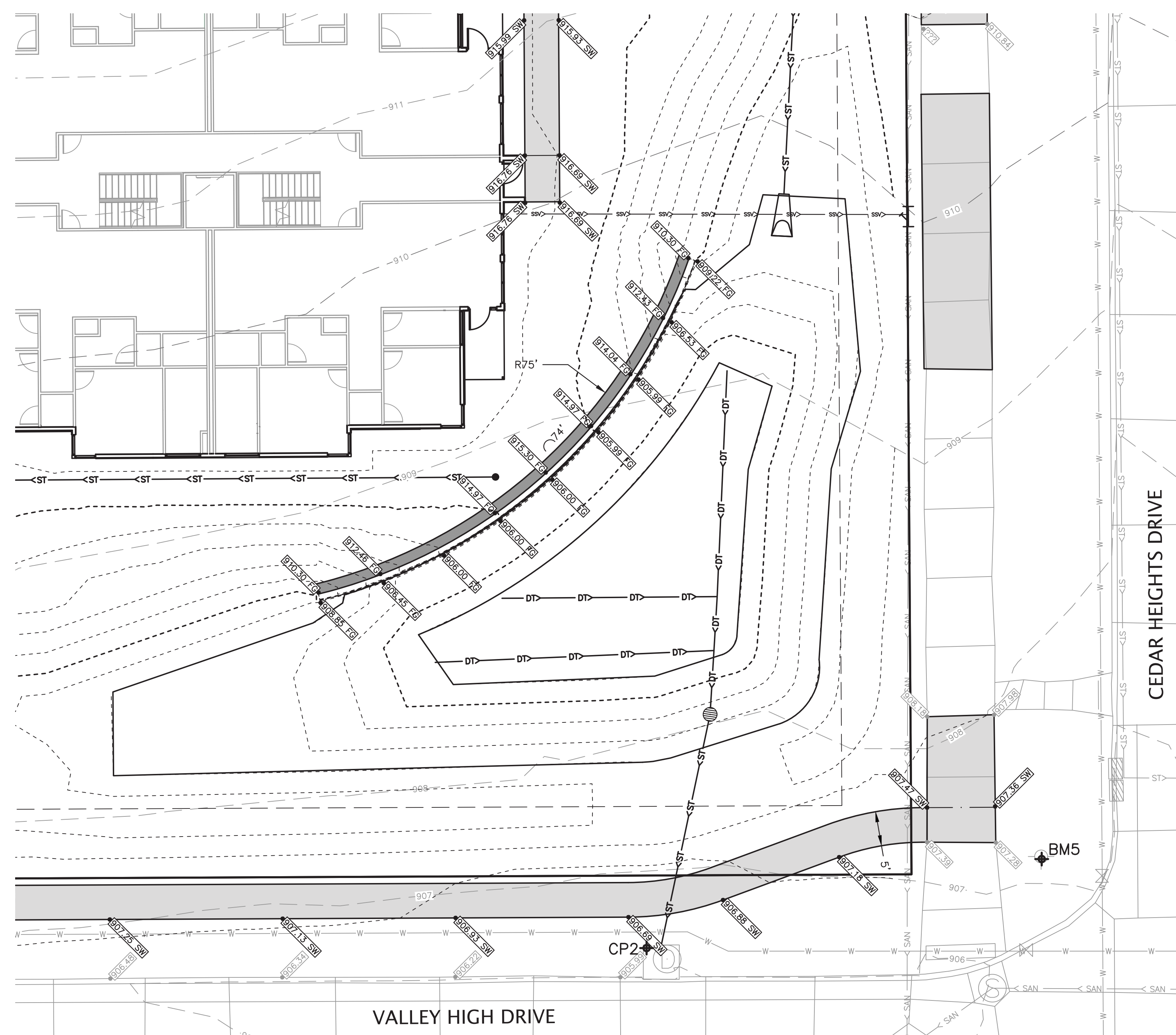
PROJECT AND LOCATION:  
CREEKSIDE LUXURY CONDOS  
CEDAR FALLS, IOWA

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

REVISIONS		
REV. NO.	DESCRIPTION	DATE

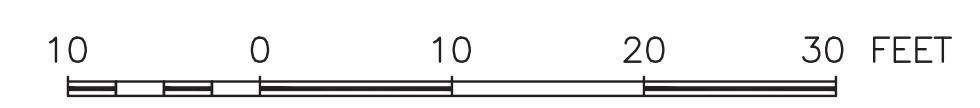
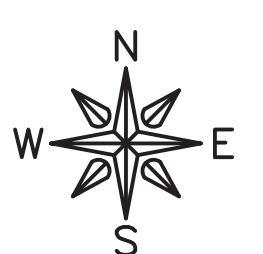
DRAWING:  
PAVING PLAN - RETAINING WALLS AT  
ENTRANCES - ALL PHASES  
SET TYPE: PERMIT  
G:\C30\19-972 Cedar Heights Condos\19-972 design.dwg, C3.10

JOB NUMBER:  
19-972  
SHEET NUMBER:  
C3.10



- NOTES**
- RETAINING WALL DESIGN BY OTHERS BASED ON TYPE OF WALL SELECTED BY OWNER AND ON SITE SOILS CONDITIONS.
  - THIS DETAIL DEPICTS A GENERIC RETAINING WALL LAYOUT BY VERSA-LOK®

**SECTION VIEW - RETAINING WALL**



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

**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

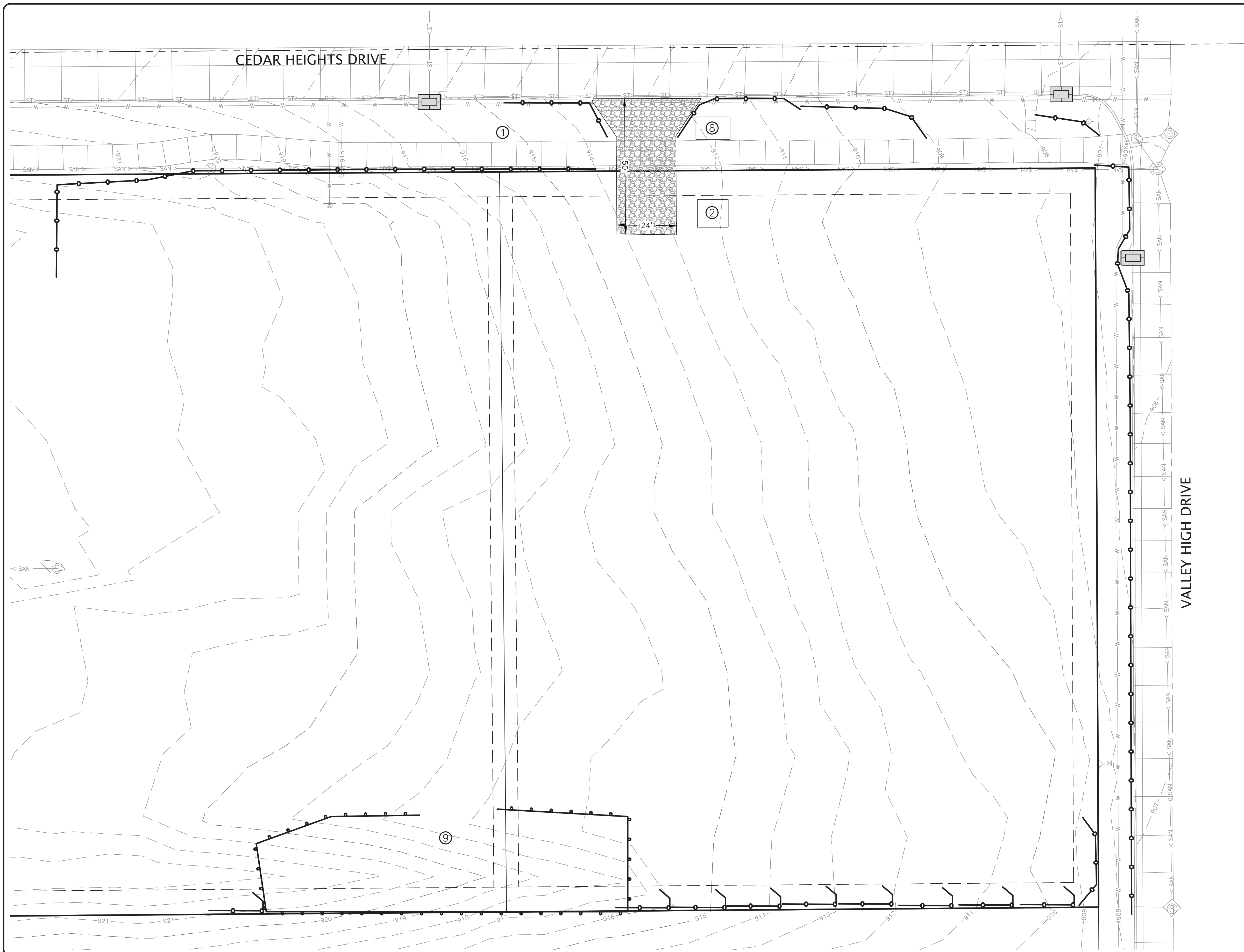
DRAWING:  
**RETAINING WALL PLAN - PHASE 1**

SET TYPE: **PERMIT**  
G:\C30\19-972 Cedar Heights Condos\19-972 design.dwg, C4.1

JOB NUMBER:  
**19-972**

SHEET NUMBER:  
**C4.1**





**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**

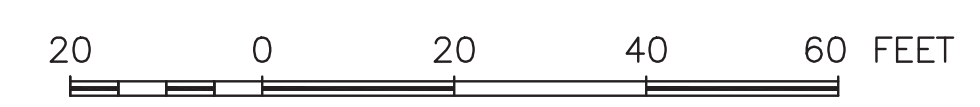
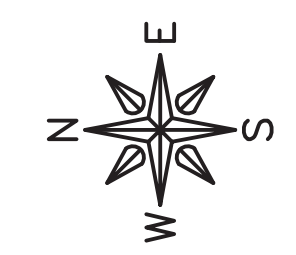
- PCC
- TOPSOIL, SEEDING, AND MULCHING (MAY INCLUDE LANDSCAPING, REFER TO LANDSCAPING PLAN)
- EROSION STONE ON ENGINEERING FABRIC
- GRANULAR SURFACING PERMANENT OR TEMPORARY
- INLET PROTECTION
- 9" WATTLE / SILT FENCE
- SILT FENCE

**SEQUENCE OF ACTIVITIES**

- 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

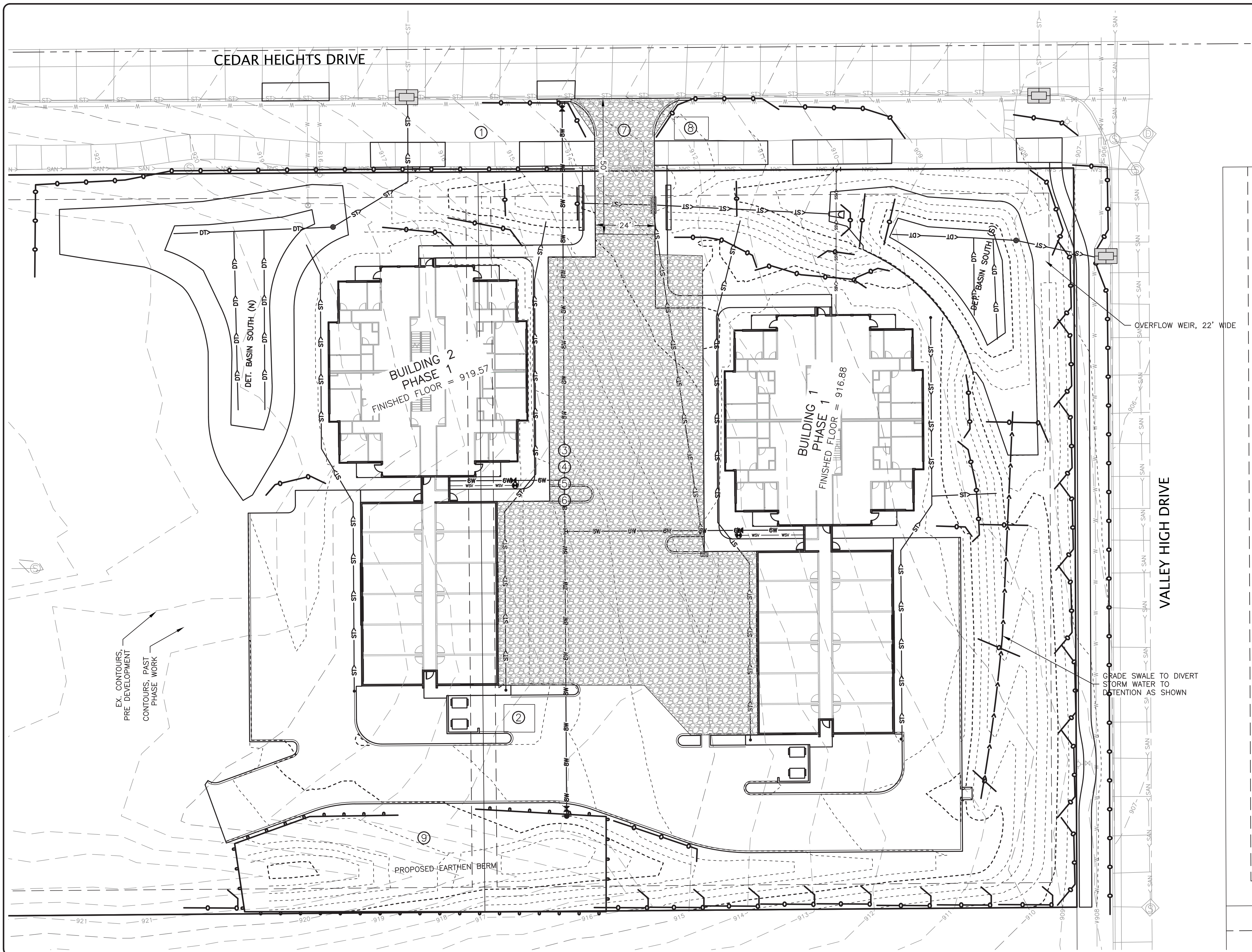
DRAWING:  
SWPPP – INITIAL DISTURBANCE –  
PHASE 1

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

JOB NUMBER:  
**19-972**

SHEET NUMBER:  
**C5.1**





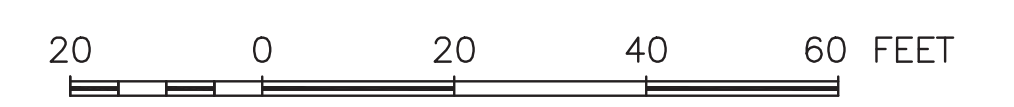
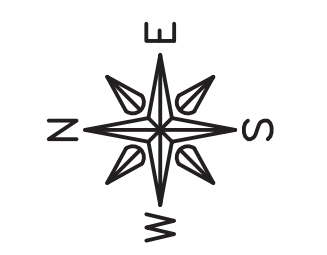
- KEY**
- ① SWPPP BOX
  - ② PORTABLE SANITARY FACILITY
  - ③ CONSTRUCTION DUMPSTER
  - ④ CONSTRUCTION PARKING
  - ⑤ CONSTRUCTION TRAILER
  - ⑥ MATERIAL STORAGE
  - ⑦ STABILIZED CONSTRUCTION ENTRANCE COMPLY WITH SUDAS 9040.12
  - ⑧ CONCRETE WASHOUT
  - ⑨ STOCK PILE

- 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.



**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 - SITE CONSTRUCTION -  
PHASE 1

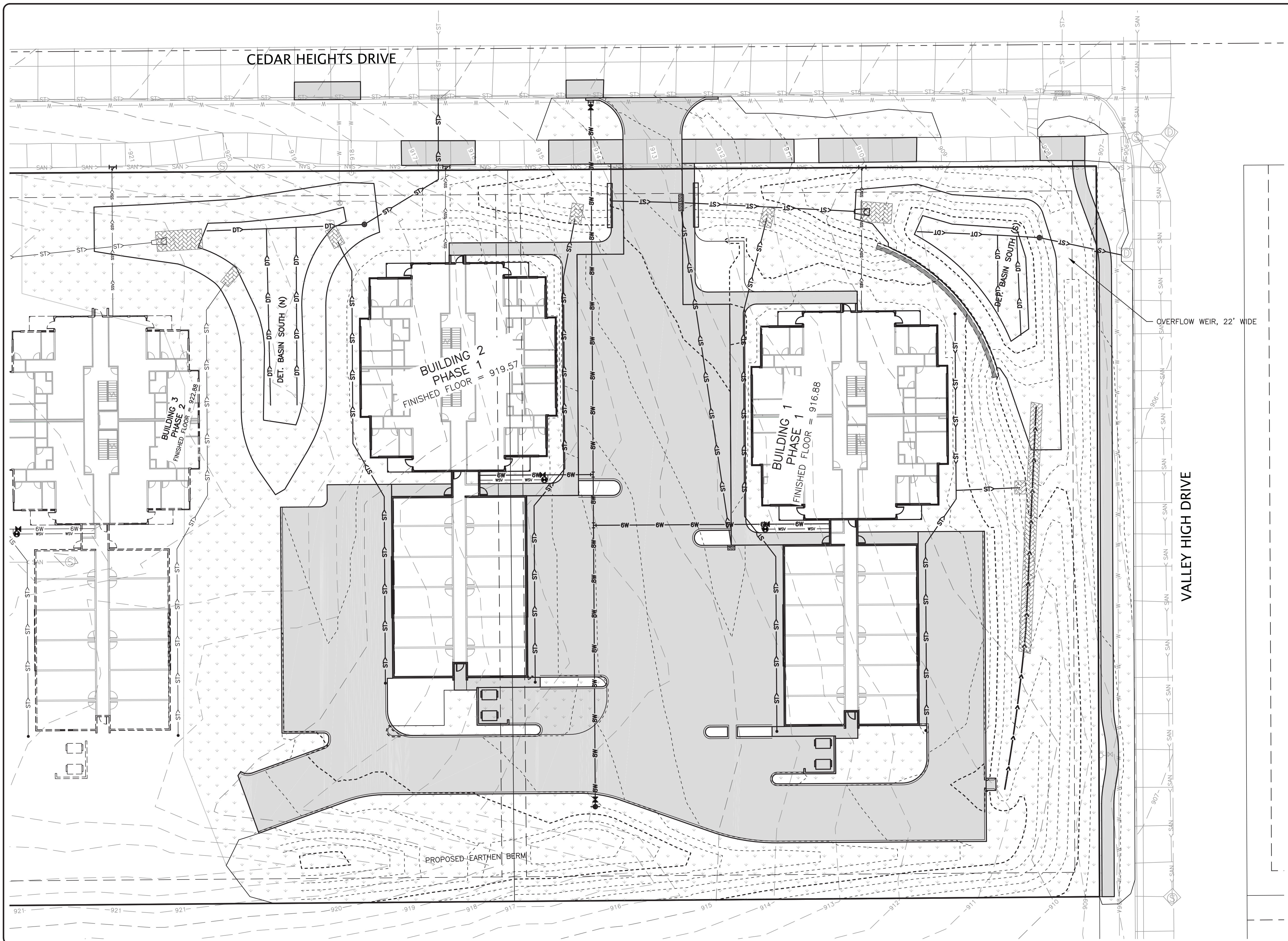
SET TYPE: PERMIT

G:\C30\19-972 Cedar Heights Condos\19-972 design.dwg, C5.2

JOB NUMBER:  
19-972

SHEET NUMBER:  
C5.2



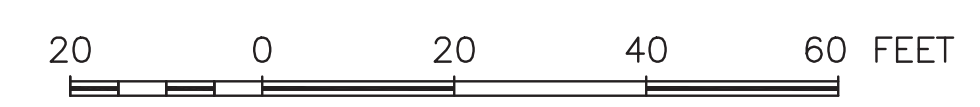
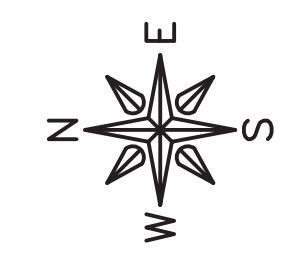


- KEY**
- ① SWPPP BOX
  - ② PORTABLE SANITARY FACILITY
  - ③ CONSTRUCTION DUMPSTER
  - ④ CONSTRUCTION PARKING
  - ⑤ CONSTRUCTION TRAILER
  - ⑥ MATERIAL STORAGE
  - ⑦ STABILIZED CONSTRUCTION ENTRANCE COMPLY WITH SUDAS 9040.12
  - ⑧ CONCRETE WASHOUT
  - ⑨ STOCK PILE

- 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:  
NOT ALL KEY AND/OR LEGEND ITEMS MAY BE USED AND SHOWN ON THIS PLAN. THEY ARE AVAILABLE FOR USE IF NEEDED.



**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 1

SET TYPE: PERMIT

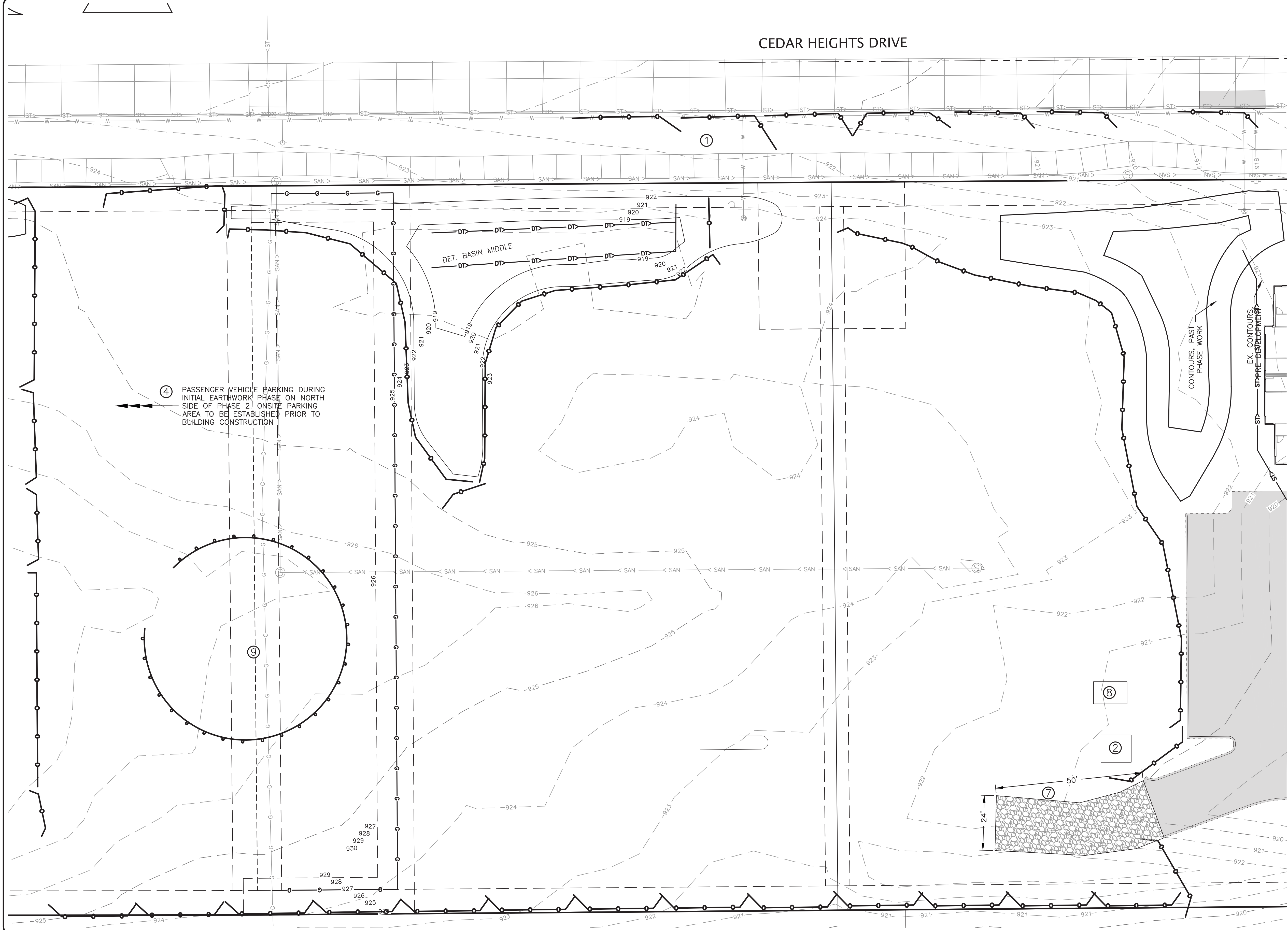
G:\C30\19-972 Cedar Heights Condos\19-972 design.dwg, C5.3

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.

**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 - INITIAL DISTURBANCE -  
PHASE 2

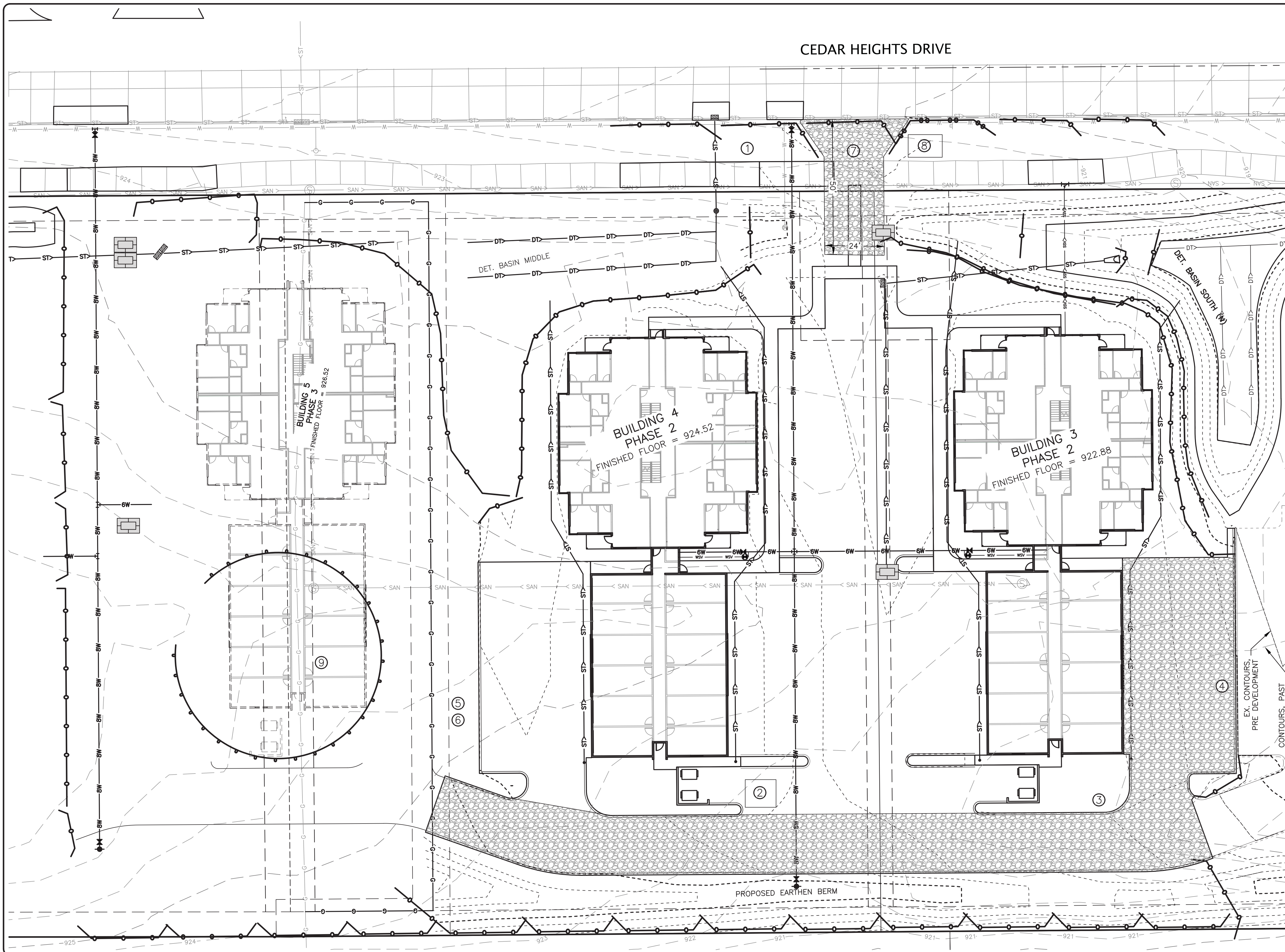
SET TYPE: PERMIT

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

JOB NUMBER:  
19-972

SHEET NUMBER:  
C5.4



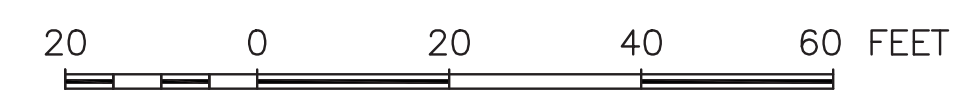
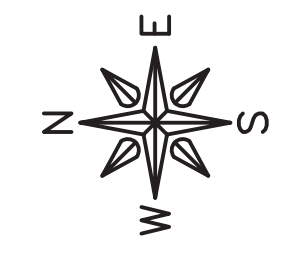


- KEY**
- ① SWPPP BOX
  - ② PORTABLE SANITARY FACILITY
  - ③ CONSTRUCTION DUMPSTER
  - ④ CONSTRUCTION PARKING
  - ⑤ CONSTRUCTION TRAILER
  - ⑥ MATERIAL STORAGE
  - ⑦ STABILIZED CONSTRUCTION ENTRANCE COMPLY WITH SUDAS 9040.12
  - ⑧ CONCRETE WASHOUT
  - ⑨ STOCK PILE

- 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:**
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 – SITE CONSTRUCTION –  
PHASE 2

SET TYPE: PERMIT

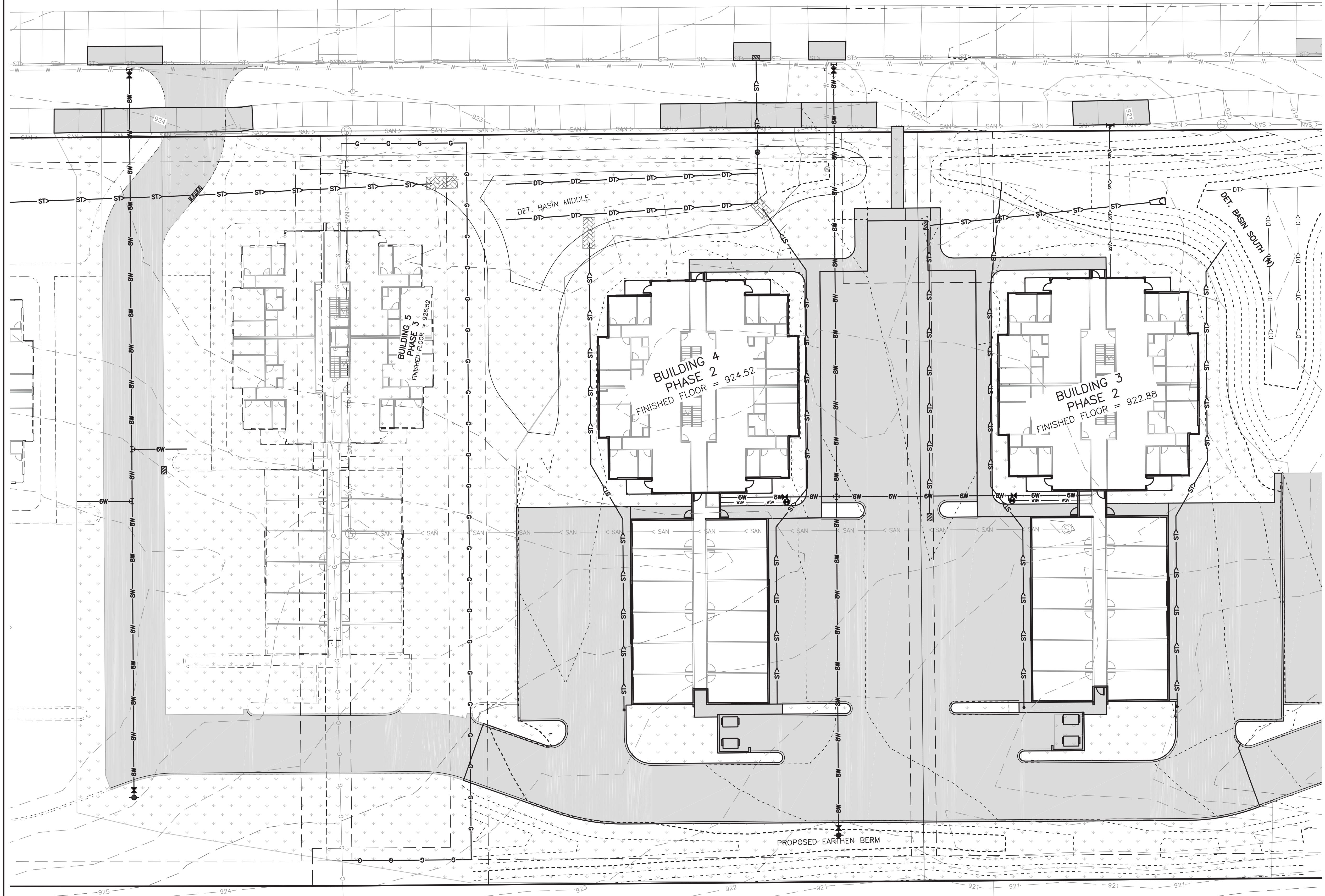
G:\C30\19-972 Cedar Heights Condos\19-972 design.dwg, C5.5

JOB NUMBER:  
19-972

SHEET NUMBER:  
C5.5



### CEDAR HEIGHTS DRIVE

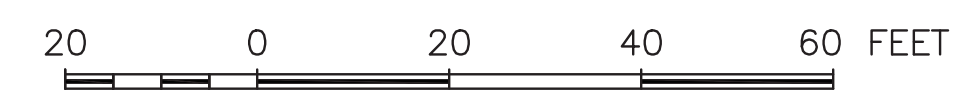
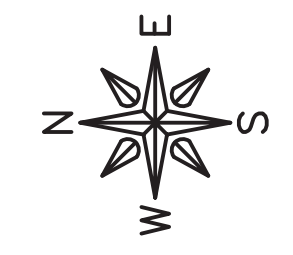


- KEY**
- ① SWPPP BOX
  - ② PORTABLE SANITARY FACILITY
  - ③ CONSTRUCTION DUMPSTER
  - ④ CONSTRUCTION PARKING
  - ⑤ CONSTRUCTION TRAILER
  - ⑥ MATERIAL STORAGE
  - ⑦ STABILIZED CONSTRUCTION ENTRANCE COMPLY WITH SUDAS 9040.12
  - ⑧ CONCRETE WASHOUT
  - ⑨ STOCK PILE

- 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

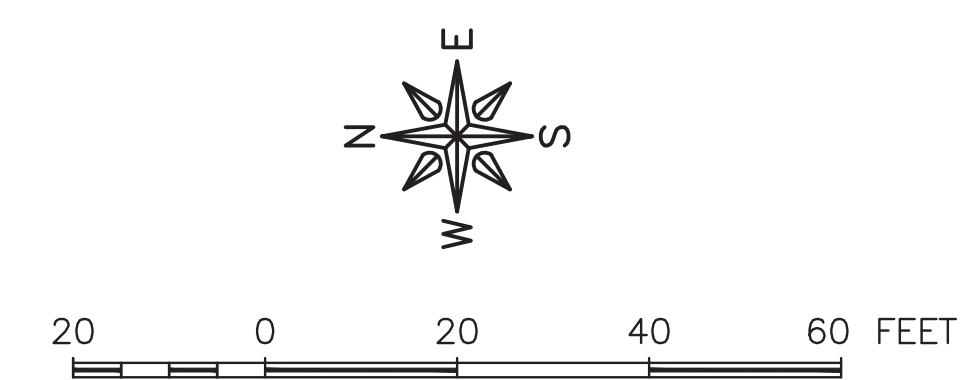
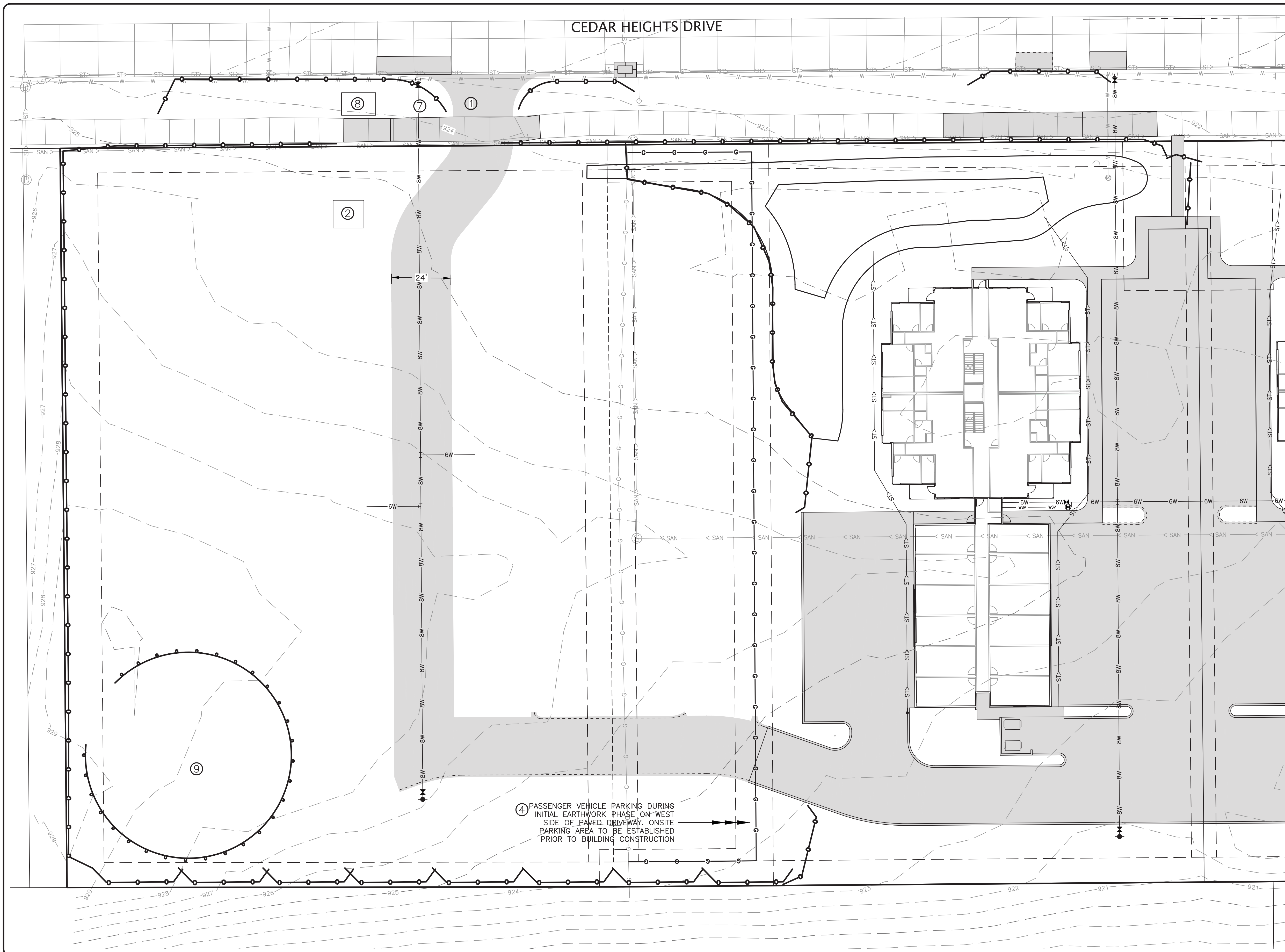
SET TYPE: PERMIT

G:\C30\19-972 Cedar Heights Condos\19-972 design.dwg, C5.6

JOB NUMBER:  
19-972

SHEET NUMBER:  
C5.6





**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

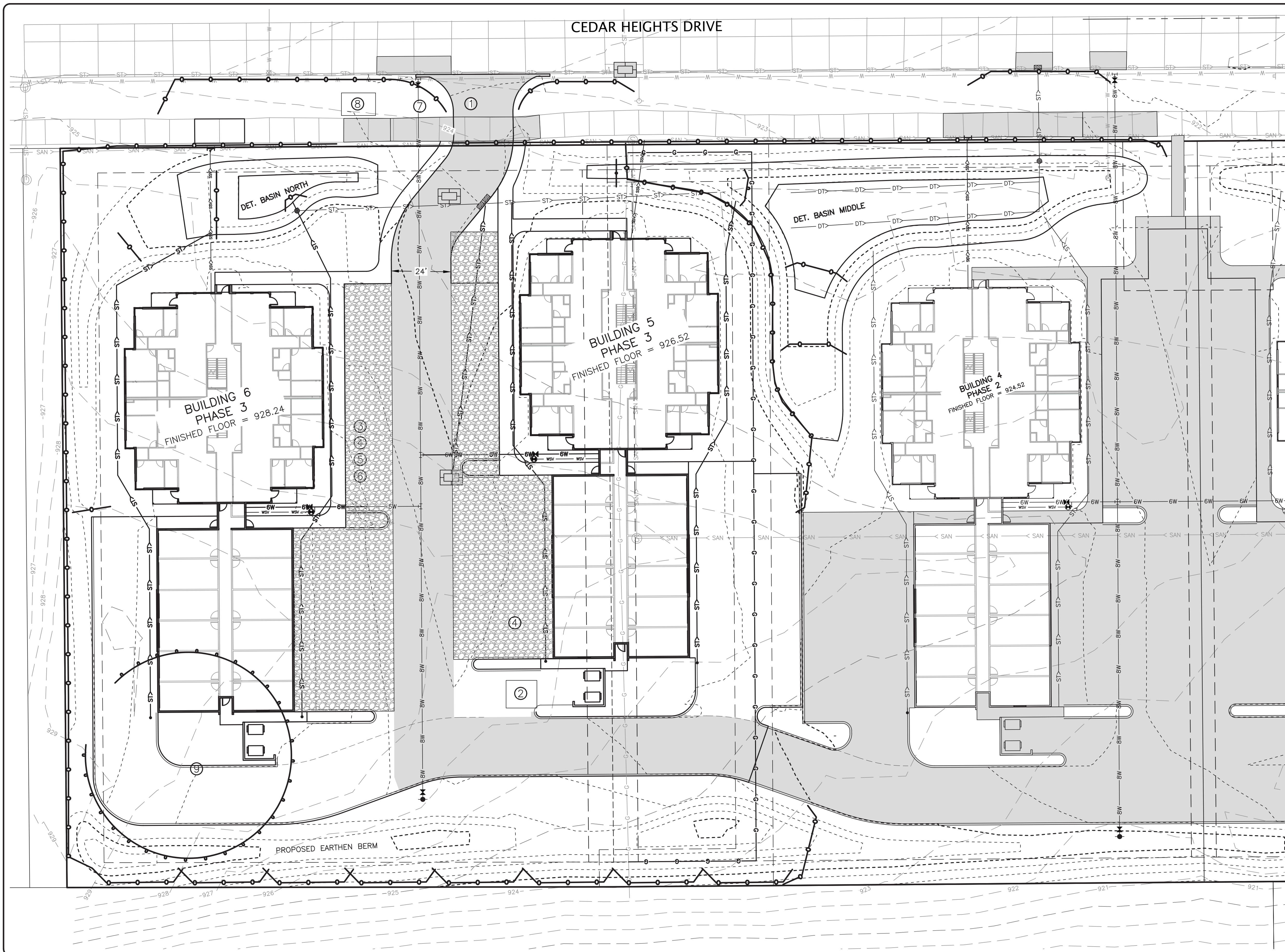
DRAWING:  
SWPPP – INITIAL DISTURBANCE –  
PHASE 3

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

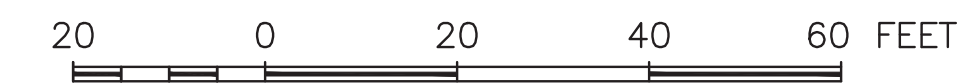
SEQUENCE OF ACTIVITIES

- 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.



**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

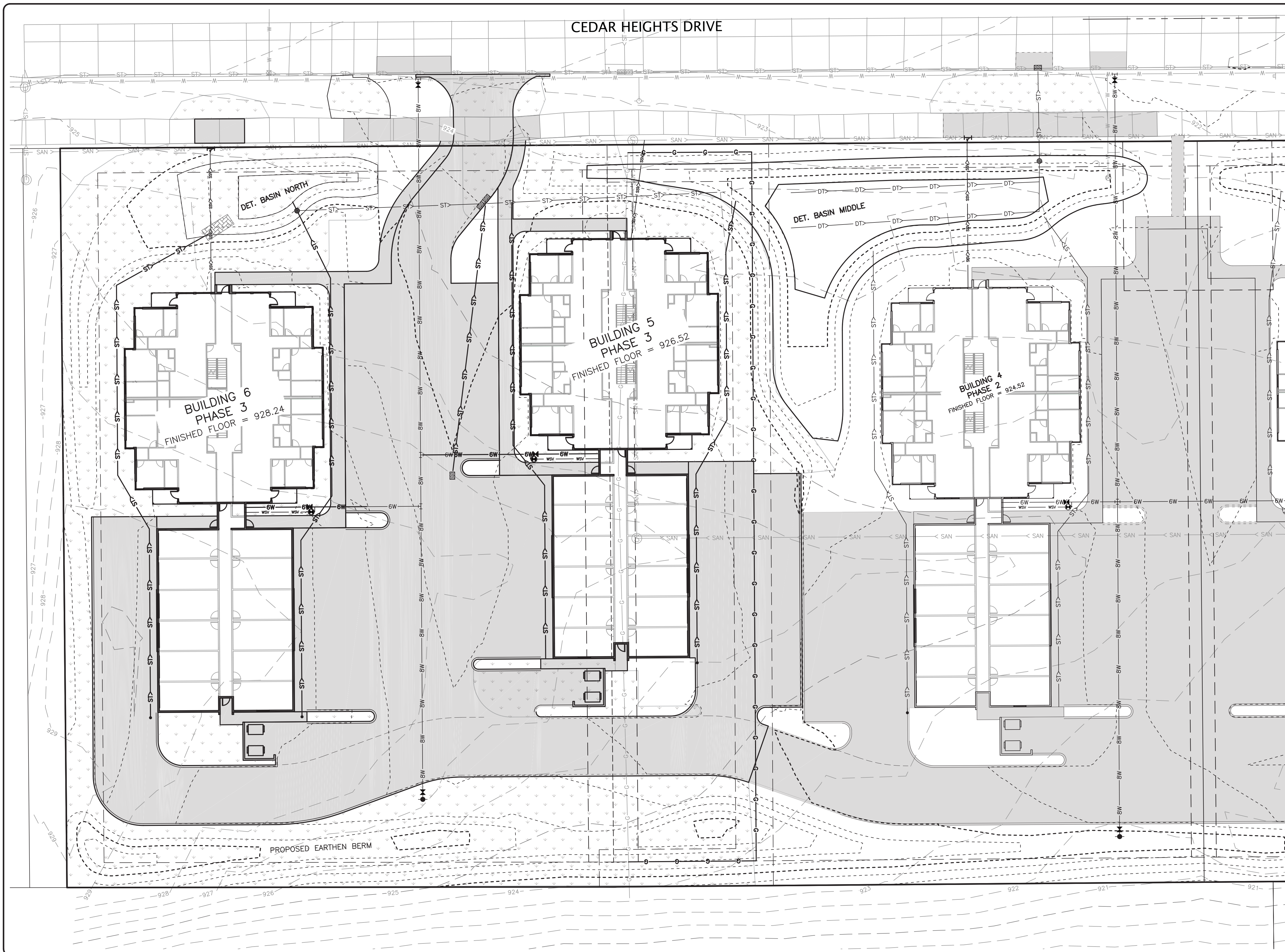
DRAWN BY: AJB  
APPROVED BY: NPK  
DATE: 07/23/2021  
SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:  
SWPPP – 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



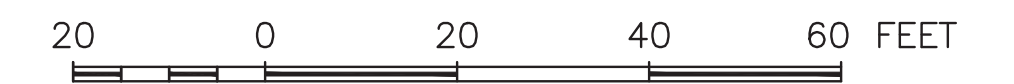
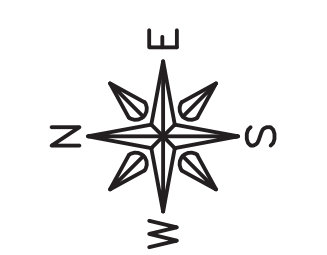


- KEY**
- ① SWPPP BOX
  - ② PORTABLE SANITARY FACILITY
  - ③ CONSTRUCTION DUMPSTER
  - ④ CONSTRUCTION PARKING
  - ⑤ CONSTRUCTION TRAILER
  - ⑥ MATERIAL STORAGE
  - ⑦ STABILIZED CONSTRUCTION ENTRANCE COMPLY WITH SUDAS 9040.12
  - ⑧ CONCRETE WASHOUT
  - ⑨ STOCK PILE

- 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:  
NOT ALL KEY AND/OR LEGEND ITEMS MAY BE USED AND SHOWN ON THIS PLAN. THEY ARE AVAILABLE FOR USE IF NEEDED.



**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 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

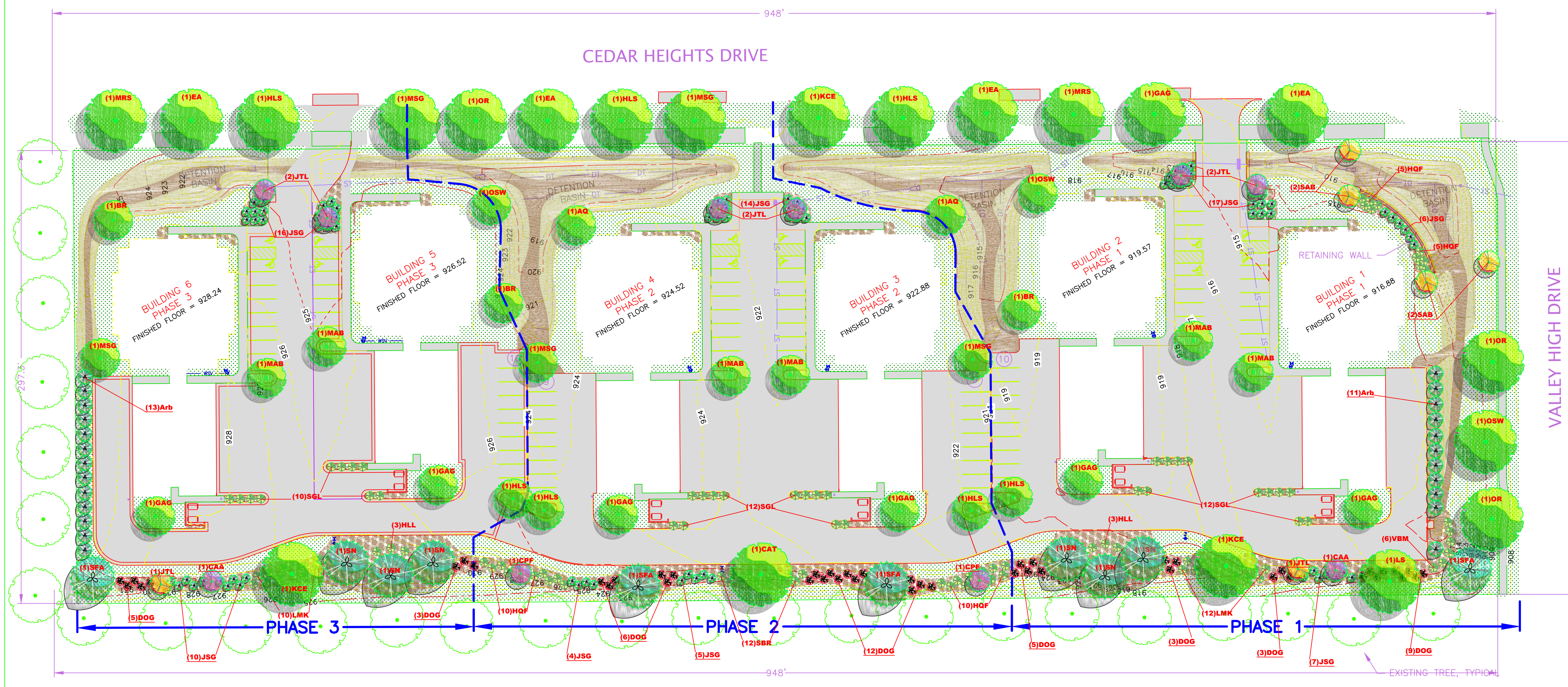
LOT SIZE: 278,124 S.F. / 6.38 ACRES

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:  
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: 07/06/2021  
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

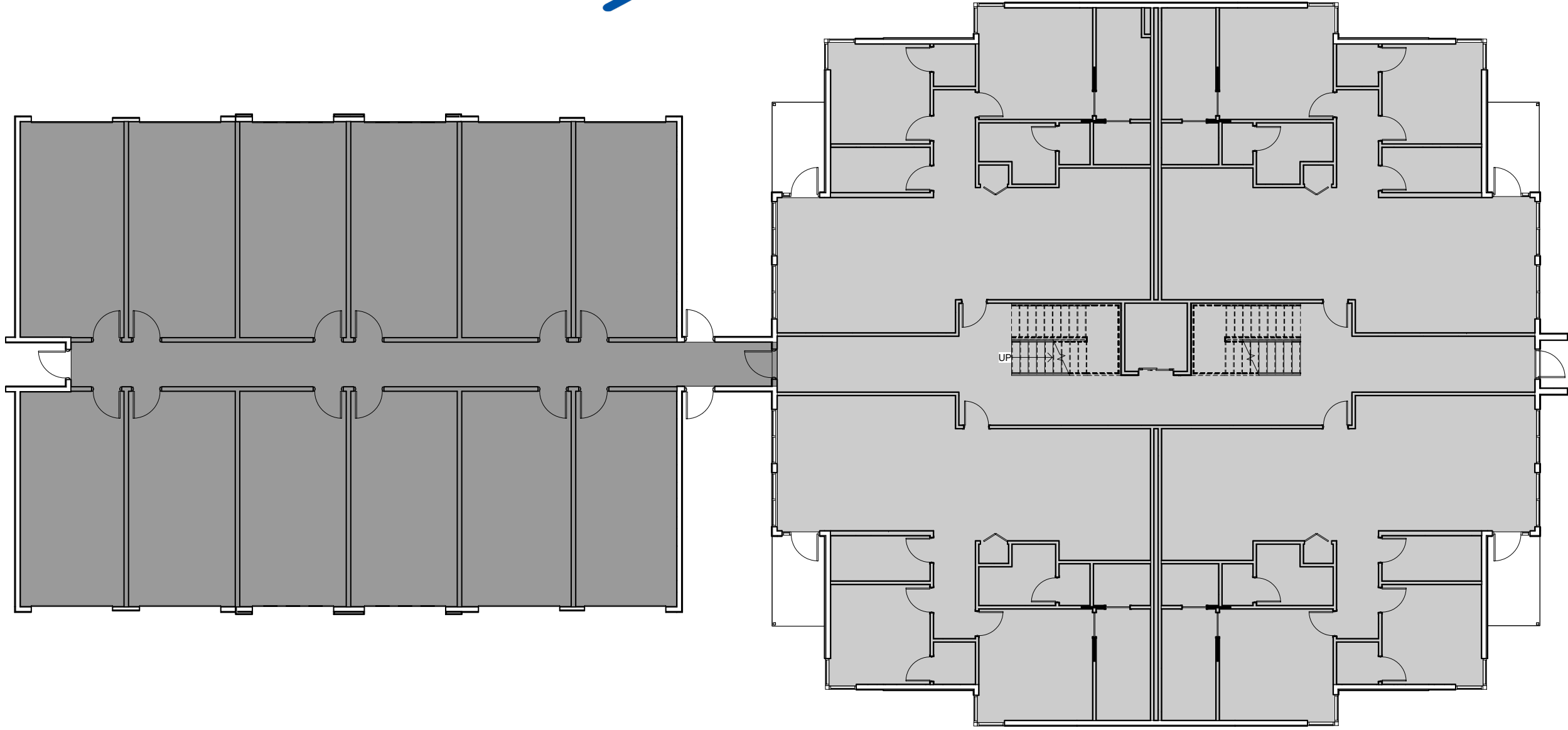
LUXURY  
CONDOS





# Creekside

## LUXURY CONDOS



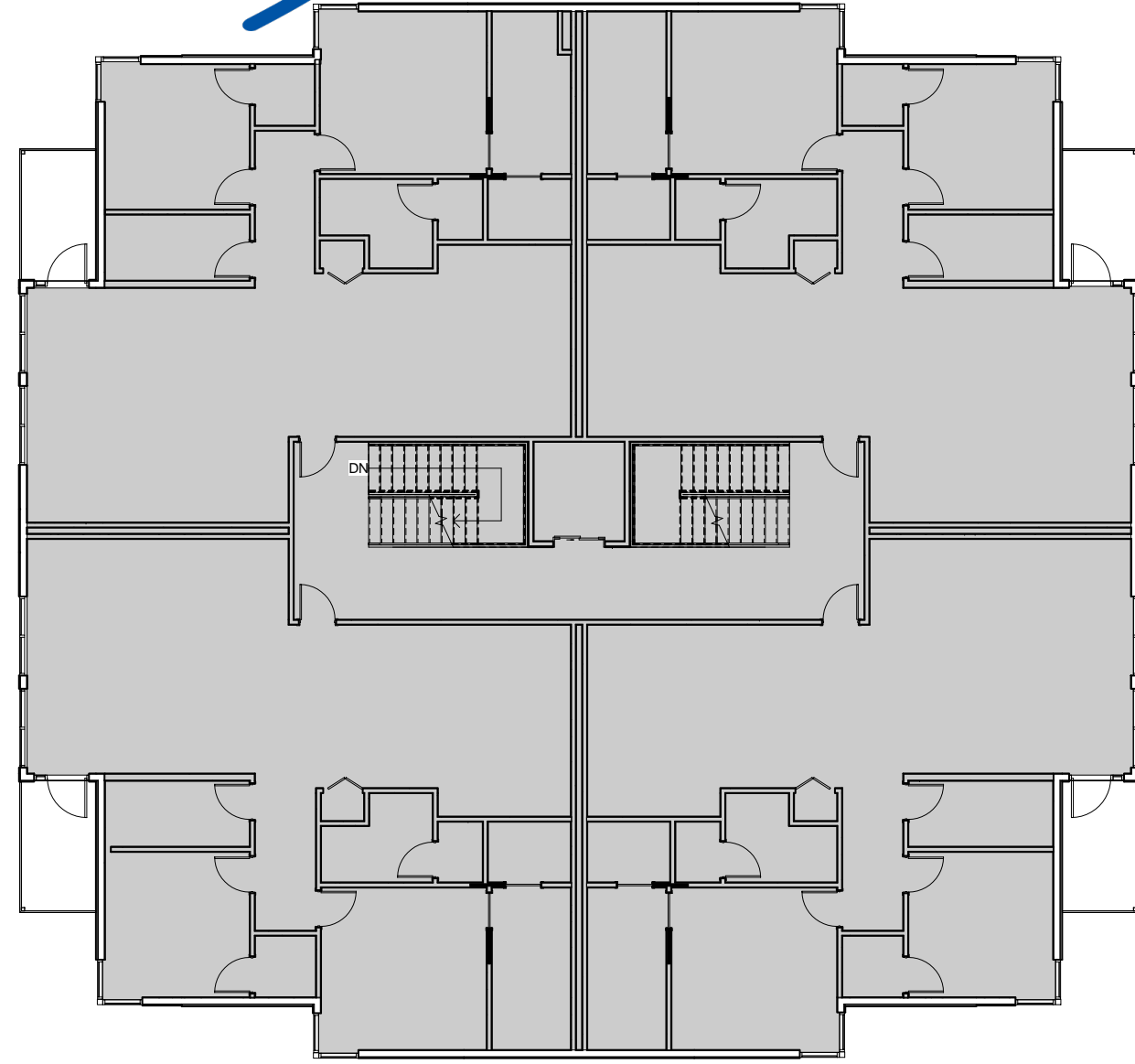
### FIRST FLOOR PLAN

- 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
- 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

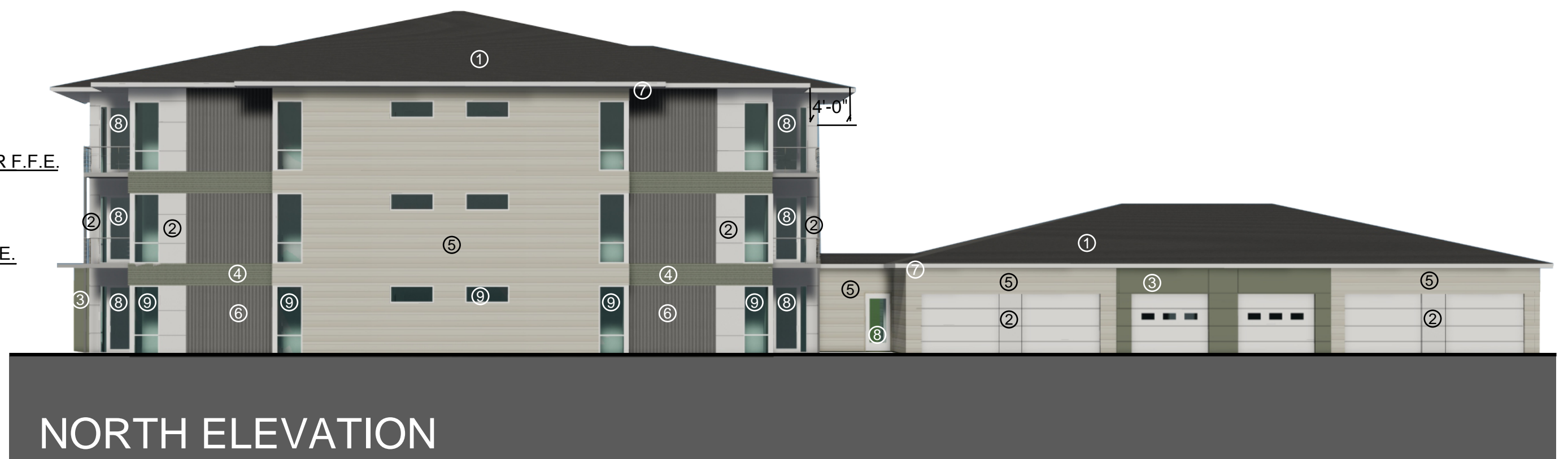




# Creekside

## 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"



### NORTH ELEVATION

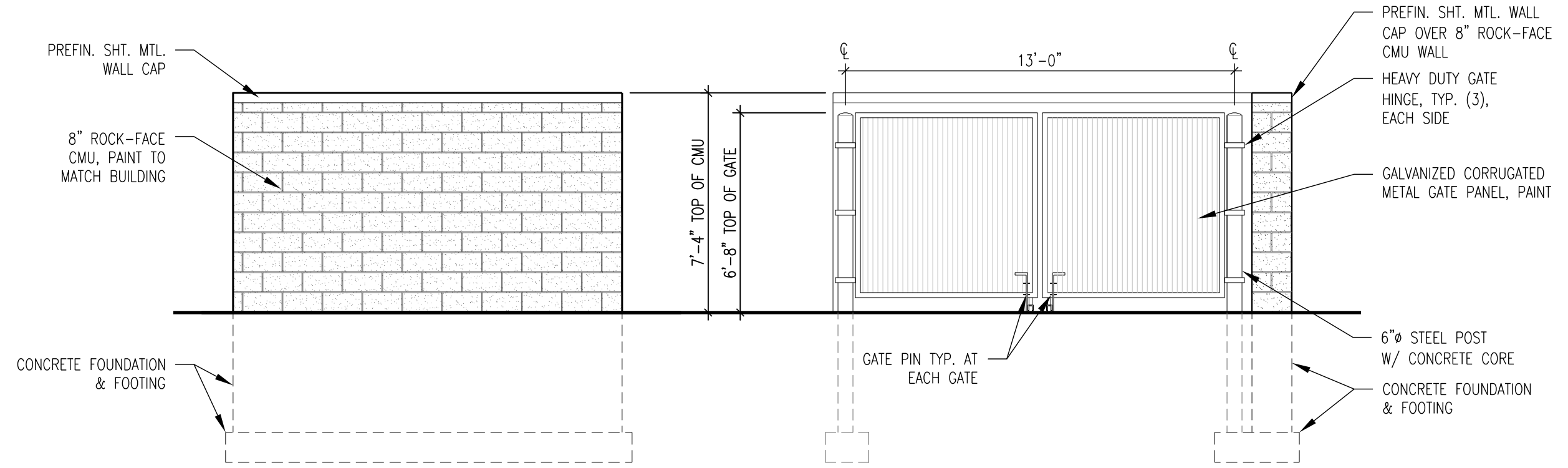


- ① ASPHALT SHINGLES - CHARCOAL
- ② CEMENT PANELS - WHITE
- ③ CEMENT PANELS - ACCENT COLOR VARIES BY BUILDING
- ④ HARDIE SHINGLE SIDING - ACCENT COLOR VARIES BY BUILDING
- ⑤ HARDIE PLANK LAP SIDING - 8-8-4 PATTERN, COBBLE STONE
- ⑥ CORRUGATED METAL PANELS - SLATE GRAY
- ⑦ SOFFIT/FACIA - WHITE
- ⑧ ALUM.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



# Creekside

## LUXURY CONDOS



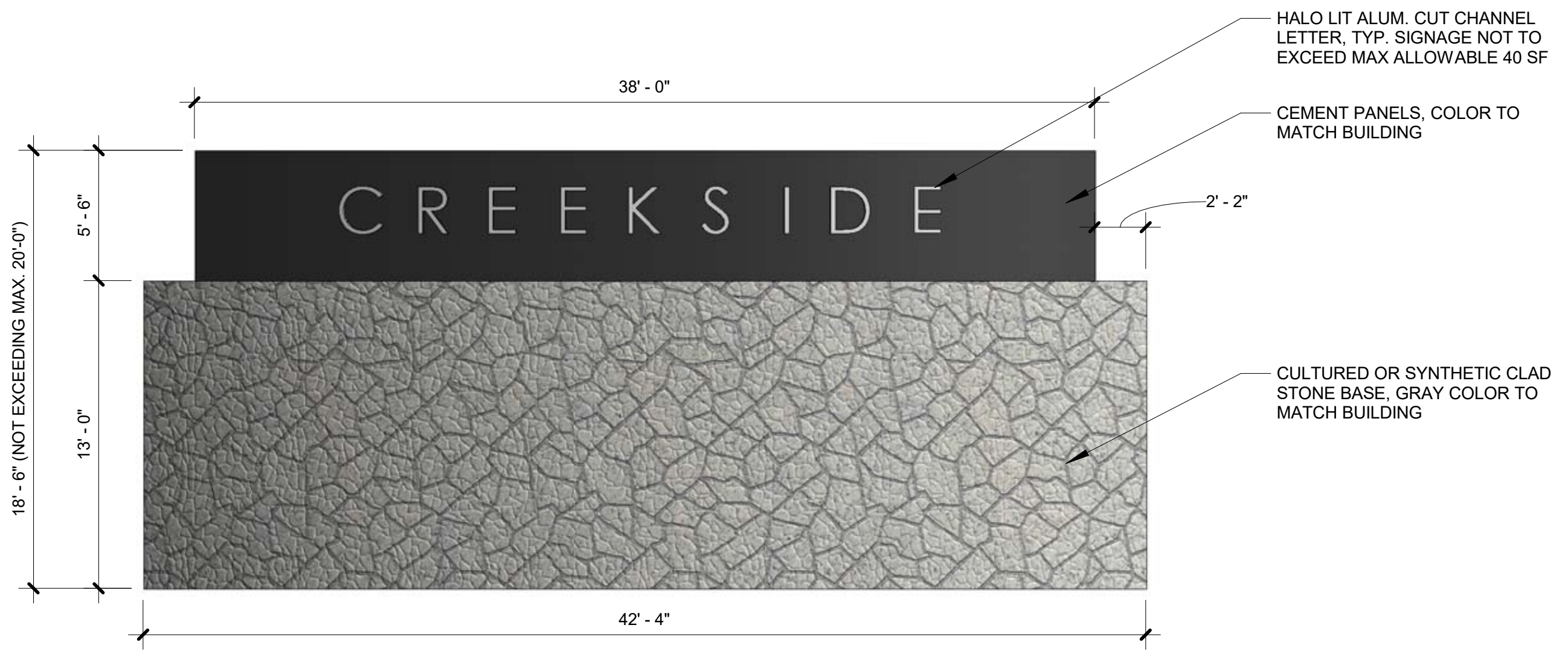
### TRASH ENCLOSURE





# 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 3.

