



**AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, JULY 24, 2019
5:30 PM AT CITY HALL**

Call to Order and Roll Call

Approval of Minutes

1. Planning and Zoning Commission Minutes of July 10, 2019.

Public Comments

Old Business

New Business

2. **PC-2 District Site Plan Review**
Location: 918 Viking Road
Applicant: HI YIELD, LLC and CGA Engineers
Previous discussion: None
Recommendation: Recommend approval
P&Z Action: *Review and make recommendation to City Council*

3. **HWY-1 District Site Plan Review – Amendment to previously approved Site Plan**
Location: Lot 2, Gateway Business Park Subdivision
Applicant: Martin Rouse, Fehr-Graham, Peters Construction, AHTS Architects
Previous discussion: May 8, 2019, May 22, 2019
Recommendation: Recommend approval
P&Z Action: *Review and make recommendation to City Council*

4. **Park Ridge Estates Final Plat**
Location: 20.8 acres property at the north end of Lakeshore Drive
Applicant: Wingert Development, CGA Engineering
Previous discussion: None
Recommendation: Recommend approval
P&Z Action: *Review and make recommendation to City Council*

Commission Updates

Adjournment

Reminders:

- * August 14th and August 28th Planning & Zoning Commission Meetings
- * August 5th and August 19th City Council Meetings

**Cedar Falls Planning and Zoning Commission
Regular Meeting
July 10, 2019
City Hall Council Chambers
220 Clay Street, Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on Wednesday, July 10, 2019 at 5:30 p.m. in the City Hall Council Chambers, 220 Clay Street, Cedar Falls, Iowa. The following Commission members were present: Adkins, Giarusso, Hartley, Holst, Larson, Prideaux, and Wingert. Leeper and Saul were absent. Karen Howard, Community Services Manager and David Sturch, Planner III, were also present.

- 1.) Mayor Brown was present to thank the Commission for their service and to recognize Commission member Deb Giarusso for her time on the Commission. He presented her with a commemorative plaque and thanked her for work.
- 2.) Chair Holst noted the Minutes from the June 26, 2017 regular meeting are presented. Mr. Wingert made a motion to approve the Minutes as presented. Mr. Larson seconded the motion. The motion was approved unanimously with 7 ayes (Adkins, Giarusso, Hartley, Holst, Larson, Prideaux, and Wingert), and 0 nays.
- 3.) The first item of business was The Terraces at West Glen preliminary plat. Chair Holst introduced the item and Mr. Wingert recused himself from the discussion due to a conflict of interest. Mr. Sturch provided background information, noting the plat is comprised of 240 acres, with 42 acres purchased to the north for The Terraces at West Glen. He discussed the right-of-way dedication, recreational trails and waterway and stormwater detention. He also provided information regarding the current and proposed floodplain boundary. He explained that the plat conforms with the RP Zoning and land use amendment with the NewAldaya master plan development for the 55+ campus. The Deed of Dedication should reflect this development plan and elements listed in the Development Agreement. Staff recommends approval of the item.

Chair Holst stated that the item has been well vetted in past meetings and while the big concern has been the water, the issue will be improved.

Ms. Giarusso made a motion to approve the plat. Ms. Prideaux seconded the motion. The motion was approved with 6 ayes (Adkins, Giarusso, Hartley, Holst, Larson and Prideaux), 0 nays and 1 abstention (Wingert).

- 4.) The next item for consideration by the Commission was the final plat for Greenhill Village Townhomes II, Phase I. Chair Holst introduced the item and Mr. Wingert recused himself from this item due to a conflict of interest. Ms. Howard provided background information. She explained that the property is located south of Greenhill Road and east of Hudson Road in the Greenhill Village neighborhood. She displayed the proposed final plat and explained the drainage and site layout. She noted that this is just the first phase of the subdivision and includes one buildable lot that will allow construction of two buildings; one with five townhomes and one with four townhomes. It also includes Outlot B that is reserved for future development and will also direct stormwater to the detention basin in Tract B to the east. Access to the townhomes will be from a rear private drive off of Lloyd Lane. She explained that the final plat is consistent with the MU District Master Plan and the previously approved preliminary plat. Staff recommends approval.

Chris Noland, 1510 Athens Court, asked that the project not be approved until the total plat is submitted. He doesn't believe the townhomes blend into the character of the neighborhood.

Tim Tjarks, 1521 Athens Court, stated that he would also like to see a final plat of the entire development. He feels that single-family dwellings would be most appropriate in this area.

Steve Troskey, CGA Engineers, stated that the development group would be happy to present and approve all the buildings at one time, however this is a significant cost to installing the infrastructure, so that is why final plats many times are completed in phases.

Mary Ann Noland, 1510 Athens Court, stated that she doesn't feel the buildings fit the character of the neighborhood and feels that the developer hasn't communicated in a positive way with them.

Mr. Hartley asked for an explanation of how developments like this proceed. Ms. Howard described the approval process. In summary, she stated that the City requires the owner to submit a preliminary plat of the entire holdings of the property owner for approval. All infrastructure must be completed or the property owner must submit a bond covering the cost of installation of the infrastructure prior to approval of a final plat, so it is typical for developers to submit a final plat in phases as it is often cost prohibitive to construct the entire platted area and all the infrastructure at one time.

Ms. Prideaux asked if the MU District encourages different types of housing. Ms. Howard clarified that it does and that there are other housing types throughout the neighborhood.

Chair Holst asked what was sent out to the neighborhood in the most recent mailing. Ms. Howard stated that the mailing was sent to a wider area than required, and explained that a cover letter and plat maps were sent out in the mailing.

Ms. Prideaux made a motion to approve the plat. Mr. Hartley seconded the motion. The motion was approved with 6 ayes (Adkins, Giarusso, Hartley, Holst, Larson, Prideaux), 0 nays and 1 abstention (Wingert).

- 5.) The Commission then considered the Sands Addition final plat. Chair Holst introduced the item and Mr. Sturch provided background information. He explained that the property is located off Greenhill Road between Highway 58 and Main Street with 21 lots on just over 10 acres. He provided a rendering of the plat details, including stormwater detention, sanitary sewer and utility easement. Staff recommends approval of the plat with the stipulation of inclusion of the utility easement along the eastern border of the plat.

Wendell Lupkes, VJ Engineering, stated that they would like to see the Commission recommend that the plat be approved with the stipulation that the easement is not required as this has been a new proposal to them.

Mr. Sturch stated that the intent was not to put the sewer line in the easement. It would just be there for grading purposes.

Jim Sands, developer, doesn't feel that the easement should be required.

Mr. Larson asked when the easement was added if it wasn't in the preliminary plat. Mr. Sturch stated that it was a comment sent through internal Tech Review discussion. It was not on the preliminary plat. Ms. Howard stated that the challenge is that there are a lot of properties that will be landlocked with the subdivision and staff will need to accommodate future requests for

development and installation of sewer connections if septic systems fail.

Mr. Lupkes agreed and stated that it was discussed during the preliminary plat work and the sewer that comes in down the road will only benefit other properties outside the subdivision.

Mr. Larson doesn't feel it will be fair to subject the new easement stipulation on people who are already committed to the lots based on the preliminary plat.

Mr. Larson made a motion to approve the plat as submitted without the easement. Ms. Giarusso seconded the motion. The motion was approved with 5 ayes (Giarusso, Hartley, Holst, Larson and Wingert), and 2 nays (Adkins and Prideaux).

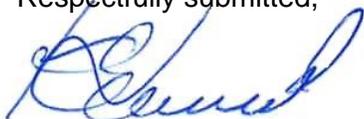
- 6.) The next item of business was a downtown façade review for new signage at 100 E. 2nd Street, Suite 103. Chair Holst introduced the item and Ms. Howard provided background information. She explained that the sign requires review as it projects out over the public right-of-way. She provided the sign details and stated that all requirements are met and staff recommends approval.

Mr. Hartley made a motion to approve. Prideaux seconded the motion. The motion was approved unanimously with 7 ayes (Adkins, Giarusso, Hartley, Holst, Larson, Prideaux and Wingert), and 0 nays.

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

The meeting adjourned at 6:37 p.m.

Respectfully submitted,


 Karen Howard
 Community Services Manager


 Joanne Goodrich
 Administrative Clerk



DEPARTMENT OF COMMUNITY DEVELOPMENT

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

MEMORANDUM

Planning & Community Services Division

TO: Planning and Zoning Commission
FROM: Shane Graham, Economic Development Coordinator
DATE: July 17, 2019
SUBJECT: PC-2 District Site Plan Review – 918 Viking Road

REQUEST: Request to approve a PC-2 Planned Commercial District Site Plan for a new 8,260 square foot retail building.

PETITIONER: HI YIELD LLC, Owner; Clapsaddle-Garber Associates, Inc., Engineer

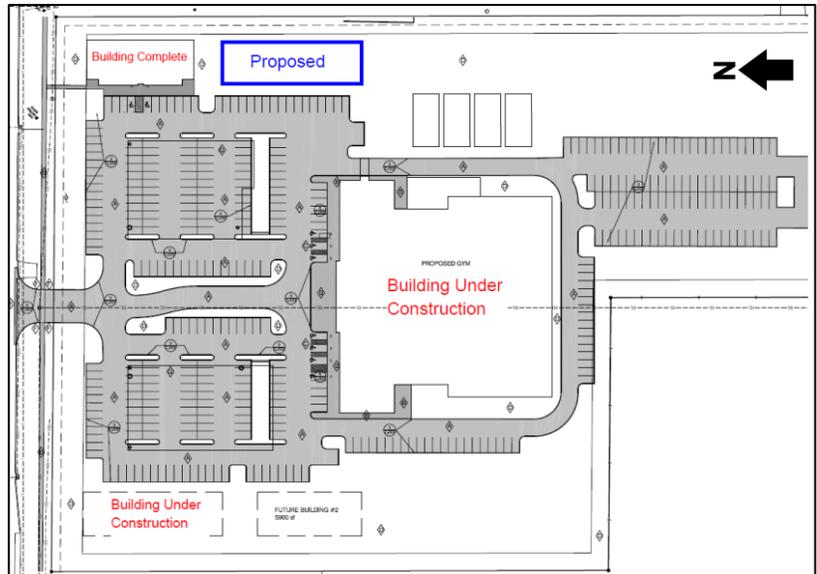
LOCATION: 918 Viking Road

PROPOSAL

It is proposed to construct an 8,260 square foot commercial building (in blue outline to the right) which will provide room for two tenants. The overall development plan for the property includes a 55,000 square foot gym/retail building, and four commercial buildings totaling approximately 30,000 square feet.

BACKGROUND

The property was rezoned by the City Council from A-1 Agricultural District to PC-2 Planned Commercial District on September 19, 2016. A site plan for just the gymnasium/retail building was approved by the City Council on December 15, 2016 after a unanimous recommendation of approval from the Planning & Zoning Commission. During the review of the gymnasium/retail building site plan in 2016, a general design of the 4 outbuildings was presented, however those buildings were not part of the original site plan approval. A site plan was presented for Outbuilding #3 at the northeast corner of the property, and was approved by City Council on August 21, 2017. Then, on October 16, 2017, a revised site plan for the gymnasium/retail building was approved by City Council, which added approximately 10,000 square feet of building area and added a parking area behind the building. A site plan was presented for Outbuilding #1 at the northwest corner of the property, and was approved by City Council on December 3, 2018.



ANALYSIS

The property is zoned PC-2, Planned Commercial District. The PC-2 District is a predominantly commercial project containing retail and general service facilities on larger tracts of land that is designed and improved in accordance with a comprehensive project plan and developmental procedures agreement. It is further the purpose of these regulations to encourage high standards of building architecture and site planning which will foster commercial development that maximizes pedestrian convenience, comfort and pleasure.

As indicated in the Background section, several site plan reviews on this property have already been approved. The overall development plan for the property shows a total of five buildings; one has already been completed, and two are currently under construction. This approval is for the fourth of five buildings. A detailed site plan review of each building when it is proposed to be constructed is required to ensure that the development site satisfies a number of standards. Details such as building design and location, parking, signage, dumpster location, and other similar criteria are reviewed to ensure orderly and quality development in the PC-2 Planned Commercial District.

Following is a review of the zoning ordinance requirements:

- 1) Proposed Use: The 8,260 square foot retail/professional office building is a permitted use in the PC-2 District. **Use permitted.**
- 2) Setbacks: The setbacks apply to the building, parking lot and signage. The PC-2 District normally requires a 30-foot setback around the perimeter of the "district". The PC-2 District also states that for areas less than 10 acres in size, that the setback area may be reduced to 20', subject to review and approval from the Planning & Zoning Commission and City Council. The developer did ask that the 30 foot open space buffer setback be reduced to 20 feet in width, which was approved by City Council.

The proposed building is located 25 feet from the rear property line, which meets the 20 foot minimum buffer requirement. The parking area is also shown approximately 50 feet from the south property line as well. **Building and Parking Area setbacks are satisfied.**

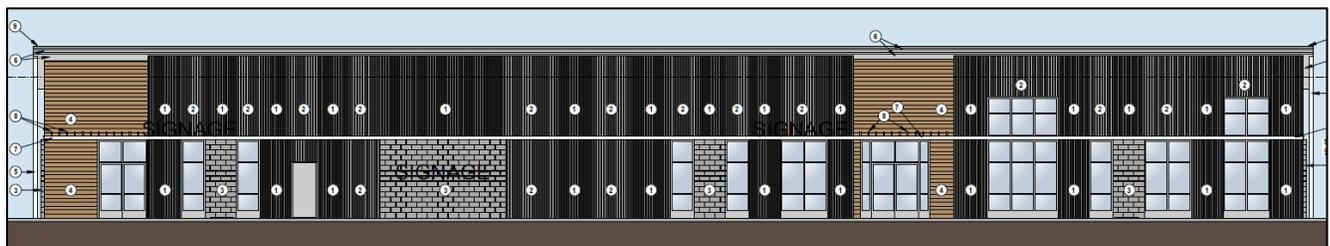
- 3) Parking: The parking requirement was previously calculated for the entire development, which included the gymnasium building and 4 outbuildings. Based on the anticipated uses and sizes of the buildings within this shopping center, the total parking required for all of the uses is 340 parking stalls. The overall site plan showed 346 parking stalls, which meets the minimum requirement. For this parcel alone (918 Viking Rd), 37 parking stalls are shown. There is a shared parking agreement between the individual parcels that allow for shared parking between the properties. **Parking requirements are satisfied.**
- 4) Open Space: Open green space must be provided on site. The ordinance requires 10% of the total development site excluding the required setback area. In this case the lot contains approximately 9 acres of land (400,000 ft²). When the perimeter setbacks are excluded (20-foot minimum), approximately 61,000 square feet can be deducted from the total: $400,000 - 61,000 = 339,000 \times 0.10 = 33,900$ square feet open green space must be provided on site. The property has approximately 298,103 square feet of open space remaining, which far exceeds the minimum open space requirement. **Open green space satisfied.**
- 5) Landscaping: The PC-2 District requires landscape plantings at the rate of 0.02 points per square foot of the total development site excluding the setback areas described above $(0.02 \times 339,000 \text{ ft}^2) = 6,780$ basic site landscaping points. These points can be made up

with any combination of trees, conifers and shrubbery and distributed throughout the parking areas and along the street. This parcel has no street frontage, so no street trees are required.

In addition to these points, landscaping must also be provided to satisfy “parking lot landscaping.” The parking lot calculation must be “added” to the “site/street tree landscaping” number (6,780) to arrive at a total landscaping requirement for the property. The **parking area** landscaping requirement is one tree for every 15 parking stalls or 2,500 square feet of hard surface parking area. If the one tree for every 15 stalls ratio is applied, the total tree planting for this portion of the parking lot would be $37/15$ stalls = 3 trees. The plan for this portion of the development shows 3 parking lot trees.

A landscaping plan for the overall site was submitted when the gymnasium building went through the site plan review process. All requirements were met at that time. For this portion of the development, the landscaping plan appears to be similar to what was submitted for the overall development and for the completed outbuilding #3, with trees located within the parking lot, and trees located around the building. **Landscape Plan is acceptable.**

- 6) **Sidewalks:** A Sidewalk is identified along the building frontage. This sidewalk will connect this building to the building to the south, which will connect to the sidewalk that will be installed along Viking Road. **Sidewalk plan is acceptable, and will be installed in conjunction with the construction of this building.**
- 7) **Building Design:** The proposed building will be constructed with a mixture of rock faced block (gray), Cumaru wood shiplap siding, glass windows and doors, and two tones of corrugated metal paneling (silver and charcoal). Wall signage will also be located above each doorway. This building design is the same as Outbuilding #1 and #3, which was previously approved. **Overall Building Design is acceptable.**



Front Design of Building

- 8) **Trash Dumpsters:** The dumpster enclosure will be located just to the southeast of the building, between the gymnasium building and the proposed building. A dumpster enclosure plan was submitted when the gymnasium building was proposed that included a 6' split face block wall with a slated gate for access. **Dumpster enclosure plan is acceptable.**
- 9) **Storm Water Management:** There are two underground storm water collection areas located under the parking lot in front of Outbuilding #1 and Outbuilding #3. These detention basins release the water into the storm sewer located along Viking Road. Also, there is a storm water detention area located to the southwest of the gymnasium building. Water from around the gymnasium building and areas south of the gymnasium building will go to this detention pond. This overall storm water management plan was reviewed and approved by the Engineering Division during the site plan review of the gymnasium building in 2016. Ar

individual SWPPP application and permit will be required for this building, and each remaining building, as they are being proposed.

10) Lighting Plan: While not required by the PC-2 District requirements, a general lighting plan has been submitted and appears to be satisfactory. The applicant has provided information showing the location of 9 proposed light poles to be installed in front of the building and within the parking lot. The lighting fixtures will consist of LED die-cast aluminum box downlights.



11) Signage: The PC-2 District permits wall signs to cover 20% of the surface area of any one wall space. However, no more than two wall faces can be utilized for signage in the PC-2 District. Wall signage is identified on the front side of the building over each tenant space entry. One main freestanding entrance sign is allowed adjacent to the adjoining major thoroughfare. Said sign shall not exceed 20 feet in height and 200 square feet in area. A freestanding entrance sign was shown on the original site plan submittal for the gymnasium building. **Signage requirements appear to be met, but will be verified at the time of sign permit application.**

TECHNICAL COMMENTS

City technical staff, including Cedar Falls Utilities (CFU) personnel, have few comments on the proposed site plan. All basic utility services are available to the site. The developer is required to provide all utility services to the building and must coordinate those improvements with CFU personnel.

The City Engineering Division has had comments regarding their Storm Water Pollution Prevention Plan (SWPPP) for the site. A number of deficiencies were noted by City staff during several past site visits; however, those items have been addressed by the developer. The developer and contractor for the site will need to address any changes that occur as construction continues on the site with continued maintenance, weekly inspections, seeding during appropriate times, and use of SWPPP approved stabilization techniques. The City is requiring that the developer obtain an individual SWPPP permit for each of the remaining buildings on the site prior to construction to help maintain control of the site during the duration of the remaining construction on the site.

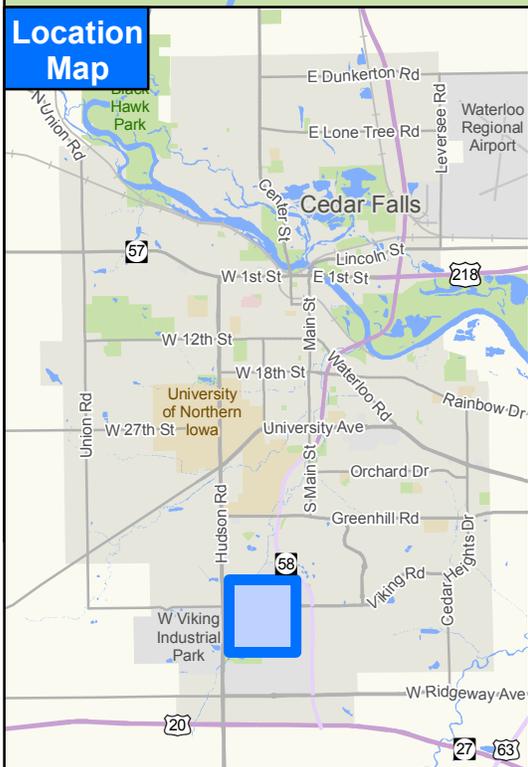
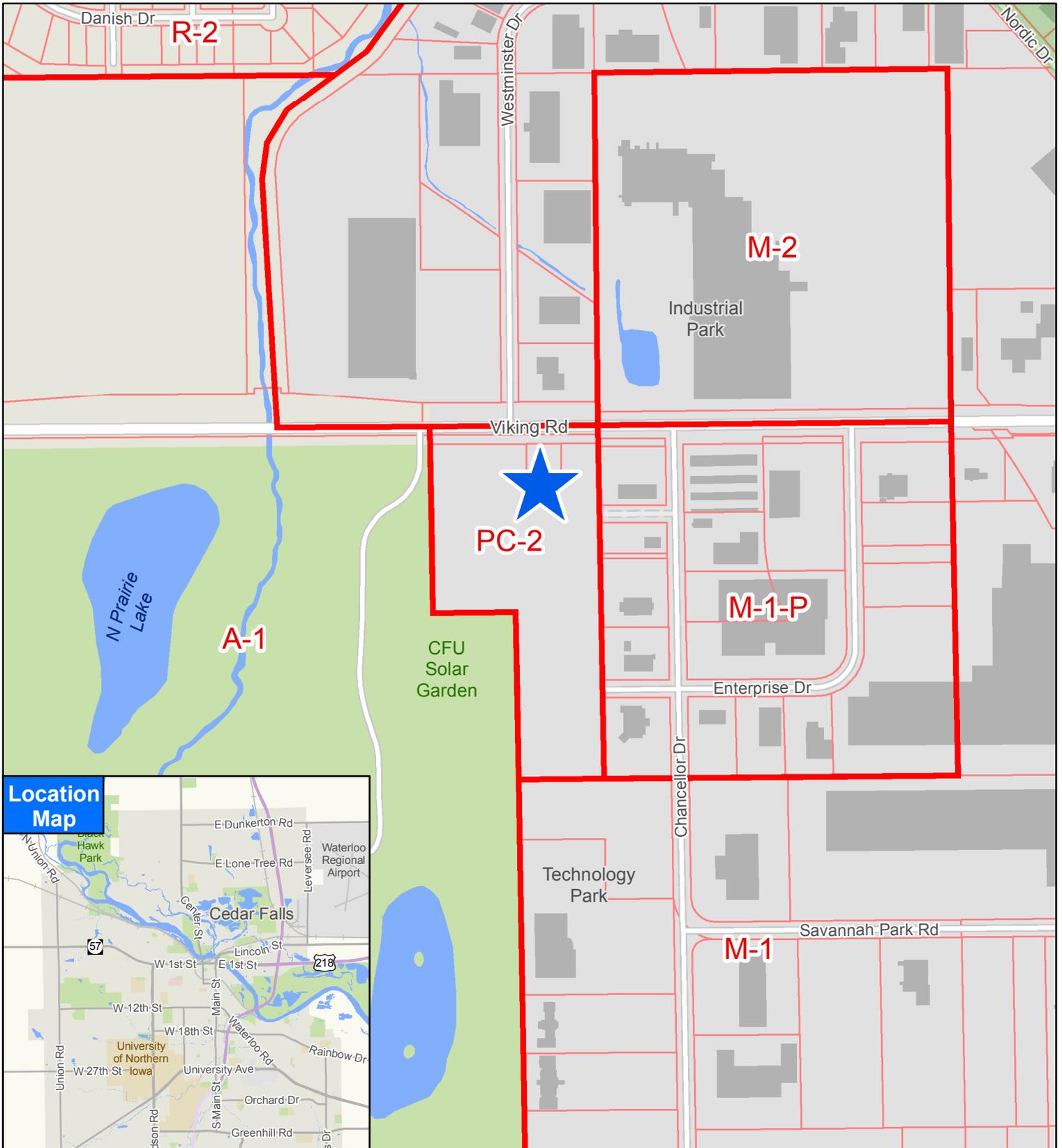
STAFF RECOMMENDATION

The introduction of this site plan is for discussion and public comment purposes. If the P&Z Commission is comfortable with the submitted site plan, it is their decision on whether to forward for additional P&Z Commission review on 8/14 or to approve the site plan on 7/24. The Community Development Department has reviewed this site plan and would recommend approval, subject to the following comments:

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

PLANNING & ZONING COMMISSION

Discussion/Vote
7/24/2019



918 Viking Road - PC-2 District
Site Plan Review

TRAFFIC CONTROL NOTES

1. ALL TRAFFIC CONTROL DEVICES & BARRIERS SHALL BE FURNISHED, ERECTED, MAINTAINED, & REMOVED BY THE CONTRACTOR.
2. PROPOSED CHANGES TO THE TRAFFIC CONTROL PLAN SHALL BE REVIEWED WITH THE ENGINEER BEFORE CHANGES ARE MADE.

GENERAL LAYOUT NOTES:

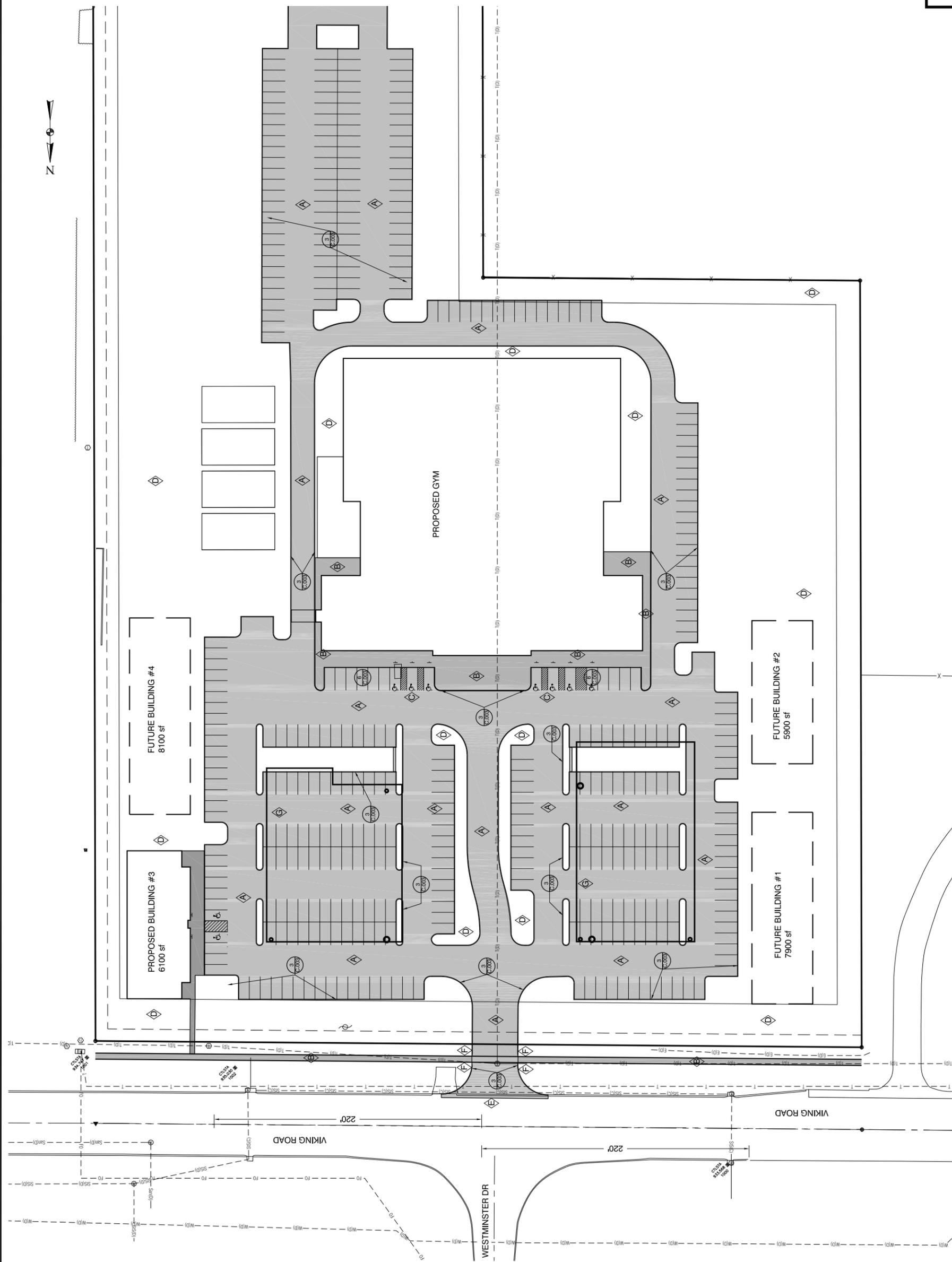
1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES & STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH APPROPRIATE SAFETY REGULATIONS.
3. SIGHT LIGHTING SHALL BE DETERMINED BY THE OWNER.
4. ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED & MULCHED UNLESS OTHERWISE NOTED IN PLANS. REFER TO LANDSCAPING PLAN.
5. ANY DAMAGE TO THE PAVEMENT NOT SHOWN FOR REMOVAL ON THE PLANS DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. ALL EFFORTS SHALL BE MADE TO NOT DISTURB EXISTING PAVEMENT.
6. COORDINATE GAS, ELECTRIC, TELEPHONE, & FIBER OPTIC WITH RESPECTIVE UTILITY COMPANIES.
7. ALL CONSTRUCTION MATERIALS: DUMPSTERS, DETACHED TRAILERS, OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.

CONSTRUCTION DETAILS

- 1. 6" STANDARD INTEGRAL PCC CURB & GUTTER
- 2. STRAIGHT FACED CLASS A SIDEWALK

KEY CONSTRUCTION NOTES

- 1. INSTALL 6" PCC PAVEMENT SECTION IN PARKING & DRIVE AREAS. REFER TO DETAIL 1 ON C.503.
- 2. INSTALL PCC SIDEWALK SECTION. REFER TO DETAIL 2 ON C.503.
- 3. INSTALL HANDICAPPED PAVEMENT MARKING & "RESERVED PARKING" SIGN PER STATE OF IOWA CODE.
- 4. PLANTED AREA.
- 5. INSTALL DRIVEWAY DROP CURB. REFER TO DETAIL 3 ON C.003.
- 6. INSTALL CURB RUNOUT. REFER TO DETAIL 3 ON C.003.
- 7. UNDERGROUND DETENTION AREA



Item 2.



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE



DESIGNED:	DATE:	DRAWN:	DATE:	CHECKED:	DATE:	APPROVED:	DATE:

924 VIKING ROAD
CEDAR FALLS, IOWA

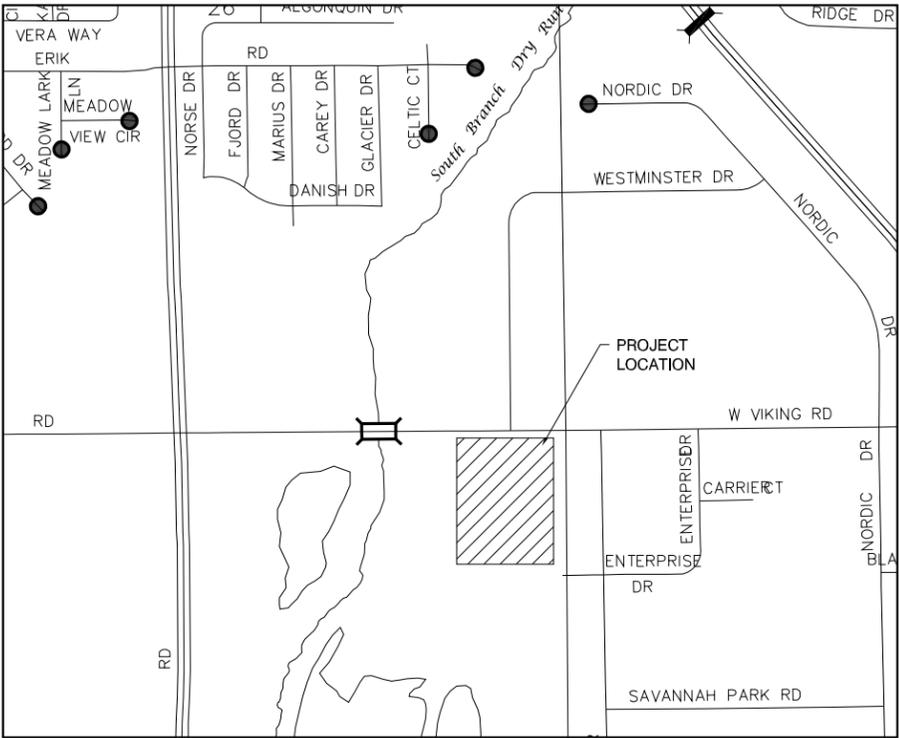
OVERALL LAYOUT PLAN

PROJECT NO. 558
SHEET NO. C-200

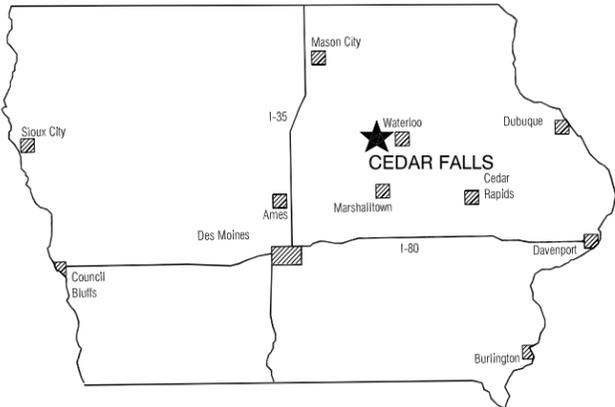
918 VIKING ROAD CEDAR FALLS, IOWA

GRADING, PAVING, AND UTILITIES AND BUILDING CONSTRUCTION

WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH
THE IOWA STATEWIDE URBAN STANDARD
SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, 2019
EDITION (SUDAS) AND THE CITY OF CEDAR FALLS
STANDARD SPECIFICATIONS



VICINITY MAP
NOT TO SCALE



LOCATION MAP



Clapsaddle-Garber Associates, Inc
16 East Main Street, P.O. Box 754
Marshalltown, Iowa 50158
Phone 641-752-6701
www.cgaconsultants.com

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
C.01	TITLE SHEET
C.100	EXISTING CONDITIONS
C.200	LAYOUT PLAN
C.201	STAGING PLAN
C.202	LANDSCAPING PLAN
C.300	GRADING PLAN

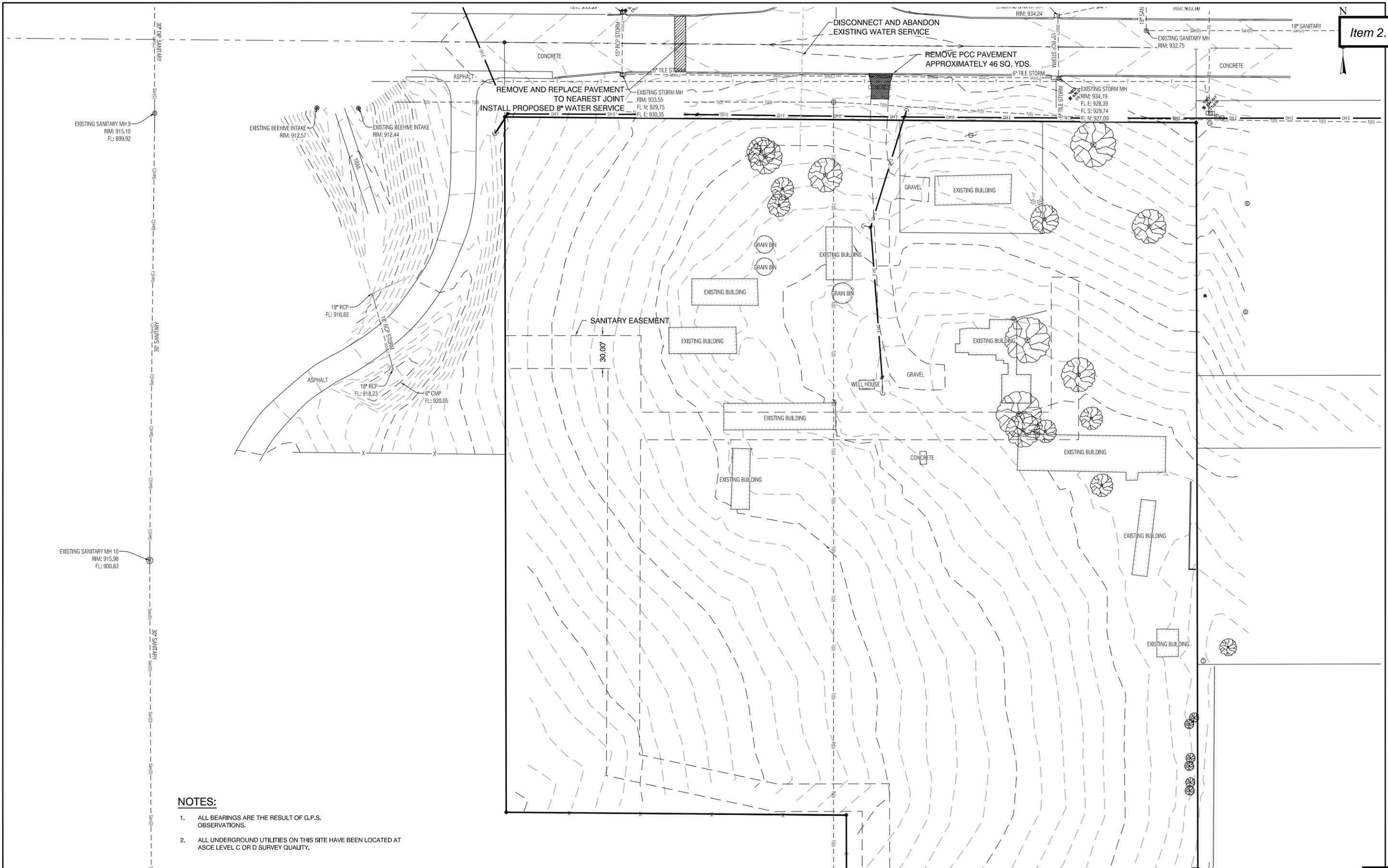
ADAM C. DATERS
LICENSED
19579
IOWA
PROFESSIONAL ENGINEER

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.

Signature _____ Date _____
Adam C. Daters, PE
Iowa License Number 19579
My license renewal date is December 31, 2019

Pages or sheets covered by this sheet: _____

J:\5582\dwg\Sheets\SE Building Site Plan\5582 - SE Bldg CoverSheet.dwg - C.01 - 05-29-19 - 1:38pm - 5/02/2019



- NOTES:**
1. ALL BEARINGS ARE THE RESULT OF G.P.S. OBSERVATIONS.
 2. ALL UNDERGROUND UTILITIES ON THIS SITE HAVE BEEN LOCATED AT ASCE LEVEL C OR D SURVEY QUALITY.



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

CGA Clapsaddle-Garber Associates, Inc.
 16 East Main Street
 Marshalltown, Iowa 50158
 Ph 641-752-6701
 www.cgaconsultants.com

DESIGNED: _____ DATE: _____
 DRAWN: _____ DATE: _____
 CHECKED: _____ DATE: _____
 APPROVED: _____ DATE: _____

918 VIKING ROAD
 CEDAR FALLS, IOWA

EXISTING CONDITIONS

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Item 2.

OWNER OF RECORD:

HI YIELD, LLC

DATE OF PREPARATION:

02-11-2019

APPLICANT INFORMATION

DAHLSTROM REAL ESTATE
604 CLAY STREET
CEDAR FALLS, IOWA 50613
CONTACT: R. WAYNE WILLIAMSON, AIA (319-939-3846)

DEVELOPER INFORMATION

HI YIELD, LLC
604 CLAY ST.
CEDAR FALLS, IOWA 50613
CONTACT: CORY HENKE (319-640-0182)

ZONE INFORMATION:

DISTRICT: PC-2

BUILDING SETBACKS

	REQUIRED	PROVIDED
FRONT YARD:	25'	35'
SIDE YARDS:	10'	28'

PARKING INFORMATION:

	PROVIDED	REQUIRED
ABOVE GROUND:	37	37
HANDICAP ACCESSIBLE	2	2
TOTAL:	37	37

LEGEND

- ① PCC
- ② LANDSCAPING
- ③ SIDEWALK

BUILDING INFORMATION

AREA: 8,260 SF
HEIGHT: 22'

PROPOSED EASEMENTS

PROPOSED EASEMENTS FOR 8" WATERMAIN AND 8" SANITARY SEWER WILL BE PRESENT ON THE SITE.

STORMWATER MANAGEMENT

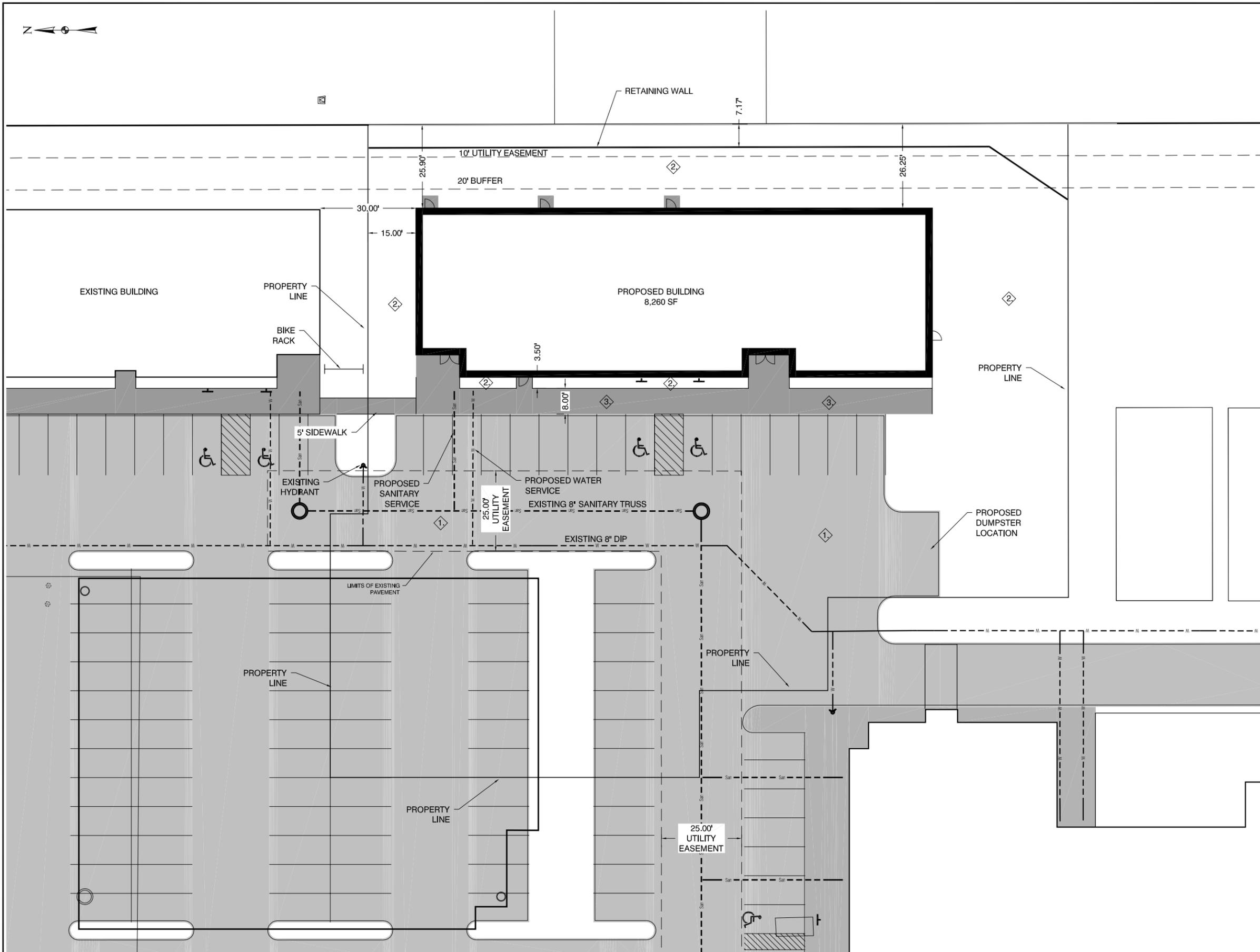
STORMWATER MANAGEMENT TO BE PROVIDED BY DETENTION FACILITIES PLANNED FOR THE ENTIRE VIKING ROAD SITE. A STORMWATER REPORT WAS PREVIOUSLY SUBMITTED FOR THE 924 VIKING ROAD PROJECT.

SIGHT TRIANGLES

SIGHT TRIANGLES WERE DEVELOPED USING A 45 MPH DESIGN SPEED. THE TRIANGLES WERE PREVIOUSLY SUBMITTED FOR THE 924 VIKING ROAD PROJECT.

FLOODPLAIN

NO FLOODPLAIN PRESENT PER FEMA PANEL 19013C0277F EFF. 7/18/2011



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

CGA Clapsaddle-Garber Associates, Inc.
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-8701
www.cgaconsultants.com

DESIGNED: _____ DATE: _____
 DRAWN: _____ DATE: _____
 CHECKED: _____ DATE: _____
 APPROVED: _____ DATE: _____

918 VIKING ROAD
CEDAR FALLS, IOWA

LAYOUT PLAN

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UTILITY INSTALLLATION

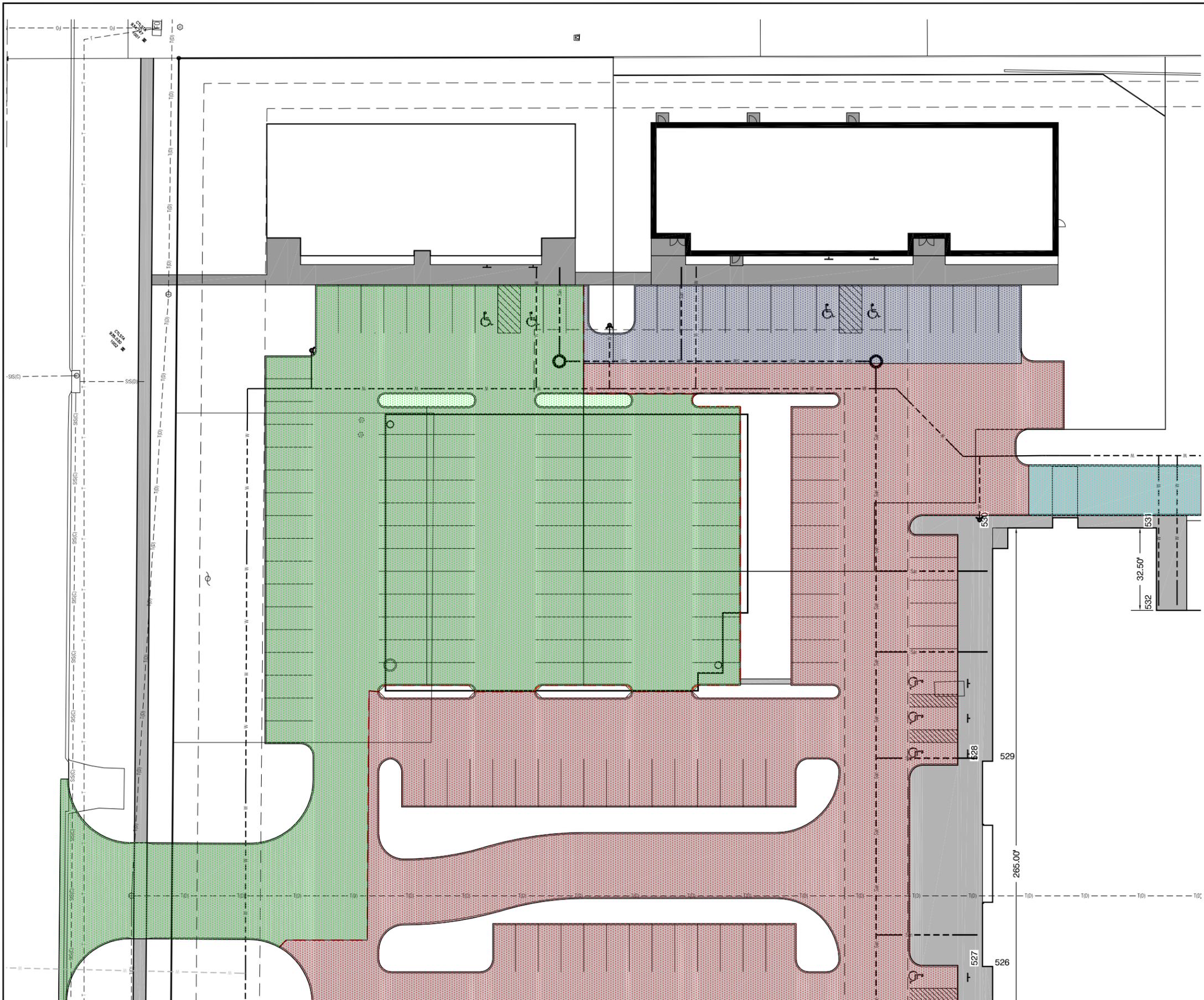
PUBLIC UTILITY EXTENSIONS REQUIRED TO SERVE THIS BUILDING WILL BE INSTALLED PER DESIGN PLANS FOR ENTIRE DEVELOPMENT. UTILITY CONSTRUCTION PLANS TO BE UPDATED AND APPROVED BY CITY OF CEDAR FALLS ENGINEERING PRIOR TO INSTALLATION OF PUBLIC INFRASTRUCTURE.

STORMWATER MANAGEMENT

WESTERLY UNDERGROUND DETENTION FACILITY TO BE INSTALLED WITH CONSTRUCTION OF THIS BUILDING. ASSOCIATED STORM SEWER TO BE INSTALLED TO CAPTURE RUNOFF AS INDICATED IN STORM WATER MANAGEMENT PLAN FOR ENTIRE DEVELOPMENT.

LEGEND

-  PAVING COMPLETED DURING CONSTRUCTION OF PROPOSED BUILDING
-  PAVING COMPLETED PRIOR TO CONSTRUCTION OF PROPOSED BUILDING
-  CURRENT PAVED AREA
-  FUTURE PAVED AREA



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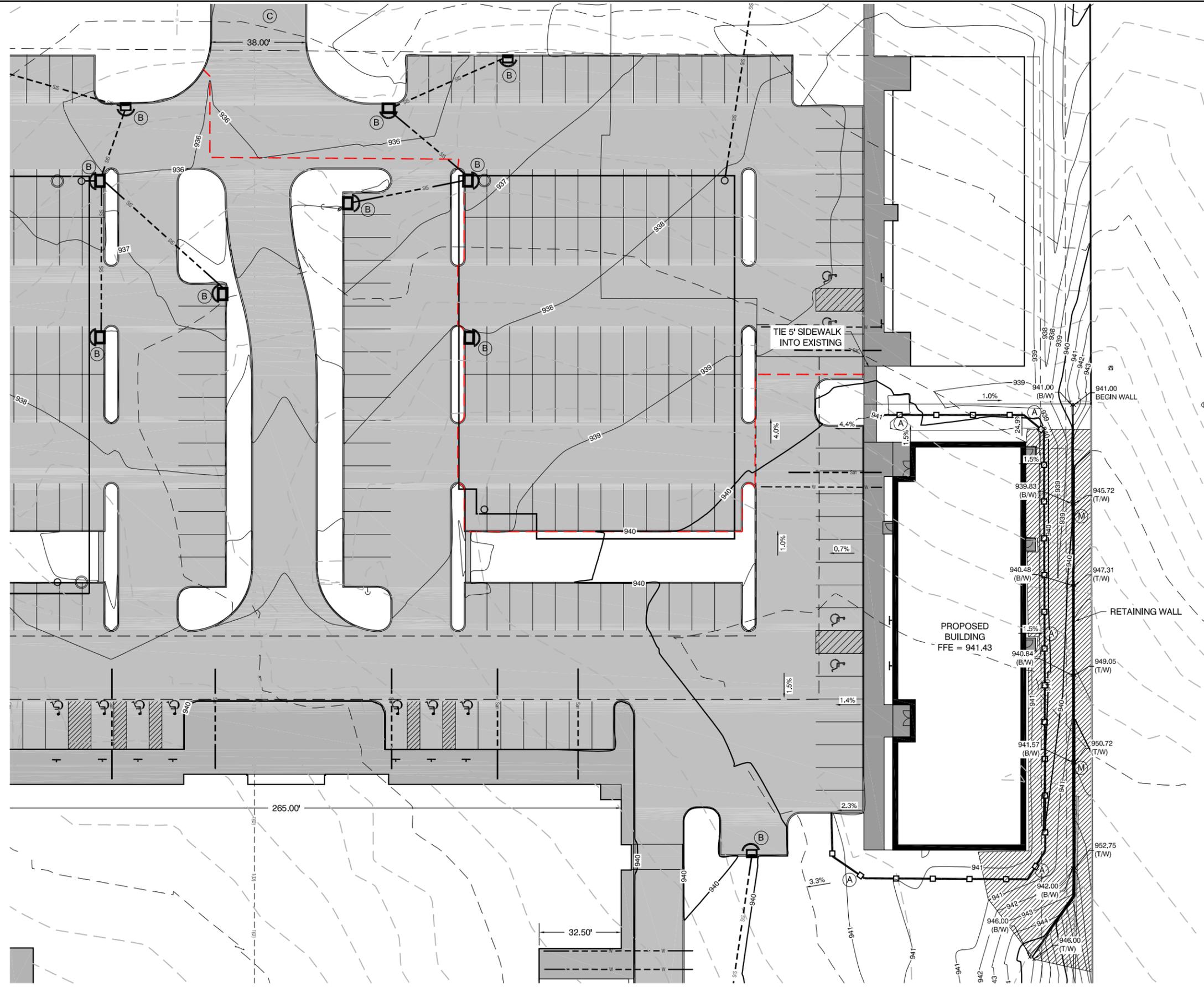
NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

CGA Clapsaddle-Garber Associates, Inc.
 16 East Main Street
 Marshalltown, Iowa 50158
 Ph 641-752-6701
 www.cgaconsultants.com

DESIGNED: _____ DATE: _____
 DRAWN: _____ DATE: _____
 CHECKED: _____ DATE: _____
 APPROVED: _____ DATE: _____

918 VIKING ROAD
 CEDAR FALLS, IOWA

STAGING PLAN



POLLUTION PREVENTION PLAN NOTES

1. A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN DEVELOPED IN ACCORDANCE WITH THE CITY OF CEDAR FALLS. ALL CONTRACTORS SHALL BE SUPPLIED A COPY OF THE SWPPP DOCUMENT AT THE BEGINNING OF CONSTRUCTION. A COPY OF THE SWPPP DOCUMENTS SHALL BE LOCATED WITH THE SWPPP MANAGER AT ALL TIME. COPIES CAN ALSO BE FOUND AT THE OFFICES OF 5106 NORDIC DRIVE, CEDAR FALLS, IA 50613 AND 16 E MAIN STREET, MARSHALLTOWN, IA 50158. ALL CONTRACTORS/SUBCONTRACTORS SHALL CONDUCT THEIR OPERATIONS IN A MANNER THAT MINIMIZES EROSION AND PREVENTS SEDIMENTS AND NON EARTH DISTURBING POLLUTANTS FROM LEAVING THE SITE AS DESCRIBED IN THE SWPPP. THE PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE AND IMPLEMENTATION OF THE SWPPP FOR THEIR ENTIRE CONTRACT. THIS RESPONSIBILITY SHALL BE FURTHER SHARED WITH SUBCONTRACTORS WHOSE WORK IS A SOURCE OF POTENTIAL POLLUTION AS DEFINED IN THE SWPPP.
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3. CONSTRUCTION APPROACH FROM PAVED AREA TO CONSTRUCTION SITE SHALL BE ROCKED, ALL DESIGNATED PARKING AND MATERIAL AND EQUIPMENT STORAGE AREAS SHALL BE ON ROCKED OR PAVED AREAS. CONCRETE WASHO

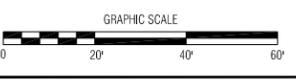
CONTROL NOTES

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6. TURF REINFORCEMENT MAT TO BE USED ON ALL SLOPES OVER 4:1.
7. ALL EROSION AND SEDIMENT CONTROL MEASURES TO REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN APPROVED BY THE CITY OF CEDAR FALLS.

LEGEND:

- (A) SILT FENCE
- (B) INTAKE PROTECTION
- (C) CONSTRUCTION ENTRANCE
- (D) CONCRETE WASHOUT
- (E) CONSTRUCTION PARKING
- (F) EQUIPMENT AND MATERIAL STORAGE
- (G) HAZARDOUS MATERIALS/CHEMICAL STORAGE
- (H) SANITARY FACILITIES
- (I) GARBAGE/RECYCLING FACILITIES
- (J) JOB TRAILER
- (K) SOIL/TOPSOIL/CLEARED VEGETATION STOCKPILES
- (L) POST CONSTRUCTION STORMWATER CONTROLS
- (M) TURF REINFORCEMENT MAT

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NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

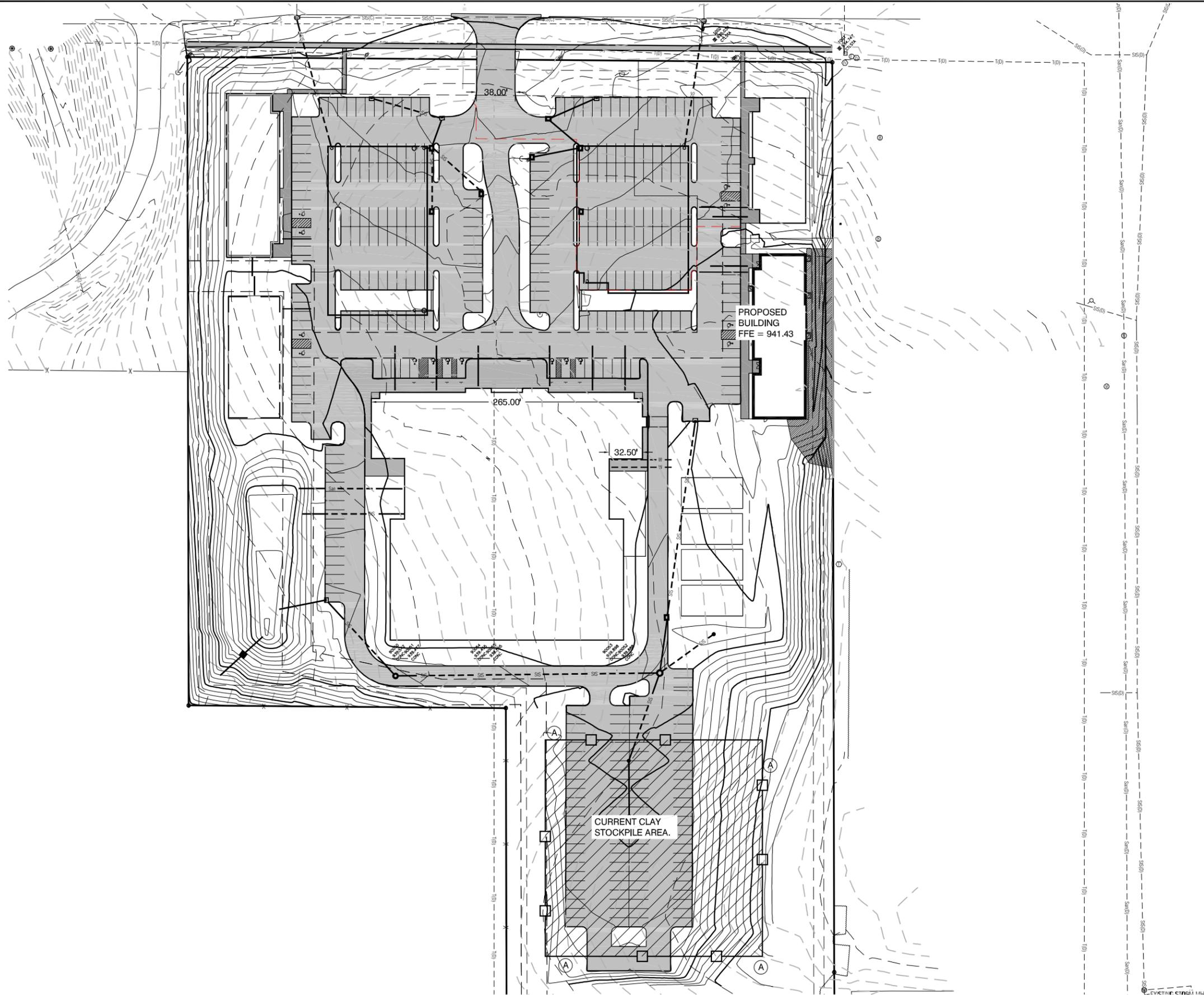
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918 VIKING ROAD
 CEDAR FALLS, IOWA

GRADING PLAN

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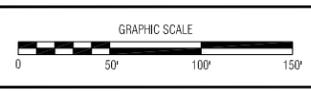
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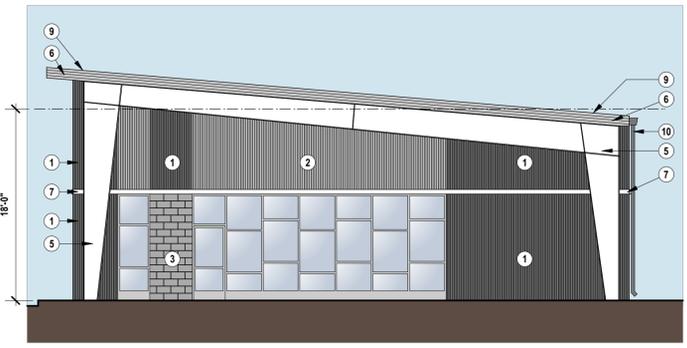
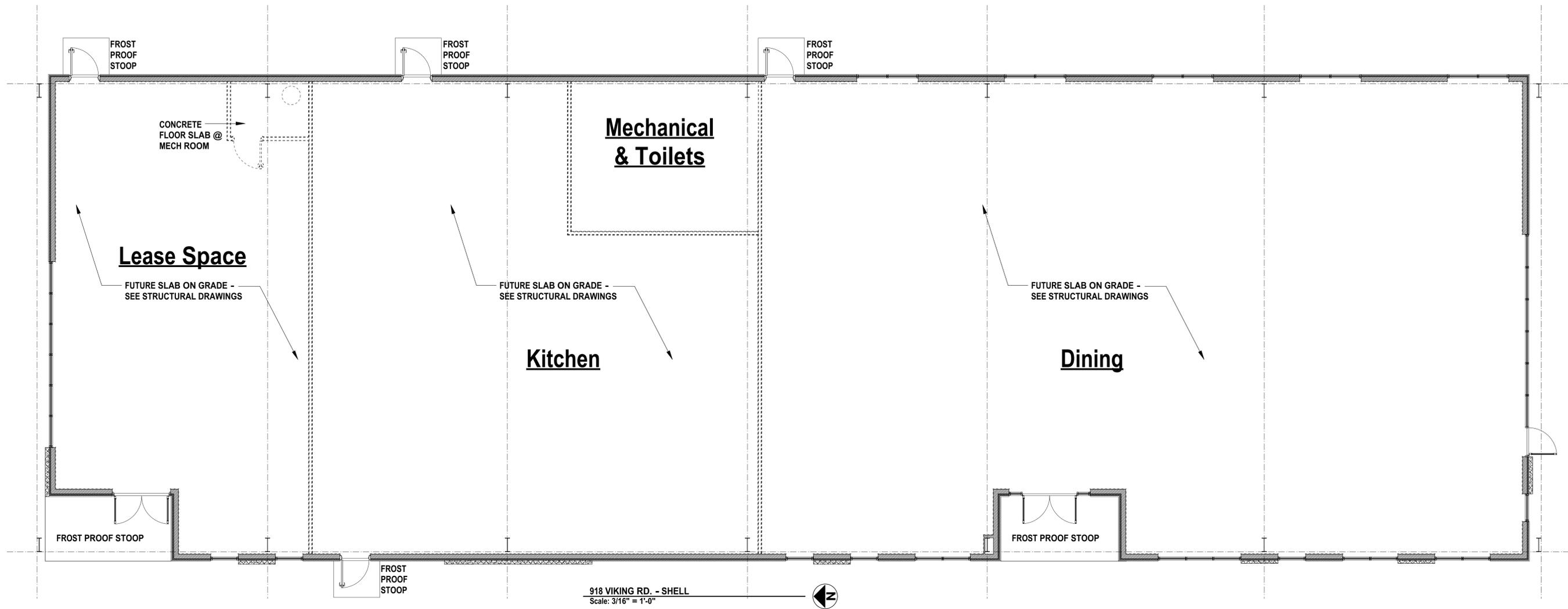
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918 VIKING ROAD
 CEDAR FALLS, IOWA

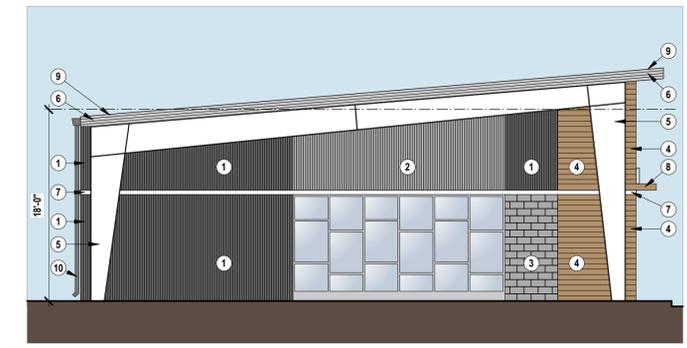
GRADING PLAN



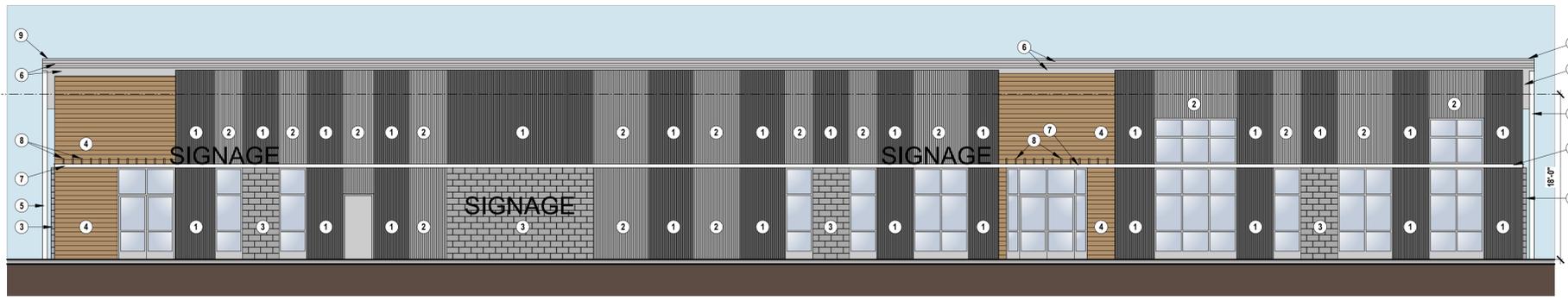
SIDE ELEVATION - SOUTH
Scale: 1/8" = 1'-0"



REAR ELEVATION - EAST
Scale: 1/8" = 1'-0"



SIDE ELEVATION - NORTH
Scale: 1/8" = 1'-0"



FRONT ELEVATION - WEST
Scale: 1/8" = 1'-0"

**Proposed Building for:
918 VIKING ROAD**

EXTERIOR FINISH GUIDE
NOTE: ALL EXTERIOR MATERIALS MUST HAVE A SAMPLE APPROVED BY THE ARCHITECT BEFORE MATERIALS ARE ORDERED

- ① 7/8" VERTICAL CORRUGATED METAL PANEL - CHARCOAL
- ② 7/8" VERTICAL CORRUGATED METAL PANEL - SILVER
- ③ ROCK FACED CEMENT MASONRY UNITS - GRAY COLOR
- ④ CUMARU WOOD SHIPLAP SIDING WITH NATURAL COLOR SEALER
- ⑤ GALVANIZED STEEL FRAME PAINTED BONE WHITE, 2 COATS OVER PRIMER, SEMI-GLOSS
- ⑥ STEEL SOFFIT AND FASCIA TRIM - SILVER
- ⑦ GALVANIZED STEEL CHANNEL PAINTED BONE WHITE, 2 COATS OVER PRIMER, SEMI-GLOSS
- ⑧ CUMARU WOOD 2 x 8 OUTLOOKERS WITH NATURAL COLOR SEALER
- ⑨ STANDING SEAM METAL ROOF - GALVALUME
- ⑩ 8 x 8 GUTTER & 4 x 6 DOWNSPOUTS - CHARCOAL

Material Percentages

South Elevation		North Elevation	
Metal Panel - Charcoal	28%	Metal Panel - Charcoal	28%
Metal Panel - Silver	16%	Metal Panel - Silver	12%
Masonry - Gray	4%	Masonry - Gray	5%
Wood - Natural	0%	Wood - Natural	10%
Painted Steel - White	21%	Painted Steel - White	21%
Fascia/Soffit - Silver	5%	Fascia/Soffit - Silver	5%
Windows/Doors	26%	Windows/Doors	19%

East Elevation		West Elevation	
Metal Panel - Charcoal	75%	Metal Panel - Charcoal	35%
Metal Panel - Silver	0%	Metal Panel - Silver	20%
Masonry - Gray	0%	Masonry - Gray	8%
Wood - Natural	0%	Wood - Natural	10%
Painted Steel - White	3%	Painted Steel - White	2%
Fascia/Soffit - Silver	5%	Fascia/Soffit - Silver	6%
Windows/Doors	17%	Windows/Doors	19%

Full Building	
Metal Panel - Charcoal	46%
Metal Panel - Silver	12%
Masonry - Gray	4%
Wood - Natural	6%
Painted Steel - White	7%
Fascia/Soffit - Silver	6%



DEPARTMENT OF COMMUNITY DEVELOPMENT

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

MEMORANDUM
Planning & Community Services Division

TO: Planning & Zoning Commission
FROM: Shane Graham, Economic Development Coordinator
DATE: July 17, 2019
SUBJECT: Highway-1 District Site Plan Review

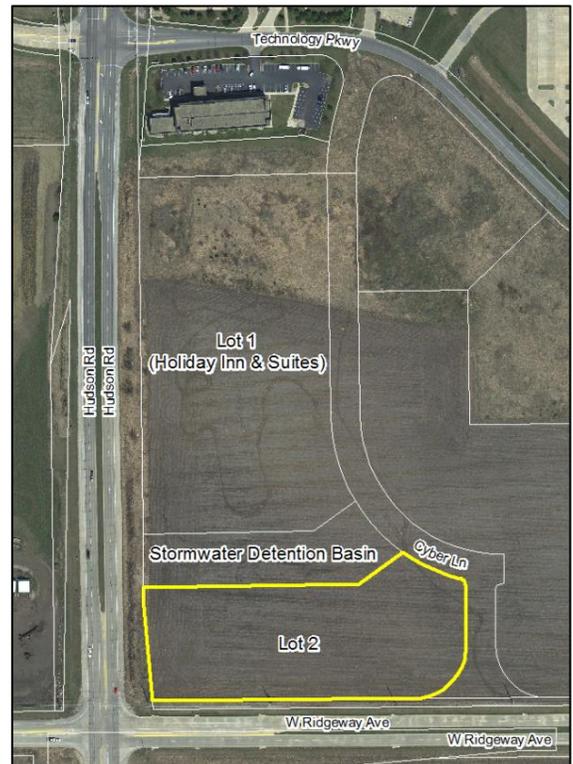
REQUEST: Revised site plan approval for a new Dairy Queen restaurant and a convenience store/gas station/automobile service station.
PETITIONER: Martin Rouse (developer); Fehr-Graham (engineer); Peters Construction (contractor); AHTS Architects (architect)
LOCATION: Lot 2 of Gateway Business Park at Cedar Falls

PROPOSAL

The developer, Martin Rouse, received approval by City Council on June 3, 2019 for a site plan to construct a new DQ Grill and Chill restaurant and a convenience store/automobile service station on Lot 2 of Gateway Business Park at Cedar Falls I, which is located at the northeast corner of Hudson Road and W. Ridgeway Avenue (highlighted lot on the image to the right). Since the approval from City Council, the developer has received direction from corporate Dairy Queen to alter the site plan to separate the drive through lane from the parking area and to shift the location of the building. Therefore, this change to the site plan will require approval from the Planning & Zoning Commission and City Council.

BACKGROUND

Lots 1 and 2 of Gateway Business Park at Cedar Falls I, along with the stormwater detention basin parcel, were platted in June of 2018. Currently, a Holiday Inn & Suites Hotel and conference center is under



Lot 2 – Proposed Project Location

construction on Lot 1. Cyber Lane, which was also approved as part of the plat, is currently under construction and will be completed in 2019. The City Council approved a site plan for this development on June 3, 2019.

ANALYSIS

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

- 1) Use: No changes are being made to the approved use of the site. A restaurant is listed as a permitted use within the Highway 20 Commercial Corridor Overlay District. A gas station/convenience store can also have a regional customer base, thus fitting within the permitted uses of the Highway 20 Commercial Corridor Overlay District. A service station is listed as a conditional use within the Highway 20 Commercial Corridor Zoning District. A conditional use may be permitted within this district subject to approval by the Planning & Zoning Commission and City Council. **The restaurant and convenience store are permitted uses. The service station is a conditional use, and exceeds the recommended setback guidelines from Hudson Road.**
- 2) Setbacks: 20-ft. setbacks are required along the edge of the district and along any internal streets/principal access ways. These areas must be landscaped. Open space and landscaping is shown on the plan within these areas. Both the restaurant and convenience store/service station buildings meet the setback requirements. **No changes are being made to the location of the convenience store building. The DQ Grill & Chill building is moving further to the south on the lot, but will still meet all setback requirements.**
- 3) Parking/Access: The parking for the convenience store/auto service center is not being altered. For the DQ Grill & Chill building, parking is being shifted from the south side of the building to the north along the north property line (11 parking stalls). Also, the previous plan showed one-way traffic around the building. Parking to the west of the building will now be two-way traffic, with one-way traffic around the east of the building. The previous plan showed 11 angled parking stalls to the east of the building. Those stalls are being removed and added to the parking area west of the building. In all, 42 parking spaces were shown on the original site plan, and 42 spaces are shown on this revised plan. **Overall, the submitted parking lot and access plan is satisfied.**
- 4) Open Green Space: This property is located within the Highway 20 Commercial Corridor Overlay Zoning District. This overlay district requires that open green space/landscape area be provided at the rate of 15% of the development site. The previously approved plan showed an open space area of 27.7% of the site. For this updated plan, additional green space has been added, which now equates to 29.9% of the site. Landscaping is shown throughout the site, both within the green space areas in the parking lot and around the

buildings and along the street frontages. **The open green space exceeds the minimum requirement and is well distributed.**

- 5) Landscaping: The previously approved landscape plan showed a total of 8,100 points, whereas the required number of points for the site was 5,446. This landscaping was made up of parking lot trees, street trees, and general landscaping throughout the site. For the updated landscape plan, there are a total of 7,240 points shown, which is 860 points less than the original plan. Although the total number of points has been reduced, the revised landscape plan shows less Karl Forester Grass around the perimeter of the parking area and more hearty shrubbery, which provides more of a screen from the parking lot, but takes up additional space, so less shrubs are needed. Staff feels that this revised plan better screens the parking areas from the roadway, while still meeting the overall landscaping requirements. In total, there will be 64 trees and 259 shrubs and grasses planted on the site. **Landscaping requirements are met.**
- 6) Sidewalks/Recreational Accommodations: A new 10-foot wide recreational trail will be installed along Hudson Road and W. Ridgeway Avenue. This will be completed by the current owner of the property (also the owner of the Holiday Inn & Suites Hotel). The previous site plan showed a connection from this trail to the property near the northwest corner of the property, west of the DQ building. This access has been moved to the south side of the DQ building on the revised plan, in order to allow easier access to the site from the trail without having to cross through the drive through lane and parking lot, and also due to the slope of the ground being higher at the northwest corner of the property. **Trail/sidewalk plan satisfied.**
- 7) Building Design: The HWY-1, Highway Commercial District states that all structures established within the district shall be reviewed for architectural compatibility with surrounding structures. Items such as proportion, roof shape, pitch and direction, pattern, materials and texture, color, and architectural features were all reviewed during the previous site plan review. No changes to the building design for either building are being made. **Overall, the design of the proposed restaurant and convenience store/gas station/auto service station is architecturally compatible with other buildings in the surrounding area.**
- 8) Trash Dumpster Site: The original site plan showed a trash enclosure on the restaurant site at the southeast corner of the property, within a full enclosure with a gate on the front. The updated site plan shifts the trash enclosure to the north side of the building, away from the view of the road. The enclosure will still be fully enclosed with a gate on the front like the original design. **Dumpster enclosure plan is acceptable.**
- 9) Lighting Plan: The HWY-1 District regulations do not have specific lighting design guidelines. The site plan shows the location of light poles throughout the site. The parking lot lights will be mounted atop a 25' tall light pole with a 3' concrete base. The fixtures will be housed in a die-cast aluminum housing with LED lights. Also, recessed LED lighting will be provided under the gas canopy to provide light to the customers who are fueling their vehicles. **Lighting plan is acceptable.**

- 10) Signage: No changes to the approved signage plan are being made. For reference, there are three signs being proposed on the site: one at the southwest corner of the property near the intersection of Hudson Road and W. Ridgeway Avenue, one at the southeast corner of the property near the intersection of W. Ridgeway Avenue and Cyber Lane, and one near the northeast corner of the property at the main entrance to the property along Cyber Lane. **Signage plan generally meets the standards, pending a detailed review at the time a sign permit is requested.**
- 11) Storm Water Management: A storm water detention basin is located at the north end of the property to collect the storm water runoff from the site. The water runoff from the building and parking areas will be collected via intakes within the parking area and transferred via piping to the detention basin. **Stormwater Management Plan has been reviewed and approved by the Engineering Division.**

TECHNICAL COMMENTS

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

STAFF RECOMMENDATION

The Community Development Department has reviewed the plan and recommends approval, subject to the following comments:

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

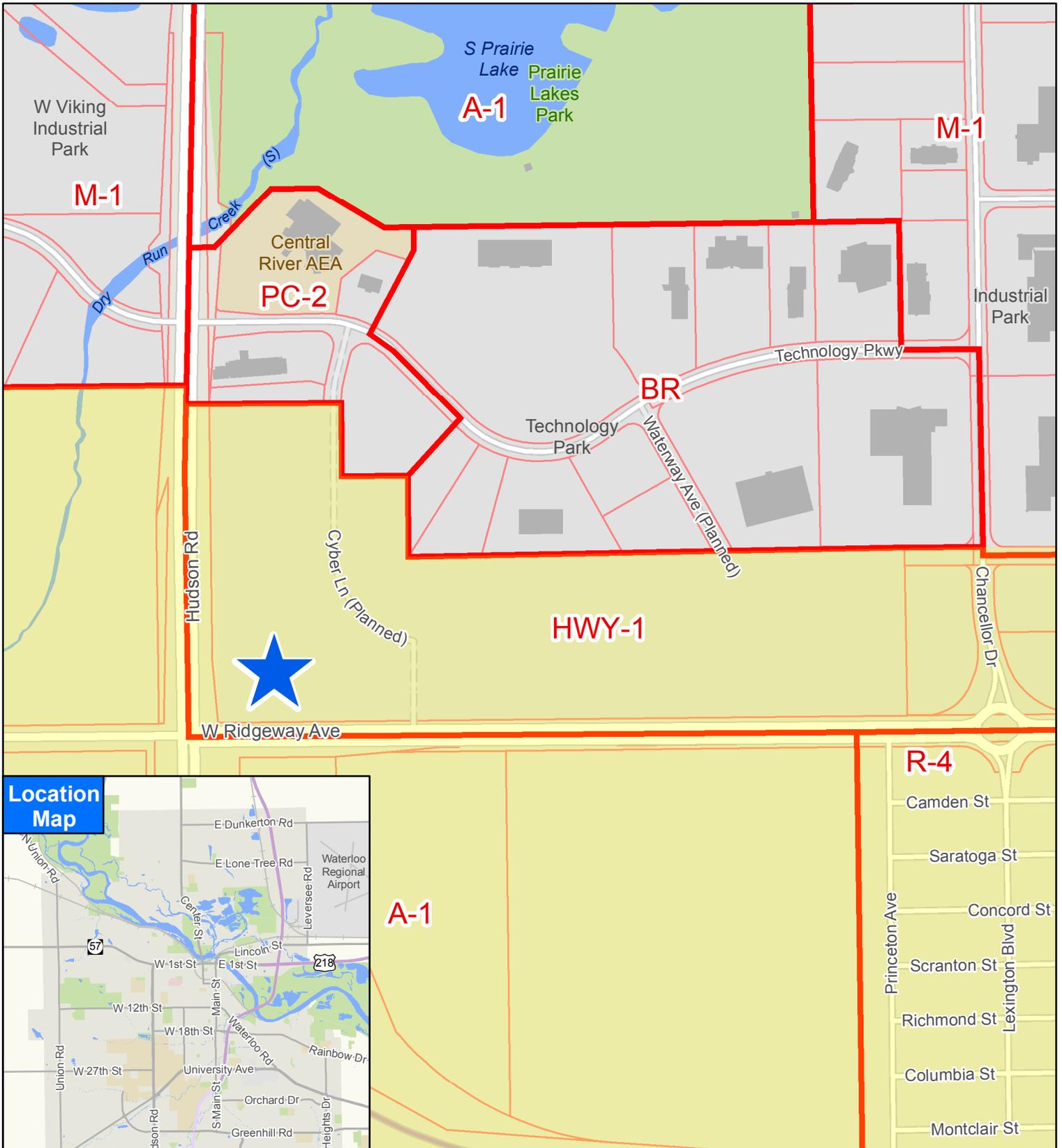
PLANNING & ZONING COMMISSION

Discussion
7/24/2019

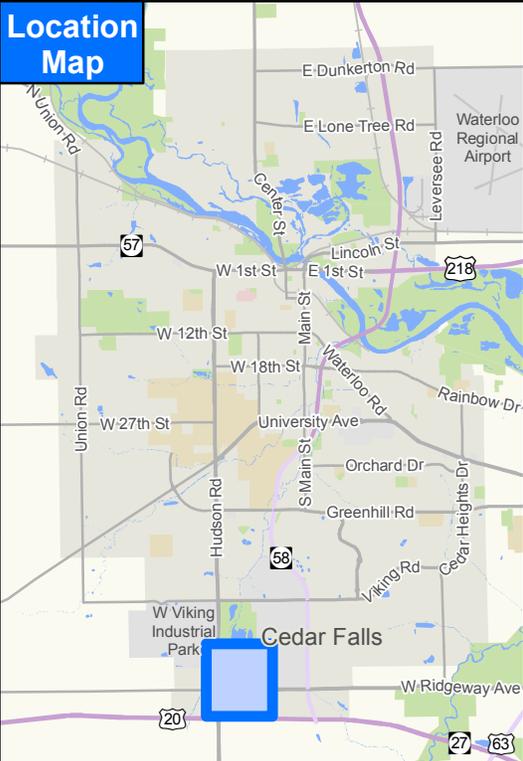
Cedar Falls Planning & Zoning Commission

July 24, 2019

Item 3.



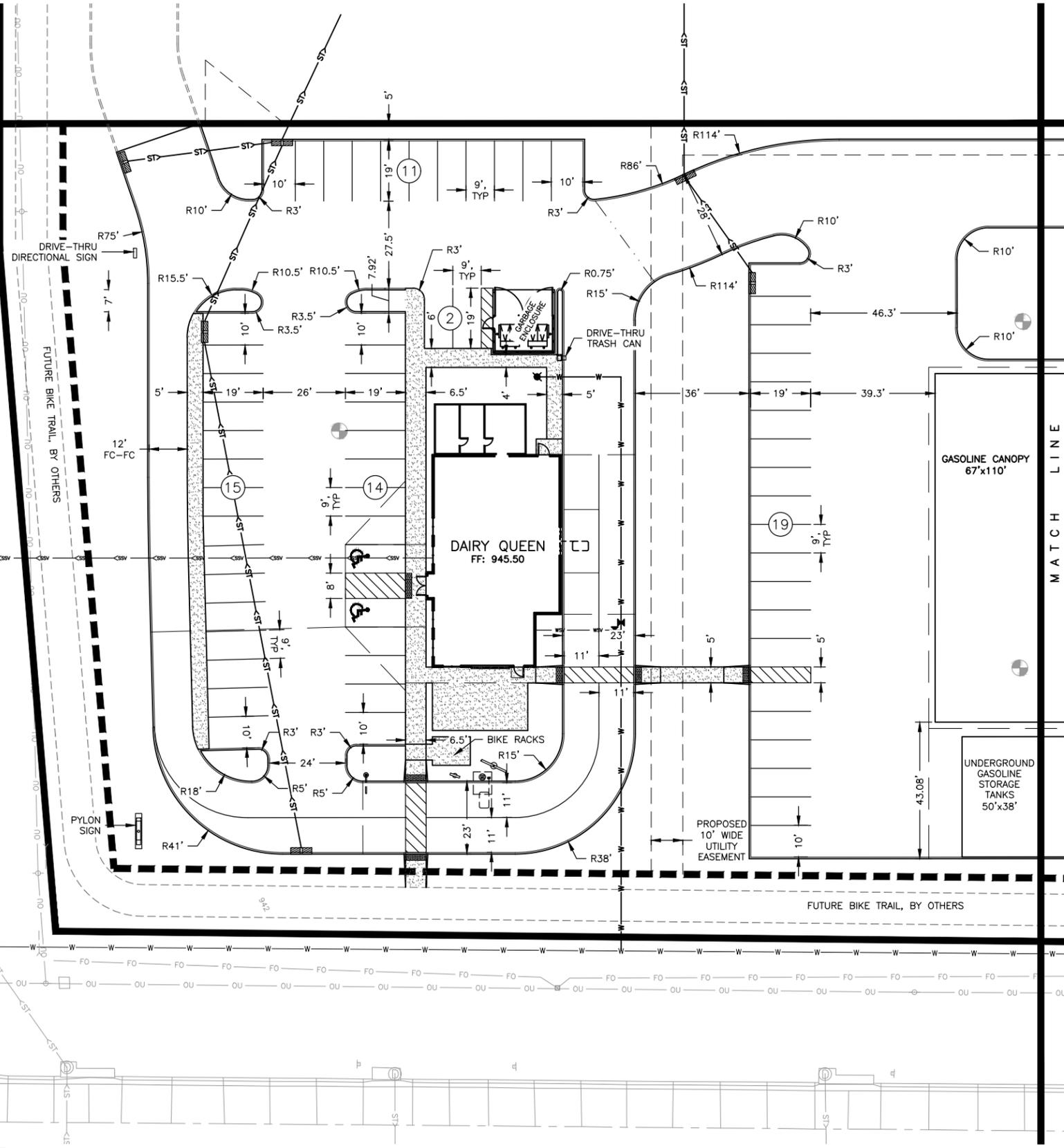
Location Map



DQ Grill & Chill/Convenience Store/Auto Service Station
Hwy-1 Site Plan Review



HUDSON ROAD



MATCH LINE

20 0 20 40 60 FEET

RIDGEWAY AVENUE

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL

ILLINOIS
IOWA
WISCONSIN

OWNER/DEVELOPER:
PETERS CONSTRUCTION CORP.
901 BLACK HAWK ROAD
WATERLOO IA 50704

PROJECT AND LOCATION:
CONVENIENCE STORE/GAS STATION
& DAIRY QUEEN
CEDAR FALLS, IOWA

DRAWN BY: KDB
APPROVED BY: [Signature]
DATE: 7/25
SCALE: AS

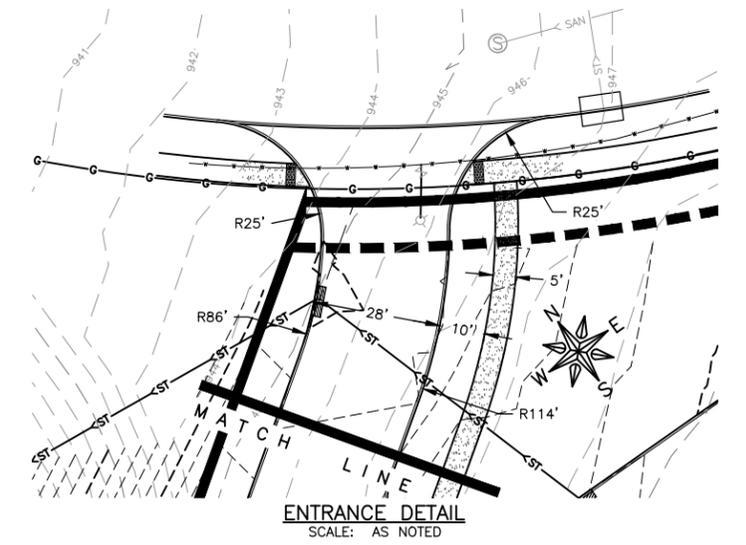
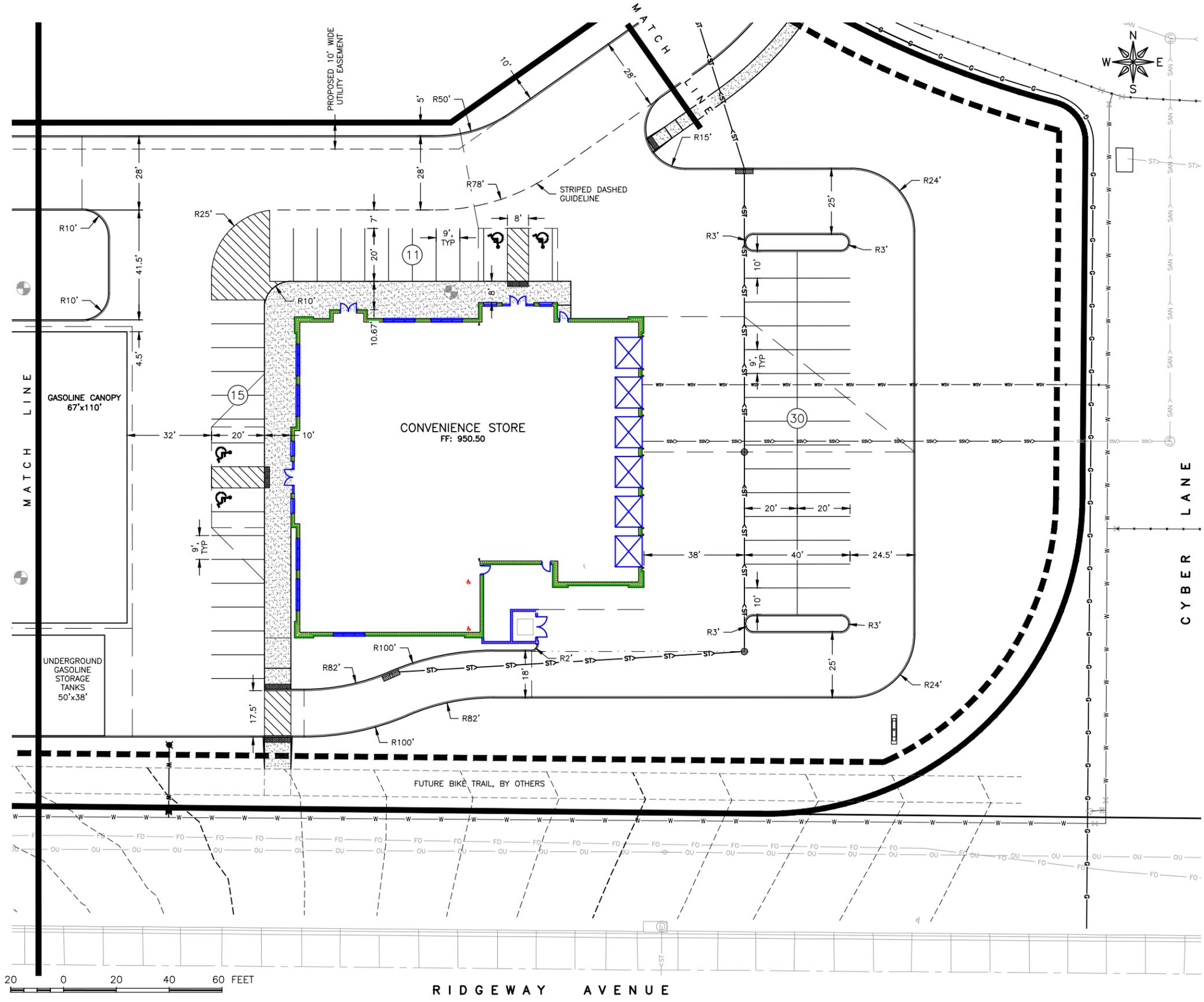
REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:
IMPROVEMENT PLAN - WEST

SET TYPE: PRELIMINARY
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JOB NUMBER:
18-1046

SHEET NUMBER:
C.04



20 0 20 40 60 FEET

RIDGEWAY AVENUE

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL

ILLINOIS
IOWA
WISCONSIN

OWNER/DEVELOPER:
PETERS CONSTRUCTION CORP.
901 BLACK HAWK ROAD
WATERLOO IA 50704

PROJECT AND LOCATION:
CONVENIENCE STORE/GAS STATION
& DAIRY QUEEN
CEDAR FALLS, IOWA

DRAWN BY: KDB
APPROVED BY: [Signature]
DATE: 7/19
SCALE: AS

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:
IMPROVEMENT PLAN - EAST
SET TYPE: PRELIMINARY
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18-1046
SHEET NUMBER:
C.05











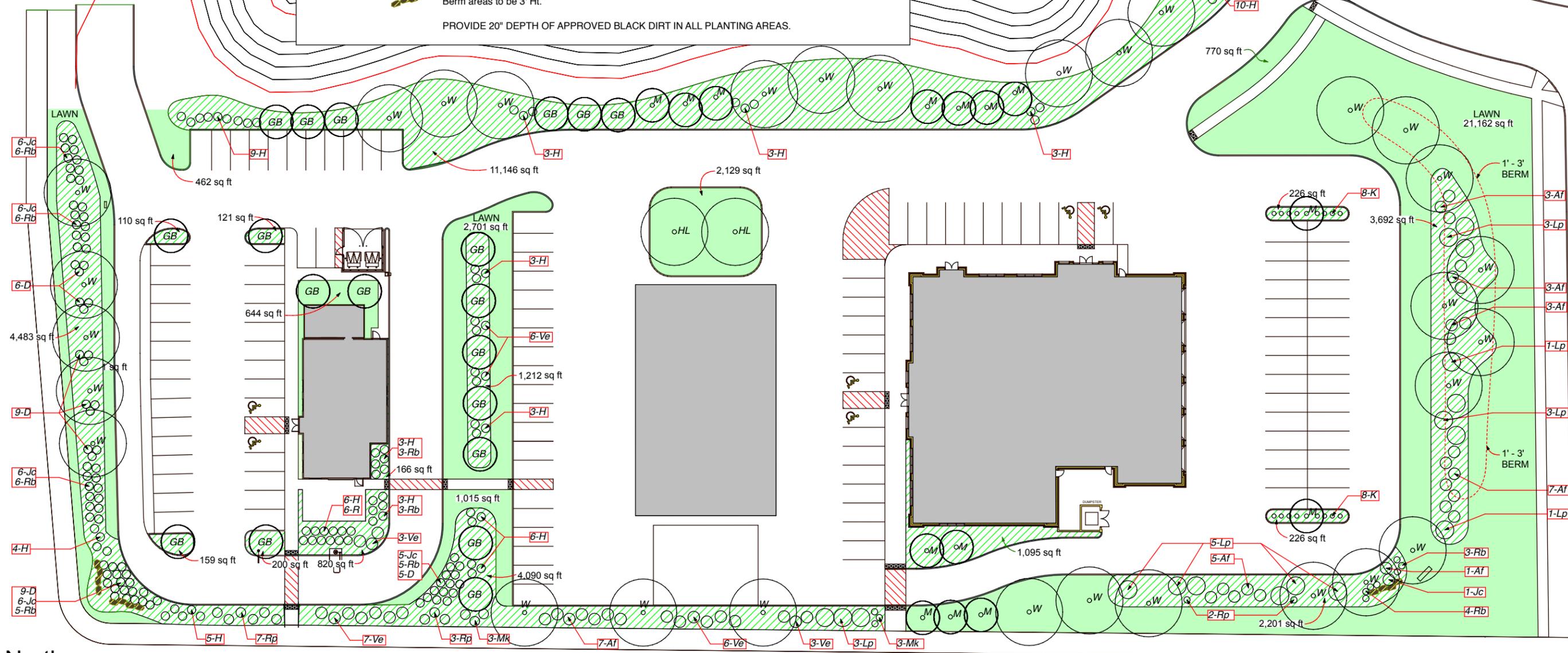




PLANT LIST		
Quantity	Size/Points	Variety
Overstory Trees		
13	- 2" caliper/80 pts = 1,040pts.	Acer Plat."columnaire" 50x15 wide
2	- 2" caliper/80 pts = 160pts.	Gleditsia T. "Skyline" Honeylocust 40x40 wide
19	- 2" caliper/80 pts = 1,520pts.	Ginko Biloba 5x30 wide
30	- 6' ht. / 80 pts = 2,400pts.	Pinus Strobus "White Pine" 60x30 wide
55	- 5 GAL/10 pts = 550 pts.	Hydrangea P. Limelight
16	- 2 GAL/5 pts = 80 pts.	Karl Foerster Grass
29	- 2 GAL/5 pts = 145 pts	Hemerocallis Daylily "Happy Returns"
49	- 2 GAL/5 pts = 245 pts.	Rudbekia G. VAR "Sullivanti"
24	- 5 GAL/10 pts = 240 pts.	Juniperus communis var. depressa
10	- 5 GAL/10 pts = 100 pts.	Wiegela - Red Prince
25	- 5 GAL/10 pts = 250 pts.	Viburnum O. "Campactum European Viburnum"
29	- 5 GAL/10 pts = 290 pts.	Cornus R. "Arctic Fire" Dogwood
16	- 5 GAL/10 pts = 160 pts.	Syringa V. "Common Purple Lilac"
6	- 5 GAL/10 pts = 60 pts.	Syringa Pubescens "Miss Kim" Lilac
Total points provided = 7,240		
Total points required = 5,446		
Notes:		
Rudbekia and Daylilies to be interplanted at high visibility areas in mulch beds.		

- Sq ft Mulch areas to receive weed fabric and 2" depth of River rock mulch.
- Sq ft Lawn areas to receive sod or seed provide alternate bids.
- Large stone out crop grouping @ 3 Locations
- Berm areas to be 3' Ht.

PROVIDE 20" DEPTH OF APPROVED BLACK DIRT IN ALL PLANTING AREAS.



North



Planting Plan

SCALE: 1" = 50'



Item 3.
327 East Fourth Street
Suite 204
Waterloo, Iowa 50703

Drawings and Specifications, ideas, designs and all other information contained hereon are the property of ahnt architects and shall remain the property of the architect and no part shall be copied or reproduced in any form without the written consent of the architect. Visual contact with these plans and specifications shall constitute acceptance of these restrictions.

Rouse Development
Ridgeway Avenue
Cedar Falls, Iowa

Ph.: 319-233-1163
Fax: 319-233-9863

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DEPARTMENT OF COMMUNITY DEVELOPMENT

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

MEMORANDUM

Planning & Community Services Division

TO: Planning & Zoning Commission
FROM: David Sturch, Planner III
Matt Tolan, Civil Engineer II
DATE: July 17, 2019
SUBJECT: Park Ridge Estates Final Plat

REQUEST: Request to approve the Park Ridge Estates Final Plat (Case #FP19-008)

PETITIONER: BJW Holdings LLC; owner and CGA, Inc., Engineer

LOCATION: 20.8 acre parcel at the north end of Lakeshore Drive

PROPOSAL

The petitioner is requesting approval of a final plat that would create 6 residential lots on 20.8 acres of land. This subdivision includes the extension of Lake Shore Drive approximately 500 feet north of its current terminus. Lake Shore Drive will be dedicated as a public street.

BACKGROUND

The petitioner has been planning this development for the past year. The Planning and Zoning Commission recommended approval of the rezoning from A-1 to R-1 at the September 12, 2018 meeting. The City Council approved the rezoning request in November of 2018. The preliminary plat was recommended for approval by the Planning and Zoning Commission on November 14, 2018 and the City Council approved the preliminary plat on November 19, 2018.

During this time of rezoning and platting, the petitioner’s engineer and city staff worked with the adjacent property owners to plan for the improvements of the adjacent dam structure near the southeast corner of the plat. This dam has been established for a number of years to facilitate a lake for the Lakewood Hills subdivision. The owners of the adjacent Lakewood Hills subdivision is in the process of permitting and repairing the dam and outflow structure that empties into the ravine along the east side of the proposed plat. The proposed Park Ridge Estates subdivision provides access easements for the repair and maintenance of said dam.

ZONING

As previously mentioned, the property was zoned R-1 in the fall of 2018. The R-1 district requires a minimum lot area of 9,000 ft² with a minimum lot width of 75 feet. Minimum required building setbacks are 30 feet for front and side yards abutting a street, 30-foot rear yard setback and side yard building setbacks of not less than 10% of the lot width.

ANALYSIS

The proposed plat includes six residential lots and six outlots on the 20.8 acre property. All lot areas and lot widths satisfy the R-1 district standards of 9,000 square feet and 75 feet, respectively. The following is a summary of the areas and widths for each lot.

Lot #	Lot Width (ft.)	Lot Area (sq.ft.)
1	159	32,428
2	145	31,362
3	75	95,764
4	75	79,581
5	110	62,775
6	385	90,505
Outlot A	385	38,535
Outlot B	180	72,567
Outlot C	159	17,878
Outlot D	163	26,369
Outlot E	401	156,103
Outlot F	315	120,567
Outlot G	Detention	22,381
Outlot H	Detention	20,852

The plat shows a 30-foot front yard setback. The rear yard setbacks will be 30 feet and the side yard setback will equal 10% of the lot width. These building setbacks conform to the R-1, residential zoning district standards. The lots are intended to be developed with single unit detached dwellings.

The lettered outlots are identified on the plat as follows:

- Outlot A will be sold to the adjacent property owner to the west of this subdivision.
- Outlot B is located in the 100-year floodplain. The preliminary floodplain maps (tentative date for approval in the fall/winter of 2020) show that the majority of this outlot will be removed from the floodplain. At that time, the property owner would be able to submit a preliminary and final plat this outlot for future development of another single family dwelling.
- Outlots C – F encompass the sensitive land features including the floodplain district, wetlands, steep slopes and tree stands. These outlots are identified as a conservation easement and will be conveyed to the owners of the abutting lots in the subdivision. This is a perpetual easement for preservation purposes. The conservation easement will clearly define this area as a no disturbance buffer, the owners of these lots will not be permitted to make any temporary or permanent change in the character of the aforementioned sensitive features, no grading/fill, no structures or any other encroachment will not be permitted. This easement is identified on the plat and deed of dedication. A separate conservation easement must be filed with the Black Hawk Recorder's office and attached to the plat and deed of dedication.
- Outlots G – H are set aside for storm water management purposes. These will be the detention basins to collect the storm water from the subdivision. Access must be identified on the plat through Outlot H from Lot 1 to Outlot C.

The Park Ridge Estates plat includes a cul-de-sac extension of Lakeshore Drive. The middle of the cul-de-sac is approximately 600 feet from the north curb line of Lilliput Lane. This will be a

31-foot wide street in a 60-foot public right of way. The cul-de-sac will have a 45-foot radius and 90 feet of pavement which is large enough for city vehicles and fire trucks to make the turnaround. All lots will have access onto Lakeshore Drive.

The International Fire Code allows up to 30 dwelling units in a residential development on a single access road or public street. Since the west half of Lakewood Hills and the Lakewood Estates subdivision already include 30 residential dwellings, a secondary access to this site is needed. Due to the rugged topography of the site providing a second means of access would be difficult and costly and would involve disturbance of sensitive environmental areas. However, there is an exception to this rule. More than 30 residential dwellings may be approved with only a single means of access, if these dwellings are equipped with an approved automatic sprinkler system in accordance with the International Fire Code. The proposed homes in this subdivision will be constructed with a residential sprinkler system approved by the City of Cedar Falls Building Department and Cedar Falls Fire Operations Department. Given the limited number of dwellings proposed, the difficulty of providing a second means of access and the addition of sprinkler systems, staff finds that making an exception to the secondary access rule is reasonable.

The Deed of Dedication in association with the plat submittal is straightforward. The Deed language outlines the requirements for the developer and restricts the development of each lot in accordance with the R-1 residential standards found in the Zoning Ordinance. The development of this subdivision is limited to single unit dwellings. There is a provision in the Deed of Dedication for residential sprinkler systems to be installed in each dwelling and the installation of a 4-foot wide public sidewalk across the entire frontage of any lot at the time when a new house is under construction. Finally, all mailboxes will be grouped or clustered for the dwellings according to the USPS requirements and location reviewed by the City of Cedar Falls.

TECHNICAL COMMENTS

Utilities - City technical staff, including Cedar Falls Utilities (CFU) personnel, noted that the water, electric, gas and communication services are available to the site at the north end of Lakeshore Drive. An adequate sized water main has been extended to serve this subdivision. The other utilities are installed as part of the public improvements. The easements identified on the plat satisfy CFU requirements.

Stormwater Management – The petitioner’s engineer has submitted a storm water management plan to the City and it has been reviewed by the City Engineer. The City Engineer has determined that the plan meets the City’s subdivision requirements and also finds that the design will improve the drainage pattern that has developed over the years on this undeveloped parcel of land. Following is a summary of the proposed stormwater management system for the new subdivision.

The stormwater from the north end of the existing Lakeshore Drive and on the west side of the plat on Lot 6 will flow to an inlet located between Outlot B and Lot 1. A cut off ditch along the south border of the plat (west of Lakeshore Drive) will collect and divert any on-site runoff from Lot 6 to the street and will flow to the new intakes. The street and stormwater management system will be designed to direct a very large storm event into the stormwater basins on Outlot G and H. In such an event, approximately 1/3 of the water will be carried through an 18” storm sewer along the south side of Lot 1 to the detention basin in Outlot H; 1/3 of the water that is in the sump location in the street will be conveyed via an overflow channel located over the storm sewer to the basin in Outlot H. This basin is designed to collect the storm water from the street

and from Lots 1-3. The remaining 1/3 of the water in a 100-year event will overtop the sum location in the street and travel to the north into another detention basin in Outlot G located at the end of the cul-de-sac. The detention basins in Outlot G and H are designed to detain up to a 100-year rain event and release the water at a slower rate (the pre-development 2-year rate) into the stream at the bottom of the ravine along the north and east side of the subdivision.

Sanitary Sewer - The sanitary sewer will be extended to the north end of Lakeshore Drive to service each lot. Typically, the sanitary sewer must be extended to the limits of the plat, per the City's subdivision ordinance in order to accommodate the future growth in the northwest portion of Cedar Falls. The developer's engineer provided a preliminary sanitary sewer study to identify a future location of the sewer extension to the limits of the plat. It was determined that due to the steep slopes, floodplain and soil conditions, a sanitary sewer is not feasible through the north end of the Lakeshore Drive extension or along the easterly property line. Therefore, the proposed development of this property will utilize the existing lift station at the southeast corner of the property. The plan is to extend a future sanitary sewer through the north edge of this plat to service future growth in western Cedar Falls at some point in the future. A sanitary sewer easement is identified along the north side of the plat to allow for the future sanitary sewer.

SUMMARY

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

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

Currently, the underground work, sewers, utilities, etc. are substantially completed. The subgrade, subbase and paving for the street extension will follow in late July. The remaining detailed grading, backfill and seeding will complete the improvements in August. The developer is in a position to submit the final plat for review by the Planning and Zoning Commission.

This Park Ridge Estates Final Plat conforms to the approved preliminary plat. Before this plat proceeds to the City Council, final contract documents, estimates and bonds must be reviewed and approved by city staff in order to complete the improvements.

The lots are located outside of the designated 100-year floodplain. Outlots B - H encompass the 100-year floodplain. A notice to the adjoining property owners informing them that this final plat will be presented to the Planning and Zoning Commission was mailed on July 18, 2019.

STAFF RECOMMENDATION

The proposed final plat meets the standards of the City's subdivision code and is consistent with its corresponding and approved preliminary plat. The Community Development Department recommends approval of the Park Ridge Estates Final Plat, subject to the following comments:

1. Any comments or direction specified by the Planning & Zoning Commission.
2. Submit a separate Conservation Easement document to be recorded with the plat and deed of dedication.
3. All new homes will be constructed with a residential sprinkler system approved by the City of Cedar Falls Building Department and or Cedar Falls Fire Department according to IFC 2015 and NFPA 13D.
4. Identify an access easement on the plat through Outlot H from Lot 1 to Outlot C.
5. The necessary construction documents, contracts, estimates and bonds for the public improvements must be submitted, reviewed and approved by city staff before the final plat is presented to the City Council.
6. The petitioner's engineer shall verify that all access easements shown on the plat shall be accessible and traversable for city vehicles.
7. Conform to all city staff recommendations and technical requirements.

PLANNING & ZONING COMMISSION

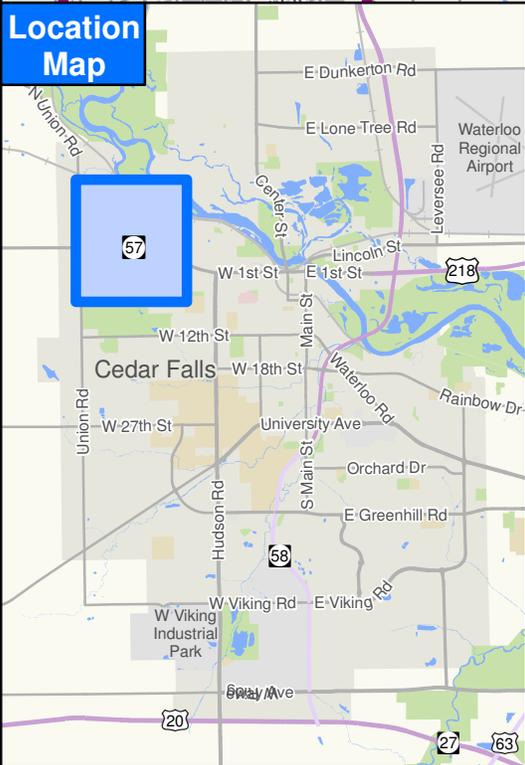
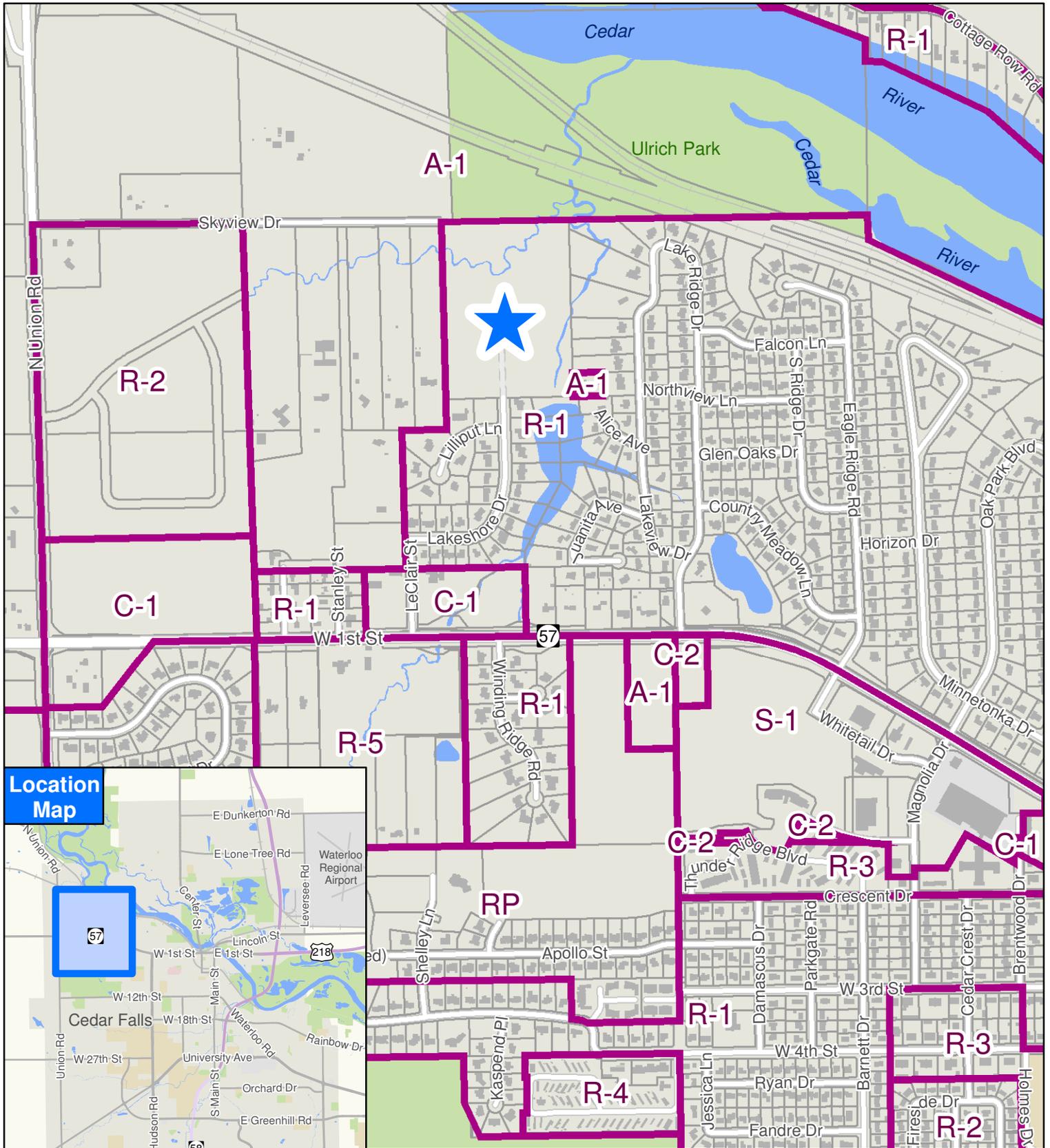
Discussion/Vote

7/24/2019

Cedar Falls Planning & Zoning Commission

July 24, 2019

Item 4.



Park Ridge Estates Final Plat

FINAL PLAT PARK RIDGE ESTATES SUBDIVISION CEDAR FALLS, IOWA

TRACT USE TABLE	
TRACT "A"	STREET R.O.W.
OUTLOT "A"	TO BE USED FOR EXPANSION OF A YARD FOR DEAN AND ROBYN ANDERSON AND SUBSEQUENT OWNERS. OUTLOT "A" WILL BE A PART OF AN UNPLATTED CEDAR FALLS NE SW LOT WITH THE ADDRESS BEING 3316 SKYVIEW DR, CEDAR FALLS, IA 50613.
OUTLOT "B"	RESERVED FOR FURTHER DEVELOPMENT PENDING FLOOD MAP REVISIONS.
OUTLOT "C"	TO BE CONVEYED TO THE OWNER OF LOT 1.
OUTLOT "D"	TO BE CONVEYED TO THE OWNER OF LOT 2.
OUTLOT "E"	TO BE CONVEYED TO THE OWNER OF LOT 3.
OUTLOT "F"	TO BE CONVEYED TO THE OWNER OF LOT 4.
OUTLOT "G"	STORM WATER MANAGEMENT
OUTLOT "H"	STORM WATER MANAGEMENT

SURVEYOR AND ENGINEER

JEREMY A. HARRIS, P.L.S.
ADAM DATERS, P.E.
CLAPSADDLE-GARBER ASSOCIATES
P.O. BOX 754 - 16 E. MAIN STREET
MARSHALLTOWN, IOWA 50158
(641)752-6701

ZONING INFORMATION:

CURRENT: R1 (RESIDENTIAL)

DEVELOPER

BRIAN WINGERT
2021 MAIN ST., SUITE A
CEDAR FALLS, IOWA 50613

CLOSURE:

- ALL SUBDIVISION BOUNDARIES ARE WITHIN THE 1:10,000 ERROR OF CLOSURE REQUIREMENT
- ALL LOTS ARE WITHIN THE 1:5000 ERROR OF CLOSURE REQUIREMENT.

NOTE:

ALL BEARINGS ARE THE RESULT OF G.P.S. OBSERVATIONS USING NAD83 IOWA STATE PLAN NORTH ZONE

PROPRIETOR

BJW HOLDINGS LLC
2110 FLYNN DRIVE
CEDAR FALLS, IA 50613

SHEET INDEX

SHEET NO.	DESCRIPTION
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2 OF 5	FINAL PLAT
3 OF 5	FINAL PLAT EASEMENTS
4 OF 5	FINAL PLAT EASEMENTS
5 OF 5	FINAL PLAT EASEMENTS

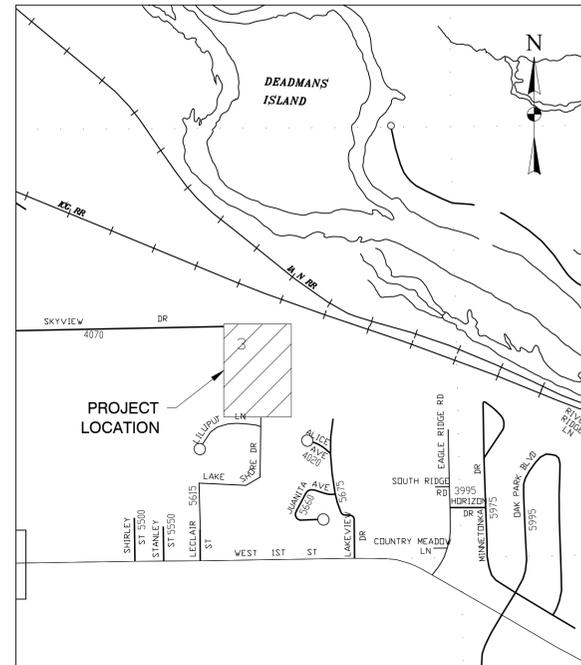
SETBACK DATA

LOT NO	SIDE	REAR
LOT 1	15.9'	30'
LOT 2	14.8	30'
LOT 3	7.5	30'
LOT 4	7.5	30'
LOT 5	11.0	30'
LOT 6	20.0	30'

LINE DATA		
LINE NUMBER	BEARING	DISTANCE
L1	N66°55'24"W	37.54'
L2	N21°27'19"W	41.96'
L3	N24°58'12"E	42.01'

CURVE TABLE					
CURVE DATA	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD
C1	21.55'	25.00'	49°23'29"	N26°37'02"W	20.89'
C2	77.25'	59.50'	74°23'29"	N14°07'02"W	71.94'
C3	47.22'	59.50'	45°27'58"	N45°48'42"E	45.99'
C4	48.21'	59.50'	46°25'32"	S88°14'34"E	46.90'
C5	47.22'	59.50'	45°27'58"	S42°17'49"E	45.99'
C6	69.61'	59.50'	67°02'03"	S13°57'11"W	65.71'
C7	21.55'	25.00'	49°23'29"	S22°46'28"W	20.89'
C8	289.51'	59.50'	278°46'58"	N68°04'43"E	77.46'

	(GROSS-ACRES)	(EASE-ACRES)	(NET-ACRES)
NE 1/4 SW 1/4 SEC 3-89-14	2.22 AC	0.00 AC	2.22 AC
NW 1/4 SE 1/4 SEC 3-89-14	18.49 AC	0.00 AC	18.49 AC
TOTAL	20.71 AC	0.00 AC	20.71 AC



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER (NW 1/4), OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION THREE (3), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FOURTEEN WEST (R14W) OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF CEDAR FALLS, BLACK HAWK, COUNTY, IOWA, LYING NORTH OF LAKEWOOD HILLS, EXCEPT THE EAST SIX HUNDRED FIVE (605) FEET THEREOF.

ALSO

THAT PART OF THE NORTHEAST QUARTER (NE 1/4), OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION THREE (3), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FOURTEEN WEST (R14W) OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF CEDAR FALLS, BLACK HAWK, COUNTY, IOWA, LYING NORTH OF LAKEWOOD HILLS, EXCEPT THE WEST ONE THOUSAND TWO HUNDRED FORTY-EIGHT (1,248) FEET THEREOF

DATE PREPARED: 6/24/2019

<p>LEGEND:</p> <ul style="list-style-type: none"> ▲ GOVERNMENT CORNER MONUMENT FOUND △ GOVERNMENT CORNER MONUMENT SET 1/2" x 30" REBAR w/BLUE PLASTIC ID CAP #22259 ● PARCEL OR LOT CORNER MONUMENT FOUND ○ SET 1/2" x 30" REBAR w/BLUE PLASTIC ID CAP #22259 () RECORDED AS 	<p>PARK RIDGE ESTATES SUBDIVISION FINAL PLAT BLACK HAWK COUNTY, IOWA</p> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;">  <p>JEREMY A. HARRIS LICENSED 22259 IOWA PROFESSIONAL LAND SURVEYOR</p> </div> <div style="font-size: small;"> <p>I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa.</p> <p>JEREMY A. HARRIS, PLS _____ date Iowa License Number 22259 My License Renewal Date is December 31, 2019 Pages or sheets covered by this seal: SHEETS 1 OF 5, 2 OF 5, 3 OF 5, 4 OF 5, AND 5 OF 5.</p> </div> </div>
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NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

CGA Clapsaddle-Garber Associates, Inc.
Toll Free (800) 542-7961
www.cgaconsultants.com

DESIGNED: _____ DATE: _____
DRAWN: SJC DATE: _____
CHECKED: JAH DATE: _____
APPROVED: _____ DATE: _____

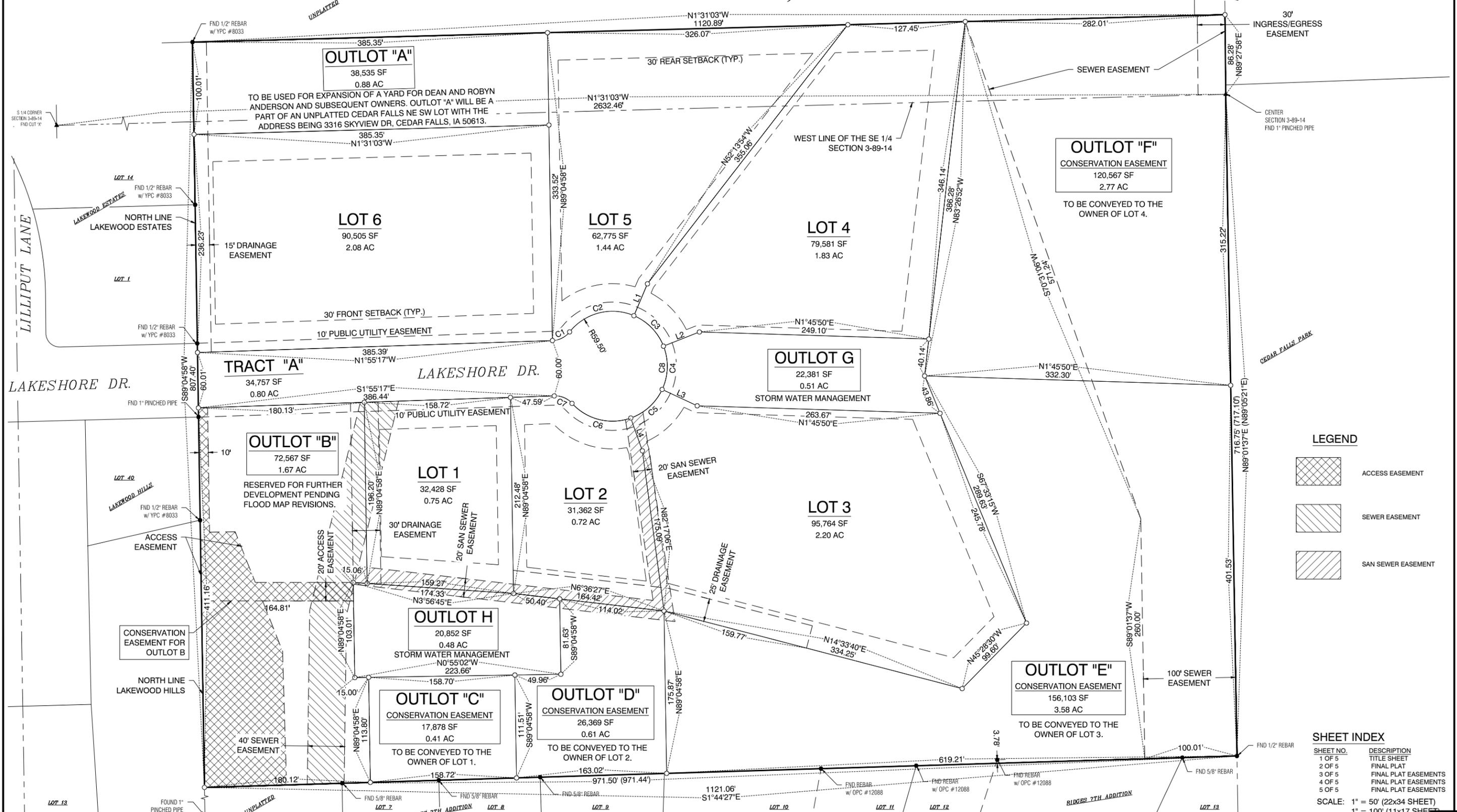
PARK RIDGE ESTATES SUBDIVISION
CEDAR FALLS, IOWA

FINAL PLAT

PROJECT NO.
5694.05
SHEET NO.
1 OF 5

FINAL PLAT PARK RIDGE ESTATES SUBDIVISION CEDAR FALLS, IOWA

Item 4.



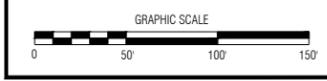
LEGEND

- ACCESS EASEMENT
- SEWER EASEMENT
- SAN SEWER EASEMENT

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SCALE: 1" = 50' (22x34 SHEET)
1" = 100' (11x17 SHEET)



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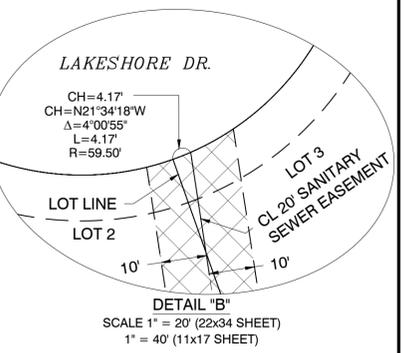
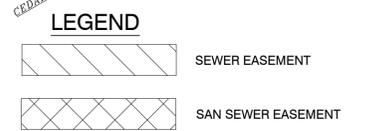
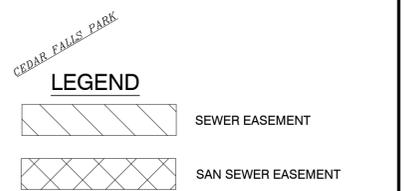
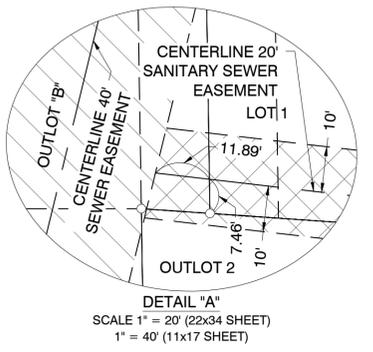
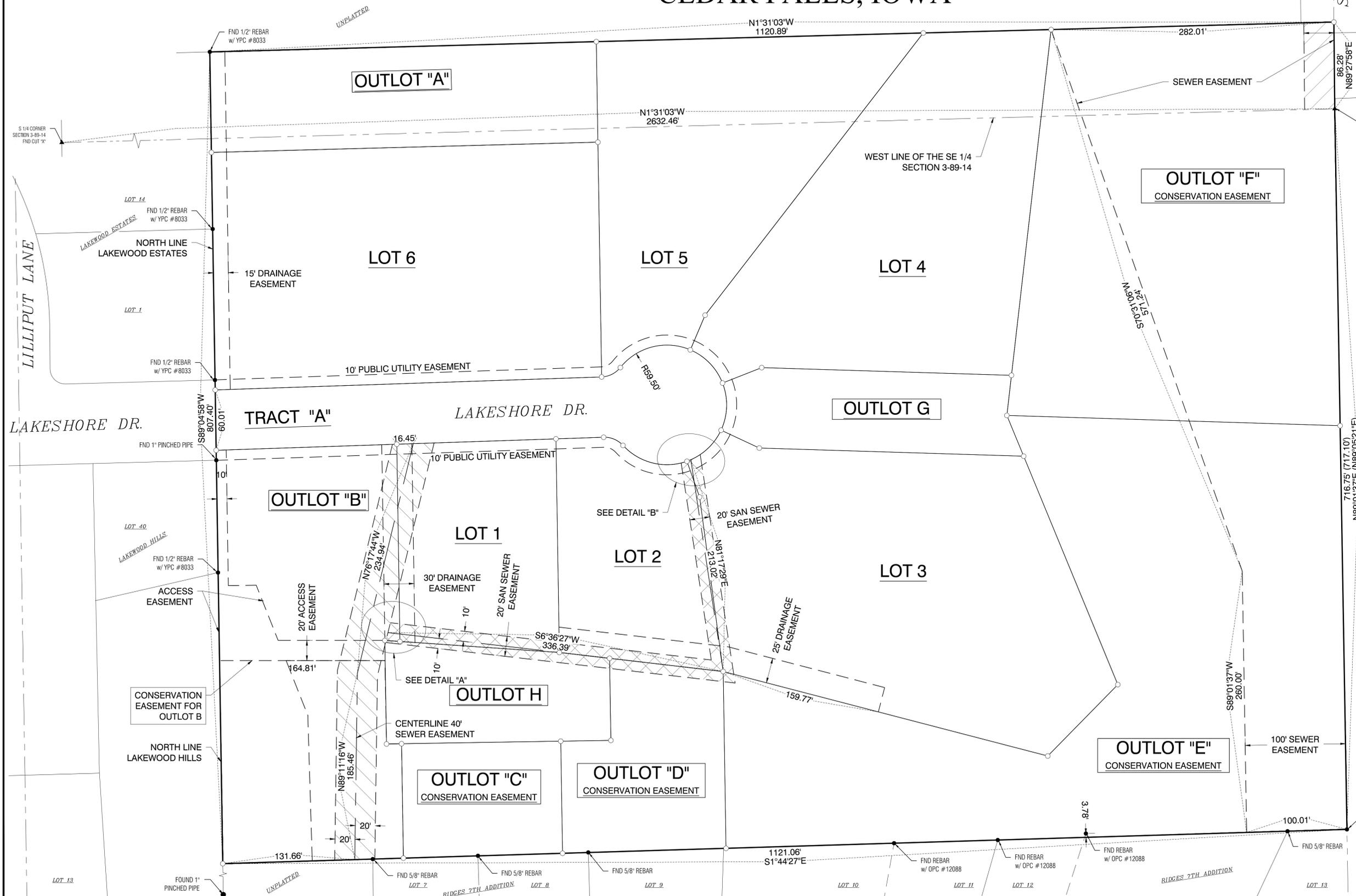
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DESIGNED: _____ DATE: _____
DRAWN: SJC _____ DATE: _____
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APPROVED: _____ DATE: _____

PARK RIDGE ESTATES SUBDIVISION CEDAR FALLS, IOWA

FINAL PLAT

FINAL PLAT PARK RIDGE ESTATES SUBDIVISION CEDAR FALLS, IOWA



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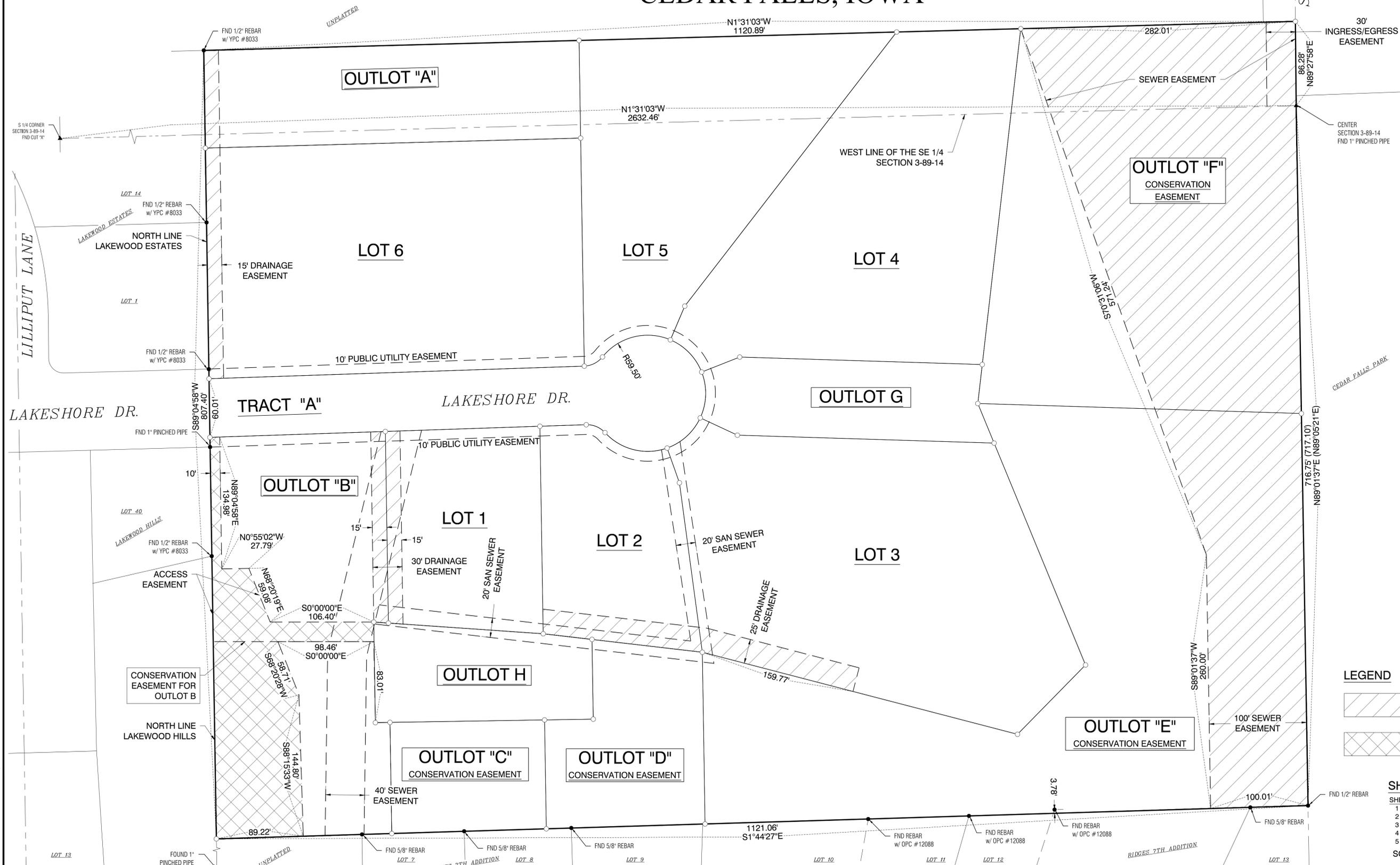
PARK RIDGE ESTATES SUBDIVISION CEDAR FALLS, IOWA

FINAL PLAT

PROJECT NO. 5694.05
SHEET NO. 3 OF 5

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FINAL PLAT PARK RIDGE ESTATES SUBDIVISION CEDAR FALLS, IOWA



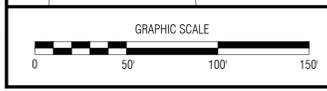
LEGEND

	DRAINAGE EASEMENT
	ACCESS EASEMENT

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NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

CGA Clapsaddle-Garber Associates, Inc.
Toll Free (800) 542-7981
www.cgaconsultants.com

DESIGNED: _____ DATE: _____
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PARK RIDGE ESTATES SUBDIVISION CEDAR FALLS, IOWA

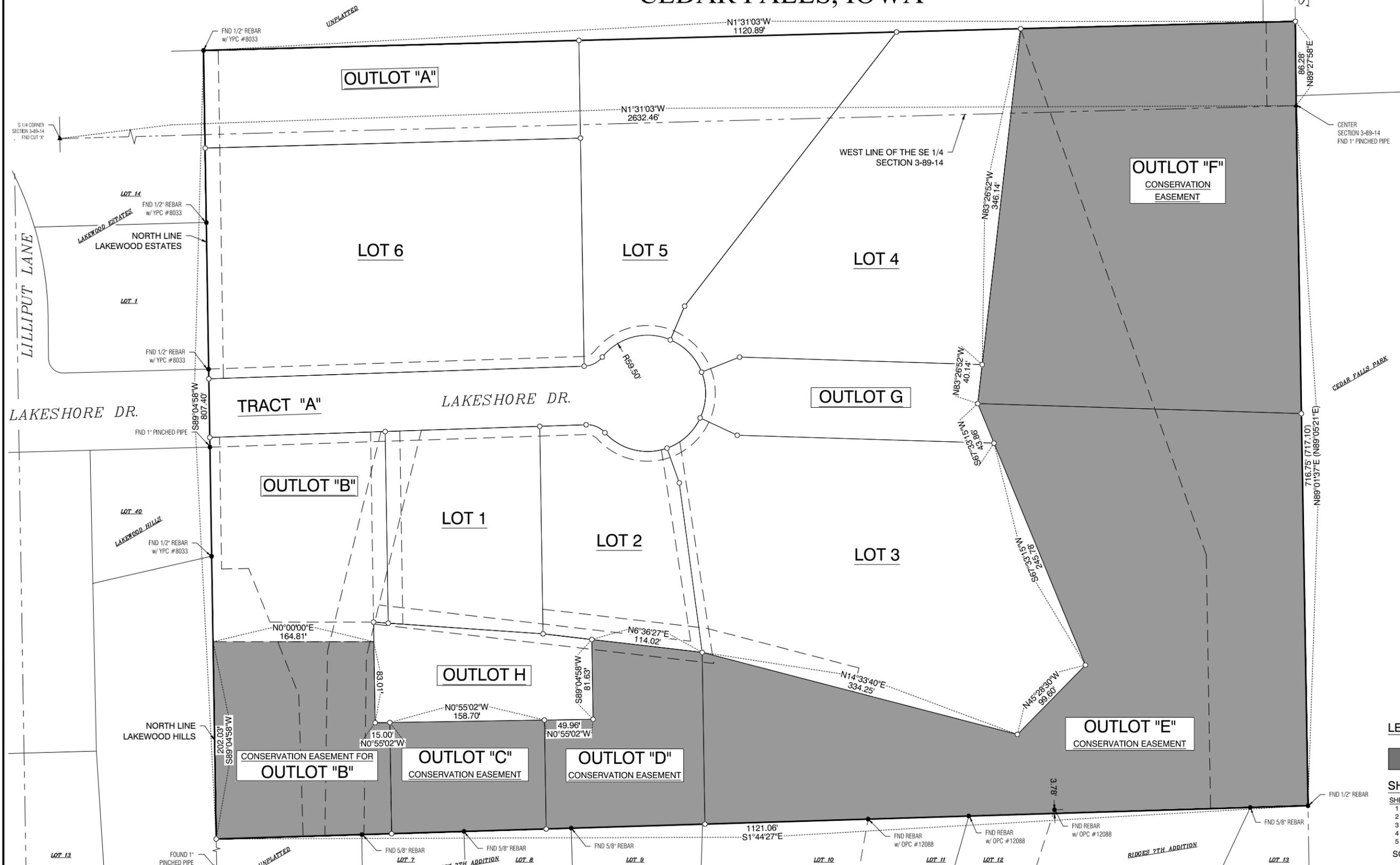
FINAL PLAT

PROJECT NO. 5694.05	SHEET NO. 4 OF 5
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FINAL PLAT PARK RIDGE ESTATES SUBDIVISION CEDAR FALLS, IOWA

Item 4.



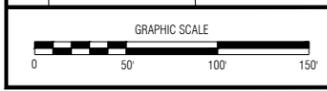
LEGEND

CONSERVATION EASEMENTS

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DESIGNED: _____ DATE: _____
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CHECKED: JAH _____ DATE: _____
APPROVED: _____ DATE: _____

PARK RIDGE ESTATES SUBDIVISION CEDAR FALLS, IOWA

45

FINAL PLAT

PROJECT NO. 569
SHEET NO. 5 OF 5

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DEED OF DEDICATION
OF
PARK RIDGE ESTATES SUBDIVISION
CEDAR FALLS,
IOWA

KNOW ALL MEN BY THESE PRESENTS:

That BJW Holdings, LLC, an Iowa limited liability company, with its principal office in Cedar Falls, Iowa; being desirous of setting out and platting into lots and streets the land described in the attached Certificate of Survey by _____, a Professional Engineer and Licensed Land Surveyor, dated ____ day of _____, 2019, does by these presents designate and set apart the aforesaid premises as a subdivision of the City of Cedar Falls, Iowa the same to be known as:

PARK RIDGE ESTATES SUBDIVISION
CEDAR FALLS, IOWA

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

EASEMENTS

The undersigned do hereby grant and convey to the City of Cedar Falls, Iowa, its successors and assigns, and to any private corporation, firm or person furnishing utilities for the transmission and/or distribution of water, sanitary sewer, gas, electricity, communication service or cable television, perpetual easements for the erection, laying building and maintenance of said services over, across, on and/or under the property as shown on the attached plat. No structures of any kind shall be built or placed within any easements as shown on the attached plat.

RESTRICTIONS

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

1. Any dwelling that shall be erected on any lot shall have a minimum setback from the

front of the lot line as indicated on attached Final Plat. The minimum set back from each side lot line is 10% of the lot width measured along the front of the lot or seven and one-half (7.5) feet whichever is greater. All minimum setbacks will be required to meet or exceed R-1 Zoning.

2. No single family dwelling shall be constructed, permitted or occupied on any lot herein having a square footage floor space, designed, intended, and constructed for living quarters, which space shall not include cellars, attics, garages, breezeways, porches, stoops, and other such non-living areas, of less than the following requirements:

A. 2,000 square feet for the main base of a single story, split-level or split-foyer houses.

B. 1,300 square feet on the first floor for story and one-half houses, or two story houses. With a total for all floors not less than 2,600 square feet excluding the basement level.

3. Each single family residence shall have a minimum of a garage with a minimum of 850 square feet.

4. The owner(s) of each lot, vacant or improved, shall keep his/hers lot or lots free of weeds and debris.

5. No obnoxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

6. All approaches and driveways in said subdivision shall be paved with concrete.

7. No old or used buildings shall be moved upon any of the lots in said subdivision for any purpose. Any auxiliary buildings or sheds must be built of the same or similar materials of the residential structure on the lot and have the same roof pitch and design as said residential structure.

8. No radio station or short-wave operators of any kind shall operate from any lot which shall cause interference with audio or visual reception upon any other lot. No exterior radio antenna shall be erected or maintained in or on the property. No satellite TV antenna or "Dish" may be maintained, constructed or erected on any lot unless it is constructed in the rear yard and at least twenty feet from any property line and is shielded from the public view by shrubbery and landscaping. No dish larger than 24" will be allowed.

9. No dwelling on any lot of said subdivision shall be occupied until the exterior is completed and finished and the interior substantially completed and finished.

10. No bus, semi-tractor, RV, fifth-wheel camper, trailer or truck of any kind except what is commonly described as a "pick-up truck" shall be kept or parked on any lot or street in said

subdivision for a period not to exceed twenty-four hours, after which said vehicle can not return to said subdivision for a period of five days, provided, however, that this prohibition shall not apply to such vehicles driven in said subdivision in pursuit of and in conducting their usual business.

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

12. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that two dogs or cats maximum, or other household pets are allowed and then only if they are not kept, bred or maintained for any commercial purposes, such animals shall be kept under control so as not to constitute a public nuisance and must be kept in compliance with applicable zoning laws and regulations of the City of Cedar Falls, Black Hawk County, Iowa. Dog runs or dog kennels of any kind are prohibited.

13. No fencing shall be allowed on any Lot.

14. Each house must be constructed with a fire suppression system approved by the City of Cedar Falls Building Department.

15. Tract A to be deeded to the City of Cedar Falls, for street purposes.

16. Outlot A must be conveyed to the owner of adjoining 3316 Skyview Rd., Cedar Falls, Black Hawk County, Iowa for expansion of a yard.

17. Outlots B, C, D, E and F are located in a flood plain and shall follow all federal, state, and local ordinances regarding the same. Outlot B is reserved for further development pending flood map revisions. Outlot C must be conveyed to the owner of Lot 1. Outlot D must be conveyed to the owner of Lot 2. Outlot E must be conveyed to the owner of Lot 3. Outlot F must be conveyed to the owner of Lot 4

18. Outlots G and H shall be used for stormwater detention.

19. An access easement through Outlot B is shown on the plat. Said easement shall be for access to the detention pond located on Outlot H, and is granted to any party having a legal right to inspect, maintain, or repair said detention pond. Said easement is not a public easement.

20. The Conservation Easements shown on the Plat shall be to prohibit development in this area, maintain the natural features within this area, and for ingress and egress and for maintenance and repair of the dam.

21. Lot 1 shall access Outlot C through Outlot H.

22. A four foot wide P.C.C. sidewalk four inches thick will be installed by the owner of said lot during or immediately after the construction of the residence on any particular lot, or within five years after the date the plat is filed in the office of the recorder of Black Hawk County, whichever is sooner and that the sidewalk be across the full width of the lot and on corner lots also. In the event that the City is required to construct the sidewalk, a lien or liens may only be imposed against the lot or lots which require city construction and no others in the subdivision.

23. No building or structure shall be erected, placed or altered on any lot in this subdivision until the building plans, and plot plan, showing all buildings, patios, and pools, and showing the location thereof, and side yard distances, rear yard distances, front yard distances, driveways, and walkways, and type of construction have been approved in writing as to conformity and harmony of the external design and quality workmanship and materials with existing structures in the subdivision by a representative of BJW Holdings, LLC.

24. Factory-built housing or modular homes will not be allowed. Panelized homes may be allowed, but must meet the requirements of BJW Holdings, LLC, as stated in the previous restriction.

25. The Owner and/or occupant of each Lot shall jointly and severally be responsible to keep in good order or to maintain the area between the curblin and the property line abutting their property including keeping said area free of holes, pitfalls, stumps of trees, fences, brick, stone, cement, stakes, posts or rods to which a metal, plastic or similar receptacle designed to hold newspapers are affixed, private irrigation or sprinkler systems, retaining walls, landscaping brick, block, stone, timber or other similar material, or any other similar obstructions. All mailboxes shall be clustered or grouped for the units, and shall be placed between the curb line and the property line abutting the lots.

26. The contractor or owner of any lot shall verify the depth of the sanitary sewer service line serving said lot to ensure minimum drainage will be met prior to any footing or foundation work being completed. All sump pump lines must be buried and attached to the subdrain along the back of the P.C.C. curbed street. No sump lines will be allowed to dump directly onto the ground surface.

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

28. Each person or entity who is record owner of a fee or undivided fee interest in any lot shall be a member of the Homeowners Association to be known as Park Ridge Homeowners Association. This shall not be construed to include persons or entities whom hold an interest merely as security for the performance of an obligation. There shall be one vote per lot and each lot owner shall be a member of the Homeowners Association. Membership shall be appurtenant to and may be not separated from ownership of any lot; ownership of such lot shall be the sole qualification of membership.

The purpose of Park Ridge Homeowners Association shall be to own and maintain the common area and green spaces of the development, including but not limited to Outlots 1 & 2 (retention ponds) and surrounding access (whether located in said subdivision or serving said subdivision but located outside thereof) and such other activities set forth in the Articles of Incorporation and Bylaws of the Association. Such ownership and maintenance shall include, but not limited to, of common neighborhood cluster mailboxes, mowing, watering, include upkeep of any underground sprinkler system, snow removal of common areas, maintenance of the retention pond(s) water retention/detention area(s) including water quality issues set forth by the City of Cedar Falls in the Maintenance and Repair Agreement for Park Ridge Estates Subdivision. Initially, the Developer, BJW Holdings, LLC, shall perform the actual construction duties to establish the common area, green spaces, entrance, pond and surrounding access area.

The annual dues for the Association shall initially be set at \$300 per lot per year beginning in _____ 1, 2019. The Developer, BJW Holdings, LLC, shall be exempt from any dues expense. The Association shall have the ability and authority to adjust annual dues as it deems appropriate to carry out the maintenance duties as described above.

PUBLIC IMPROVEMENTS REQUIRED IN PLAT

1. The Street(s) shown on the attached plat, and referred to as Tract A, will be brought to City grade and that the street will be thirty-one (31) feet, back of curb to back of curb, with approved hard surface pavement in accordance with the City of Cedar Falls, Standard Specifications unless otherwise specified as per approved construction plans.
2. Sanitary sewer, together with the necessary manholes and sewer service lines to all lots in the plat will be provided.
3. That underground utilities, as required by the Subdivision Ordinance of the City of Cedar Falls, Iowa, shall be installed.
4. That city water will be provided to all lots as required by the Cedar Falls Municipal utilities.
5. That municipal fire hydrant(s) will be provided as required by the Cedar Falls Public Safety Department.

6. That Storm sewer will be provided as specified by the City Engineer.
7. That handicap ramps will be provided as required by law.
8. That the work improvements called herein shall be in accordance with the specifications of the City of Cedar Falls, Iowa, and performed under the supervision of the City Engineer. In the event that the developer, BJW Holdings, LLC, it grantees and assigns fail to complete said work and improvements called for within one (1) year from the date of the acceptance of said final plat by the City of Cedar Falls, Iowa, the City may then make improvements and assess the costs of the same to the respective lots. The undersigned, for themselves, their successors, grantees and assigns, waive all statutory requirements of notice of time and place of hearing and agree that the City may install said improvements and assess the total costs thereof against the respective lots.
9. That the City may perform said work, levy the cost thereof as assessments, and the undersigned agree that said assessments so levied shall be a lien on the respective lots with the same force and effect as though all legal provisions pertaining to the levy of such special assessments have been observed, and further authorize the City Clerk to certify such assessments to the County Auditor as assessments to be paid in installments as provided by law.
10. The Developer shall construct and install all required public improvements within the subdivision plat, to conform with approved construction plans which meet the specifications of the City of Cedar Falls, Iowa. Such required public improvements shall meet the following requirements:
 - (a) Shall be constructed and installed in a good and workmanlike manner;
 - (b) Shall be free of defects in workmanship or materials;
 - (c) Shall be free of any conditions that could result in structural or other failure of said improvements;
 - (d) Shall be constructed and installed in accordance with the design standards and technical standards established for such public improvements by the City and by Cedar Falls Utilities;
 - (e) Shall be constructed and installed in strict compliance with the minimum acceptable specifications for the construction of public improvements set forth in the Cedar Falls Code of Ordinances, including without limitation, Chapter 24, Subdivisions, and as such specifications shall be recommended for approval by the City Engineer from time to time, and approved by the city council.

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

SIGNED and DATED this _____ day of _____, 2019.

BJW Holdings, LLC

Brian J. Wingert, Manager

STATE OF IOWA, BLACK HAWK COUNTY: ss

On this ____ day of _____, 2019, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Brian J. Wingert, Manager of BJW Holdings, LLC, to me known as the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed on behalf of BJW Holdings, LLC.

Notary Public in and for the State of Iowa