



**AGENDA  
CITY OF CEDAR FALLS, IOWA  
PLANNING AND ZONING COMMISSION MEETING  
WEDNESDAY, NOVEMBER 14, 2018  
5:30 PM AT CEDAR FALLS CITY HALL**

---

**Call to Order and Roll Call**

**Approval of Minutes**

- 1. Planning and Zoning Commission Minutes: October 10 and October 24, 2018**

**Public Comments**

**Old Business**

- 2. Park Ridge Estates Preliminary Plat**

**Location:** 20.8 acre property at the north end of Lakeshore Drive  
**Applicant:** Larry Hill, owner; Wingert Development, CGA, Inc. Engineer  
**Previous discussion:** September 12, 2018  
**Recommendation:** *Recommend Approval*  
**P&Z Action Needed:** *Review and make a recommendation to City Council*

**New Business**

- 3. Central Business District Overlay Design Review – Lark Brewing**

**Location:** 312 Main Street  
**Applicant:** Darin Beck (Lark Brewing Owner)  
**Previous discussion:** None  
**Recommendation:** *Recommend Approval*  
**P&Z Action Needed:** *Review and make a Recommendation to City Council*

- 4. College Hill Neighborhood Overlay Design Review – Icon Donut**

**Location:** 917 W 23rd Street Suite A  
**Applicant:** Kyle Dehmlow (Owner)  
**Previous discussion:** None  
**Recommendation:** *Recommend Approval*  
**P&Z Action Needed:** *Review and make a Recommendation to City Council*

- 5. Business Research District Site Plan Review – Rabo AgriFinance**

**Location:** Lot 21, Cedar Falls Technology Park Phase II  
**Applicant:** Six Kids, LLC (Owner); Levi Architecture (Architect)  
**Previous discussion:** None  
**Recommendation:** *Recommend Approval P&Z*  
**Action Needed:** *Review and make a Recommendation to City Council*

**Commission Updates**

## **Adjournment**

### Reminders:

- \* November 28th and December 12th Planning & Zoning Commission
- \* Meeting November 19th and December 3rd City Council Meeting

**Cedar Falls Planning and Zoning Commission  
Regular Meeting  
October 24, 2018  
City Hall Council Chambers  
220 Clay Street, Cedar Falls, Iowa**

**MINUTES**

The Cedar Falls Planning and Zoning Commission met in regular session on Wednesday, October 24, 2018 at 5:30 p.m. in the City Hall Council Chambers, 220 Clay Street, Cedar Falls, Iowa. The following Commission members were present: Adkins, Arntson, Giarusso, Holst, Leeper, Oberle, Saul and Wingert. Hartley was absent. Karen Howard, Community Services Manager, Shane Graham, Planner II, Iris Lehmann, Planner I and Jon Resler, City Engineer, were also present.

- 1.) Approval of the October 10, 2018 Minutes was missed and will be considered at the next Planning and Zoning meeting.
  
- 2.) The Commission moved to the first item of business, a Central Business District Design Review for a sign band at the LBL store at 321 Main Street. Chair Oberle introduced the item and Ms. Lehmann provided background information. She explained that the tenant would like to use a sequined wall panel to act as a sign band on the top half of the storefront. The wall panel has already been installed without proper permits or approval and upon contact from staff the tenant did submit a plan for review to address the violation. Ms. Lehmann provided renderings of the prior storefront and the current storefront and discussed the design criteria. She noted that the code does not address this type of material so this will set a precedent for future cases. Ms. Lehmann explained that the material section of the design review also requires that materials and textures of buildings in the surrounding area be considered. There are no buildings in the immediate surrounding, or in the downtown overlay, which use similar materials as part of their facade. Conversely, Ms. Lehmann noted that sign bands and signage in general are intended to be elements of a storefront that are unique and draw attention to a business, so it is not unusual to use creative approaches to create visual interest or use color or materials that differ from the primary and more permanent wall materials. City staff does not believe using a unique material on the sign band should be grounds for denial, unless there is evidence that the material will deteriorate quickly, will damage the façade of the building, or will be the predominate material on the façade. In this case, there is no evidence that the material is deteriorating, the installed panel can be removed without damage to the primary materials used for the façade of this building, and will not be used on areas of the façade outside the sign band. Staff feels that the proposal is not counter to the primary intent of the code section regarding materials. In terms of color, the installed wall panel does meet the design standards. Staff recommends approval for the submitted sign band but encourages discussion as this is a unique situation. It was noted that there has been correspondence received as a complaint.

Ms. Saul noted that she likes the project and feels it adds to the downtown. Mr. Arntson asked what staff would have done differently if the project had been proposed properly as opposed to being completed before approval. Ms. Lehmann stated that their stance would have been the same.

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

- 3.) The next item for consideration by the Commission was a HWY-1 Site Plan Amendment for

Raising Cane's Signage. Chair Oberle introduced the item and Mr. Graham provided background information. He noted that the Raising Cane's project was approved by Planning and Zoning and City Council in August, however at the time of site plan submittal there was no plan for free-standing signage. The original plan was to have wall signage and signage at the main entrance in the monument sign. There have been changes made since then and they will not be using the main monument sign, but they would propose to use a free-standing sign at the northeast corner of the parking lot. Mr. Graham provided renderings of the proposed signs and noted that staff recommends approval as all requirements are met.

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

- 4.) The next item on the agenda was the Park Ridge Estates Preliminary Plat, which was deferred to the next meeting as the petitioner is still working on the design of the stormwater management for the subdivision.
- 5.) The next item of business was a HWY-1 District Site Plan Review for the Fleet Farm Retail and Convenience Store. Chair Oberle introduced the item and Mr. Graham provided background information. He explained that the proposal was brought before the Commission on October 10 for introduction and comment. He noted that it is located at the southwest corner of W. Ridgeway Avenue and Highway 58 and is approximately 50 acres. The site plan displays a main retail store along the west side of the property with three future retail stores to the north and a convenience store at the northeast corner of the property and two buildable lots south of the convenience store. He also displayed aerial renderings of the property, landscaping, open space, signage, stormwater management and building design plans, noting that all requirements are met. At the last meeting, staff recommended approval subject to several conditions:

1. All street, intersection, traffic control improvements and any additional right-of-way necessary to provide for safe and efficient traffic control and circulation to serve the long term needs of the subject development at full build out of the Property without causing undue traffic circulation and congestion problems along the adjacent public street corridors must be dedicated, constructed, and accepted prior to issuance of an occupancy permit for any portion of development on the Property.
2. The area shown as "Future R/W (right-of-way)" on the concept site plan shall remain as open space and shall not be developed with any structures, fences, buildings, hard surfacing, driveways or sidewalks.
3. If and when the property to the west ever redevelops with commercial uses, a 20-foot wide cross-access drive shall be constructed by the property owner at their expense within a 30-foot wide cross-access easement that will be established at the time of site plan approval.
4. A 5-foot wide sidewalk shall be installed along the entire frontage of the property along W. Ridgeway Avenue. The City will work with the developer to determine the best location for the easternmost sidewalk segment to avoid the wetland and provide for safe pedestrian access to the corner of Ridgeway and Hwy 58.
5. Sidewalks shall be installed throughout the interior of the development site to provide a continuous sidewalk network between all the commercial buildings on the site.

Mr. Graham showed the proposed roadway improvements at full build out and stated that the roadway improvements would be completed in two phases. In general, the Phase I Roadway Improvements would include a roundabout at their main entrance west of Nordic Drive, upgrading the intersection of Nordic Drive to a fully signalized intersection where their entrance #2 is located, and installing a sidewalk from the northwest corner of their property to

Nordic Drive. The Phase II Roadway Improvements generally include improvements from Nordic Drive to Highway 58, which include adding additional turn lanes, reconfiguring the signals at Highway 58, installing any retaining walls, reconstructing culverts, and completing the sidewalk along W. Ridgeway Avenue. Mr. Graham indicated that staff is also working with the developer to enter into a development agreement that would spell out all of the specific traffic improvements, timing of the improvements, and cost share. He discussed the current staff recommendations and stated that staff recommends approval of the site plan at this time, subject to approval of a development agreement by City Council that details the public improvements necessary along adjacent public roadways to safely and efficiently accommodate the traffic generated by the proposed development at full build out and outlining the timeline and responsibility for construction of these improvements.

Nicole Chimento, Midland Atlantic, 8044 Montgomery Road, Cincinnati, Ohio, came forward to explain that they have submitted updates and hope the Commission likes it. Mr. Holst asked about the roadway and sidewalk as it feels it is still up in the air. Ms. Howard noted that Jon Resler, City Engineer, was also present to answer any questions about the traffic study recommendations and the proposed road improvements necessary to support the proposed development. Mr. Holst asked Mr. Resler about traffic backup and any potential problems. Mr. Resler explained that this is a difficult situation as there is not an option to move Nordic Drive further from Highway 58. The Engineering Division has worked with the developer to accommodate the potential issues and the proposed solution of a roundabout at the main entrance and full access with a traffic signal at Nordic Drive should work to accommodate the traffic at full build-out of the development and also handle growth in traffic in the area for a significant amount of time. The traffic signal would be a temporary signal initially and additional work would be done in the future to widen the Ridgeway Avenue from Nordic Drive to Highway 58 to accommodate the turn lanes identified in the traffic study. In 2022 the DOT has plans to make improvements to Highway 58 that will coincide with the City's improvements on Ridgeway Avenue to accommodate traffic flow into the future. The rate of development in the area and the DOT's interchange concept will also play a part in the how the proposed solution will work.

Ms. Howard noted that a public meeting was held with neighboring property owners and businesses and staff has received positive feedback on the proposal to keep the intersection at Nordic full access with a signal. The new retail store and gas station will create a significant increase in traffic, so the roadway improvements noted in the traffic report and as described in the City Engineer's report will be needed to support the development of the property.

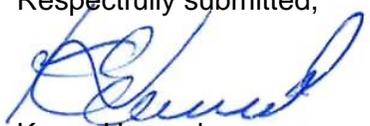
Mr. Leeper asked what the approach will be if the traffic backup develops. Mr. Resler doesn't believe there will be a great deal of issues, but the signal timing could be adjusted if needed.

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

- 6.) Ms. Howard let the Commission know that the City is installing new agenda management software that will most likely be in use at the next meeting. There will be information coming in the near future regarding the changes and the steps for uploading packets.
- 7.) As there were no further comments, Mr. Holst made a motion to adjourn. Ms. Saul seconded the motion. The motion was approved unanimously with 8 ayes (Adkins, Arntson, Giarusso, Holst, Leeper, Oberle, Saul and Wingert), and 0 nays.

The meeting adjourned at 6:08 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "K. Howard", written in a cursive style.

Karen Howard  
Community Services Manager

A handwritten signature in blue ink, appearing to read "Joanne Goodrich", written in a cursive style.

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 & Zoning Commission  
**FROM:** David Sturch, Planner III  
Jon Resler, City Engineer  
**DATE:** November 7, 2018  
**SUBJECT:** Park Ridge Estates Preliminary Plat

---

**REQUEST:** Request to approve the Park Ridge Estates Preliminary Plat  
**PETITIONER:** Larry Hill, Owner; Wingert Development, CGA, Inc., Engineer  
**LOCATION:** 20.8 acre parcel at the north end of Lakeshore Drive

---

#### PROPOSAL

The petitioners are requesting approval of a preliminary 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

This property has been zoned as agricultural since adoption of the Zoning Ordinance in 1970. The land is surrounded by R-1, Single Unit Residential zoning on the south and east sides. The current owner is interested in selling this land for future development. There is a current buyer with an offer to purchase the land contingent on the rezoning of the property to R-1, so it can be developed for residential uses. The application for rezoning is currently under review by the City Council. The preliminary plat is the next step in the development process. This staff report will summarize the proposed preliminary plat for this 20.8 acre parcel.

#### ZONING

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 is considering the rezoning request and has deferred the final reading until preliminary plat is on the council agenda. The proposed subdivision will allow development of six single unit residential dwellings. The R-1 district requires a minimum lot area of 9,000 ft<sup>2</sup> 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	31,383
3	75	95,743
4	75	79,274
5	110	63,081
6	385	90,505
Outlot A	385	38,535
Outlot B	180	72,588
Outlot C	159	17,871
Outlot D	163	27,615
Outlot E	401	156,103
Outlot F	401	120,463
Outlot 1	Detention	22,381
Outlot 3	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 (with the exception of Outlot A) identified on the plat encompass the sensitive land features including the floodplain district, wetlands, steep slopes and tree stands. Outlot A will be sold to the owner of Lot 14 in Lakewood Estates. The developer intends to convey the remaining lettered outlots to the owners of the abutting lots in the proposed subdivision. Outlot B will be held by the developer for another potential building lot if the floodplain maps are revised for this area in a manner that creates enough buildable space for a home in the future. The future use of the remaining outlots must be clearly defined as part of this platting process. A riparian easement will be established over the lettered outlots that encroach in the aforementioned sensitive areas. This is a perpetual easement for preservation purposes. The riparian 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.

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 for 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. 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. This document needs to be amended to reflect the revised preliminary plat and include the riparian easement. The final Deed of Dedication will be submitted during the final plat of this subdivision.

## TECHNICAL COMMENTS

Utilities - City technical staff, including Cedar Falls Utilities (CFU) personnel, noted that the water, gas and communication services are available to the site at the north end of Lakeshore Drive. The developer is responsible for the construction of a properly sized water system from the 12" water main on north end of Lakeshore Drive to and throughout the proposed addition. Included in the installation are valves and water service stubs for the new lots. The preliminary plat shows two fire hydrants along Lakeshore Drive. The developer will be responsible for extending the utility services to the proposed development. The easements identified on the plat satisfy CFU requirements.

Stormwater Management – There has been considerable discussion about management of the stormwater. Neighboring properties owners to the south and east of the subject property have noted existing drainage problems in their subdivisions and problems with maintenance of the dam that impounds the stream and creates the lake that is part of the Lakewood Hills subdivision. The petitioner's proposed subdivision is located downstream of the existing subdivisions to the south and east, so drainage from the proposed subdivision will not flow into those areas or the lake. However, during a large rain event stormwater run-off from the existing subdivisions is currently flowing uncontrolled off the end of Lakeshore Drive, across the petitioner's property and down into the ravine near the toe of the dam that impounds the water that creates the lake. This uncontrolled run-off has created erosion in the stream bank near the outlet of the dam. In addition a storm sewer pipe extends from the intake near the end of Lakeshore Drive across petitioner's property and also outlets into the stream near the outlet of the dam. City staff and the developer have met with neighbors on a number of occasions to discuss options for designing the extension of Lakeshore Drive and the stormwater management facilities in the new subdivision in a way that might alleviate some of the existing problems. Correspondence from the neighbors and a response from the developer's engineer are attached to this report for your review. In addition, the City received correspondence from the Iowa DNR, who was asked by the neighboring property owners to assess the condition of the dam in the context of new development being proposed in the area.

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:

- Currently, the intersection of Lakeridge Drive and Lilliput is in a sump condition, which means that this intersection is at a low point and in a rain event water will collect and pond here until it drains into the street intakes to a 15" storm sewer. In a large event the ponding will eventually get to a point where it overtops the high point in the street just north of the intersection. Currently, the water is then flowing uncontrolled down the hillside across the petitioner's property to the stream at the bottom of the ravine downstream of the dam. With the new subdivision, the petitioner is proposing to grade the site so that the low point in the extended portion of Lakeshore Drive will be further to the north and water will flow to a new set of intakes at the north end of Outlot B. In addition, the existing storm sewer pipe that extends northeast down the hillside from the existing intakes at the end of Lakeshore Drive will be abandoned and a new storm sewer pipe will extend along Lakeshore Drive to connect with the intakes at the new low point in the roadway at the end of Outlot B. In a large event the water will pond at this new low point and flow into the detention basin in Outlot 2, which is 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. In a larger rain event the system is designed with an overland flow route from the new low spot through an overland drainageway that also empties into the detention basin in Outlot 2. This design will prevent the current uncontrolled overland flow of water from the existing subdivision through Outlot B that is currently eroding the land near the ravine and the dam spillway.
- 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 to be captured by the intakes at the new low point north of Outlot B.
- It should be noted that the western portion of the proposed plat will also drain to the new sump location at the north end of Outlot B and collect into the aforementioned intakes. The street and stormwater management system will be designed to direct a very large event into the planned stormwater basins. 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 a new detention basin in Outlot 2; 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 2. 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 sump location in the street and travel to the north into another detention basin in Outlot 1 located at the end of the cul-de-sac. Water from the detention basin in Outlot 1 will be released into the stream corridor at the north end of the subdivision.
- Each detention basin is designed to collect the 100 year event with a 2 year pre-development release rate. These detention basins will be maintained by the property owners of this subdivision. The storm water basins will provide a better way to collect and release the storm water than the existing uncontrolled flow. Therefore, the entire site will have a net discharge rate in compliance with the Cedar Falls stormwater detention

requirements. The subdivision must be designed so that it is clear who is responsible for long term maintenance of the stormwater facilities with adequate access to the basins.

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 to a new lift station in Ulrich Park, north of the proposed subdivision. This sewer line will continue 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 will be established along the north side of the plat to allow for the future extension of the sanitary sewer.

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 or escrow agreement with the City Engineering Division which serves as a financial guarantee that all the improvements will be installed in a timely fashion.

### SUMMARY

This preliminary plat was introduced at the September 12, 2018 Planning and Zoning Commission meeting. Staff provided some introductory comments and wanted to seek input from the Commission and nearby residents. Concerns about the storm water runoff and the adjacent Lakewood Hills dam were presented by the neighbors. On September 17<sup>th</sup>, city staff met with several of the Lakewood Hills neighbors on site to review and discuss the proposed plat and condition of the dam. A representative from the Iowa DNR was present and conducted a dam inspection (see attached correspondence from the Iowa DNR).

Since this meeting, the developer's engineer redesigned the storm water drainage and detention for this subdivision. This design as described above routes the stormwater from the Lakeshore Drive and Lilliput intersection to the north into new storm sewers and detention basins. The existing storm sewer outlet, approximately 40 feet north of the dam spillway, will be abandoned and relocated 150 feet north of said spillway. Another concern addressed by the neighbors was the overland and uncontrolled runoff across the north side of 1009 Lakeshore Drive. This runoff creates an erosion problem into the east ravine that could interfere with the dam spillway. The

proposed drainage plan will eliminate and redirect this overland runoff to a new detention basin that is 120 feet north of the spillway.

The lots are located outside of the designated 100-year floodplain. Outlots B, C, D, E and F encompass the 100-year floodplain. Notice on the November 14 Planning and Zoning Commission meeting was sent to the adjacent property owners on November 8, 2018.

Attached to this staff report are the plat documents, photos of the dam spillway/erosion, neighborhood petition, email correspondence, and Lakewood Hills dam report from the Iowa DNR.

### STAFF RECOMMENDATION

The Community Development Department recommends approval of the Park Ridge Estates Preliminary Plat, subject to the following comments:

1. Any comments or direction specified by the Planning & Zoning Commission.
2. Amend the Deed of Dedication and include the riparian easement.
3. Conform to all city staff recommendations and technical requirements.

### PLANNING & ZONING COMMISSION

Introduction 9/12/2018 Acting Chair Holst introduced the item and Mr. Sturch provided background information. He outlined the plat details for the development of six residential lots and the sensitive areas of the floodplain, tree stands, steep slopes and meandering streams from the west and south to the Cedar River. He noted that the developer intends to maintain these sensitive areas in their natural state and that the storm water plan is being reviewed by the developer's engineer. Staff would like to discuss the plat at this time and gather any comments for continued discussion at the next Planning and Zoning meeting.

Mr. Adam Daters, Clapsaddle Garber Associates provided some comments on the proposed plat. Mr. Holst asked if there any consideration of a future extension of Lakeshore Drive. The commission had some concerns about the storm water run-off from this site into the ravine. Mr. Arntson asked about the elevation and drainage, and where the water will go. Mr. Daters provided answers to each inquiry.

There were several nearby residents in the audience to comment on this preliminary plat.

Tamie Stahl, 1009 Lakeshore Drive, noted concerns with storm water management and showed the debris that come through the pond whenever there is a greater amount of water flow. She also passed out pictures of the issues in the area when it rains.

Lisa Sage, owner of the lot on corner of Lakeshore and Lilliput, asked for clarification about runoff from the south. Mr. Daters explained that they will be trying to push the water drainage further to the north.

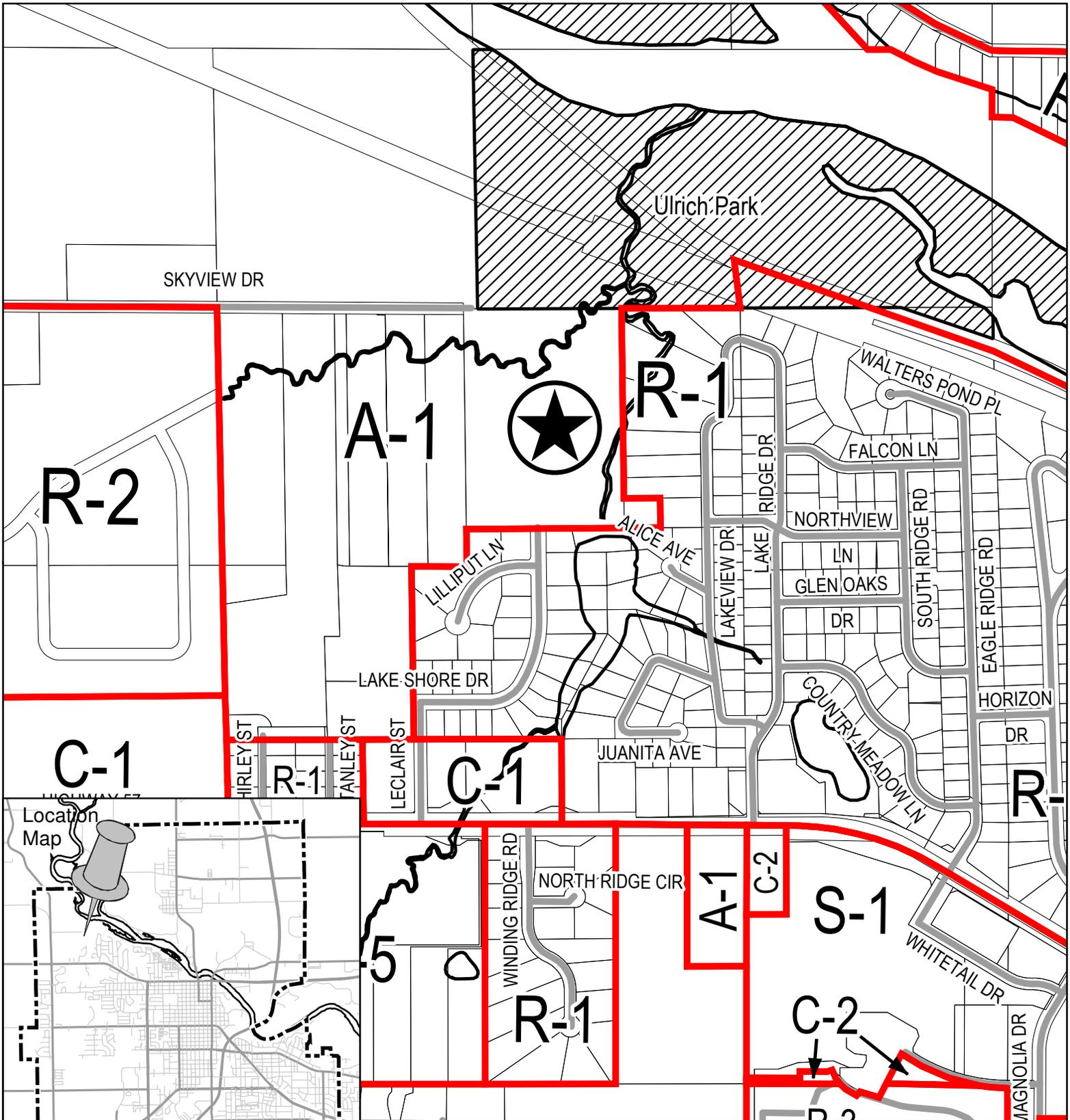
Ms. Saul recommended that staff walk the property to get a better view as opposed to just looking at a map. Mr. Leeper encouraged the developer to look

for ways to ways to improve the drainage in the area. Mr. Arntson asked for clarification of the drainage of Lot 6 to ensure its draining properly.

These comments will be addressed on the plat and presented at a future Planning and Zoning Commission meeting.

Vote  
11-14-18

Cedar Falls Planning and Zoning Commission  
November 14, 2018



Park Ridge Estates Preliminary Plat

November 2, 2018

To: City of Cedar Falls City Council  
City of Cedar Falls Planning & Zoning Commission  
Signatories of Lakeshore Hills LOA Letter of 9/22/18



From: Adam Daters, PE – Clapsaddle-Garber Associates (CGA)

Re: Lakewood Hills LOA Concerns and Proposed Remedies

Clapsaddle-Garber Associates (CGA) has worked with the developer, Brian Wingert, to develop a subdivision that meets the City's subdivision ordinances and addresses the concerns addressed in the Lakewood Hills LOA Letter dated 9/22/18.

We feel it is appropriate to address the items specifically, as presented in the letter, in order to ensure we have responded fully and completely. The concerns and remedies presented by the Lakewood Hills LOA have been paraphrased for brevity, the full concern and remedies can be found in the original letter.

### **Concern 1: Inadequacy of Storm Sewer**

Response to Concern 1: The intakes at Lakeshore Dr and Lilliput Ln are located in a sump at the intersection. Runoff will pond in this location until it either drains into the intakes, or overtops the high point, located just north of the intersection. During large rain events it is apparent that these intakes cannot handle the amount of runoff, and therefore, runoff ponds then overflows to the north in the general direction of the toe of the dam. While storm sewer is generally not designed to convey large rain events, we agree that the current route of the overland flow is not ideal. The large quantity of runoff over time is detrimental to the dam if not properly stabilized against this runoff.

### **Concern 2: Maintenance Easement for Dam**

Response to Concern 2: We agree that it is in the interest of the Lakewood Hills LOA to have a recorded easement to their benefit to access the dam structure.

### **Concern 3: Increase in Flow to Existing Storm Drains at Lakeshore and Lilliput**

Response to Concern 3: The property Mr. Wingert would like to develop is downstream of these intakes. Based on the topography it is unlikely that any runoff from the property in question is making its way to these intakes. Additionally, Mr. Wingert has agreed to install a cutoff ditch along the south side of the property to ensure runoff will be diverted downstream of these intakes.

### **Remedy 1: Discontinuing Use of Existing Storm**

Remedy 1 Response: The developer has agreed to discontinue use of this storm, and re-route through a proposed storm network within the new development.

### **Remedy 2: New Storm Discharge**

Remedy 2 Response: The developer has agreed to re-route this storm, direct it to a new detention pond which will outlet 250' north of the existing outlet.

### **Remedy 3: Reroute Overland Flow**

Remedy 3 Response: The developer has agreed to push the overland flow route further to the north, and route it through a detention pond. This will assist in decreasing the off-site runoff and allow us to control the discharge velocity. The detention will comply with the City's subdivision ordinance, and by oversizing the detention pond, we are able to accommodate some of the off-site runoff and reduce the off-site runoff through the proposed subdivision. The overland flow will discharge approximately 200' north of the existing overland flow discharge location.

### **Remedy 4: Recorded Easement**

Remedy 4 Response: The developer is planning to grant an easement for the dam at no cost to the Lakewood Hills LOA.

### **Remedy 5: Storm Water Report**

Remedy 5 Response: CGA has provided a copy of the Storm Water Report to the City of Cedar Falls and the Lakewood Hills LOA for their review.

### **Remedy 6: Rip-Rap Installation and Tree Removal**

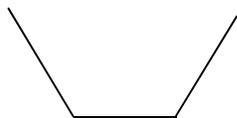
Remedy 6 Response: The developer has shown a willingness to help the Lakewood Hills LOA who are representing the dam's interest. The developer has agreed to routing the runoff further north away from the dam, remove the existing culvert discharging near the toe of the dam and grant an easement at no cost. The developer is actively discussing the tree removal and rip-rap installation with representatives of the Lakewood Hills LOA and is open to additional discussions that may be of benefit to both parties, but cannot commit to all requests in item 6 at this time until scope and final costs are available.

### **City of Cedar Falls Comment #1: Pipe and Intake Size and How They Will Handle Storm Run-Off**

Comment #1 Response: The proposed storm sewer system that leads to the east detention pond will consist of an 18" RCP (connecting to the existing 18" RCP) along with two 24" RCP's that lead directly to the east detention pond. Two intakes will be placed at a designed sump location to carry the storm run-off to the east detention pond and they will be SW-509 (8' open throat intakes) that can handle roughly 1/3 of the runoff in the 100-Year Rain Event. An overflow swale will be implemented to carry 1/3 of the runoff in the 100-Year Rain Event directly to the east detention pond. The last 1/3 of the water heading to the designed sump location will overflow (in the street) to the north detention pond. On the north side of the project, in the cul-de-sac, the design implements another SW-509 with a 24" RCP releasing directly into the north detention pond. The SW-509 will capture roughly 3/4 of the run-off in the 100-Year Rain Event with 1/4 of the runoff overflowing directly into the detention pond.

### **City of Cedar Falls Comment #2: Overland Flow Routes and Characteristics**

Comment #2 Response: The overflow channel heading to the east will consist of a total length from top to top of 30'. The swale will be 3' deep at typical sections will 3:1 side slopes and a bottom width of 10'. In the 100-Year Rain Event, the swale will be carrying roughly 0.5' at 5 ft/s. The design will encompass rock check dams to slow the water down and limit the erosion that the storm run-off will generate.



The overflow channel heading to the north detention pond will be a gentle depression in the grading and not have a defined channel as the overflow to the east. The amount of water in the 100-Year Rain Event is of minimal concern due to the low flow rates bypassing the intake in the cul-de-sac.

### **City of Cedar Falls Comment #3: Moving the Street Ponding to the North**

Comment #3 Response: The current design is to divert roughly 1/3 of the total runoff from the east detention pond to the north detention pond. This is accomplished by lowering the centerline elevation of the high point in the road to allow for less ponding in the designed sump location for the east detention pond. The information regarding the characteristics of the north ponding location can be seen in the response to Comment #1.

Please contact me at 641-752-6701, or [adaters@cgaconsultants.com](mailto:adaters@cgaconsultants.com) if you have any questions. We hope this response addressed your concerns, and look forward to additional discussion.

Sincerely,

CLAPSADDLE-GARBER ASSOCIATES, INC.



Adam C. Daters, PE  
Project Manager

Enclosure

# PRELIMINARY PLAT PARK RIDGE ESTATES SUBDIVISION CEDAR FALLS, IOWA

## LEGEND

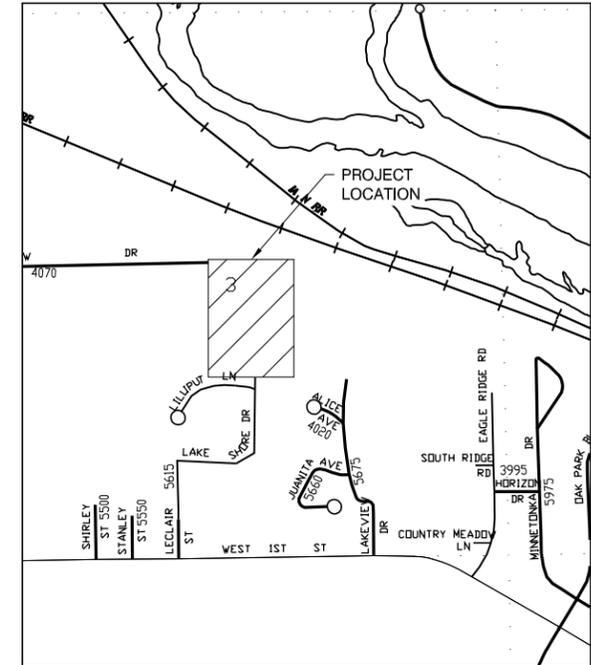
EXISTING	PROPOSED	
		EVERGREEN TREE
		DECIDUOUS TREE
		SHRUBS (BUSHES)
		TREE LINE
		SIGN (TYPE AS NOTED)
		FENCE
		SILT FENCE
		CONTOUR LINE
		WATERLINE
		WATER VALVE
		FIRE HYDRANT
		SANITARY SEWER LINE
		STORM SEWER LINE
		MANHOLE
		CLEANOUT
		INTAKE
		BEEHIVE INTAKE
		GAS LINE
		GAS VALVE
		OVERHEAD ELECTRICAL LINE
		BURIED ELECTRICAL LINE
		POWER POLE
		STREET LIGHT
		ELECTRICAL BOX/TRANSFORMER
		TELEPHONE LINE
		TELEPHONE PEDESTAL

## 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.



VICINITY MAP  
NOT TO SCALE

## OUTLOT USES:

OUTLOT A: TO BE USED FOR EXPANSION OF A YARD IN ADJOINING LAKEWOOD ESTATES, TO BE CONVEYED TO THE OWNER OF ADJOINING LOT 14, LAKEWOOD ESTATES, CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

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.

## 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)

## SURVEY REQUESTED BY:

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

## OWNERS OF RECORD

LARRY HILL  
511 OAK PARK BLVD.  
CEDAR FALLS, IOWA 50613

## FLOOD ZONE

(ZONE A & AE)  
PANEL # 1903C0161F  
EFFECTIVE DATE: JULY 18, 2011

## SURVEY LEGEND

- ▲ 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  
1/2" x 30" REBAR w/BLUE PLASTIC ID CAP #22259
- SET 1/2" x 30" REBAR w/BLUE PLASTIC ID CAP #22259
- ( ) RECORDED AS

## 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'

DATE PREPARED: JULY 3, 2018

J:\5694\dwg\Survey\Preliminary Plat\5694-Preliminary Plat Sheet 1 and 2 of 3.dwg - Prel Plat Sheet 1 - 11-08-18 - B1 team - SDC25

NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE



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

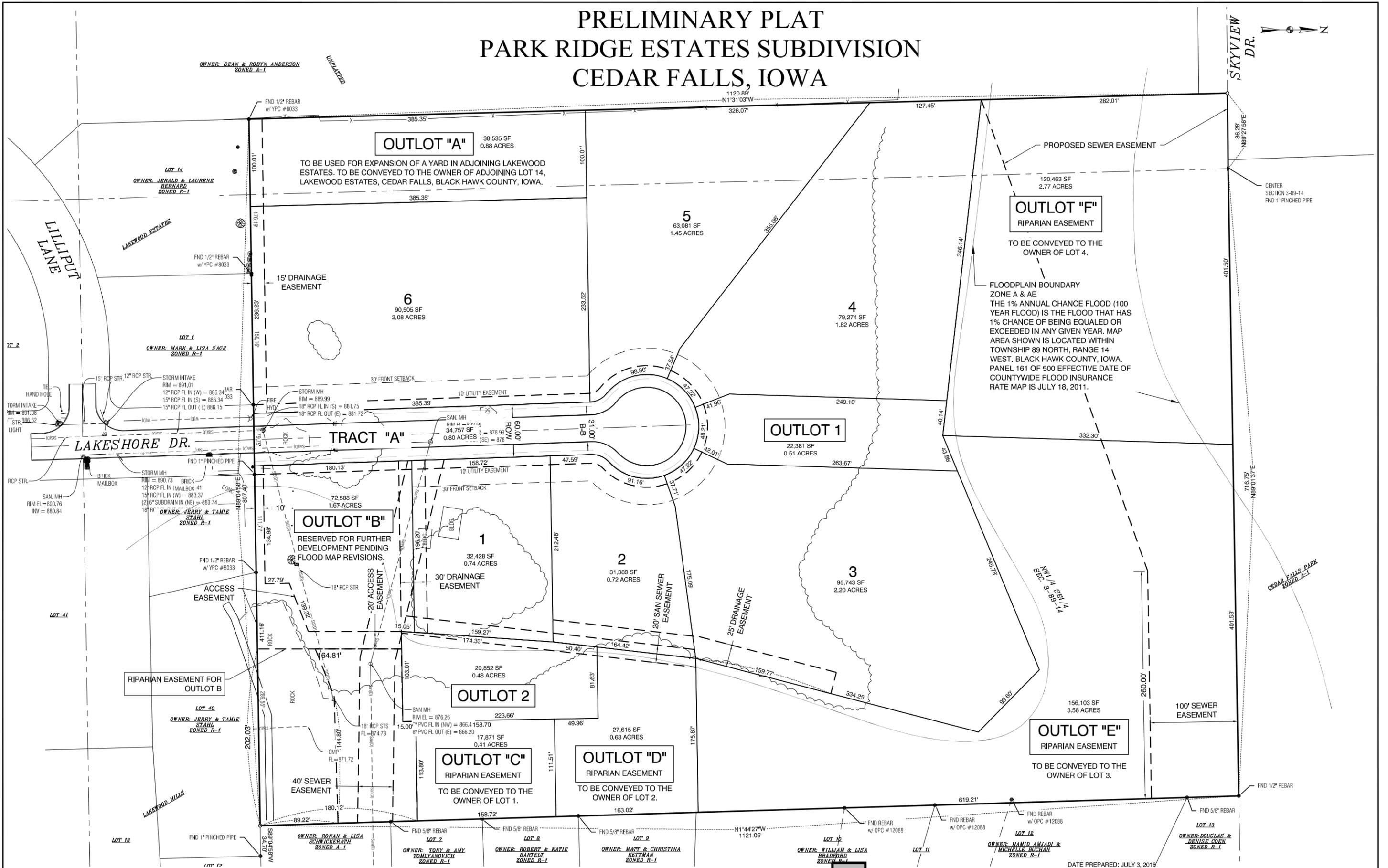
DESIGNED: - DATE: -  
DRAWN: BMC DATE: 04-18-2018  
CHECKED: ACD DATE: 04-18-2018  
APPROVED: - DATE: -

PARK RIDGE ESTATES SUBDIVISION  
CEDAR FALLS, IOWA

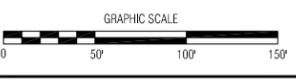
PRELIMINARY PLAT

PROJECT NO.  
5694  
SHEET NO.  
1 OF 3

# PRELIMINARY PLAT PARK RIDGE ESTATES SUBDIVISION CEDAR FALLS, IOWA



J:\5694\dwg\Survey\Preliminary Plat\5694-Preliminary Plat Sheet 1 and 2 of 3.dwg - Prel Plat Sheet 2 - 11-09-19 - 81 team - SDC25



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

**CGA** Clapsdille-Garber Associates, Inc.  
16 East Main Street  
Marshalltown, Iowa 50158  
Ph 641-753-6701  
www.cgaconsultants.com

DESIGNED: - DATE: -  
DRAWN: BMC/RWA DATE: 7-26-2018  
CHECKED: ACD DATE: 7-26-2018  
APPROVED: - DATE: -

**PARK RIDGE ESTATES SUBDIVISION**  
CEDAR FALLS, IOWA

DATE PREPARED: JULY 3, 2018

**PRELIMINARY PLAT**

PROJECT NO.  
5694  
SHEET NO.  
2 OF 3



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 \_\_\_\_\_, 2018, does by these presents designate and set apart the aforesaid premises as a subdivision of the City of Cedar Falls, Iowa the same to be known as:

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.

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 (7) 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 three stall 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 residential sprinkler 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 shall be used for expansion of a yard in adjoining Lakewood Estates. Outlot A must be conveyed to the owner of adjoining Lot 14, Lakewood Estates, Cedar Falls, Black Hawk County, Iowa.

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 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. 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.

19. 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.

20. 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.

21. 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 not be placed between the curb line and the property line abutting the lots.

22. The contractor or owner of any lot shall verify the depth of the sanitary sewer service line serving said lot to insure 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.

23. Any and all drainage easements will be required to follow the "Stormwater Management Plan" and no building structures, fence structures, landscaping structures, private gardens 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.

24. 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, and surrounding access 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, mowing, watering, include upkeep of any underground sprinkler system, snow removal of common areas. Initially, the Developer, BJW Holdings, LLC, shall perform the actual construction duties to establish the common area, green spaces, entrance, and surrounding access area.

The annual dues for the Association shall initially be set at \$300 per lot per year beginning in \_\_\_\_\_ 1, 2018. 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 \_\_\_\_\_, 2018.

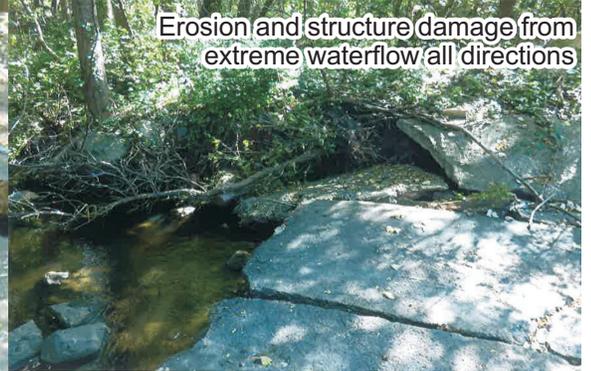
BJW Holdings, LLC

\_\_\_\_\_  
Brian J. Wingert, Manager

STATE OF IOWA, BLACK HAWK COUNTY: ss

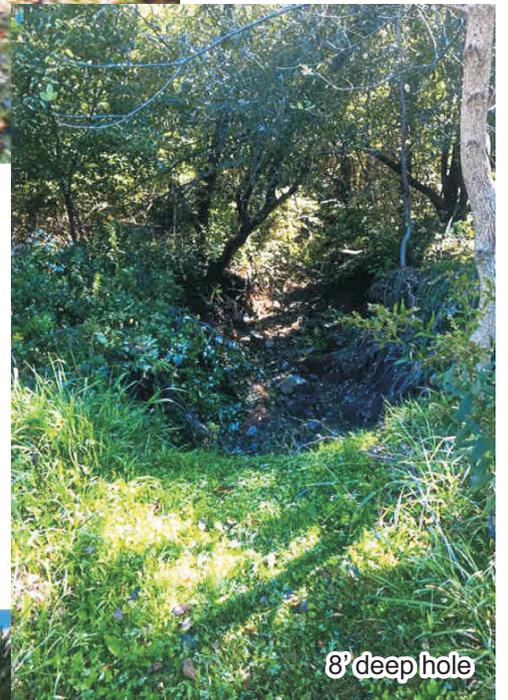
On this \_\_\_\_ day of \_\_\_\_\_, 2018, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Brian J. Wingert, Manager of BJW Holdings, LLC, to me known as the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed on behalf of BJW Holdings, LLC.

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





The erosion on Outlot B. This rut grew 8' by 8' by 10' this past week



8' deep hole



Location of the last storm sewer inlets at Lakeshore and Lilliput

Thank you for taking time to read our concerns.

Our Lakewood Hills LOA as a group is happy to see growth and development in Cedar Falls. We may have been naïve or unaware in the past. However, through some hard-learned lessons of the past, we have learned that we need to be actively involved in the development process that goes on around us and affects us.

In the matter of the Park Ridge Estates Plat, we have serious concerns. As we write this letter, these have all been voiced in a meeting including developer Brian Wingert, CGA Inc. Engineer Adam Daters, David Sturch and Jon Resler from Cedar Falls, Casey Walty (DNR), Stephen E. Jones P.E. (SEJ Consulting LLC, Civil, Construction & Environmental Engineer), State Representative Bob Kressig and several members of our LOA on Monday, Sept. 17, 2018.

Our concerns are:

- 1) The storm drains on the northwest side of our lake have not been adequate on 3 separate occasions in the last 4 years. This has led to overland waterflow to just north of our dam causing drastic erosion and damage to our dam. Pictures were presented to P&Z at the Sept. 12 meeting. The Sept. 17 meeting above was on that site so the scale of the damage could be seen by all.
- 2) A need for recorded easement for access to the north side of the dam to be maintained so that maintenance work can be performed on the dam. This includes access with heavy equipment.
- 3) The waterflow to the storm drains at the north end of Lakeshore Drive will see an increase because the urban runoff is at a faster rate than the current ag land, which has already been identified as a problem area.

Remedies that were discussed at that meeting include:

- 1) Discontinuing the use of the storm sewer heading east-northeast from the manhole at the north end of Lakeshore Drive to Birdsall Creek approximately 20 feet north our dam outlet and replace that by extending the storm sewer approximately 120' in a northerly direction from that manhole.
- 2) Running a storm sewer from that northerly point in an east-northeast direction to an outlet into Birdsall Creek approximately 100' north of the current one.
- 3) Rerouting the overland emergency runoff to a more northerly location by approximately 100'. That route could lead into the runoff retention on the Park Ridge Estates Property. This would slow the rate of entry for water into Birdsall Creek to comply with the 100/2 rule in the events exceeding storm sewer design.
- 4) A recorded easement for access to the north side of the dam. Or a deed of land large enough to maintain that access.
- 5) Provide engineering models that verify adequate storm sewer and overland storm water management immediate around and through the proposed development area.
- 6) Bringing in adequate size rip rap to rebuild spillway below dam outlet and helping with tree removal on north side of dam.

If all these conditions were met and addressed, we the undersigned would be in favor of the proposed development.

Name

Address

Chris Blum

3002 Alice Ave.

James H. Knock

821 LAKESHORE DR.

Gray Tom

925 LAKESHORE DR.

Tom Shennel

922 LAKESHORE DR.

LANE + JOANNE

915 LAKESHORE DRIVE

~~REEVES~~  
Ann M. Fairchild

713 LAKESHORE DR.

Todd & Kris Lawrence

903 Lakeshore Drive

Mike Schae

113 Lilliput Dr

Mark W. Allen

109 LILLIPUT LANE

Jerald D. Berman

105 Lilliput Lane

Todd Allen

3014 Alice Ave.

Dianne Reynolds

108 Lilliput Ln.

Guff Bond

114 Lilliput Ln

Steve Hill

807 LAKESHORE DR.

TONY GOETSCH

725 LAKESHORE DR.

Jim Sucher

719 Lakeshore

Rosalie Meach

707 Lakeshore Dr.

Laura Overstreet

701 Lakeshore Dr.

See additional comments



810 Juanita Ave

Carla Boss

810 Juanita Ave

Jerry and Tamie Stahl

1009 Lakeshore Dr.

If all these conditions were met and addressed, we the undersigned would be in favor of the proposed development.

Name	Address
Marina Darnora	818 Juanita Avenue
ORLANDO SCHWARTZ	910 JUANITA AVE
Karla Koch	712 Juanita Avenue
Chris Brammer	902 Juanita Ave
Matt Miller	3009 ALICE AVE.
Tom Miller	918 JUANITA

L

**From:** Jerry Stahl  
**To:** Jon Resler  
**Sent:** Wednesday, October 24, 2018 12:11:56 PM  
**Subject:** Dam

Mayor Brown, Mr. Resler, Mr. Sturch, Planning and Zoning Members and City Council Members;

I am aware the city is doing a water study in regards to the potential development of the Park Ridge Preliminary Plat. Our association president and association member Jim Hancock have made me aware you will be providing them with a copy of this assessment for our association to have evaluated by our professional consultant Steve Jones. I am asking you to also do a micro study of the waters going into the back side of the Dam on our property. I would also like Mr. Jones to look at this study in the process of the decision making. I am also requesting a extended time be allowed to have these studies evaluated when they are received before further decisions are made.

I want to make sure everyone in the Cedar Falls City Hall and State is aware that our Dam is being damaged by incoming storm waters from surrounding areas and has been downgraded in safety. This is an important issue for the safety of the people living downstream from the Dam, the children who insist on playing in the waters downstream from the Dam and the railroad tracks downstream from the Dam.

I have included photos taken at the meeting held at my home and the areas of concern on Monday, September 17th starting at noon with our Professional Consultant Steve Jones, Casey Walty from the DNR, Adam Daters the Developers Engineer, Brian Wingert the Developer, David Sturch Cedar Falls Architect, Bob Kressig Cedar Falls Representative, Jon Resler the Cedar Falls Engineer, Josh Balk the Dry Run Creek Advisor, Chris Borglum our Association President, Jim Hancock our Association Vice President and myself, Tamie Stahl present to view the damage with the hopes of concerned parties witnessing the problems and begin the problem solving process.



I am trying to avoid conflict, deal with previous and existing damage and avoid future damage by looking for solutions and opportunities for cooperative action. I know this will take common sense good judgement and a cooperative, problem solving approach.



I know our city intends to hold itself to a exceptionally high standard in problem solving when it comes to its citizens and finding solutions to our cities drainage and watershed issues.

Respectfully  
Tamie Stahl



10/24/2018

JERRY AND TAMIE STAHL  
1009 LAKESHORE DR  
CEDAR FALLS, IA 50613

Project Description: Lakewood Hills Dam (IA02079)

Dear Mr. and Ms. Stahl :

We visited the Lakewood Hills Dam at your request on September 17, 2018.

It appears that your property line is approximately 10-20 ft north of your house and runs along the top of the embankment. We have located an easement from 1980 that outlined who was responsible for the dam, and a modification agreement from 1992 that modified the responsible party to be only Lot 40 of Lakewood Hills. I have attached a copy of each of these documents. One point from this agreement states:

2. That the Ulrichs agree that they and their successors and assigns of Lot 40, either in whole or in part, shall remain liable for maintenance of the Dam, as necessary, to keep the Dam in compliance with DNR criteria including, but not limited to, the outlet or water spillway from the Dam area, the concrete apron where water discharges into the creek and the necessary riprap on the Dam embankment and creek area next to the concrete apron and are responsible for removal of trees, shrubs and riprap along the downstream embankment.

During the visit we discussed the erosion channel located approximately 100-ft downstream of the dam that is currently progressing to the west. This is located on property owned by Larry Hill and it appears to be located far enough away from the embankment that the safety of the dam is not impacted. No further action for this item is required at this time.

During the visit we discussed concerns of increased water flows in to the lake. We have reviewed the design calculations for the 1980's modifications and it appears that an assumption was included that future development would occur within the drainage basin. An approximately 235-ft wide auxiliary spillway with riprap protection is provided on the dam embankment. As it was designed, the auxiliary spillway is expected to flow approximately 2.2-ft deep for a 100-yr storm (3.8 inches of rainfall in 2 hours), and 4.1-ft deep for the freeboard design storm (13 inches of rainfall in 6 hours). Higher frequency storms were not included in these calculations, but the current frequent flow over the dam is consistent with the design. This dam was designed to flow in the auxiliary spillway to reduce the flooding potential of the houses adjacent to the lake.

Based on the current observations and deterioration since the 2015 DNR inspection, we have assigned a condition rating of Fair. No existing dam safety deficiencies are recognized for normal loading conditions; however, infrequent hydrologic events (extreme rainfall) may result in a dam safety deficiency. It is critical that the listed

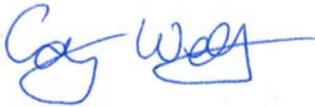
recommendations in the attached inspection report be repaired in a timely manner to keep the dam from continued deterioration.

Modifications of this dam beyond the scope of ordinary maintenance or repair will require approval from the DNR. This could include items such as dredging, impoundment lowering, and spillway outlet repairs.

As per 567 Iowa Administrative Code Chapter 73, the dam owner is responsible for all maintenance and repairs of the dam. If proper maintenance and repairs are not made to the dam, the DNR may issue an administrative order to ensure compliance.

If you have any questions, please contact me at 515-725-8330 or by email at Casey.Welty@dnr.iowa.gov.

Sincerely,



Casey R. Welty, P.E.  
Flood Plain Management and Dam Safety Section

Enc.: Iowa Natural Resources Council Order No. 80-165  
1980 Easement  
1992 Modification Agreement  
9/17/2018 Inspection Report

CC: Steve Jones, SEJ Consulting [email]  
Jon Resler, Cedar Falls City Engineer [email]  
David Sturch, Cedar Falls Code Enforcement Manager [email]  
Chris Borglum, Association President [email]

STATE OF IOWA  
BEFORE THE IOWA NATURAL RESOURCES COUNCIL

RECEIVED

MAR 1 1980

N. R. C.

IN THE MATTER OF THE APPLICATION OF)  
CLAYTON ULRICH )  
CEDAR FALLS, IOWA )

ORDER NO. 80-165

\* \* \* \* \*

Pursuant to Chapter 455A, Code of Iowa 1979, Clayton Ulrich, Cedar Falls, Iowa, has submitted plans and specifications with a request for approval of proposed modifications to an unauthorized dam in the City of Cedar Falls, Black Hawk County, Iowa, and for approval of operation and maintenance of said dam as modified. The Council called up the project for review pursuant to Section 455A.33 of the Code. The staff prepared an engineering memorandum and scheduled a contested case hearing on the project. Notice of the hearing and a copy of the memorandum were sent to the applicant and several interested persons.

Findings:

On the basis of the evidence submitted at the hearing on March 4, 1980 and documents submitted in accordance with the Council's instructions after said hearing, the following findings are made.

1. The Lakewood Hills dam and 4.5-acre impoundment are located in the W 1/2 of the SE 1/4 of Section 3, T89N, R14W, Black Hawk County. The dam was built by Leland Dobbs (contractor) on land owned by Clayton Ulrich sometime in 1966 or 1967 without the necessary approval of the Council. Since that time, the land adjacent to the dam and normal lake pool has been subdivided with 9 undeveloped lots (40 through 48) on the west side of the lake and 13 developed lots (12 through 24) on the east side of the lake. The lot property lines extend into and beneath the normal lake level. Two of the existing houses (lots 13 and 15) have walk out basements with elevations below the top of dam and have experienced flooding problems in the past. The dam was classified by the staff as having a moderate damage potential because of the city park and the urban area (presently undeveloped) located downstream.

2. Edward Harriott, who together with his wife owns lot 15 of Lakewood Hills, complained to the INRC staff in June 1978 about flooding of his basement. A staff investigation of the unauthorized dam was made in response to the complaint. Mr. Ulrich first submitted as-built engineering plans and, then after being advised by the staff that the dam does not satisfy INRC criteria for a moderate hazard structure, submitted engineering plans and specifications for construction of a new and much larger emergency spillway at the center of the dam which would replace the existing emergency spillway. Materials excavated in constructing the new emergency spillway are to be used to fill the existing emergency spillway, raise portions of lots 40 and 41 up to elevation 887.2 feet, N.G.V.D., or more, and to raise the top of dam to the design elevation of 890 feet, N.G.V.D.

Upon completion of the proposed 236-foot emergency spillway, the 2 existing lakeside homes with water entry levels below the top of dam (the Harriott home on lot 15 and the Tangen home on lot 13) would be protected from the Q100 flood event. This is the level of protection required by Rule 580-5.54(1), Iowa Administrative Code, for homes constructed on a flood plain. Protection from a flood equivalent to the Q100 flood event does not mean that the basements of the Harriott and Tangen homes will never flood again. But, upon completion of the proposed new emergency spillway, only an unusual flood, less frequent than the Q100 event, would reach the basement water entry levels in these 2 homes.

The applicant's plans and specifications provide for stabilization of the downstream face and crest of the emergency spillway to protect it from erosion. There is no dispute as to whether the proposed modifications will substantially reduce the frequency of flooding or existing basements built below the top of dam. Nor is there dispute as to the adequacy of the measures proposed to protect the emergency spillway from erosion.

3. There was dispute at the hearing on March 4, 1980 and at a Council meeting on June 2, 1980 concerning the issue of who will be responsible for maintenance of the dam in the future. Following the hearing, the Council voted to defer action until the June 1980 Council meeting when the applicant, complainant, and other owners of lots adjacent to the lake were to submit a proposal for long-term ownership and maintenance of the dam. At the time of the meeting on June 2, 1980, the applicant and other lakeside lot owners had not agreed on any proposal for long-term ownership and maintenance of the dam. However, the applicant submitted a draft agreement which would provide that the Council approve the dam as modified in accordance with the plans submitted by the applicant in August 1979 on condition that the modifications be completed within 60 days of the date of the agreement and that the owners of lots 40 through 48 be responsible for future maintenance of the dam. Mr. Ulrich presently owns the 9 affected lots. Mr. Ulrich also submitted easements executed by himself and his wife as owners of lot 40 and by Richard and Marvel Dutcher as owners of lot 12. Each easement grants the owners of the other lakeside lots affected by the above-mentioned draft agreement a right of access for maintenance and repair of the dam.

Arnold and Norma Farber, owners of lot 19, who attended the Council meeting on June 2, 1980, questioned whether Mr. Ulrich intends to develop and sell lots 40 through 49 and questioned the value of these lots. However, the Council finds that the above-mentioned draft agreement is an acceptable assurance that Mr. Ulrich will be responsible for maintenance necessary for dam safety. It should be noted that construction of the new emergency spillway in accordance with the applicant's plans and specifications should minimize future maintenance expenses associated with emergency spillway erosion.

4. At the meeting on June 2, 1980 the INRC staff presented a memorandum dated May 21, 1980. In addition to reviewing some of the details of the applicant's plans and specifications for construction of the proposed new emergency spillway and future maintenance of the dam, the memo also identifies lands adjacent to and downstream from the impoundment on which any future development should be reviewed to assure that the temporary storage volume in the impoundment and the floodway downstream from the impoundment are not adversely affected. The staff memo recommends that any council order approving the construction, operation and maintenance of the dam specify that INRC approval will be required for any future construction or filling at elevations below 890 feet N.G.V.D. (top of dam) including lots 12 through 24 and 40 through 48 of Lakewood Hills and Lots 23 through 25 of Star View Addition located at the upstream end of the impoundment. Rule 580-5.7(2), Iowa Administrative Code, requires that INRC approval be requested prior to any construction or filling below the top of dam of an adjacent impoundment. This requirement is made a part of these findings to assure that present lot owners and future owners have notice of this requirement.

The staff memo also recommends that the order approving the modification, operation, and maintenance of the dam specify that INRC approval will be required prior to any construction or filling at elevations below 890 feet N.G.V.D. in that part of Section 3, T89N, R14W, Black Hawk County, lying downstream from the dam and upstream from the Illinois Central railroad embankment which is about 1400 feet north of the dam. The staff memo states that part of said downstream area is owned by Mr. Ulrich and the balance is a park owned by the City of Cedar Falls. The order of which these findings are a part should include conditions specifying that approval will be required prior to any construction or filling in the above-described areas. This finding is made in accordance with Rule 580-5.7(3), Iowa Administrative Code.

The Tangen and Harriott homes, on lots 13 and 15 respectively, require INRC approval prior to construction because their lowest water-entry levels are below the top of the Lakewood Hills dam. However, inasmuch as all existing homes on lots 12 through 24 will have a lowest water entry level higher than the Q100 year flood stage, separate after-the-fact approval of the construction and maintenance of such homes appears unnecessary. This finding is made in accordance with Rules 580-5.7(2) and (3), and 5.54, Iowa Administrative Code.

5. The above-mentioned memo also notes that the dam as modified would still cause permanent inundation and temporary flooding on portions of lots 12 through 24 and 40 through 48 of Lakewood Hills and on portions of lots 23, 24, and 25 of an upstream subdivision known as Star View. It is the responsibility of the applicant to obtain the permanent and temporary flooding easements necessary for inundation of such property.

6. The Council finds that each recommendation in the above-mentioned staff memorandum dated May 21, 1980 should be adopted as a condition of this order. It is noted that Mr. Ulrich has applied for a water storage permit in accordance with staff recommendation #9. It is further noted that the draft agreement, which upon acceptance by the director should be made a part of this order, provides that the applicant will complete construction of the proposed new emergency spillway within 60 days of the effective date of the draft agreement. Adoption of staff recommendation #2 is not intended to conflict with said agreement but to impose an alternative time limit for completion of authorized construction in the event that adverse weather conditions cause unavoidable delays in completion of construction. Commencement of construction of the proposed new emergency spillway as soon as weather permits would appear to be in the interest of the applicant as well as Mr. and Mrs. Harriott and the owners of lot 13.

Conclusions:

On the basis of the findings herein, the following conclusions are made:

1. The Lakewood Hills dam as it presently exists adversely affects the efficiency of and unduly restricts the capacity of the floodway of the unnamed watercourse which it impounds for the reason that said dam will not safely pass floods associated with rainfall events used by the I.N.R.C. to establish design criteria for moderate hazard structures.

2. Modification, operation and maintenance of the Lakewood Hills dam in accordance with the plans and specifications and maintenance agreement made part of this order will not adversely affect the efficiency of or unduly restrict the capacity of the floodway of the unnamed watercourse impounded by said dam.

IT IS THEREFORE ORDERED by the Iowa Natural Resources Council that the aforementioned plans and specifications which are made a part of this order are hereby approved subject to the following conditions:

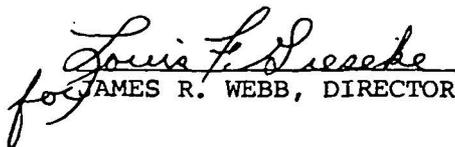
1. no material change from the plans and specifications approved by the council shall be made unless authorized by the director or council;
2. this order may be revoked by the council if construction is not completed within 1 year of the date of issue;
3. notification of completion of construction shall be made to the Iowa Natural Resources Council within thirty days after completion;
4. the applicant and/or each successor in interest to the real estate, as specified in the maintenance agreement between the Iowa Natural Resources Council and Clayton and Bessie Ulrich made a part of this order upon signature by the director, shall be responsible for proper maintenance;

5. no legal or financial responsibility arising from the construction or maintenance of the approved works shall attach to the State of Iowa or the Iowa Natural Resources Council due to the issuance of this order;
6. the applicant shall be responsible for obtaining such other governmental licenses, permits or approvals and such lands, easements and right-of-ways as are required for the construction, operation, and maintenance of the approved works;
7. upon completion of construction, the applicant shall submit to the Iowa Natural Resources Council a certification by a registered professional engineer or land surveyor that the construction of the project was accomplished in accordance with this order and the plans and specifications, made a part thereof;
8. a water permit shall be obtained from the Water Commissioner, Iowa Natural Resources Council since the permanent storage of water provided by the structure is more than 18 acre-feet;
9. approval of the Iowa Natural Resources Council shall be required prior to any construction or filling on land having an elevation of 890.0 feet N.G.V.D. or lower which is located adjacent to the impoundment, including lots 12 through 24 and 40 through 48 of Lakewood Hills and lots 23 through 25 of Star View.
10. approval of the Iowa Natural Resources Council shall be required prior to any construction or filling located on land having an elevation of 890.0 feet, N.G.V.D. or lower which is located in Section 3, T89N, R14W, Black Hawk County between the dam and the downstream railroad grade. Construction of any buildings, for human occupancy, which would be adversely affected by a failure of said dam is prohibited.
11. the INRC director shall file a copy of this order and attachments with the Black Hawk County Recorder for the purpose of effectuating conditions 4, 9, and 10 herein.

CERTIFICATION OF COUNCIL ORDER

I JAMES R. WEBB, do hereby certify that I am the duly appointed and acting Director of the Iowa Natural Resources Council and that the foregoing is a true and correct copy of the determination made by the Council on June 2, 1980.

July 1, 1980

  
for JAMES R. WEBB, DIRECTOR

ORDER NO. 80-165

CERTIFICATION OF MAILING

I hereby certify that I have this 2nd day of July,  
1980, mailed Council Order 80-165 to the applicant and other  
parties of record.

By D. Kregel  
Des Moines, Iowa

RECEIVED

AUG 1 1980

L. N. R. C.

RECEIVED

EASEMENT

JUN 4 1980

KNOW ALL MEN BY THESE PRESENTS:

I. N. R. C.

That the undersigned, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, do hereby give, grant and convey unto the owners of Lots Nos. Forty-one (41), Forty-two (42), Forty-three (43), Forty-four (44), Forty-five (45), Forty-six (46), Forty-seven (47) and Forty-eight (48), in Lakewood Hills, Black Hawk County, Iowa, and their heirs, assigns and successors, an access easement to repair and maintain the Lakewood Hills, Black Hawk County Dam, over the following described real estate:

Lot No. Forty (40), Lakewood Hills, Black Hawk County, Iowa, except for the North One Hundred Three (103) feet of the West One Hundred Twenty-five (125) feet thereof,

provided the surface of the easement area is restored following any maintenance and repair; and that this easement shall be a covenant running with the land and shall be binding upon the undersigned, their heirs, assigns and successors.

IN WITNESS WHEREOF, this easement has been signed this 2<sup>nd</sup> day of June, 1980.

Clayton Ulrich  
Clayton Ulrich

Bessie E. Ulrich  
Bessie E. Ulrich

STATE OF IOWA )  
BLACK HAWK COUNTY ) ss.

On this 2<sup>nd</sup> day of June, 1980, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Clayton Ulrich and Bessie E. Ulrich, husband and wife, to me known to be the identical persons named in and who executed the within and foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Notary Public in and for the State of Iowa

RECEIVED

JUN 4 1980

AGREEMENT

THIS AGREEMENT made and entered into this 2<sup>nd</sup> day of June, 1980, by and between Clayton Ulrich and Bessie E. Ulrich, husband and wife, of Black Hawk County, Iowa, hereinafter referred to as "Ulrich", and the Iowa Natural Resources Council, an agency of the State of Iowa, hereinafter referred to as "Council".

WHEREAS, Ulrich is the developer of the Lakewood Hills, Black Hawk County, Iowa, development, and currently owns Lots Forty (40) through Forty-eight (48) therein; and

WHEREAS, the Council has required that a maintenance and upkeep agreement be entered into for the dam situated in Lakewood Hills development; and

WHEREAS, Ulrich has agreed to enter into such an agreement; and

WHEREAS, the parties desire that the terms and conditions of their agreements be set forth in writing. Now, therefore,

WITNESSETH:

That in consideration of the promises and covenants hereinafter contained, the parties hereto mutually agree as follows:

1. That the Council shall permit the dam which is currently located on Lots Forty (40) and Twelve (12) in Lakewood Hills, Black Hawk County, Iowa, to remain provided Ulrich lowers and renovates the dam to comply with the Council criteria within sixty (60) days of the date of this agreement.

2. That Ulrich agrees that Lots Nos. Forty (40), Forty-one (41), Forty-two (42), Forty-three (43), Forty-four (44), Forty-five (45), Forty-six (46), Forty-seven (47) and Forty-eight (48) in Lakewood Hills, Black Hawk County, Iowa, shall be responsible for such future maintenance and repair of the dam as may be required to keep the dam in compliance with Council criteria, with each lot being responsible for an equal share of any required dam maintenance and repair expense.

3. That in the event required maintenance and repair of the dam is not voluntarily performed, the Council may, after thirty (30) days written notice to the lot owners, order the dam to be breached upon such terms as the Council may order.

4. That in the event owners of other lots in Lakewood Hills, Black Hawk County, Iowa, desire to assume a pro rata share of any dam maintenance and repair expense required hereunder, they may do so by filing of record a statement



MODIFICATION AGREEMENT

This Modification Agreement is made and entered into this 21<sup>st</sup> day of July, 1992, by and between Clayton Ulrich and Bessie E. Ulrich, husband and wife (Ulrichs), the Department of Natural Resources, successor agency of Iowa Natural Resources Council, an agency of the State of Iowa (DNR), and Larry Hill and Susan Hill, husband and wife (Hills).

WHEREAS, Clayton Ulrich was the developer of Lakewood Hills, Black Hawk County, Iowa and is the owner of Lot 40 therein, and

WHEREAS, Ulrichs and the Iowa Natural Resources Council entered into one certain Agreement dated June 2, 1980 and recorded on July 25, 1980 in Miscellaneous Record Book 234 at Page 582, et seq. in the office of the Recorder of Black Hawk County, Iowa (Agreement), which Agreement provided for the renovation, repair and maintenance of a Dam located on Lots Forty (40) and Twelve (12) in Lakewood Hills, Black Hawk County, Iowa (Dam); and

WHEREAS, Hills own property to the north of the Dam, including property described as:

That part of the NW 1/4 of the SE 1/4 of Section 3, Township 89 North, Range 14 West of the Fifth P.M. in the City of Cedar Falls, Black Hawk County, Iowa, lying north of Lakewood Hills Addition, except the East 605 feet thereof, as described below:  
Beginning at a point on the north line of said Lakewood Hills Addn., which is N 89° 59' 48" W 34.97' of the Northeast Corner of Lot 40 of said Lakewood Hills Addn.; thence N 00° 48' 49" W 121.01' along the West line of East 605 ft.; thence N 89° 59' 48" W 51.86'; thence S 62° 48' 54" W 264.82' to the said North line of Lakewood Hills Addn.; thence S

89° 59' 48" E 289.15' along said North line  
to the point of beginning, containing 0.47  
acres. ("Parcel 1")

and it being in their best interest to cooperate in the repair  
and maintenance of the Dam, and

WHEREAS, the renovation of the Dam has been satisfactorily  
completed as required by Agreement, and the parties wish to amend  
the terms of the Agreement to provide further for the repair and  
maintenance of the Dam.

THEREFORE, in consideration of the premises and covenants  
herein contained, DNR, Ulrichs and Hills agree as follows:

1. That DNR shall and does hereby release Lots 41, 42, 43,  
44, 45, 46, 47 and 48 in Lakewood Hills, Black Hawk County, Iowa  
from any and all existing and future liens for the renovation,  
repair and maintenance of the Dam arising out of the Agreement.

2. That Ulrichs agree that they and their successors and  
assigns of Lot 40, either in whole or in part, shall remain  
liable for maintenance of the Dam, as necessary to keep the Dam  
in compliance with DNR criteria including, but not limited to,  
the outlet or water spillway from the Dam area, the concrete  
apron where water discharges into the creek and the necessary  
riprap on the Dam embankment and creek area next to the concrete  
apron and are responsible for removal of trees, shrubs and riprap  
along the downstream embankment.

3. That Ulrichs, their successors and assigns agree the DNR  
shall be given thirty (30) days prior written notice of any sale  
of Lot Forty (40), either in whole or in part, which notice shall  
reference this Modification Agreement.

4. That in the event owners of all of Lots 12-24 and 40-48 of said Lakewood Hills form an association for maintenance of the lake and enter into an agreement with the DNR for maintenance and repair of the Dam, which agreement shall run with the land, Ulrichs, their successors or assigns, may apply for the release of Lot Forty (40) from these obligations, which release will be granted by the DNR at its sole discretion.

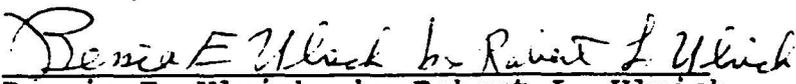
5. That Hills grant an easement to the Ulrichs, their successors and assigns for ingress and egress and for maintenance and repair of the Dam over Parcel 1, as described above.

6. That Ulrichs shall cause this Modification Agreement to be properly recorded with the Black Hawk County Recorder and shall provide certified copies thereof to the DNR and Hills.

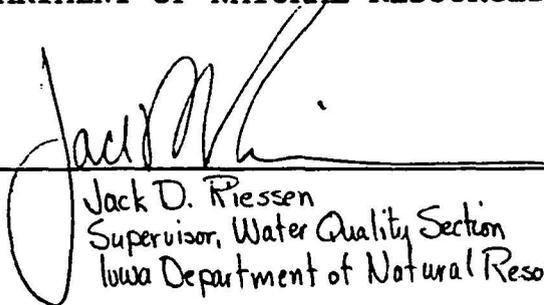
7. That all other terms and conditions of Agreement, except as modified herein, remain in full force and effect.

IN WITNESS WHEREOF, the parties have signed this Modification Agreement the year and date first above written.

  
Clayton Ulrich

  
Bessie E. Ulrich, by Robert L. Ulrich,  
Her Attorney-in-fact

DEPARTMENT OF NATURAL RESOURCES

By:   
Jack D. Riessen  
Supervisor, Water Quality Section  
Iowa Department of Natural Resources

*Larry Hill*

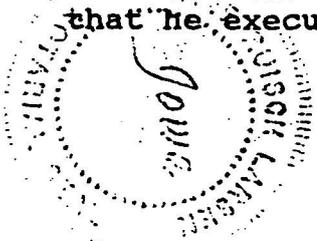
Larry Hill

*Susan Hill*

Susan Hill

STATE OF IOWA )  
 ) ss:  
BLACK HAWK COUNTY )

On this 29 day of June, 1992, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Clayton Ulrich, husband of Bessie Ulrich, to me known to be the identical person named in and who executed the within and foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.



*Diane Ruisch Larsen*  
Notary Public for the State of Iowa  
Diane Ruisch Larsen

STATE OF IOWA )  
 ) ss:  
COUNTY OF LUCAS )  
BLACK HAWK

On this 26th day of June, 1992, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robert L. Ulrich, to me known to be the identical person named in and who executed the within and foregoing instrument on behalf of Bessie E. Ulrich, wife of Clayton Ulrich, and acknowledged that he executed the same as the voluntary act and deed of Bessie E. Ulrich.

*C. Kevin McCrindle*  
Notary Public for the State of Iowa  
C. Kevin McCrindle

STATE OF IOWA )  
Polk COUNTY ) SS:

On this 21st day of July, 1992, before me, the undersigned, a Notary Public in and for the state of Iowa, personally appeared Jack Reinson, to me personally known, who being by me duly sworn, did say that he is the Supervisor of Water Quality Section of the Department of Natural Resources, an agency of the State of Iowa; that the instrument was signed on behalf of the agency by authority of the State of Iowa; and that the said Supervisor acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the Department of Natural Resources, by it and by them voluntarily executed.

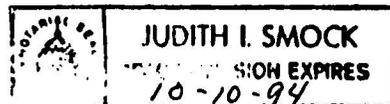
Marla J. Gallardo  
Notary Public for the State of Iowa



STATE OF IOWA )  
BLACK HAWK COUNTY ) SS:

On this 1st day of July, 1992, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Larry Hill and Susan Hill, husband and wife, to me known to be the identical persons named in and who executed the within and foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Judith I. Smock  
Notary Public for the State of Iowa



Misc  
INDEX BN  
MARGIN  
PROOF  
COMPARE pl

1165

BLACK HAWK COUNTY, IOWA:SS  
Filed for record July 23 19 92  
at 10:55 A M, and recorded in  
Misc          Book 302  
Page 230

Patricia S. Lass  
Recorder  
Deputy

Fee 25.00/

LINDEMAN & YAGLA  
ATTN KEVIN MCCRINDLE BOOK 302 PAGE 234

County Assessor

# Iowa DNR Dam Inspection Report

conducted for

## Lakewood Hills Dam

**Dam inventory number**

IA02079

**Conducted on**

9/17/18

**Inspector**

Casey Welty

**Others present:**

Tamie Stahl, Dam Owner

Steve Jones, Engineer

Adam Daters, CGA, Engineer

Jon Resler, Cedar Falls City Engineer

David Sturch, Cedar Falls Code Enforcement Manager

Brian Wingert, Developer

Josh Balk, Black Hawk SWCD, Dry Run Creek Watershed Coordinator

Bob Kressig, State Representative

Chris Borglum, Association President

Troy Love, interested landowner

Jim Hancock, interested landowner

## Embankment

Question	Response	Details
<b>Field Conditions</b>		
Pool Level	Normal Pool (+/- 6 inches)	
Ground Moisture Condition	Dry	
Any changes in downstream land use that may impact hazard classification of dam?	No	
<b>Upstream Slope</b>		
Slope appears too steep?	No	
Slope has poor vegetative cover?	No	
Slope contains trees and/or brush?	Yes	There is some brush growing along waterline.
Cracks on the embankment slope?	No	
Wave erosion at the water line?	No	
Embankment has sinkholes, depressions, slides, or bulges?	No	
Animal burrows on the embankment?	No	
Photo of Upstream Slope		
		
Appendix 1		
<b>Top of Dam</b>		
Cracks, unusual settlement, or sinkholes along the top of dam?	No	
Is the top width uniform and adequate?	Yes	
Notes:		Both the upstream and downstream shoulders have paved slabs with four foot deep toe walls to provide protection from headcutting in the event of overtopping flows. Despite

		some cracking, the slabs were in generally good condition. The owners repaired some small areas of cracked concrete.
Photo of Top of Dam		
 <p>Appendix 2</p>		
<b>Downstream Slope</b>		
Slope appears too steep?	No	
Slope has poor vegetative cover?	N/A	The downstream slope is lined with riprap.
Slope contains trees and/or brush?	Yes	There are numerous large trees covering the downstream slope of the dam.
Embankment has sinkholes, depressions, slides, or bulges?	No	
Cracks on the embankment slope?	No	
Animal burrows on the embankment?	No	
Downstream Slope Photo		
  <p>Appendix 3      Appendix 4</p>		
<b>Internal Drainage and Seepage</b>		
Does the dam have internal embankment drains?	No	
Was seepage observed through the embankment outside of designated drains?	No	

## Principal Spillway

Question	Response	Details
Description of spillway	60 inch diameter corrugated metal pipe with a drop inlet. Spillway outlets to a concrete apron.	
Is the inlet free from debris?	Yes	
Are there trees and brush around the inlet?	No	
Inlet photos		
 <p style="text-align: center;">Appendix 5</p>		
Does the dam have a conduit spillway?	Yes	
Is the trash rack and anti-siphon device in good condition?	Yes	
Is riser/inlet in good condition?	Yes	
Does the conduit appear structurally sound including water tight joints?	Yes	
Are there signs of flow beneath or around the conduit?	No	
Does the dam have an open chute spillway?	No	
Is there erosion around the spillway outlet?	Yes	The concrete at the outlet of the spillway pipe has deteriorated significantly since our last inspection in 2015. There was a hole in the concrete apron approximately 6-ft by 4-ft. The water flows out of the pipe, into this hole, and under the concrete. The soil is eroding under the concrete slab and under the end of the spillway pipe. Due to the flowing water, I was unable to determine how deep and how far under the pipe was eroded.
Are there trees and brush around the outlet?	No	

Outlet Photos



Appendix 6



Appendix 7



Appendix 8

Is there a low level drain?

No

## Auxiliary Spillway

Question	Response	Details
The dam has an auxiliary spillway.	Yes	
Description:	An approximately 235-ft wide auxillary spillway with riprap protection is provided on the dam embankment.	
Is the spillway free of obstructions?	Yes	
Is there an adequate cover free of trees and brush?	No	There are numerous large trees covering the exit slope of the auxillary slope. The trees are growing within the riprap area.
Is the spillway free from erosion?	Yes	
Auxiliary Spillway Photos		
 <p>Appendix 2</p>		

## Notes

Subject	Details
	We were contacted by the Ms. Stahl and were requested to visit the site to view some reported concerns with erosion near the dam and to discuss her concerns with a proposed development downstream of the dam.
Erosion channel	The erosion channel was approximately 8-ft wide, 8-ft deep, 25-ft long and was located approximately 100-ft downstream of the dam embankment. While this channel is getting wider as it progresses, the headcut of the channel is progressing to the west, parallel to the dam. This area of erosion does not appear that it impacts the safety of the dam due to its location away from the embankment.
Erosion Channel Photos	 <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <span>Appendix 9</span> <span>Appendix 10</span> <span>Appendix 11</span> </div>
Tree Removal	The downstream embankment face is lined with riprap to protect from overtopping erosion. There was a heavy cover of large trees and brush growing in the riprap. I discussed with Mr. Borglum that we recommend that trees and stumps be removed, backfilled with compacted fill, and riprap protection restored. We discussed that the “FEMA Technical Manual for Dam Owners, Impacts of Plants on Earthen Dams” provides recommendations for different removal options based on the location of the tree on the dam. The document suggests an appropriate size tree stump that could be sealed and remain in place. This ranges from 4-8 inches depending on the location. It does appear that a majority of the trees are larger than this.
Rainfall Runoff	Ms. Stahl and the local residents brought up concerns over the amount of overland flow water that occurs during large rain events. They brought up two main issues. First, they are concerned with the flow that comes down the street that isn’t captured by the storm sewer intakes. Secondly, they are concerned with the increased amount of water flowing into the lake due to the change in land use upstream of the dam. The residents were concerned that the dam overtops and that it seems like it overtops more frequently than it reportedly used to. We discussed that the dam was designed to overtop.
Ownership and Easements	Mr. Jones brought up concerns that the outlet of the spillway pipe and concrete apron may not be located on Ms. Stahl’s property.
Dredging	The landowners discussed dredging with Mr. Jones. He indicated that dry dredging would likely be their preferred option.

## Recommendations

Question	Response	Details
<b>Perform the following ongoing maintenance:</b>		
Exercise and perform required maintenance on gate.	Not required.	
Mow or burn the vegetation on the dam.	Perform on an ongoing basis.	
Clear vegetation from riprap areas.	Perform on an ongoing basis.	The brush should continue to be removed from the upstream water line.
Remove debris from spillway inlet.	Perform on an ongoing basis.	
Other (see notes):		
<b>Monitor the following items that were detailed in previous sections of the report. Report any significant changes to the DNR.</b>		
Seepage.	Nothing noted at this time.	
Minor erosion.	Nothing noted at this time.	
Minor embankment depressions or slides.	Nothing noted at this time.	
Other (see notes):		
<b>The following items need to be properly repaired/rectified:</b>		
Clear trees and brush from embankment and spillway areas.	Needs immediate attention.	The trees and brush should be removed from the auxiliary spillway and downstream embankment and the riprap protection should be restored.
Backfill rodent burrows and initiate rodent control program.	Not required.	
Repair and stabilize eroded areas.	Needs immediate attention.	The outlet of the spillway pipe should be stabilized to prevent continuing erosion. You may need to hire an engineer/contractor.
Other (see notes):		

<b>Employ an engineer/contractor experienced in design and construction of dams to:</b>		
Perform a geotechnical evaluation to determine cause of slides and/or depressions.	Not required.	
Evaluate and repair spillway structures.	Not required.	
Develop plans and specifications for proper repair of the dam.	In the next 1-2 years.	The outlet of the spillway pipe should be stabilized to prevent continuing erosion. Alternatives to the current outlet configuration of a concrete apron can be considered.
Other (see notes):		

## Overall Condition

Question	Response	Details
<p><b>SATISFACTORY</b>            No existing or potential dam safety deficiencies recognized. Safe performance is expected under all anticipated loading conditions, including such events as infrequent hydrologic and/or seismic events.</p> <p><b>FAIR</b>            No existing dam safety deficiencies are recognized for normal loading conditions. Infrequent hydrologic and/or seismic events would probably result in a dam safety deficiency.</p> <p><b>POOR</b>            A potential dam safety deficiency is clearly recognized for normal loading conditions. Immediate actions to resolve the deficiency are recommended; reservoir restrictions may be necessary until problem resolution.</p> <p><b>UNSATISFACTORY</b>            A dam safety deficiency exists for normal conditions. Immediate remedial action is required for problem resolution.</p>		
Overall Rating of Dam Condition	Fair	

# Media



Appendix 1



Appendix 2



Appendix 3



Appendix 4



Appendix 5



Appendix 6



Appendix 7



Appendix 8



Appendix 9



Appendix 10



Appendix 11



## 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:** Iris Lehmann, Planner I  
**DATE:** November 7, 2018  
**SUBJECT:** Central Business District Overlay Design Review for 312 Main Street

---

**REQUEST:** Request to approve a new overhead door on the back of 312 Main Street

**PETITIONER:** Darin Beck (Lark Brewing Owner); Levi Architecture (Contractor)

**LOCATION:** 312 Main Street

---

#### PROPOSAL

312 Main Street is currently going through a remodeling project for its new tenant, Lark Brewing. The project includes new interior renovations and the addition of an overhead door to the back of the building. This overhead door will be used for moving in brewing equipment and for the delivery and shipping of product. See images below of the current back of 312 Main Street and what is being proposed.



Current



Proposed

## BACKGROUND

This item requires review by the Planning and Zoning Commission and the City Council since this property is located within the Central Business District (Section 29-168). The downtown district requires a building site plan review (i.e. design review) for any “substantial improvement” to a building, including the addition of an exterior door. A substantial improvement to properties in the CBD Overlay is defined in Section 29-186(c) and reads as follows:

“Substantial improvement” includes any new building construction within the overlay district or any renovation of an existing structure that involves any modification of the exterior appearance of the structure by virtue of adding or removing exterior windows or doors or altering the color or exterior materials of existing walls. All facade improvements, changes, alterations, modifications or replacement of existing facade materials will be considered a substantial improvement. Included in this definition are any new, modified or replacement awning structures or similar material extensions over the public sidewalk area. A substantial improvement also includes any increase or decrease in existing building height and/or alteration of the existing roof pitch or appearance.”

## ANALYSIS

This property is located in a C-3, commercial zoning district, and falls within the Central Business District Overlay. As noted above, all substantial improvements to structures within the overlay district shall be reviewed by the Planning and Zoning Commission and City Council. The following is an evaluation of the project:

1. Proportion: This section requires that the relationship of width and height of windows and doors of adjacent buildings be considered in the construction or alteration of a building. The proposed overhead door is 6 feet wide by 7 feet tall. This type of door that supports business operations on the back of a commercial building is common. This criterion is met.
2. Roof shape, pitch and direction: The roof of the building is not being altered. This criterion does not apply.
3. Pattern: The applicant is proposing to add a new opening to the back of 312 Main Street to support the new tenant’s business operations. This opening will face the alley and will be used for the delivery and shipping of product. The back of the buildings along the alley have no distinct pattern of solid surfaces and openings. This criterion is met.
4. Building Composition: This section requires the design review to address flat, continuous, and overly long building walls. Adding a door to the back of the building will create an additional visual break. This criterion is met.
5. Window and transparency: The size, proportion, and type of windows on the building’s storefront are not changing. The proposed overhead door to the back of the building will have two glass lite kits. There are few to no windows in the building walls along the alley. The windows on the proposed door will add an element of transparency to an area where none previously existed. This criterion is met.
6. Materials and texture: The proposed sectional overhead door will be metal. The existing vinyl siding on the back of the property will remain or be replaced if required by construction. The metal material for the overhead door is appropriate in the context

of the back of the buildings along the alley. This criterion is met.

7. Color: The existing vinyl siding on the back of the structure will remain or will be replaced with a matching color if required by construction. The proposed sectional overhead door will be white. The proposed door will blend in with the white vinyl siding that will surround it. This criterion is met.
8. Architectural features: The architectural features of the building are remaining the same. This criterion does not apply.
9. Building Entries: This section pertains to pedestrian entries into a building. The entry into the building will not change. This criterion does not apply.
10. Exterior mural wall drawings, painted artwork, exterior painting. This criterion does not apply for this review
11. Signage: The new tenant will replace the existing façade's wall signage with signage for Lark Brewing. The new signage will be similar in size and location. The new signage will not materially change the appearance, shape, or configuration of the existing building. Review by the Planning and Zoning Commission and City Council is not required for this item (Section 29-168 (f)(2)) This criterion does not apply.

#### PLANNING & ZONING COMMISSION

Vote

11/14/2018

#### STAFF RECOMMENDATION

The Community Development Department recommends approval of the proposed addition of an overhead door to the back of 312 Main Street.

Attachments: Letter of intent from property owners  
Additional details about proposed work

Iris Lehmann  
Planner I  
City of Cedar Falls  
220 Clay Street  
Cedar Falls, IA 50613

November 2, 2018

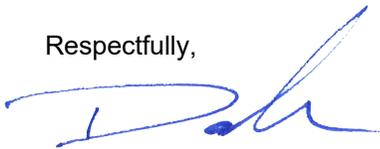
Re: Lark Brewing – Rear Elevation Overhead Door  
312 Main Street  
Cedar Falls, IA 50613

Ms. Lehmann,

The scope of work at the above-mentioned project includes the addition of a new 6'x7' sectional overhead door, color white. The door will have two glass lite kits. Existing vinyl siding to remain or be replaced if required by construction and will be a matching color. The reason for adding the door is to create an opening large enough to move in brewing equipment/tanks. It will also be used for delivery/shipping of product.

Levi Architecture submits this proposal on behalf of Lark Brewing Owner, Darin Beck (darin@barmuda.com). Please feel free to contact us at your convenience if you have any questions regarding this submittal.

Respectfully,



Dan Levi, AIA  
Levi Architecture



1009 technology parkway  
p.o. box 1240  
cedar falls, ia 50613

319.277.5636 o  
319.277.5639 f



Lark Brewing  
Existing Rear Elevation  
312 Main Street - Cedar Falls  
11.2.18



New 6'x7'  
OH Door



Lark Brewing  
Proposed Rear Elevation  
312 Main Street - Cedar Falls  
11.2.18



**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:** Iris Lehmann, Planner I  
**DATE:** November 6, 2018  
**SUBJECT:** Facade review of property in the College Hill Neighborhood Overlay

**REQUEST:** New signage and awnings on storefront

**PETITIONER:** Kyle Dehmlow (Owner); Signs & Designs, INC (Contractor)

**LOCATION:** 917 W. 23rd Street Suite A

PROPOSAL

The applicant is requesting a façade review for a new projecting sign and awnings at 917 W. 23rd Street Suite A to advertise the building’s new tenant, Icon Donuts. See image of the proposed projecting sign to the right. 917 W. 23rd Street is located in the College Hill Neighborhood Overlay.



BACKGROUND

The College Hill Neighborhood district requires a site plan review (i.e. design review) by the Planning & Zoning Commission and the City Council for any substantial improvement to an exterior façade. A substantial improvement to properties in the College Hill Neighborhood is defined in Section 29-160 (c) and includes: “any new, modified or replacement awnings, signs or similar projections over public sidewalk areas.” Typically signage is not part of the review process unless the review is mandated by Ordinance Section 29-160. In this case, when a new projecting sign is installed that overhangs the public right-of-way the Planning & Zoning Commission and City Council must review and approve the request (29-160(g)(5)).

ANALYSIS

The projecting sign will be placed above the store’s entrance on W. 23rd Street and under the existing Greenhouse Kitchen sign. The proposed sign will be constructed out of aluminum, will not be lighted, is roughly 11 square feet in size, and will be elevated 13 feet above the sidewalk.

City code Section 3-59 requires projecting signs over the right-of-way to have a minimum clearance of 10 feet. The size and placement of the proposed sign meets city code and height clearances.

The proposed awnings will go on the east and south side windows of the building and extend 18 inches over the right-of-way. Each awning is made with aluminum tubing and covered with Ferrari awning vinyl. The bottom of the awning will be 8 feet off of the sidewalk. The height and placement of the proposed awnings are consistent with the other awnings on this building and along this street.



The material currently covering the windows, seen in the image above and those attached, will be taken down once the renovation of the interior of this building is completed.

If approved by the Planning and Zoning Commission, this item will be placed on the next regularly scheduled City Council meeting. If City Council approves this request, permits will be issued for the new projecting sign and awnings.

**TECHNICAL COMMENTS**

No comments.

**PLANNING & ZONING COMMISSION**

Discussion/Vote  
11/14/2018

**STAFF RECOMMENDATION**

The Community Development Department recommends approval of the submitted facade plan for 917 W. 23rd Street Suite A.

Attachments: Letter of intent from property owners  
Additional details about proposed work

10/30/2018

Icon Donuts  
917 West 23rd Street,  
Suite A  
Cedar Falls. Iowa 50613

Work Being done:

A) New unlighted projecting sign made out of aluminum 26" x 60" that will be mounted to the wall under the existing Greenhouse Kitchen sign. The sign will be 13' to the bottom of the sign.

B) Awnings over 3) windows Each is 32" x 8' wide and projects 18" from the building. Each awning is made with aluminum tubing and covered with Ferrari awning vinyl. The bottoms are 8' off the sidewalk.

---

Icon- Owner Contact: Kyle Dehmlow 319-415-3554  
Sign Contractor contact: David Schachterle Signs & Designs, Inc. 319-277-8829

Sincerely

David Schachterle

# CV Properties II, LLC

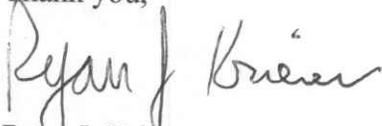
PO Box 128  
Cedar Falls, IA 50613  
(319) 231-6585  
cedarfallsrentals@gmail.com

10/31/18

To Whom It May Concern:

We are very excited of a new tenant coming to our location at 917 W 23<sup>rd</sup> St. Icon Donuts will provide more choices for visitors and residents of the College Hill area, and hopefully this will continue the growth to this great area of town. They have presented designs for signage and canopies for the outside of the building, which we approve with no changes.

Thank you,



Ryan J. Kriener  
(319) 231-6585



Proposed



Existing



ICON is a 26" x 60" unlighted sign lettered both sides.  
Aluminum tube frame and aluminum faces.  
Pink donut and ICON letters are raised 1/2" thick







## DEPARTMENT OF COMMUNITY DEVELOPMENT

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

### MEMORANDUM

#### *Planning & Community Services Division*

**TO:** Planning & Zoning Commission  
**FROM:** Shane Graham, Planner II  
**DATE:** November 8, 2018  
**SUBJECT:** Six Kids, L.L.C. (Jim Mudd, Jr.) Office Project in Cedar Falls Technology Park Phase II

**REQUEST:** Site plan review and approval for a new office building for Six Kids, L.L.C.

**PETITIONER:** Six Kids, L.L.C. (owner); Fehr-Graham (engineer); Levi Architecture (architect)

**LOCATION:** Lot 21 of Cedar Falls Technology Park Phase II

#### PROPOSAL

Six Kids, L.L.C. is proposing to construct and own a new one-story, 17,386 square foot professional office facility on Lot 21 in Cedar Falls Technology Park Phase II. The building will be the new home for Rabo AgriFinance, which currently leases a smaller office space from the owner in another building that they own in the technology park. The site is 3.03 acres in size with direct access from Technology Parkway.



#### BACKGROUND

This property is included in the Cedar Falls Technology Park Phase II subdivision that was approved by the City in 1998. Currently, four of the initial 23 platted lots remain available for development (including Lot 21). On October 1, 2018, City Council approved a development agreement with Six Kids, L.L.C., which transferred ownership of Lot 21 to allow for the construction of the proposed office building.

#### ANALYSIS

The property is zoned BR, Business/Research District, which is intended to provide for the establishment of planned business, office, and research buildings or facilities. The ordinance also requires detailed site plan review prior to approval in order to ensure that the developer 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 and/or deed of dedication requirements for this property:

- 1) Use: The site plan shows a 17,386 square foot business/office use building. The use is permitted in the B/R District and is compatible with other office buildings within the Cedar Falls Technology Park. **Use is allowed and it suitable for the existing land use plan.**
  
- 2) Building Location: The required minimum setbacks in the B/R District (building and parking lots) are 30 foot for the front yard, 20 foot for the side yard, and 20 foot for the rear yard. The site plan shows an approximate 90-foot front yard setback, 20.11 and 20.34-foot side yard setbacks, and a 32.73-foot rear yard setback. One new access onto Technology Parkway is being shown at the northwest corner of the property. **Building setbacks are satisfied.**
  
- 3) Parking: The parking requirement for a business/professional office is one parking space for every 300 square feet of gross floor area. The proposed building is 17,386 square feet in area, thus requiring a total of 53 parking spaces. The proposed plan offers 116 parking spaces, including 5 handicap accessible parking spaces. This is 63 more parking spaces than what is required. The developer (Six Kids, L.L.C.) wants to ensure that excess parking beyond the minimum requirement is provided as this building could have up to 90 employees. The parking stall dimensions are 9' x 20' with 24' wide aisle/access routes. **The amount and dimension of the parking stalls and drives are met.**
  
- 4) Open Green Space: This BR, Business/Research District requires that open space be provided at the rate of 20% of the total development site area. The development site area is approximately 3.03 acres (132,236 sf.) which requires 26,448 square feet of open space. The open space being provided on the site plan is 65,987 square feet, which is 49.9% of the site. Following is a summary from the landscape plan that details how this provision is met.

Development Site	132,236	
Required Open/Green Space	26,448	20%
<b>Provided Open/Green Space</b>	<b>65,987</b>	<b>49.9%</b>

**The open green space exceeds the minimum requirement.**

- 5) Landscaping: The landscaping provision is split into three different components that include development site plantings, parking lot trees, and street trees. The development site standards require 0.02 points per square foot of lot area, exclusive of required setback areas. The parking lot plantings require one overstory tree for every 15 parking stalls. These plantings must be distributed throughout the parking lot instead of being confined to one area. Finally, street trees must be planted at the rate of 0.75 points per linear foot of street frontage. Following are the requirements for the site in question and what is proposed.

Landscaping		
Type	Required (pts.)	Provided (pts.)
Development Site	2,060 pts.	2,075 pts.
Street Trees	177 pts.	450 pts.
Parking Lot trees	8	13

As detailed in the table, trees are required in the vehicular use area at the rate of one tree per 15 parking spaces. 8 trees would be required, and 13 trees are provided to meet this requirement. Along with the parking lot trees, there are trees located along the street frontage, with shrubs and additional trees being located around the building. **Landscaping requirements are met.**

- 6) Building Design: The BR, Business/Research District requires a design review of various elements to ensure compatibility with surrounding buildings and compliance with building standards. These are noted below with a review on how each element is addressed.



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

The Cedar Falls Technology Park offers a wide variety of business and office buildings that have been constructed over the years, including a 50,000 sf. two story corporate office, a combination office/warehouse facility, a data center, an 8,000 sf. split level office with walk out access, and several other unique office buildings. The proposed Six Kids, L.L.C. building will be a 17,386 square foot single story structure. The height of the proposed building is 17 feet to the roof line. The buildings in closest proximity (Mudd Office, Principal Financial and TEAM Technologies #1 and #2) have similar flat roofs with similar building heights. There is generous window coverage with storefront window systems and a prominent main entrance along the front of the building similar to other corporate offices in the area.

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

The proposed office building is one story in height and has a flat roof. As noted previously, there is a myriad of different roof types, slopes and directions within the Cedar Falls Technology Park. The buildings in closest proximity (Mudd Office, Principal & TEAM) have similar low/no pitch roofs, making this building compatible with the surrounding area.

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

The proposed building is compatible with other existing business/office buildings constructed in the Cedar Falls Technology Park. The building was designed with a mix of precast concrete panels, aluminum composite panels, corrugated metal panels, Nichiha ribbed paneling, and glass/glazing (windows). The pattern of windows, precast concrete panels that extend to the roof line over the doors and horizontal Nichiha paneling provide a contrasting pattern and create visual interest along the front of the building. Extensive window coverage along the front façade create an open, transparent, and inviting appearance. The rear and sides of the building also include differing sizes of precast panels, along with Nichiha panels and windows spaced in a manner that avoids long stretches of blank walls.

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

The deed of dedication for Cedar Falls Technology Park Phase II indicate that structures established on a lot must use only high quality materials such as brick or stone masonry, site-cast, pre-cast or prefabricated concrete, glass, natural or polished stone, or a compatible exterior insulation finish system (EIFS) for exterior finish materials.

The general design of the building includes a combination of precast concrete panels, Nichiha ribbed paneling, aluminum composite panels, corrugated metal panels, and glass/glazing (windows). The Nichiha ribbed paneling features a metallic finish that reflects light and creates the appearance of brushed, precious metals. Its ribbed texture also adds interest and variation to the building design.

The north elevation facing Technology Parkway will be made up of approximately 42.3% glass, 31.5% Nichiha, 23.9% precast concrete panels, and 2.3% aluminum composite panels. The east and west side elevations are approximately 46% - 49% Nichiha, 20% - 26% glass, 15% - 21% precast panels, 8% aluminum composite panels, and 2% corrugated metal panels. The rear of the building will be comprised of Nichiha (43.2%) and precast panels (39.5%), along with windows (16.3%).

Many of the surrounding buildings in the Cedar Falls Technology Park utilize material combinations of precast concrete paneling, brick, stone and glass. Nichiha, which is a main component of this building, is a fairly new building product that is being utilized on more and more buildings in Cedar Falls. The Nichiha panels are fiber cement panels that are manufactured from a pressed, stamped, and autoclaved mix of Portland cement, fly ash, silica, recycled products, and wood fiber bundles. These panels can then be made to look like wood, metal, stone, and brick, while providing a simpler installation system than those traditional materials. Staff believes that the materials proposed for this building comply with the intent of the subdivision which indicates that quality materials will be used on the building.

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

The color of the proposed Nichiha ribbed paneling is “Gunsmoke”, which is found within its metallic series. The color appears to be gray in nature, and features a metallic finish. The precast concrete panels are light tan in color, which will provide a nice contrast with the gray Nichiha ribbed panels. The aluminum and metal panels will mainly be gray, but there is a small section of aluminum paneling near the front entrance that are orange in color, as that is a color component in its corporate logo.

Many of the existing buildings in this area utilize building colors that include browns, tans, grays, and reds. The building directly to the east is designed with a similar darker gray color scheme, so this building would not appear to be out of character with the area.

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

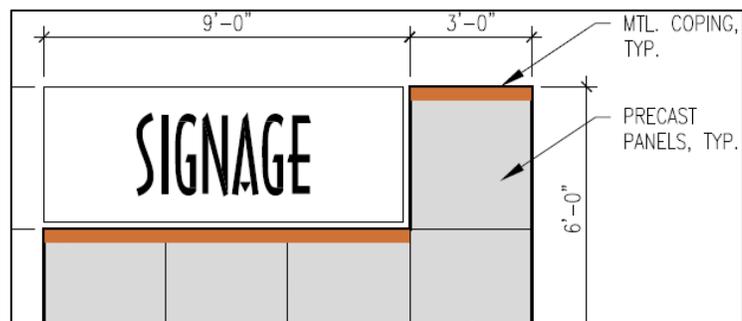
Architectural features of the office building include two raised precast panels that extend over the roof line above the doors on the front of the building. Also, there is a raised roof section in the middle of the building that will have windows installed to allow

natural light to enter the main area of the building from overhead. In addition, aluminum composite paneling extends forward off of the building at the main entrance to provide additional depth to the building.

*Building Design Summary* - The proposed office building design is compatible with the other business/office buildings located within the Cedar Falls Technology Park. The use of precast concrete panels, glass and Nichiha paneling likewise replicates the exterior finish materials that are found on other surrounding buildings. The proposed windows and doors are “standard” for existing office buildings in this area. **Overall, the design of the building fits the intent of this BR District and complies with the Deed of Dedication.**

- 7) Trash Dumpster Site: The site plan shows a proposed dumpster location at the end of the west parking lot off of the southwest corner of the building. This enclosure will be made of split face block that will be painted to match the color of the building. The enclosure will measure 12’ by 10’ and will be 8’ in height. It appears to be a typical enclosure that will adequately screen the dumpster. **Dumpster enclosure design and location is acceptable.**
- 8) Signage: The Deed of Dedication for Cedar Falls Technology Park Phase II allows for one monument sign on the premise in the front yard area of the property. The monument sign shall not exceed 60 square feet in area and must include the property address. Wall signs shall not exceed 10% of the wall area of any single wall and are limited to two wall surfaces.

The site plan shows a monument sign just west of the drive access into the property. Sign details have been submitted showing a 32 square foot sign area. The structure supporting the sign will use the same precast panels as used on the building along with a metal coping cap. A wall sign is shown on the elevation drawing and rendering and will be located over the main entrance to the building near the northwest corner of the building. It would appear that the proposed wall sign will be limited to 10% of the wall area. **Signage plan is acceptable, subject to detailed review with a sign permit.**



- 9) Sidewalks: There are no external sidewalks located adjacent to this property, or in the general area. There are sidewalks shown along the exterior of the building to allow for employees or patrons to get to or from the entrances/exits of the buildings.
- 10) Storm Water Management: The site plan identifies a storm water detention basin located at the front of the property near Technology Parkway. A smaller basin is also shown behind the building near the southeast corner of the property. This basin will capture water, and then pipe it to the main detention basin at the front of the property. The water will then be released through a pipe to an existing storm sewer that is located at the northeast corner of the property along Technology Parkway. City engineering staff has

reviewed the storm water plans and have confirmed that all storm water, grading and SWPPP items are in order. **Stormwater Management Plan has been reviewed and approved by the Engineering Department.**

#### TECHNICAL COMMENTS

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

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

#### 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 11/28 or to approve the site plan on 11/14. 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

11/14/2018

Vote

11/14/2018

#### Attachments:

Location map

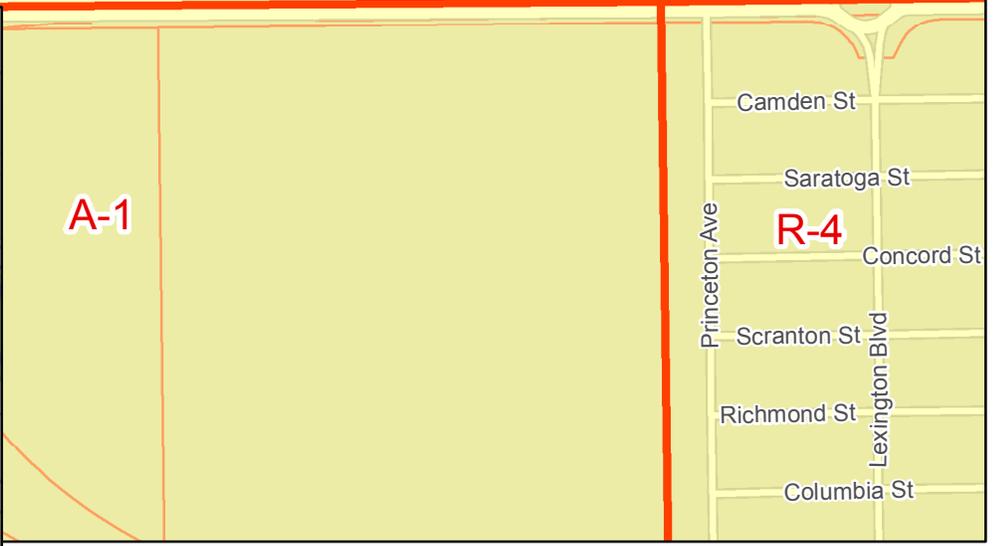
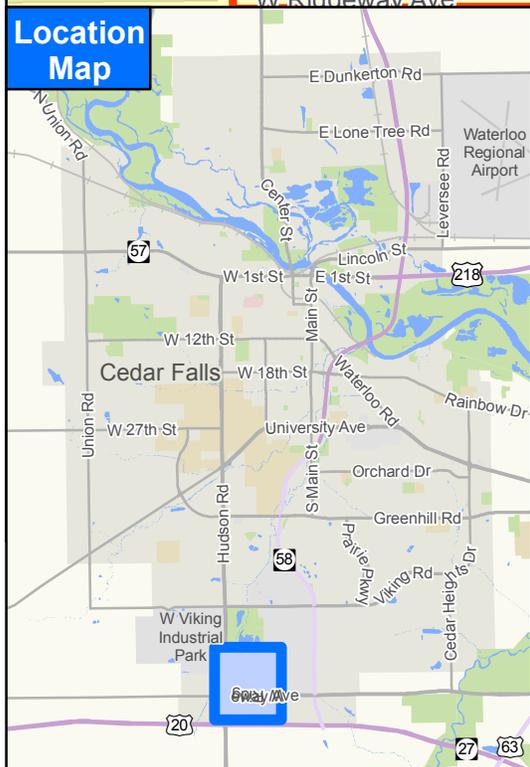
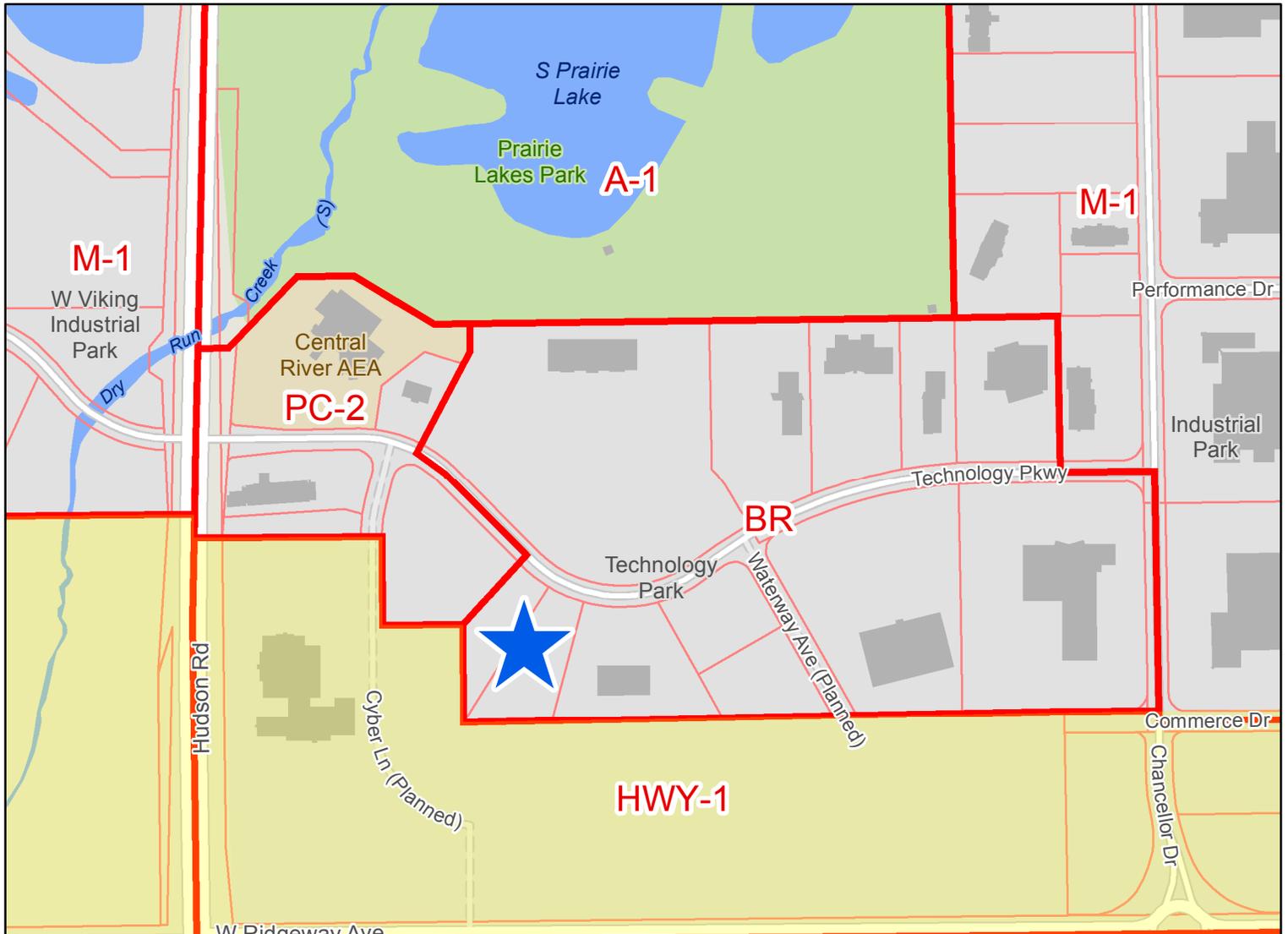
Site plan, landscaping plan and other site related plans

Exterior renderings

Signage plan

# Cedar Falls Planning & Zoning Commission

## November 14, 2018



**Rabo AgriFinance**  
BR District Site Plan Review

# Rabo AgriFinance Site Development

## Description of Proposed Work and Use

Project consists of construction of a new building with hard surfaced parking lot, traditional detention basin, site monument, and associated utilities. Soil disturbing activities will amount to topsoil stripping, site grading, utility construction, fill placement, building construction, parking lot construction and topsoil hauling and spreading.

Building will be used as an office building for professional services housing 89 persons. A small monument sign at the west side of the curb cut is proposed at 4' tall and 8' wide of masonry and internally light signage.

# RABO AGRIFINANCE SITE DEVELOPMENT

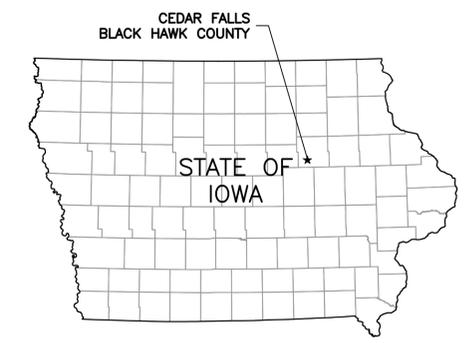
FOR

# SIX KIDS, LLC CEDAR FALLS, IOWA

18-762

BLACK HAWK COUNTY

11/08/18



SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C0.1	TITLE
C0.2	LEGEND
C0.3	SITE DEVELOPMENT PLAN
C0.4	ESTIMATED QUANTITIES AND GENERAL NOTES
C1.1	UTILITY AND GRADING PLAN
C2.1	PAVING PLAN
C2.2	PAVING PLAN
C3.1	SWPPP - INITIAL DISTURBANCE
C3.2	SWPPP - CONSTRUCTION IMPROVEMENTS AND STABILIZATION
C3.3	SWPPP - FINAL STABILIZATION
C4.1	LANDSCAPE PLAN



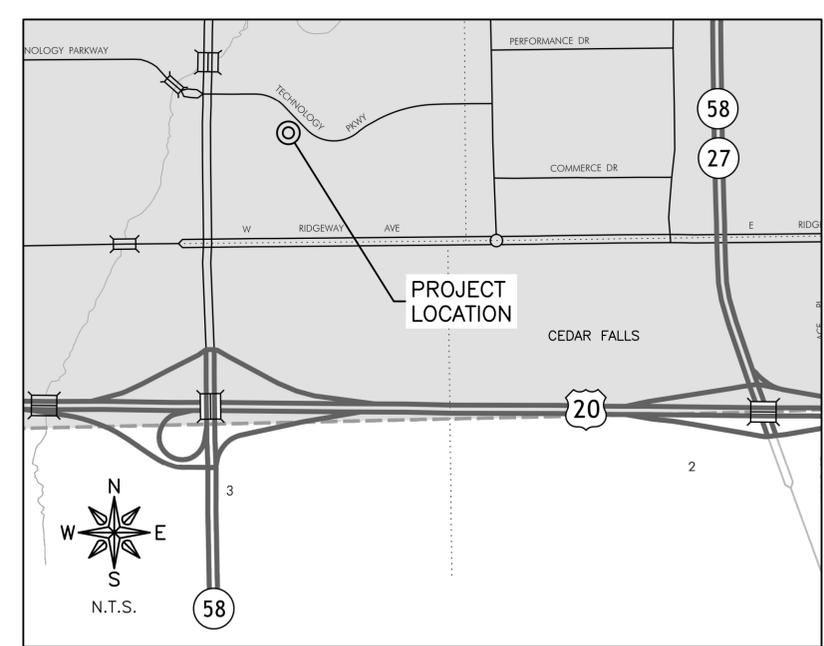
DEVELOPMENT PARTNERS



OWNER	SIX KIDS, LLC
ADDRESS	915 TECHNOLOGY PARKWAY CEDAR FALLS, IA 50613
P#	
F#	

OWNER REPRESENTATIVE	FRED ROSE
ADDRESS	7103 CHANCELLOR DRIVE, SUITE 100 CEDAR FALLS, IOWA 50613
P#	319.266.1110
F#	319.266.1091

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
F#	319.294.5133



LOCATION MAP

## FEHR GRAHAM ENGINEERING & ENVIRONMENTAL

ILLINOIS IOWA WISCONSIN

CEDAR RAPIDS, IOWA  
200 5th AVENUE SE, SUITE 100  
CEDAR RAPIDS, IA 52401  
P# (319) 294-6909  
F# (319) 294-5133

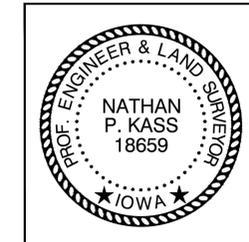
This project is covered by Iowa DNR NPDES General Permit No. 2. The contractor shall carry out the terms and conditions of General Permit No. 2. and the Storm Water Pollution Prevention Plan which is a part of these contract documents.

The 2018 Version of the Urban Standard Specifications for Public Improvements, also known as SUDAS (2018), plus Fehr Graham Supplemental Specifications and Special Provisions shall apply to construction work on this project.

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 Cedar Falls Municipal Water Distribution System 2017. As Amended January 16, 2018.



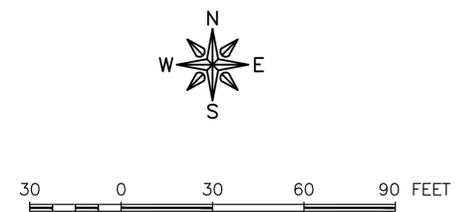
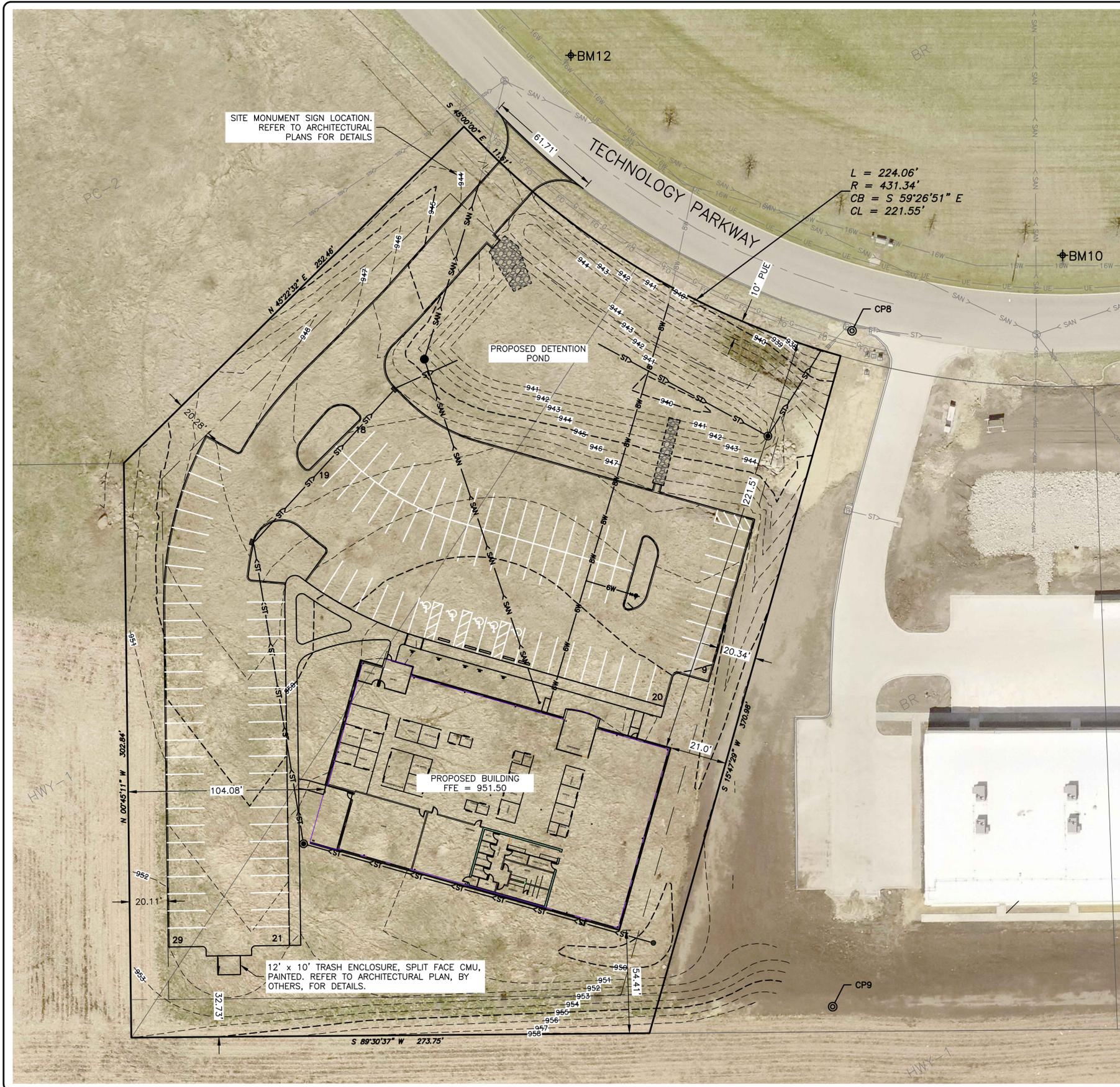
APPROVAL3



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, 2019.  
Pages or sheets covered by this seal: All

REV. NO.	DESCRIPTION	DATE
1	ADJUST WEST PARKING AND DRIVE TO SETBACK	11/8/18



**SITE DEVELOPMENT PLAN  
RABO AGRIFINANCE SITE  
DEVELOPMENT**

SITE ADDRESS - 1402 TECHNOLOGY PARKWAY

OWNER  
SIX KIDS, LLC  
915 TECHNOLOGY PARKWAY  
CEDAR FALLS, IA 50613

OWNER REPRESENTATIVE / GENERAL CONTRACTOR  
FRED ROSE  
7103 CHANCELLOR DRIVE, SUITE 100  
P.O. BOX 1240  
CEDAR FALLS, IA 50613

ARCHITECT  
LEVI ARCHITECTURE  
1009 TECHNOLOGY PARKWAY  
CEDAR FALLS, IA 50613

ZONING: BR

LOT INFORMATION  
LOT SIZE: 132,236 S.F. / 3.04 ACRES

SETBACK REQUIREMENTS  
FRONT: 30'  
REAR: 20'  
SIDE: 20'

BUILDING AND LOT USE  
PROPOSED  
BUILDING FOOTPRINT: 16,742 S.F. (12.7%)  
TOTAL PAVEMENT & SIDEWALKS: 47,976 S.F. (36.3%)  
TOTAL VEGETATED SURFACE: 67,518 S.F. (51.0%)  
EXISTING  
BUILDING FOOTPRINT: N/A  
TOTAL PAVEMENT & SIDEWALKS: N/A  
TOTAL VEGETATED SURFACE: 132,236 S.F. (100%)

PARKING DATA (PROPOSED)  
TOTAL REQUIRED PARKING:  
PROFESSIONAL OFFICES: NOT LESS THAN ONE  
PARKING SPACE FOR EVERY 300 SQUARE  
FEET OF GROSS FLOOR AREA.  
17,386 SF FLOOR SPACE = 56 STALLS  
TOTAL PROVIDED PARKING - 116 PARKING STALLS  
(5 HANDICAP)  
(111 STANDARD)

TOTAL EMPLOYEES=89

FLOOD PLAIN - N/A

**CONTROL POINT INFORMATION**

CP8 = CUT "X" SE CORNER OF EXISTING STORM INTAKE  
N-3636921.79, E-5201514.08, ELEV-937.77

CP9 = 1/2"Ø REBAR WITH ORANGE PLASTIC CAP  
N-3636565.53, E-5201503.86, ELEV-955.26

**BENCHMARK INFORMATION**

BM10 = E-L NUT IN MUELLER ON EXISTING FIRE HYDRANT  
N-3636961.62, E-5201625.34, ELEV-937.41

BM12 = E-L NUT IN MUELLER ON EXISTING FIRE HYDRANT  
N-3637067.01, E-5201365.52, ELEV-944.97

**FEHR GRAHAM**  
ENGINEERING & ENVIRONMENTAL

ILLINOIS  
IOWA  
WISCONSIN

OWNER/DEVELOPER:  
SIX KIDS, LLC  
915 TECHNOLOGY PARKWAY  
CEDAR FALLS, IA 50613

PROJECT AND LOCATION:  
RABO AGRIFINANCE  
SITE DEVELOPMENT  
CEDAR FALLS, IOWA

DRAWN BY: **AJB**  
APPROVED BY: **NPK**  
DATE: **11/08/18**  
SCALE: **AS NOTED**

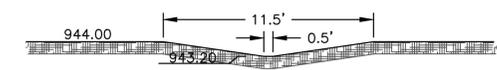
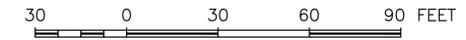
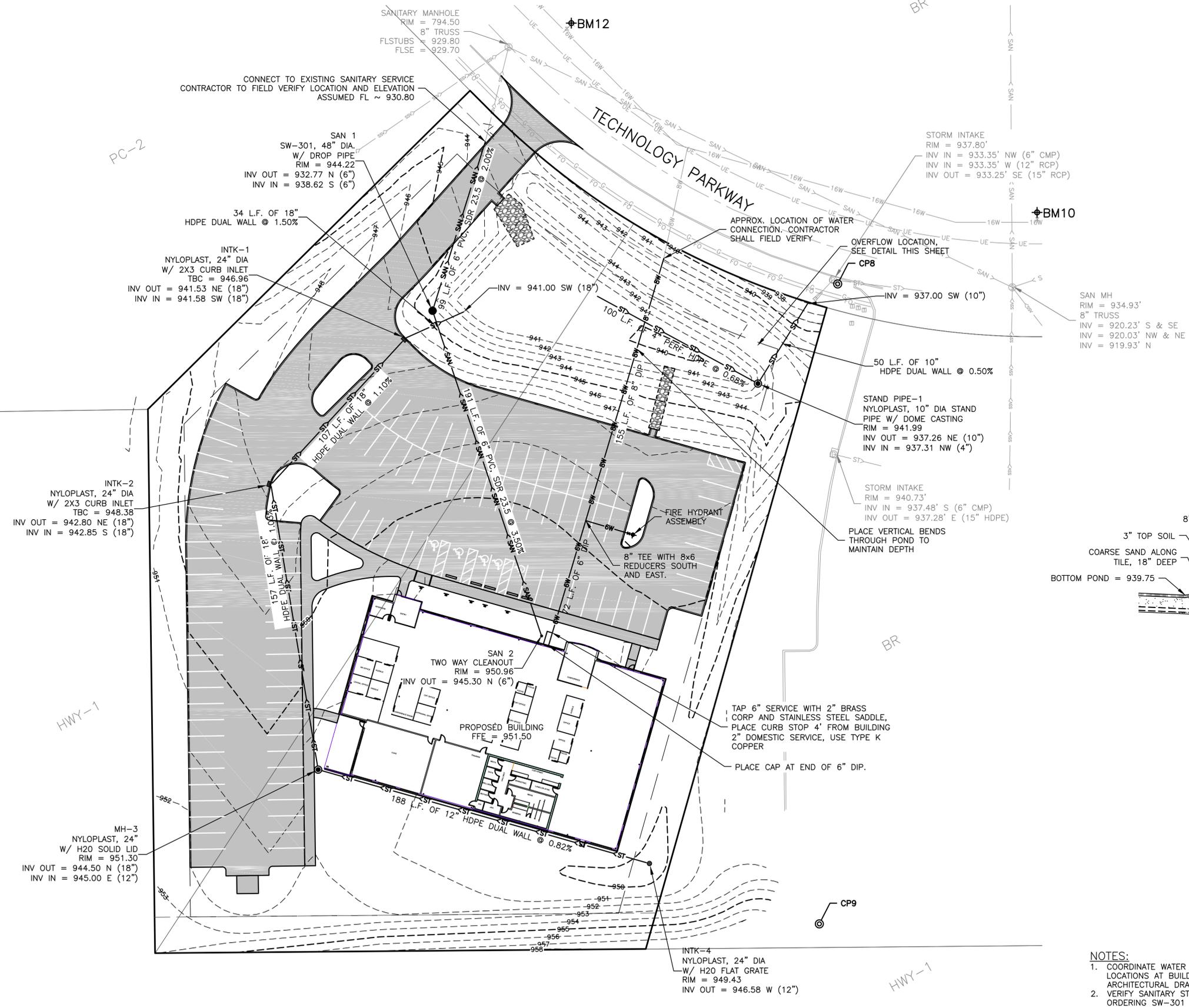
REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:  
**SITE DEVELOPMENT PLAN**

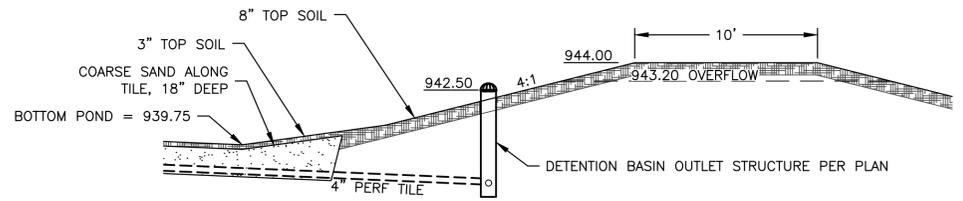
SET TYPE: **APPROVAL3**

JOB NUMBER:  
**18-762**

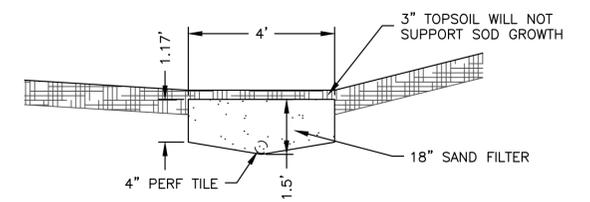
SHEET NUMBER:  
**C0.3**



**DETENTION BASIN OVERFLOW SECTION VIEW**  
N.T.S.



**DETENTION BASIN OUTLET STRUCTURE DETAIL**  
N.T.S.



**DETENTION BASIN PERF. PIPE DETAIL**  
N.T.S.

**CONTROL POINT INFORMATION**

CP8 = CUT "X" SE CORNER OF EXISTING STORM INTAKE N-3636921.79, E-5201514.08, ELEV-937.77
CP9 = 1/2" Ø REBAR WITH ORANGE PLASTIC CAP N-3636565.53, E-5201503.86, ELEV-955.26

**BENCHMARK INFORMATION**

BM10 = E-L NUT IN MUELLER ON EXISTING FIRE HYDRANT N-3636961.62, E-5201625.34, ELEV-937.41
BM12 = E-L NUT IN MUELLER ON EXISTING FIRE HYDRANT N-3637067.01, E-5201365.52, ELEV-944.97

- NOTES:**
- COORDINATE WATER AND SANITARY SERVICE LOCATIONS AT BUILDING WITH ARCHITECTURAL DRAWINGS, BY OTHERS.
  - VERIFY SANITARY STUB ELEVATION PRIOR TO ORDERING SW-301 STRUCTURE. COORDINATE W/ ENGINEER.

**FEHR GRAHAM**  
ENGINEERING & ENVIRONMENTAL

ILLINOIS  
IOWA  
WISCONSIN

OWNER/DEVELOPER:  
SIX KIDS, LLC  
915 TECHNOLOGY PARKWAY  
CEDAR FALLS, IA 50613

PROJECT AND LOCATION:  
RABO AGRIFINANCE  
SITE DEVELOPMENT  
CEDAR FALLS, IOWA

DRAWN BY: **AJB**  
APPROVED BY: **NPK**  
DATE: 11/08/18  
SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:  
**UTILITY AND GRADING PLAN**

SET TYPE: **APPROVAL3**

JOB NUMBER:  
**18-762**

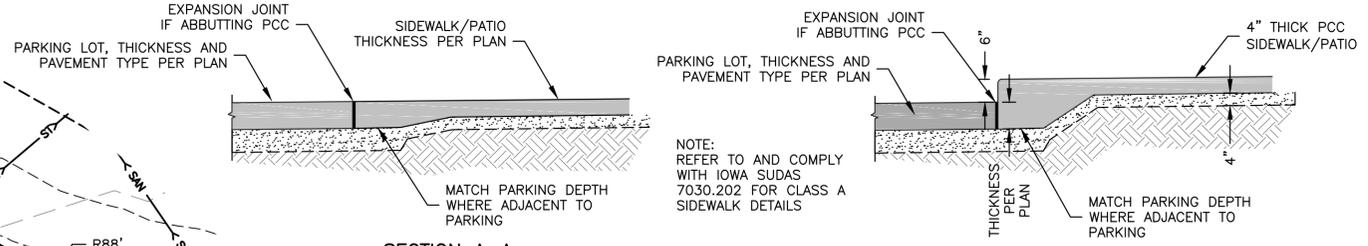
SHEET NUMBER:  
**C1.1**

**LEGEND**

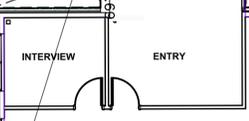
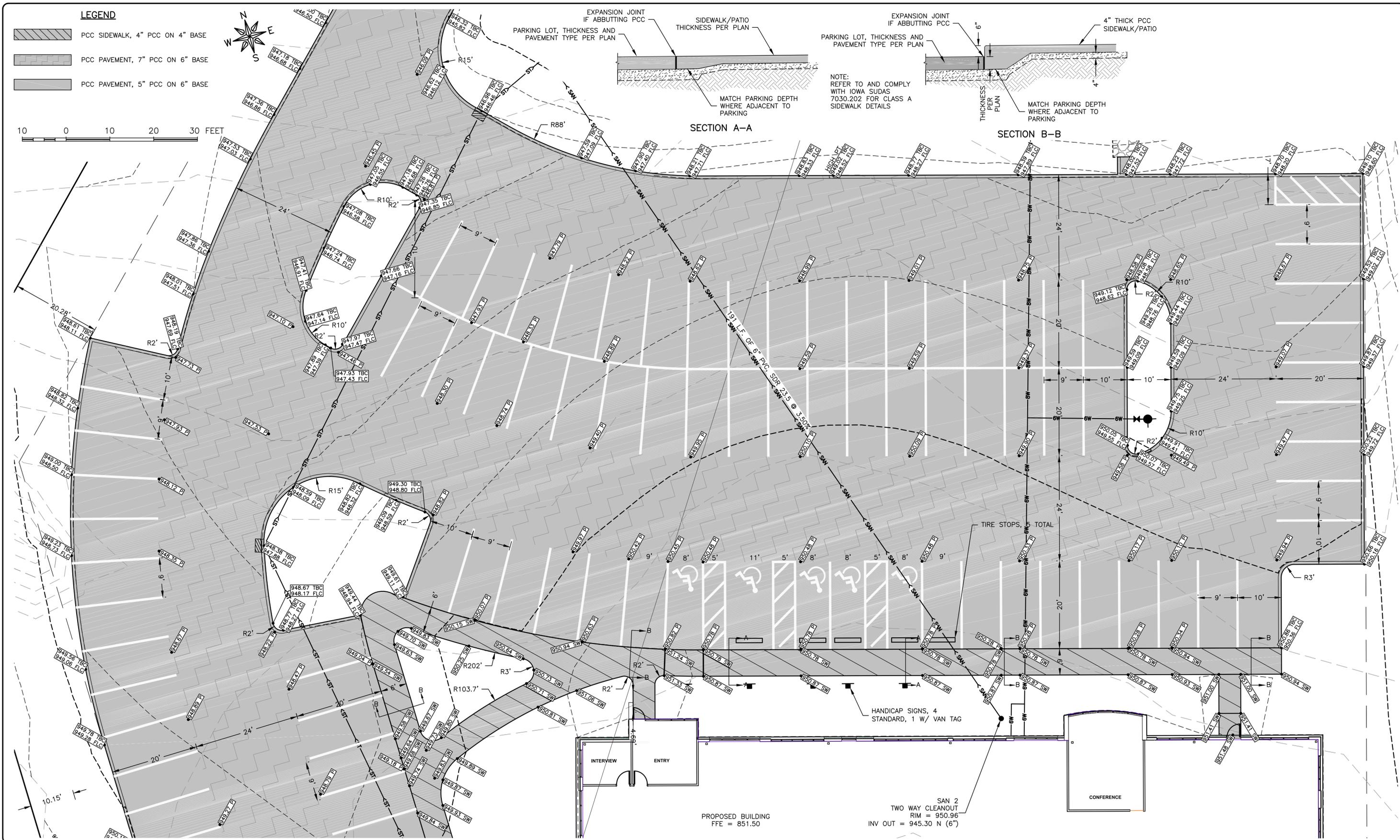
-  PCC SIDEWALK, 4" PCC ON 4" BASE
-  PCC PAVEMENT, 7" PCC ON 6" BASE
-  PCC PAVEMENT, 5" PCC ON 6" BASE



10 0 10 20 30 FEET



NOTE:  
REFER TO AND COMPLY  
WITH IOWA SUDAS  
7030.202 FOR CLASS A  
SIDEWALK DETAILS



PROPOSED BUILDING  
FFE = 851.50

SAN 2  
TWO WAY CLEANOUT  
RIM = 950.96  
INV OUT = 945.30 N (6")

**FEHR GRAHAM**  
ENGINEERING & ENVIRONMENTAL

ILLINOIS  
IOWA  
WISCONSIN

OWNER/DEVELOPER:  
SIX KIDS, LLC  
915 TECHNOLOGY PARKWAY  
CEDAR FALLS, IA 50613

PROJECT AND LOCATION:  
RABO AGRIFINANCE  
SITE DEVELOPMENT  
CEDAR FALLS, IOWA

DRAWN BY: AJB  
APPROVED BY: NPK  
DATE: 11/08/18  
SCALE: AS NOTED

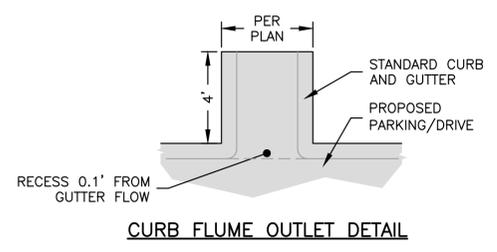
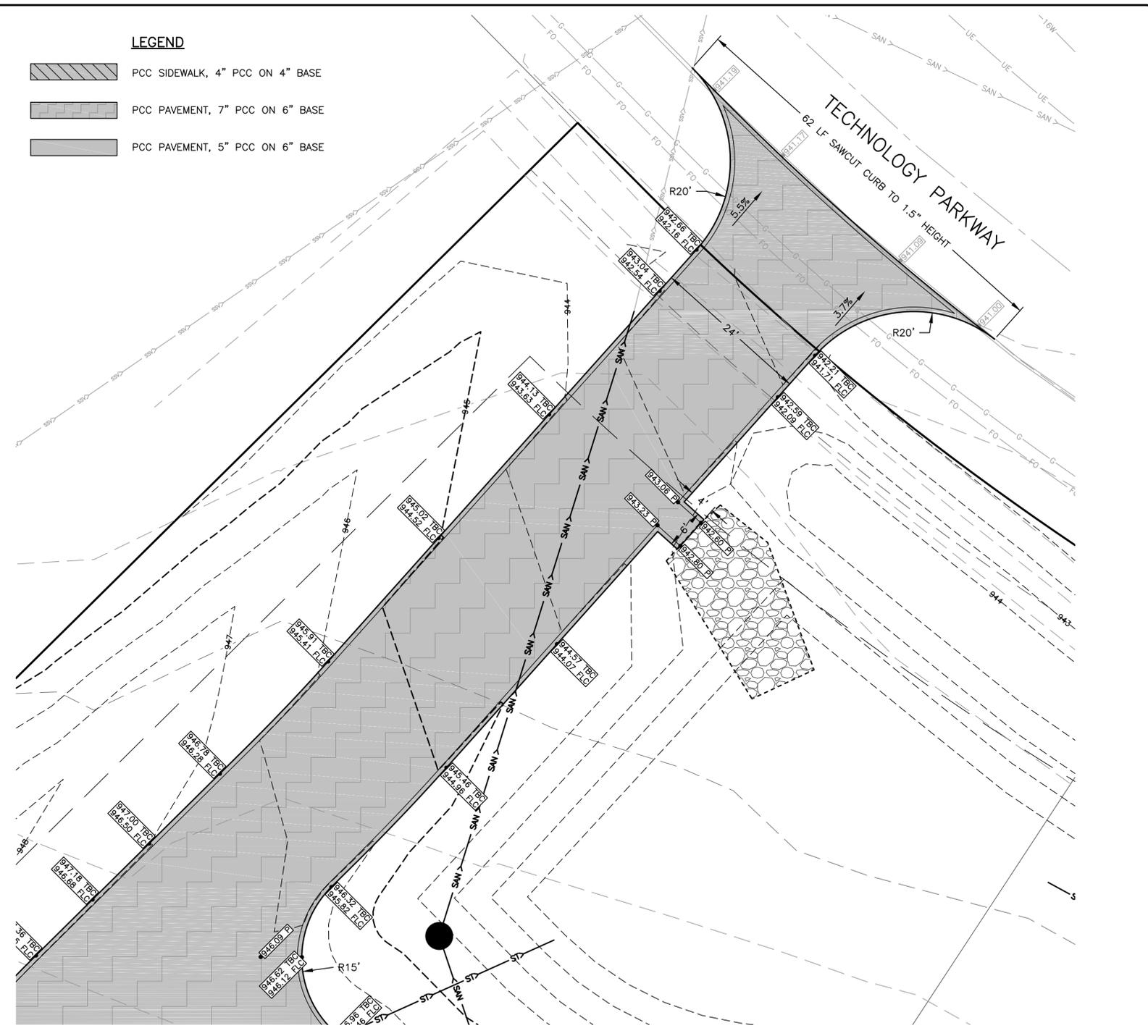
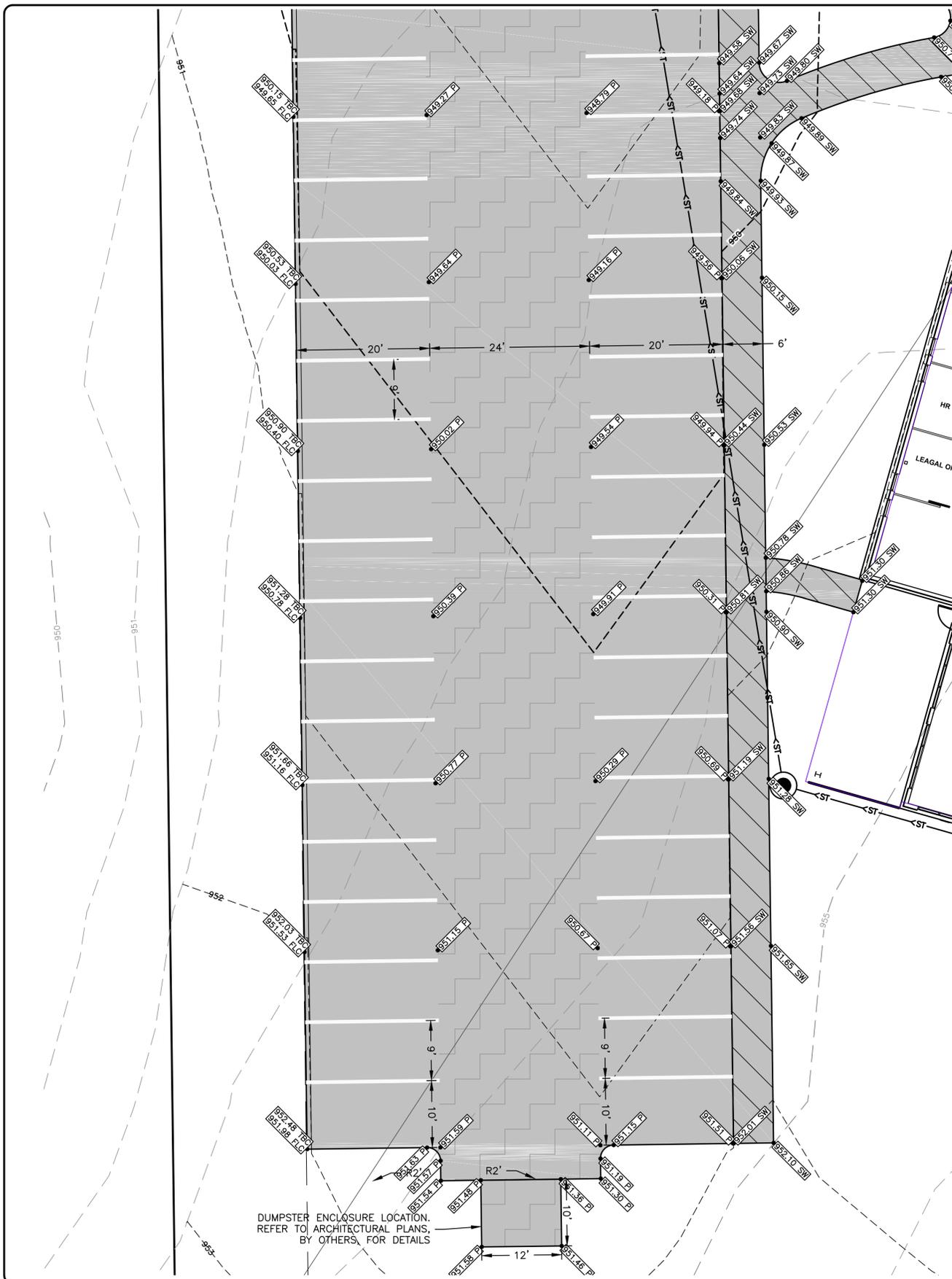
REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:  
PAVING PLAN

SET TYPE: APPROVAL3

JOB NUMBER:  
18-762

SHEET NUMBER:  
C2.1



**CONTROL POINT INFORMATION**

CP8 = CUT "X" SE CORNER OF EXISTING STORM INTAKE  
N-3636921.79, E-5201514.08, ELEV-937.77

CP9 = 1/2"Ø REBAR WITH ORANGE PLASTIC CAP  
N-3636565.53, E-5201503.86, ELEV-955.26

**BENCHMARK INFORMATION**

BM10 = E-L NUT IN MUELLER ON EXISTING FIRE HYDRANT  
N-3636961.62, E-5201625.34, ELEV-937.41

BM12 = E-L NUT IN MUELLER ON EXISTING FIRE HYDRANT  
N-3637067.01, E-5201365.52, ELEV-944.97

**FEHR GRAHAM**  
ENGINEERING & ENVIRONMENTAL

ILLINOIS  
IOWA  
WISCONSIN

OWNER/DEVELOPER:  
SIX KIDS, LLC  
915 TECHNOLOGY PARKWAY  
CEDAR FALLS, IA 50613

PROJECT AND LOCATION:  
RABO AGRIFINANCE  
SITE DEVELOPMENT  
CEDAR FALLS, IOWA

DRAWN BY: AJB  
APPROVED BY: NPK  
DATE: 11/08/18  
SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:  
PAVING PLAN

SET TYPE: APPROVAL3

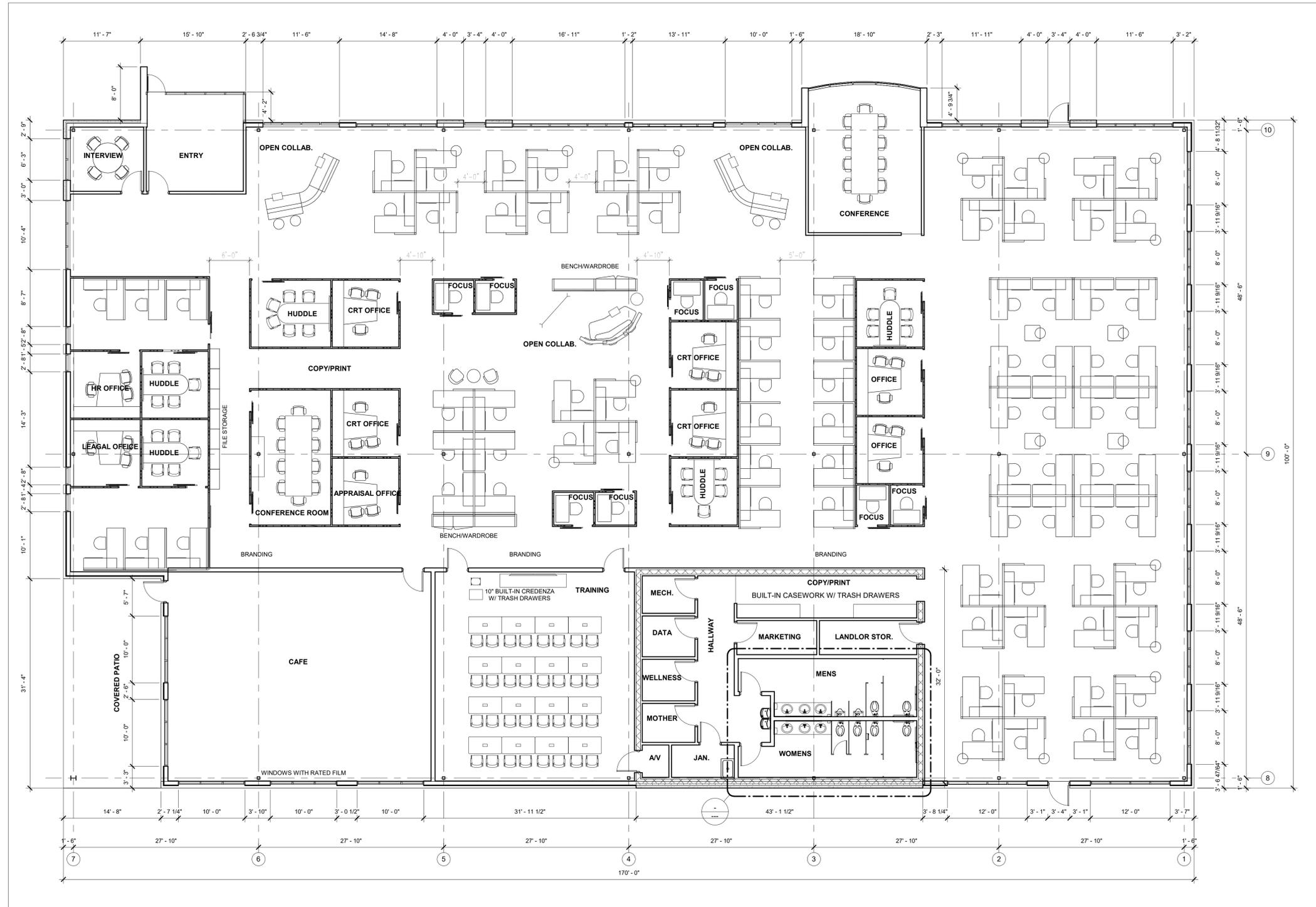
G:\C3D\18-762 Rabo\18-762 Design.dwg, C2.2

JOB NUMBER:  
18-762

SHEET NUMBER:  
C2.2







1 MAIN FLOOR  
1/8" = 1'-0"

3  
A1.1

**RABO AGRIFINANCE**

Enter address here

PLAN

**A1.0**

Date:  
10/05/18

Revised: 93



30 0 30 60 90 FEET

PC-2



### LANDSCAPE PLAN RABO AGRIFINANCE SITE DEVELOPMENT

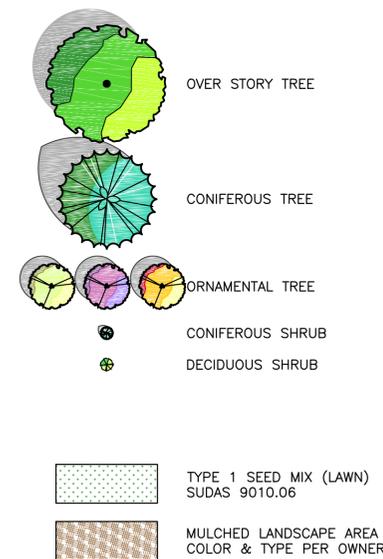
ZONING: BR - BUSINESS/RESEARCH PARK DISTRICT  
 LOT SIZE: 132,227 S.F. / 3.04 ACRES  
 MIN GREEN SPACE REQUIRED: 20% OF SITE = 26,445 SF  
 GREEN SPACE PROVIDED: 67,518 SF

REQUIREMENTS PER ZONING ORDINANCE FOR BR - BUSINESS/RESEARCH PARK DISTRICT:

- 1 0.02 PTS/SF OF SITE EXCLUSIVE OF SETBACKS.  
 • 102,985 SF \* 0.02 PTS/SF = 2,060 PTS
- 2 STREET TREES, MINIMUM OF .75 PTS/LF OF FRONTAGE  
 • 236 LF \* 0.75 PTS/LF = 177 PTS
- 3 PLANTINGS WITHIN PARKING AREAS, MIN 1 OVERSTORY TREE/15 STALLS  
 • 117 STALLS/15 = 8 TREES

OVER STORY TREES  
 14 EACH, 3" CAL @ 90 PTS EACH = 1260 PTS  
 UNDERSTORY TREES  
 4 EACH, 1.5" CAL @ 30 PTS EACH = 120 PTS  
 CONIFERS  
 3 EACH, 6' TALL @ 80 PTS EACH = 240 PTS  
 SHRUBS  
 19 EACH, 5 GAL @ 10 PTS EACH = 190 PTS  
 53 EACH, 2 GAL @ 5 PTS EACH = 265 PTS  
 TOTAL POINTS SHOWN = 2,075

#### LANDSCAPE LEGEND



NOTE:  
 FINAL LANDSCAPE PLAN TO BE PROVIDED BY  
 PROJECT LANDSCAPER

**FEHR GRAHAM**  
 ENGINEERING & ENVIRONMENTAL

ILLINOIS  
 IOWA  
 WISCONSIN

OWNER/DEVELOPER:  
 SIX KIDS, LLC  
 915 TECHNOLOGY PARKWAY  
 CEDAR FALLS, IA 50613

PROJECT AND LOCATION:  
 RABO AGRIFINANCE  
 SITE DEVELOPMENT  
 CEDAR FALLS, IOWA

DRAWN BY: AJB  
 APPROVED BY: NPK  
 DATE: 11/08/18  
 SCALE: AS NOTED

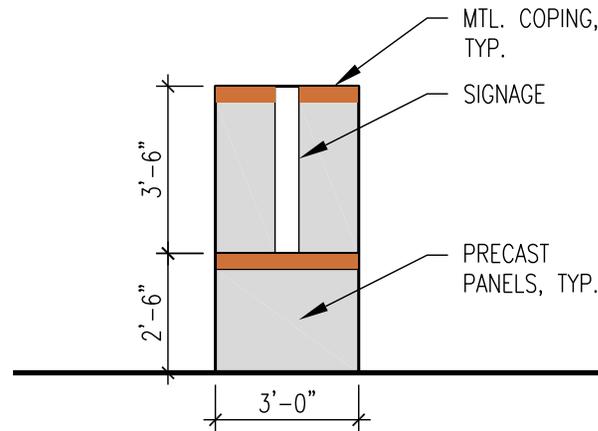
REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:  
 LANDSCAPE PLAN

SET TYPE: APPROVAL3

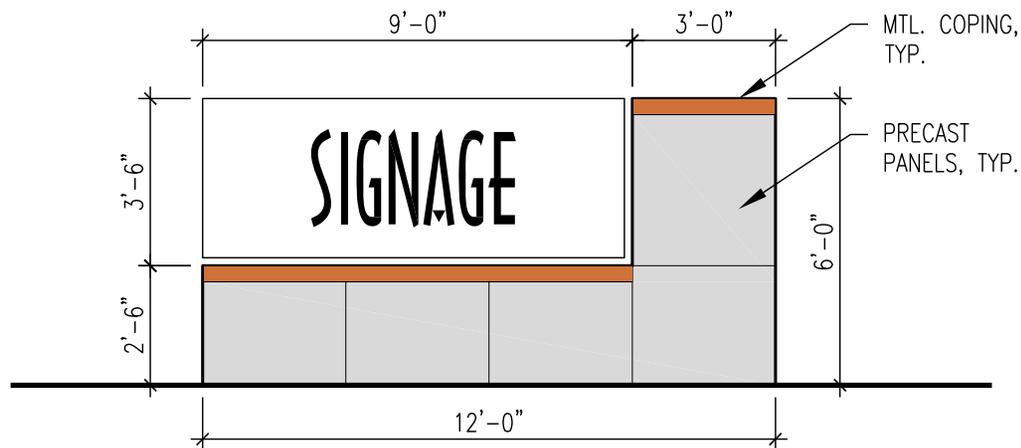
JOB NUMBER:  
 18-762

SHEET NUMBER:  
 C4.1



## SIDE ELEVATION

Scale: 1/4" = 1'-0"

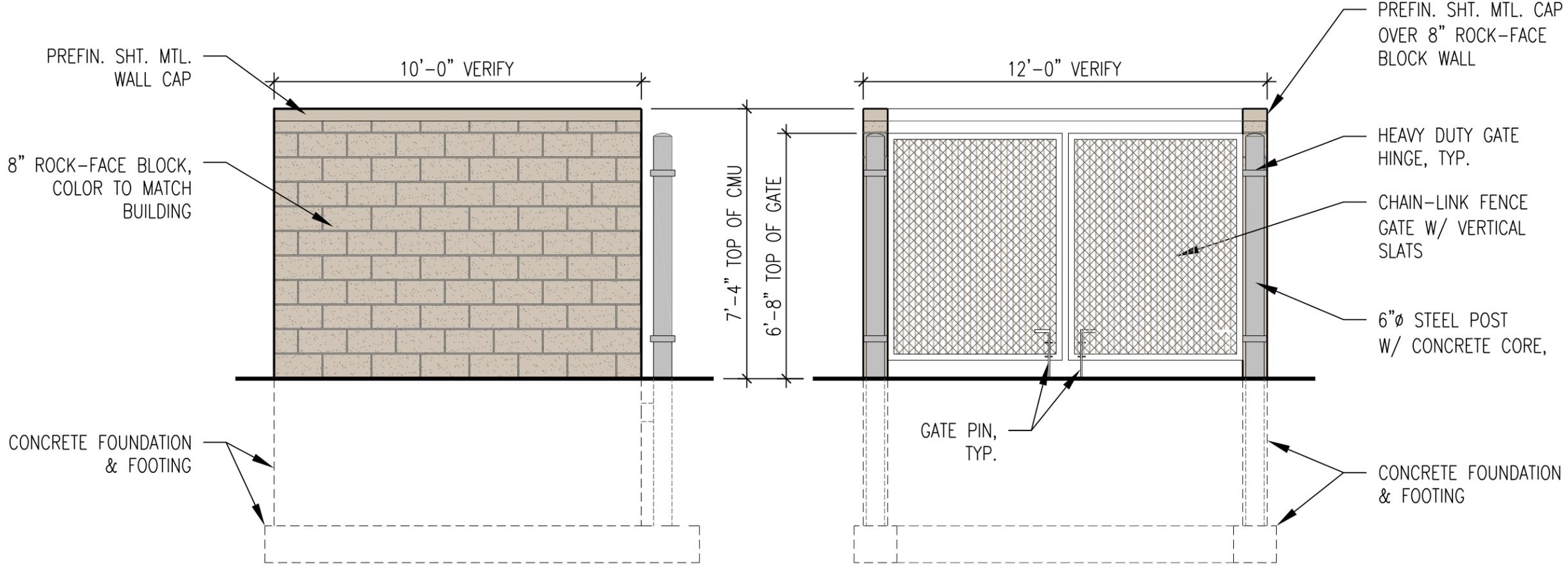


## FRONT ELEVATION

Scale: 1/4" = 1'-0"

# Rabo AgriFinance

Technology Park | Cedar Falls



TRASH ENCLOSURE