



**AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, JUNE 24, 2020
5:30 PM AT CITY HALL**

To protect against the spread of the COVID-19, the meeting will be held via Videoconference. The public may access/participate in the meeting in the following ways:

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

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

Call to Order and Roll Call

Approval of Minutes

- 1. Planning and Zoning Commission Minutes of June 10, 2020.

Public Comments

Old Business

New Business

- 2. **Preliminary Plat Amendment – Wild Horse Ridge**
Location: South of W 12th Street and west of Union Road
Applicant: Midwest Development Co. – Developer; CGA – Civil Engineer
Previous discussion: None
Recommendation: Discussion and Recommend Approval
P&Z Action: Discuss and continue to the next meeting or make a recommendation to City Council

- 3. **Revised HWY-1 Site Plan Review – Panther Travel Center**
Location: 1525 W. Ridgeway Avenue
Applicant: MT Tanks, LLC – Developer; Peters Construction - Contractor
Previous discussion: None
Recommendation: Review and Recommend Approval
P&Z Action: Discuss and make a recommendation to City Council

- 4. **Final Plat – Pheasant Hollow 7th Addition**
Location: Apollo Street, west of Shelley Lane
Applicant: White Coat Series II, LLC
Previous discussion: None
Recommendation: Review and Recommend Approval
P&Z Action: Discuss and make a recommendation to City Council

5. Preliminary Plat – Immanuel Evangelical Lutheran Church Addition

Location: East of Oster Parkway and south of Green Creek Road

Applicant: Immanuel Evangelical Lutheran Church

Previous discussion: None

Recommendation: Review and Recommend Approval

P&Z Action: Discuss and continue to the next meeting or make a recommendation to City Council

6. Final Plat – Immanuel Evangelical Lutheran Church Addition

Location: East of Oster Parkway and south of Green Creek Road

Applicant: Immanuel Evangelical Lutheran Church

Previous discussion: None

Recommendation: Review and Recommend Approval

P&Z Action: Discuss and continue to the next meeting or make a recommendation to City Council

7. MU Site Plan – Immanuel Evangelical Lutheran Church

Location: 4820 Oster Parkway

Applicant: Immanuel Evangelical Lutheran Church

Previous discussion: None

Recommendation: Review and Recommend Approval, with conditions

P&Z Action: Discuss and continue to the next meeting or make a recommendation to City Council

Commission Updates

Adjournment

Reminders:

* July 8 and July 22 Planning & Zoning Commission Meetings

* July 6 and July 20 City Council Meetings

**Cedar Falls Planning and Zoning Commission
Regular Meeting
5:30 PM, June 10, 2020
Meeting conducted via videoconference**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on Wednesday, June 10, 2020 at 5:30 p.m. via videoconference due to precautions necessary to prevent the spread of the COVID-19 virus. The following Commission members were present: Adkins, Hartley, Holst, Larson, Leeper, Lynch, Prideaux and Saul. Karen Howard, Planning & Community Services Manager was also present.

- 1.) Chair Holst noted the Minutes from the April 27, 2020 regular meeting are presented. Mr. Hartley made a motion to approve the Minutes as presented. Ms. Lynch seconded the motion. The motion was approved unanimously with 8 ayes (Adkins, Hartley, Holst, Larson, Leeper, Lynch, Prideaux and Saul), and 0 nays.

- 2.) The first item of business was a downtown site plan review for Community Bank and Trust. Chair Holst introduced the item and Ms. Howard provided background information. She explained that the property is located at 312 W. 1st Street and it is proposed to tear down the existing bank and build a new one, and the zoning requirements are met. In the Central Business District Overlay there is a maximum setback of 10 feet and it is proposed to have a 17 foot setback from the east lot line along Clay Street. Exceptions could be made provided an appropriate explanation were submitted showing why the standard can't be met. Evidence would also need to be provided as to how the building's unique design will fit in to the neighborhood and that it meets the intent of the CBD Overlay. The sloping topography and the location of the storm sewer easement make it difficult to meet the maximum setback standard. The bank provided an alternative design solution that provides a large terraced entrance with an accessible ramp along Clay Street to create a prominent, inviting and accessible means of access to the building. Staff recommends approval of this exception of the maximum setback standard. Ms. Howard noted that there are no parking requirements for commercial uses in the CBD Overlay District so parking requirements are satisfied. She also discussed open space and landscaping, as well as sidewalks and streetscapes, stating that those requirements are satisfied. Proportion, roof shape, pitch and direction and pattern requirements were also met. Ms. Howard explained the building composition requirements, noting they are met. She noted that the applicant has requested a minor exception with regard to window coverage, as well as to building entries. Staff recommends approval of those exceptions due to the corner location and sloping nature of the site. As all other requirements were met, staff recommends approval of the item.

Stacey Bentley, Community Bank and Trust, described the reasons for the redesign and stated they are excited to bring this project forward and continue to invest in downtown Cedar Falls.

David Selinsky, Kirk Gross Company, architect for the project, commented that it is pleasure to participate in the project and offered to answer any questions.

Kim Bear (3815 Union Road), Director of Community Main Street, thanked Community Bank & Trust for their continued investment in downtown. She stated that the CMS Design Review Committee had reviewed the proposed new design for the bank. The committee finds the new design will be a good fit with the traditional historic character of the downtown. She praised the bank for listening to their concerns from the last

meeting. CMS is in support of the project.

Ms. Prideaux stated that most of the concerns she had regarding the previous design have been addressed and expressed support for the new design.

Mr. Leeper praised the bank for the redesign and noted the improvement from the previous design, but indicated some continuing concern about how this fits into the longer term vision for downtown and questioned whether a denser development would be more appropriate, stating that this seemed to be more of a suburban solution for an urban site.

Mr. Holst also noted that it was a tough balance between the desire for more dense development in the downtown and the needs of the bank.

Ms. Saul commented that the review needs to be based on the current code.

Ms. Prideaux stated that she feels like the new design fills the space better than the previous design.

Mr. Leeper asked about the City position on how this fits with the long term vision for downtown.

Ms. Howard noted the case was reviewed based on the current zoning standards and stated that it was balancing current needs of the bank with future vision for downtown. Staff considered that the proposed building does meet a number of the goals of the downtown vision by building closer to the corner with better pedestrian access, using a more traditional storefront design, and noted that staff also considered that the bank is proposing to further redevelop the southern portion of the property to help meet the downtown vision, which will create a more walkable environment along 2nd Street in the future.

Ms. Saul made a motion to approve the item. Ms. Adkins seconded the motion. The motion was approved unanimously with 8 ayes (Adkins, Hartley, Holst, Larson, Leeper, Lynch, Prideaux and Saul), and 0 nays.

- 3.) As there were no further comments, Ms. Adkins made a motion to adjourn. Mr. Hartley seconded the motion. The motion was approved unanimously with 8 ayes (Adkins, Hartley, Holst, Larson, Leeper, Lynch, Prideaux and Saul), and 0 nays.

The meeting adjourned at 6:04 p.m.

Respectfully submitted,

Karen Howard
Community Services Manager

Joanne Goodrich
Administrative Clerk



DEPARTMENT OF COMMUNITY DEVELOPMENT

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

MEMORANDUM

Planning & Community Services Division

TO: Planning & Zoning Commission
FROM: Shane Graham, Economic Development Coordinator
Matt Tolan, EI, Civil Engineer II
DATE: June 18, 2020
SUBJECT: Wild Horse Ridge Preliminary Plat Amendment

REQUEST: Request to approve an amendment to the Wild Horse Ridge Preliminary Plat

PETITIONER: Midwest Development Co., Owner; CGA Engineering, Engineer

LOCATION: The property is located south of W. 12th Street and west of Union Road

PROPOSAL

The Wild Horse Ridge subdivision has been active in single family residential development for the past 10+ years. In total, there are nine (9) phases of development. The first four phases have been approved and are located on the east half of the subdivision. The remaining five phases will continue adjacent to the current additions, then go from the northwest corner and proceed to the southwest corner of the plat.

The developer would like to increase the density of the remaining phases of the subdivision by adding 40 duplex lots to accommodate two-unit dwellings along the western and northern edge of the subdivision, within what will be Wild Horse Ridge 7th and 8th Additions. Another change included in this plat is that several street realignments are being proposed compared to the original preliminary plat that was approved in 2005. Therefore, in addition to the amended preliminary plat, a change in the RP zoning plan for Wild Horse Ridge to increase the number of lots with new street alignments is also being considered by the Planning and Zoning Commission.

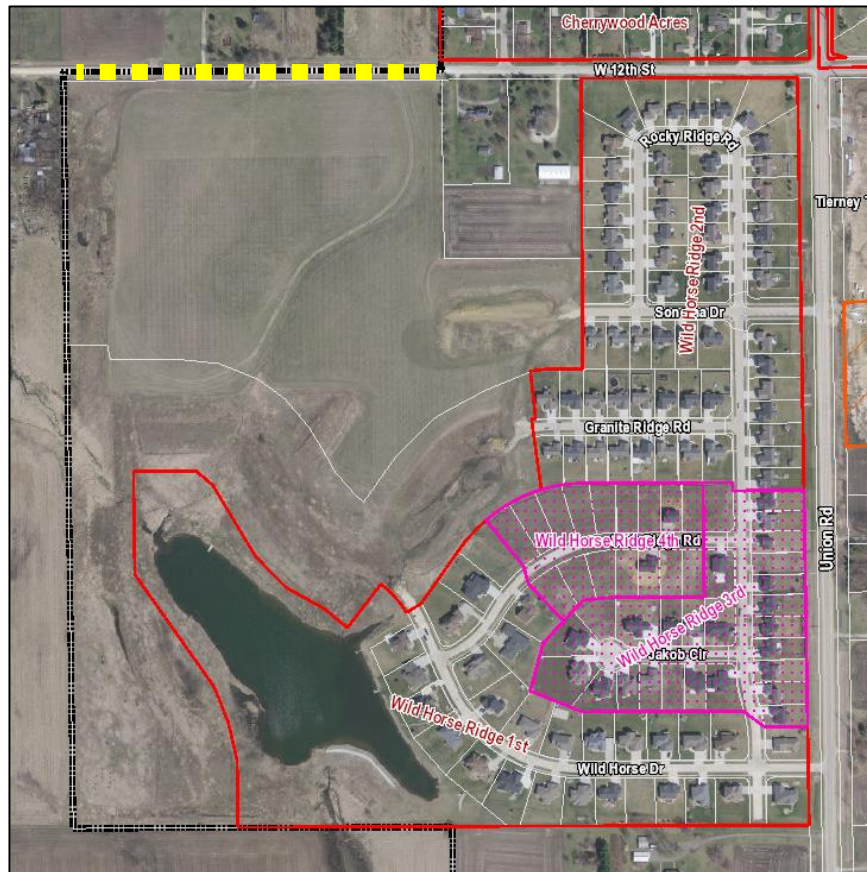
BACKGROUND

In 2003 Dennis and Trudy Weichers purchased 148 acres of land at the southwest corner of Union Road and W. 12th Street. The westerly 79 acres was annexed into the City of Cedar Falls upon request by the owners (Resolution No. 14,410) in 2005. The easterly third of this property is served by the Cherrywood interceptor sewer. Tapping into this interceptor sewer requires a "connection fee" at the time of platting. To service the rest of the property, one of the conditions of the annexation and subsequent rezoning and platting was that Mr. Weichers agree to extend

a sanitary sewer “interceptor” line to the property, from the South-East. This sewer line is approximately two miles in length and extends from the general vicinity of University Avenue and Hudson Road. The City did participate in some of the costs for this sewer extension (for “over-sizing”) up to a maximum of \$200,000. The majority of the costs for this sewer extension were borne by Mr. and Mrs. Weichers. This sewer will accommodate the entire development of the Wild Horse Ridge subdivision. The first four additions of the Wild Horse development did not connect into the aforementioned Cherrywood interceptor sewer so no connection fees were collected since the sewer is served by the line from W. 27th Street.

In July 2005 the entire 148-acre property was rezoned from A-1, Agriculture to RP, Planned Residential for a maximum of 353 dwelling units. A Preliminary Plat for this area, called “Copperstone” was approved in July 2005. This plat covered the entire 148-acre property and proposed the establishment of 242 building lots with 353 units. One feature of the original Preliminary Plat is that it provided a street access to West 12th Street in alignment with the proposed Cherrywood Drive. The Preliminary Plat was re-approved by the City Council on September 26, 2011 without a street connection onto W. 12th Street.

The Final Plat for the Wild Horse Ridge First Addition was approved in September 2007. The First Addition created 29 standard residential building lots on 34.7 acres. The Wild Horse Ridge Second Addition Final Plat was approved 2012. This plat created 61 residential lots on 26.6 acres immediately north of the proposed Third Addition. Following approval of the Second Addition, a street name change (Cherrywood Drive to Rocky Ridge Road) was approved by the City Council on October 8, 2012. This street name change was necessary since the Second Addition did not provide a street access to Cherrywood Drive north of West 12th Street. The Wild Horse Ridge Third Addition was approved by the City Council on October 16, 2017 for 27 lots on 11.55 acres. The Wild Horse Ridge Fourth Addition was approved by the City Council on October 21, 2019 for 16 lots on 5.29 acres.



As part of the original annexation agreement from 2005, the original developer or its successors must make improvements to the west end of W. 12th Street to the edge of the property (yellow dash line on the map above). After the first two additions were completed, staff sent a letter to the property owner in 2014 to signify that any future development of the Wild Horse subdivision, a fee will be collected and placed in an account for the W. 12th Street improvements. This fee is calculated at \$5,852.43 per acre of development. The fee has been collected for the third and fourth additions prior to City Council approval, and will need to be collected prior to any future final plats.

STAFF ANALYSIS

Midwest Development Co. continues with the development of the Fifth, Sixth, Seventh, Eighth and Ninth additions of the Wild Horse Ridge subdivision. The development will continue with the Fifth Addition located adjacent to the completed additions, in the middle of the subdivision.

The developer has requested a change in the number of lots that were originally approved in the preliminary plat. They intend to construct a number of duplex units along the western and northern edge of the subdivision. The following table shows the proposed number of lots in the final five phases of this subdivision, and which addition the duplex lots will be located.

Phase	No. of Single Unit Lots	No. of Duplex lots	Total Lots
Fifth	34	0	34
Sixth	30	0	30
Seventh	14	22	36
Eighth	45	18	63
Ninth	24	0	24
Total	147	40	187

The creation of these additional lots formalizes the ownership of the land under each duplex dwelling. From the start of the original preliminary plat, the developer intended to construct one- and two-family dwellings. During the first four phases of this subdivision, there were only single-family dwellings constructed. Now the developer has identified where they intend to construct the two-family dwellings along the western and northern edge of the subdivision. The proposed density of this subdivision with the additional duplex dwellings will increase from 2.43 dwellings per acre to 2.72 dwellings per acre. This is a modest increase that is still considered low density residential.

Along with this density change several new street layouts are being proposed. The original preliminary plat showed a cul-de-sac (Tyler Drive) located near the northwest corner of the plat. That is being removed, and Sandstone Lane will now be a through street that connects Arrowhead Drive to Pebble Stone Place. A smaller cul-de-sac, Cherry Creek Court, will be located just to the east of Sandstone Lane and will serve 6 lots. Also, Arrowhead Drive, which originally connected to W. 12th Street, now curves and connects with Lariat Lane, which does connect with W. 12th Street. Staff has worked with the developer to determine that two accesses from the subdivision to W. 12th Street is not needed. In addition, Granite Ridge Road, shown in the Fifth Addition, originally showed a small circle drive within the road, but this has been

removed and is now just a straight through road. Finally, at the south end of Lariat Lane within the Ninth Addition, the original plat showed another small circle drive. This has been removed and Lariat Lane not connects with Canter Circle, a new cul-de-sac street located at the very southwest corner of the plat.

During the recent review by the Planning & Zoning Commission of the Arbors amended preliminary plat submitted by the same developer, some concerns were noted about the proposed zero lot line dwelling units, and what impacts they may have on the neighborhood. For that plat, the existing development agreement was amended to add some stipulations for the development of the zero lot line dwellings in order to maintain the residential character and quality of the neighborhood. Similarly with this plat, staff would recommend that the development agreement, which was approved when the property was rezoned to RP Planned Residential District in 2015, be amended to include similar stipulations regarding the zero lot line dwellings, as listed below:

1. A variation in siding color between each adjacent two-unit dwelling;
2. At least two different building models will be used, including a one-story and two-story model;
3. A variation in design elements between each adjacent two-unit dwelling, such as doorway designs, sidelight windows, entranceway canopies, pilasters, pediments, brick and stone accents, raised entry cornices, trim colors, and similar;
4. Front yard paving shall be minimized to the extent feasible to provide adequate space for front yard landscaping and a safe public sidewalk environment;
5. The driveway width as measured at the streetside lot line shall not exceed 18 feet;
6. Garages shall not exceed 22 feet in width; and
7. Minimum driveway spacing from the intersection of a collector street or arterial street shall be 75 feet.

Based on the proposed stipulations regarding the development of the zero lot line dwellings within the subdivision, staff believes that these units will maintain the residential character and quality of the neighborhood.

TECHNICAL COMMENTS

Utilities - City technical staff, including Cedar Falls Utilities (CFU) personnel, noted that water, electric, gas and communication services are available to the site at the west ends of 12th Street, Sonoma Drive, Granite Ridge Rd, and Wild Horse Drive. An adequate sized water main will need to be extended to the limits of the platted subdivision. The other utilities are installed as part of the public improvements. The easements identified on the plat satisfy CFU requirements. The developer will be responsible for extending the utility services to the proposed development.

Stormwater Management - The petitioner's engineer has submitted a storm water management plan to the City and it has been reviewed by the City Engineer. The City Engineer has determined that the plan meets the City's subdivision requirements and also finds that the design for the entire development will improve the drainage pattern that has developed over the years on this undeveloped parcel of land. Additional detailed reports will be provided by the petitioner's engineer with each sequential phase within the platted limits. Also, an existing drainage tract from and existing agricultural field draining under 12th Street will be accounted for with additional infrastructure oversizing for the twenty-five (25) year event to pass through an underground pipe network.

Sanitary Sewer - The sanitary sewer will be extended from the existing interceptor line located on the south side of the detention pond located within the First Addition. The sanitary main was previously extended to Wild Horse Drive and another line was adequately sized and terminated to the western boundary. 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 Cedar Falls. However, the existing sanitary sewer interceptor line was previously established prior to this proposed development within a sanitary sewer easement that is identified on the plat. The developer's engineer will utilize the sanitary sewer extension, as designed, to provide sanitary services within the limits of the plat.

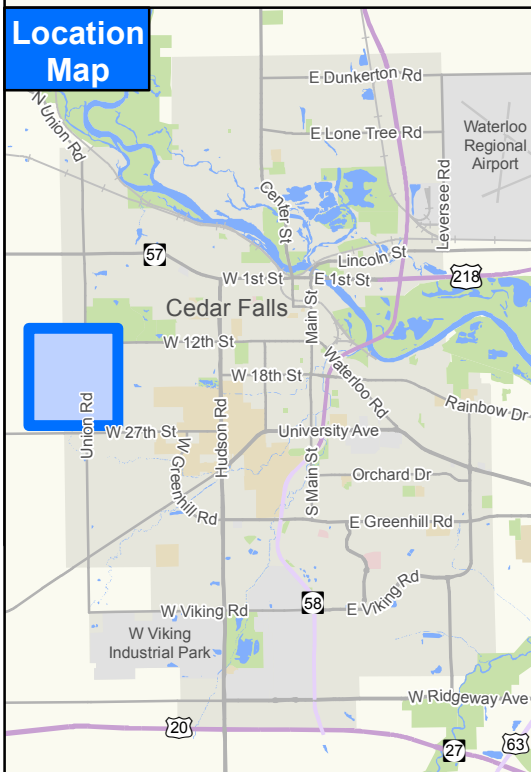
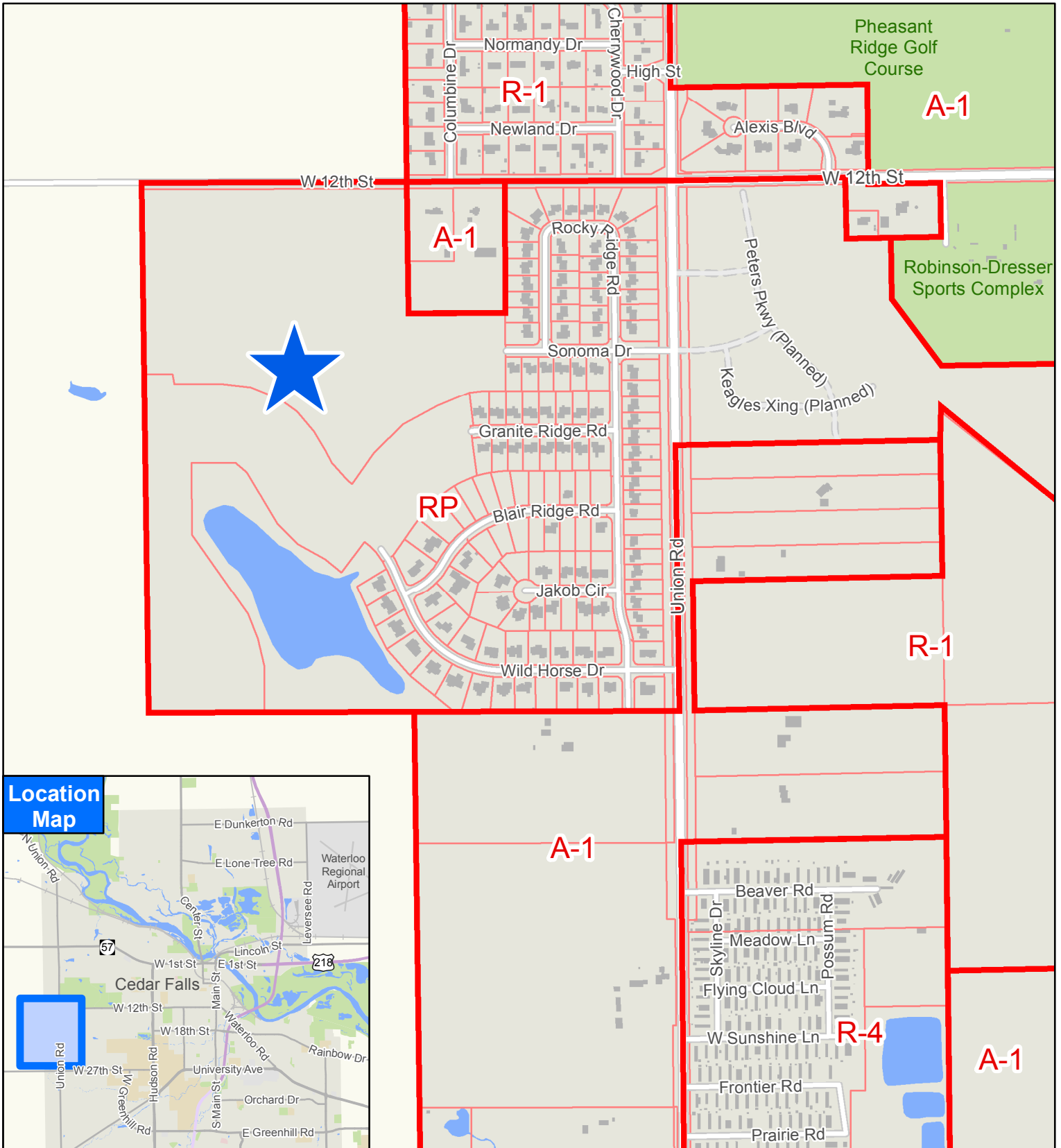
Streets - The developer will need to make the necessary accommodations for temporary turnarounds at the east end of Sonoma Drive in the Fifth Addition, and Arrowhead Drive in the Sixth Addition. This subdivision includes a four-foot public sidewalk across all lot frontages.

STAFF RECOMMENDATION

The introduction of this amended preliminary plat is for discussion and public comment purposes. If the P&Z Commission is comfortable with the submitted preliminary plat, it is their decision on whether to forward for additional P&Z Commission review on 7/8 or to approve the amended preliminary plat on 6/24. The Community Development Department has reviewed this amended preliminary plat and would recommend approval.

PLANNING & ZONING COMMISSION

Discussion/Vote
06/24/2020



**Amended Preliminary Plat
of Wild Horse Ridge**

WILD HORSE RIDGE PRELIMINARY PLAT

(FORMERLY COPPERSTONE)

CEDAR FALLS, IOWA

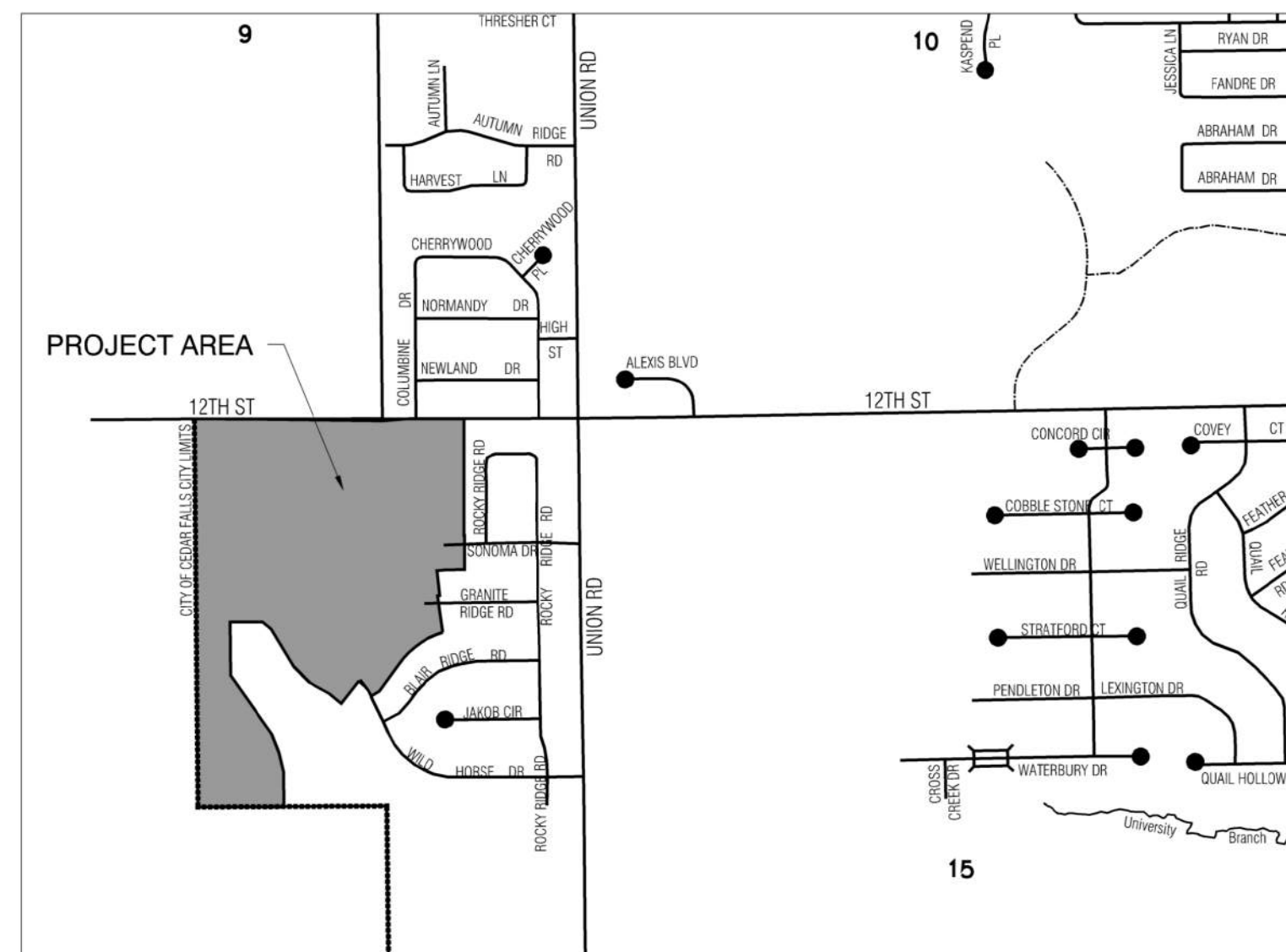
MARCH 2020

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

A PARCEL OF LAND LOCATED IN THE NORTHEAST ¼ OF SECTION 16, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH P.M., CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 PARCEL "C" AND PARCEL "D" RECORDED IN DOCUMENT #2016-00015368 IN THE OFFICE OF THE RECORDER, BLACK HAWK COUNTY, EXCEPT THAT PART OF PARCEL "D" KNOWN AS WILD HORSE RIDGE THIRD ADDITION RECORDED IN DOCUMENT #2018-00007259 AND EXCEPT WILD HORSE RIDGE FOURTH ADDITION RECORDED IN DOCUMENT #2020-00008475, CONTAINING 68.84 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.



VICINITY MAP
NOT TO SCALE

OWNERS OF RECORD

MIDWEST DEVELOPMENT CO.
411 FIRST AVENUE SE
CEDAR RAPIDS, IA

FLOOD ZONE

(ZONE X)
PANEL # 19013C0145F AND
PANEL # 19013C0163F
EFFECTIVE DATE: JULY 18, 2011

SETBACK DATA

FRONT YARD = 25 FT
REAR YARD = 30 FT
SIDE YARD* = 5 FT. (*EXCEPT AS NOTED)

*LOTS MAY BE SPLIT OR DIVIDED TO PROVIDE FOR MORE LOT AREA BY BEING ADDED TO AN ADJOINING LOT. SIDE YARD SETBACKS SHALL BE BASED ON OWNERSHIP/PROPERTY LINES RATHER THAN PLATTED LOT LINES.

SURVEY LEGEND

- ▲ GOVERNMENT CORNER MONUMENT FOUND
- △ GOVERNMENT CORNER MONUMENT SET
- 1/2" x 30" REBAR w/ORANGE PLASTIC ID CAP #22634
- PARCEL OR LOT CORNER MONUMENT FOUND AS NOTED ON PLAN
- SET 1/2" x 30" REBAR w/ORANGE PLASTIC ID CAP #22634
- () RECORDED AS

BENCHMARK:

AERIAL SERVICES GPS CONTROL MONUMENT #93 ON THE WEST SIDE OF UNION ROAD. DOCUMENT 2008-21274 (BOOK 29 PAGE 63) ELEVATION = 975.45

SURVEYOR AND ENGINEER

MARC C. HOODJER, P.L.S.
DARYL ALBERTSON, P.E.
CLAPSADDLE-GARBER ASSOCIATES
5106 NORDIC DRIVE
CEDAR FALLS, IA 50613
(319) 266-0258

ZONING INFORMATION:

RP (UNLESS NOTED OTHERWISE)

SURVEY REQUESTED BY:

MIDWEST DEVELOPMENT CO.
411 FIRST AVENUE SE
CEDAR RAPIDS, IA

RESTRICTIONS

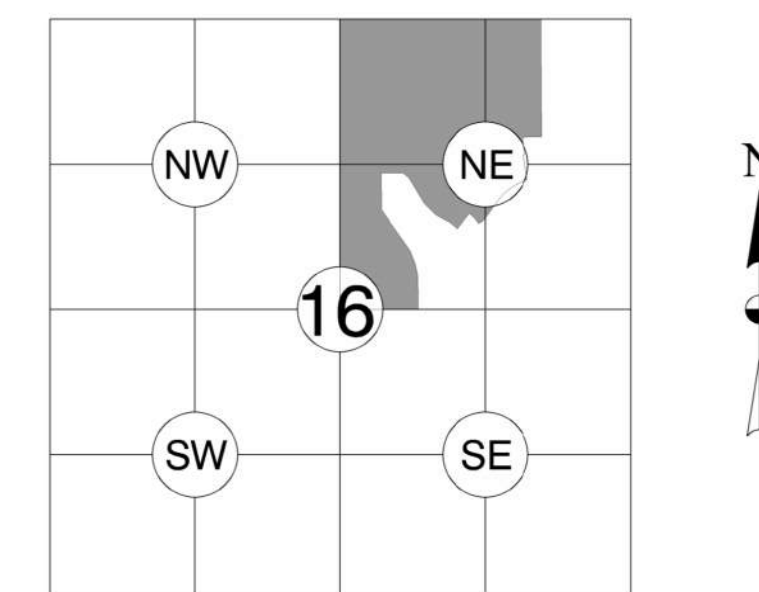
(SEE DEED OF DEDICATION)

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



TOWNSHIP 89 NORTH,
RANGE 14 WEST

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

Signature _____ Date _____

Daryl D. Albertson, PE
Iowa License Number 20477
My license renewal date is December 31, 2020

Pages or sheets covered by this seal: _____

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Signature _____ Date _____

Marc C. Hoodjer, P.L.S.
Iowa License Number 22634
My License Renewal Date is December 31, 2020

Pages or sheets covered by this seal: _____

Preliminary

05/26/2020 2:58:15 PM

J:\5674\wg\Survey\Preliminary Plat\5674 Wildhorse Ridge Overall Preliminary Plat.dwg - Page 1 of 5 - 05-26-20 - 2:49pm - sjc225

NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE
1	REVISE LOTS 138-165	SJC	05-26-20				

Clapsaddle-Garber Associates, Inc.
5106 Nordic Drive
Cedar Falls, Iowa 50613
Ph 319-266-0258
www.cgaia.com

DESIGNED: NCB DATE: 1-10-2020
DRAWN: SJC DATE: 3-11-2020
CHECKED: MCH DATE: 3-12-2020
APPROVED: _____ DATE: _____

WILD HORSE RIDGE CEDAR FALLS, IOWA

PRELIMINARY PLAT

PROJECT NO. 5674
SHEET NO. 1 OF 5

WILD HORSE RIDGE PRELIMINARY PLAT

CEDAR FALLS, IA
MARCH 2020

TRACTS

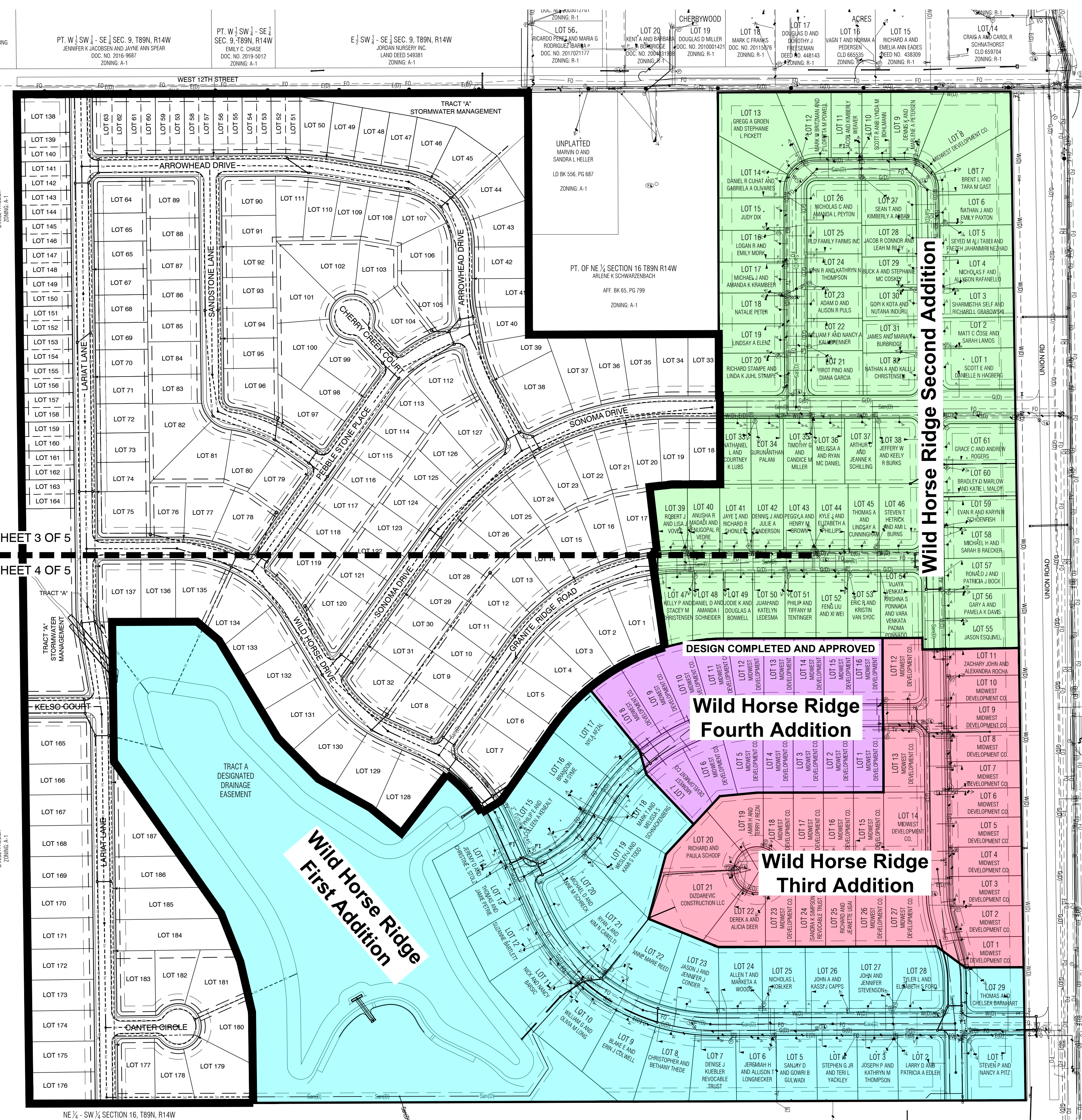
- A. - STORMWATER MANAGEMENT
- B. - STREET RIGHT OF WAY

LOT FRONTAGE AT BUILDING SETBACK FOR IRREGULAR SHAPED LOTS

LOT NUMBER	CHORD DISTANCE (FT.)
1	118.46
2	96.16
3	96.16
4	93.77
7	111.12
8	103.21
11	78.19
12	75.72
13	75.20
14	77.59
15	78.72
16	79.44
17	78.82
19	78.66
20	81.89
21	81.89
22	81.89
23	81.89
24	81.89
25	81.89
26	81.89
27	79.54
32	114.12
34	77.74
35	77.43
36	77.43
37	77.43
38	140.14
39	93.09
40	89.51
41	74.09
43	79.06
44	87.60
45	84.23
46	70.20
49	71.77
50	71.77
51	37.54
76	87.87
77	83.33
78	108.45

LOT FRONTAGE AT BUILDING SETBACK FOR IRREGULAR SHAPED LOTS

LOT NUMBER	CHORD DISTANCE (FT.)
79	100.00
80	117.98
81	73.53
82	71.60
96	100.35
97	95.00
99	90.25
100	71.78
101	71.66
102	72.25
103	71.43
104	108.69
105	151.35
106	113.25
107	121.66
108	78.50
109	77.61
110	82.13
111	82.95
112	142.68
113	87.65
119	131.26
120	157.21
124	75.73
125	77.52
126	77.52
127	94.07
128	125.80
129	104.02
130	102.46
131	103.66
133	112.18
134	132.17
135	131.65
137	110.05
165	117.59
178	84.40
179	71.87
180	73.25
181	71.85
182	85.12
187	211.44



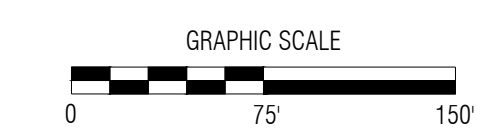
DESIGN COMPLETED AND APPROVED

**Wild Horse Ridge
Fourth Addition**

**Wild Horse Ridge
Third Addition**

**Wild Horse Ridge
First Addition**

NOTE: ADJACENT PROPERTY OWNERS CURRENT AS OF JANUARY 13, 2020.



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE
1	REVISE LOTS 138-165	SJC	05-26-20				

CGA Clapsaddle-Garber Associates, Inc.
5106 Nordic Drive
Cedar Falls, Iowa 50613
Ph 319-266-0269
www.cgaconsultants.com

DESIGNED: NCB DATE: 1-10-2020
 DRAWN: SJC DATE: 3-11-2020
 CHECKED: MCH DATE: 3-12-2020
 APPROVED: DATE:

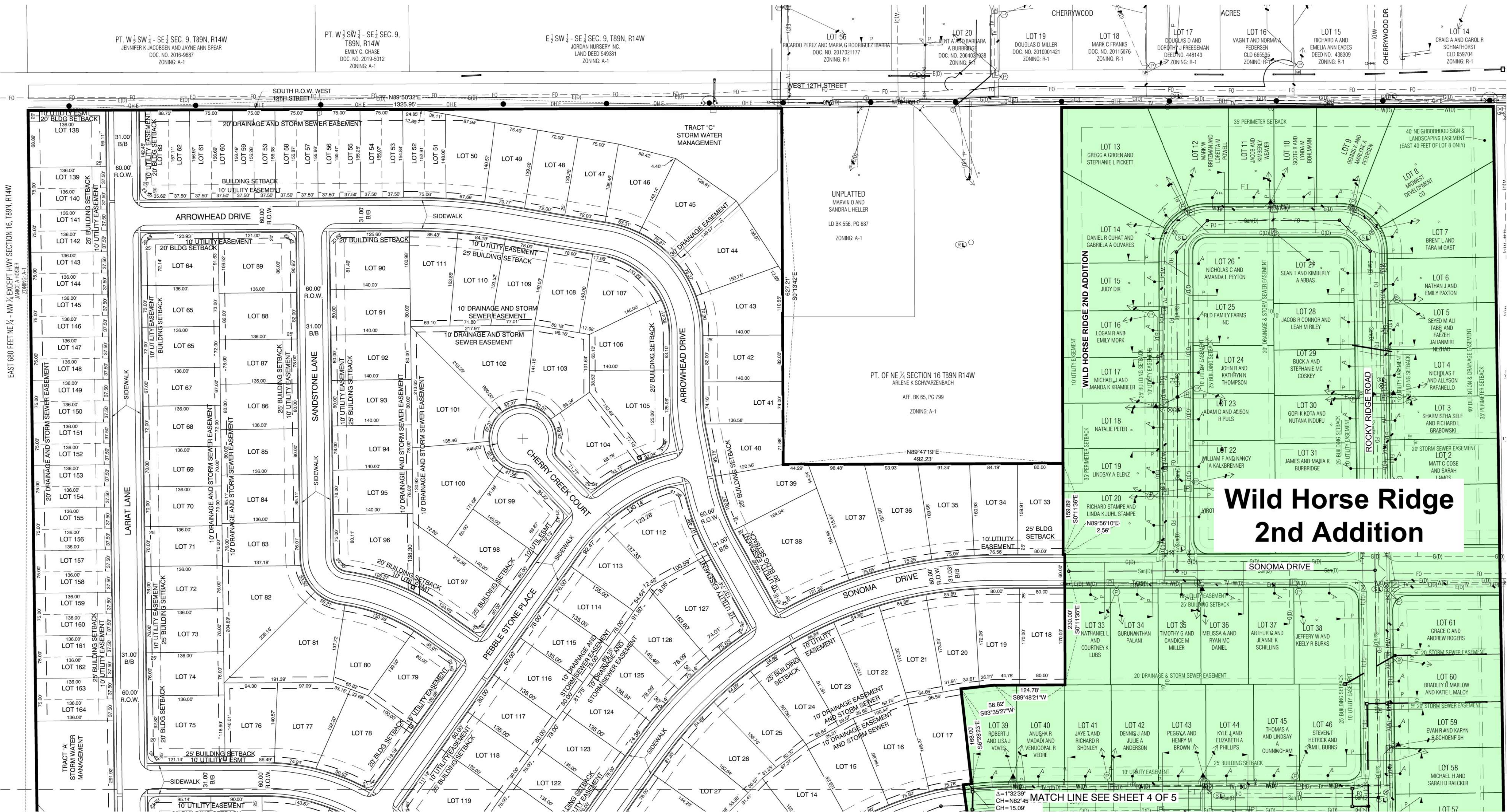
WILD HORSE RIDGE CEDAR FALLS, IOWA

PRELIMINARY PLAT

PROJECT NO. 5674
SHEET NO. 2 OF 5

WILD HORSE RIDGE ADDITION PRELIMINARY PLAT

Cedar Falls, Iowa
MARCH 2020



Wild Horse Ridge 2nd Addition

EAST 600 FEET NE 1/4 - NW 1/4 EXCEPT HWY SECTION 16, T89N, R14W

PT. W 1/2 SW 1/4 - SE 1/4 SEC. 9, T89N, R14W
JENNIFER K. JACOBSON AND JARNE ANN SPER
DOC. NO. 2016-9687
ZONING: A-1

PT. W 1/2 SW 1/4 - SE 1/4 SEC. 9,
T89N, R14W
EMILY C. CHASE
DOC. NO. 2019-1012
ZONING: A-1

E 1/2 SW 1/4 - SE 1/4 SEC. 9, T89N, R14W
JORDAN NURSERY INC.
LAND DEED 549381
ZONING: A-1

LOT 36
RICARDO PEREZ AND MARIA G. RODRIGUEZ IBARRA
DOC. NO. 2017021177
ZONING: R-1

LOT 20
BARBARA A. BURNING
DOC. NO. 2004034328
ZONING: R-1

LOT 19
DOUGLAS D. MILLER
DOC. NO. 2010001421
ZONING: R-1

LOT 18
MARK C. FRANKS
DOC. NO. 20115076
ZONING: R-1

LOT 17
DOUGLAS D. AND
DOROTHY L. FRIESEMAN
DEED NO. 448143
ZONING: R-1

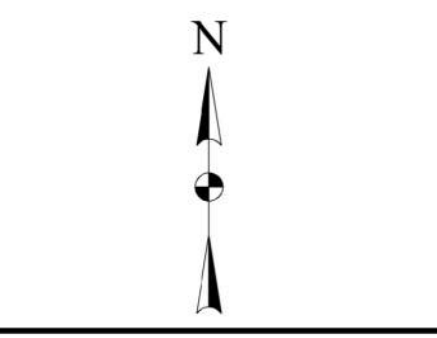
LOT 16
VAGN T. AND NORMA
PETERSEN
CLD 665535
ZONING: R-1

LOT 15
RICHARD A. AND
EMELIA ANN EADES
DEED NO. 438309
ZONING: R-1

LOT 14
CRANE A. AND CAROL R.
SCHNATHORST
CLD 659704
ZONING: R-1

UNPLATTED
MARVIN D. AND
SANDRA L. HELLER
LD BK 556; PG 687
ZONING: A-1

PT. OF NE 1/4 SECTION 16 T89N R14W
ARLENE K. SCHWARZENBACH
AFF. BK 65; PG 799
ZONING: A-1



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE
1	REVISE LOTS 138-165	SJC	05-26-20				

CGA Clapsaddle-Garber Associates, Inc.
5106 Nordic Drive
Cedar Falls, Iowa 50613
Ph 319-266-0268
www.cgarconsultants.com

DESIGNED: NCB DATE: 1-10-2020
DRAWN: SJC DATE: 3-11-2020
CHECKED: MCH DATE: 3-12-2020
APPROVED: DATE:

WILDHORSE RIDGE FIFTH ADDITION
CEDAR FALLS, IOWA

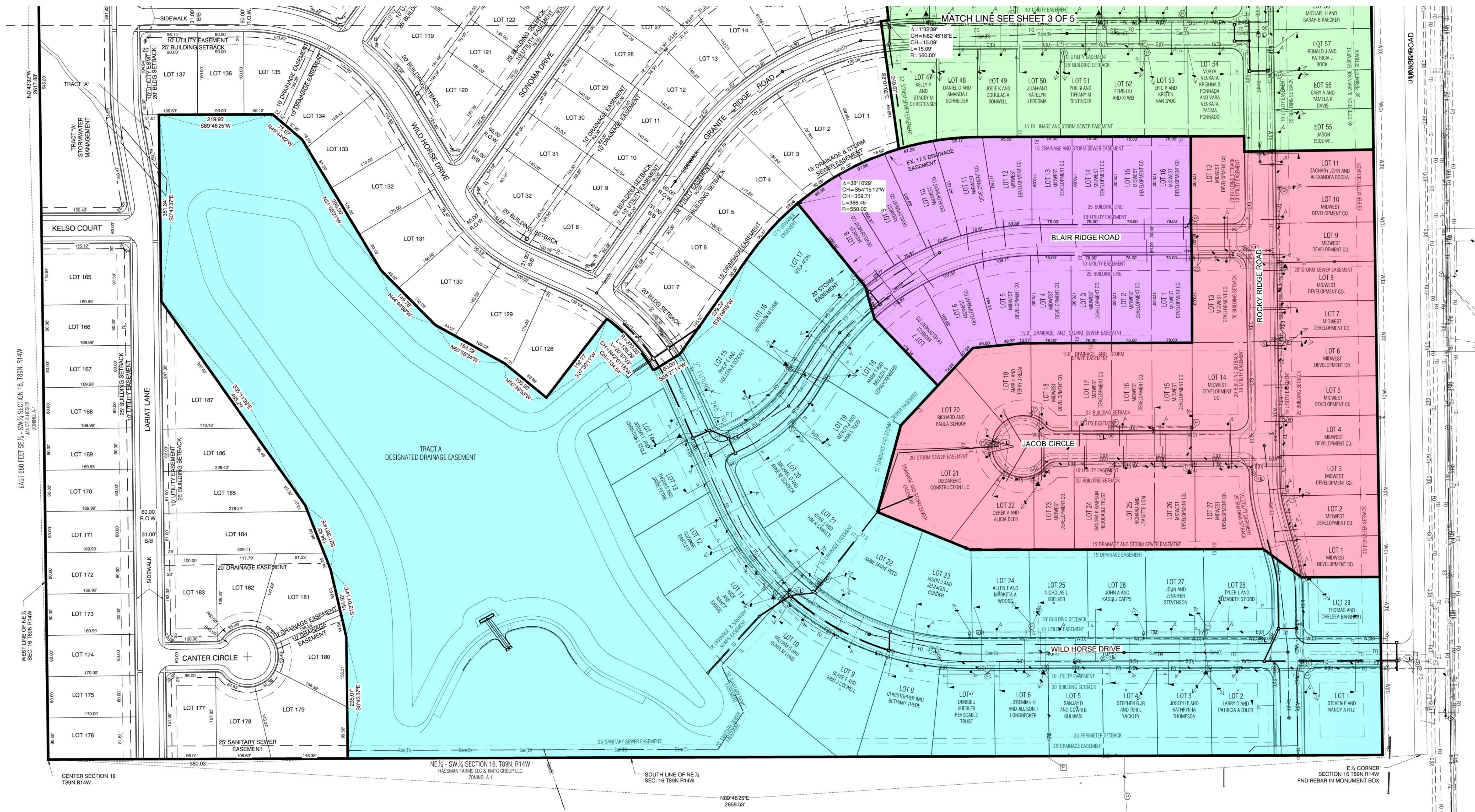
PRELIMINARY PLAT

PROJECT NO. 5674
SHEET NO. 3 OF 5

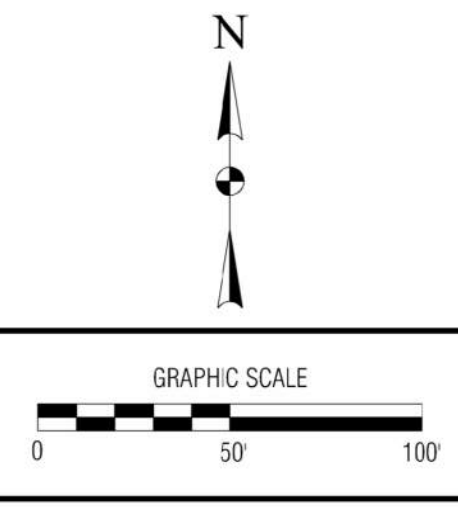
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WILD HORSE RIDGE ADDITION PRELIMINARY PLAT

Cedar Falls, Iowa
MARCH 2020



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NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE
1	REVISE LOTS 138-165	SJC	05-26-20				

CGA Clapsaddle-Garber Associates, Inc.
5106 Nordic Drive
Cedar Falls, Iowa 50613
Ph 319-266-0258
www.cgarconsultants.com

DESIGNED: NCB DATE: 1-10-2020
DRAWN: SJC DATE: 3-11-2020
CHECKED: MCH DATE: 3-12-2020
APPROVED: DATE:

WILDHORSE RIDGE FIFTH ADDITION CEDAR FALLS, IOWA

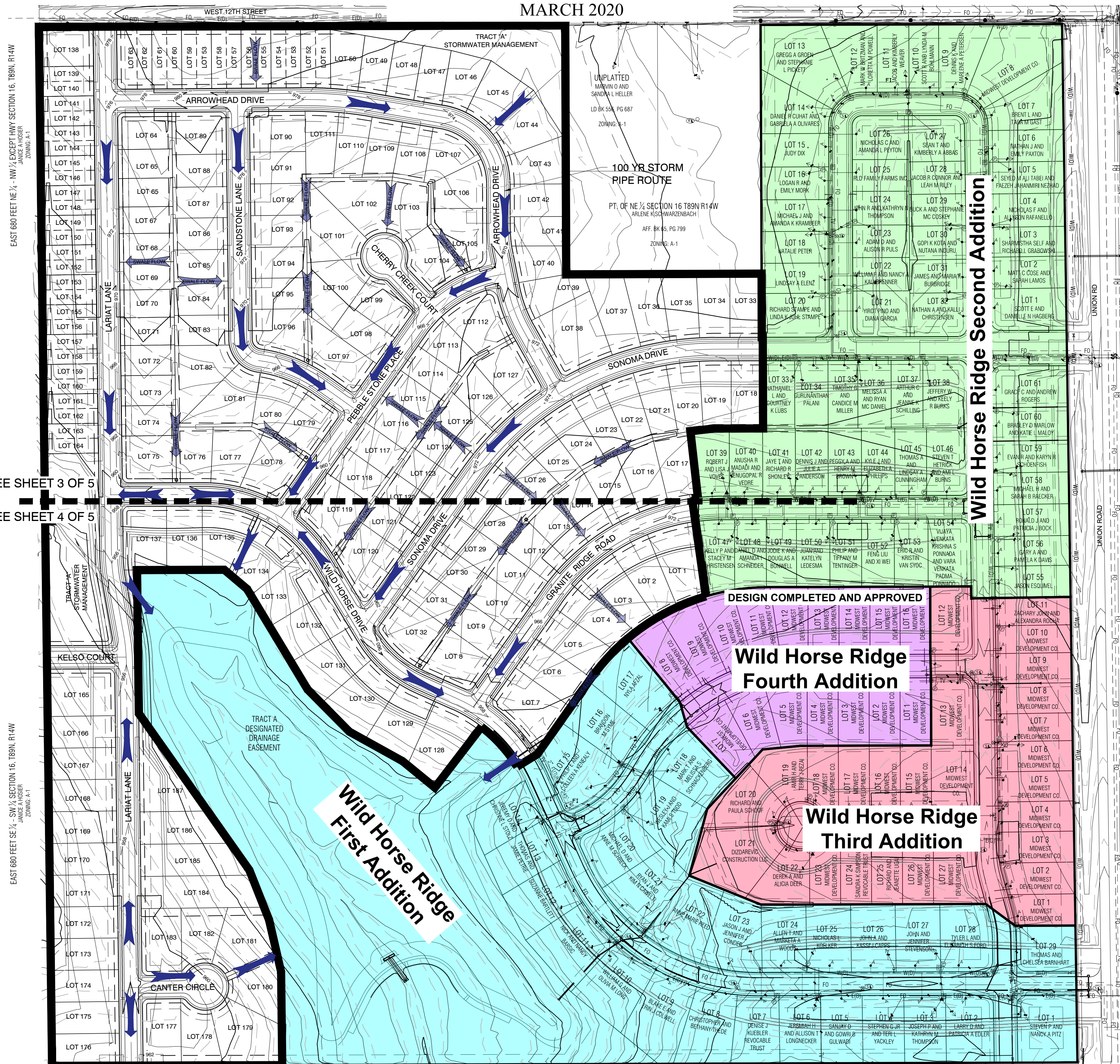
PRELIMINARY PLAT

PROJECT NO. 5674
SHEET NO. 4 OF 5

WILD HORSE RIDGE

PRELIMINARY PLAT

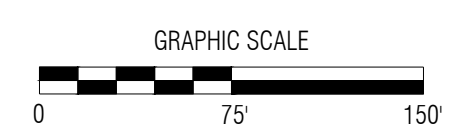
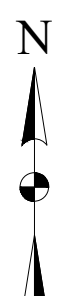
Cedar Falls, Iowa
MARCH 2020



MATCH LINE SEE SHEET 3 OF 5

MATCH LINE SEE SHEET 4 OF 5

GRADING NOTES
 THE EXTENT OF TOPOGRAPHIC CHANGES SHALL
 CONSIST OF TRACT "A" ROADWAY GRADING, TRACTS
 "B", "C", AND "D" STORMWATER MANAGEMENT, LOT
 GRADING, AND SWALE GRADING THROUGHOUT LOT.



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE
1	REVISE LOTS 138-165	SJC	05-26-20				

CGA Clapsaddle-Garber Associates, Inc.
 5106 Nordic Drive
 Cedar Falls, Iowa 50613
 Ph 319-266-0298
 www.cgaconsultants.com

DESIGNED: NCB DATE: 1-10-2020
 DRAWN: SJC DATE: 3-11-2020
 CHECKED: MCH DATE: 3-12-2020
 APPROVED: DATE:

WILD HORSE RIDGE

CEDAR FALLS, IOWA

PRELIMINARY PLAT

PROJECT NO. 5674
 SHEET NO. 5 OF 5

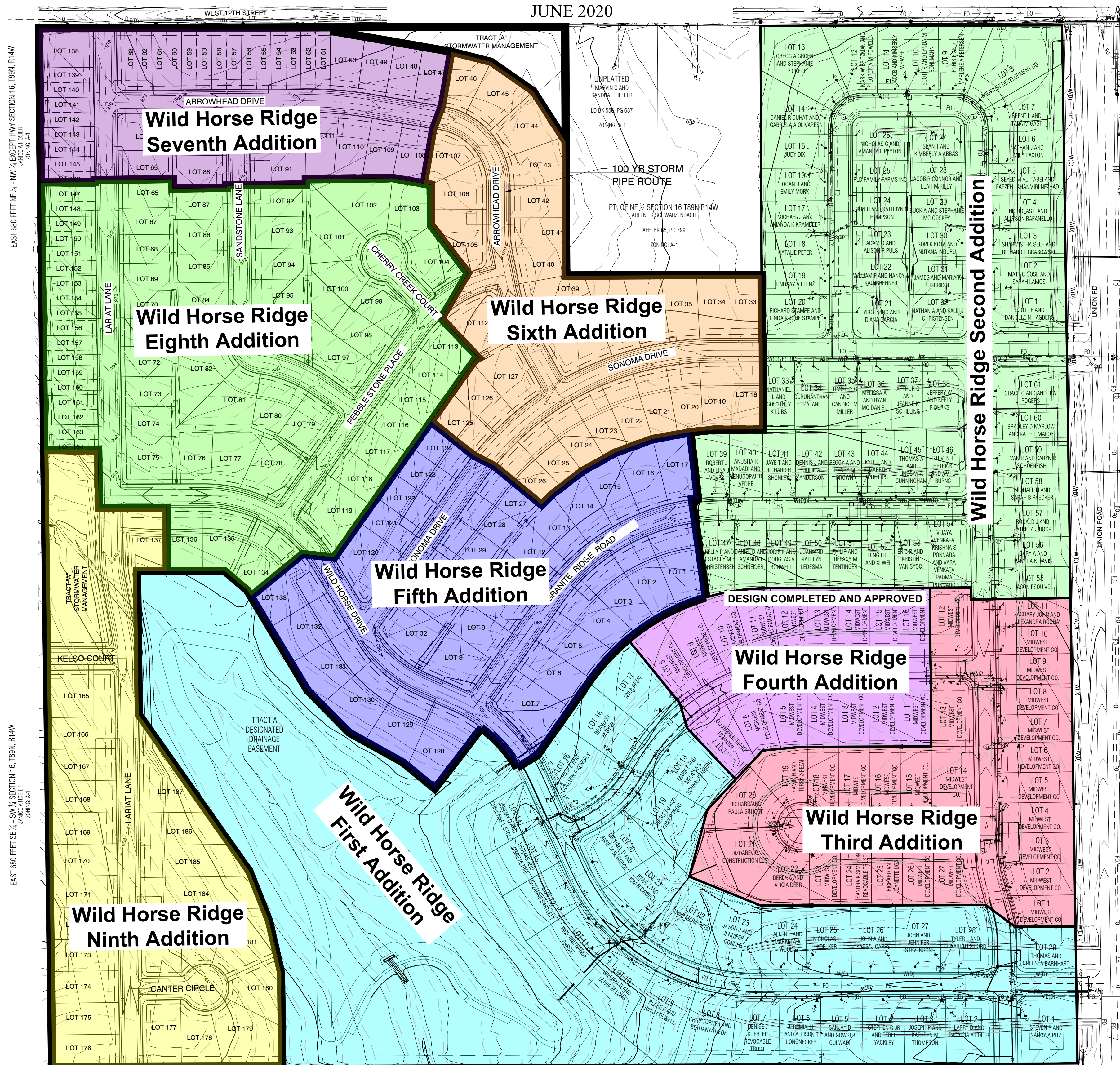
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WILD HORSE RIDGE

PHASING EXHIBIT

Cedar Falls, Iowa

JUNE 2020



WILD HORSE RIDGE 5TH ADDITION
34 LOTS

WILD HORSE RIDGE 6TH ADDITION
30 LOTS

WILD HORSE RIDGE 7TH ADDITION
36 LOTS TOTAL
14 SINGLE FAMILY HOMES
22 DUPLEX LOTS

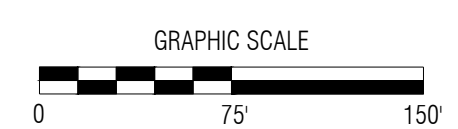
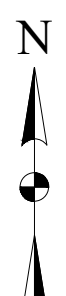
WILD HORSE RIDGE 8TH ADDITION
63 LOTS
45 SINGLE FAMILY HOMES
18 DUPLEX LOTS

WILD HORSE RIDGE 9TH ADDITION
24 LOTS

TOTAL LOTS
187

EAST 680 FEET NE 1/4 - NW 1/4 EXCEPT HWY SECTION 16, T89N, R14W
JANICE R. ROSSER
ZONING: A-1

EAST 680 FEET SE 1/4 - SW 1/4 SECTION 16, T89N, R14W
JANICE R. ROSSER
ZONING: A-1



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

CGA Clapsaddle-Garber Associates, Inc.
5106 Nordic Drive
Cedar Falls, Iowa 50613
Ph 319-266-0298
www.cgaconsultants.com

DESIGNED: NCB DATE: 1-10-2020
DRAWN: SJC DATE: 6-09-2020
CHECKED: DATE:
APPROVED: DATE:

WILD HORSE RIDGE

CEDAR FALLS, IOWA

PHASING EXHIBIT

PROJECT NO. 5674
SHEET NO. 1 OF 1



6/12/20

To: Homeowners of Wild Horse Ridge
Re: Revised Subdivision Preliminary Plat

Wild Horse Preliminary plat changes

To our Wild Horse neighbors,

I wanted to reach out in regards to the upcoming P and Z meeting and the revisions to our subdivision preliminary plat. As some of you may recall during the 3rd addition final platting meeting discussion was had about notification and updates as plats change. At that time we had just purchased the balance of the Wild Horse Subdivision and had minor changes. From that meeting it was decided that we would review the entire subdivision again and resubmit a new preliminary plat. We understand any time changes are made there is a sense of unknown and therefore concerns over any effect these changes may have on your property. We understand that for all of our neighbors in every price range that their home is the biggest investment that will be made. When we develop a community that consists of multiple styles of homes and price ranges, we understand that the single most important factor is curb appeal. Factors like make up of households with differing family sizes, style of homes available, and the overall appearance of the homes and pride shown are critical to a neighborhoods success. We can control some of that with development and building practices and the other is on our owners as neighbors and hopefully protected through the covenants. Understanding this, we have always made decisions that keep trends up to date, yards completed with landscape for full sod, and exterior siding and stone amenities when budgets allow. Doing this gives a neighborhood the best opportunity to maintain housing values. With that in mind we have completed the plat and revisions and comments from the city. It is intended at this time to go to P and Z on 6/24/20.

We hope that you as neighbors can understand the make up of a large plat can be difficult to predict. Especially in a large area like Wild Horse where we are looking at 9 phases. Our neighborhoods are always comprised of multiple price points for houses. The plat being submitted carries that same theory as was shown to the neighbors during the 3rd addition conversations. The only change is setting up for possible single family two unit homes along the Northwest boundary of the property. Knowing this change may happen from time to time we find it most important to group things as best as possible and provide subtle transitions

from one addition to another. One way is distancing the new product away from current owners. This provides like housing around, and the mixed housing would be further into the plat where all buyers understand what that addition is expected to be when purchasing and in a more isolated location. If you recall from the original plat duplex units were along Union Rd in the current third addition and we removed them as we felt that a better location could be found vs at the entry to the neighborhood and so close to custom homes.

Current market conditions are calling for a need in housing from \$250,000 to \$280,000. This is the range we are looking to assist with duplex units. This price range actually makes up 25% of our buyers. This is a very important price range. If you look in the community, homes ranging \$250,000 to \$600,000 and even higher exist together in neighborhoods throughout Cedar Falls and Iowa. We have proven our vision of the condos and single family can exist together in communities. Quail Ridge is a great example of this as we see great success of resale every year.

Closing I would like to make sure that all know that our company's goal is to continue its success in our area in developing neighborhoods that support continued sales of homes even after we are done building. We will do this through strong elevations, completed yards, with nice landscaping. As you know we don't let any home have the same color siding next door to each other. We are constantly looking to utilize new trends in exteriors from craftsman style with tapered columns and stone, to farm house with board and batten or shake, and most recently contemporary looks. This will continue in future additions.

I hope this answers any of your questions about future platting. We will also try to stay ahead of the neighbors with platting if changes are being made in order to try to have needed conversations prior to getting to the city. If you would like to discuss anything further please let me know by contacting me through email at kfittro@skogman.com or via phone at 319 493 0919. Have a great summer!! It is great to hear summer sounds with kids and neighbors outside enjoying our wonderful community. Stay safe and stay healthy.

Kevin Fittro
VP of Skogman Homes/Midwest Development



DEPARTMENT OF COMMUNITY DEVELOPMENT

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

MEMORANDUM

Planning & Community Services Division

TO: Planning & Zoning Commission
FROM: Shane Graham, Economic Development Coordinator
DATE: June 17, 2020
SUBJECT: Highway-1 District Site Plan Review

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

PROPOSAL

The developer, Martin Rouse, received approval by City Council on June 3, 2019 for a site plan to construct a new DQ Grill & Chill restaurant and a convenience store/automobile service station on Lot 2 of Gateway Business Park at Cedar Falls I, which is located at the northeast corner of Hudson Road and W. Ridgeway Avenue (highlighted lot on the image to the right). After City Council approval, the developer submitted a revised site plan for the DQ Grill & Chill restaurant in order to separate the drive through lane from the parking area and to shift the location of the building. That revised site plan was approved by City Council on August 5, 2019. The applicant is now requesting site plan approval for a change to the convenience store/automobile service station site plan in order to reduce the size of a landscape island located near the gas canopy. The developer has indicated that the change is being requested to allow larger vehicles like buses, trucks with trailers, etc. to have better access to the fueling area, and the revision would allow larger vehicle parking within this area. Because this change has been deemed to be



major by city staff, the site plan will require approval from the Planning & Zoning Commission and City Council.

BACKGROUND

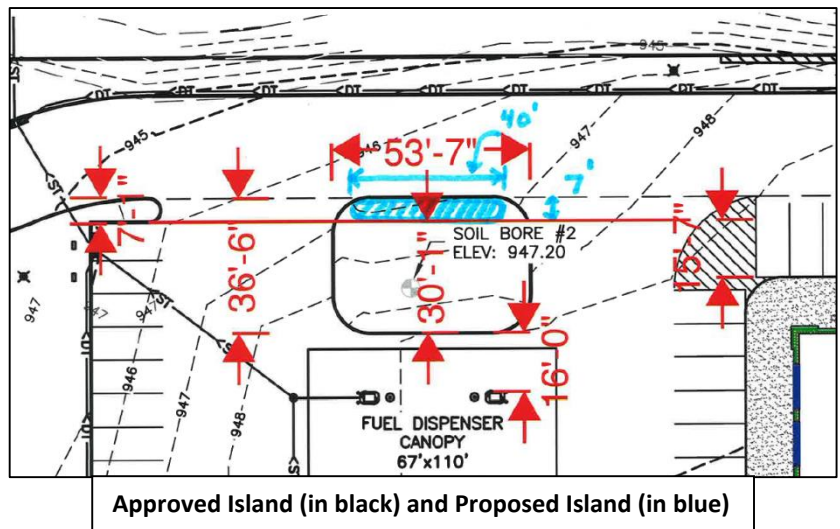
Lots 1 and 2 of Gateway Business Park at Cedar Falls I, along with the stormwater detention basin parcel, were platted in June of 2018. Holiday Inn & Suites Hotel and Bien Venu conference center is currently located on Lot 1. The City Council approved a site plan for this development on June 3, 2019, and a revised site plan for the DQ Grill & Chill restaurant on August 5, 2019. The DQ Grill & Chill restaurant opened in March, and the convenience store/automobile service station is currently under construction.

ANALYSIS

The property is zoned HWY-1, Highway Commercial District, which is intended to promote general services commercial uses intended to serve a broader market area (i.e. City-wide or regional customer base). The property is also located within the Highway 20 Overlay District, which provides enhanced development guidelines for commercial uses located within this corridor. The ordinance requires detailed site plan review in order to ensure that the development site satisfies a number of basic aesthetic standards. Attention to details such as parking, open green space, landscaping, signage, building design and other similar factors help to ensure development is designed in a manner appropriate as a gateway to the community. This report will focus only on those elements where changes are proposed. Other areas of the site are to remain unchanged from the approved site plan. Following is a review of the specific elements requested for amendment.

- 1) Use: No changes are being made to the approved use of the site. A gas station/convenience store can also have a regional customer base, thus fitting within the permitted uses of the Highway 20 Commercial Corridor Overlay District. A service station is listed as a conditional use within the Highway 20 Commercial Corridor Zoning District. A conditional use may be permitted within this district subject to approval by the Planning & Zoning Commission and City Council. **The convenience store is a permitted use. The service station is a conditional use, and exceeds the recommended setback guidelines from Hudson Road.**

- 2) Parking/Access: The number of parking spaces for the convenience store/auto service center is not being altered. On the original approved site plan, there was shown a 53'7" wide by 36'6" deep (1,857 sf) landscape island located to the north of the fuel dispenser canopy and south of the main access drive, which served as not only a landscape area, but an area that separated the main access drive on the property and to the restaurant to the west. The current proposal by the developer is to reduce this



Approved Island (in black) and Proposed Island (in blue)

landscape island to a size of 40' wide by 7' deep (272 sf), or a reduction of 1,585 square feet (shown in blue highlighter in the image above).

Such a large reduction in the size of this island would have a negative impact on safety by not having a well-defined main access and drive aisles on the site. Staff notes that the vehicular drive between the fuel canopy and the parking is already excessively wide. This paved area is 39.3 feet wide to the west of the canopy and 32 feet wide to the east of the canopy, and with the reduction to the island would be even wider at 52.8 feet and 45.5 feet, respectively. To provide a comparison, a typical parking aisle is 24 feet wide. A two-way street in Cedar Falls is 31' feet wide. Further increasing the paved area to such a significant degree, with 46 feet between the proposed island and the fuel pumps, will result in undefined and unpredictable traffic movements between the parking aisle, the circulation drive and the area near the fuel pump. In addition, the applicant intends to encourage use of this area for parking of large vehicles, such as buses and trucks, which will introduce additional conflicts between parked vehicles and drivers trying to access the fuel pumps.

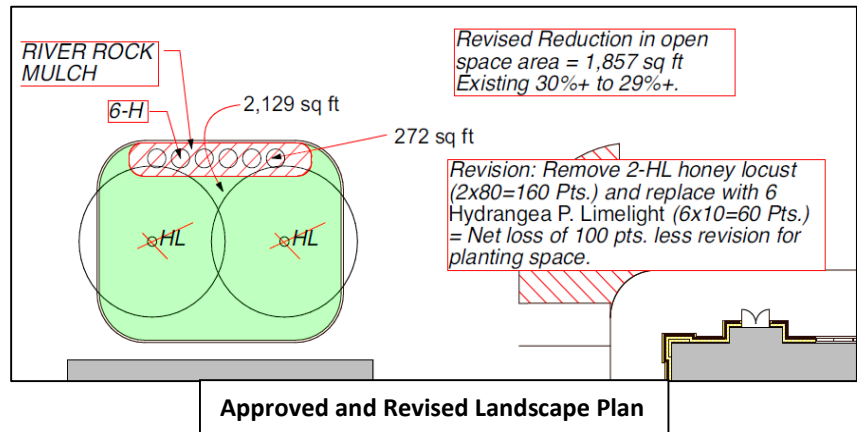
Staff discussed with the applicant a smaller reduction in the size of the island to create easier two-way movement next to the northernmost fuel pump and indicated that this type of minor change could be approved administratively. A 10-foot reduction in the depth of the island would provide for two-way traffic movement next to the pump, but would maintain the substantial landscaped island and create a more defined traffic circulation.

Staff is concerned about the reduction in size of the landscape island as it relates to safe vehicular movement and access on the site, and therefore recommends against allowing such a substantial reduction in the size of the island.

- 3) Open Green Space: This property is located within the Highway 20 Commercial Corridor Overlay Zoning District. This overlay district requires that open green space/landscape area be provided at the rate of a minimum of 15% of the development site. The previously approved plan showed an open space area of 29.9% of the site. For this updated plan, approximately 1% of green space is being lost because of the reduction in the landscape island, which would bring the site to approximately 28.9%. As shown on the approved landscaping plan (attached), landscaping and open space is concentrated primarily around the perimeter of the gas station site, with this large island one of the few areas of landscaped greenspace that would serve to break up the large areas of pavement on the gas station/convenience store site. As the Commission may recall, an exception was granted to waive the requirement for a landscaped end island at the north end of the parking aisle next to the convenience store, which further reduced the delineation between the entrance drive and the parking aisles and eliminated an area that would typically be reserved for landscaped open space.

The open green space meets the minimum requirement, but staff has concerns about significantly reducing the one remaining area of greenspace central to the site and recommends against such a reduction.

4) Landscaping: The previously approved landscape plan showed a total of 7,240 points, whereas the required number of points for the site was 5,446. This landscaping was made up of parking lot trees, street trees, and landscaping throughout the site. The previous plan showed a total of 64 trees and 259 shrubs and grasses on the site. The revised plan shows the removal of 2 honey locust trees (worth 160 landscaping points), and replacing them with 6 hydrangeas (worth 60 points). There will be a net loss of 100 landscaping points with the new proposed plan, with an updated point total for the entire site of 7,140.



While the areas around the perimeter of the site are well covered with landscaping, there is very little landscaping interior to the convenience store/gas station site. The ordinance states, “In addition to the open space and landscaping requirements specified herein, tree plantings and other landscaping treatments shall be required within designated parking areas. The intent of this requirement shall be to provide shade and visual relief in large parking areas.”

Landscaping point requirements are met, although staff has concerns about the significant reduction in the parking island and the elimination of the overstory trees in this location interior to the parking and vehicular use area.

SUMMARY

In summary, staff is concerned with the size of the reduction in the landscape island as it relates to the vehicular movement on the property and the reduction in overstory trees and landscaping interior to the site. The applicant indicates that the reduction in the island is due to wanting more turning radius for larger vehicles and for wanting more room for larger vehicles to park. Staff discussed reducing this area with the applicant, and indicated that a reduction of 10’ could be administratively approved. This smaller reduction would allow approximately 26’ of room between the edge of the landscape island and the gas pump, which should allow adequate room for two-way vehicular access to the gas pumps. With regard to room for turning movements, the already wide drive aisles provide adequate space and there is additional space for large vehicles to access the gas pumps on the south end of the pump island. The applicant has indicated that the additional room is needed to allow for larger vehicle parking, such as buses and trucks with trailers. Staff would dispute that there is a need for larger vehicle parking, as the area to the east of the building near the auto service center could be a location where buses or trucks with trailers could park temporarily. It is not uncommon for buses to drop off people near the front of the building and then go to another area on the site to wait.

TECHNICAL COMMENTS

Engineering has reviewed the revised plan and has determined that no impacts will occur to the storm water management plan, so no revisions are necessary.

STAFF RECOMMENDATION

The Community Development Department has reviewed the revised site plan and would recommend denial of the request as submitted, but would recommend approval of a revised site plan that shows a reduction of the island by only 10 feet, for a total reduced size of 53'7" wide by 26'6" deep, subject to the following stipulations:

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

PLANNING & ZONING COMMISSION

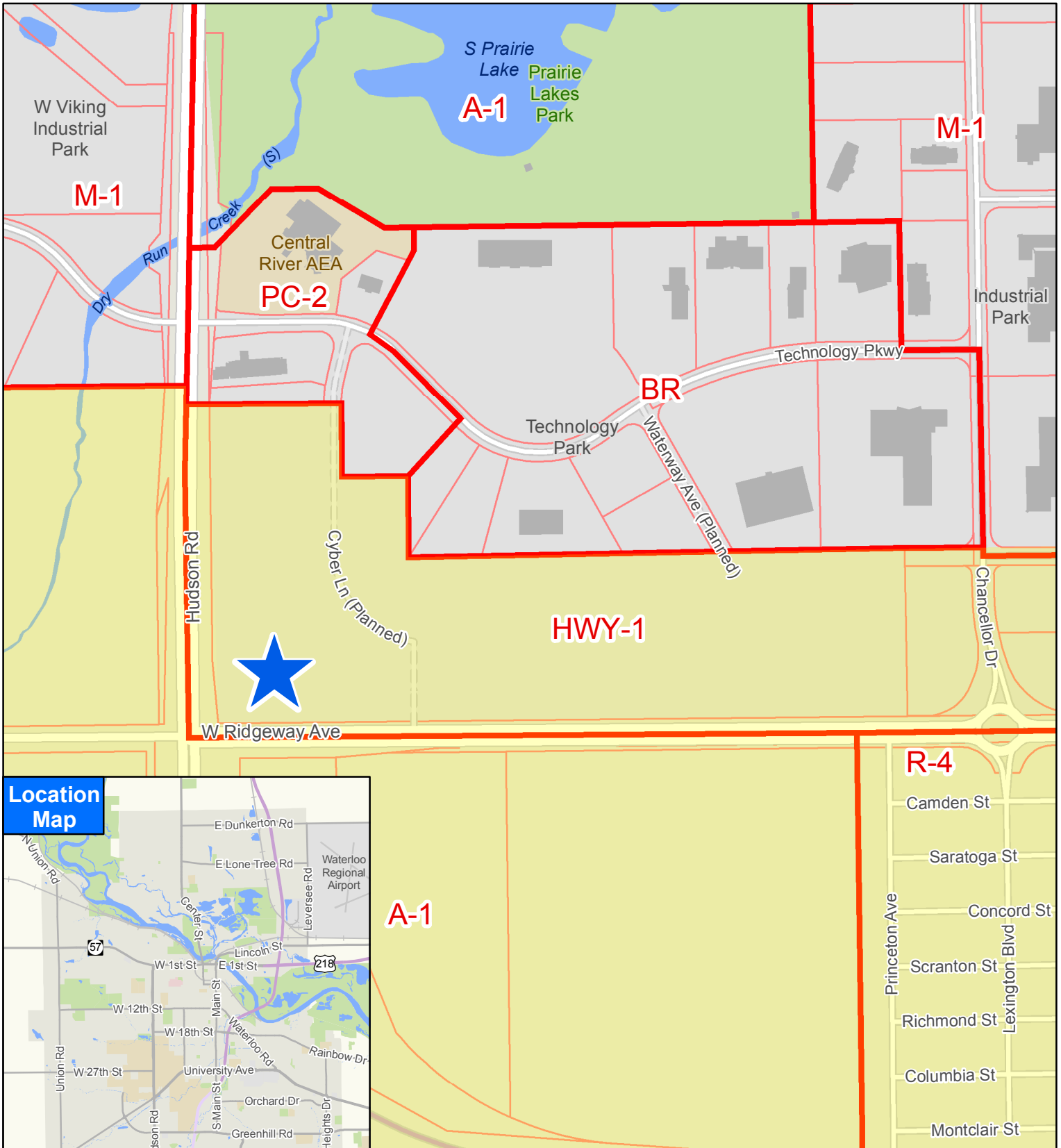
Discussion/Vote

6/24/2020

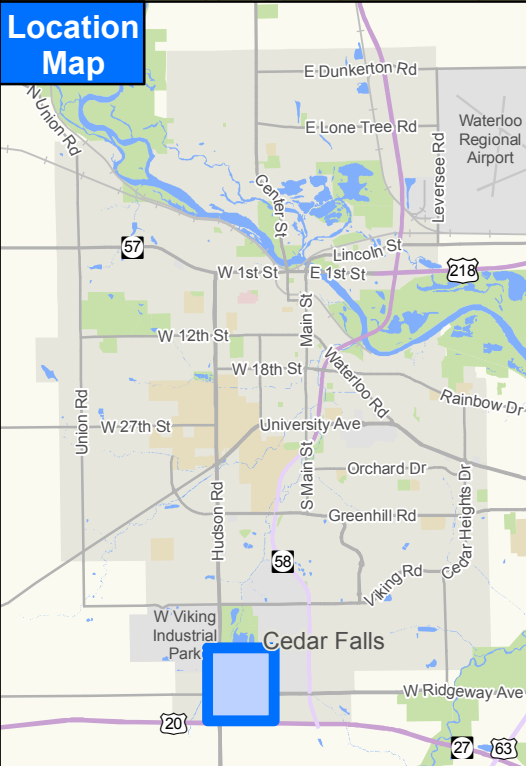
Cedar Falls Planning & Zoning Commission

June 24, 2020

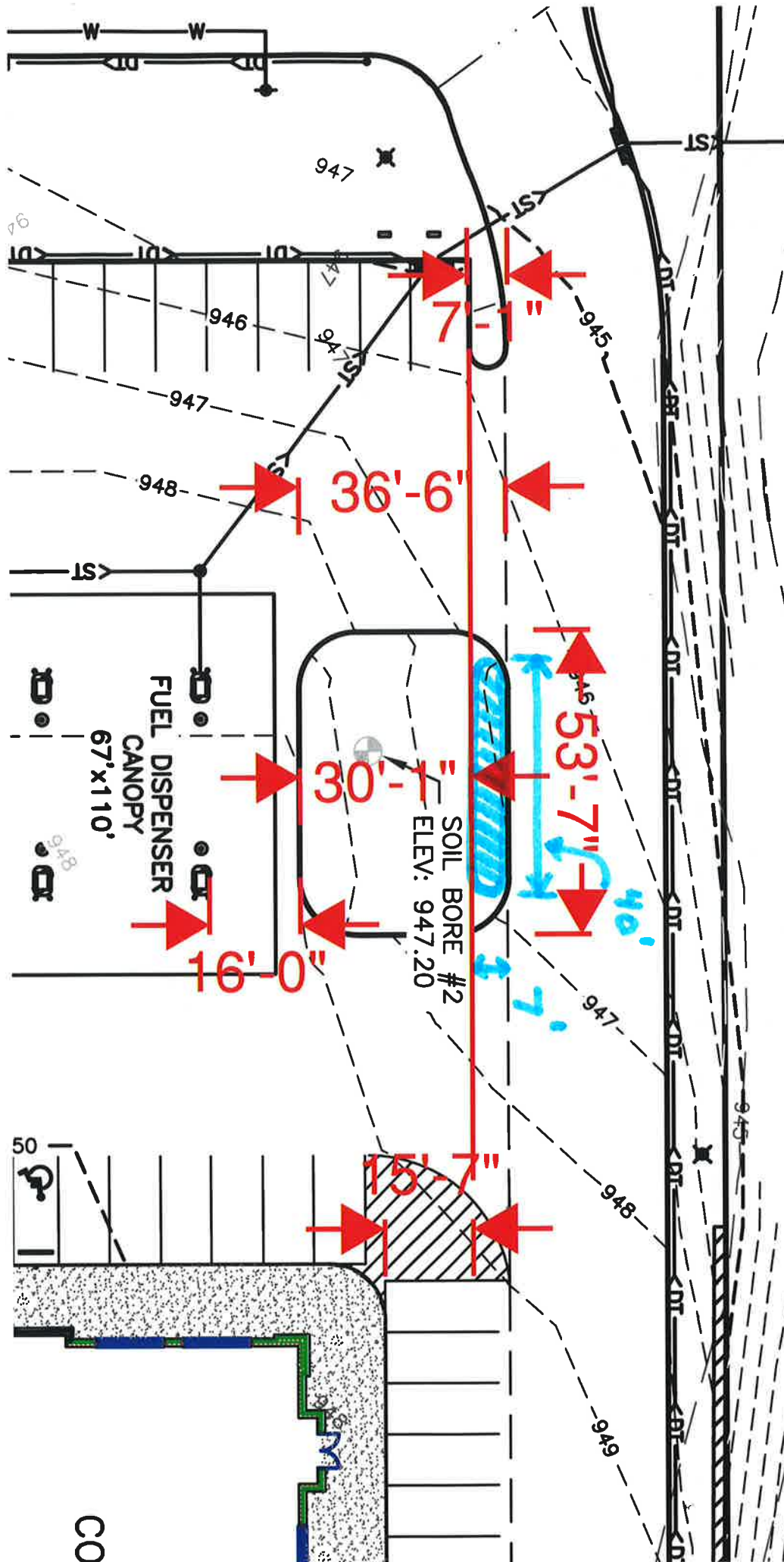
Item 3.



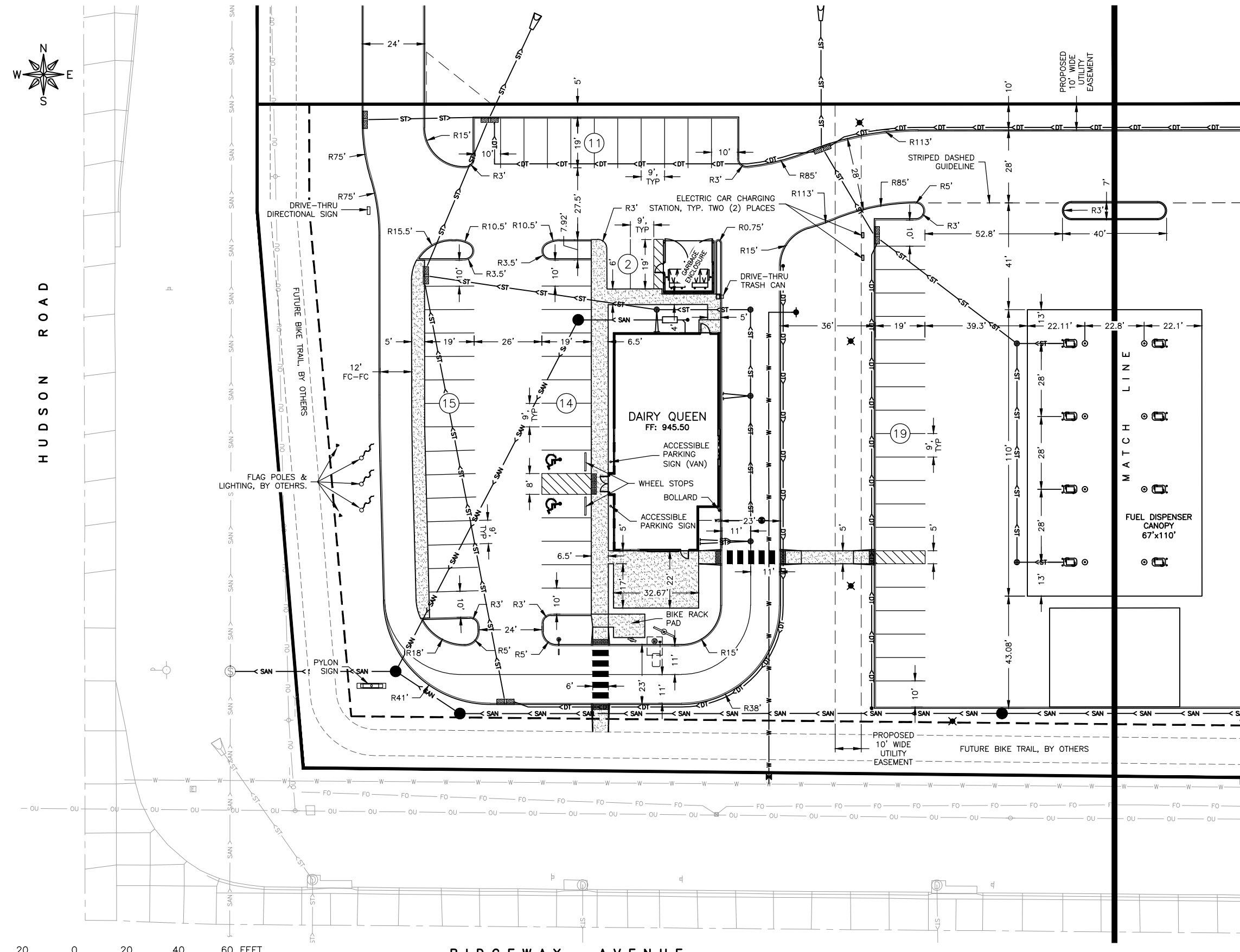
Location Map



Amended Hwy-1 Site Plan Review for Panther Travel Center



Pratt & Turner
5/12/2020



NOTES

VERIFY LIGHT POLE LOCATION PRIOR TO CONSTRUCTION.

ACCESSIBLE PARKING SIGN FOR DAIRY QUEEN SHALL BE PLACED WITH BOTTOM OF SIGN AT MINIMUM OF 7' ABOVE ADJACENT WALKWAY. USE STEEL POST, POWDER COATED BLACK.

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL

ILLINOIS
IOWA
WISCONSIN

OWNER/DEVELOPER:
MT TANKS, LLC
1525 WEST RIDGEWAY AVENUE
CEDAR FALLS IA 50701

PROJECT AND LOCATION:
PANTHER TRAVEL CENTER AND
DAIRY QUEEN
CEDAR FALLS, IOWA

DRAWN BY: KDB
APPROVED BY: JSB
DATE: AUGUST 2019
SCALE: AS NOTED

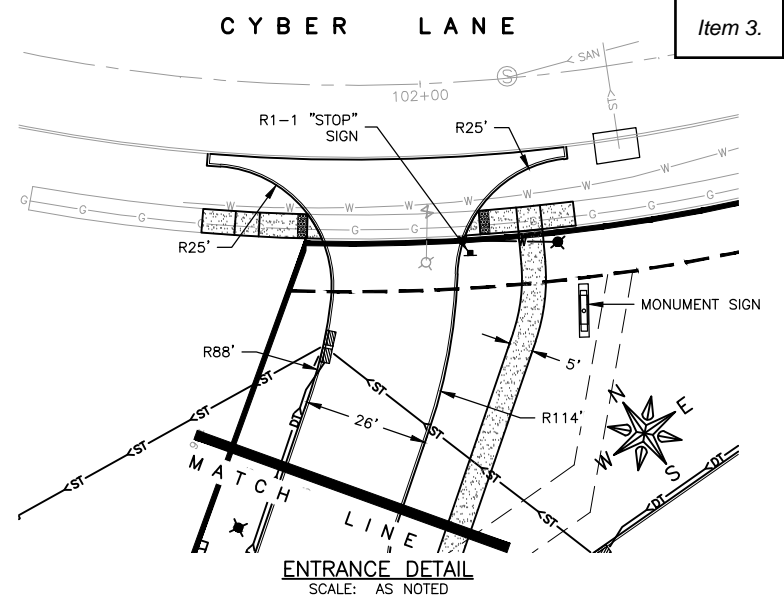
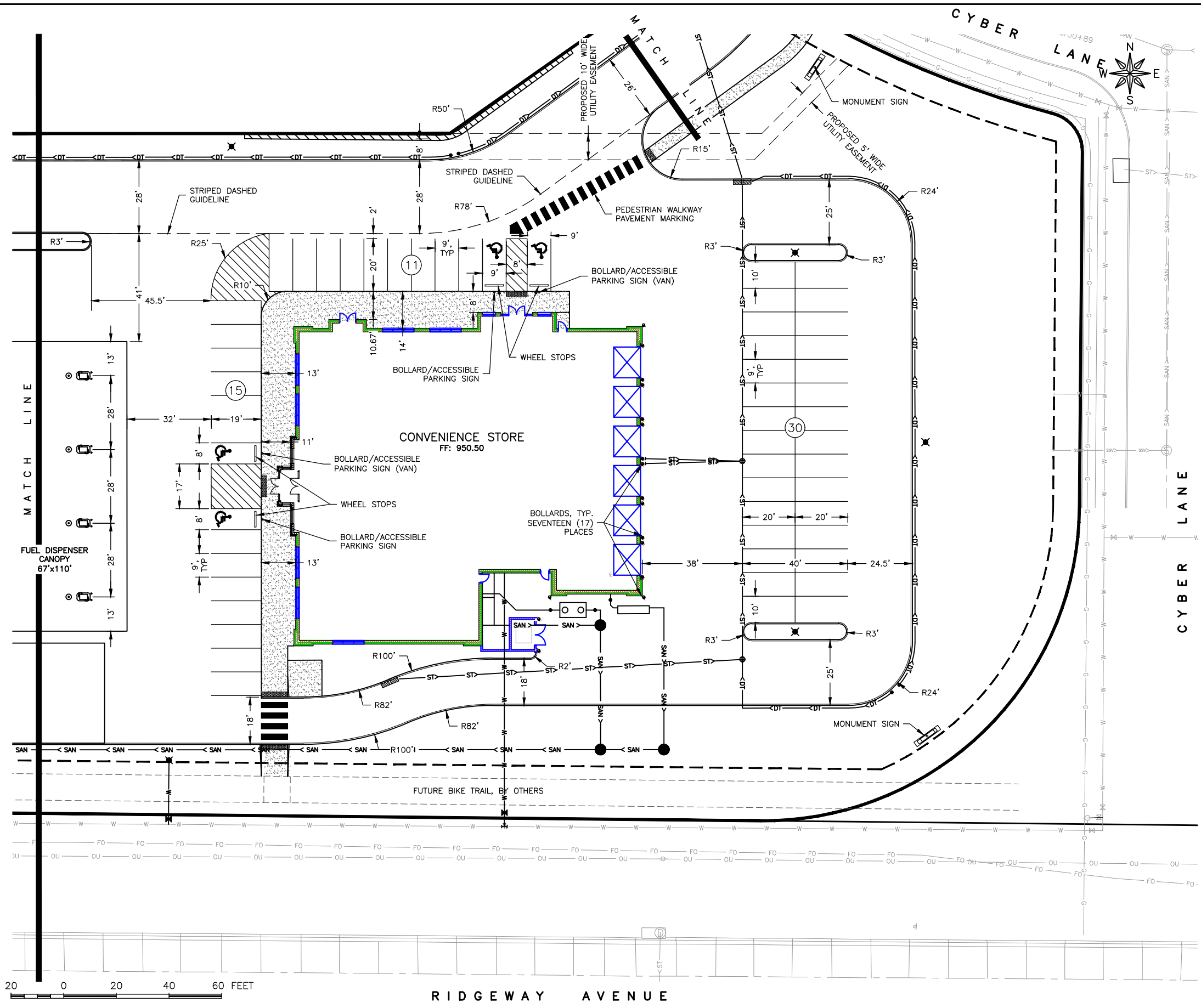
REVISIONS		
REV. NO.	DESCRIPTION	DATE
1	CITY REVISION COMMENTS	9/18/19
2	NORTH DRIVE & C-STORE ENTRANCE REVISIONS	11/1/19
3	ISLAND NORTH OF FUEL DISPENSERS	5/21/20

DRAWING:
IMPROVEMENT PLAN - WEST

SET TYPE: CONSTRUCTION SET

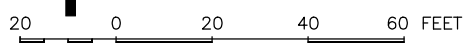
JOB NUMBER:
18-1046

SHEET:
26



NOTES

BOLLARDS SHALL BE 8"Ø STEEL, MIN. 4' ABOVE FINISHED PAVEMENT, PCC FILLED WITH STEEL POST, POWDER COATED BLACK WITHIN FOR HANDICAP ACCESSIBLE SIGN. PARKING SIGN SHALL BE MIN. 7' ABOVE ADJACENT WALKWAY. PROVIDE POLYETHYLENE SLEEVE FOR BOLLARD (COLOR SELECTED BY OWNER).



FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL

ILLINOIS
IOWA
WISCONSIN

OWNER/DEVELOPER:
MT TANKS, LLC
1525 WEST RIDGEWAY AVENUE
CEDAR FALLS IA 50701

PROJECT AND LOCATION:
PANTHER TRAVEL CENTER AND
DAIRY QUEEN
CEDAR FALLS, IOWA

DRAWN BY: KDB
APPROVED BY: JSB
DATE: AUGUST 2019
SCALE: AS NOTED

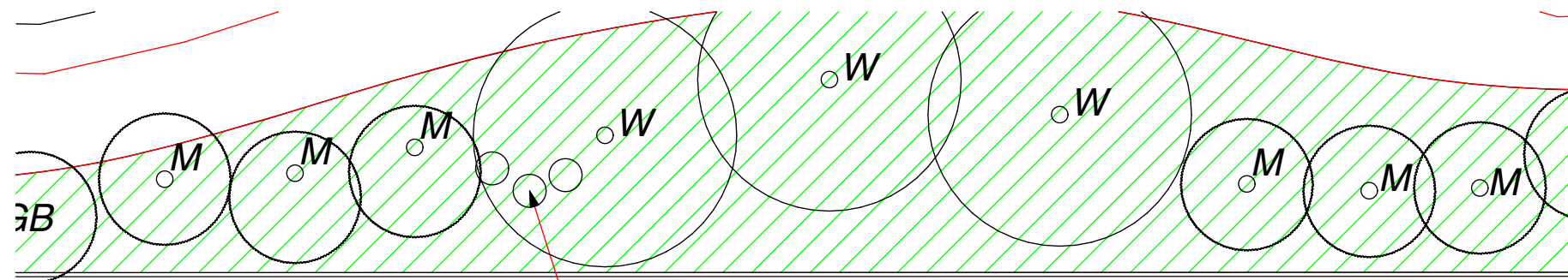
REVISIONS		
REV. NO.	DESCRIPTION	DATE
1	CITY REVISION COMMENTS	9/18/19
2	NORTH DRIVE & C-STORE ENTRANCE REVISIONS	11/1/19
3	ISLAND NORTH OF FUEL DISPENSERS	5/21/20

DRAWING:
IMPROVEMENT PLAN - EAST

SET TYPE: CONSTRUCTION SET

JOB NUMBER:
18-1046

SHEET:
27



RIVER ROCK MULCH

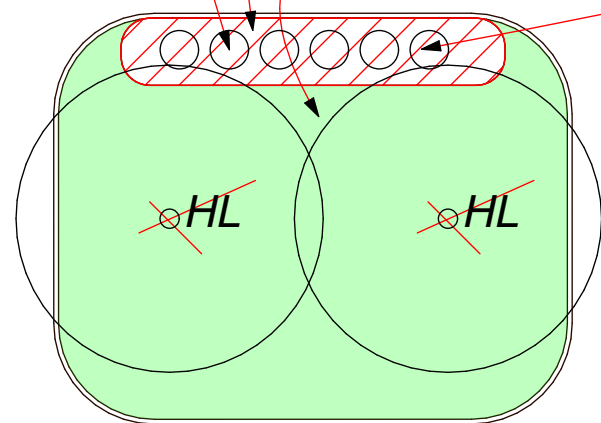
3-H

Revised Reduction in open space area = 1,857 sq ft Existing 30%+ to 29%+.

6-H

2,129 sq ft

272 sq ft



Revision: Remove 2-HL honey locust (2x80=160 Pts.) and replace with 6 Hydrangea P. Limelight (6x10=60 Pts.) = Net loss of 100 pts. less revision for planting space.

PLANT LIST

Symbol	Quantity	Size/Points	Variety
M	13	- 2" caliper/80 pts = 1,040pts.	Acer Plat."columnaire" 50x15 wide
GB	19	- 2" caliper/80 pts = 1,520pts.	- 0pts Gleditsia T. "Skyline" Honeylocust 40x40 wide
	19	- 2" caliper/80 pts = 1,520pts.	Ginko Biloba 5x30 wide
	30	- 6' ht. / 80 pts = 2,400pts.	Pinus Strobus "White Pine" 60x30 wide

6	5	- 5 GAL/10 pts = 50 pts.	610pts. Hydrangea P. Limelight
K	16	- 2 GAL/5 pts = 80 pts.	Karl Foerster Grass
H	29	- 2 GAL/5 pts = 145 pts	Hemerocallis Daylily "Happy Returns"
Rb	49	- 2 GAL/5 pts = 245 pts.	Rudbeckia G. VAR "Sullivanti"
J	24	- 5 GAL/10 pts = 240 pts.	Juniperus communis var. depressa
W	10	- 5 GAL/10 pts = 100 pts.	Wiegela - Red Prince
V	25	- 5 GAL/10 pts = 250 pts.	Viburnum O. "Campactum European Viburnum"
C	29	- 5 GAL/10 pts = 290 pts.	Cornus R. "Artic Fire" Dogwood
S	16	- 5 GAL/10 pts = 160 pts.	Syringa V. "Common Purple Lilac"
L	6	- 5 GAL/10 pts = 60 pts.	Syringa Pubescens "Miss Kim" Lilac

Total points provided = ~~7,440~~ **7,140pts.**
Total points required = 5,446

Notes:

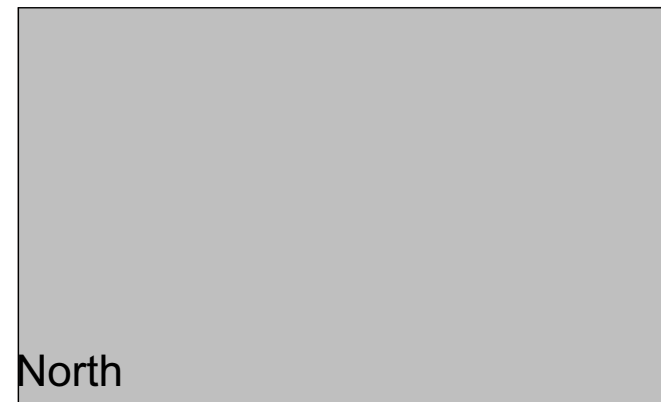
Rudbeckia and Daylilies to be interplanted at high visibility areas in mulch beds.

Sq ft Mulch areas to receive weed fabric and 2" depth of River rock mulch.

Sq ft Lawn areas to receive sod or seed provide alternate bids.

Large stone out crop grouping @ 3 Locations
Berm areas to be 3' Ht.

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



North

Planting Plan Revision 22-2020

SCALE: 1" = 20'

327 East Fourth Street
Suite 204
Waterloo, Iowa 50703

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

Drawings and Specifications, ideas and concepts are the property of the architect and shall remain the property of the architect and no part shall be copied or reproduced in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the written consent of the architect. Visual contact with these plans and specifications shall constitute conclusive evidence of acceptance of these restrictions.

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Rouse Development
Ridgeway Avenue
Cedar Falls, Iowa

Revision
May 22, 2020

July 17, 2020

May 20, 2020

Mr. Shane Graham
City of Cedar Falls
220 Clay Street
Cedar Falls, IA 50613

Subject: Panther Travel Center – Fueling Area Island
Requested Site Plan Modification

Dear Mr. Graham,

As a follow up to our previous conversations on this matter, we are requesting consideration for a revision to the fueling area island per attached drawing at **Lot 2 of Gateway Business Park at Cedar Falls.**

The change is being requested in order to make the area safer. The reduction in green space would allow the larger vehicles that are expected to use the site to have better access to the fueling area. The current design would not allow vehicles with larger turning radius to safely access the pumps, and our proposed revision will better accommodate bus and other vehicle parking.

The requested modification would leave approximately 29% green space on the site, which is almost double the code required 15%.

Attached you will find a site plan application along with a drawing of the area in question and a check for the \$300 fee. I've also included the revised Planning and Zoning Submission from April of 2019.

Thank you for your assistance. Please let us know if you need any additional information.

Sincerely,



Brad Best
Peters Construction Corporation

901 Black Hawk Rd.
P.O. Box 2940
Waterloo, IA 50704

(Phone) 319-236-2003
(Fax) 319-236-2009
www.petersconstruction.com





DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613
Phone: 319-273-8606
Fax: 319-273-8610
www.cedarfalls.com

MEMORANDUM
Planning & Community Services Division

TO: Planning & Zoning Commission
FROM: Chris Sevy, Planner I
Matt Tolan, Civil Engineer II
DATE: August 8, 2020
SUBJECT: Pheasant Hollow Seventh Addition Final Plat

REQUEST: Pheasant Hollow Seventh Addition Final Plat

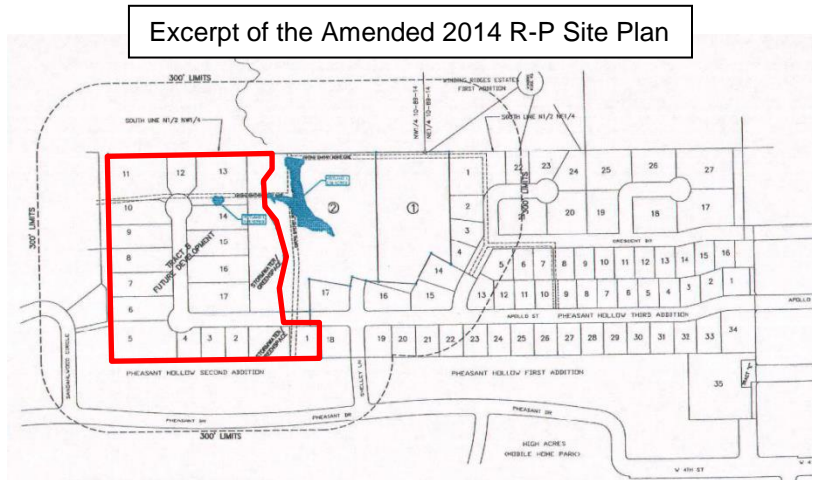
PETITIONER: White Coat Series II, LLC; Engineer: CGA, Inc.
LOCATION: The 14-acre property is located west of Apollo Street and north of Pheasant Drive.

PROPOSAL

The applicant is proposing to subdivide a 14 acre parcel in the R-P, Planned Residence, zoning district with the intent to develop 18 new single-unit residential lots.

BACKGROUND

The 14 acres under consideration are part of the Pheasant Hollow Development and was rezoned from A-1 (Agricultural) and R-1 (Residential) to R-P (Planned Residence District) on October 13, 2003. The rezoning, as required by the R-P zoning district, included an R-P Site Plan and development agreement. These documents outlined how this area was to develop. An amendment to the original R-P Site Plan was approved by the City Council on July 21, 2014. The amended R-P Site Plan updated the proposed uses allowed in the area (i.e. single unit homes and a limited amount of condo units) and reconfigured the layout of the development.



The proposed final plat is the westernmost section of the plan, outlined in red in the image above. This is a replat of Tract M of Pheasant Hollow Sixth Addition, which is now being subdivided to create 18 new lots. The preliminary plat of Pheasant Hollow Seventh Addition was

approved on August 19, 2019.

Analysis

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 submits construction drawings to the City's Engineering Division. Once these are approved the developer is free to begin installing the necessary public improvements (i.e. streets, sewers, waterlines, etc.) as indicated on the plat.

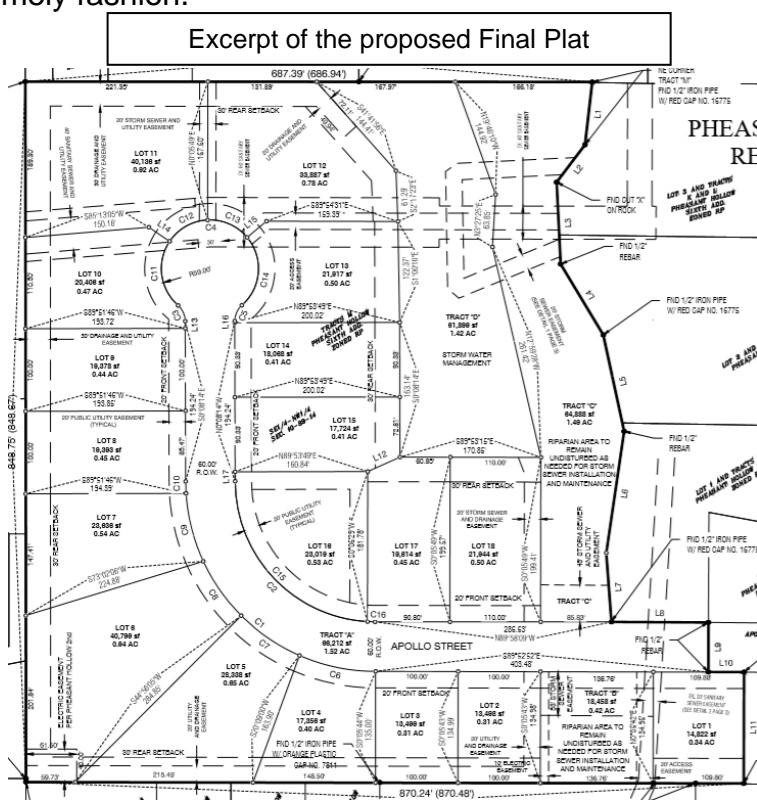
A Final Subdivision Plat formalizes the Preliminary Plat and authorizes the developer to begin selling lots and to begin building on the newly created lots. Normally a Final Subdivision Plat cannot be approved until all of the required public improvements have been installed and completed to the satisfaction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

Staff reviews the final plat to ensure that it is consistent with the preliminary plat and the approved construction drawings. Certain legal papers are also required at final plat to ensure that owner and any mortgage holders have given their consent to plat and the title is clear of any encumbrances, unless specifically approved.

Staff notes that all 18 of the proposed buildable lots meet the dimensional standards of the RP District and are consistent with the number, size, and layout of the approved preliminary plat.

Tract A on the final plat is an extension of Apollo Street, which has an existing 60-foot right-of-way. This extension provides access to all 18 proposed lots. The placement of the street is consistent with the approved preliminary plat and the approved 2014 R-P District Site Plan.

Tracts B and D on the final plat are reserved for stormwater detention basins. Stormwater easements are proposed throughout the final plat to direct storm water runoff to the two detention basins. These basins are designed to ensure that the water runoff from the new development is properly managed. A culvert is being constructed under the proposed road to connect Tract B to the larger Tract D so to direct any overflow on the south side of the development. In regard to stormwater infrastructure, the City's engineering staff has confirmed



calculations and that everything is properly located, graded and sized.

Tract C on the eastern boundary of the final plat is reserved for greenspace. Most of the existing grove of trees on this property will be maintained as the applicant sees the existing tree coverage as a valuable asset for the development. Only the striped areas on the plat, shown on the previous page, will need to be cleared for grading purposes. An April 2020 aerial image of the site is shown on the right.

Substantial grading work has been performed on the site including sufficient compaction of soils where the road will be constructed. The rock layer for the road has been laid and should be settled in time to begin paving by sometime in the first week of July. All paving, including sidewalks and curbs still have yet to be completed. The developer requests expedited final plat approval and will submit a performance bond guaranteeing completion of the remaining infrastructure.



Before this plat proceeds to the City Council, final contract documents, estimates and bonds must be reviewed and approved by the City Staff and all required fees paid, including inspection fees owed to date..

TECHNICAL COMMENTS

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

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

Sanitary Sewer - The sanitary sewer will be extended to the south along Apollo 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 Cedar Falls. However, the Northwest Sanitary Sewer Extension line was previously established prior to development within a sanitary sewer easement that is identified on the plat. The developer’s engineer utilized the Northwest Sanitary Sewer Extension, as designed, to provide sanitary services within the limits of the plat. The Northwest Sanitary Sewer has a rate of capital charge of \$689.76 per acre for each lot within the district including all land used with respect to a residential unit, payable in cash. Such charge shall be paid in addition to all other fees or charges imposed by the city prior to City Council approval.

A courtesy notice to adjoining property owners for this Final Plat was mailed on June 16, 2020.

STAFF RECOMMENDATION

The proposed Pheasant Hollow Seventh Addition Final Plat is consistent with the approved preliminary plat and meets the standards of the City's subdivision code. Therefore, staff recommends approval of FP20-001, the final plat of Pheasant Hollow Seventh Addition, subject to the following stipulations:

- 1) All required infrastructure and public improvements are either completed or bonded prior to City Council approval and final acceptance.
- 2) Prior to placing this item on the Council agenda, all plat documents and legal papers must be in order and submitted in hard copy form with original signatures, as applicable.
- 3) All required fees, including sewer tapping fees must be paid prior to City Council approval.

PLANNING & ZONING COMMISSION

Discussion/

Vote

6/24/2020

Attachments:

Pheasant Hollow 7th Addition Final Plat
Deed of Dedication

FINAL PLAT PHEASANT HOLLOW SEVENTH ADDITION REPLAT OF TRACT "M" PHEASANT HOLLOW SIXTH ADDITION CEDAR FALLS, IOWA

LEGAL DESCRIPTION

TRACT "M" PHEASANT HOLLOW SIXTH ADDITION,
CITY OF CEDAR FALLS, IOWA FILE NO 2018-8122.

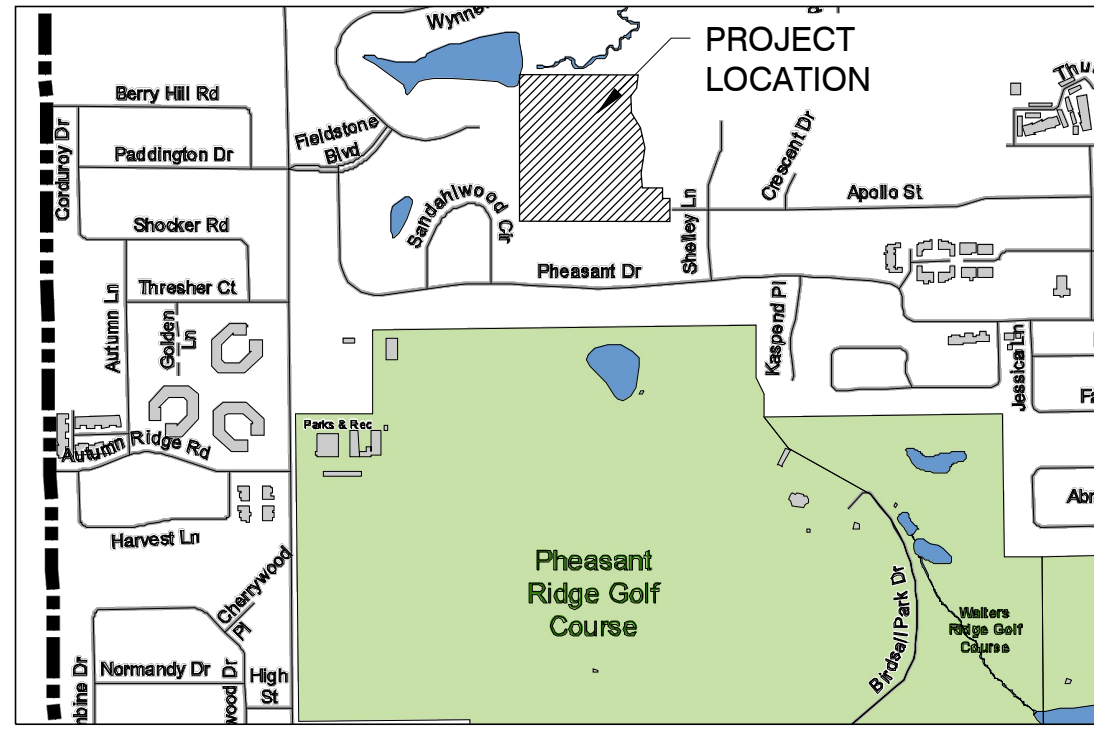
SETBACK DATA

FRONT YARD = 20 FT
REAR YARD = 30 FT
SIDE YARD* = 10% LOT WIDTH AT THE FRONT SETBACK LINE

*LOTS MAY BE SPLIT OR DIVIDED TO PROVIDE FOR MORE LOT AREA BY BEING ADDED TO AN ADJOINING LOT. SIDE YARD SETBACKS SHALL BE BASED ON OWNERSHIP/PROPERTY LINES RATHER THAN PLATTED LOT LINES.

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.



LINE DATA				
LINE NUMBER	(BEARING)	(DISTANCE)	BEARING	DISTANCE
L1	(S8°28'32"W)	(76.68')	S6°37'21"W	76.57
L2	(S36°56'37"W)	(56.82')	S37°08'56"W	56.75
L3	(S3°11'10"E)	(99.27')	S2°43'15"E	99.44
L4	(S31°04'16"E)	(100.00')	S31°07'37"E	100.11
L5	(S12°32'57"E)	(119.35')	S12°12'49"E	119.59
L6	(S8°14'38"W)	(149.14')	S8°21'15"W	148.97
L7	(S4°35'37"E)	(83.82')	S4°15'30"E	83.82
L8	(N89°55'08"E)	(117.89')	S89°44'46"E	117.61
L9	(S0°04'52"E)	(60.00')	S0°04'00"W	60.16
L10	(N89°55'08"E)	(43.19')	S89°50'17"E	43.16
L11	(S0°04'52"E)	(135.00')	S0°12'18"W	135.00
L12			N65°47'52"E	42.91
L13			N0°08'14"W	8.77
L14			N55°52'10"W	30.46
L15			N50°01'52"E	30.55
L16			S0°08'14"E	2.04
L17			S0°08'14"E	11.54

Curve Table					
CURVE DATA	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD
C1	361.72'	230.00'	90°06'30"	S45°02'09"E	325.58'
C2	266.92'	170.00'	89°57'39"	N44°54'25"W	240.34'
C3	21.42'	25.00'	49°05'48"	S24°41'08"E	20.77'
C4	286.48'	59.00'	278°11'54"	S89°51'55"W	77.26'
C5	21.42'	25.00'	49°06'06"	N24°24'49"E	20.78'
C6	94.90'	230.00'	23°38'28"	N78°16'10"W	94.23'
C7	86.09'	230.00'	21°26'49"	N55°43'32"W	85.59'
C8	80.83'	230.00'	20°08'11"	N34°56'02"W	80.42'
C9	85.36'	230.00'	21°15'46"	N14°14'03"W	84.87'
C10	14.54'	230.00'	3°37'16"	N1°47'32"W	14.53'
C11	85.89'	59.00'	83°24'21"	N7°32'05"W	78.50'
C12	54.83'	59.01'	53°14'12"	N60°47'36"E	52.88'
C13	54.21'	59.00'	52°38'29"	S66°15'39"E	52.32'
C14	91.55'	59.01'	88°53'31"	S4°30'33"W	82.64'
C15	257.71'	170.00'	86°51'28"	S43°21'19"E	233.74'
C16	9.21'	170.00'	3°06'11"	S88°20'09"E	9.21'

SURVEYOR

TRAVIS R. STEWART, P.L.S.
CLAPSADDLE-GARBER ASSOCIATES
5106 NORDIC DRIVE
CEDAR FALLS, IOWA 50613
(319)266-0258

OWNERS OF RECORD

PHEASANT HOLLOW HOLDINGS INC
9055 BEAVER MEDAOWS LANE
CEDAR FALLS, IA 50613

ZONING INFORMATION:

CURRENT: RP (RESIDENTIAL PLANNED)

FLOOD ZONE

(ZONE X)
PANEL # 19013C0161F
EFFECTIVE DATE: JULY 18, 2011

SURVEY REQUESTED BY:

WHITE COAT SERIES II, LLC
4426 WYNNEWOOD DRIVE
CEDAR FALLS, IOWA 50613

NOTE:

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

LEGEND:

- ▲ GOVERNMENT CORNER MONUMENT FOUND
- △ GOVERNMENT CORNER MONUMENT SET 1/2" x 30" REBAR w/ORANGE PLASTIC ID CAP #17162
- PARCEL OR LOT CORNER MONUMENT FOUND
- SET 1/2" x 30" REBAR w/ORANGE PLASTIC ID CAP #17162
- () RECORDED AS

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa.

Travis R. Stewart, PLS _____ date
Iowa License Number 17162
My License Renewal Date is December 31, 2021
Pages or sheets covered by this seal: _____
SHEET 1 OF 3, SHEET 2 OF 3, AND SHEET 3 OF 3

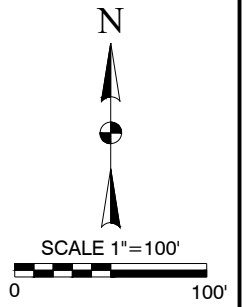
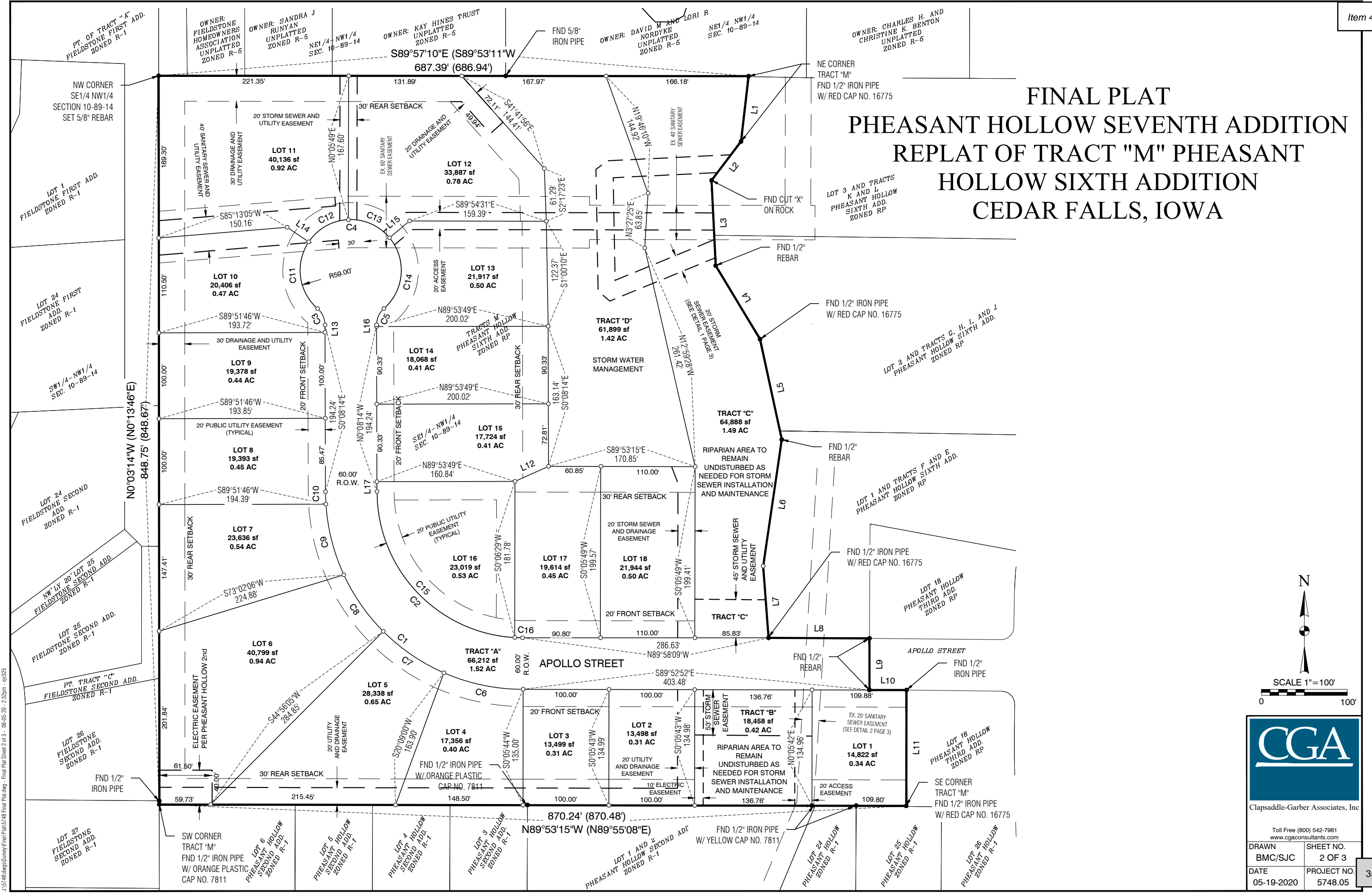
Clapsaddle-Garber Associates, Inc

Toll Free (800) 542-7981
www.cgaconsultants.com

DRAWN	SHEET NO.
BMC/SJC	1 OF 3
DATE	PROJECT NO.
06-05-2020	5748.05

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FINAL PLAT PHEASANT HOLLOW SEVENTH ADDITION REPLAT OF TRACT "M" PHEASANT HOLLOW SIXTH ADDITION CEDAR FALLS, IOWA

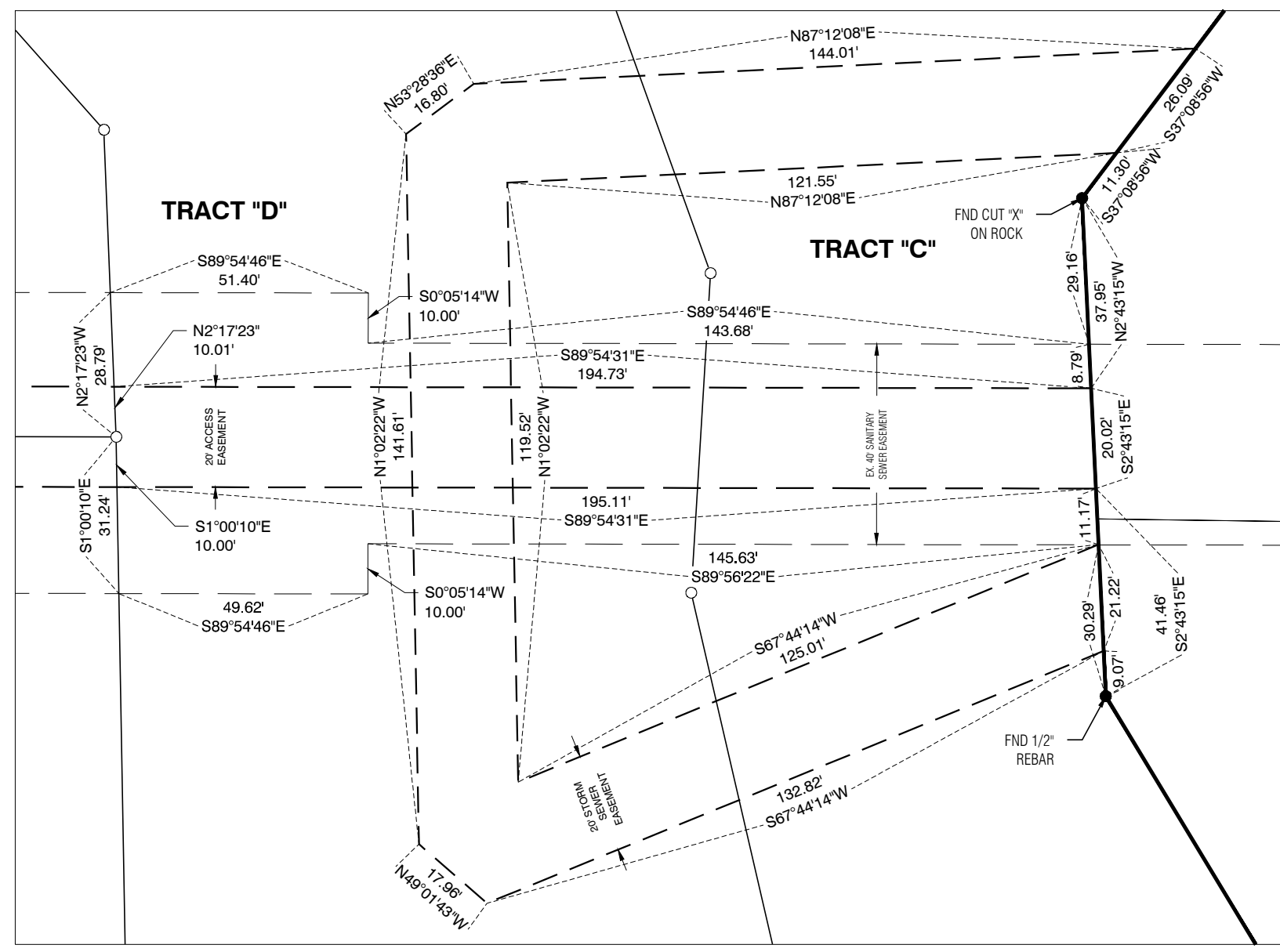


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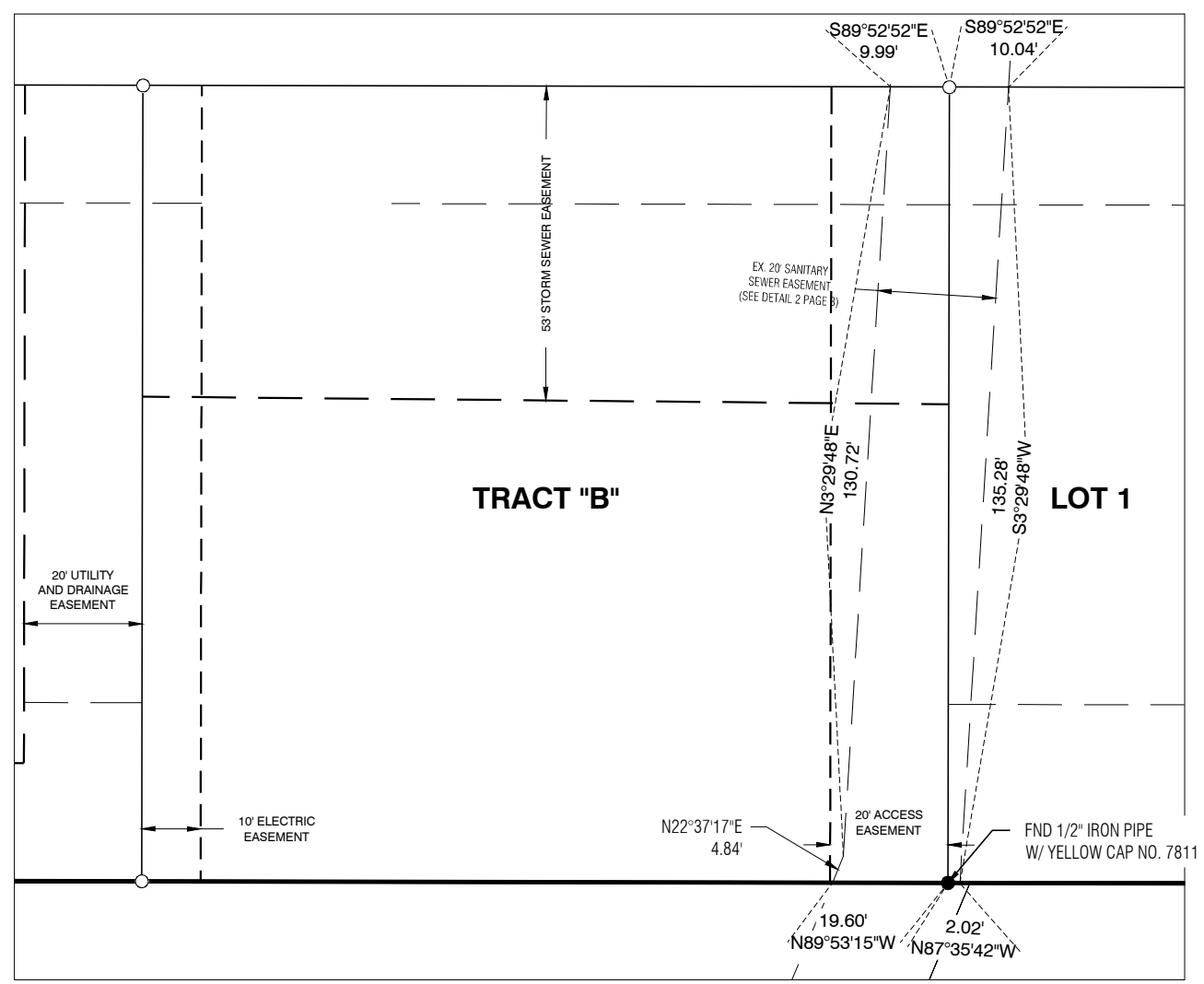
DRAWN	SHEET NO.
BMC/SJC	2 OF 3
DATE	PROJECT NO.
05-19-2020	5748.05

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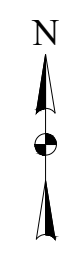
FINAL PLAT - PHEASANT HOLLOW SEVENTH ADDITION REPLAT OF TRACT "M" PHEASANT HOLLOW SIXTH ADDITION CEDAR FALLS, IOWA



DETAIL 1
1" = 30'



DETAIL 2
1" = 30'



Toll Free (800) 542-7981
www.cgaconsultants.com

DRAWN BMC/SJC	SHEET NO. 3 OF 3
DATE 05-19-2020	PROJECT NO. 5748.05

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

**OWNER’S STATEMENT AND DEDICATION
OF
PHEASANT HOLLOW SEVENTH ADDITION,
CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA**
KNOW ALL PARTIES BY THESE PRESENTS:

That White Coat LLC, Series II, an Iowa series limited liability company (the “Developer”), being desirous of dividing the real estate legally described as:

**TRACT M IN PHEASANT HOLLOW SIXTH ADDITION, CITY
OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA**

into lots and laying out thereon a new addition in the City of Cedar Falls (the “City”), Black Hawk County, Iowa, does by these presents, dedicate and set apart said real estate as further described in the accompanying plat (the “Plat”) showing location and numbers and letters of the lots, tracts, and the name and location of the street, all to be hereinafter known and called:

**PHEASANT HOLLOW SEVENTH ADDITION, CITY OF CEDAR
FALLS, BLACK HAWK COUNTY, IOWA (the “Addition”);**

said dedication being with the free consent and in accordance with the desires of the Developer, and does further covenant and agree, for itself, its successors, and assigns, that the respective lots and tracts in said Plat shall be, and the same are hereby subject to the following restrictions and easements, as fully and effectively as if the same were contained and set forth in each deed, contract, or mortgage that the undersigned or its successors in interest may hereafter make, and that such restrictions and easements shall run with the land, and with the described lots, all as follows:

I. RESTRICTIONS

1.1 Tract A is reserved for use as a public right-of-way street to be known as an extension of “*Apollo Street*.”

1.2 Tracts B, C, D, and E are reserved for various public uses as shown in the Plat, including, without limitation, stormwater management and green space.

1.3 Lots 1 through 18 in the Addition (individually a “*Lot*” and collectively the “*Lots*”) shall be known, described and used solely as residential lots, and no structure shall be erected on any Lot other than a detached single-family dwelling, not to exceed two stories in height, and an accessory detached storage building as restricted in subparagraph 1.8 below.

1.4 Only one- and two-story residential dwellings may be constructed on the Lots. No single family one-story dwelling shall be constructed on a Lot with a fully-enclosed first floor area of less than 1,800 square feet, exclusive of car port, garage and open porches. No single family two-story dwelling shall be constructed on a Lot with a fully-enclosed first floor area of less than 1,800 square feet and a total of 2,200 square feet in the dwelling, exclusive of car ports, garage and open porches. A "story" shall be required to have a floor level which is at least one foot above ground level at all points. Any floor level which is less than one foot above ground level at all points shall be considered a basement level, and shall not be a "story."

1.5 All residential dwellings shall have customary siding and exterior surface coverings. Vinyl and aluminum siding is restricted to the rear and side elevations and up to 50% of the front elevation of the residential dwelling (garage openings shall be excluded from this calculation). Materials that may be used in the front elevation of the residential dwelling in the portion of such elevation that is not vinyl or aluminum siding shall include, but not be limited to, the following: brick, stone, stucco, EFIS, glass, natural wood, wood siding, or any other materials that have the same effect or appearance.

1.6 All residential dwellings shall have an attached private garage that is a minimum of two stalls and 500 square feet in area and a maximum of four stalls and 1,500 square feet in area.

1.7 No building shall be erected on any Lot nearer than the building line shown on the Plat. There is hereby established a side yard setback of 10% of the width of the front setback line of each Lot. Furthermore, no building structures, landscaping structures, private gardens or any other possible obstruction can be placed in easements.

1.8 No detached storage building shall be constructed or placed on any Lot containing more than 300 square feet and no more than 12 feet in height. No trailer, garage, barn, or other outbuilding erected in the Addition shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted on any Lot.

1.9 No dwelling on any Lot shall be occupied until the exterior is completed and finished and the interior substantially completed and finished and an occupancy permit issued by the City. All construction and landscaping shall be completed within one year from the start of dwelling construction.

1.10 All driveway approaches located on City right-of-way shall be constructed of concrete, and all driveways in the Addition shall be at least 10 feet in width, constructed of a permanent hard surface, such as concrete, brick, stone or other similar hard surface. The driveway on Lot 11 shall be placed south of and away from the sanitary sewer manhole on said Lot.

1.11 All fencing must be professionally installed and be brick, natural or synthetic wood, or in keeping with the style of the dwelling on the Lot. Coated chain-link fencing shall only be allowed in side yards beyond the front yard set-back, and in the rear yard of a Lot. No uncoated chain-link, snow, or temporary fencing of any type or nature, or barbed wire or woven wire, shall be permitted at any time on any Lot. No fencing shall be allowed in or over any of the utility or drainage easements set forth herein and/or shown on the attached plat.

1.12 No satellite TV antenna or “dish” more than two feet in diameter may be maintained, constructed or erected on any Lot.

1.13 All outdoor swimming pools shall be constructed “in ground.” All non-portable jacuzzis, hot tubs, whirlpool spas or other items of such nature shall be recessed or built-in with the heating and filtering equipment and elements completely enclosed from public view by appropriate material.

1.14 All buildings on any Lot shall be kept in a reasonable state of repair and upkeep. The owner of each Lot, vacant or improved, shall keep said Lot free of weeds and debris.

1.15 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 Addition or its broader neighborhood.

1.16 With the exception of a maximum of two household pets, no animals, poultry, rabbits, or livestock of any kind shall be kept or raised on any Lot.

1.17 Unless kept entirely enclosed in a permanent garage, the storage or parking of trailers of any kind, whether camping, boat, house, utility, or otherwise, or any bus, semi-tractor, trailer, recreational vehicle, or truck of any kind, except what is commonly described as a “pickup truck” or “passenger van,” shall not be permitted on any Lot (including the driveway) or the street within the Addition. “Storage” or “parking” for purposes of this restriction means that either the vehicle or trailer does not have a current license or that it is left open to view from adjacent properties for a length of time from which a reasonable person would infer that it is being stored or parked and not being left only for the short-term convenience of the owner.

1.18 Each lot shall comply with all requirements of the U.S. Post Office for mail receptacles. All mailboxes in the Addition shall be clustered or grouped for the Lots, and shall not be placed between the curb line and the property line abutting the Lots. The location of the clustered mailboxes shall be approved by the City of Cedar Falls. The area around said mailboxes shall be kept free and clear by the owner of the lots on which said mailboxes are located.

1.19 The undersigned and all persons and corporations hereafter acquiring any right, title, or interest in any of the Lots shall be taken and held to have agreed and covenanted with the owners of all other Lots and with the respective successors and assigns of all of the rest of such other Lots to conform to and observe all of the foregoing covenants, restrictions and stipulations as to the use and construction or building thereon, for a period of 21 years from the date of filing of the Plat and this Deed of Dedication for record. Within the period of 21 years and in accordance with the Iowa Code §§614.24 and 614.25 (2019) or their successor provisions, these covenants, restrictions and stipulations may be extended for an additional period of 21 years upon compliance with §§614.24 and 614.25 (2019). In the event an extension of the covenants, restrictions and stipulations is not filed within the period of 21 years or successive 21-year periods, then the covenants, restrictions and stipulations contained herein shall terminate at the end of the existing period of 21 years.

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

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

II. HOMEOWNER'S ASSOCIATION

The Developer hereby dedicates and sets apart Tracts B, C, D, and E in the Addition for use as stormwater management and green space and natural areas, all as shown and laid out on the Plat and all subject to the restrictions and easements set forth herein, and does further declare as follows:

2.1 An Iowa non-profit corporation known as the *Pheasant Hollow Seventh Addition Homeowners Association* (the "Association") is being created for the purpose of maintaining Tracts B, C, D, and E for the common benefit of the owners of all Lots. Each Lot owner shall be a member of the Association and subject to its rules, requirements, and regulations. The Developer does now convey Tracts B, C, D, and E to the Association for use as a stormwater management and green space and natural areas, per City of Cedar Falls requirements. The Association is charged with the duty to maintain and repair said stormwater management and green space and natural areas, per City of Cedar Falls requirements, for the benefit of all Lot owners. The membership of the Association shall at all times remain vested in the owners of each and all Lots; a transfer of a Lot shall automatically require that the membership rights and obligations in the Association be transferred to the new owner, including any unpaid assessments. The cost of the maintenance of Tracts B, C, D, and E shall be shared equally by each of the Lot Owners, in the manner and amount determined from time to time by the Association's board of directors. Any owner failing to pay an assessment adopted by the Association's board of directors shall be subject to a civil action for collection instituted by the Association's board of directors or a lien may be filed against the property of such owner and collected in the same manner as if it was a mechanic's lien.

2.2 The Developer will cause to be constructed the stormwater management areas on the aforementioned tracts as shown and laid out on the Plat. Thereafter, said stormwater management areas shall be maintained by the Association as described at paragraph 2.1 above.

III. DEDICATION AND CONSTRUCTION OF STREETS, SEWERS AND UTILITIES

The Developer hereby dedicates and sets apart to the public and for the public's use Tract A in the Addition for use as a public right-of-way street, as shown and laid out on the Plat and all subject to the easements set forth herein, and does further declare as follows:

3.1 That the street on Tract A will be brought to City grade standards and will be surfaced in accord with City specifications. Street paving widths shall be as shown on the Plat.

3.2 That sanitary sewer service, together with all necessary manholes and sewer service lines to all Lots, will be provided.

3.3 That utilities, as required by the City's Subdivision Ordinance, shall be installed.

3.4 That city water will be provided as required by the Municipal Water Utility of the City of Cedar Falls, Iowa (*Cedar Falls Utilities*).

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

3.6 That storm sewer service will be provided as specified by the City Engineer.

3.7 That accessibility ramps will be provided as required by law.

3.8 That a four-foot wide concrete sidewalk four inches thick and a concrete surface or hard surface entrance will be installed during or immediately after the construction of the residence on any Lot, or within five years after the date the Plat is filed in the Black Hawk County Recorder's Office, whichever is sooner, and that the sidewalk be across the full width of the Lot.

3.9 That the work and improvements called for herein shall be in accordance with City specifications, and performed under the supervision of the City Engineer. In the event the undersigned, its grantees and/or assigns, fails to complete said work and improvements called for in the initial phase herein within one year (except for subparagraph 3.8 above) from the date of the acceptance of said final plat by the City, the City may then make the improvements and assess the costs of same to the respective Lots. The owners, for themselves, their successors, grantees and assigns, waive all statutory requirements of notice of time and place of hearing and waive statutory protections and limitations as to cost and assessments and agree 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 authorizes the City's Clerk to certify such assessments to the Black Hawk County Auditor as assessments to be paid in installments as provided by law.

3.10 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;



DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls
 220 Clay Street
 Cedar Falls, Iowa 50613
 Phone: 319-273-8606
 Fax: 319-273-8610
 www.cedarfalls.com

MEMORANDUM

Planning & Community Services Division

TO: Planning & Zoning Commission
FROM: Karen Howard, Planning & Community Services Manager
 Matthew Tolan, Civil Engineer II
DATE: June 18, 2020
SUBJECT: Preliminary Plat - Immanuel Evangelical Lutheran Church Addition

REQUEST: Request to approve the Immanuel Evangelical Lutheran Church Addition Preliminary Plat. Case #PP19-012

PETITIONER: Immanuel Evangelical Lutheran Church Addition

LOCATION: The plat is comprised of 5.91 acres of land located east of Oster Parkway and south of Green Creek Road

PROPOSAL

The petitioner owns the subject property proposed for platting, which is located east of Oster Parkway and south of Green Creek Road. The proposed subdivision will combine the church's existing property at 4820 Oster Parkway with an additional parcel they acquired in 2018 located to the east and a tract to the north that provides access to Green Creek Road.

BACKGROUND

The existing church is located on Lot 1 of the Southern Pines, First Addition. The church has an access drive and its main frontage along Oster Parkway, but also owns Tract C of Southern Pines Second Addition. Southern Pines Second Addition includes the homes located north of the church along Green Creek Road and Tract C, which serves as an access easement from the church property to Green Creek Road. This access is important because the church's access to Oster Parkway allows only right-in/ right-out movements due the center median in the roadway.

In 2018, the church acquired additional property to the east from Merrill and Carol Oster. To facilitate the sale of the property the City agreed to sign off on a plat of survey for what is described as Parcel L, but with a condition that no development or improvement could occur on Parcel L until City approval of a final plat. In other words, the plat of survey was a temporary measure to expedite the sale. The church now wishes to expand their parking area on to Parcel L, so has applied for approval of a preliminary and final plat, as required by the City's subdivision code.

ANALYSIS

The proposed plat will combine all the aforementioned lots and tracts owned by the church into one lot, which will become a new subdivision entitled Immanuel Evangelical Lutheran Church Addition (see attached plat). Said Lot 1 contains 257,499 square feet of land (5.91 acres). Existing easements for utilities, storm sewer, landscaping, and drainage will remain and are shown on the plat. As described earlier in this report, frontage and access is provided to the proposed lot from Green Creek Road and from Oster Parkway.

The plat is located in the MU, Mixed-Use Residential Zoning District and is included in the larger Pinnacle Prairie Master Plan, which was adopted as part of the zoning. The *General Design Guidelines* adopted as part of the master plan for the Pinnacle Prairie development describes this area as *The Villages*, shown below. This is an area intended largely for residential uses, but includes the subject church an area for a future park, trails, and regional stormwater management. Immanuel Lutheran Church is shown in the center of this area along Oster Parkway (shaded in purple). Once the preliminary and final plats are approved, site plan review of the proposed expansion of the parking area is required, which is described in a separate staff report (Case #SP20-006). The proposed lot created with this preliminary plat has been reviewed by City staff and lot area and frontage meet MU zoning standards.



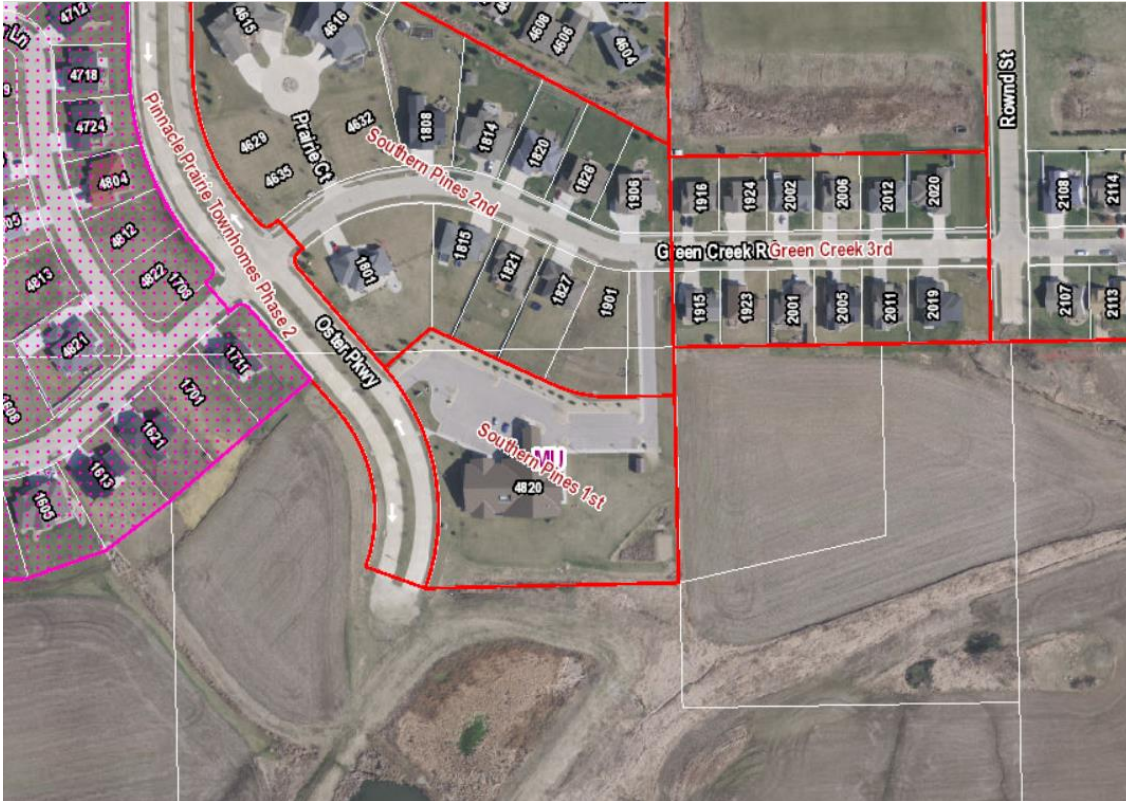
Utilities

City technical staff, including Cedar Falls Utilities (CFU) personnel, reviewed the proposed plat and find that it is consistent with the City’s subdivision requirements. All City services are available. Water, electric, gas and communication services are available in accordance with the service policies of CFU.

Storm Water Management – The petitioner’s engineer has submitted a storm water management plan to the City and it has been reviewed by the City Engineer. The City Engineer has determined that the plan meets the City’s storm water 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 storm water management system for the

new subdivision.

The existing site currently channels all collected storm water into a detention basin on the southwest corner of the church's parcel. The detention basin outlets south toward the currently established regional basin located south of the Oster Parkway dead end, as shown in the aerial photo below. To regain valuable green space, the church plans to install an underground detention system to replace the current above ground system. Meanwhile, the new parking lot addition will channel all of the newly collected water to the south into a larger above ground detention basin. This basin's outlet pipe will connect to the underground detention's outlet pipe before collectively discharging south towards the same basin.



A separate offsite storm water drainage easement was established for overland flow and drainage conveyance to the currently established regional basin located south of the Oster Parkway dead end. This easement will protect the discharging water as additional properties develop to the south. This easement is shown on the preliminary plat. It should be noted that the existing regional basin was established as a temporary condition and as additional land within the master planned area develops a more refined regional stormwater management system should be established in accordance with the original master plan. To ensure orderly growth, including extension of streets, trails, parks, and stormwater management systems according to the master plan, any additional platting should include all or a more substantial portion of the master planned area.

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

The platting documents including the Deed of Dedication, required legal papers, and a plat fee have been submitted.

STAFF RECOMMENDATION

The Community Development Department recommends approval of the Case #PP19-012, a preliminary plat of Immanuel Evangelical Lutheran Church Addition, with the following stipulations:

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

PLANNING & ZONING COMMISSION

Preliminary
Discussion
6/24/2020

INDEX LEGEND	
CITY:	Cedar Falls
COUNTY:	Black Hawk
SECTION:	30
TOWNSHIP:	89N
RANGE:	13W
PROPRIETOR:	Immanuel Evangelical Lutheran
PLAT PREPARED FOR:	Immanuel Evangelical Lutheran
PLAT PREPARED BY:	Tom W.G. Edgerton - Professional Land Surveyor
COMPANY NAME:	ISG
OFFICE ADDRESS:	508 East Locust Street, Des Moines, Iowa
PHONE:	515-243-9143

Preliminary Plat

IMMANUEL EVANGELICAL LUTHERAN CHURCH ADDITION

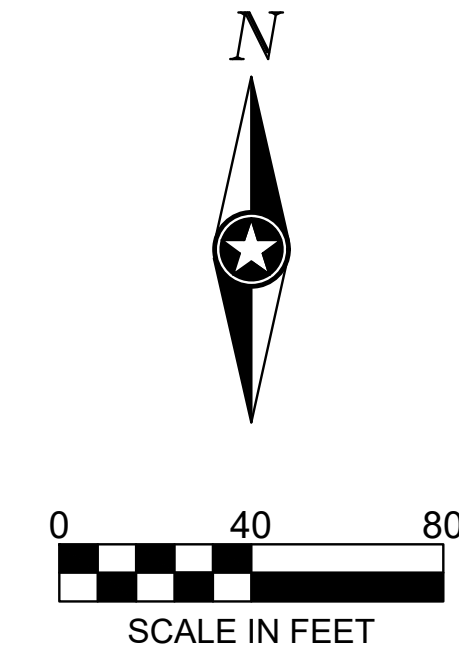
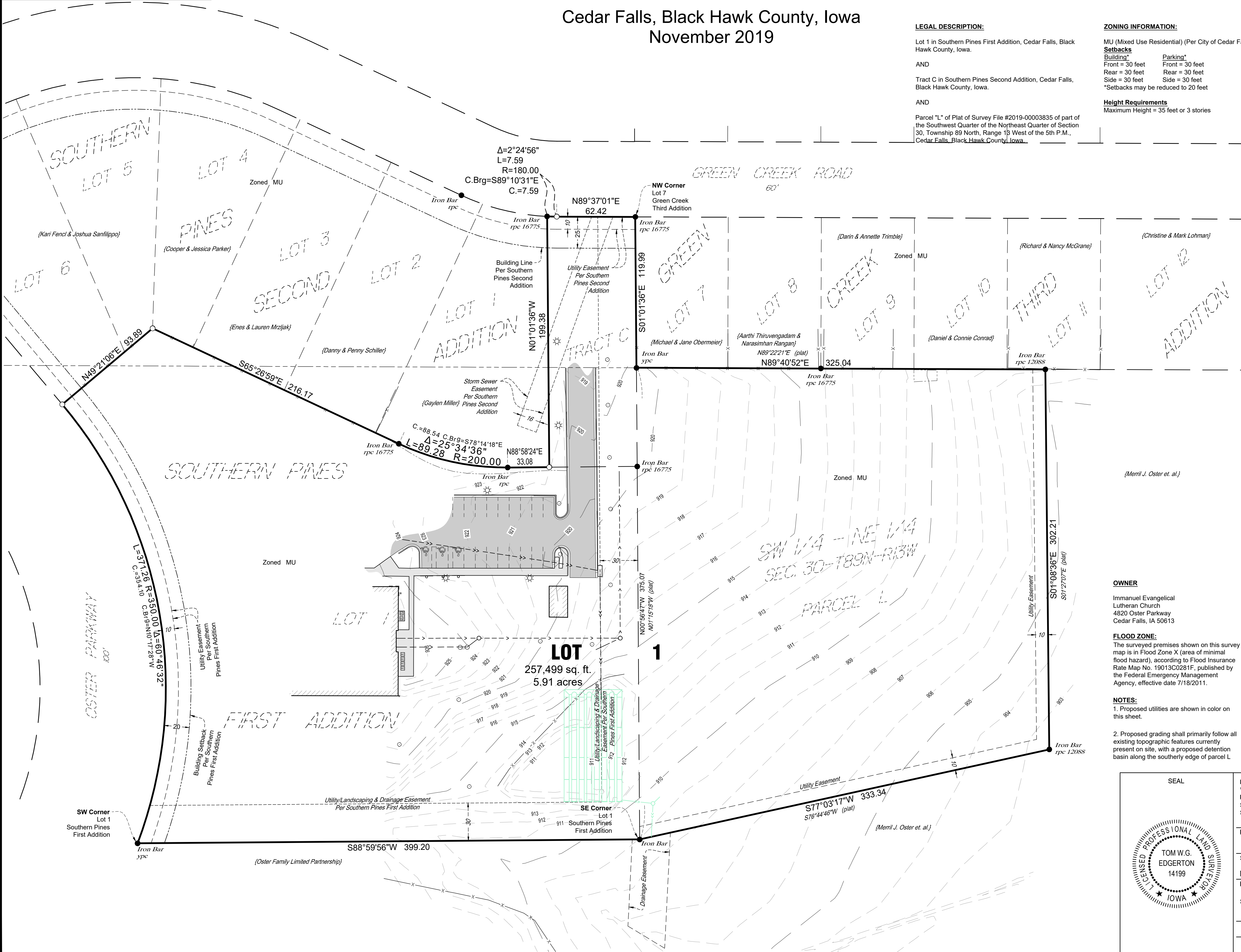
Cedar Falls, Black Hawk County, Iowa
November 2019

LEGAL DESCRIPTION:

Lot 1 in Southern Pines First Addition, Cedar Falls, Black Hawk County, Iowa.
AND
Tract C in Southern Pines Second Addition, Cedar Falls, Black Hawk County, Iowa.
AND
Parcel "L" of Plat of Survey File #2019-00003835 of part of the Southwest Quarter of the Northeast Quarter of Section 30, Township 89 North, Range 13 West of the 5th P.M., Cedar Falls, Black Hawk County, Iowa.

ZONING INFORMATION:

MU (Mixed Use Residential) (Per City of Cedar Falls Website)
Setbacks
Building* Front = 30 feet Rear = 30 feet Side = 30 feet
Parking* Front = 30 feet Rear = 30 feet Side = 30 feet
*Setbacks may be reduced to 20 feet
Height Requirements
Maximum Height = 35 feet or 3 stories



BASIS OF BEARING
Orientation of this bearing system is based upon the plat of Southern Pines First Addition.

LEGEND

	Bituminous Surface
	Concrete Surface
	Existing Building
	Iron Monument Found
	Indicates 1/2" Dia. x 18" Long Solid Iron Bar Set With Red Plastic Cap Marked Edgerton 14199
	Red Plastic Cap
	Yellow Plastic Cap
	Plat of Survey File No. 00003835 (Parcel L)
	Fence
	Landscaping Edge
	Sanitary Sewer
	Storm Sewer
	Light Pole
	Sign
	Air Conditioner
	Manhole/Catch Basin
	Deciduous Tree

OWNER

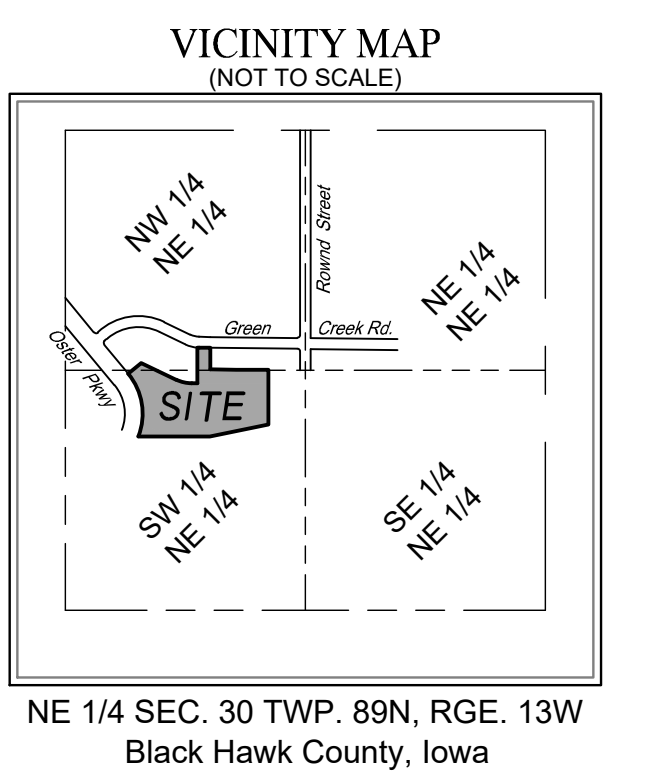
Immanuel Evangelical Lutheran Church
4820 Oster Parkway
Cedar Falls, IA 50613

FLOOD ZONE:

The surveyed premises shown on this survey map is in Flood Zone X (area of minimal flood hazard), according to Flood Insurance Rate Map No. 19013C0281F, published by the Federal Emergency Management Agency, effective date 7/18/2011.

NOTES:

- Proposed utilities are shown in color on this sheet.
- Proposed grading shall primarily follow all existing topographic features currently present on site, with a proposed detention basin along the southerly edge of parcel L.



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PROJECT

IMMANUEL LUTHERAN

CEDAR FALLS IOWA

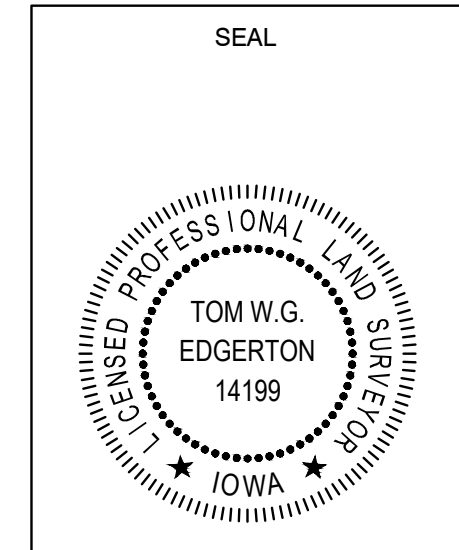
REVISION SCHEDULE		
DATE	DESCRIPTION	BY
12/5/19	Per City Comments	KH
06/10/20	Easement	JW

PROJECT NO.	19-22710
FILE NAME	22710 PPLAT
DRAWN BY	KH
DESIGNED BY	-
REVIEWED BY	TWGE
ORIGINAL ISSUE DATE	11/12/19
CLIENT PROJECT NO.	-

TITLE

PRELIMINARY PLAT

SHEET **1** OF 1



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

TOM W.G. EDGERTON

PRINTED SIGNATURE
Tom W.G. Edgerton

SIGNATURE DATE: 06/10/20
My license renewal date is 12/31/2021
REGISTRATION EXPIRES: 06/10/20
DATE ISSUED

SHEETS COVERED BY THIS SEAL: 1



DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls
 220 Clay Street
 Cedar Falls, Iowa 50613
 Phone: 319-273-8606
 Fax: 319-273-8610
 www.cedarfalls.com

MEMORANDUM

Planning & Community Services Division

TO: Planning & Zoning Commission
FROM: Karen Howard, Planning & Community Services Manager
 Matthew Tolan, Civil Engineer II
DATE: June 18, 2020
SUBJECT: Final Plat - Immanuel Evangelical Lutheran Church Addition

REQUEST: Request to approve the Immanuel Evangelical Lutheran Church Addition Final Plat. (Case #FP19-013)

PETITIONER: Immanuel Evangelical Lutheran Church

LOCATION: The final plat is comprised of 5.91 acres of land located east of Oster Parkway and south of Green Creek Road

PROPOSAL

The petitioner owns the subject property proposed for platting, which is located east of Oster Parkway and south of Green Creek Road. The proposed subdivision will combine the church's existing property at 4820 Oster Parkway with an additional parcel they acquired in 2018 located to the east and a tract to the north that provides access to Green Creek Road. A preliminary plat (Case #PP19-012) was submitted for review and approval concurrently with this request for final plat. The preliminary plat must be reviewed and approved prior to approval of this final plat.

BACKGROUND

The existing church is located on Lot 1 of the Southern Pines, First Addition. The church has an access drive and its main frontage along Oster Parkway, but also owns Tract C of Southern Pines Second Addition. Southern Pines Second Addition includes the homes located north of the church along Green Creek Road and Tract C, which serves as an access easement from the church property to Green Creek Road.

In 2018, the church acquired additional property to the east from Merrill and Carol Oster. To facilitate the sale of the property the City agreed to sign off on a plat of survey for what is described as Parcel L, but with a condition that no development or improvement could occur on Parcel L until City approval of a final plat. In other words, the plat of survey was a temporary measure to expedite the sale. The church now wishes to expand their parking area on to Parcel L, so has applied for approval of a preliminary and final plat, as required by the City's subdivision code.

ANALYSIS

A final subdivision plat formalizes the preliminary plat and legally establishes the lot or lots. After final plat approval sale of lots and/or other development activity may commence in accordance with City regulations. Normally a final subdivision plat cannot be approved until all of the required public improvements have been installed to the standards of the City Engineer. However, in this case, there are no public improvements within the platted area, so the petitioner is free to request final plat approval.

Staff reviews the final plat to ensure that it is consistent with the preliminary plat and any approved construction drawings. Certain legal papers are also required at final plat to ensure that owner and any mortgage holders have given their consent to plat and the title is clear of any encumbrances, unless specifically approved.

The subject final plat includes one lot containing 257,499 square feet of land (5.91 acres). Existing easements for utilities, storm sewer, landscaping, and drainage will remain and are shown on the plat. As described earlier in this report, frontage and access is provided to the proposed lot from Green Creek Road and from Oster Parkway.

The plat is located in the MU, Mixed-Use Residential Zoning District and is included in the larger Pinnacle Prairie Master Plan, which was adopted as part of the zoning. Once the preliminary and final plats are approved, but prior to any development activity, a site plan review of the proposed expansion of the parking area is required, which is described in a separate staff report (Case #SP20-006). The proposed lot created with this final plat has been reviewed by City staff and lot area and frontage meet MU zoning standards and are consistent with the preliminary plat presented under Case #PP19-012.

Utilities

City technical staff, including Cedar Falls Utilities (CFU) personnel, reviewed the proposed plat and find that it is consistent with the preliminary plat and the City's subdivision requirements. All City services are available. Water, electric, gas and communication services are available in accordance with the service policies of CFU.

Storm Water Management – The petitioner's engineer has submitted a storm water management plan to the City and it has been reviewed by the City Engineer. The City Engineer has determined that the plan meets the City's storm water requirements and also finds that the design will improve the drainage pattern that has developed over the years on this undeveloped parcel of land. A more detailed description of the storm water management planned for this small subdivision can be found in the staff report for the preliminary plat, submitted concurrently with this final plat.

The platting documents including the Deed of Dedication, required legal papers, and a plat fee have been submitted.

STAFF RECOMMENDATION

The Community Development Department recommends approval of the Case #PP19-012, a final plat of Immanuel Evangelical Lutheran Church Addition, with the following stipulations:

- 1) The preliminary plat of Immanuel Evangelical Lutheran Church Addition has been approved;
- 2) Prior to placing this item on the Council agenda, all plat documents and legal papers must be in order and submitted in hard copy form with original signatures, as applicable.

PLANNING & ZONING COMMISSION

Preliminary

Discussion

6/24/2020

INDEX LEGEND	
CITY:	Cedar Falls
COUNTY:	Black Hawk
SECTION:	30
TOWNSHIP:	89N
RANGE:	13W
PROPRIETOR:	Immanuel Evangelical Lutheran
PLAT PREPARED FOR:	Immanuel Evangelical Lutheran
PLAT PREPARED BY:	Tom W.G. Edgerton - Professional Land Surveyor
COMPANY NAME:	ISG
OFFICE ADDRESS:	508 East Locust Street, Des Moines, Iowa
PHONE:	515-243-9143

This Plat of Survey is not a division of land.
 Reference: Warranty Deed File No. 2013-00010016,
 Warranty Deed File No. 2016-00003869, and
 Warranty Deed File No. 2019-00005322.

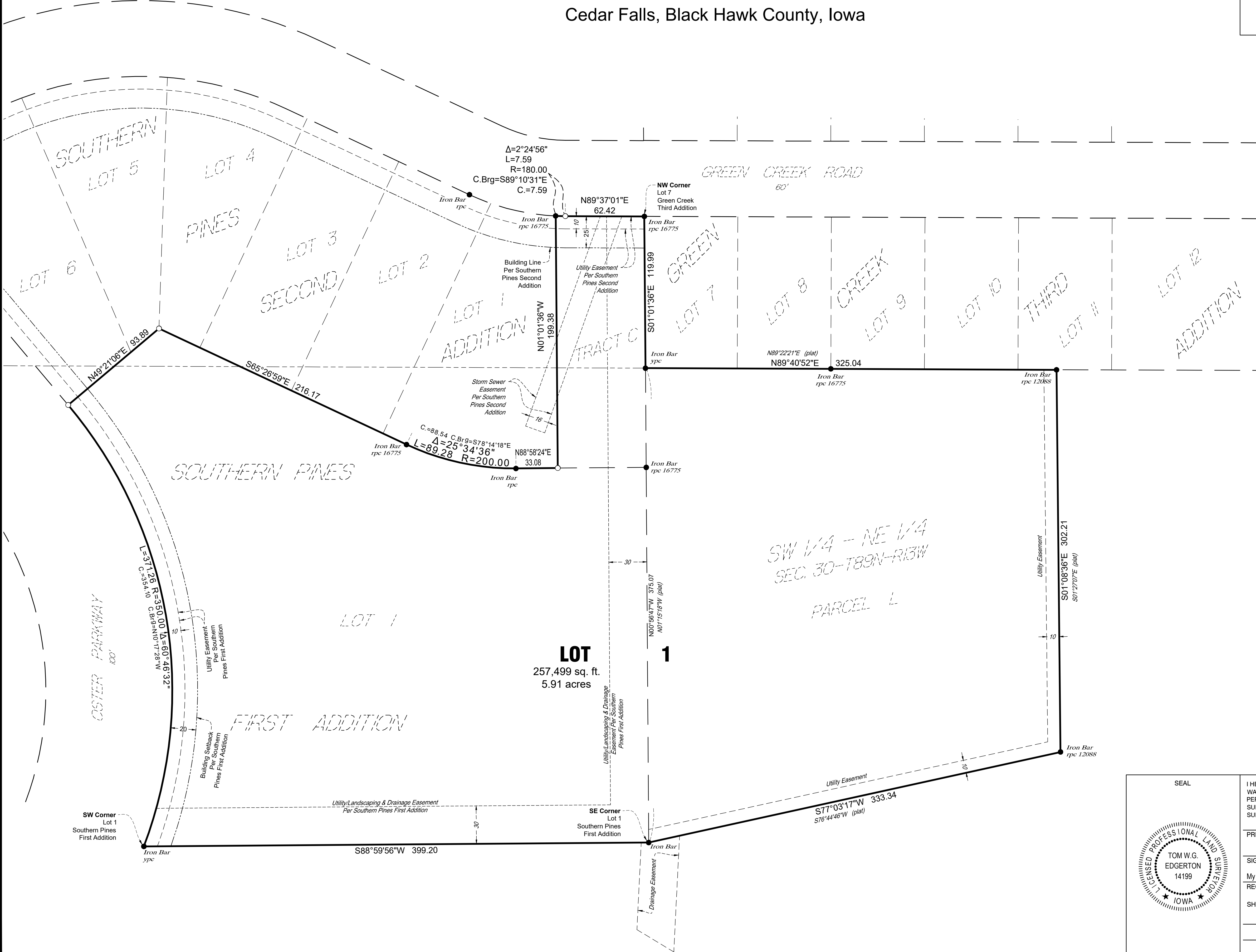
Signature of Surveyor _____ Date _____

Final Plat

IMMANUEL EVANGELICAL LUTHERAN CHURCH ADDITION

Cedar Falls, Black Hawk County, Iowa

Reserved for County Recorder Use

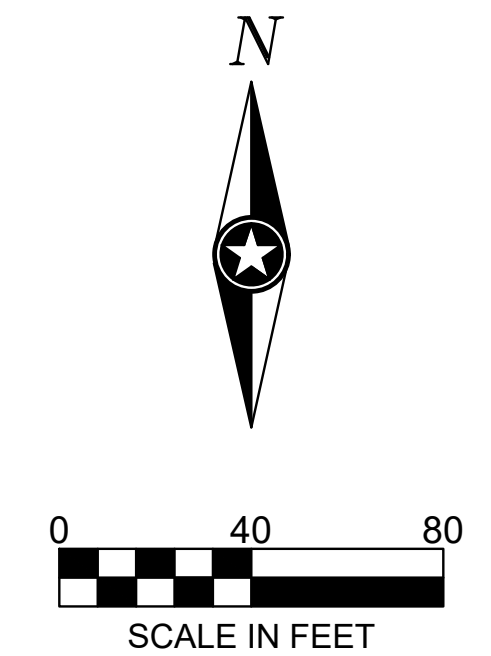
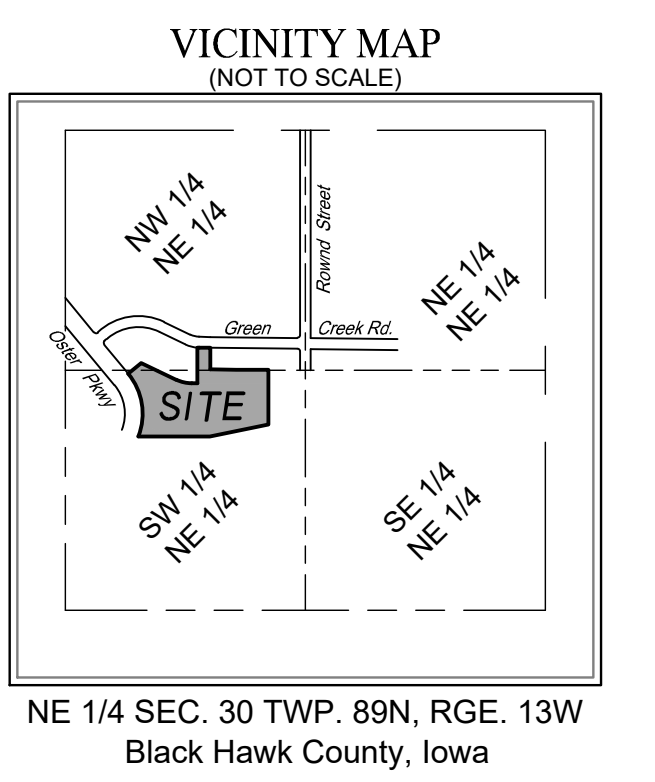


LEGAL DESCRIPTION:
 Lot 1 in Southern Pines First Addition, Cedar Falls, Black Hawk County, Iowa.
 AND
 Tract C in Southern Pines Second Addition, Cedar Falls, Black Hawk County, Iowa.
 AND
 Parcel "L" of Plat of Survey File #2019-00003835 of part of the Southwest Quarter of the Northeast Quarter of Section 30, Township 89 North, Range 13 West of the 5th P.M., Cedar Falls, Black Hawk County, Iowa.

ZONING INFORMATION:
 MU (Mixed Use Residential)
 (Per City of Cedar Falls Website)

Setbacks
 Building* Front = 30 feet
 Rear = 30 feet
 Side = 30 feet
 *Setbacks may be reduced to 20 feet

Height Requirements
 Maximum Height = 35 feet or 3 stories



BASIS OF BEARING
 Orientation of this bearing system is based upon the plat of Southern Pines First Addition.

LEGEND

- Iron Monument Found
- Indicates 1/2" Dia. x 18" Long Solid Iron Bar Set With Red Plastic Cap Marked Edgerton 14199 To Be Set Within One Year Of Recording
- rpc Red Plastic Cap
- ypc Yellow Plastic Cap
- Plat Plat of Survey File No. 00003835 (Parcel L)

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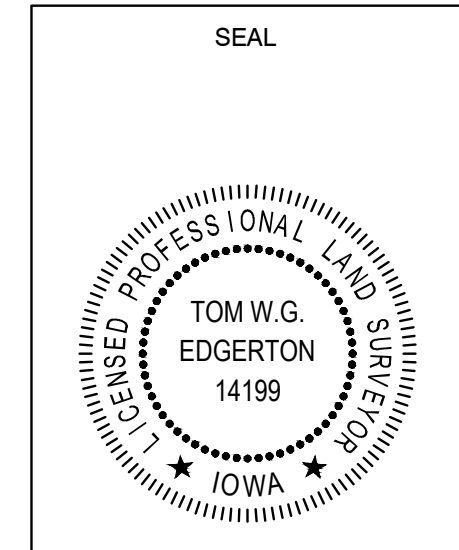
PROJECT

IMMANUEL LUTHERAN

CEDAR FALLS IOWA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
12/5/19	Per City Comments	KH
06/10/20	Easement	JW

PROJECT NO.	19-22710
FILE NAME	22710 FPLAT
DRAWN BY	KH
DESIGNED BY	-
REVIEWED BY	TWGE
ORIGINAL ISSUE DATE	11/12/19
CLIENT PROJECT NO.	-



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

TOM W.G. EDGERTON

PRINTED SIGNATURE _____
 SIGNATURE _____ SIGNATURE DATE _____
 My license renewal date is 12/31/2021 06/10/20
 REGISTRATION EXPIRES DATE ISSUED _____

SHEETS COVERED BY THIS SEAL 1

TITLE

FINAL PLAT

SHEET **1** OF 1

DEED OF DEDICATION
OF
IMMANUEL EVANGELICAL LUTHERAN CHURCH ADDITION
CEDAR FALLS, IOWA

KNOWN ALL MEN BY THESE PRESENTS:

That THE IMMANUEL EVANGELICAL LUTHERAN CONGREGATION OF THE UNALTERED AUGSBURG CONFESSION OF WATERLOO, with its principle office in Cedar Falls, Iowa, is the owner of the following legally described real estate:

Lot 1 in the Southern Pines First Addition, Cedar Falls, Black Hawk County, Iowa.

AND

Tract C in Southern Pines Second Addition, Cedar Falls, Black Hawk County, Iowa.

AND

Parcel "L" of Plat of Survey File #2019-00003835 of part of the Southwest Quarter of the Northeast Quarter of Section 30, Township 89 North, Range 13 West of the 5th P.M., Cedar Falls, Black Hawk County, Iowa,

And being desirous of combining said real estate into one lot upon approval of the Immanuel Evangelical Lutheran Church Addition Plat, by the City of Cedar Falls, does submit the following statement of proposed easements and restrictions:

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 and/or across the property as shown on the attached plat. Landscaping, fences, and driveways are permitted in the easement areas located on the Plat, but if any work by the City was required in the said easement areas, the expense of removing and replacing whatever was existing in said easement area would be the expense of the owner of the Lot. Notwithstanding the above, no building, fence, landscaping and private garden structure(s) or any obstruction can be built in or over said drainage easements.

All recorded easements affecting the property prior to this platting shall be recognized as continuing in effect and service and shall not be considered rescinded by this platting.

RESTRICTIONS

1. All lots in shall be governed by the zoning ordinances of the City of Cedar Falls, Black Hawk County, Iowa, and all buildings thereon shall meet the minimum restrictions of the zoning ordinances.
2. No further subdivisions of the property will be allowed unless the subdivision of the property is approved by the City of Cedar Falls, Iowa.
3. Setbacks for the property are more particularly shown or noted on the Plat.

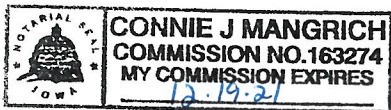
SIGNED and DATED this 6 day of May, 2020

IMMANUEL EVANGELICAL LUTHERAN CONGREGATION OF THE
UNALTERED AUGSBURG CONFESSION OF WATERLOO

Tracy Faust
 By: Tracy Faust
 Its: President

STATE OF IOWA, BLACK HAWK COUNTY: ss

On this 6th day of May, 2020, before the undersigned a Notary Public in and for the State of Iowa, personally appeared Tracy Faust, President of The Immanuel Lutheran Evangelical Congregation of the Unaltered Augsburg Confession of Waterloo, 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 Immanuel Evangelical Lutheran Congregation.



Connie Mangrich
 Notary Public in and for the State of Iowa



DEPARTMENT OF COMMUNITY DEVELOPMENT

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

MEMORANDUM

Planning & Community Services Division

TO: Planning and Zoning Commission
FROM: Karen Howard, AICP, Planning & Community Services Manager
DATE: June 18, 2020
SUBJECT: MU District Site Plan for Immanuel Evangelical Lutheran Church parking lot expansion (Case #SP20-006)

REQUEST: Request to approve an MU District Site Plan for expansion of a parking lot for Immanuel Evangelical Lutheran Church

PETITIONER: Immanuel Evangelical Lutheran Church

LOCATION: 4820 Oster Parkway (Lot 1, Immanuel Evangelical Lutheran Church Addition)

PROPOSAL

The applicant is proposing to expand a parking lot on their property at 4820 Oster Parkway.

BACKGROUND

In 2004, over 600 acres were rezoned to MU, Mixed Use Residential to create the Pinnacle Prairie development. In the spring of 2016 the Pinnacle Prairie Master Plan and design guidelines were updated to include a more refined street layout as well as current and planned projects and subdivisions. The Immanuel Evangelical Lutheran Church is located along Oster Parkway within "The Villages" section of this master planned development, as shown below.

When development is proposed in the MU District, a site plan must be submitted for review and approval by the Planning & Zoning Commission and the City Council. A site plan for the existing church building and parking area were approved in July 2013.

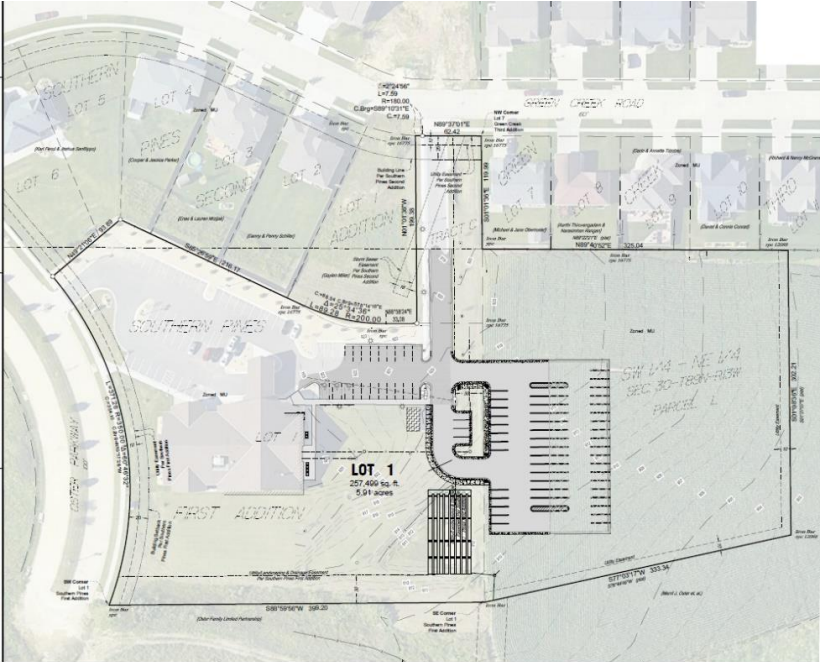
In 2018, the church acquired additional property to the east.



To facilitate the sale of the property the City agreed to sign off on a plat of survey for what is described as Parcel L, but with a condition that no development or improvement could occur on Parcel L until City approval of a final plat. The church now wishes to expand their parking area on to Parcel L, so has applied for approval of a preliminary and final plat, as required by the City's subdivision code, which were presented under separate staff reports concurrently with this site plan. The preliminary and final plat of the Immanuel Evangelical Lutheran Church Addition must be approved prior to approval of the subject site plan.

ANALYSIS

Development in an MU zoning district requires site plan review to ensure that the development site satisfies the standards of the comprehensive plan, recognizes principles of civic design, land use planning, landscape architecture, and building architectural design that are set out for the district. Attention to details such as parking, open green space, landscaping, signage, building design, and other similar factors help to ensure high quality development.



This request is to amend the original site plan to expand the parking area for the church, so only those approval criteria relevant to review of this expansion are discussed in this staff report. The following is a review of the applicable zoning ordinance requirements:

Parking: The minimum number of parking spaces was satisfied with the initial development, so this review will focus on the setback requirements and landscaping requirements within the district. The MU District has minimum 20 foot setbacks around the perimeter of individual lots for both buildings and parking areas. The proposed parking lot is more than 40 feet from the closest lot line. **Setbacks are met.**

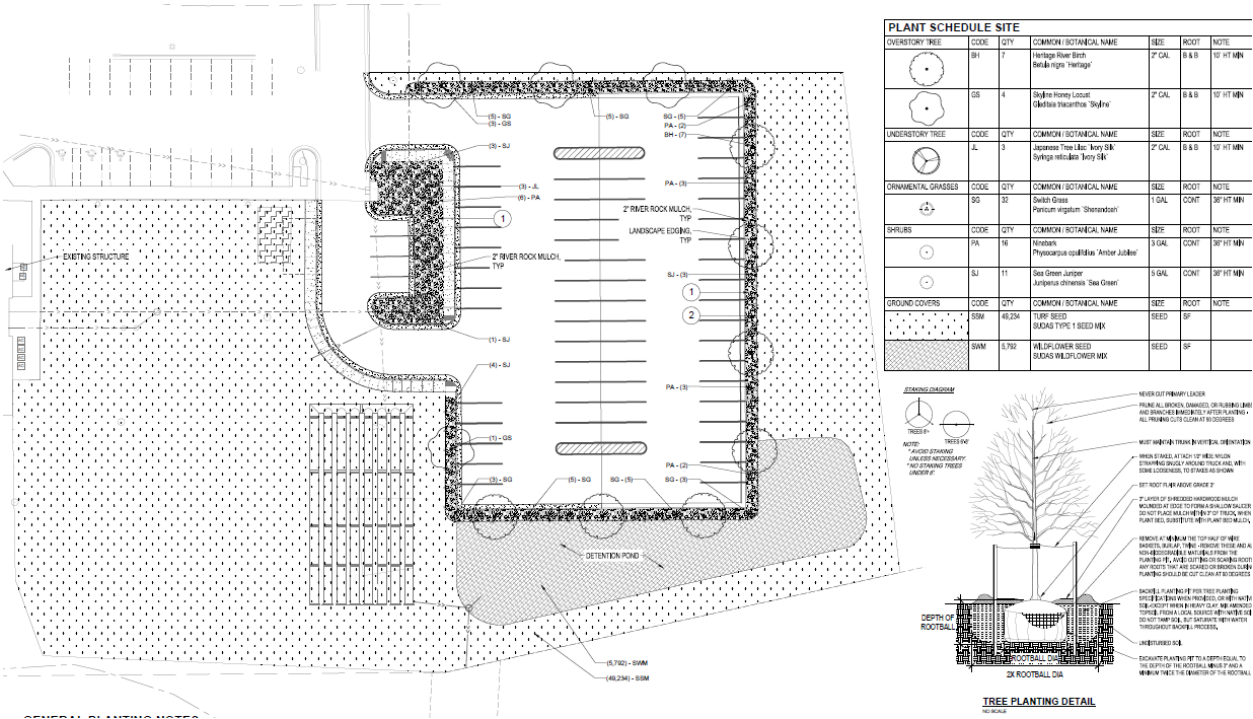
Open Green Space: The MU District requires that open green space be provided at the rate of 10% of the total development site area excluding the required district setbacks. The entire development site is 257,499 square feet. The area of the site covered by buildings, parking, and other paved areas is approximately 90,333 square feet, which is approximately 35% of the site. The other 65% of the total site area (167,166 square feet) remains open greenspace. Even excluding the required 20-foot setback area, the open space will far exceed the minimum 10% required. **The open green space requirement is met.**

Landscaping/Tree coverage

The MU District requires street trees to be planted along the street frontages at a minimum ratio of 0.75 landscaping points per linear foot of public street frontage. The street tree requirement was satisfied with the original site plan and no new street frontage was added with the new platted area, so no additional street trees are required.

With regard to parking areas, one over-story tree is required for every 15 parking stalls or 2500 sq. ft. of parking lot area. There are 64 new parking spaces proposed for the expanded lot, so a minimum of 4 over-story trees are required to shade the parking lot. The landscaping plans shows 11 over-story trees surrounding the parking lot, so four of those trees will satisfy the parking lot tree requirement. Landscaping is required around the perimeter of parking areas to screen and soften the view from neighboring properties and public street frontages. The site plan indicates that ornamental grasses and shrubs are proposed in this area. These shrubs can count toward the general landscaping requirement described below.

The general site landscaping requirement in the MU District is calculated at a ratio of 0.02 landscaping points per square foot of total development site area. For a 257,499 square foot site, 5150 landscaping points are required. The landscaping plan submitted with the proposed site plan (shown below and attached) consists entirely of trees, shrubs, and grasses planted around the perimeter of the proposed parking area. Subtracting the 4 trees required to satisfy the parking lot tree requirement, the proposed site plan includes trees and shrubs that equal 1030 points. The site plan indicates that the remainder of the new lot area will be seeded with grass or a wildflower seed mix. Landscaping installed with the original site plan for the church property satisfy 3100 of the required points. So 3100 points from the original site added to the 1030 points provided with the new site plan equals 4130 total points. The proposed site plan is 1020 points short of the MU District requirement (5150 – 4130 = 1020).



The zoning ordinance does provide discretion to the Planning & Zoning Commission to give credit for open green space on the site. It states, "If, in the judgement of the Planning and Zoning Commission the required number of points result in an excessive number of plantings, up to 10% of the total required points can be assigned to open green space at the rate of one point for each 500 square feet of open green space." So, based on the amount of open green space currently shown on the site, an additional 334 points could be granted toward the requirement, reducing the additional points required to 686. Staff discussed the shortfall with a representative for the church and with their engineering consultant, who prepared the

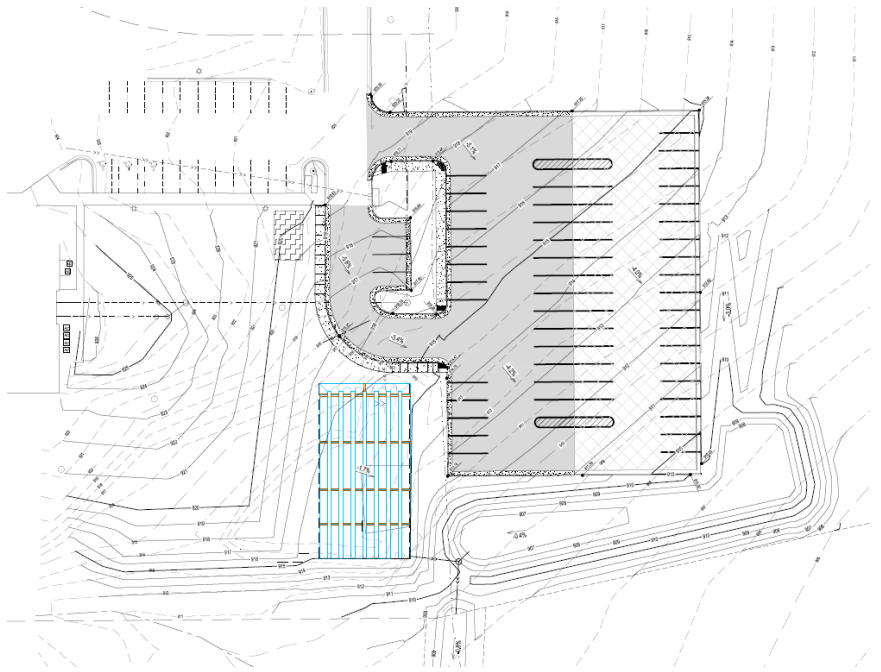
landscaping plan. They are agreeable to adding landscaping to meet the requirement and will prepare an amended landscaping plan to present to the Commission at the meeting on June 24. **Landscaping requirement is not met. Staff recommends additional trees and shrubs be added to the site plan to satisfy the additional 1020 points required (or as otherwise reduced by the Commission for credit granted for the open space) prior to City Council approval.**

TECHNICAL COMMENTS

City technical staff, including Cedar Falls Utilities (CFU) personnel, has reviewed the proposed plat. All utility services are already provided to the site.

With regard to stormwater management, the petitioner's engineer has submitted a storm water management plan to the City and it has been reviewed by the City Engineer. The City Engineer has determined that the plan meets the City's storm water requirements and also finds that the design will improve the drainage pattern that has developed over the years on the undeveloped portion of the property. Following is a summary of the proposed storm water management system for the site.

The existing site currently channels all collected storm water into a detention basin on the southwest corner of the church's parcel. The detention basin outlets south toward the currently established regional basin located south of the Oster Parkway dead end. To regain valuable green space, the church plans to install an underground detention system to replace the current above ground system. Meanwhile, the new parking lot addition will channel all of the newly collected water to the south into a larger above ground detention basin. This basin's outlet pipe will connect to the underground detention's outlet pipe before collectively discharging south towards the same basin. In the grading plan for the site, shown to the right, one can see the underground detention located near the southwest corner of the parking lot and the proposed above-ground detention basin directly to the south. One can also see the outlet to the area where the off-site easement was established with the plat. This easement will protect the discharging water as additional properties develop to the south.



A courtesy notice to adjoining property owners was mailed on June 18, 2020.

STAFF RECOMMENDATION

Staff recommends approval of SP20-006, a MU District Site Plan for property located at 4820 Oster Parkway (Lot 1, Immanuel Evangelical Lutheran Church Addition), subject to the following stipulations:

- 1) Any comments or direction specified by the Planning & Zoning Commission;
- 2) Approval of the preliminary and final plats of Immanuel Evangelical Lutheran Church Addition;
- 3) Additional landscaping added to the site plan to satisfy the MU District requirement prior to City Council approval;
- 4) Conformance with to all city staff recommendations and technical requirements.

PLANNING & ZONING COMMISSION

Discussion

& Vote

6/24/20

IMMANUEL LUTHERAN CHURCH PARKING LOT EXPANSION

CEDAR FALLS, IOWA

ISG PROJECT # 19-22710

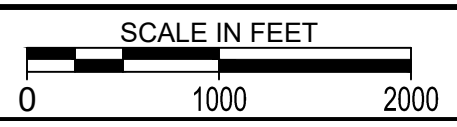


LEGEND

EXISTING	
---	CITY LIMITS
---	SECTION LINE
---	QUARTER SECTION LINE
---	RIGHT OF WAY LINE
---	PROPERTY / LOTLINE
---	EASEMENT LINE
△	ACCESS CONTROL
W	WATER EDGE
WET	WETLAND BOUNDARY
WETLAND	WETLAND / MARSH
X-X-X-X	FENCE LINE
Y	CULVERT
<<<<	STORM SEWER
<<<<	SANITARY SEWER
<<<<	SANITARY SEWER FORCEMAIN
I	WATER
G	GAS
OE	OVERHEAD ELECTRIC
UE	UNDERGROUND ELECTRIC
UT	UNDERGROUND TELEPHONE
UTV	UNDERGROUND TV
OHL	OVERHEAD UTILITY
UTL	UNDERGROUND UTILITY
FBO	UNDERGROUND FIBER OPTIC
990	CONTOUR (MAJOR)
989	CONTOUR (MINOR)
○	DECIDUOUS TREE
★	CONIFEROUS TREE
---	TREE LINE
○	MANHOLE/STRUCTURE
□	CATCH BASIN
⊕	HYDRANT
⊗	VALVE
⊙	CURB STOP
⊕	POWER POLE
□	UTILITY PEDESTAL / CABINET
PROPOSED	
---	LOT LINE
---	RIGHT OF WAY
---	EASEMENT
Y	CULVERT
<<<<	STORM SEWER
<<<<	STORM SEWER (PIPE WIDTH)
<<<<	SANITARY SEWER
<<<<	SANITARY SEWER (PIPE WIDTH)
I	WATER
G	GAS
OE	OVERHEAD ELECTRIC
UE	UNDERGROUND ELECTRIC
UTV	UNDERGROUND TV
1015	CONTOUR
●	MANHOLE
■	CATCH BASIN
⊕	HYDRANT
⊗	VALVE



LOCATION MAP



Sheet List Table

C0-10	SITE DATA
C0-11	OVERALL SITE PLAN
C0-20	NOTES & SITE DETAILS
C0-30	ESTIMATE REFERENCE
C1-10	PRE CONSTRUCTION EROSION CONTROL PLAN
C1-11	PROPOSED EROSION CONTROL PLAN
C1-20	EROSION CONTROL NOTES AND DETAILS
C2-10	EXISTING SITE & REMOVALS
C3-10	SITE PLAN
C3-20	SITE UTILITY PLAN
C4-10	GRADING PLAN
C5-10	LANDSCAPING PLAN

SEAL	I hereby certify that this engineering document was prepared by me or under direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.
	<i>Tim Verheyen</i> 05/01/20 (signature) (date)
	Printed or typed name TIM VERHEYEN
	License number _____
	My license renewal date is December 31, 2021
	Pages or sheets covered by this seal: ALL SHEETS

PROJECT GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL APPENDIX, MODIFICATIONS AND CLARIFICATIONS ISSUED BY THE ARCHITECT/ENGINEER.
- CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
- THE LOCATION AND TYPE OF ALL INPLACE UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS AND ELEVATIONS OF ALL INPLACE UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- THE CONTRACTOR IS TO CONTACT "IOWA ONE CALL" FOR UTILITY LOCATIONS, MINIMUM 2 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (1-800-292-8989).



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PROJECT	IMMANUEL LUTHERAN CHURCH PARKING LOT EXPANSION	
CEDAR FALLS	IOWA	

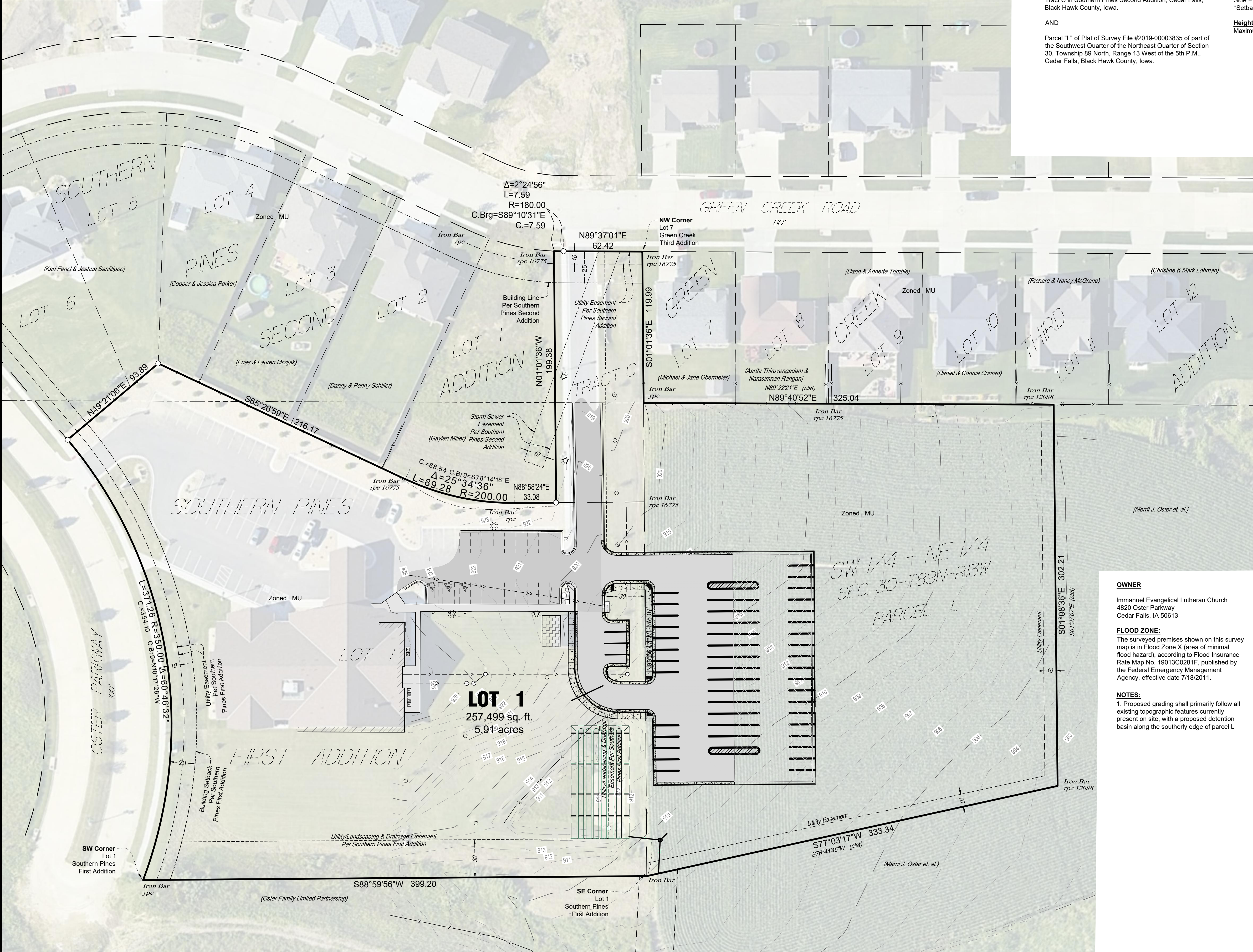
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	19-22710
FILE NAME	22710 TITLE & NOTES
DRAWN BY	JLK
DESIGNED BY	JLK
REVIEWED BY	TGV
ORIGINAL ISSUE DATE	-/-/-
CLIENT PROJECT NO.	-

PROJECT INDEX:

<p>PROJECT ADDRESS / LOCATION:</p> <p>IMMANUEL LUTHERAN CHURCH 4820 OSTER PARKWAY CEDAR FALLS, IOWA 50613</p>	<p>MANAGING OFFICE:</p> <p></p> <p>WATERLOO OFFICE 314 EAST 4th STREET WATERLOO, IA 50703 PHONE: 319.234.1515</p> <p>PROJECT MANAGER: TIM VERHEYEN EMAIL: TIM.VERHEYEN@IS-GRP.COM</p>	<p>SPECIFICATIONS REFERENCE</p> <p>ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF CEDAR FALLS, IOWA REQUIREMENTS AND WITH THE 2018 EDITION OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) FOR PUBLIC IMPROVEMENTS, UNLESS DIRECTED OTHERWISE.</p> <p>PROJECT DATUM</p> <p>HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), ZONE 5, ON THE IOWA REGIONAL COORDINATE SYSTEM, IN U.S. SURVEY FEET. ELEVATIONS HAVE BEEN REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). RTK GPS METHODS WERE USED TO ESTABLISH HORIZONTAL AND VERTICAL COORDINATES FOR THIS PROJECT.</p>	<p>B.M. ELEVATION=929.30</p> <p>WATER VALVE NORTH OF CHURCH ENTRANCE OFF OF OSTER PARKWAY IN THE GRASS BEWTEENN SIDEWALK AND ROAD</p> <p>TOPOGRAPHIC SURVEY</p> <p>THIS PROJECTS TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN MAY / 2019 BY I&S GROUP.</p>	<p>TITLE</p> <p>SITE DATA</p> <hr/> <p>SHEET</p> <p>C0-10</p>
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INDEX LEGEND	
CITY:	Cedar Falls
COUNTY:	Black Hawk
SECTION:	30
TOWNSHIP:	89N
RANGE:	13W
PROPRIETOR:	Immanuel Evangelical Lutheran
PLAT PREPARED FOR:	Immanuel Evangelical Lutheran
PLAT PREPARED BY:	Tom W.G. Edgerton - Professional Land Surveyor
COMPANY NAME:	ISG
OFFICE ADDRESS:	508 East Locust Street, Des Moines, Iowa
PHONE:	515-243-9143



LEGAL DESCRIPTION:

Lot 1 in Southern Pines First Addition, Cedar Falls, Black Hawk County, Iowa.

AND

Tract C in Southern Pines Second Addition, Cedar Falls, Black Hawk County, Iowa.

AND

Parcel "L" of Plat of Survey File #2019-00003835 of part of the Southwest Quarter of the Northeast Quarter of Section 30, Township 89 North, Range 13 West of the 5th P.M., Cedar Falls, Black Hawk County, Iowa.

ZONING INFORMATION:

MU (Mixed Use Residential) (Per City of Cedar Falls Website)

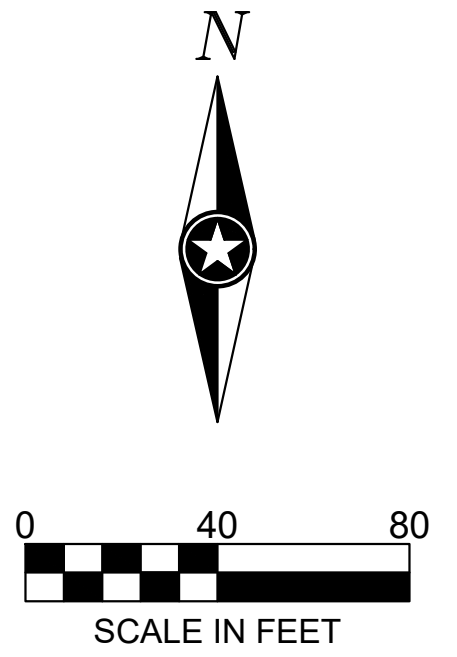
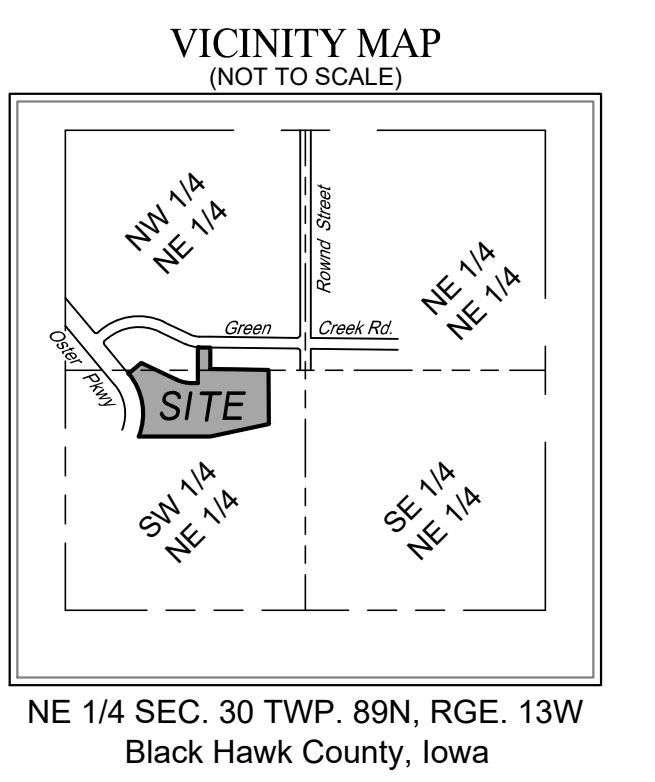
Setbacks

Building*	Parking*
Front = 30 feet	Front = 30 feet
Rear = 30 feet	Rear = 30 feet
Side = 30 feet	Side = 30 feet

*Setbacks may be reduced to 20 feet

Height Requirements

Maximum Height = 35 feet or 3 stories



BASIS OF BEARING

Orientation of this bearing system is based upon the plat of Southern Pines First Addition.

LEGEND

- Bituminous Surface
- Concrete Surface
- Existing Building
- Iron Monument Found
- Indicates 1/2" Dia. x 18" Long Solid Iron Bar Set With Red Plastic Cap Marked Edgerton 14199
- rpc* Red Plastic Cap
- ypc* Yellow Plastic Cap
- Plat* Plat of Survey File No. 00003835 (Parcel L)
- Fence
- Landscaping Edge
- Sanitary Sewer
- Storm Sewer
- Light Pole
- Sign
- Air Conditioner
- Manhole/Catch Basin
- Deciduous Tree

OWNER

Immanuel Evangelical Lutheran Church
4820 Oster Parkway
Cedar Falls, IA 50613

FLOOD ZONE:

The surveyed premises shown on this survey map is in Flood Zone X (area of minimal flood hazard), according to Flood Insurance Rate Map No. 19013C0281F, published by the Federal Emergency Management Agency, effective date 7/18/2011.

NOTES:

1. Proposed grading shall primarily follow all existing topographic features currently present on site, with a proposed detention basin along the southerly edge of parcel L.

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PROJECT

IMMANUEL LUTHERAN CHURCH

PARKING LOT EXPANSION

CEDAR FALLS IOWA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	19-22710
FILE NAME	22710 COVER SHEET
DRAWN BY	KH
DESIGNED BY	JLK
REVIEWED BY	TWGE
ORIGINAL ISSUE DATE	11/12/19
CLIENT PROJECT NO.	-

TITLE

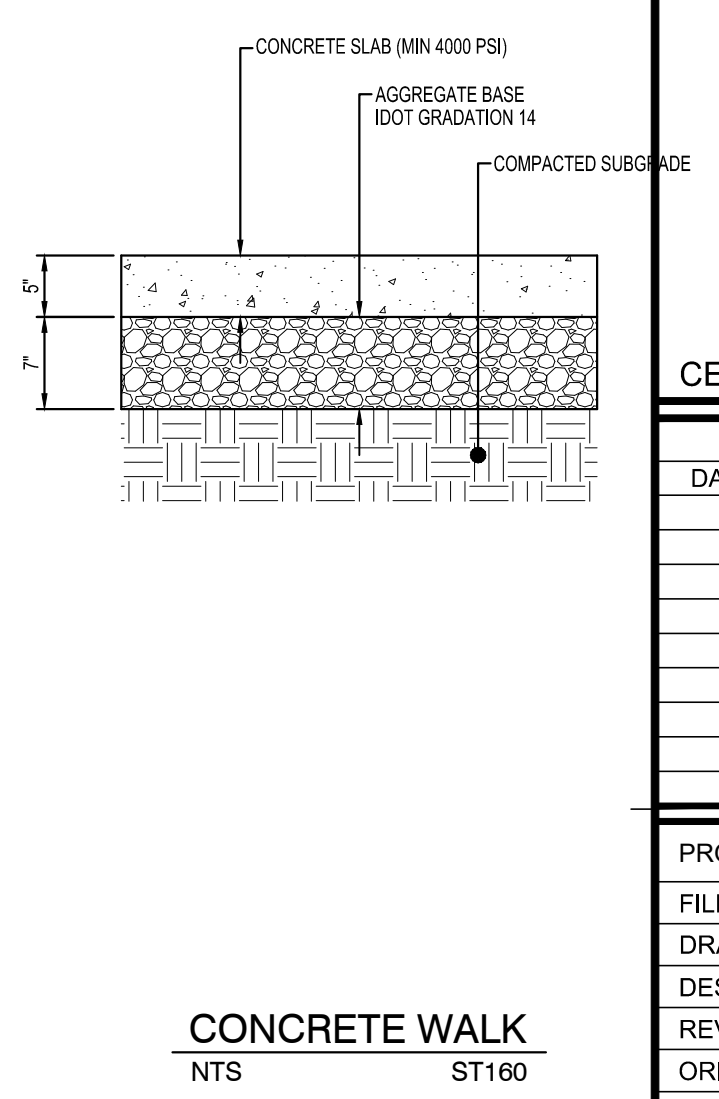
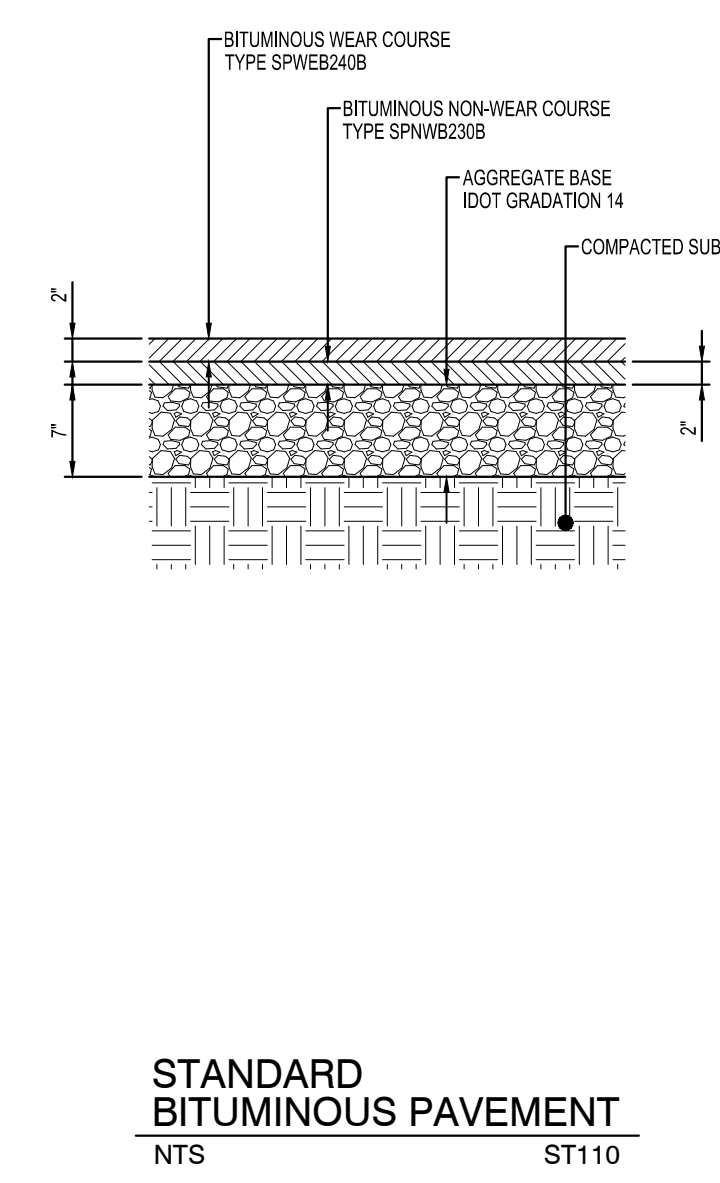
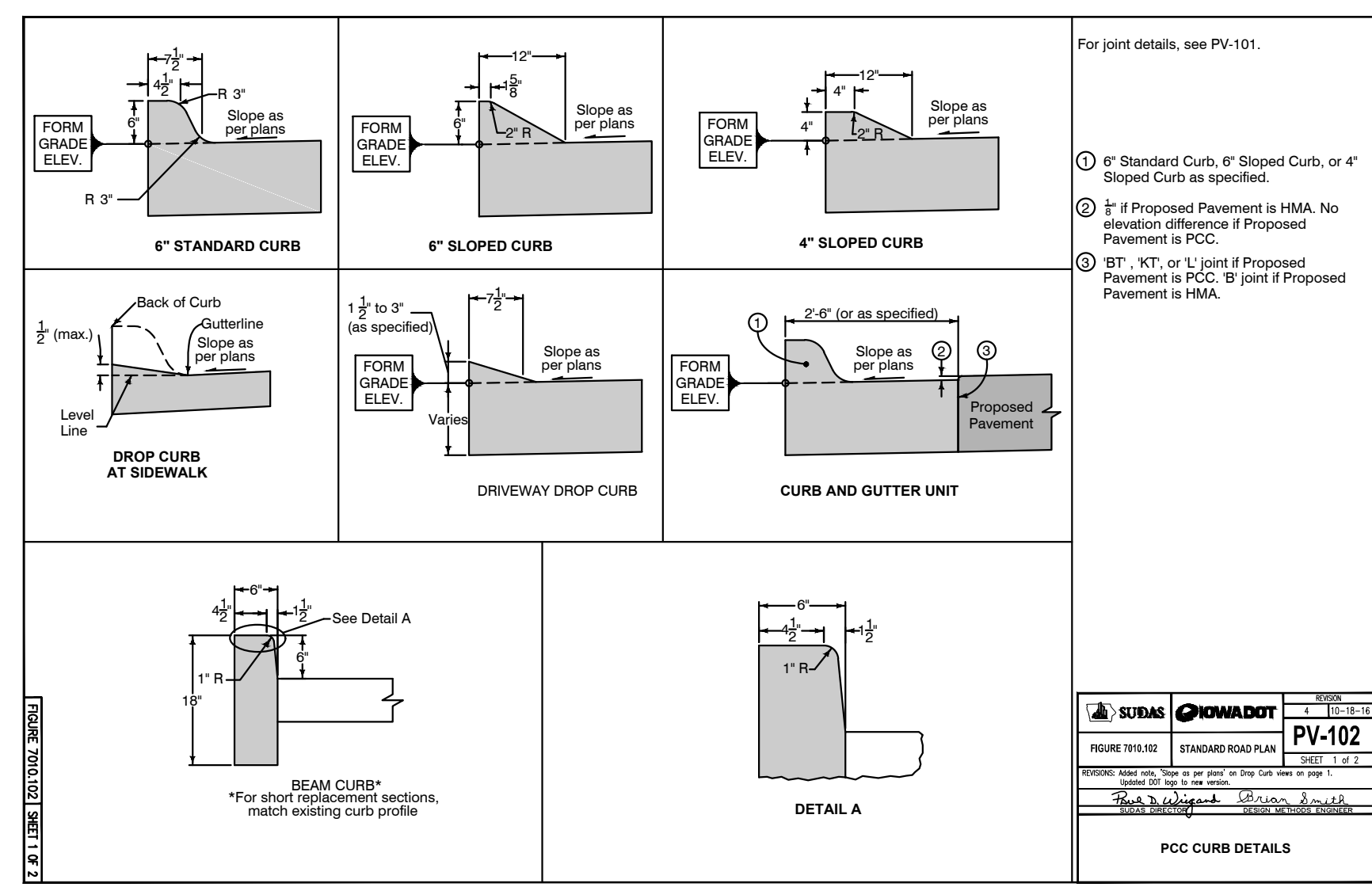
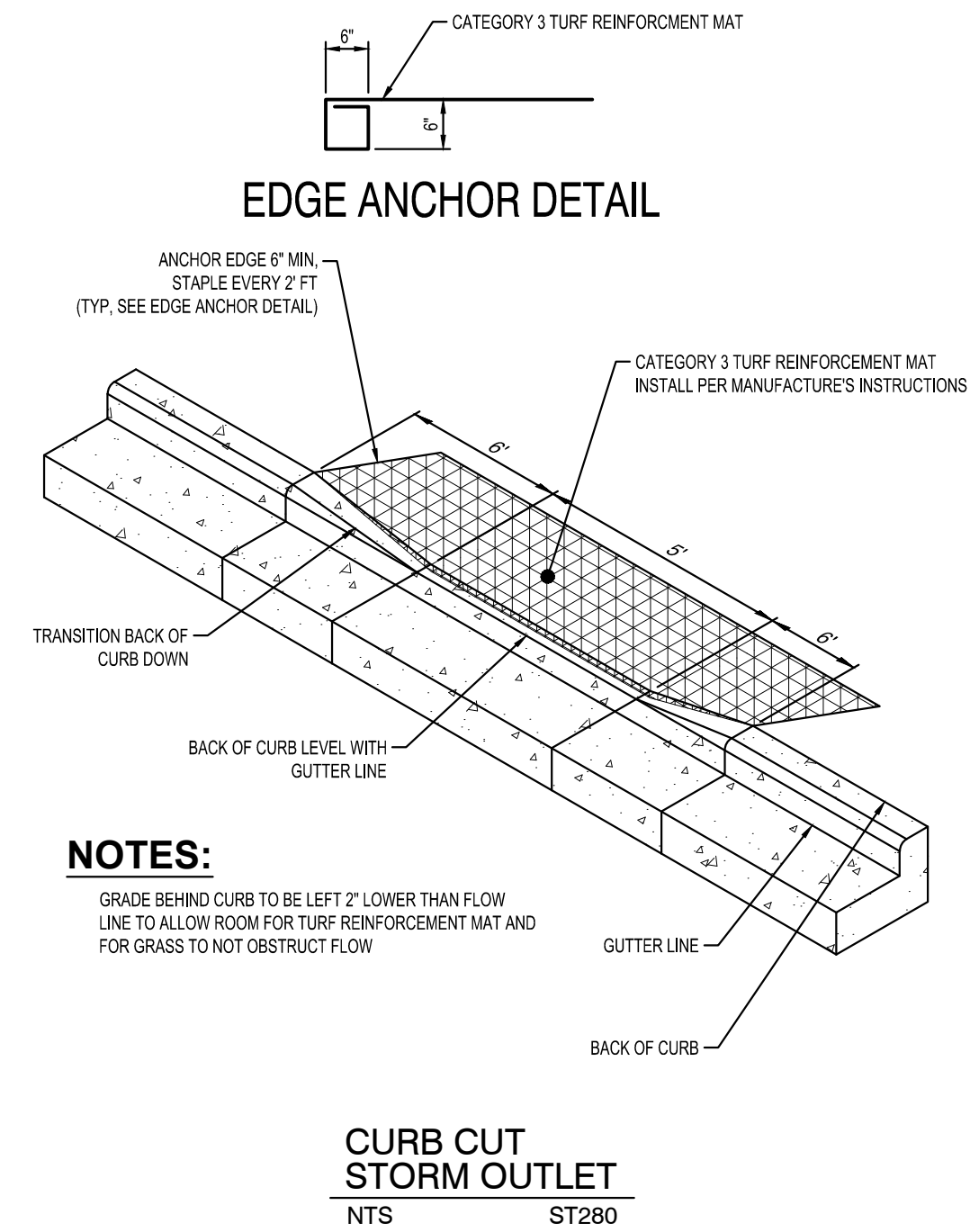
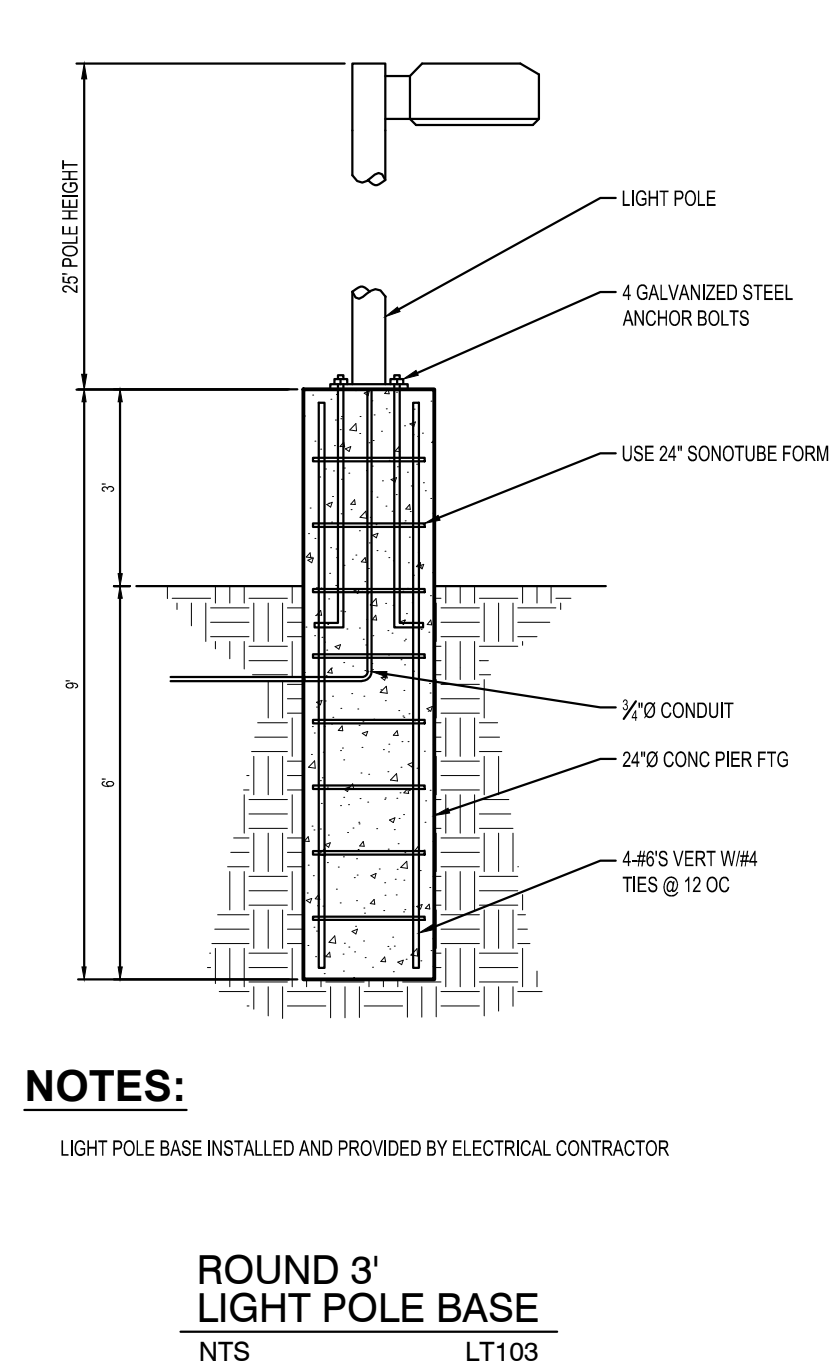
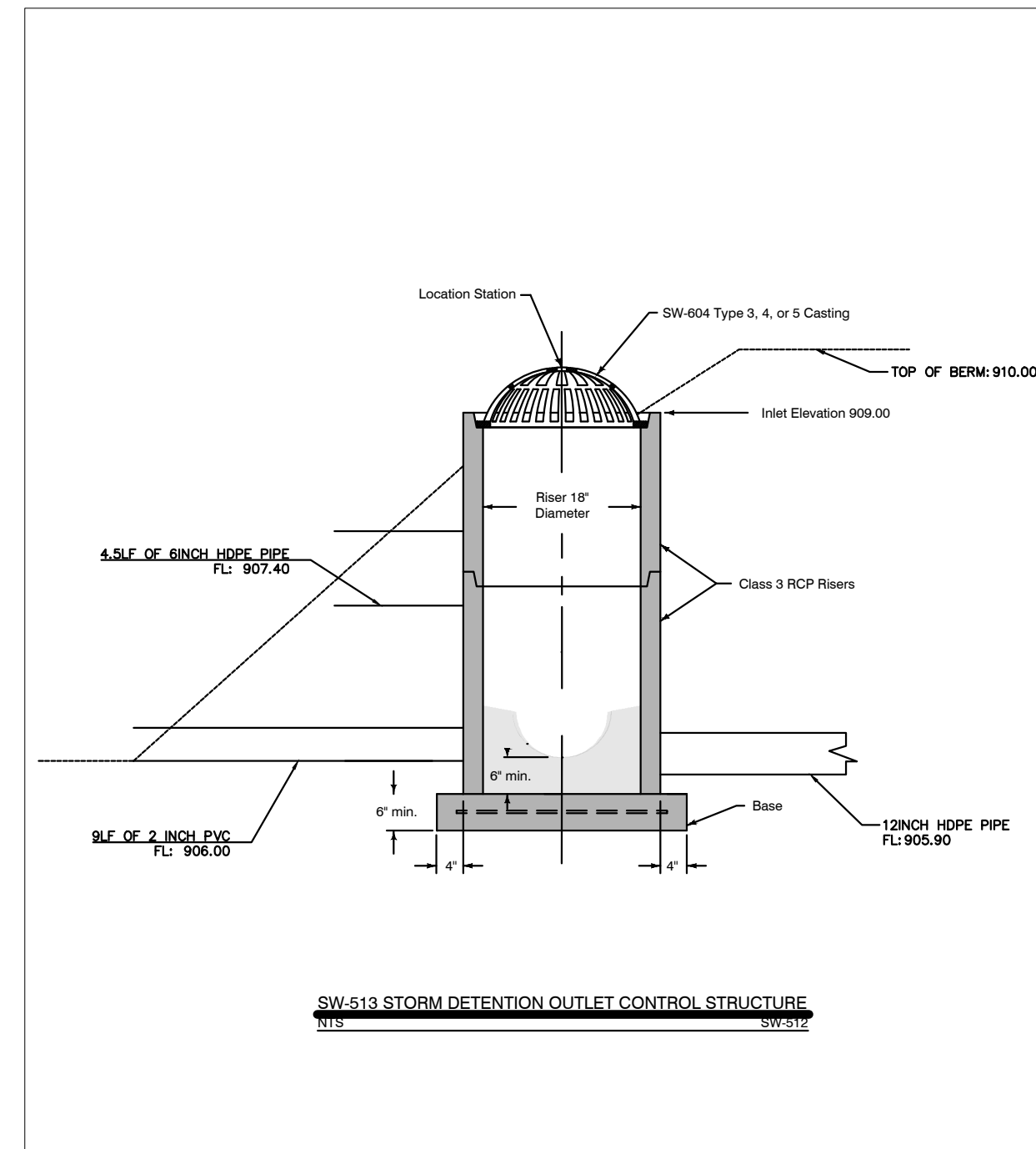
OVERALL SITE PLAN

SHEET

C0-11

CONSTRUCTION NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
- ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
- THE 2018 EDITION OF THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS SHALL APPLY TO CONSTRUCTION WORK ON THE PROJECT (SUDAS), PLUS THE PROJECT MANUAL PREPARED BY I-S GROUP, INC. AND THE CITY OF CEDAR FALLS STANDARDS. A FULL IOWA SUDAS SPECIFICATIONS MANUAL CAN BE FOUND ONLINE FOR FREE AT WWW.IOWASUDAS.COM.
- THE WORK TO BE ACCOMPLISHED FOR THE CONSTRUCTION OF THIS PROJECT WILL OCCUR ON OWNER'S PROPERTY. THE CONTRACTOR SHALL CONFINE OPERATION, PEOPLE, AND EQUIPMENT TO THE OWNER'S PROPERTY.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT TO BE INCORPORATED IN THE WORK INVOLVED IN THE PROJECT (UNSUITABLE EXCAVATION, WASTE PIPE, ETC.).
- PUBLIC AND PRIVATE UTILITY FIXTURES ARE EXISTING WITHIN THE CONSTRUCTION AREA. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THESE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR ANY NECESSARY MODIFICATION OF SERVICES. NO ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.
- SEEDING AND FERTILIZING IS INCLUDED IN THIS CONTRACT. CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING AND PREPARING AREAS DISTURBED BY CONTRACTOR'S OPERATIONS FOR SEEDING. ALL DEBRIS GREATER THAN GOLF BALL SIZE SHALL BE REMOVED AND AREA SHALL BE RAKED SMOOTH. CONTRACTOR SHALL NOT DISTURB AREAS OUTSIDE OF THE OWNER'S PROPERTY DURING OPERATIONS AND SHALL MAKE A REASONABLE EFFORT TO NOT DISTURB AREAS GREATER THAN NECESSARY DURING CONSTRUCTION. AREAS OF NONGERMINATION WILL BE RESEEDED AND REFERTILIZED BY THE CONTRACTOR. COST IS TO BE CONSIDERED INCIDENTAL.
- IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL NECESSARY TRAFFIC CONTROL SIGNS, DEVICES, ETC., AND TO PLACE, MAINTAIN, AND REMOVE SAME AS CONSTRUCTION COMMENCES AND IS COMPLETED IN ACCORDANCE WITH THE CURRENT EDITION OF THE IOWA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS & HIGHWAYS. FAILURE TO COMPLY WITH THIS PORTION OF THE SPECIFICATIONS WILL RESULT IN SUSPENSION OF WORK UNTIL THE SITUATION IS CORRECTED. A REDUCTION IN THE LUMP SUM TO BE PAID WILL BE MADE FOR EXCESSIVE NONCOMPLIANCE WITH REQUIRED TRAFFIC CONTROL. NO WORK SHALL COMMENCE IN ANY GIVEN AREA UNTIL ALL APPROPRIATE TRAFFIC CONTROL IS IN PLACE.
- THE CONTRACTOR SHALL NOT DISTURB GRASSED AREAS AND TREES OUTSIDE THE CONSTRUCTION LIMITS. TREES AND BUSHES SHALL BE RETAINED AS POSSIBLE. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREA(S) WILL BE SUBJECT TO APPROVAL OF THE ENGINEER.
- ALL EXISTING TREES AND BUSHES SHALL BE MAINTAINED AND PROTECTED UNLESS NOTED OTHERWISE. AREAS OF HAND FORMING MAY BE REQUIRED TO PROTECT TREES.
- THE CONSTRUCTION OPERATIONS ARE TO TAKE PLACE IN A RESIDENTIAL AREA. THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE REQUIREMENTS INCLUDED IN THE SPECIFICATIONS IN REGARD TO POSITIVE DUST CONTROL DURING ALL OPERATIONS TO INCLUDE REMOVAL, CLEAN UP, ETC.
- CONTRACTOR SHALL PROVIDE BARRICADES AND SIGNS IDENTIFYING VEHICLES AND OBSTACLES IN THE DRIVEN ROADWAY.
- EXISTING STORM SEWERS, SANITARY SEWERS, AND WATER MAINS ARE LOCATED BASED ON CITY AND CHURCH RECORDS AND ACTUAL LOCATION MAY VARY GREATLY FROM THAT SHOWN.
- ELEVATIONS GIVEN ON THE PLAN AND PROFILE SHEETS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- CONTRACTOR(S) SHALL BE RESPONSIBLE FOR SECURING THE SERVICES OF AN INDEPENDENT TESTING LABORATORY FOR ALL MATERIAL TESTING FOR THIS PROJECT.
- OWNER WILL PROVIDE CONSTRUCTION STAKING FOR PROJECT THROUGH CONSULTANT.
- GRANULAR BEDDING IS REQUIRED FOR ANY TYPE OF PIPE USED AND SHALL BE AS SPECIFIED.
- A NEAT VERTICAL EDGE WILL BE REQUIRED FOR ALL JOINTS BETWEEN THE NEW PAVEMENT SURFACE AND EXISTING PAVING AS SHOWN IN THE PLANS. SAW CUTTING OR OTHER TECHNIQUES MAY BE USED TO PROVIDE THIS EDGE. COST OF THE SAW CUT IS TO BE CONSIDERED INCIDENTAL. ADDITIONAL REMOVAL AND REPLACEMENT DUE TO THE CONTRACTOR'S OPERATION WILL NOT BE MEASURED SEPARATELY BUT WILL BE THE CONTRACTOR'S RESPONSIBILITY.
- ANY DEWATERING NECESSARY FOR CONSTRUCTION SHALL BE CONSIDERED INCIDENTAL TO INDIVIDUAL CONSTRUCTION ITEM. PLEASE REFER TO SUBSURFACE EXPLORATION REPORT FOR ANTICIPATED SITE CONDITIONS. REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT GUARANTEE CONDITIONS TO BE EXPERIENCED.
- THE CONTRACTOR SHALL INSPECT AND VERIFY SOIL CONDITIONS AS NECESSARY IN ORDER TO DETERMINE THE TYPE OF CONSTRUCTION TO EMPLOY. NATURAL AND/OR MANMADE OBSTRUCTIONS MAY BE ENCOUNTERED IN THE SOIL. THESE CONTRACT DOCUMENTS DO NOT WARRANT THE NATURE OR CONDITIONS OF THE SOILS, AND DO NOT WARRANT THAT NATURAL OR MANMADE OBSTRUCTIONS WILL NOT BE ENCOUNTERED, NOR GUARANTEE THE EXTENT TO WHICH ROCKS, BOULDERS, OR OTHER OBSTRUCTIONS, REGARDLESS OF SIZE, MAY BE ENCOUNTERED DURING BORING OPERATIONS. THE CONTRACTOR SHALL NOT BE ENTITLED TO ADDITIONAL COMPENSATION FOR ANY NATURAL OR MANMADE OBSTRUCTIONS ENCOUNTERED DURING CONSTRUCTION.
- IF ALTERNATE BID PART OF PARKING LOT IS NOT DONE ALONG SIDE THE BASE BID PART OF THE PARKING LOT, THE ALTERNATE LOTS SUBGRADE SHALL BE GRADED IN PREPARATION FOR THE ALTERNATE TO BE OVERLAID AT A LATER DATE. A 10FT TRANSITION AREA BETWEEN THE PARKING LOT AND SUBGRADE OF THE ALTERNATE SHALL BE GRADED OUT TO AVOID HAVING A DROP FROM PAVEMENT.
- ALL CONDUIT SHALL BE INSTALLED IN THE BASE BID PART OF THE PROJECT.
- DURING PAINTING OF PARKING LOT STRIPPING, CONTRACTOR IS TO REPAINT PARKING STALLS ON WEST SIDE OF MAIN ENTRANCE TO THE CHURCH AND PAINT ADA ACCEPTABLE HANDICAP PARKING STALLS, AND TO INSTALL HANDICAP SIGNS IN FRONT OF THOSE STALLS THAT MEET ADA REQUIREMENTS.



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PROJECT
IMMANUEL LUTHERAN CHURCH PARKING LOT EXPANSION

CEDAR FALLS IOWA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	19-22710
FILE NAME	22710 TITLE & NOTES
DRAWN BY	JLK
DESIGNED BY	JLK
REVIEWED BY	TGV
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE
NOTES & DETAILS

SHEET
C0-20



BASE BID AND ALTERNATE #1		
ESTIMATE REFERENCE INFORMATION		
SPECIFICATION ITEM CODE REFERS TO EITHER THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS MANUAL OR ADDITIONS & REMODELING FOR THE IMMANUEL LUTHERAN PARKING LOT ADDITION PROJECT MANUAL. ITEM CODE REFERRING TO THE PROJECT MANUAL WILL REFER TO THE ITEM SPECIFICATION AND NOT THE MEASUREMENT AND PAYMENT SECTION.		
ITEM NO.	SPECIFICATION ITEM CODE	DESCRIPTION
1	1070-206-A-0	TRAFFIC CONTROL REFER TO CONSTRUCTION NOTES AND PROJECT MANUAL DETAILS.
2	2010-108-C-0	CLEARING AND GRUBBING ITEM IS FOR CLEARING AND GRUBBING OF TREES, LOGS, STUMPS, ROOTS, HEDGE, BRUSH, FENCE, SIGNS, AND ANY OTHER DEBRIS LOCATED IN PROJECT AREA. QUANTITIES SHALL BE CONSIDERED FINAL AND THE CONTRACTOR IS RESPONSIBLE FOR THE DISPOSAL OF ALL REMOVED MATERIAL.
3	2010-108-D-1	STRIP, SALVAGE, AND SPREAD TOPSOIL ITEM IS FOR THE STRIPPING OF AN ESTIMATED 4" OF TOPSOIL. ALL DISTURBED AREAS SHALL BE DRESSED WITH A MINIMUM OF 6" OF TOPSOIL. QUANTITIES SHALL BE CONSIDERED FINAL AND NO PAYMENT FOR OVERHAUL WILL BE ALLOWED. UNSUITABLE EXCESS MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL NOT BE KEPT ON SITE. CONTRACTOR SHALL PROCURE LOCATION TO DISPOSE OF MATERIAL.
4	2010-108-E-0	COMMON EXCAVATION, CLASS 10 INCLUDES 1226 CY OF CUT, 2866 CY OF FILL WITH A TOTAL OF 1600 CY OF EXCESS FILL. CALCULATIONS INCLUDE APPROXIMATELY 540 CY OF EXCAVATION FOR NEW BUILDING FOUNDATION. A 30% SHRINKAGE FACTOR WAS USED FOR ESTIMATING THE COMPACTED VOLUME OF THE FILL. ALL EXCESS MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL NOT BE KEPT ON SITE.
5	2010-108-G-0	SUBGRADE PREPARATION SUBGRADE IS TO BE SCARIFIED, MIXED AND RE-COMPACTED TO A DEPTH OF 8" AND TO A WIDTH OF AT LEAST 2' BEHIND THE NEW CURB LINE. INCLUDES PROOF ROLLING OF SUBGRADE.
6	2010-108-I-0	SUBBASE, 7", CLASS A MODIFIED SUBBASE SUBBASE IS TO BE COMPACTED TO A DEPTH OF 7" AND TO A WIDTH OF 2' BEHIND THE NEW CURB LINE FOR STANDARD BITUMINOUS PAVEMENT. SUBBASE IS TO BE PROOF ROLLED. COST OF PROOF ROLLING AND ANY OTHER COMPACTION TESTING REQUIRED IS CONSIDERED INCIDENTAL TO THIS ITEM. MATERIAL SHALL COMPLY WITH GRADATION #14, MODIFIED SUBBASE, IN ACCORDANCE WITH IOWA DOT SPECIFICATION 4123.01. RECYCLED ASPHALT PAVEMENT WILL NOT BE ALLOWED.
7	4010-108-A-1	SANITARY SEWER, 6", PVC INCLUDES BYPASS PUMPING AS REQUIRED.
8	4020-108-A-1	STORM SEWER, 12", HDPE BLACK MASTIC OR ENGINEERING FABRIC SHALL BE USED. INCLUDES ALL FITTINGS AND CONNECTIONS REQUIRED TO COMPLETE THIS BID ITEM.
9	4040-108-A-0	SUBDRAIN, 4", HDPE INCLUDES ALL FITTINGS AND CONNECTIONS REQUIRED TO COMPLETE THIS BID ITEM.
10	6010-108-B-0	CIRCULAR AREA INTAKE, SW-512 INCLUDES VARIOUS CASTINGS WITH VANES FACING DIRECTION OF FLOW. REFER TO PLANS FOR LOCATION AND CASTING TYPES AND SUDAS FIGURE 6010.512 FOR DETAILS. PROVIDE OPEN GRATE CASTING.
11	PER ESTIMATE REFERENCE	CONTECH UNDERGROUND DETENTION FACILITY REFER TO SUPPLEMENTAL SPECIFICATION PROVIDED BY CONTECH ON DETAILS FOR THE DETENTION SYSTEM. OUTLET DETAIL FOR SYSTEM IS ALSO PROVIDED BY CONTECH. OTHER SYSTEMS OF APPLICABLE QUALITY SHALL BE APPROVED BY ENGINEER PRIOR TO CONSTRUCTION IF OTHER SYSTEMS ARE REQUESTED.
12	7010-108-E-0	PCC CURB AND GUTTER USE C MIX WITH CLASS 3 COARSE AGGREGATE DURABILITY. COARSE AGGREGATE SHALL BE LIMESTONE. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE THE SERVICES OF AN APPROVED INDEPENDENT TESTING LABORATORY TO PERFORM COMPRESSIVE STRENGTH TESTING ON CAST CYLINDERS, PROTECT AND TRANSPORT CAST CYLINDERS, AND SUBMIT TEST RESULTS TO THE ENGINEER. INCLUDES STANDARD ALL CURB AND GUTTER PER SUDAS DETAIL PV-102. REFER TO SITE PLAN FOR CURB TYPE CALLOUTS. REFER TO SUDAS FIGURES 7010.901 AND 7010.904 FOR JOINTING.
13	7020-108-A-0	STANDARD BITUMINOUS ASPHALT PAVEMENT PAVEMENT SECTIONS INCLUDE 7 INCHES OF AGGREGATE SUBBASE THAT MEET IDOT GRADATION 13. 2 INCHES OF BITUMINOUS NON-WEAR COURSE TYPE SPNWB230B AND 2 INCHES OF BITUMINOUS WEAR COURSE TYPE SPWEB240B.
14	7030-108-E-0	CONCRETE SIDEWALK 5" USE C MIX WITH CLASS 3 COARSE AGGREGATE DURABILITY. COARSE AGGREGATE SHALL BE LIMESTONE. ITEM INCLUDES 4" AGGREGATE SUBBASE. SIDEWALKS SHALL BE REPLACED TO EQUAL WIDTH. ITEM INCLUDES SUBGRADE PREPARATION, FORMWORK, ADDITIONAL THICKNESS AT THICKENED EDGES, JOINTING, SAMPLING, SMOOTHNESS TESTING AND CORRECTION, AND TESTING. ALSO INCLUDES NECESSARY GRADING AND BACKFILLING WITH TOPSOIL AND REMOVAL OF TREE ROOTS WITHIN 6" OF SIDEWALK IN ALL DIRECTIONS.

15	7030-108-G-0	DETECTABLE WARNINGS FOR CURB RAMPS ITEM SHALL BE 2 FOOT MINIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL AND EXTEND THE FULL WIDTH OF THE RAMP RUN. INCLUDES STEEL BAR SUPPORTS AND MANUFACTURED DETECTABLE WARNING PANELS. ITEM SHALL BE CAST IRON.
16	8020-108-A-0	GENERAL PAVEMENT MARKINGS PAVEMENT MARKINGS SHALL BE USED IN STRIPING OF PARKING STALLS, DISPLAY STALLS, DIRECTION ARROWS, AND HANDICAP SYMBOLS.
17	9030-108-A-0	2" CAL. DECIDUOUS OVERSTORY TREE REFER TO SHEET C5-10 FOR ADDITIONAL INFORMATION
18	9030-108-A-0	2" CAL. DECIDUOUS UNDERSTORY TREE REFER TO SHEET C5-10 FOR ADDITIONAL INFORMATION
19	9030-108-A-0	3 GAL. DECIDUOUS SHRUB REFER TO SHEET C5-10 FOR ADDITIONAL INFORMATION
20	9030-108-A-0	5 GAL. EVERGREEN SHRUB REFER TO SHEET C5-10 FOR ADDITIONAL INFORMATION
21	9030-108-A-0	1 GAL. ORNAMENTAL GRASS REFER TO SHEET C5-10 FOR ADDITIONAL INFORMATION
22	9010-108-A-0	CONVENTIONAL SEEDING TO BE USED TO SEED ALL DISTURBED AREAS DURING CONSTRUCTION WHERE OTHER MATERIAL ISNT. MEASUREMENT SHALL BE IN ACRES. THIS INCLUDES, BUT IS NOT LIMITED TO, REMOVAL OF ROCK AND OTHER DEBRIS, PREPARING TE SEEDBED, FURNISHING AND PLACING SEED, INCLUDING ANY TREATMENT REQUIRED, FURNISHING AND PLACING FERTILIZER AND MULCH, AND FURNISHING WATER AND OTHER CARE DURING THE CARE PERIOD.
23	9040-108-E-0	EROSION CONTROL BLANKET ITEM SHALL BE CURLEX NETFREE BY THE AMERICAN EXCELSIOR COMPANY OR ENGINEER APPROVED EQUAL. ITEM IS FOR ALL AREAS INDICATED ON EROSION CONTROL PLAN SHEETS.
24	9040-108-J-0	RIP RAP, EROSION STONE INCLUDES FURNISHING AND INSTALLING ENGINEERING FABRIC UNDER RIPRAP. MATERIAL SHALL COMPLY WITH GRADATION OF IOWA DOT SPECIFICATION 7130.04. SEE PLAN SHEETS FOR LOCATIONS. ITEM SHALL BE INSTALLED AT A MINIMUM THICKNESS OF 12". PAYMENT WILL BE FOR ACTUAL TONS PLACED BASED ON SCALE TICKETS.
25	9040-108-N-1	SILT FENCE INCLUDES FURNISHING AND INSTALLING SILT FENCE PER SUDAS SPECIFICATIONS. SILT FENCE IS SHOWN ON THE STORMWATER POLLUTION PREVENTION PLAN SHEETS. SILT FENCE LOCATIONS AND SIZES ARE APPROXIMATE. EXACT LOCATION AND LENGTH OF SILT FENCE NEEDED WILL BE DETERMINED DURING CONSTRUCTION.
26	9040-108-N-2	CLEAN OUT OF SILT FENCE IF ACCUMULATED SEDIMENT REACHES A LEVEL ONE-HALF THE HEIGHT OF THE FENCE. REMOVE THE ACCUMULATED SEDIMENT. THE SILT FENCE SHALL BE CAREFULLY INSPECTED AND ANY MAINTENANCE NEEDED SHALL BE INCLUDED IN BID ITEM.
27	9040-108-N-3	REMOVAL OF SILT FENCE INCLUDES RESTORATION OF THE AREA TO FINISHED GRADE AND REMOVAL AND DISPOSAL OF FENCE, POSTS, AND ACCUMULATED SEDIMENT REMOVE AFTER CONSTRUCTION IS COMPLETE.
28	9040-108-O-2	STABILIZED CONSTRUCTION ENTRANCE INCLUDES INSTALLING AND REMOVING STONE MEETING IOWA DOT SECTION 4122, GRADATION 13, MACADAM CRUSHED STONE AND WOVEN, UV-STABILIZED GEOTEXTILE. REFER TO FIGURE 9040.120. INCLUDES MIDDLE SCHOOL ACCESS DRIVE.
29	9040-108-T-0	INLET PROTECTION DEVICE TO BE USED AT INTAKES FOR EROSION CONTROL. INCLUDES PLACEMENT, MAINTENANCE, REMOVAL AND OFFSITE DISPOSAL OF SEDIMENT, AND REMOVAL OF DEVICE.
30	11050-108-A-0	CONCRETE WASHOUT REFER TO CONCRETE WASHOUT DETAIL AND NOTES LOCATION ON STORM WATER POLLUTION PREVENTION PLAN DETAILS SHEET. LOCATIONS SHOWN IN STORM WATER POLLUTION PREVENTION PLAN ARE ONLY A RECOMMENDATION. FINAL LOCATION CAN BE DETERMINED BY CONTRACTOR WITH ENGINEER AND CLIENT APPROVAL.

ALTERNATE #2		
ESTIMATE REFERENCE INFORMATION		
SPECIFICATION ITEM CODE REFERS TO EITHER THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS MANUAL OR ADDITIONS & REMODELING FOR THE IMMANUEL LUTHERAN PARKING LOT ADDITION PROJECT MANUAL. ITEM CODE REFERRING TO THE PROJECT MANUAL WILL REFER TO THE ITEM SPECIFICATION AND NOT THE MEASUREMENT AND PAYMENT SECTION.		
ITEM NO.	SPECIFICATION ITEM CODE	DESCRIPTION
1	PER EST. REF.	SITE LIGHTING LIGHTPOLES SHALL BE 1230 LED PRAIRIE SERIES FROM STERNBERG LIGHTING. SITE LIGHTING SHALL MATCH EXISTING LIGHT POLES.

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PROJECT
IMMANUEL LUTHERAN CHURCH PARKING LOT EXPANSION

CEDAR FALLS IOWA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	19-22710
FILE NAME	22710 TITLE & NOTES
DRAWN BY	JLK
DESIGNED BY	JLK
REVIEWED BY	TGV
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE
ESTIMATE REFERENCE

SHEET
C0-30



EROSION CONTROL LEGEND				
SYMBOL	ITEM NO.	DESCRIPTION	UNITS	QUANTITY
— SF —	9040-108-N-1	SILT FENCE, PREASSEMBLED	LF	1015
⊙	9040-108-T-0	EXISTING STORM DRAIN INLET PROTECTION	EACH	2
○	9040-108-T-0	PROPOSED STORM DRAIN INLET PROTECTION	EACH	1
⊞	9040-108-O-2	STABILIZED CONSTRUCTION EXIT	EACH	1
□	11050-108-A-0	CONCRETE WASHOUT AREA	EA	1
↘		EXISTING DRAINAGE ARROW		
↗		PROPOSED DRAINAGE ARROW		
--- 101 ---		EXISTING CONTOUR (MINOR INTERVAL)		
--- 100 ---		EXISTING CONTOUR (MAJOR INTERVAL)		
--- 101 ---		PROPOSED CONTOUR (MINOR INTERVAL)		
--- 100 ---		PROPOSED CONTOUR (MAJOR INTERVAL)		

QUANTITIES ARE FOR INFORMATIONAL PURPOSES TO MEET THE REQUIREMENTS OF THE CONSTRUCTION STORMWATER PERMIT. NO GUARANTEE IS MADE TO THE ACTUAL QUANTITIES REQUIRED.

THE QUANTITIES SHOWN ARE TOTAL FOR THE ENTIRE PROJECT NOT SPECIFIC TO THIS SHEET.

SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT

NOTE: SWPPP COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS SWPPP INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.

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PROJECT
IMMANUEL LUTHERAN CHURCH PARKING LOT EXPANSION

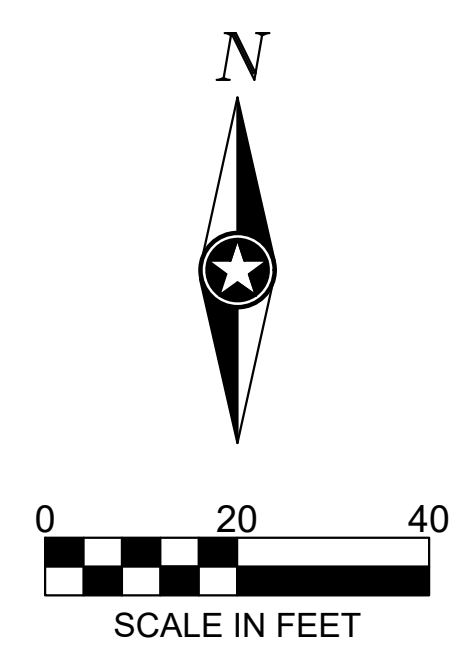
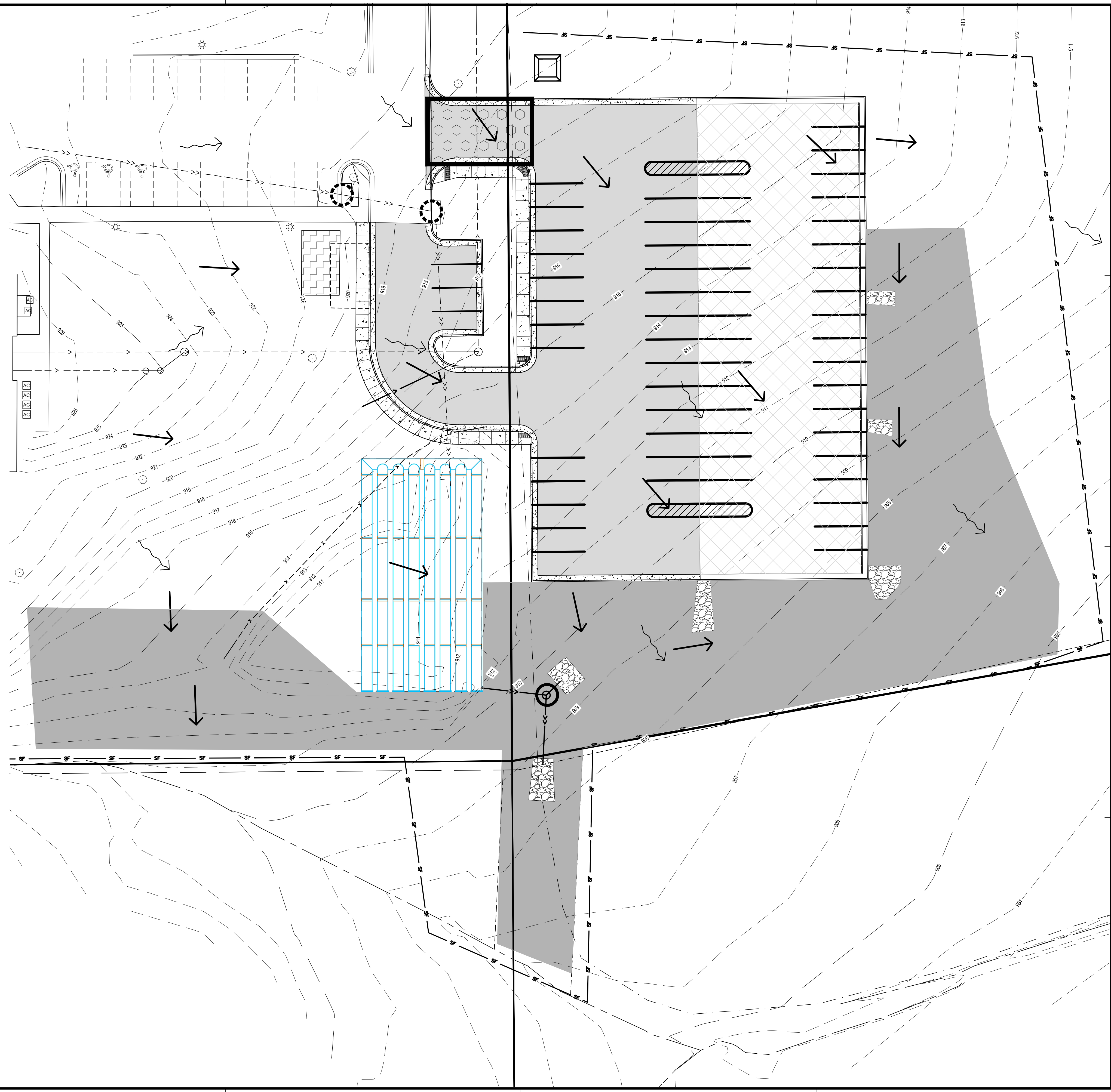
CEDAR FALLS IOWA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	19-22710
FILE NAME	22710 EROSION CONTROL PLAN
DRAWN BY	JLK
DESIGNED BY	JLK
REVIEWED BY	TGV
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE
PRE CONSTRUCTION EROSION CONTROL PLAN

SHEET
C1-10



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PROJECT
IMMANUEL LUTHERAN CHURCH
PARKING LOT EXPANSION

CEDAR FALLS IOWA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 19-22710
 FILE NAME 22710 EROSION CONTROL PLAN
 DRAWN BY JLK
 DESIGNED BY JLK
 REVIEWED BY TGV
 ORIGINAL ISSUE DATE --/--
 CLIENT PROJECT NO. --

TITLE
PROPOSED EROSION CONTROL PLAN

SHEET
C1-11

EROSION CONTROL LEGEND

SYMBOL	ITEM NO.	DESCRIPTION	UNITS	QUANTITY
	9040-108-1-0	RANDOM RIPRAP, EROSION STONE, 12" THICK	TN	30
	9040-108-4-1	SILT FENCE, PREASSEMBLED	LF	1016
	9040-108-7-0	EXISTING STORM DRAIN INLET PROTECTION	EACH	2
	9040-108-7-0	PROPOSED STORM DRAIN INLET PROTECTION	EACH	1
	9040-108-0-2	STABILIZED CONSTRUCTION EXIT	EACH	1
	9040-108-E-0	EROSION CONTROL BLANKET	SY	2950
		CONCRETE WASHOUT AREA	EA	1
		EXISTING DRAINAGE ARROW		
		PROPOSED DRAINAGE ARROW		
	-101-	EXISTING CONTOUR (MINOR INTERVAL)		
	-100-	EXISTING CONTOUR (MAJOR INTERVAL)		
	-101-	PROPOSED CONTOUR (MINOR INTERVAL)		
	-100-	PROPOSED CONTOUR (MAJOR INTERVAL)		

QUANTITIES ARE FOR INFORMATIONAL PURPOSES TO MEET THE REQUIREMENTS OF THE CONSTRUCTION STORMWATER PERMIT. NO GUARANTEE IS MADE TO THE ACTUAL QUANTITIES REQUIRED.
 THE QUANTITIES SHOWN ARE TOTAL FOR THE ENTIRE PROJECT NOT SPECIFIC TO THIS SHEET.
 SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT
 NOTE: SWPPP COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS SWPPP INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.

CONSTRUCTION ACTIVITY NOTES:

EROSION PREVENTION:

Construction of silt fence and all other erosion control measures shall be complete before other construction activity occurs.

Use phased construction wherever practical and establish turf as soon as possible to minimize sediment transport.

Turf establishment or temporary seeding or mulching of all exposed soil not being actively worked should be practiced following the table below:

Temporary cover during construction is incidental.

Pipe outlets must be provided with temporary or permanent energy dissipation within 24 hours after connection to a surface water.

Type of Slope or Disturbance Area	Time Area can Remain Open Without Being Actively Worked
Seeper than 3:1	14 days
10:1 to 3:1	14 days
Flatter 10:1	14 days
Ditches	1 day
Pipe Ends	1 day
Within 200' of Surface Water	1 day
Last 200' of the wetted ditch perimeter from the ditch outlet	1 day

All exposed soils shall be seeded or sodded at the earliest possible time to prevent/reduce erosion.

SEDIMENT CONTROL PRACTICES:

Construction of silt fence and all other erosion control measures shall be complete prior to land disturbing activities occur.

Inlet erosion protection shall be installed and maintained until turf has been established.

The contractor shall be responsible to control erosion from leaving the construction zone. All eroded material that leaves the construction zone shall be collected by the contractor and returned to the site at the contractor's expense.

All streets must be swept within 24 hours when any tracking occurs.

Silt fence or other effective erosion control measures must be installed around the perimeter of any soil stockpiles, including temporary stockpiles. Stockpiles cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches.

Perimeter control shall be installed along the back of curb immediately following curb installation at all locations with positive drainage to parking lot and/or streets, and shall remain until stabilization is achieved. This shall be accomplished through the use of silt fence, biorolls, Rock logs, or other methods approved by the Engineer.

CONSTRUCTION ACTIVITIES & SCHEDULING

ACTIVITY	SCHEDULE
Install all BMP's needed and associated with the Grading Phase such as stabilized construction entrances, silt basins, riser pipes, outlet pipes silt traps, silt fence, diversions, terraces, and etcetera.	Prior to any stripping of existing vegetation or grading.
Proceed with stripping of existing vegetation and grading in accordance with the grading plan, while disturbing no more than necessary.	After installing all BMP's needed and associated with the Grading Phase. Furthermore, INSPECTOR approval must be obtained before the start of any stripping of existing vegetation or grading.
Proceed with infrastructure installation.	Infrastructure installation must occur prior to any building construction.
Implement the installation of Temporary Seeding, Permanent Seeding, and/or Mulching.	Stabilization measures must be initiated as soon as possible in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased.
Proceed with removal of BMP's.	BMP's may not be removed until each impacted drainage basin has been fully developed. Full development shall mean installation of pavement, buildings, and utilities, landscaping, and fully established permanent seeding. Furthermore, INSPECTOR approval must be obtained before the removal of any BMP's.

MAINTENANCE SCHEDULE

The following Maintenance Schedule has been provided. The INSPECTOR must perform the inspections. The OPERATOR/CONTRACTOR must perform all needed maintenance. Furthermore, all erosion control feature requiring maintenance may not be listed below. The OPERATOR/CONTRACTOR and INSPECTOR must perform their respective duties on all BMP's that are not listed below as well.

- Construction Entrance** – The entrance shall be maintained in a condition which will prevent tracking or flow of sediment onto public rights-of-way. This may require periodic top dressing with additional stone or the washing and reworking of existing stone as conditions demand and repair and/or cleanout of any structures used to trap sediment. All materials spilled, dropped, washed, or materials dropped, washed or tracked onto roadways will not be permitted under any circumstances.
- Filter socks** – The maintenance measures are as follows: (2.1) filter socks shall be inspected weekly; (2.2) close attention shall be paid to the repair of damaged bales, end runs and undercutting beneath bales; (2.3) necessary repairs to barriers or replacement of filter socks shall be accomplished promptly; (2.4) sediment deposits shall be removed after each rainfall, they must be removed when the level of deposition reaches approximately one-half the height of the filter sock; and (2.5) any sediment deposits remaining in place after the filter sock is no longer required shall be dressed to conform to the existing grade, prepared and seeded.
- Silt Fence** – The maintenance measures are as follows; (3.1) silt fences shall be inspected weekly, any required repairs shall be made immediately; (3.2) close attention shall be paid to the repair of damaged silt fence resulting from end runs and undercutting; (3.3) should the fabric on a silt fence decompose or become ineffective prior to the end of the expected usable life and the barrier is still necessary, the fabric shall be replaced promptly; (3.4) sediment deposits must be removed when the level of deposition reaches approximately one-half the height of the barrier; and (3.5) any sediment deposits remaining in place after the silt fence is no longer required shall be dressed to conform to the existing grade, prepared and seeded.
- Storm Drain Inlet Protection** – The maintenance measures are as follows: (4.1) structures shall be inspected weekly and repairs made as necessary and (4.2) structures shall be removed and the area stabilized when the remaining drainage area has been properly stabilized.
- Temporary Diversion Dike** – The measure shall be inspected weekly and repairs made to the dike, flow channel, outlet or sediment trapping facility, as necessary. Once every week, whether a storm event has occurred or not, the measure shall be inspected and repairs made if needed. Damages caused by construction traffic or other activity must be repaired before the end of each working day.
- Temporary Fill Diversion** – Since the practice is temporary and under most situations will be covered the next working day. The maintenance required should be low. If the practice is to remain in use for more than one day, an inspection shall be made at the end of each work day and repairs made to the measure if needed. The OPERATOR/CONTRACTOR should avoid the placement of any material over the structure while it is in use. Construction traffic should not be permitted to cross the diversion.
- Temporary Sediment Trap** – The maintenance measures are as follows: (7.1) sediment shall be removed and the trap restored to its original dimensions when the sediment has accumulated to one half the design volume of the wet storage, sediment removal from the basin shall be deposited in a suitable area and in such a manner that it will not erode and cause sedimentation problems; (7.2) filter stone shall be regularly checked to ensure that filtration performance is maintained, stone choked with sediment shall be removed and cleaned or replaced; and (7.3) the structure should be checked regularly to ensure that it is structurally sound and has not been damaged by erosion or construction equipment, the height of the stone outlet should be checked to ensure that its center is at least 1 foot below the top of the embankment.

MAINTENANCE SCHEDULE (CONTINUED)

- Temporary Sediment Basin** – The basin embankment should be checked regularly to ensure that it is structurally sound and has not been damaged by erosion or construction equipment. The emergency spillway should be checked regularly to ensure that its lining is well established and erosion-resistant. The basin should be checked after each runoff producing rainfall for sediment cleanout and trash removal. When the sediment reaches the cleanout level, it shall be removed and properly disposed of.
- Temporary Seeding** – Areas which fail to establish vegetative cover adequate to prevent rill erosion will be re-seeded as soon as such areas are identified.
- Permanent Seeding** – The maintenance measures are as follows: (10.1) in general, a stand of vegetation cannot be determined to be fully established until it has been maintained for one full year after planning; (10.2) new seedlings shall be supplied with adequate moisture, supply water as needed, especially late in the season, in abnormally hot or dry conditions, or on adverse sites, water applications shall be controlled to prevent excessive runoff; (10.3) inspect all seeded areas for failures and make necessary repairs, replacements, and reseeding within the planting season, if possible; [10.3.a] if stand is inadequate for erosion control, over seed and fertilize using half of the rates originally specified; [10.3.b] if stand is 60% damaged, re-establish following seedbed and seeding recommendations; [10.3.c] if stand has less than 40% cover, re-evaluate choice of plant materials and quantities of lime and fertilizer, the soil must be tested to determine if acidity or nutrient imbalances are responsible, re-establish the stand following seedbed and seeding recommendations.
- Mulching** – All mulches and soil coverings should be inspected periodically (particularly after rainstorms) to check for erosion. Where erosion is observed in mulched areas, additional mulch should be applied. Nets and mats should be inspected after rainstorms for dislocation or failure. If washouts or breakage occur, reinstall netting or matting as necessary after repairing damage to the slope or ditch. Inspections should take place until grasses are firmly established. Where mulch is used in conjunction with ornamental plantings, inspect periodically throughout the year to determine if mulch is maintaining coverage of the soil surface; repair as needed.
- Soil Stabilization Blankets & Matting** – All soil stabilization blankets and matting should be inspected periodically following installation, particularly after rainstorms to check for erosion and undermining. Any dislocation or failure should be repaired immediately. If washouts or breakage occurs, reinstall the material after repairing damage to the slope or ditch. Continue to monitor these areas until which time they become permanently stabilized; at that time an annual inspections should be adequate.
- Street Cleaning / Sweeping** – The maintenance measures are as follows: (13.1) evaluate access points daily for sediment tracking; (13.2) when tracked or spilled sediment is found on paved surfaces, it will be removed daily, during times of heavy track-out, such as during rains, cleaning may be done several times throughout the day; (13.3) unknown spills or objects will not be mixed with the sediment; and (13.4) if sediment is mixed with other pollutants, it will be disposed of properly at an authorized landfill.

CONSTRUCTION ACTIVITY NOTES:

DEWATERING AND BASIN DRAINING:

Dewater sediment-laden water to sedimentation basins if possible, or use other BMP's to prevent erosion and remove sediment when discharging to surface waters. Use appropriate energy dissipation measures on all discharges.

Dewatering practices cannot cause nuisance conditions, erosion or in receiving channels or inundation of wetlands resulting in adverse impacts.

POLLUTION PREVENTION:

All solid waste collected from the construction site must be disposed in accordance with all applicable regulations.

All hazardous materials (oil, gasoline, fuel, paint, etc) must be properly stored to prevent spills, leaks or other discharge, storage areas shall provide secondary containment and a hazardous materials spill kit. Storage and disposal of hazardous waste must be in compliance with all applicable regulations.

Equipment maintenance areas must be limited to a defined area of the site. All runoff containing any hazardous material must be properly collected and disposed. No engine degreasing shall be allowed on site.

The contractor is responsible for monitoring air pollution and ensuring it does not exceed levels set by local, state, or federal regulations. This includes dust created by work being performed on the site. Air pollution and dust control correction is considered incidental to the unit bid prices for which work is being performed. Additional dust control measures may be required by the Engineer.

Concrete washout onsite: All liquid waste generated by concrete washout operations must be contained in a leak-proof containment facility or impermeable liner. A compacted clay liner that does not allow washout liquids to enter ground water is considered an impermeable liner. The liquid waste must not contact the ground, and there must not be runoff from the concrete washout operations or areas. Liquid waste must be disposed of properly and in compliance with City of Cedar Falls, Iowa regulations. A sign must be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.

INSPECTION AND MAINTENANCE:

The Permittees must routinely inspect the construction site once every seven (7) days during active construction.

All inspections performed during construction must be recorded and records retained with the SWPPP.

Contractor is responsible for keeping a record of all rainfall information & erosion control maintenance until final establishment of turf.

All silt fences must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches 1/2 of the height of the fence.

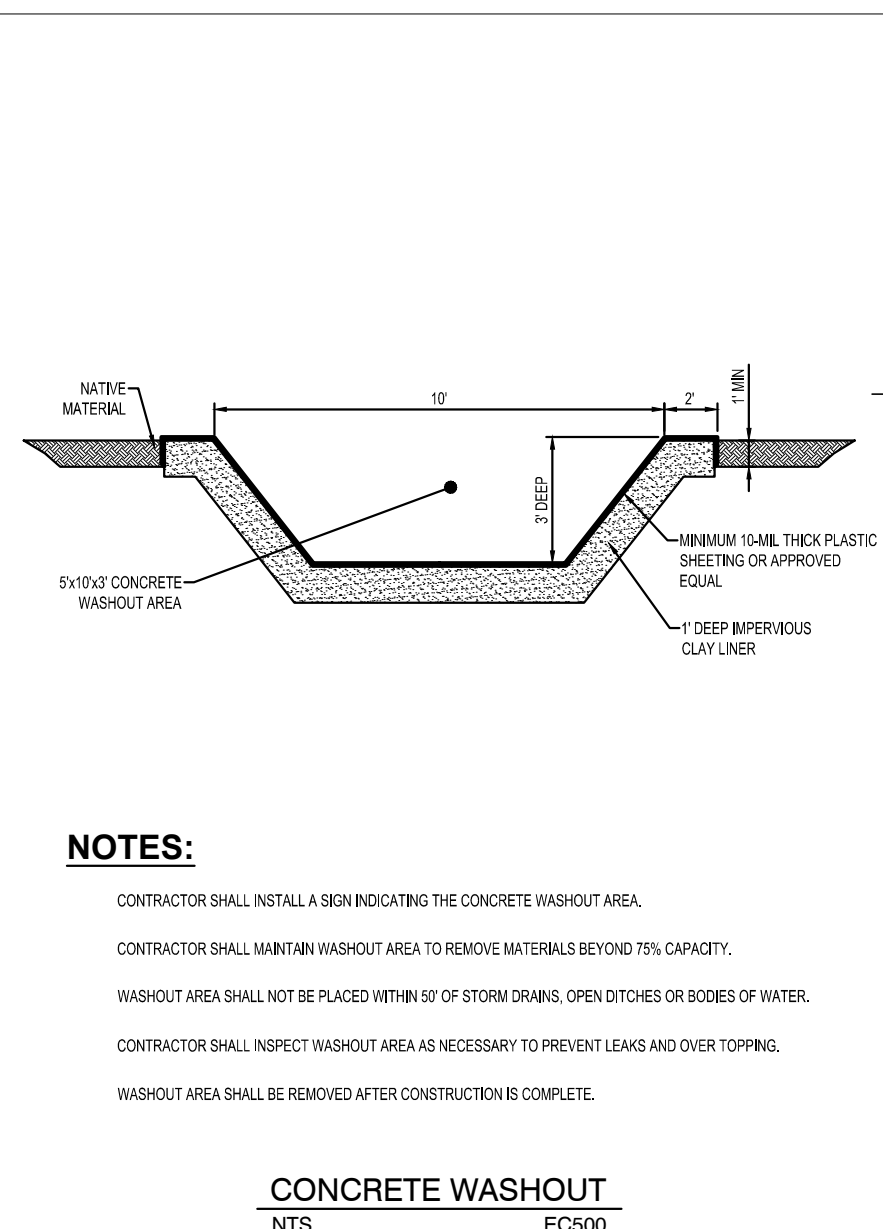
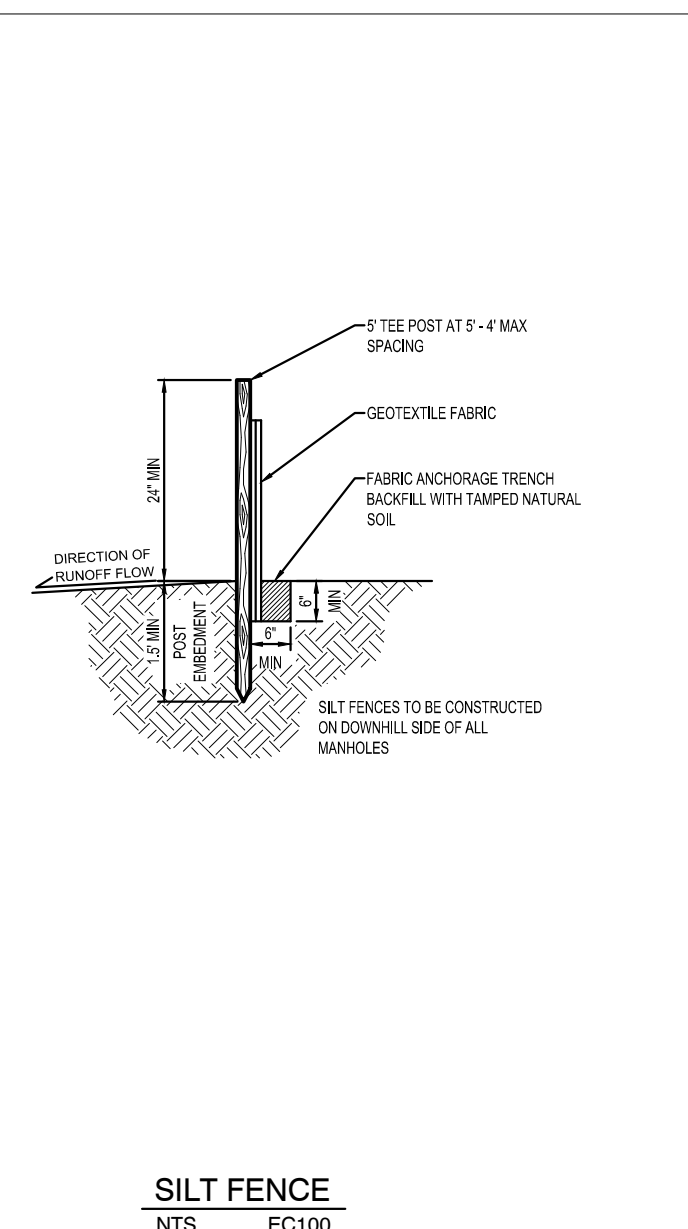
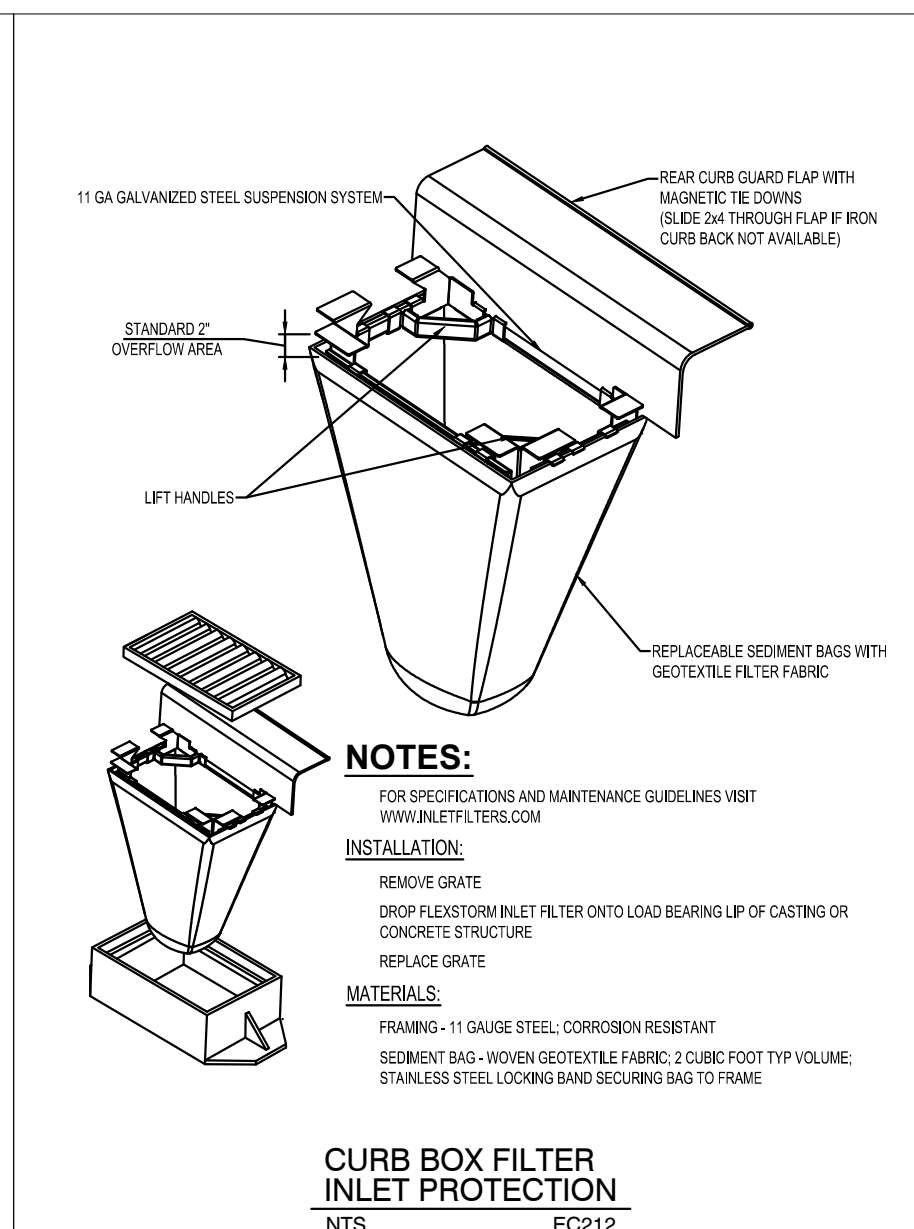
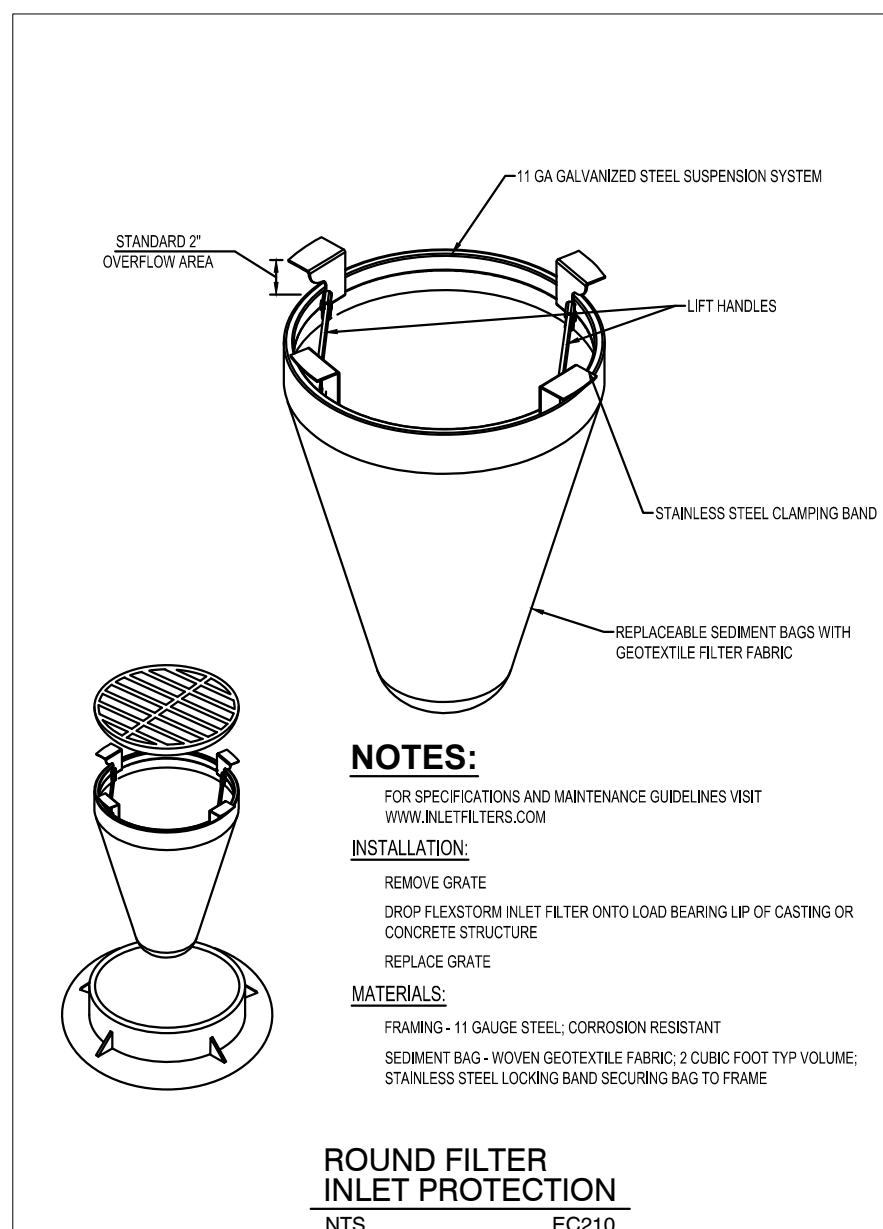
Erosion control, and other BMP's must be replaced, repaired, or supplemented when they reach 50% design load.

FINAL STABILIZATION:

The Permittees must ensure final stabilization of the site. The Permittees must submit a notice of termination within 30 days after final stabilization is complete or control has been passed to another owner.

All temporary erosion control measures and BMP's must be removed as part of the final site stabilization.

The storm water permit further defines final stabilization and its requirements.



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IMMANUEL LUTHERAN CHURCH PARKING LOT EXPANSION

CEDAR FALLS IOWA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

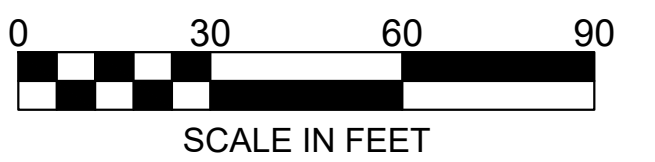
PROJECT NO. 19-22710
 FILE NAME 22710 EROSION CONTROL PLAN
 DRAWN BY JLK
 DESIGNED BY JLK
 REVIEWED BY TGV
 ORIGINAL ISSUE DATE --/--/--
 CLIENT PROJECT NO. -

TITLE

EROSION CONTROL NOTES & DETAILS

SHEET

C1-20



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PROJECT
IMMANUEL LUTHERAN CHURCH PARKING LOT EXPANSION

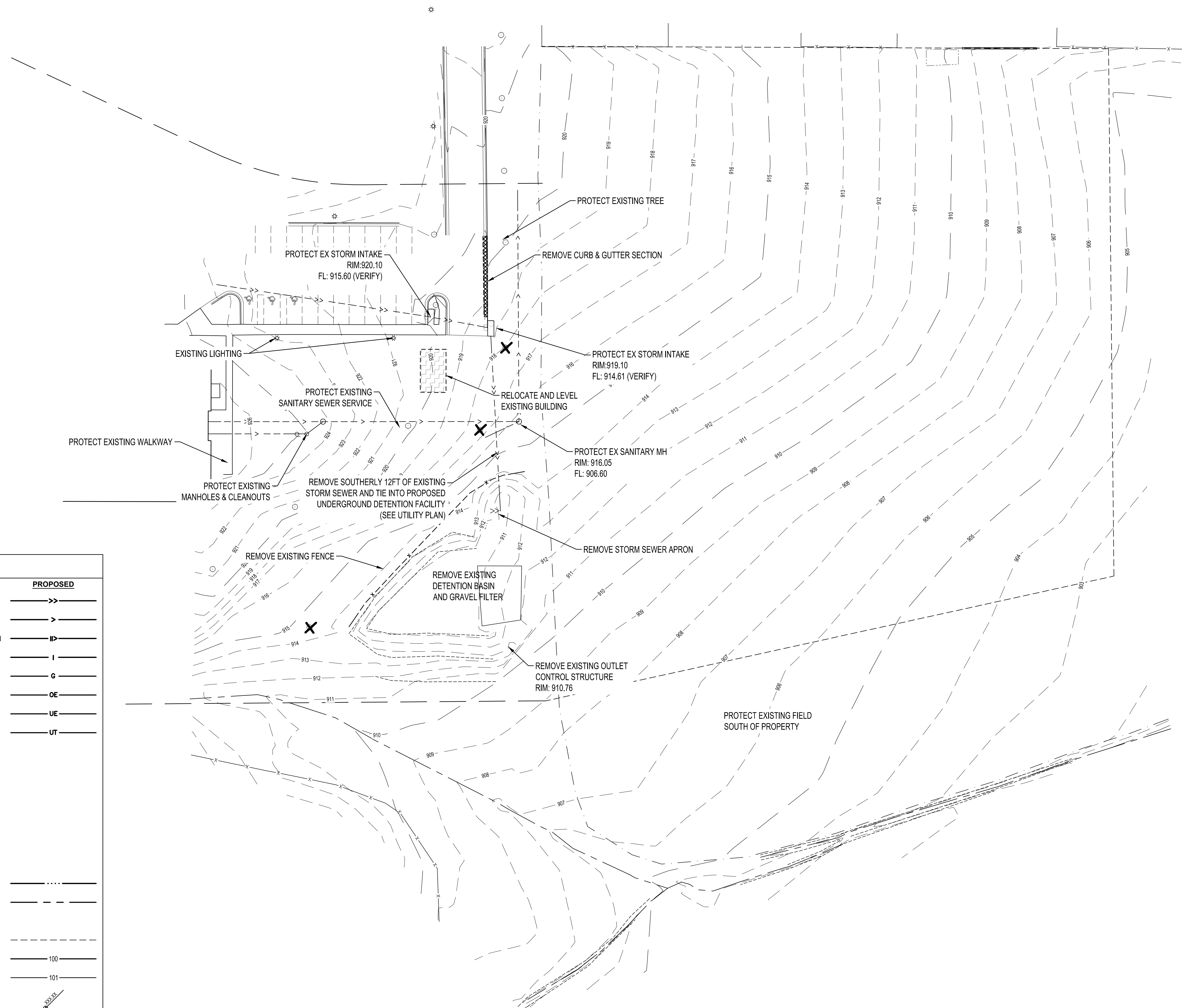
CEDAR FALLS IOWA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	19-22710
FILE NAME	22710 EXISTING CONDITIONS
DRAWN BY	JLK
DESIGNED BY	JLK
REVIEWED BY	TGV
ORIGINAL ISSUE DATE	-/-/-
CLIENT PROJECT NO.	-

TITLE
EXISTING SITE & REMOVALS

SHEET
C2-10



REMOVAL LEGEND

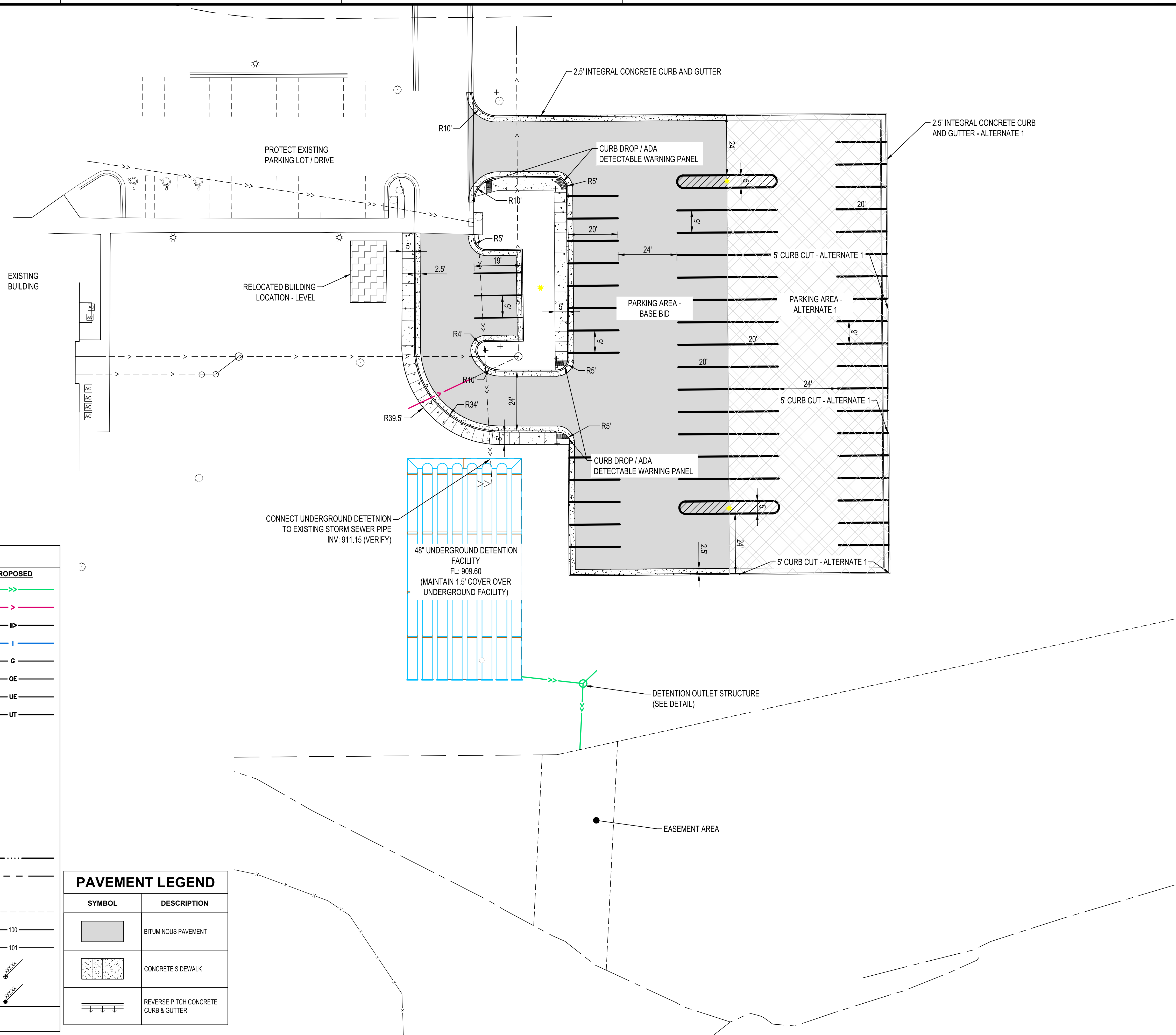
SYMBOL	DESCRIPTION
	REMOVE DECIDUOUS TREE (CLEAR & GRUB)

CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
 PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT & SECTION REMOVAL.

LEGEND

EXISTING		PROPOSED
	STORM DRAIN	
	SANITARY SEWER	
	SANITARY SEWER FORCEMAIN	
	WATER MAIN	
	GAS	
	OVERHEAD ELECTRIC	
	UNDERGROUND ELECTRIC	
	UNDERGROUND TELEPHONE	
	UNDERGROUND TV	
	OVERHEAD UTILITY	
	UNDERGROUND UTILITY	
	FIBER OPTIC	
	WETLAND	
	WATER EDGE	
	FENCE LINE	
	PROPERTY / LOT LINE	
	RIGHT OF WAY LINE	
	ACCESS CONTROL	
	EASEMENT LINE	
	CONTOURS (MAJOR)	
	CONTOURS (MINOR)	
	SPOT ELEVATION	
	TOP BACK OF CURB SPOT ELEVATION	

NOTE:
 CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.



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PROJECT
IMMANUEL LUTHERAN CHURCH PARKING LOT EXPANSION

CEDAR FALLS IOWA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	19-22710
FILE NAME	22710 PRO SITE
DRAWN BY	JLK
DESIGNED BY	JLK
REVIEWED BY	TGV
ORIGINAL ISSUE DATE	-/-/-
CLIENT PROJECT NO.	-

TITLE
SITE PLAN

SHEET
C3-10

EXISTING		PROPOSED	
---	STORM DRAIN	---	STORM DRAIN
---	SANITARY SEWER	---	SANITARY SEWER
---	SANITARY SEWER FORCEMAIN	---	SANITARY SEWER FORCEMAIN
---	WATER MAIN	---	WATER MAIN
---	GAS	---	GAS
---	OVERHEAD ELECTRIC	---	OVERHEAD ELECTRIC
---	UNDERGROUND ELECTRIC	---	UNDERGROUND ELECTRIC
---	UNDERGROUND TELEPHONE	---	UNDERGROUND TELEPHONE
---	UNDERGROUND TV	---	UNDERGROUND TV
---	OVERHEAD UTILITY	---	OVERHEAD UTILITY
---	UNDERGROUND UTILITY	---	UNDERGROUND UTILITY
---	FIBER OPTIC	---	FIBER OPTIC
---	WETLAND	---	WETLAND
---	WATER EDGE	---	WATER EDGE
---	FENCE LINE	---	FENCE LINE
---	PROPERTY / LOT LINE	---	PROPERTY / LOT LINE
---	RIGHT OF WAY LINE	---	RIGHT OF WAY LINE
---	ACCESS CONTROL	---	ACCESS CONTROL
---	EASEMENT LINE	---	EASEMENT LINE
---	CONTOURS (MAJOR)	---	CONTOURS (MAJOR)
---	CONTOURS (MINOR)	---	CONTOURS (MINOR)
---	SPOT ELEVATION	---	SPOT ELEVATION
---	TOP BACK OF CURB SPOT ELEVATION	---	TOP BACK OF CURB SPOT ELEVATION

PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
[Symbol]	BITUMINOUS PAVEMENT
[Symbol]	CONCRETE SIDEWALK
[Symbol]	REVERSE PITCH CONCRETE CURB & GUTTER

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.



GRADING LEGEND	
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)
	PROPOSED SPOT ELEVATION
	PROPOSED TOP BACK OF CURB SPOT ELEVATION
	SURFACE GRADE / DIRECTION

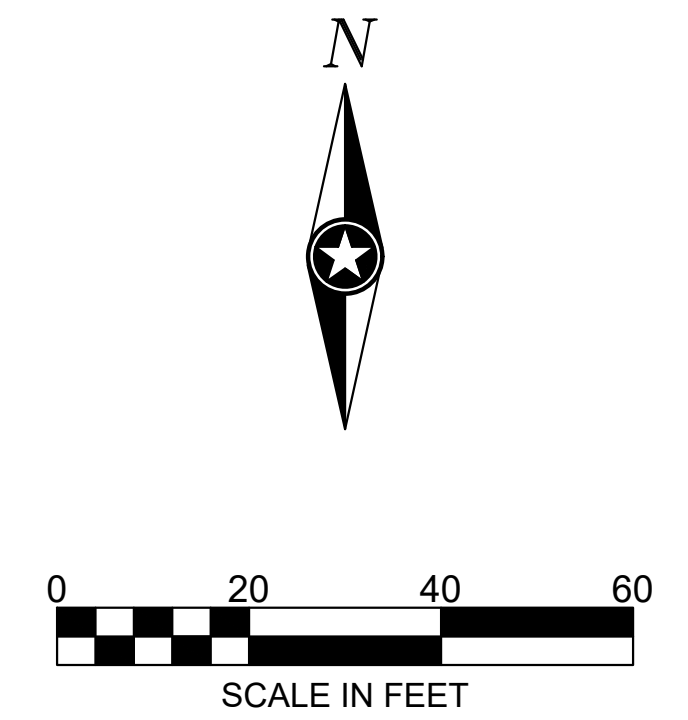
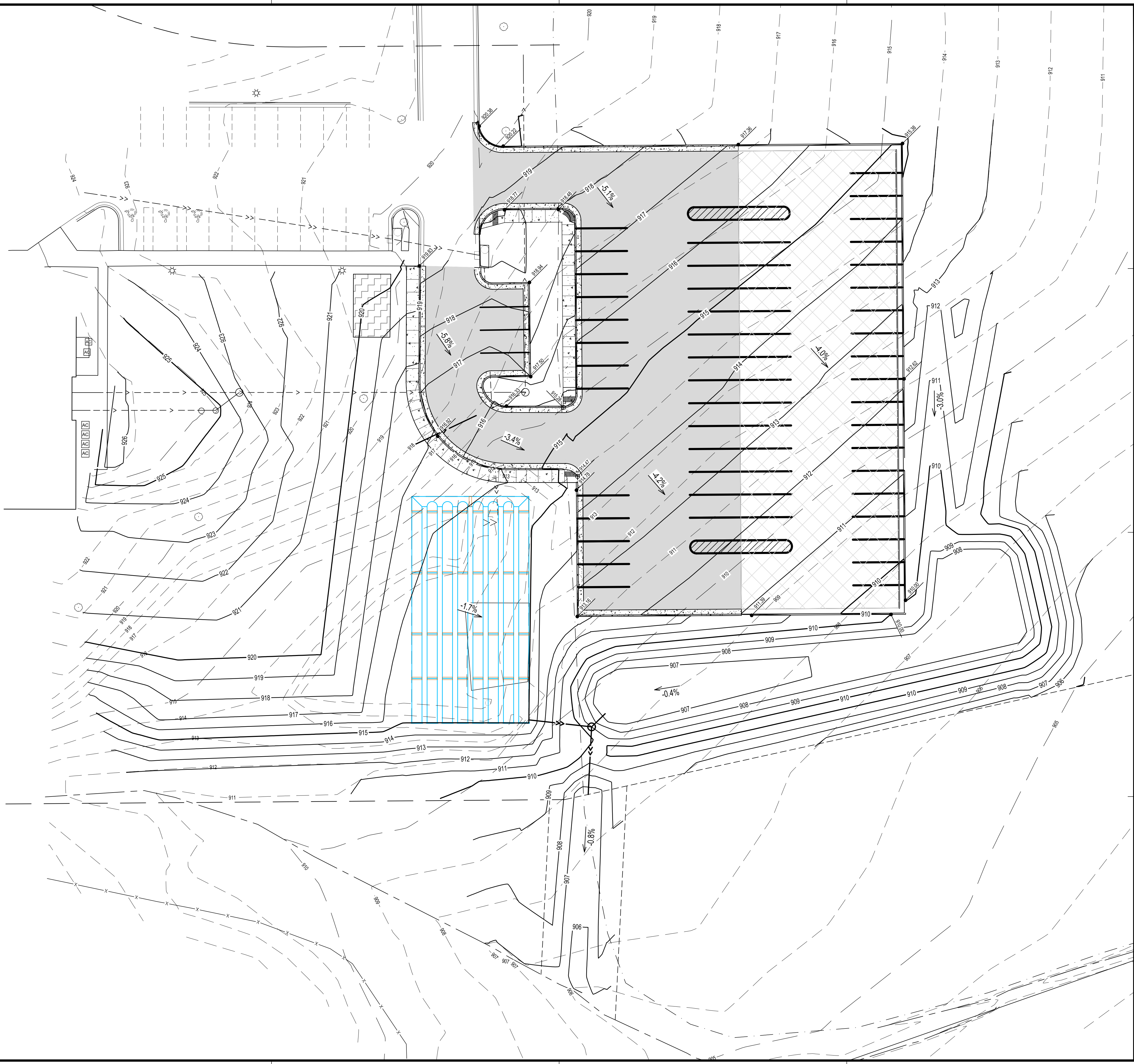
GENERAL GRADING NOTES

EXCAVATED MATERIAL SHALL BE COMPACTED TO 100% PROCTOR DENSITY FOR THE UPPER 3' AND 95% PROCTOR DENSITY BELOW 3' IN ALL BUILDING PADS. REFER TO THE QUALITY COMPACTION METHOD IN ALL OTHER AREAS.

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED.

LEGEND	
EXISTING	PROPOSED

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.



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PROJECT
IMMANUEL LUTHERAN CHURCH PARKING LOT EXPANSION

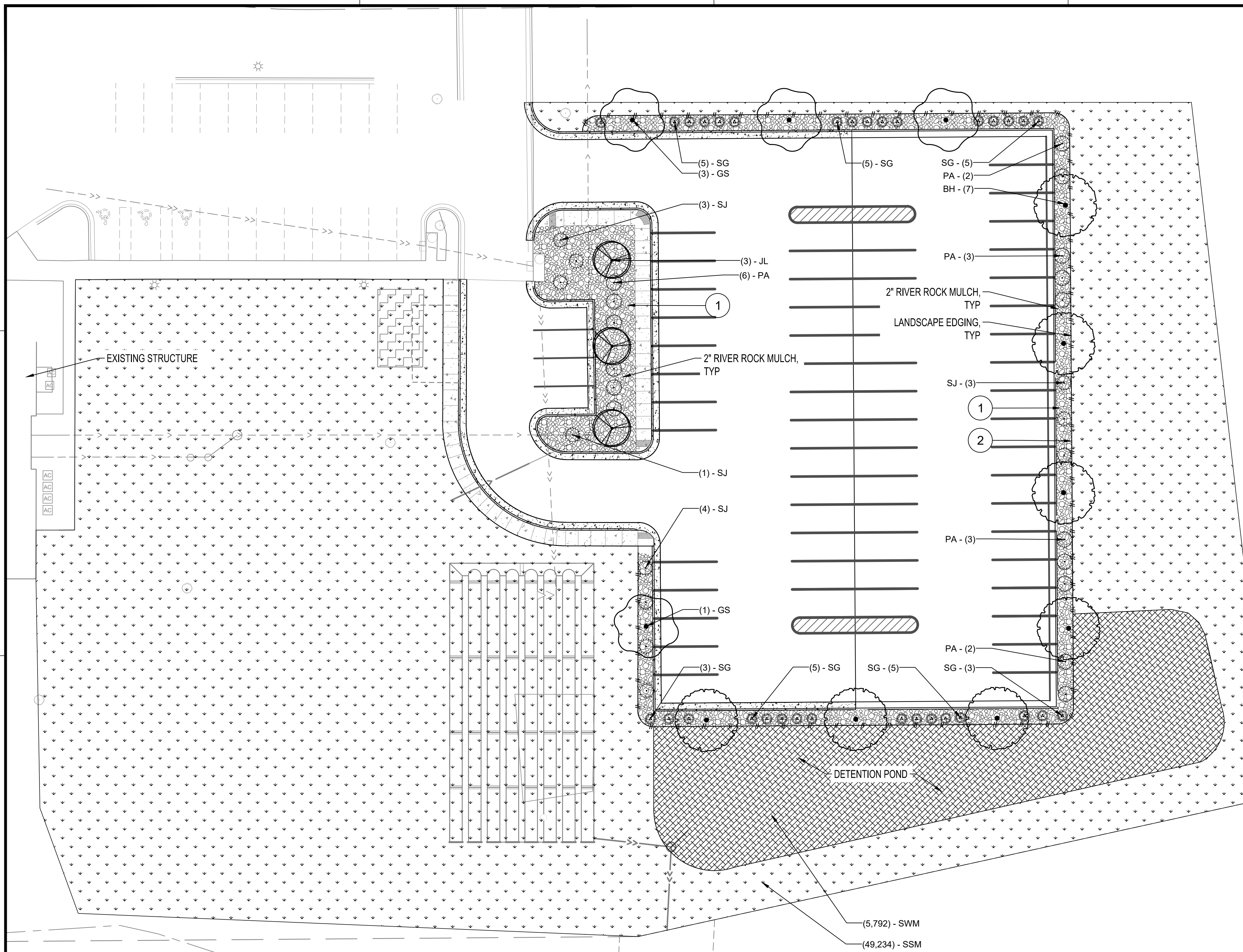
CEDAR FALLS IOWA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 19-22710
 FILE NAME 22710 GRADING PLAN
 DRAWN BY JLK
 DESIGNED BY JLK
 REVIEWED BY TGV
 ORIGINAL ISSUE DATE --/--
 CLIENT PROJECT NO. -

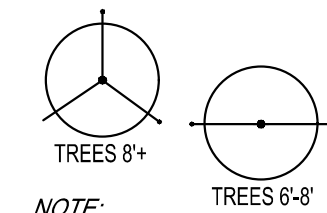
TITLE
GRADING PLAN

SHEET
C4-10

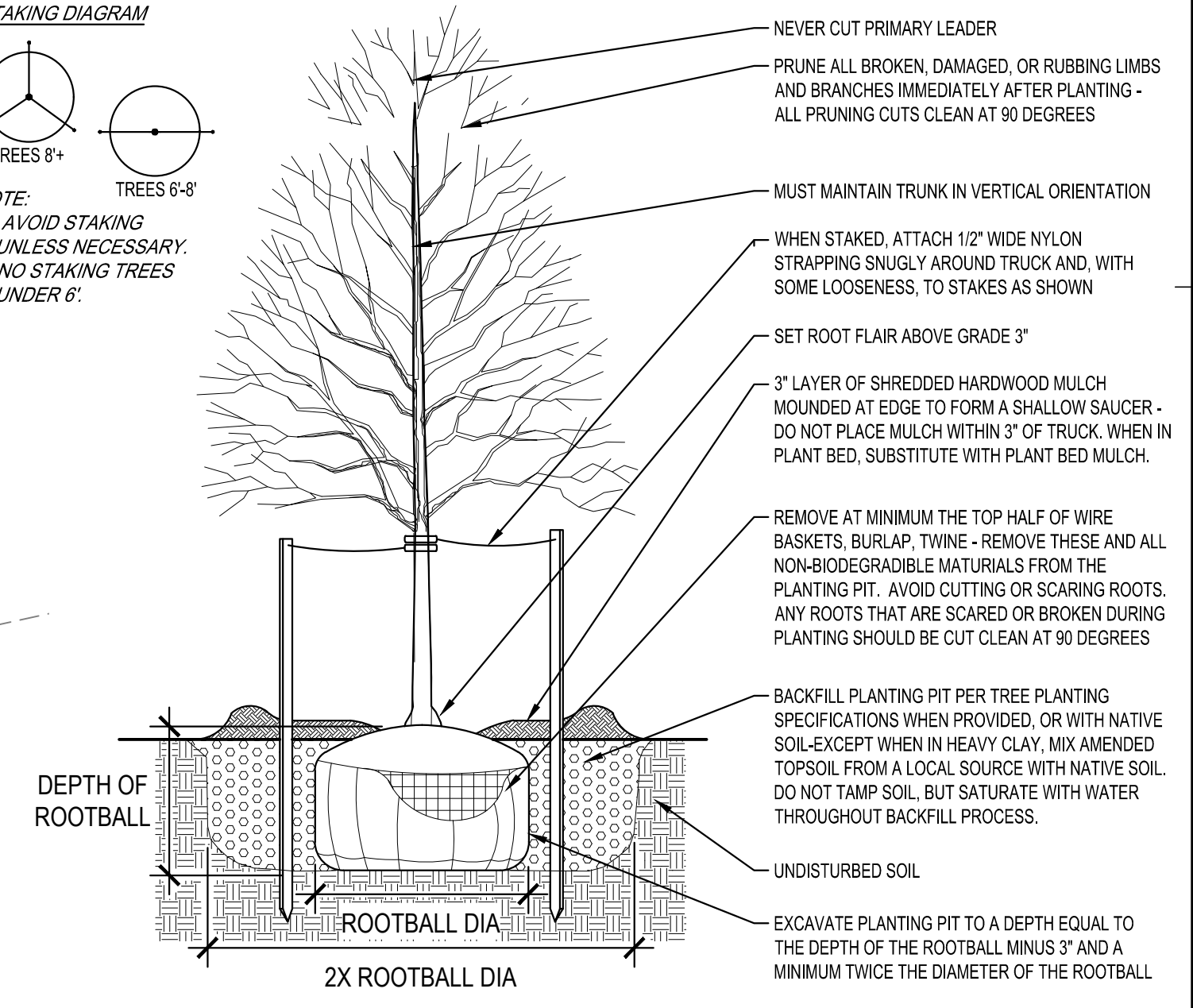


PLANT SCHEDULE SITE						
OVERSTORY TREE	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT	NOTE
	BH	7	Heritage River Birch Betula nigra 'Heritage'	2" CAL	B & B	10' HT MIN
	GS	4	Skyline Honey Locust Gleditsia triacanthos 'Skyline'	2" CAL	B & B	10' HT MIN
UNDERSTORY TREE	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT	NOTE
	JL	3	Japanese Tree Lilac 'Ivory Silk' Syringa reticulata 'Ivory Silk'	2" CAL	B & B	10' HT MIN
ORNAMENTAL GRASSES	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT	NOTE
	SG	32	Switch Grass Panicum virgatum 'Shenandoah'	1 GAL	CONT	36" HT MIN
SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT	NOTE
	PA	16	Ninebark Physocarpus opulifolius 'Amber Jubilee'	3 GAL	CONT	36" HT MIN
	SJ	11	Sea Green Juniper Juniperus chinensis 'Sea Green'	5 GAL	CONT	36" HT MIN
GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT	NOTE
	SSM	49,234	TURF SEED SUDAS TYPE 1 SEED MIX	SEED	SF	
	SWM	5,792	WILDFLOWER SEED SUDAS WILDFLOWER MIX	SEED	SF	

STAKING DIAGRAM



NOTE:
*AVOID STAKING UNLESS NECESSARY.
*NO STAKING TREES UNDER 6'.



TREE PLANTING DETAIL
NO SCALE

REFERENCE NOTES SCHEDULE SITE

SYMBOL	DESCRIPTION	QTY	DETAIL
①	ROCK MULCH - 2" RIVER ROCK	25.7 cy	
②	LANDSCAPE EDGING	542 lf	

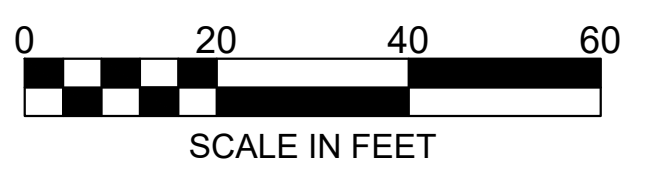
LANDSCAPE REQUIREMENTS

- OFF-STREET PARKING AREA REQUIREMENTS
- PERIPHERAL LANDSCAPE BARRIER MINIMUM 5' WIDTH
 - MINIMUM 5% OF PARKING AREA TO BE LANDSCAPED
 - 1 TREE / 50 LF OF PARKING LANDSCAPE BARRIER
 - 36" HEIGHT PERIPHERAL SHRUB SCREENING
 - 1 TREE / 21 PARKING SPACES

GENERAL PLANTING NOTES

- COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (FENCE, FOOTINGS, TREE ROOTBALLS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK.
- REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
- LAWN AREAS SHALL HAVE 6" MINIMUM DEPTH OF TOPSOIL. TOPSOIL SHALL BE COMPACTED TO 85% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
- ALL PLANTING BEDS SHALL RECEIVE AMENDED SOIL AT A RATE OF 1 CY PER 1,000 SF. AMENDED SOIL TO BE LOCALLY SOURCED AND TILLED TO A MINIMUM 6" DEPTH.
- FIELD STAKE PLANTINGS ACCORDING TO PLAN. OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION.
- ALL PLANT MATERIALS SHALL BE TRUE TO THEIR SCIENTIFIC NAME AND SIZE AS INDICATED IN THE PLANT SCHEDULE.
- IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE SCHEDULE, THE PLANTING PLAN SHALL GOVERN.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE AND OWNER.

- ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (A.N.S.I.), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO A.N.S.I.
- PROVIDE ROCK MULCHES IN ALL PLANTING BEDS AND PARKING ISLANDS PER THESE PLANS. APPLY PRE-EMERGENT TO ALL PLANTING BEDS PRIOR TO MULCHING. FOR TREES NOT LOCATED IN PARKING ISLANDS, OR PLANTING BEDS, PROVIDE HARDWOOD MULCH RING PER PLANTING DETAILS.
- ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN A LIVE AND HEALTHY GROWING CONDITION FOR ONE FULL GROWING SEASON (ONE YEAR) AFTER FINAL PROJECT ACCEPTANCE OR SHALL BE REPLACED FREE OF CHARGE WITH THE SAME GRADE AND SPECIES. ALL TREES SHALL HAVE A STRONG CENTRAL LEADER.
- PLANTING BED EDGING SHALL BE ROLLED-TOP STEEL EDGING PAINTED GREEN, OR EQUAL, w/ LANDSCAPE STAKING IN ALL AREAS WHERE PLANTING BED MEETS LAWN AREAS.
- CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO OPERATIONS INSIDE AND OUTSIDE OF THE CONTRACT LIMIT LINE. ANY AREAS OUTSIDE THE LIMIT OF WORK THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- ALL TURF AREAS DISTURBED BY CONSTRUCTION SHALL BE SODDED. SOD SECTIONS SHALL BE NO SMALLER THAN 24" X 36" STAKED IN PLACE WITH BIODEGRADABLE SOD STAKES WHEN SLOPE IS STEEPER THAN 5:1 OR WHEN CONDITIONS REQUIRE.



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PROJECT
IMMANUEL LUTHERAN CHURCH PARKING LOT EXPANSION

CEDAR FALLS IOWA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	19-22710
FILE NAME	22710 LANDSCAPING PLAN
DRAWN BY	---
DESIGNED BY	--
REVIEWED BY	--
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE

LANDSCAPING PLAN

SHEET

C5-10