



Community Development Department
City Hall
101 First Street SE
Cedar Rapids, IA 52401
Telephone: (319) 286-5041
FAX: (319) 286-5130

DESIGN REVIEW TECHNICAL ADVISORY COMMITTEE MEETING
August 11, 2016 | 2:00 P.M.
Blairs Ferry Conference Room, City Hall
101 First Street SE
AGENDA

Action/Discussion Items

1. **353 2nd Avnue SW**
Progression, LC (applicant)
 - Concept review

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a City program, service, or activity, should contact Kirsty Sanchez at 319-286-5428 or email k.sanchez@cedar-rapids.org as soon as possible but no later than 48 hours before the event.



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DESIGN REVIEW TECHNICAL ADVISORY COMMITTEE STAFF REPORT

Date: August 11, 2016
Applicant: Steve Emerson
Owner: Progression, L.C.
Location: 353 2nd Avenue SW
Request: Concept Plan
Date Application Received: July 5, 2015

EXECUTIVE SUMMARY

Site description (general location, zoning, history, current condition...)

The property is currently undeveloped as the buildings were removed due to damage from the Flood of 2008. The property was rezoned as a Planned Unit Development in 2014. The applicant is developing residential units as part of the Multi-Family New Construction Program. The 2-story, 12 unit townhouse provides parking on the ground level. Each unit provides 1615 s.f. and a 2-stall garage. Balconies and additional parking are provided to the rear.

The applicant is seeking recommendations from the Design Review Technical Advisory Committee.

STAFF RECOMMENDATION

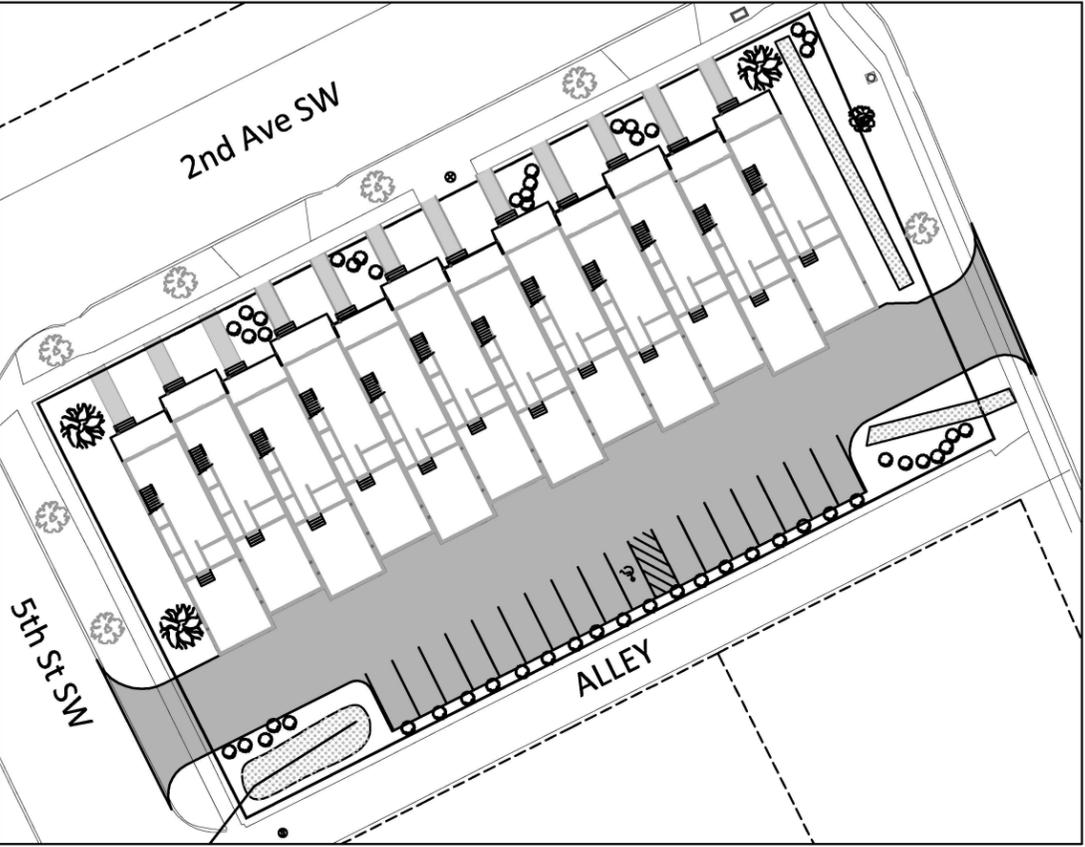
Using the attached Overlay District Requirements, the Design Review Technical Advisory Committee shall provide recommendations on the project.

DRTAC RECOMMENDATION

Standard	Meets Standard			Comments
	Y	N	N/A	
<i>Size, Form and Volume</i>				
1) Facade heights for new buildings and additions must fall within the height range of the surrounding block.	X			Project meets this standard.
2) Floor-to-floor heights for new buildings and additions shall appear similar to those within the range of the surrounding block.	X			Project meets this standard.
3) Proposed facades wider than the established historic range of the block upon which the proposed development is to be located may be permitted, but design features shall be included to mimic traditional building widths of 50 feet or less. Changes in facade material, building height, window style or architectural detail are examples of techniques that may be permitted to break up a facade.	X			Project meets this standard.
<i>Building Orientation and Parking</i>				
1) Commercial buildings shall be constructed to the edge of the sidewalk with zero setbacks.			X	Not applicable to request.
2) Multi-family buildings shall be constructed with setbacks that lie within the established setback range of the block.	X			Project meets this standard.
3) Principal building entrances shall be a prominent feature of the building's facade and should face the primary street serving the development.	X			Project meets this standard.
4) Parking should be located behind buildings when feasible. Parking lots adjacent to sidewalks are discouraged.	X			Project meets this standard.
<i>Architectural Details</i>				
1) The facade should have a vertical orientation and maintain the traditional proportions of height and width found in existing historic buildings in the KV-O District.	X			Project meets this standard.
2) The top edge of the building shall be defined by a cornice line or similar articulation.	X			Project meets this standard.
3) Windows and doors shall be located, spaced and aligned on the building facade in a manner consistent with the established context of the block.	X			Project meets this standard.
4) The sizes of windows and doors shall be consistent with the proportions of historic buildings in the District.	X			Project meets this standard.
5) Highly reflective, opaque or darkly tinted glass shall not be used for windows or doors.	X			Project meets this standard.
6) All new construction shall use compatible and traditional building materials such as brick, limestone and metalwork. A creative mix of materials consistent with the historic character of the area may be considered.		X		The building sides lack projections or recesses, which are required every 75'. Architectural interest is required for all sides visible to the public.
7) Materials shall be used in a manner that incorporates architectural details, complementary textures and small scale elements, especially on the first floor of the primary façade.	X			Project meets this standard.
<i>Signage</i>				
1) New signage shall respect the size, scale and design of the building to which it is attached, and the buildings of the surrounding Overlay District. New signage shall not obscure significant architectural details of a historic structure.			X	Not applicable to request. The applicant will return for a review when applying for a sign permit.
2) Acceptable forms of signage include signs integrated into or affixed flat against a building façade, wall signs, projecting signs and monument signs. Other types of signage may be considered if compatible with the unique character of the District.			X	Not applicable to request. The applicant will return for a review when applying for a sign permit.

DRAWINGS OF PROPOSED IMPROVEMENTS FOR KINGSTON QUARTERS 353 2ND AVE SW CEDAR RAPIDS, IOWA

LOCATION MAP (not to scale)



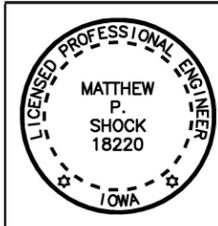
SHEET INDEX	
NO.	DESCRIPTION
A.01	Title Sheet
A.02	General Notes
A.03	Administrative Site Development Plan
R.01	Finished Grading and Erosion Control Plan
R.02	Utility Layout Plan
R.03	Pavement Layout Plan
R.04	Landscaping and Sidewalk Plan
R.05	Landscaping Details

NOTE:
THE PROPOSED IMPROVEMENTS INCLUDED IN THESE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE CEDAR RAPIDS METROPOLITAN DESIGN STANDARDS MANUAL, SPECIFICATIONS, AND DETAILS, WITH THE FOLLOWING EXCEPTIONS: IOWA STORMWATER MANAGEMENT MANUAL SPECIFICATIONS.

NOT FOR
CONSTRUCTION

OWNER:
PROGRESSION LC
118 2nd St. SE STE 360
Cedar Rapids, IA 52401
319-310-6600

CONTACT:
MATT SHOCK, PE
STS CIVIL ENGINEERING
628 Ashford Dr NE
Cedar Rapids, IA 52402
319-350-8120
mshock@stscivil.com



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

Matthew P. Shock Iowa Reg No. 18220
My License renewal date is December 31, 2016
Pages covered by this seal: _____

Date Submitted: _____
City File Number: _____

GENERAL NOTES

- WHERE UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION SHALL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. CONTRACTOR SHALL CALL IOWA ONE CALL FOR UTILITY LOCATES.
- ALL CONSTRUCTION SHALL BE ACCORDING TO CEDAR RAPIDS METRO AREA SPECIFICATIONS AND DETAILS WHERE APPLICABLE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR CONSTRUCTION.
- ALL WASTE AND DEBRIS SHALL BE CLEANED UP AND REMOVED BY THE CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY INCLUDING ANY NECESSARY FENCING AND SIGNING OF THE SITE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TESTING NECESSARY (INCIDENTAL TO PROJECT).
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY TRAFFIC CONTROL AS A RESULT OF PROJECT IMPROVEMENTS.
- CONTRACTOR SHALL REFER TO BUILDING PLANS FOR DIMENSIONS, LOCATIONS, AND BUILDING ENTRANCE LOCATIONS, SIZES, AND ELEVATIONS.
- NO WORK SHALL BE PERFORMED BEYOND THE PROJECT LIMITS WITHOUT PRIOR AUTHORIZATION FOR OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL REMOVE AND REPLACE EXISTING SIGNS AS NECESSARY.

GRADING NOTES

- MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT.
- PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIAL THAT IS NOT DESIRABLE/APPROVED TO BE PLACED ON-SITE.
- APPLY NECESSARY MOISTURE TO THE CONSTRUCTION AREA TO PREVENT THE SPREAD OF DUST.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING TREES AND SHRUBS. ANY REMOVAL AND DISPOSAL REQUIRED FOR CONSTRUCTION SHALL BE INCIDENTAL.
- PROOFROLL ALL FILL AREAS TO IDENTIFY SOFT OR DISTURBED AREAS IN THE SUBGRADE WITH MINIMUM 25 TON GROSS VEHICLE WEIGHT. REMOVE AND RECOMPACT AREAS OF SUBGRADE WHICH ARE SOFT OR UNSTABLE TO MEET SPECIFIED LIMITS FOR DENSITY AND MOISTURE CONTENT.
- COMPACT ALL AREAS UNDER BUILDINGS AND PAVEMENT TO 98% OF THE MAXIMUM STANDARD PROCTOR DRY DENSITY, 90% IN LAWN AREAS. SUBGRADE SHALL MEET SPECIFICATIONS, INCLUDING PROOFROLLING.

SEQUENCE OF EROSION CONTROL AND SEDIMENT CONTROL EVENTS

- INSTALL SILT FENCE OR FILTER SOCK ALONG PERIMETER OF SITE AS INDICATED ON SHEET R.01. MODIFY AS NECESSARY TO CONTROL EROSION.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- STRIP ANY TOPSOIL PRESENT WITHIN CONSTRUCTION LIMITS AND STOCKPILE
- PERFORM GRADING AND UTILITY CONSTRUCTION.
- APPLY TEMPORARY SEED TO ALL DENUDED AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASE FOR 14 DAYS OR MORE.
- PLACE ROCK SUBBASE IN BUILDING, PARKING, AND DRIVE AREAS.
- CONSTRUCT BUILDING AND LOT(STABILIZE UPSTREAM AND PROTECT AREAS WHERE BIO-RETENTION CELLS ARE CONSTRUCTED).
- REPLACE TOPSOIL AND STABILIZE SITE.
- APPLY PERMANENT SEEDING.
- WHEN CONSTRUCTION IS COMPLETE AND SITE IS STABILIZED WITH PERMANENT SEEDING, REMOVE ACCUMULATED SEDIMENT FROM SILT FENCE/FILTER SOCK AND TEMPORARY SILT BASINS. THEN REMOVE SILT FENCE/FILTER SOCK, GRADE, AND RESEED ANY AREAS DISTURBED BY ITS REMOVAL.

NOTES:

- WHENEVER POSSIBLE, EXISTING VEGETATION SHALL BE LEFT UNDISTURBED
- ALL DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING CEASES
- CONTRACTOR WILL MAKE ARRANGEMENTS TO SEE THAT THE CEDAR RAPIDS METRO AREA EROSION CONTROL AND SEDIMENT CONTROL PRACTICES ARE IN PLACE AND BEING PROPERLY MAINTAINED.

EROSION CONTROL INSPECTION AND MAINTENANCE PRACTICES

- CONTRACTOR SHALL KEEP OPEN AREAS TO A MINIMUM.
- MINIMIZE SOIL EROSION BY MAINTAINING ALL EXISTING VEGETATIVE GROWTH WITHIN THE GRADING LIMITS FOR AS LONG AS PRACTICAL.
- ALL CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EACH WEEK AND FOLLOWING ANY STORM EVENT OF 0.5 INCHES OR GREATER.
- ALL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED WITHIN 24 HOURS OF REPORT.
- BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE OR FILTER SOCK WHEN SEDIMENT REACHES HALF THE HEIGHT OF SOCK.
- SILT FENCE/SOCK SHALL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
- TEMPORARY SEEDING AND PLANTING SHALL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
- MAINTAIN/REPLACE DAMAGED SEDIMENT CONTROLS AND CLEANUP ANY SEDIMENT THAT HAS BEEN CARRIED OFF-SITE BY VEHICLES(TRACKING) AND/OR STORM RUNOFF.
- CONTROL DUST SPREADING FROM ALL CONSTRUCTION WORK.

STANDARD DETAILS

THE CURRENT CEDAR RAPIDS METROPOLITAN AREA STANDARD DETAILS SHALL BE CONSIDERED APPLICABLE TO CONSTRUCTION WORK ON THIS PROJECT. THOSE DETAILS REFERENCED IN THE PLANS ARE ANTICIPATED FOR THIS PROJECT. THESE ARE PROVIDED FOR THE CONTRACTOR'S INFORMATION, BUT MAY NOT BE THE ONLY DETAILS APPLICABLE TO THIS PROJECT.

WATER NOTES

- ALL PERMITS SHALL BE SECURED AND FEES SHALL BE PAID PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL CONTACT CEDAR RAPIDS UTILITIES DEPARTMENT WATER ENGINEERING OFFICE (319) 286-5950 TO OBTAIN A 'START WORK' ORDER 24 HOURS PRIOR TO BEGINNING CONSTRUCTION OF WATER SYSTEM IMPROVEMENTS.
- CONSTRUCTION OF PUBLIC AND PRIVATE WATER SYSTEM IMPROVEMENTS REQUIRES AN APPROVED PLAN SET ON FILE IN THE CEDAR RAPIDS UTILITIES DEPARTMENT WATER ENGINEERING OFFICE, 1111 SHAVER ROAD NE.
- ON SITE INSPECTION OF WATER MAIN INSTALLATION WILL BE PROVIDED BY THE MUNICIPAL UTILITY.
- THE CONTRACTOR IS RESPONSIBLE TO CONTACT IOWA ONE-CALL 1-800-292-8989 PRIOR TO EXCAVATION.
- WATER MAIN MATERIALS, INSTALLATION AND TESTING MUST COMPLY WITH CEDAR RAPIDS METROPOLITAN AREA (METRO) DESIGN STANDARDS AND SPECIFICATIONS. THIS APPLIES TO BOTH PUBLIC AND PRIVATE WATER MAINS AND LARGE SERVICE LINES (3" OR LARGER) ON THE DISTRIBUTION SIDE OF THE METER. FOR PUBLICLY ACCEPTED IMPROVEMENTS DONE WITH SUBDIVISION WORK, THE CONTRACTOR SHALL PURCHASE HYDRANTS AND VALVES FROM THE CITY PER CURRENT POLICY. EXCEPTIONS MUST BE PRE-APPROVED BY WATER ENGINEERING.
- CONTRACTOR SHALL OBTAIN APPROVAL FROM THE CEDAR RAPIDS UTILITIES DEPARTMENT WATER ENGINEERING OFFICE FOR ANY VARIANCE FROM THE APPROVED PLAN.
- CONTRACTOR SHALL CONTACT CEDAR RAPIDS UTILITIES DEPARTMENT WATER ENGINEERING OFFICE (319) 286-5950 FOR THE FOLLOWING SERVICES: WATER SHUT DOWN, TAP, FLUSH & FILL, SAMPLING AND OTHER SERVICES RELATED TO THE WATER SYSTEM. DISPOSAL OF HIGHLY CHLORINATED WATER SHALL BE IN COMPLIANCE WITH LOCAL, STATE & FEDERAL CODES.
- WARRANTY: FOR THAT PORTION OF THE WATER SYSTEM IMPROVEMENTS THAT ARE TO BE ACCEPTED INTO THE PUBLIC WATER DISTRIBUTION SYSTEM, THE CONTRACTOR SHALL WARRANT THE WORKMANSHIP AND MATERIAL OF THE INSTALLED IMPROVEMENTS FOR A PERIOD OF TWO (2) YEARS FROM DATE OF ACCEPTANCE AND SHALL FURNISH THE MUNICIPALITY WITH A MAINTENANCE BOND COVERING THE COST OF THE WATER IMPROVEMENTS FOR THAT PERIOD. NO WATER SERVICE SHALL BE PROVIDED PRIOR TO RECEIPT OF THE REQUIRED MAINTENANCE BOND. FOR CITY FUNDED CAPITAL PROJECTS, PERFORMANCE BOND REQUIREMENTS IN THE CONTRACT DOCUMENTS GOVERN.
- ALL SERVICE TAP MATERIALS ARE TO BE FURNISHED BY THE CONTRACTOR. THE WATER UTILITY WILL MAKE ALL TAPS USING CONTRACTOR SUPPLIED MATERIALS THAT COMPLY WITH 'METRO' SPECIFICATIONS.
- THE WATER UTILITY SHALL OPERATE ALL SYSTEM VALVES.
- TRACER WIRE IS REQUIRED ON ALL PRIVATE AND PUBLIC WATER MAIN 3 INCHES IN DIAMETER OR LARGER. HOLES IN VALVE BOXES FOR TRACER WIRE MUST BE DRILLED.
- WHERE WATER MAIN AND SANITARY OR STORM SEWERS CROSS, ONE FULL (20 FOOT) LENGTH OF WATER MAIN SHOULD BE CENTERED OVER THE SEWER, AND A VERTICAL DISTANCE SHOULD BE MAINTAINED OF 18 INCHES OR GREATER. WHERE WATER LINES AND SEWERS CROSS AND THE MINIMUM CLEARANCE CANNOT BE MAINTAINED, AND THE WATER MAIN CROSSES UNDER THE SEWER, THE WATER MAIN MUST UTILIZE NITRILE GASKETS AND SANITARY SEWER MUST BE CONSTRUCTED OF WATER MAIN GRADE AWWA C-900 SDR-18 PVC OR DUCTILE IRON PIPE WITH COMPRESSION FITTINGS OR MECHANICAL JOINTS IF WITHIN 10 FEET OF THE WATER MAIN. RCP STORM SEWERS ARE TO HAVE 'O'-RING GASKETS.
- UNLESS SPECIFICALLY APPROVED OTHERWISE, ALL LATERAL CONNECTIONS TO EXISTING MAINS THAT HAVE BEEN PREVIOUSLY TESTED AND TURNED INTO SERVICE, THAT ARE 4-INCH OR LARGER SHALL BE DONE BY 'LIVE' TAP USING AN APPROVED TAPPING SLEEVE OR SADDLE AND VALVE.
- WATER MAINS AND LARGE SERVICES (3" OR LARGER) OVER 20 FEET IN LENGTH ARE REQUIRED TO BE DISINFECTED, FLUSHED, FILLED AND PRESSURE TESTED. PRESSURE / LEAKAGE TESTS ARE CONDUCTED AT 150 PSI UNDER THE DIRECTION OF THE CEDAR RAPIDS WATER UTILITY.
- ALL WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C 651. NO WATER MAIN SHALL BE PLACED INTO SERVICE UNTIL ALL SAMPLES HAVE PASSED BACTERIOLOGICAL TESTS.
- IF INSTALLATION OF A CASING PIPE IS REQUIRED, IT SHALL INCLUDE CASING SPACERS AND WATERTIGHT MECHANICAL RUBBER END SEALS (METRO SPEC. 02250).

NOT FOR
CONSTRUCTION

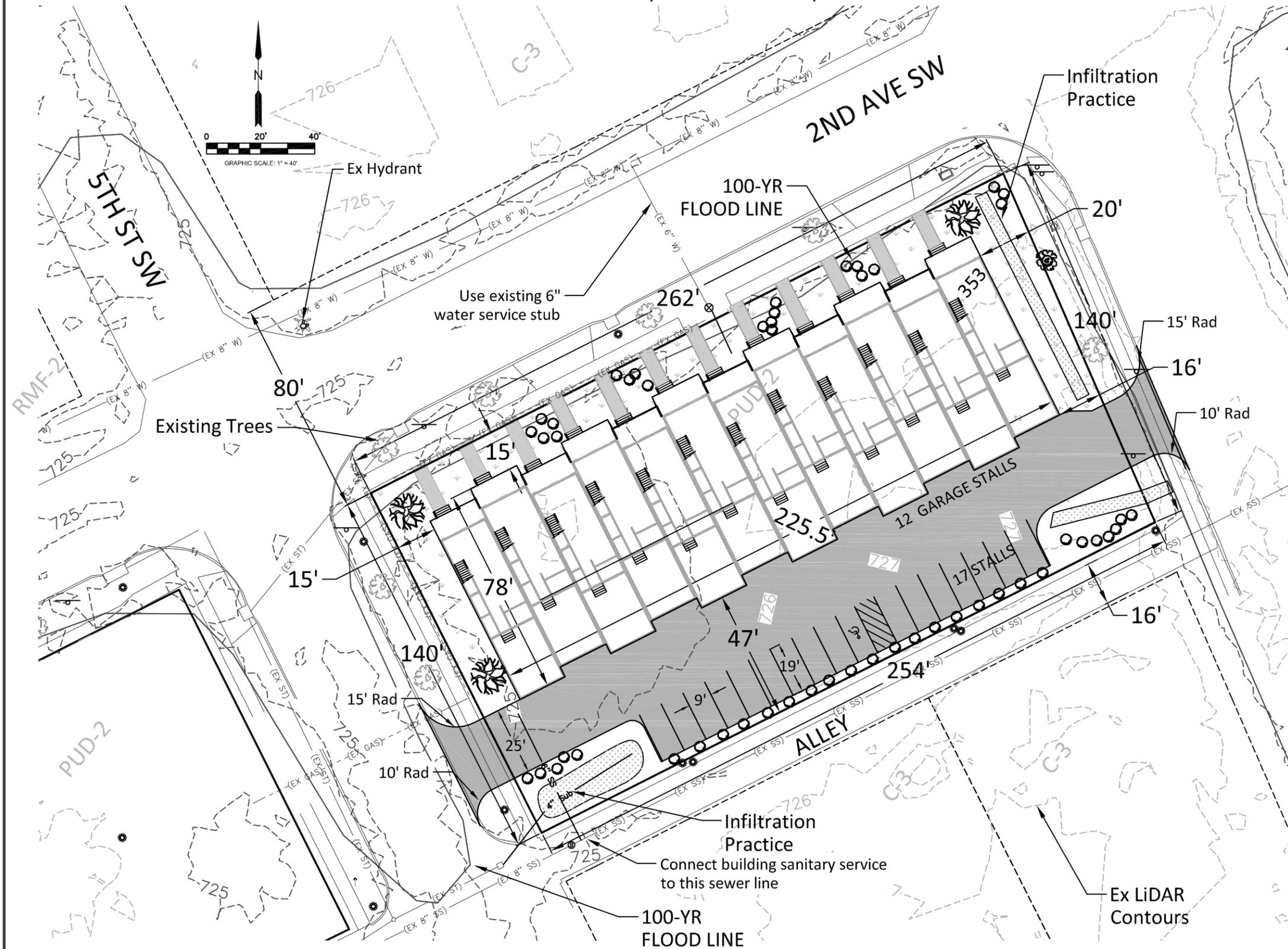
No.	DATE	REVISION	BY	APPLICANT INFORMATION:	APPLICANT CONTACT:	PREPARED BY:		Date	Sheet No.
				PROGRESSION LC 118 2ND ST SE STE 360 Tel: 319-310-6600	Stephen L. Emerson T: 319-310-6600	STS CIVIL mshock@stscivil.com Tel: 319-350-8120		7/01/2016	A.02
							Kingston Quarters	Project 16-2016-05	OF A.03

ADMINISTRATIVE SITE PLAN

KINGSTON QUARTERS

353 2ND AVE SW, CEDAR RAPIDS, IOWA

LOCATION MAP (not to scale)



Proposed Row Housing on Existing Vacant Lots

One building with 12 2-story town homes

Notes:

- Existing Zoning: PUD-2
- Building Height: 2 stories
- Residents to keep trash and recycling receptacles in garage

Total Lot Area= 36,140 SF (0.83 Acres)
 Historic Hard Surface= 98%+
 Proposed Total Hard Surface= 28,620 SF (79%)
 Parking Lot Pavement= 11,070 SF
 Building Footprint= 16,620 SF
 Internal Sidewalk= 930 SF

Total Parking= 29
 Garage Stalls= 12
 Parking Lot Stalls= 17

Title Holder: PROGRESSION LC
 118 2nd St SE, STE 360
 Cedar Rapids, IA 52401

LEGAL DESCRIPTION
 LOTS 3,4,5,6 AND 7, BLOCK 2, LEACH'S ADDITION TO THE CITY OF CEDAR RAPIDS, LINN, COUNTY, IOWA, EXCEPT PUBLIC HIGHWAY (353 2nd Ave SW)

NOT FOR CONSTRUCTION

LICENSED PROFESSIONAL ENGINEER
 MATTHEW P. SHOCK
 18220
 IOWA

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

Matthew P. Shock Iowa Reg No. 18220
 My License renewal date is December 31, 2016
 Pages covered by this seal: _____

No.	DATE	REVISION	BY	APPLICANT INFORMATION: PROGRESSION LC 118 2ND ST SE STE 360 Tel: 319-310-6600	APPLICANT CONTACT: Stephen L. Emerson T: 319-310-6600	PREPARED BY: STS CIVIL mshock@stscivil.com Tel: 319-350-8120		<h2 style="font-size: 2em;">Kingston Quarters</h2>	Administrative Site Development Plan Case No. ASDP-023177-2016	Date 7/01/2016 Project 16-2016-05	Sheet No. A.03 OF A.03
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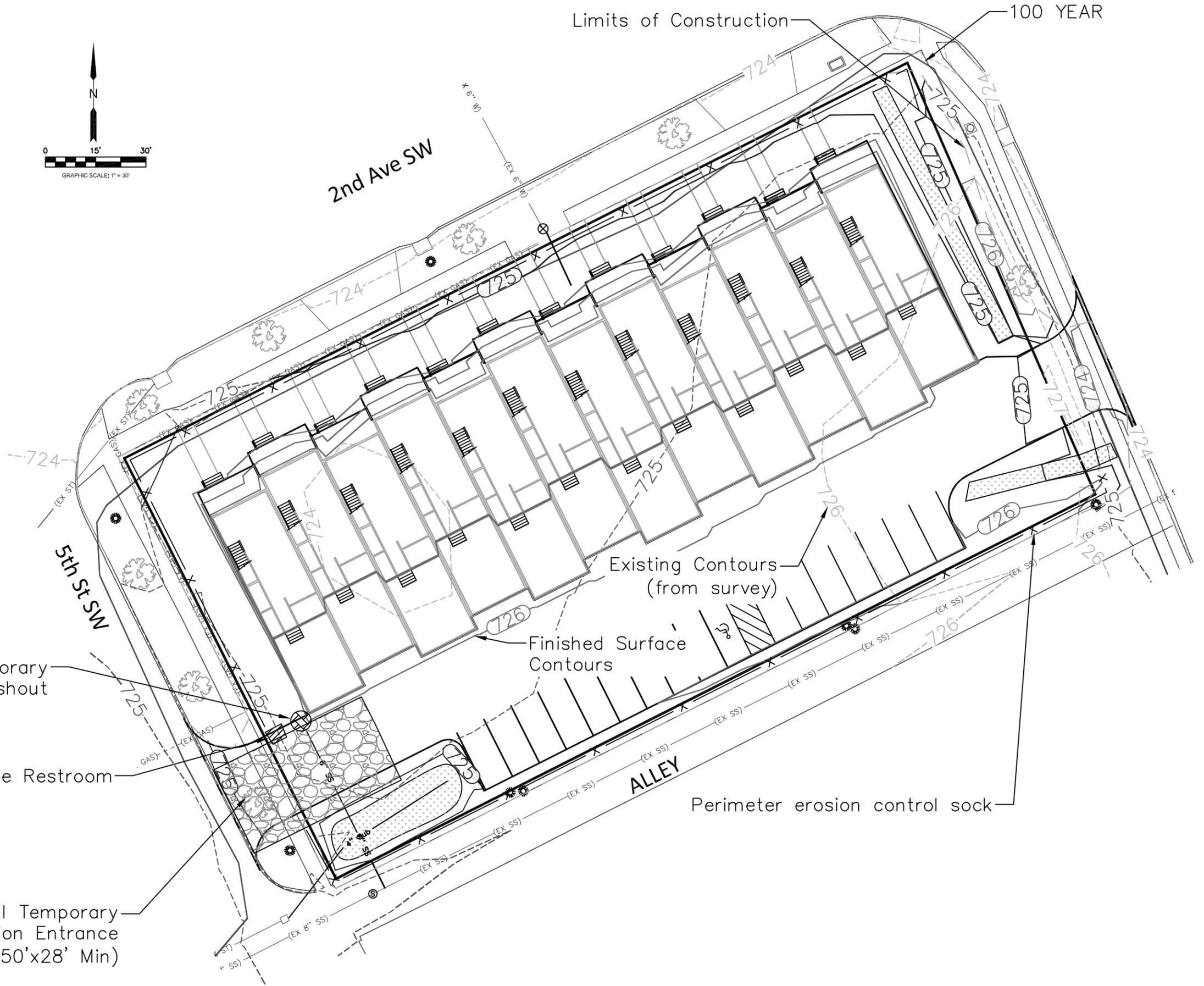
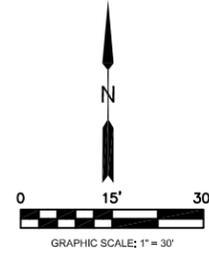
FILTER SOCK INSTALLATION REQUIREMENTS
 -COMPOSED OF COMPOST AND WOOD MULCH, ALTERNATIVES MUST BE FIRST APPROVED BY CITY
 -FOR PERIMETER CONTROL USE 12-18" FILTER SOCK
 -STAKE EVERY 3-4 FEET
 -NEEDS TO BE MAINTAINED WHEN SEDIMENT LEVEL REACHES HALF THE CAPACITY OF THE FILTER SOCK

GRAVELED ENTRANCE DRIVE
 TO BE USED BY ALL VEHICLES AND CONSTRUCTION EQUIPMENT TO ENTER AND EXIT THE SITE TO LIMIT/ELIMINATE OFFSITE TRACKING. REFER TO STANDARD DETAIL 1300-060.
 CONTRACTOR RESPONSIBLE TO CLEAN OFFSITE TRACKING.

CONCRETE WASHOUT FACILITY
 TO RETAIN CONCRETE RESIDUE TO A CONFINED AREA
 -MUST BE WITHIN THE LOTS PERIMETER CONTROLS, ON LEVEL GROUND, DRIVER ACCESSIBLE, AND IDENTIFICATION SIGN
 -CAN BE CONSTRUCTED OF 12-18" FILTER SOCK WITH 3MM PLASTIC UNDERLAYMENT
 -CONCRETE BAG MUST BE STAKED AND TIED UP
 -ALL DEVICES SHALL BE MAINTAINED/REPLACED ONCE THEY ARE 3/4 FULL

PORT-A-JOHNS
 -CONSTRUCT OR PLACE ON AN EXISTING LEVEL AREA WITHIN THE PERIMETER CONTROLS
 -USE 1.5' STAKES(MINIMUM) TO SECURE INTO PLACE
 -DO NOT LOCATE ON OR ABOVE STORM SEWER INLETS

TOPSOIL STOCKPILES
 -NEED TO BE POSITIONED AWAY FROM ANY ROADS, DITCHES, STORM SEWER INLETS
 -IF STOCKPILES ARE INACTIVE FOR MORE THAN 21 DAYS THEN TEMPORARY SEEING PRACTICES NEED TO BE IMPLEMENTED
 -SEDIMENT CONTROLS MAY NEED TO BE INSTALLED AROUND THE STOCKPILE'S PERIMETER DEPENDING ON THE LOCATION



Temporary Concrete Washout

Portable Restroom

Existing Contours (from survey)

Finished Surface Contours

Perimeter erosion control sock

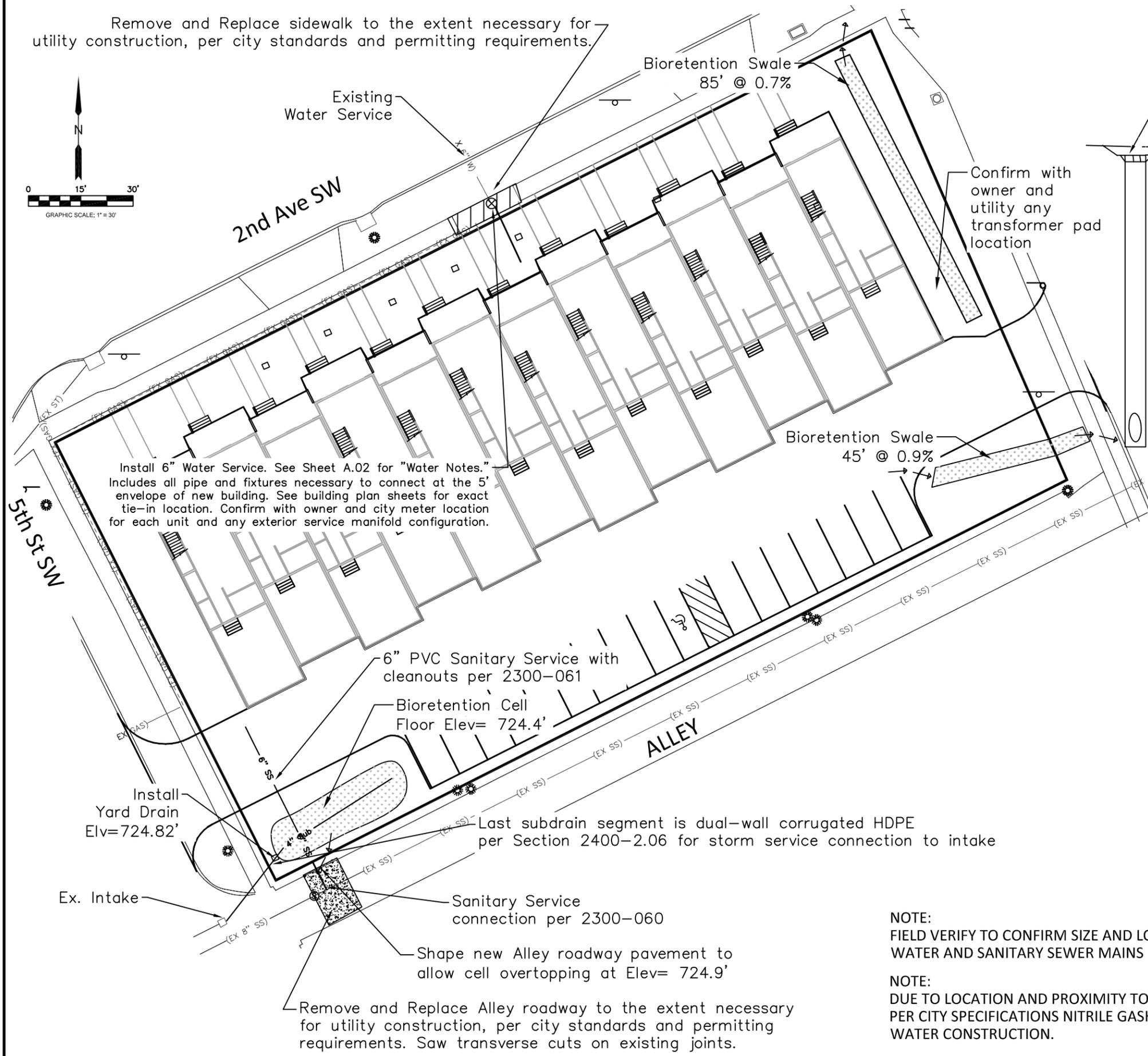
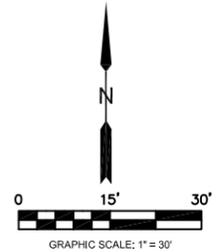
TOTAL DISTURBED AREA: 39,300 SF (0.9 AC)

Install Temporary Construction Entrance (50'x28' Min)

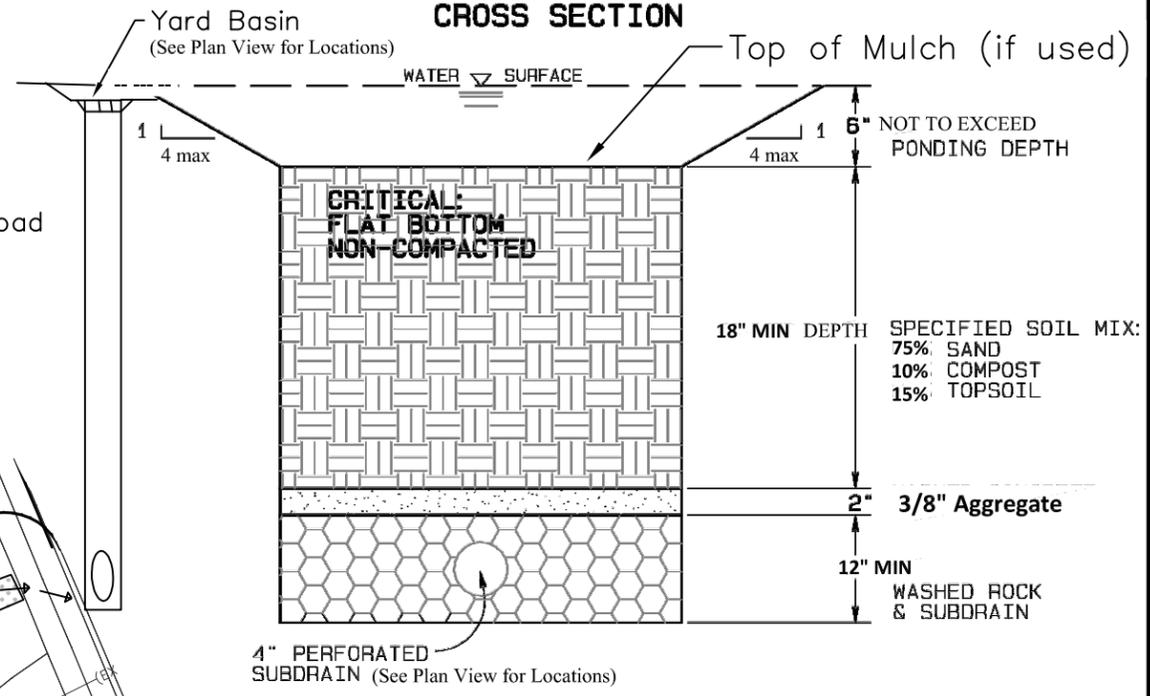
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Remove and Replace sidewalk to the extent necessary for utility construction, per city standards and permitting requirements.



TYPICAL BIORETENTION-INFILTRATION CELL CROSS SECTION



TIE 4" SUBDRAIN INLETS INTO EITHER NYOPLAST OR EQUIVALENT YARD DRAIN BASIN. SET THE DRAIN RIM ELEVATION 1" BELOW OVERTOPPING ELEVATION. PLACE DRAIN IN THE RETENTION CELL SIDESLOPES WITH 1' FLAT PERIMETER AROUND THE DRAIN. CONSTRUCT BASIN AREA WITH SPECIFIED SOIL MIX FOR A MINIMUM DEPTH OF 18" BELOW FLOOR. FOR BIO-RETENTION TO FUNCTION CORRECTLY, IT IS CRITICAL THAT THE FLOOR IS LEVEL AND NON-COMPACTED.

THE BASINS HAVE AMENDED SOILS WITH ESTIMATED PERCOLATION RATES GREATER THAN 2" PER HOUR. THIS SITE IS A REDEVELOPMENT OF A PAVED PARKING LOT IN THE CORE AREA. THE TOTAL HARD SURFACE OF THE NEW DEVELOPMENT IS A REDUCTION TO THE ORIGINAL PERCENTAGE.

NOTE:
FIELD VERIFY TO CONFIRM SIZE AND LOCATION OF EXISTING WATER AND SANITARY SEWER MAINS PRIOR TO CONSTRUCTION

NOTE:
DUE TO LOCATION AND PROXIMITY TO RECORDED LUST SITES, PER CITY SPECIFICATIONS NITRILE GASKETS ARE REQUIRED FOR WATER CONSTRUCTION.

NOT FOR CONSTRUCTION

No.	DATE	REVISION	BY

APPLICANT INFORMATION:
PROGRESSION LC
118 2ND ST SE STE 360
Tel: 319-310-6600

APPLICANT CONTACT:
Stephen L. Emerson
T: 319-310-6600

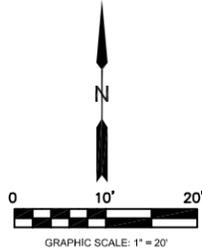
PREPARED BY:
STS CIVIL
mshock@stscivil.com
Tel: 319-350-8120



Kingston Quarters

Utility Layout Plan

Date	7/01/2016	Sheet No.	R.02
Project	16-2016-05	OF	R.05



2ND AVE SW

5th St SW

ALLEY

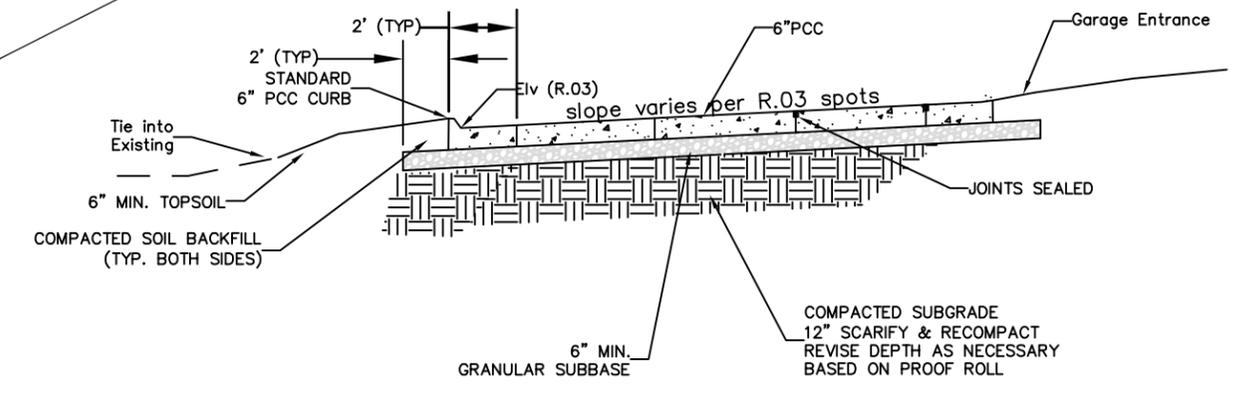
- PCC PAVEMENT NOTES:**
1. ALL ELEVATIONS ARE TOP OF SLAB.
 2. 6" PCC JOINTED AT 12' MAXIMUM DISTANCE. JOINTING SHALL BE IN ACCORDANCE WITH CR METRO AREA DETAILS.
 3. 1" EXPANSION JOINT PLACED BETWEEN NEW PAVEMENT AND THE FACE OF BUILDINGS, EXISTING SLABS, AND OTHER FIXTURES.
 4. EXTEND PAVEMENT SUBBASE 4' AT NO CURB DRAINAGE AREAS AND RIP RAP OUTLET SLOPE BEHIND PAVEMENT.

- PAVEMENT MARKING NOTES:**
1. ALL STRIPES ARE 4" WIDE UNLESS NOTED OTHERWISE.
 2. STRIPING SHALL BE "TRAFFIC WHITE" AND APPLIED AT MANUFACTURERS RECOMMENDED RATES IN TWO SEPARATE COATS. VERIFY COLOR WITH OWNER PRIOR TO CONSTRUCTION.
 3. PAVEMENT SHALL BE SWEEPED OF LOOSE MATERIAL AND HAVE ADEQUATE CURING TIME BEFORE PAINTING.

12 Garage Stalls

17 Stalls

3' Earth Shoulder @ 2%



TYPICAL PAVEMENT- PCC PARKING LOT
NO SCALE

NOT FOR CONSTRUCTION

No.	DATE	REVISION	BY

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PROGRESSION LC
118 2ND ST SE STE 360
Tel: 319-310-6600

APPLICANT CONTACT:
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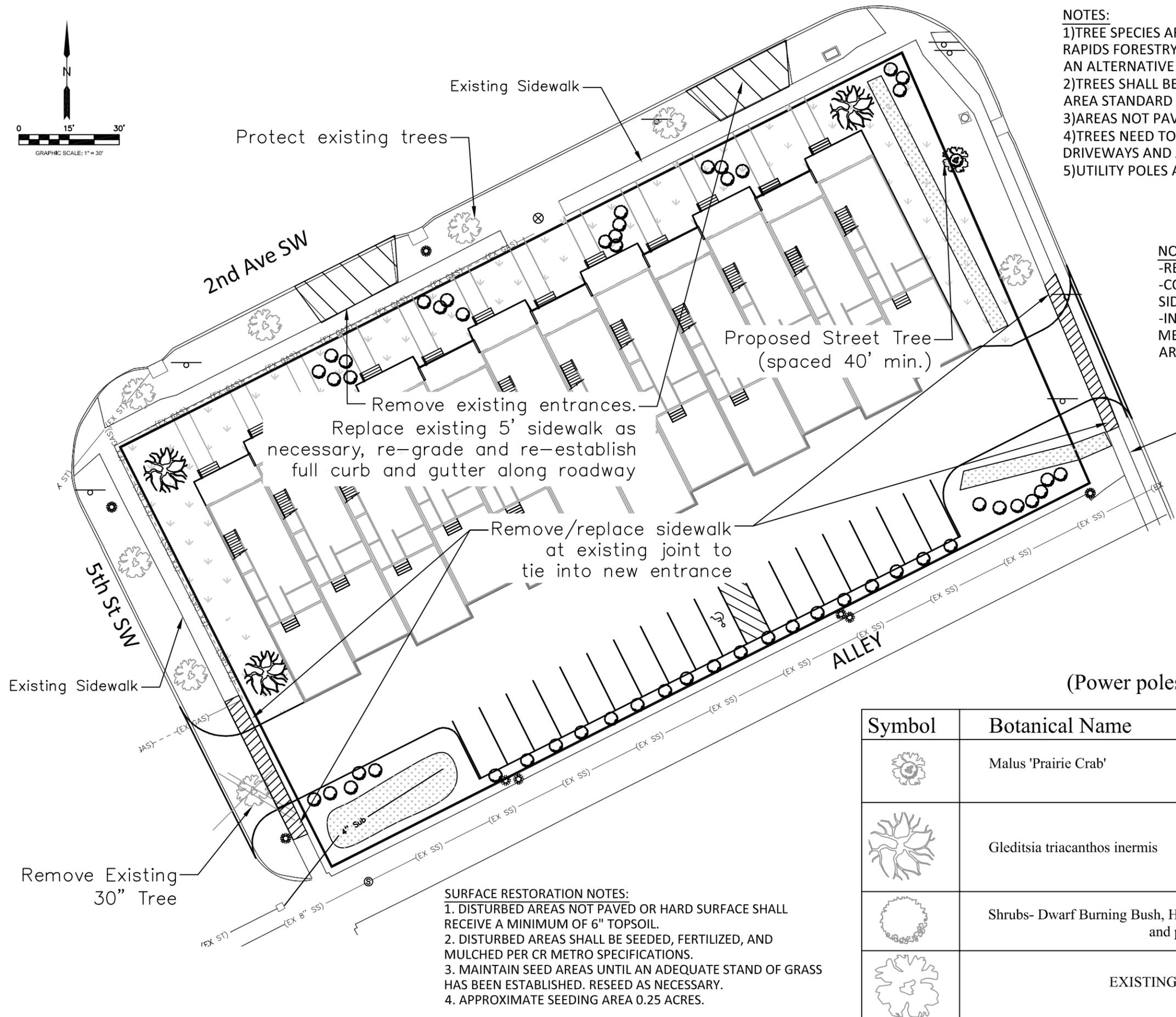
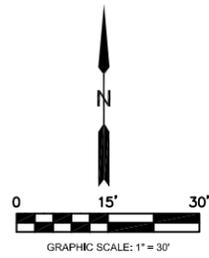
PREPARED BY:
STS CIVIL
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Kingston Quarters

Pavement Layout Plan

Date	7/01/2016	Sheet No.	R.03
Project	16-2016-05	OF	R.05



- NOTES:**
- 1) TREE SPECIES ARE AS SPECIFIED, APPROVED, AND ACCEPTED PER CITY OF CEDAR RAPIDS FORESTRY DEPARTMENT- AND WITH CITY APPROVAL MAY BE SUBSTITUTED WITH AN ALTERNATIVE ON THE LIST BASED ON AVAILABILITY
 - 2) TREES SHALL BE PLANTED, WATERED AND MAINTAINED PER CEDAR RAPIDS METRO AREA STANDARD SPECIFICATIONS
 - 3) AREAS NOT PAVED SHALL BE PLANTED WITH LIVING GROUND COVER
 - 4) TREES NEED TO BE SPACED 20- FEET FROM STREET INTERSECTIONS, 10- FEET FROM DRIVEWAYS AND ALLEYS, AND 4- FEET FROM WALKS
 - 5) UTILITY POLES AND OVERHEAD WIRE ARE PRESENT ALONG STREET TREES

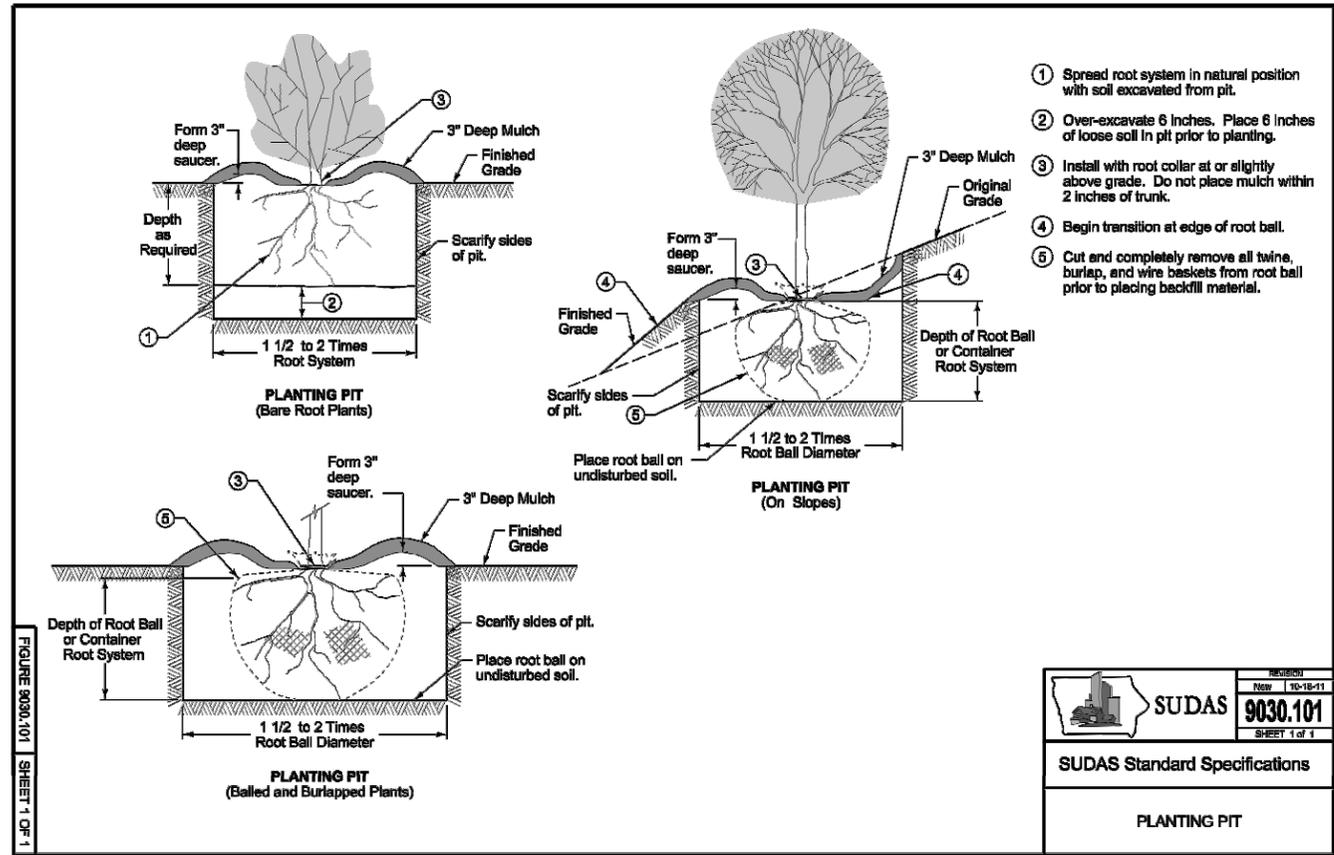
- NOTES:**
- REMOVE ALL EXISTING DRIVEWAYS AND SERVICE WALKS
 - CONTRACTOR RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF CITY SIDEWALK ADJACENT TO SITE THAT IS DAMAGED DURING CONSTRUCTION
 - INCLUDES REMOVAL AND REPLACEMENT OF PUBLIC SIDEWALK NOT MEETING ADA REQUIREMENTS OR CITY STANDARDS. FINAL REPLACEMENT AREAS TO BE DETERMINED BY CITY.

NOT FOR CONSTRUCTION

(Power poles and overhead wires present)

Symbol	Botanical Name	Common Name	Qty	Remarks
	Malus 'Prairie Crab'	Prairie Crabapple	1	Street Tree- overhead utilities 1.5" DBH
	Gleditsia triacanthos inermis	Shademaster Honeylocust	3	Site Tree 2" DBH
	Shrubs- Dwarf Burning Bush, Hughes Juniper, Gold Flame Spirea and plantings		51 Total	Shrubs- 3 Gal
	EXISTING		8	1 removed for driveway

- SURFACE RESTORATION NOTES:**
1. DISTURBED AREAS NOT PAVED OR HARD SURFACE SHALL RECEIVE A MINIMUM OF 6" TOPSOIL.
 2. DISTURBED AREAS SHALL BE SEEDED, FERTILIZED, AND MULCHED PER CR METRO SPECIFICATIONS.
 3. MAINTAIN SEED AREAS UNTIL AN ADEQUATE STAND OF GRASS HAS BEEN ESTABLISHED. RESEED AS NECESSARY.
 4. APPROXIMATE SEEDING AREA 0.25 ACRES.



	New 10-18-11 9030.101 SHEET 1 of 1
	SUDAS Standard Specifications PLANTING PIT

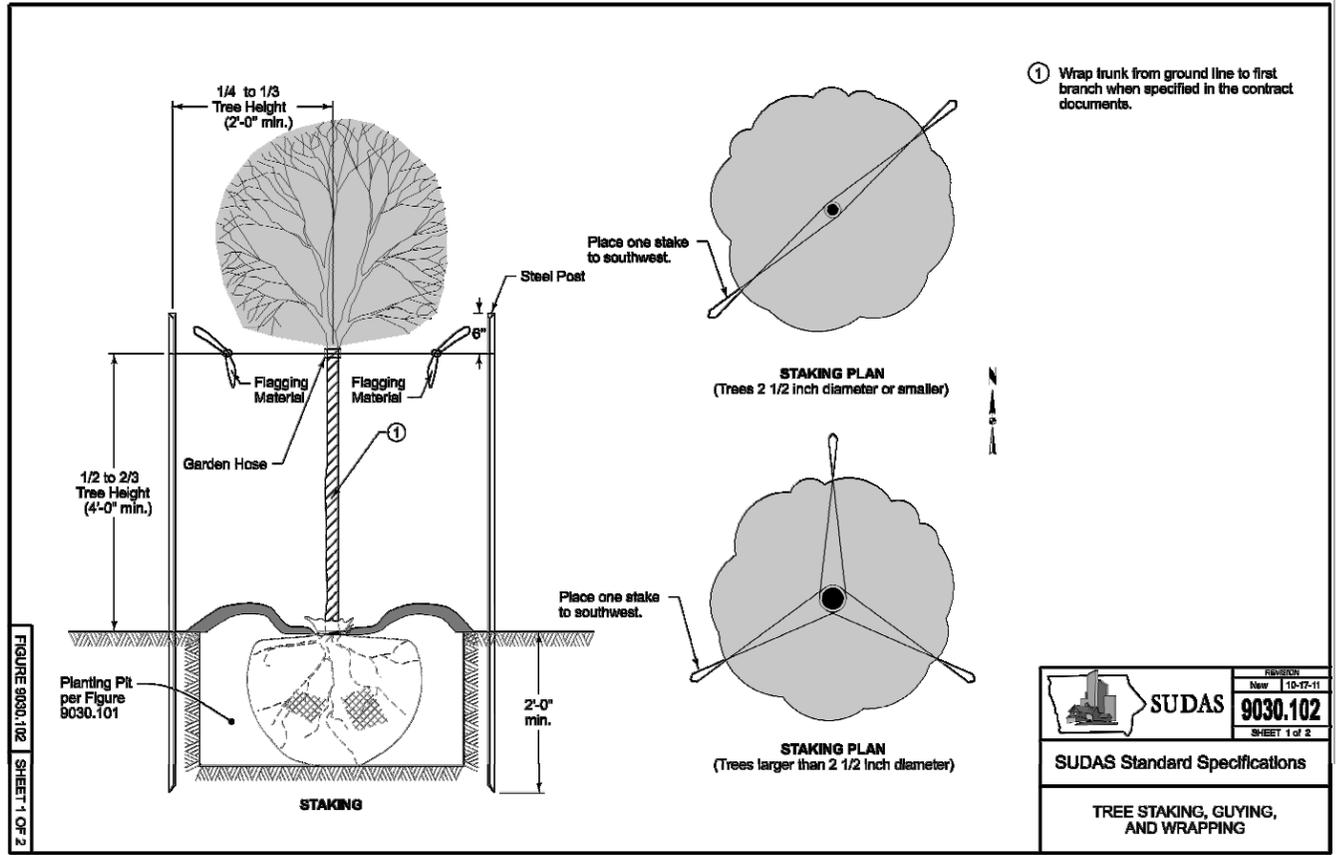


FIGURE 9030.102 SHEET 1 OF 2

	New 10-18-11 9030.102 SHEET 1 of 2
	SUDAS Standard Specifications TREE STAKING, GUYING, AND WRAPPING

No.	DATE	REVISION	BY

APPLICANT INFORMATION:
PROGRESSION LC
 118 2ND ST SE STE 360
 Tel: 319-310-6600

APPLICANT CONTACT:
Stephen L. Emerson
 T: 319-310-6600

PREPARED BY:
STS CIVIL
 mshock@stscivil.com
 Tel: 319-350-8120

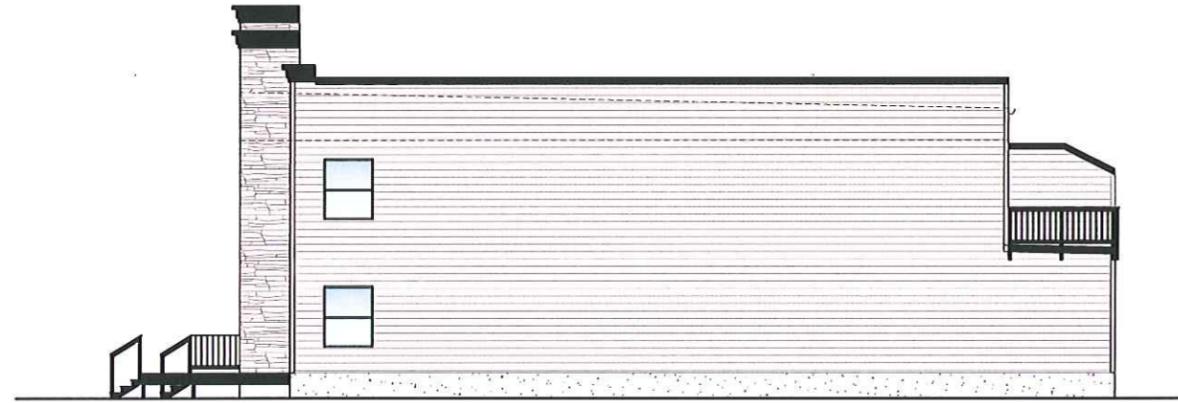
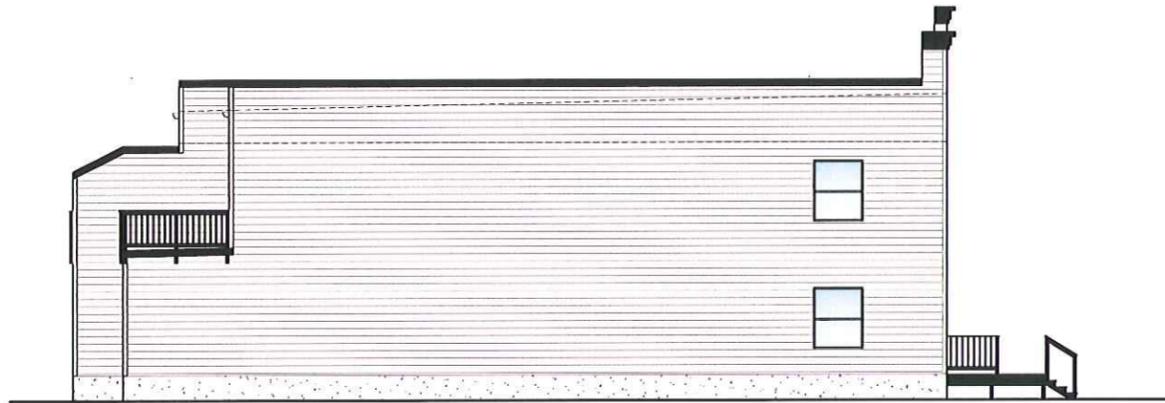


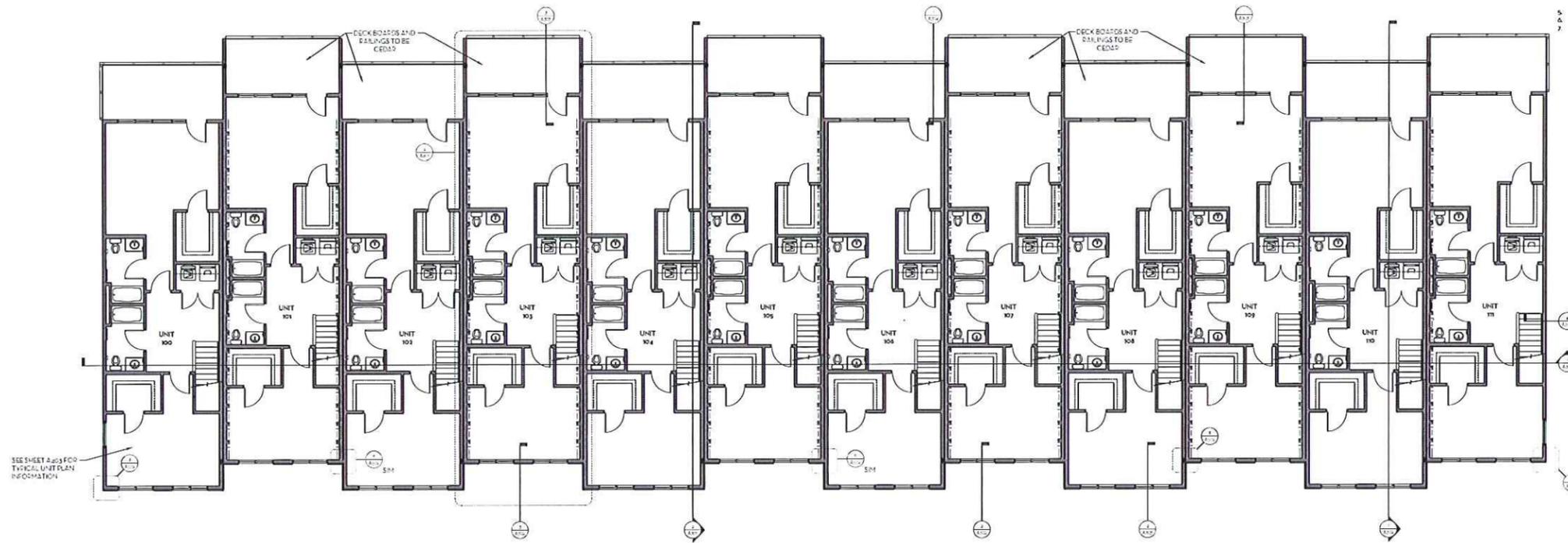
Kingston Quarters

Landscaping Details

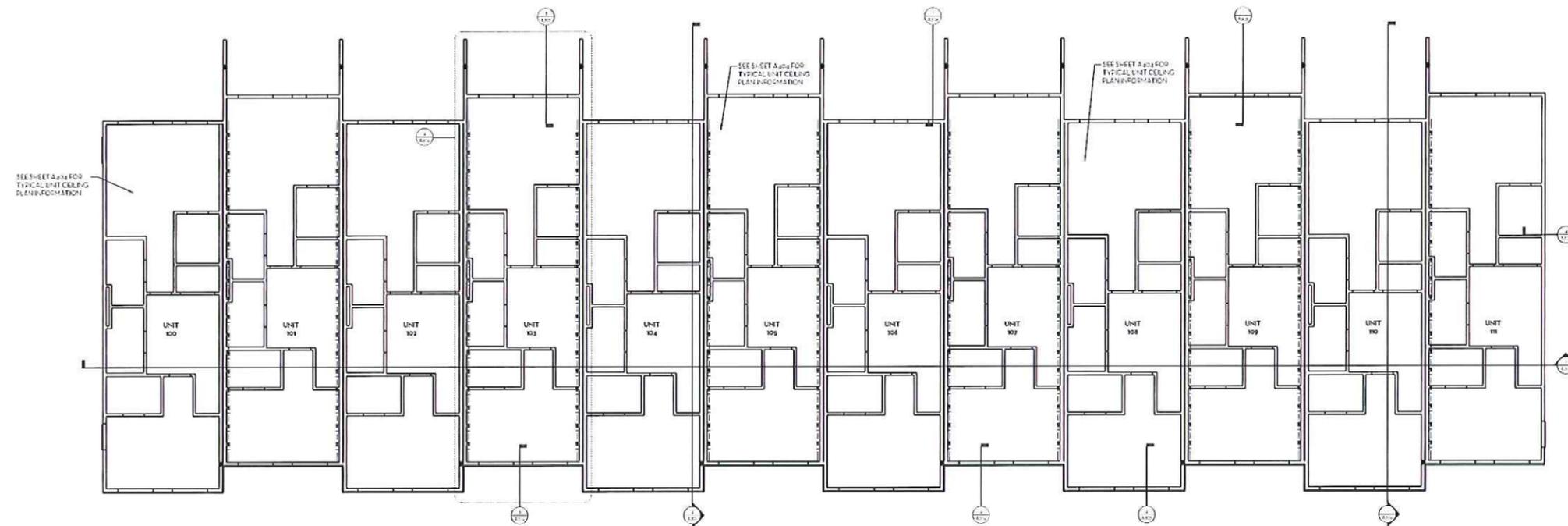
Date: 7/01/2016
 Project: 16-2016-05

Sheet No. R.05
 OF
 R.05





1 SECOND LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 SECOND LEVEL REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"



GENERAL NOTES:

1. LOCATE EDGE OF DOORS 4" FROM CORNERS UNLESS OTHERWISE NOTED
2. PROVIDE HOUR FIRE BARRIER AT ALL PERIMETERS OF ADJOINING UNITS
3. SEE SHEETS A103 AND A104 FOR ADDITIONAL UNIT INFORMATION
4. PROVIDE HOUR FIRE BARRIER BETWEEN ALL GARAGES AND UNIT LIVING SPACE
5. COORDINATE DOOR HARDWARE AND KEY SCHEDULE WITH ARCHITECT
6. ALL CABINETS FOR ALL UNITS TO BE TYPICAL HEIGHTS
7. SLOVE FLOOR IN GARAGES TO DRAIN TO OVERHEAD DOOR

THIS IS A PLOT OF AN OFFICIAL RECORD DRAWING
BY THE IOWA SURVEYING BOARD
ADJUST SCALE ACCORDINGLY



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DESIGNED BY: TDT
DRAWN BY: SLE
JOB DATE: DECEMBER 23, 2015
JOB NO: 10027

NO.	DATE	BY	REVISION DESCRIPTION

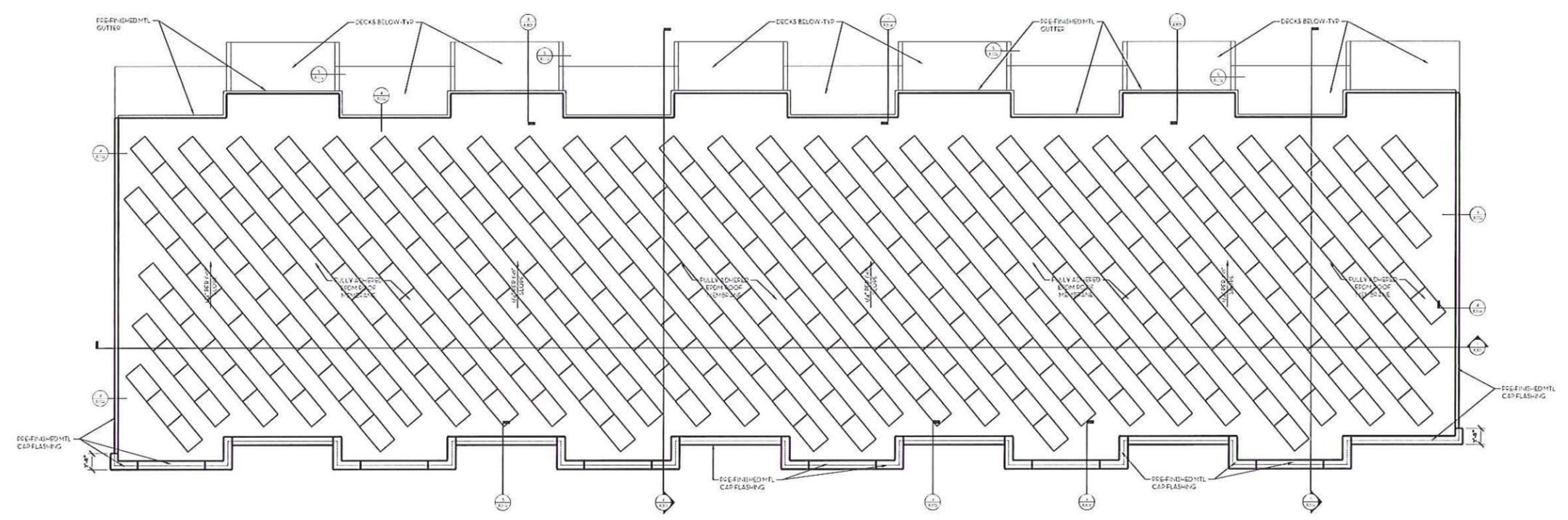
KINGSTON LANDING
353 2ND AVENUE SW
CEDAR RAPIDS, IOWA 52404
ARCHITECTURAL
SECOND LEVEL FLOOR PLAN
SECOND LEVEL REFLECTED CEILING PLAN

DATE: 12/23/15
A102

SEE OTHER SHEETS FOR
OFFICIAL DESIGNATION
BY THE STATE BOARD
OF ARCHITECTURE
FOR SCALE AND WORKING



DESIGNED BY: TDT
APPROVED: SLE
JOB DATE: DECEMBER 23, 2013
JOB NO: 1007



1 ROOF PLAN
SCALE: 1/8" = 1'-0"

KINGSTON LANDING
353 2ND AVENUE SW
CEDAR RAPIDS, IOWA 52404
ARCHITECTURAL
ROOF PLAN

DRAWING
A103