
City of Cedar Rapids

Historic Preservation Commission

Community Development Department, City Hall, 101 First Street SE, Cedar Rapids, IA 52401, 319-286-5041

MEETING NOTICE

The City of Cedar Rapids Historic Preservation Commission will meet at:

4:30 P.M.

Thursday, March 28, 2013

at

Police Substation

1501 1st Avenue SE, Cedar Rapids, Iowa

AGENDA

Call Meeting to Order

1. Approve Meeting Minutes

2. New Business

- a) Appointment of Secretary
- b) 2014 Preserve Iowa Summit
- c) Kirkwood Historic Preservation Curriculum Plan
- d) Chapter 18 Demolition Ordinance Update Forecast
- e) Section 106 review – 4200 1st Avenue NE

3. Old Business

- a) GIS Database for Historic Properties Inventory Examples
 - i. Whittier, CA:
http://gisweb.cityofwhittier.org/SilverlightViewer_1_2/?Viewer=City%20of%20Whittier
 - ii. Southampton, NY: <http://historic.southamptontownny.gov/>
 - iii. Massachusetts Historical Commission: <http://maps.mhc-macris.net/>
 - iv. Kansas Historic Resource Inventory: <http://khri.kansasgis.org/>
- b) Preservation Showcase

4. Adjournment

FUTURE MEETINGS

Items for future agendas:

- a) HPC Website updates
- b) Potential Local Historic District Nomination
- c) Feasibility Studies for 1018 2nd Street SE and 101 3rd Avenue SW
- d) Historic Districts Mailing

MINUTES
HISTORIC PRESERVATION COMMISSION REGULAR MEETING,
Thursday, January 31, 2013 @ 4:30 p.m.

Police Substation, 1501 1st Avenue SE

Members Present: Amanda McKnight-Grafton Chair
Todd McNall Vice-Chair
Moirra Blake
Patricia Cargin
Bob Grafton
Candy Nanke
Tim Oberbroeckling
Jon Thompson
Barbara Westercamp

City Staff: Thomas Smith, Planner
Alex Sharpe, Planner

Guests: Richard Luther, Richard Sova, Mark Stoffer Hunter, Tim Klima

Call Meeting to Order

- Amanda McKnight-Grafton called the meeting to order at 4:30 p.m.
- Nine (9) Commissioners were present and none absent.

1. Approve Meeting Minutes

- Todd McNall made a motion to approve the minutes from October 11, October 25, December 13, 2012 and January 10, 2013. Barbara Westercamp seconded the motion. The motion passed unanimously with none opposed.

2. Action Items

a. NEW Demolition applications

i. 207 7th Street SE – Private Property

- Thomas Smith stated the owner wishes to demolish the structure to provide parking for the Gazette redevelopment. The property is a contributing structure to the Auto Row Historic District.
- Discussion included whether or not a property could be placed on hold or if it could be denied of the demolition after the 60-day hold is complete. Discussion included whether the property owner was Steve Emerson and if it was possible to table the item until the HPC is presented with more information on how it would affect the Auto Row Historic District. It was determined the 60-day hold is the only hold the HPC is able to place and Mr. Emerson is the property owner.

- Jon Thompson made a motion to table the application. Todd McNall seconded the motion. The motion passed unanimously.
 - Following the meeting, staff determined tabling the item has the same effect as placing a 60-day hold, and does not stop the hold from expiring after 60 days.
- ii. 512 3rd Avenue SE – Private Property**
- Pat Cargin asked for clarification on what part of the property is being demolished.
 - Mr. Smith clarified the older existing structure would not be demolished but the new addition would be.
 - Todd McNall made a motion to approve the demolition application. Jon Thompson seconded the motion. The motion passed unanimously, with Tim Oberbroeckling abstaining.

Bob Grafton joined the meeting at 5:14 p.m.

- iii. 519 4th Avenue SE, – Private Property**
- iv. 411 6th Street SE– Private Property**
- Todd McNall made a motion to approve the demolition application. Jon Thompson seconded the motion.
 - Discussion took place on whether the Copacabana was also within this demolition permit. It was determined that the Copacabana and 411 6th street SE are attached. It was determined the Copacabana should find new ownership and the HPC wished to place this property on the 60-day hold.
 - Mr. McNall rescinded his motion.
 - Discussion included whether the building was surveyed and whether the building was eligible to be classified as historic. The HPC also requested a liaison meet with the property owner/representative. It was determined the building has not been surveyed and Candy Nanke would be the liaison for this case.
 - Jon Thompson made a motion to place a 60-day hold on 519 4th Avenue SE and 411 6th Street SE. Tim Oberbroeckling seconded the motion. The motion passed unanimously.
- v. 34 43rd Avenue SW – Private Property**
- Jon Thompson made a motion to approve the demolition application. Todd McNall seconded the motion. The motion passed unanimously, with Tim Oberbroeckling abstaining.
- vi. 2316 Bowling Street SW – Private Property – Previewed on 10/11/12**
- Amanda McKnight-Grafton asked Mark Stoffer Hunter whether the structure had any historic significance. Mr. Stoffer Hunter stated he felt there was none.
 - Todd McNall made a motion to approve the demolition application. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

3. New Business

a. Modifications to National Register Property – 1120 2nd Avenue SE

- Ms. McKnight-Grafton asked Richard Luther to present the building plans.
- Mr. Luther presented a plan for rehabilitation of the existing Carriage House, and development of a restaurant and Victorian Courtyard at the A.T. Averill property.
- Discussion included where parking would be located and whether the roofline would need to be adjusted to install an elevator. It was determined parking would be

shared between several local properties in the area, and the elevator would be internal, thus not changing the existing roofline.

- Discussion occurred between HPC members on the benefits of rehabilitation of the property and the ability to maintain the historic character. An agreement was reached that this development has great potential. HPC thanked Mr. Luther for his presentation.

b. Future Demolitions/Developments

i. 518 2nd Street SW – Landover Corporation

ii. 521 3rd Street SW – Landover Corporation

iii. 202, 206, 208, 220, 222 and 224 6th Avenue SW – Landover Corporation

- Richard Sova presented a potential plan for the property, explaining Tim Klima and he wished to apply for Multi-Family Round 5 funds. The current plan would require acquiring two additional properties on the block and all structures on the properties would be demolished. Multi-family housing would be constructed, if all properties are acquired, and the complex would have 45-48 units. Mr. Klima explained the site is not within the 100-year flood plain, and not within a historic district. Mr. Klima also expressed that the structures on these properties were in a state of extreme disrepair, as were the sites themselves. Mr. Sova noted, based on the location of the site, it was a key entry to Cedar Rapids when exiting I-380. Mr. Sova's desire is to create esthetically pleasing multi-family housing as an entryway to Cedar Rapids.
- Discussion included whether the site would be assisted living, whether there would be any green space on premises and where parking would be located. Discussion also included that the property would be managed locally, and what the timeline would be. It was determined the project is set to happen as soon as the Multi-Family Round 5 funds are available. It was also determined the project would not be for assisted living, but would include income restrictions on a percentage of the units. The current plans include maintaining the existing green space and potentially enhancing it and parking would be on-site surface parking.

iv. 902 17th Street NE – Mount Mercy University

- Mr. Smith stated review of this property has been removed due to the property owner no longer wishing to demolish the property at this time.

4. Old Business

a. Demo applications UNDER REVIEW

i. 1505 B Street SW – City-owned property – 60-day hold ends 2/11/13

- Mr. Smith gave a brief history on the property reminding HPC they reviewed this on December 11, 2012 and placed it on a 60-day hold. Mr. Smith pointed out City Council will release the property for demolition on or after February 11, 2013.
- Discussion took place on whether the HPC needed to sign off on the demolition permit and asked City Council be informed of their decision to keep the property on the 60-day hold.

ii. 1432 Mt Vernon Road – Private property – 60-day hold ends 2/11/13

- Amanda McKnight-Grafton and Bob Grafton recused themselves from discussion.
- Discussion included whether John Jelinek was considering purchasing and moving the structure to another location. Mr. McNall agreed to follow up with Mr. Jelinek before February 11, 2013 when the 60-day hold expires.
- The commission decided to keep the property on the 60-day hold.

iii. 117 28th Street Drive SE – Private property – 60-day hold ends 3/11/13

121 28th Street Drive SE – Private property – 60-day hold ends 3/11/13

2739 1st Avenue SE – Private property – 60-day hold ends 3/11/13

- Amanda McKnight-Grafton and Bob Grafton recused themselves from discussion.
- Discussion included why Restore had not been able to enter the premises. The HPC requested the City contact the property owner to remind them that they had agreed to allow Restore to enter and salvage the properties. Mr. Smith agreed to contact the property owner.
- The commission decided to keep the property on the 60-day hold.

b. Preservation Showcase

- Discussion on the status included a volunteer list for the different speakers, and other portions of the showcase. It was also noted that HPC should reach out to the other historical associations as quickly as possible as they have agreed to help. HPC would also like the City to post the event to the City Council Weekly and begin the press release with the City. HPC would like to create a Facebook page as quickly as possible as the 2012 event did not have adequate advertising.

c. Council Development Committee Comments on Work Plan

- Staff noted that the Development Committee would like the HPC to recommend locations for local historic districts.
- HPC requested staff compile the criteria on how to establish a historic district and also include the definitions of the separate districts. Mr. Smith agreed to place these definitions on a future agenda to better explain them.

5. Adjournment

- Tim Oberbroeckling motioned to adjourn the meeting at 6:27 p.m. Candy Nanke seconded the motion. The motion passed unanimously with none opposed.

Respectfully Submitted,

Alex Sharpe, Planner I
Community Development

MINUTES
HISTORIC PRESERVATION COMMISSION REGULAR MEETING,
Thursday, March 14, 2013 @ 4:30 p.m.

Police Substation, 1501 1st Avenue SE

Members Present: Todd McNall Vice-Chair
 Moiria Blake
 Patricia Cargin
 Bob Grafton
 Tim Oberbroeckling
 Jon Thompson
 Barbara Westercamp

Members Absent: Amanda McKnight-Grafton Chair
 Candy Nanke

City Staff: Thomas Smith, Planner
 Alicia Abernathey, Administrative Assistant

Guests: Ann Poe, Chuck Swore, Cindy Hadish, Sarah Nelson, Marjorie Pearson,
 Corey Houchins-Witt, Dave O'Clair, Richard Held

Call Meeting to Order

- Todd McNall called the meeting to order at 4:33 p.m.
- Seven (7) Commissioners were present and two (2) absent.

1. Approve Meeting Minutes

- The minutes were not discussed and will be addressed at the March 28, 2013 meeting.

2. Action Items

a. NEW Demolition applications

i. 1015 3rd Street SE – Private Property

- Mr. Smith stated this property is part of the Bohemian Commercial Historic District and is one of the 43/68 contributing structures in the district. The owner plans to build a new wedding chapel on the site. Salvage would not be an option as the property has been completely gutted out. The owner wants a wedding chapel on this site so he would not be interested in restoring the building as it currently exists.
- Discussion included the fact the property owner has received offers for selling the property and has turned them all down. The property is in the Main Street jurisdiction and design guidelines are in place that the new chapel would have to follow and any new design would have to go through the Design Review Technical

Advisory Committee (DRTAC) and through the City's Preliminary Site Development Plan process for approval.

- Discussion took place regarding the options of the commission. The three options the commission had included 1) do not take action on the demolition/table the demolition which would result in the release of the property on the following business day, 2) Move to approve the demolition application or 3) put the property on a 60-day after showing cause for a hold.
- Jon Thompson made a motion to table the demolition application. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

ii. 86 14th Avenue SW – Private Property

- Mr. Smith stated the property is owned by Penford and there are safety concerns with the property. In 2009 a reconnaissance survey was done and the property is not eligible for listing on the National Register of Historic Places. The property would be included in Penford's long terms goals for expanding their facilities.
- Jon Thompson made a motion to approve the demolition application for 86 14th Avenue SW. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

b. COA Applications

i. 324 14th Street SE – Full Rehabilitation (Interior and exterior)

- Corey Houchins-Witt, Affordable Housing Network (AHN), stated since January 2012 AHN has purchased 47 properties with 13 pending and of these properties 23 have been rehabilitated and 10 rehabilitations are in progress. Several historic properties in the neighborhood have been restored keeping the historic character. The property at 324 14th Street SE is located in a local historic district and funds include a 15,000 HOME grant from the City of Cedar Rapids and a 70,000 HOME grant from the State of Iowa.
- Dave O'Clair, AHN, presented photos of the house pointing out the siding is in good condition but the porch and skirting of the house will be replaced. The concrete front steps will be removed and replaced with wood steps. The original trim of the windows will remain but the windows will be replaced with metal clad windows and the doors on the side of the house will be replaced with metal clad doors. The original front door will be kept in place and will be refinished.
- Discussion included ideas for replacing the skirting, replacing the porch and replacing the railing on the porch. The commission suggested the railing ideas be discussed with Mark Stoffer Hunter, a local historian, as he would have an idea of railings used in the time period the house was built. Discussion included the layout of the house having 3 bedrooms and 1 ½ baths and will be used a single family home when the rehabilitation is complete. Discussion included whether the houses in the AHN program would be rented or sold at some point. It was determined the AHN has a goal of selling the homes and have them as owner-occupied.
- Jon Thompson made a motion to approve the COA for 324 14th Street SE. Barbara Westercamp seconded the motion. The motion passed unanimously.

ii. 357 16th Street SE – Replace wood siding with vinyl siding

- Mr. Smith stated he was unable to get in touch with the property owner.
- It was pointed out vinyl siding is not in the guidelines for a historic district.
- Jon Thompson made a motion to deny the COA application for 357 16th Street SE. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

3. New Business

a. Kirkwood Historic Preservation Curriculum Plan

- This item was not discussed and was moved to the March 28, 2013 agenda.

b. GIS Database for Historic Properties Inventory

- Mr. Smith stated this is related to the Memorandums of Agreement with FEMA. The purpose is to create a database that contains all historic information for Cedar Rapids.
- The commission was asked to visit sites that have databases to determine good qualities of the site that could be incorporated into the Cedar Rapids database site.
- Commission members suggested the use of pictures, links with Bruce more and links with the History Center be incorporated in the database.

c. Section 106 review – 101 2nd Street SE

- Mr. Smith stated a letter was received from GSS Incorporated on behalf of I Wireless to put a cellular communications tower at the top of the American Building downtown. The tower would not be easily viewed from the street.
- Discussion included the location on the rooftop and how the tower would not be seen from the intersection but would be seen from the northwest side of the building.

d. Citywide Reconnaissance Survey

- Mr. Smith stated this is related to one of the FEMA Memorandums of Agreement (MOA) that were established following the flood of 2008. There are certain projects the Historic Preservation Commission (HPC) agreed to participate in to make up for flood demolitions. One of the projects is a Citywide Reconnaissance Survey and it will set the stage for possible future historic districts.
- Sarah Nelson stated in December 2012 a survey was completed including the portions of the City that has not been surveyed before. The Reconnaissance survey was recently completed and areas for intensive survey and potential historic districts can be recommended using the reports.
- Marjorie Pearson gave a presentation giving an explanation of the project, discussing what has been done and what will be done. Potential locations for historic districts were pointed out and the proposed timeline was discussed.

4. Old Business

a. Demolition Applications UNDER REVIEW

i. 519 4th Avenue SE – March 16, 2013

ii. 411 6th Street SE – March 16, 2013

- Mr. Smith stated the properties are the former Coopacabana building. When Candy Nanke talked to the property owner the owner indicated the property would be used for parking temporary with long terms plan for a structure.
- Discussion took place regarding the address of the property and if it was correct.
- Tim Oberbroeckling made a motion to release the property from the 60-day hold. Barbara Westercamp seconded the motion. The motion passed unanimously.
- Commissioner McNall asked if the commission can be proactive in seeking to create more Local Landmark Districts. Mr. Smith stated the work plan contains the idea of creating new local historic districts which means the commission would have to allow demolitions and approve COA's. The City Council Development Committee would like to see the HPC come up with something and a landmark designation is another opportunity the HPC could consider.

- Discussion included whether or not property owner permission had to be granted to designate a landmark. Also, if the commission feels there is an area that should be made into a local historic district the commission can reach out to organizations in the area and encourage them to be a part of the effort.

b. Final update on City properties past 60-day review period

- Mr. Smith stated the Corner House Gallery properties have passed the 60-day hold period and salvage work was completed on the majority of the properties.
- Discussion included the fact the properties were demolished on March 13th and it was pointed out the garage of the Corner House Gallery was demolished prior to the 60-day hold period being complete. Discussion also included various options for items to be placed on the demolition application.
- Discussion included having more consequences for demolishing structures without a demolition permit as the current consequence is a fine of double the demolition permit. Council woman Poe requested staff look into additional penalties to be added to the ordinance for those who violate the City's demolition ordinance. Kevin Ciabatti, Building Services Manager, recommended including language that addresses deconstruction as well as demolition. Council woman Poe made a recommendation photos be included with the demolition permit. It was determined the commission would make a recommendation that would be taken forward to City Council.
- Discussion included whether or not there were other ways to release properties on a 60-day hold rather than having a meeting with quorum. It was pointed out the commission can give staff the authority to release properties when necessary without having a meeting with the commission. An example was given that if a property is on hold for salvage, the commission can give staff permission to release the property when salvage is complete without holding a HPC meeting. It was suggested a form be created for when property owners agreed to do salvage. The form would be signed by the property owner and salvage company when salvage is complete and upon receiving the signed form staff can release the property from the 60-day hold.

c. Preservation Showcase

- Mr. McNall asked all commissioners to save the date of Saturday, May 4th for the 2013 Preservation Showcase. The Historic Preservation Commission is teaming with Main Street, Save CR Heritage, possibly Linn County Historic Preservation Commission and volunteers.
- Discussion included distributing a sign-up sheet for different aspects of the showcase. Discussion also included the schedule for the showcase that Maura Pilcher, Bob Grafton, Jennifer Pruden, Todd McNall, Tim Klima and Amanda McKnight-Grafton worked to organize.

d. MOA/LOA Updates

- There were no MOA/LOA updates.

5. Adjournment

- Jon Thompson motioned to adjourn the meeting at 6:22 p.m. Barbara Westercamp seconded the motion. The motion passed unanimously with none opposed.

Respectfully Submitted,

Alicia Abernathey, Administrative Assistant II
Community Development

NEW BUSINESS



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

To: Historic Preservation Commission
From: Thomas, Planner
Subject: Options to Funds a Kirkwood Historic Preservation Program
Date: March 28, 2013

This memo is to provide the Historic Preservation Commission with background on a request to allocate funds from either FEMA Memorandums of Agreement (MOAs) or the State Letter of Agreement (LOA) to fund a Historic Preservation continuing education program at Kirkwood Community College. This would be the first Historic Preservation program in the state of Iowa. Support from the HPC is required before moving the request forward to FEMA or the State.

Background:

In 2012 the City began to meet with representatives from local historic preservation groups to discuss ways to encourage an ethic of historic preservation in the community. The City and stakeholders researched how communities were successful at creating a sustaining culture of preservation. One of the most evident links successful communities had was an educational institution nearby that offered a curriculum in historic preservation. Currently, Iowa does not have a college or university that offers classes in historic preservation.

Preservationists and the City met with representatives of Kirkwood’s Continuing Education Department to discuss creating curriculum focused on preservation. Kirkwood was open to the idea and provided a budget required to start a new program. Kirkwood does not have the necessary funds to create and market a new program.

Kirkwood Program:

Attached are documents that provide more detail for Kirkwood’s program. The Kirkwood Historic Preservation Program is offering an eight class curriculum that would provide a certificate for each class completed and an overall certificate for completing the entire program. This program will target trade professionals that do the actual work, but everyday homeowners may be able to take some of the classes as well. Below is a summary of the classes:

1. Architectural Investigation (pre-requisite)	12 Hours
2. Historic Masonry Buildings	16 Hours
3. Maintaining the Exterior of Historic Buildings	16 Hours
4. Weatherization and Historic Structures	12 Hours
5. Repairing Historic Plaster Walls and Ceilings	20 Hours
6. Preservation and Repair of Stained Glass	8 Hours
7. The Repair of Historic Wooden Windows	20 Hours
8. Lead Safe Renovator Training	8 Hours
TOTAL:	<u>112 Hours</u>

Budget:

Most of the costs to start the Kirkwood Preservation Program are for the development of the curriculum, which needs to be done by a professional. Because this will be a continuing education program, the time to develop and start the program will be less than one year. At the suggestion of the City and local preservationists, Kirkwood has also included budget items for marketing and scholarships. Below is a basic summary of the budget.

Curriculum Development	\$25,000
Supplies	\$5,000
Marketing	\$5,000
Scholarships	<u>\$5,000</u>
TOTAL:	\$40,000

Options:

The only available funds for assisting Kirkwood with this program would come from the MOA and LOA projects that the City has agreed to complete with FEMA and the State. Below are several options for funding, if the HPC decides to recommend moving forward.

Option 1:

Reallocate funds from the 2nd Avenue SE Auto Row Historic District project.

Pros:

- The draft documentation and nomination forms completed for the Auto Row Historic District have significant gaps and do not meet the expectations of the State Historic Preservation Office. Re-work of the documentation and completion of the full nomination process would take a number of months, possibly years, and require additional funds beyond what was originally anticipated for the project. Replacing the historic district nomination with the Kirkwood Preservation Program may be a shorter route to satisfying one of the FEMA Memorandums of Agreement.
- Property owners in the proposed historic district are concerned about the boundaries and implications of the district and may express opposition, which could endanger the nomination all together. The Kirkwood Preservation Program has strong initial support from all parties at this point and would alleviate the concerns of landowners in the proposed historic district.
- The State has indicated that funding a Kirkwood Preservation Program could also count toward 15 technical assistance workshops that the HPC is responsible to host. Funding the Kirkwood Preservation Program could satisfy multiple MOA and LOA projects at once.

Cons:

- The nomination of the Auto Row Historic District would not occur, and the related incentives for preservation would not be available for property owners in the area.
- Funds have already been spent on the Auto Row Historic District study and nomination. Additional funds would be needed to switch projects and begin work on the Kirkwood Preservation Program.

Option 2:

Reallocate funds from the Comprehensive Historic Preservation Plan project.

Pros:

- There are enough funds in the project to fund Kirkwood’s program.
- There will be funds left over to re-allocate to a smaller project.
- The City is completing what is normally included in a comprehensive historic preservation plan and more in a shorter than normal time frame due to the MOAs and LOA projects. Staff has provided a matrix for comparison.

Cons:

- The Comprehensive Preservation Plan was a popular project during public feedback.

Option 3:

Reallocate funds from the project to nominate 12 properties to the National Register of Historic Places.

Pros:

- There are enough funds in the project to fund Kirkwood’s program.
- Other buildings will be nominated through the MOA intensive surveys and nominations.

Cons:

- The HPC could use the 12 nominations to promote their “Diamond in the Rough” list.
- The HPC could use the 12 nomination to promote historic preservation in the Community. For example, take nominations from the community.
- Waiting for a response from the State to see if moving these funds is a possibility.

Option 4:

Reallocate funds from a combination of Historic Structure Report projects.

Pros:

- There are enough funds in the project to fund Kirkwood’s program.
- These projects have no physical or financial benefit, they are only informational.
- There are multiple projects to choose from.

Cons:

- There will some of the 7 structures will not receive a Historic Structure Report, which will provide information on potentially rehabbing their building.
- Waiting response from the State to see if moving these funds is a possibility.

Option 5:

Do not recommend moving forward with a Kirkwood Historic Preservation Program.

Pros:

- All MOA or LOA projects will remain funded

Cons:

- There will continue to be no historic preservation curriculum in the State of Iowa,
- Preservation stakeholders will need to find another way to build the ethic of historic preservation in Iowa.



TETRA TECH

February 28, 2013

Brad Larson
Department of Community Development
3851 River Ridge Drive NE
Cedar Rapids, IA 52402

Subject: Public Notice to Certified Local Government

Dear Mr. Larson:

Pursuant to the FCC rules regarding review under Section 106 of the National Historic Preservation Act, we are contacting you in regard to any potential impacts to historic properties or cultural resources.

Capital Telecom proposes to construct a 125-foot monopole telecommunications tower at 4200 1st Avenue NE in Cedar Rapids, Linn County, Iowa. The latitude/longitude coordinates of the proposed tower are N42° 1' 33.92"/W91° 38' 11.37" (NAD 83) within the southwest quarter of Section 2, Township 83 North, Range 7 West.

Any information or comments you may have regarding this project's potential impact to historic properties or cultural resources can be made by contacting:

Kathy Bellrichard
Tetra Tech
2001 Killebrew Drive, Suite 141
Bloomington, Minnesota 55425
612-643-2233
kathy.bellrichard@tetrattech.com

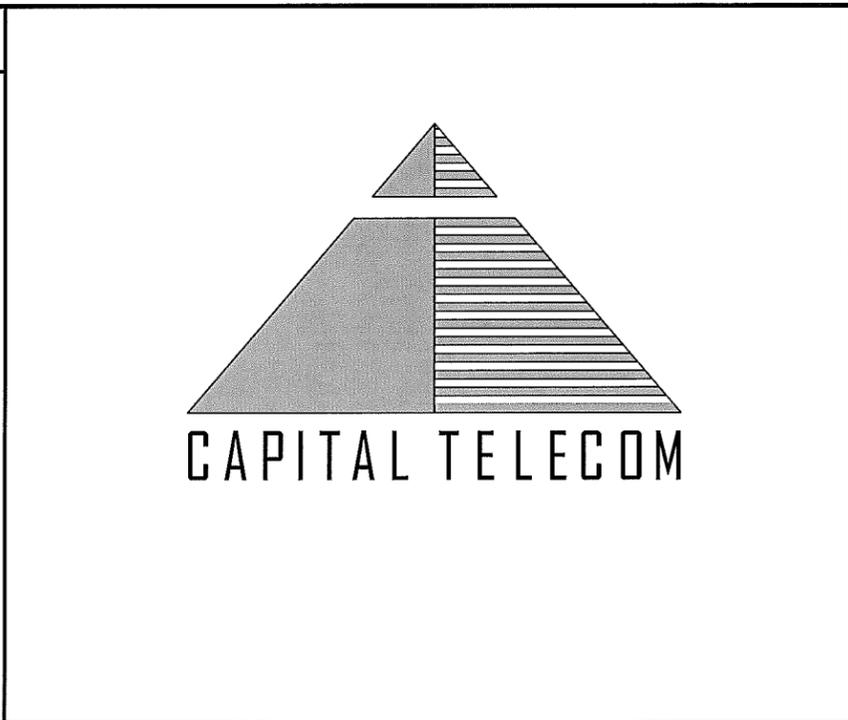
A formal submission will be made at a later date for zoning approval of this project.

Sincerely,

Kathy Bellrichard
Environmental Scientist



DRAWING INDEX (ZD's)	REV.
T-1 TITLE SHEET	8
L&S-1, 2, 3 SURVEY (REFERENCE)	0
A-1 OVERALL SITE PLAN	8
A-2 ENLARGED SITE PLAN AND TOWER ELEVATION	8
C-1.1 PRELIMINARY GRADING AND EROSION CONTROL PLAN	8
C-1.2 COMPOUND GRADING PLAN	8
C-1.3 TREE REMOVAL PLAN	8
C-1.4 SITE DETAILS	8
C-2 WOOD FENCE DETAIL	8
L-1 LANDSCAPING PLAN	8
SH-1 SHELTER ELEVATION	8



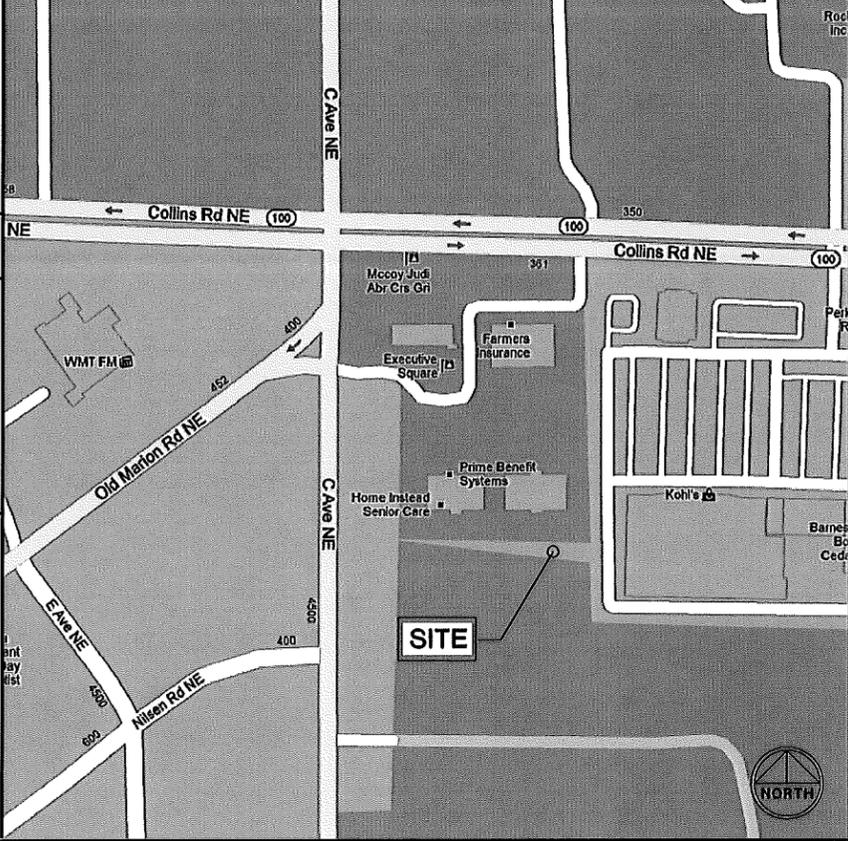
DIRECTIONS

I-380 NORTH, EXIT COLLINS ROAD NE, CONTINUE ON COLLINS ROAD EAST TO C AVENUE, TAKE C AVENUE SOUTH TO ACCESS ROAD BETWEEN HOUSES APPROX HALF MILE FROM COLLINS. TURN LEFT OR EAST THRU ACCESS DRIVE. THERE IS A GATE AT CEMETARY MAINTENANCE ENTRANCE, IT MAY BE OPEN OR CLOSED. PROCEED THRU GATE TO ACCESS DRIVE, SITE IS NORTH OF ACCESS DRIVE

UTILITIES COORDINATION

TELEPHONE COMPANY: CENTURYLINK CONTACT: VAUGHN DOUGHERTY PHONE: 319-399-7487	POWER COMPANY: ALLIANT ENERGY CONTACT: DUSTIN HOPKINS PHONE: 319-786-1908
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LOCATION MAP (Scale: NONE)



ZONING REVIEW NOTE

THIS SET IS FOR ZONING PURPOSES ONLY, FINAL DESIGN SHALL COME UNDER SEPARATE ENGINEERING REVIEW.

CAPITAL TELECOM SITE ID:
CT1146
SITE NAME:
CEDAR MEMORIAL PARK CEMETARY
'CEDAR RAPIDS'
SITE ADDRESS:
4200 1st AVENUE NE
CEDAR RAPIDS, IA 52402

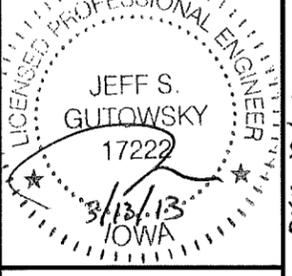
PROJECT SUMMARY

SCOPE OF WORK:	PROPOSED TELECOMMUNICATIONS FACILITY
SITE NAME:	CEDAR MEMORIAL PARK CEMETARY 'CEDAR RAPIDS'
SITE ID:	CT1146
SITE ADDRESS:	4200 1st AVENUE NE CEDAR RAPIDS, IA 52402
PROPERTY OWNER:	CEDAR MEMORIAL PARK CEMETARY ASSOCIATION, INC 4200 1st AVENUE NE CEDAR RAPIDS, IA 52402
TITLE HOLDER:	CEDAR MEMORIAL PARK CEMETARY ASSOCIATION, INC C. John Linge (John) 4200 1st AVENUE NE CEDAR RAPIDS, IA 52402 PH: 319-393-8000
APPLICANT:	CAPITAL TELECOM ACQUISITION, LLC 1500 MT. KEMBLE AVENUE, SUITE 203 MORRISTOWN, NJ 07960 SCOTT VONREIN PH: 973-425-0606
GEOGRAPHIC COORDINATES:	LATITUDE: 42 01' 33.92" LONGITUDE: -91 38' 11.31"
GROUND ELEVATION:	818.5' AMSL
JURISDICTION:	CEDAR RAPIDS
ZONING DISTRICT:	R2 SINGLE FAMILY RESIDENCE
TAX I.D. NUMBER:	APN: 14-02-3-26-017-0-0000
COUNTY:	LINN COUNTY
BUILDING CODES:	2012 INTERNATIONAL BUILDING CODE 2011 NATIONAL ELECTRICAL CODE
FLOOD ZONE CLASSIFICATION:	SITE IS LOCATED IN ZONE 'X' PER FEMA PANEL #1913C0295D
STORM WATER CODE:	CEDAR RAPIDS STORM WATER MANAGEMENT CODE: DETENTION REQUIREMENT WAIVED BY CITY ENGINEER PER EMAIL DATED 3.8.13
EROSION AND SEDIMENT CONTROL:	PER CODE 11.04: TOTAL DISTURBED AREA HAS BEEN CALCULATED AT 23 ACRES, AN SWPPP IS NOT REQUIRED REFER TO SITE DATA CHART ON SHEET A-1

SITE#: CT1146
CEDAR MEMORIAL PARK CEMETARY 'CEDAR RAPIDS'
4200 1ST AVENUE NE
CEDAR RAPIDS, IA 52402

W-T PROJECT	T122132
DATE:	9.8.12
DRAWN BY:	CDG
REVIEW BY:	CMS
APPROVED BY:	KMM

NO:	DATE:	REVISION:
1	9.8.12	FOR LEASE REVIEW
2	9.25.12	REV. FOR LEASE REVIEW
3	9.28.12	REV. FOR LEASE REVIEW
4	10.01.12	REV. FOR LEASE REVIEW
5	10.01.12	REV. FOR LEASE REVIEW
6	12.14.12	REV. FOR LEASE REVIEW
7	01.16.13	REV. ELECTRICAL ROUTE
8	03.13.13	FOR ZONING REVIEW



CONSULTING TEAM

PROFESSIONAL ENGINEER: W-T COMMUNICATION DESIGN GROUP, LLC 2675 PRATUM AVE. HOFFMAN ESTATES, IL 60192 TEL: (224) 293-6333 FAX: (224) 293-6444	STRUCTURAL ENGINEER: TOWER AND PLATFORM MANUFACTURER
---	--

SHEET NAME
TITLE SHEET
SHEET NUMBER
T-1

3/13/13 JSG

PARENT PARCEL DESCRIPTION

Lots A and B, Northland Square First Addition to Cedar Rapids, Iowa.

LEASE AREA DESCRIPTION

That part of Lot A, Northland Square First Addition to the City of Cedar Rapids, Iowa, located in the Southwest Quarter of Section 2, Township 83 North, Range 7 West of the 5th Principal Meridian, Linn County, Iowa and being more particularly described as follows:

Referring to the Northwest corner of Lot 2, Northland Square First Addition, a rebar with cap found for corner; thence southerly on an assumed bearing of South 01°16'05" E, on the westerly line of Lots 1 and 2, Northland Square First Addition, 610.60 feet; thence westerly South 88°42'04" West, 37.67 feet, to the Point of Beginning for the described Lease Area; thence following the perimeter of the Lease Area on the following bearings and distances: thence South 01°17'56" East, 50.00 feet; thence South 88°42'04" West 50.00 feet; thence North 01°17'56" East, 50.00 feet; thence North 88°42'04" E, 50.00 feet, to the Point of Beginning. Containing a total calculated area of 2,500 square feet, or 0.057 acres, more or less.

ACCESS EASEMENT DESCRIPTION

That part of Lot A, Northland Square First Addition to the City of Cedar Rapids, Iowa, located in the Southwest Quarter of Section 2, Township 83 North, Range 7 West of the 5th Principal Meridian, Linn County, Iowa and being more particularly described as follows:

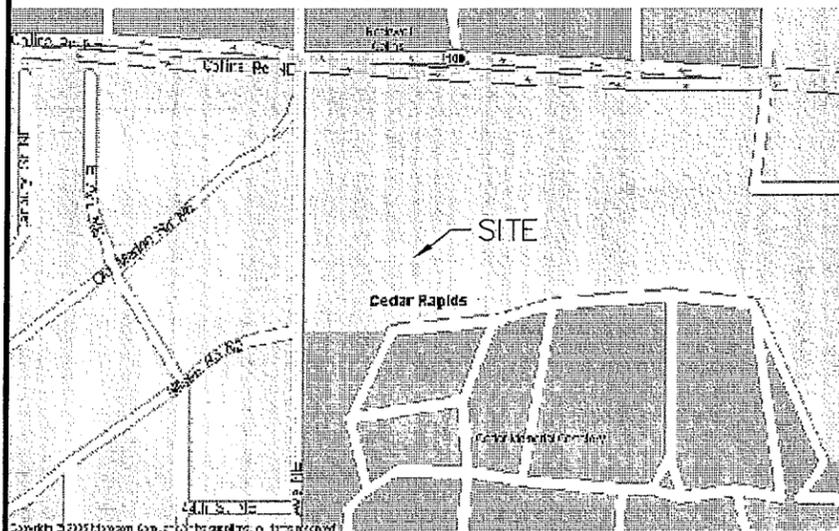
Referring to the Northwest corner of Lot 2, Northland Square First Addition, a rebar with cap found for corner; thence southerly on an assumed bearing of South 01°16'05" E, on the westerly line of Lots 1 and 2, Northland Square First Addition, 610.60 feet; thence westerly South 88°42'04" West, 37.67 feet, to the Northeast corner of the described Lease Area; thence following the perimeter of the Lease Area on the following bearings and distances: thence South 00°17'56" East, 50.00 feet; thence South 88°42'04" West, 50.00 feet to the Point of Beginning of the centerline of the described Access Easement, also being a point on a curve; thence on a curve to the right, having a radius of 62.70 feet, a central angle of 31°14'49" W, with a chord bearing of South 57°11'47" West, a chord distance of 33.77 feet, to a point of reverse curvature; thence on a curve to the left, having a radius of 179.08 feet, a central angle of 42°12'15", with a chord bearing of South 49°54'06" West, a chord distance of 128.95 feet; thence on a curve to the left having a radius of 398.86 feet, a central angle of 44°05'18", with a chord bearing of South 05°49'31" West, a chord distance of 299.40 feet; thence westerly South 89°25'37" West, 68.30 feet; thence westerly South 87°47'02" West, 63.50 feet; thence westerly South 82°24'08" West, 65.05 feet; thence westerly North 88°56'33" West, 114.24 feet to the point of termination. Containing a total calculated area of 15,787 square feet, or 0.362 acres, more or less.

UTILITY EASEMENT DESCRIPTION

That part of Lot A, Northland Square First Addition to the City of Cedar Rapids, Iowa, located in the Southwest Quarter of Section 2, Township 83 North, Range 7 West of the 5th Principal Meridian, Linn County, Iowa and being more particularly described as follows:

Referring to the Northwest corner of Lot 2, Northland Square First Addition, a rebar with cap found for corner; thence southerly on an assumed bearing of South 01°16'05" E, on the westerly line of Lots 1 and 2, Northland Square First Addition, 660.60 feet to the point of beginning; thence South 88°42'04" West, 88.00 feet; thence South 01°17'56" East, 20.00 feet; thence North 88°42'04" East, 88.00 feet; thence North 01°17'56" West, 20.00 feet to the point of beginning. Containing a total calculated area of 1,760 square feet, 0.040 acres, more or less.

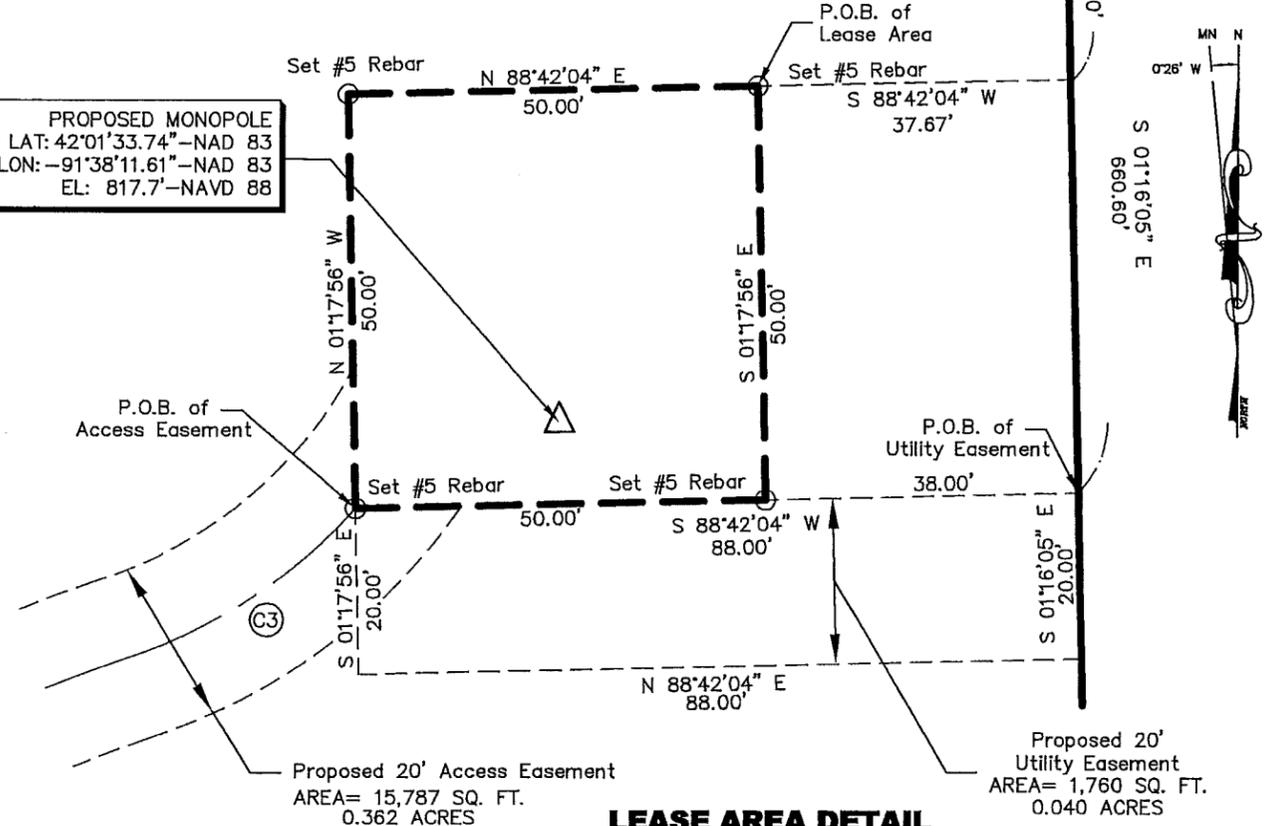
VICINITY MAP



Flood Information:
Property falls within a Zone "X" as determined by FEMA Flood Rate Map No. 19113C 0295 D, effective 4/05/2010.

Zoning Information:
Zone: R-2

PROPOSED MONOPOLE
LAT: 42°01'33.74" -NAD 83
LON: -91°38'11.61" -NAD 83
EL: 817.7' -NAVD 88



LEGEND

- = Cor. Fnd
- = Cor. Set #5 Rebar
- ◆ = Section Corner
- Ⓚ = Benchmark
- (M) = Meas. Dist.
- (P) = Plat Dist.
- (D) = Deed Dist.
- (R) = Record Dist.
- P.O.B. = Point of Beginning
- P.O.R. = Point of Reference
- Elec - = Underground Electric
- Tele - = Underground Telephone
- TV - = Underground Television
- FO - = Underground Fiber Optic
- OHP - = Overhead Utilities
- o - = Chain Link Fence
- x - = Barbed Wire Fence
- □ - = Wood Fence
- ⊠ = Air Conditioning Unit
- ⊕ = Electric Meter
- ⊞ = Electric Manhole
- ⊟ = Electric Pedestal
- ⊠ = Fire Hydrant
- ⊡ = Gas Manhole
- ⊢ = Gas Meter
- ⊣ = Guy Wire
- ⊤ = Manhole
- ⊥ = Light Pole
- ⊦ = Post
- ⊧ = Power Pole
- ⊨ = Sanitary Manhole
- ⊩ = Storm Manhole
- ⊪ = Telephone Pedestal
- ⊫ = Telephone Manhole
- ⊬ = Telephone Sign
- ⊭ = TV Manhole
- ⊮ = Valve
- ⊯ = Water Manhole
- ⊰ = Well

LEASE AREA DETAIL

SCALE: 1"=20'

Proposed 20' Access Easement
AREA= 15,787 SQ. FT.
0.362 ACRES

Proposed 20' Utility Easement
AREA= 1,760 SQ. FT.
0.040 ACRES

SURVEYORS NOTES

- 1.) All Bearings Based on Iowa State Plane Coordinate System, North Zone. (NAD-83)
- 2.) Not intended to represent a survey of the entire Parent Parcel.

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

Jayne M. Malone _____ Date

My license renewal date is December 31, 2013

Iowa license number 11807

Pages or sheets covered: LS1, LS2 & LS3



SITE NAME: CEDAR MEMORIAL PARK CEMETARY
SITE ID: CT1146

4200 1ST AVENUE NE
CEDAR RAPIDS IA 52402

NO.	DATE	REVISIONS	BY	CHK	APP'D
2	2/26/13	COMMENTS	BLH	JMM	JMM
1	1/9/13	90% REVIEW	TDH	JMM	JMM

PROJECT NUMBER
HS3731

DRAWING TITLE

LAND SURVEY

DRAWING NUMBER

LS-1

SCALE: AS SHOWN DESIGNED BY: DRAWN BY:



W-T COMMUNICATION DESIGN GROUP, LLC.
WIRELESS INFRASTRUCTURE

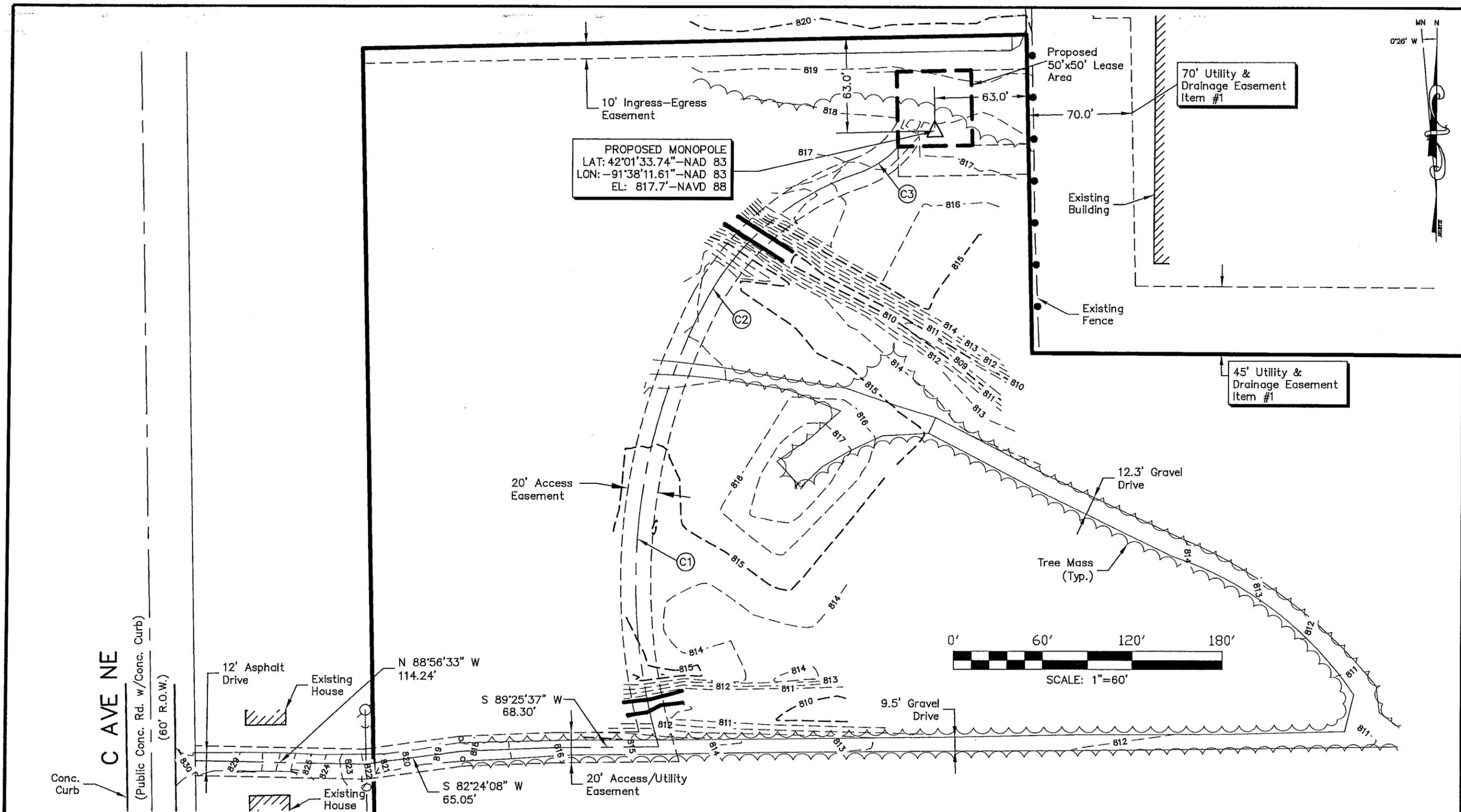
2875 Praluen Avenue
Harrison, Missouri 64112
PH: (224) 293-6333 FAX: (224) 293-6444
www.wtengineering.com

IL License No.: 184-005042 Exp: 04/30/13

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Jayne M. Malone
Professional Land Surveyor

Husker Surveying
4535 Normal Blvd.
Suite 101
Lincoln, NE 68506



WT

W-T COMMUNICATION DESIGN GROUP, LLC.
 WIRELESS INFRASTRUCTURE

2675 Pruban Avenue
 Hoffman Estates, Illinois 60132
 PH: (224) 293-4533 FAX: (224) 293-6444
 www.wtengineering.com
 IL License No.: 184-006042 Exp: 04/30/13

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Jayme M. Malone
 Professional Land Surveyor

Husker Surveying
 4535 Normal Blvd.
 Suite 101
 Lincoln, NE 68506

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SITE ID: CT1146

4200 1ST AVENUE NE
 CEDAR RAPIDS IA 52402

NO.	DATE	REVISIONS	BY	CHK	APP'D
2	2/28/13	COMMENTS	BLH	JMM	JMM
1	1/9/13	90% REVIEW	TDH	JMM	JMM

SCALE: AS SHOWN DESIGNED BY: TDH DRAWN BY: TDH

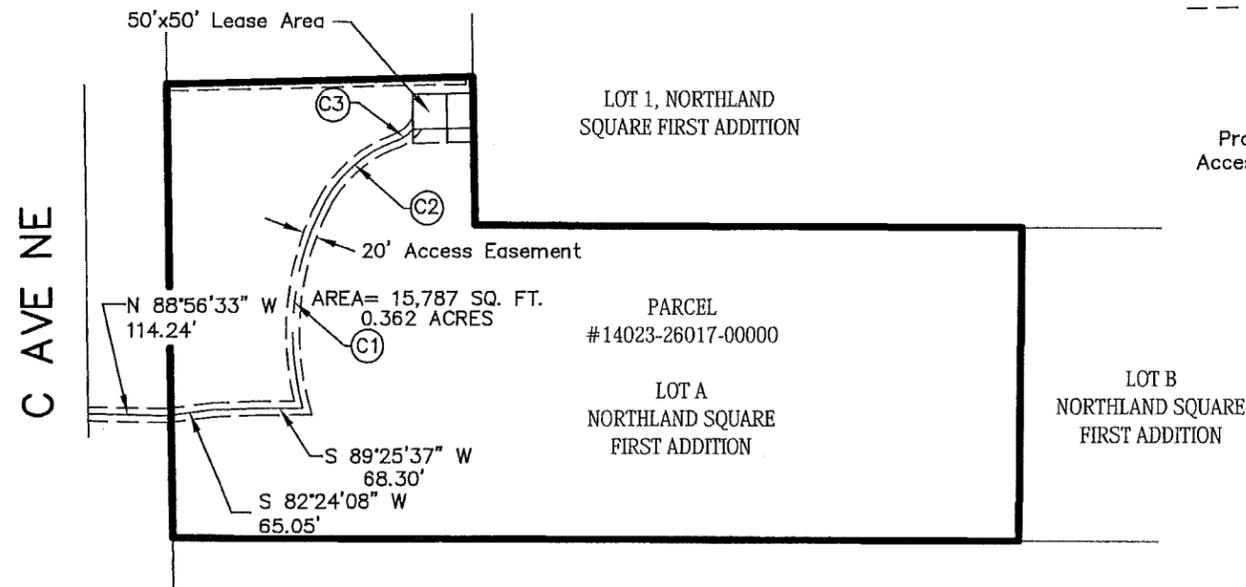
PROJECT NUMBER	HS3731
DRAWING TITLE	LAND SURVEY
DRAWING NUMBER	LS-2

PROJECT NUMBER	HS3731
DRAWING TITLE	LAND SURVEY
DRAWING NUMBER	LS-2

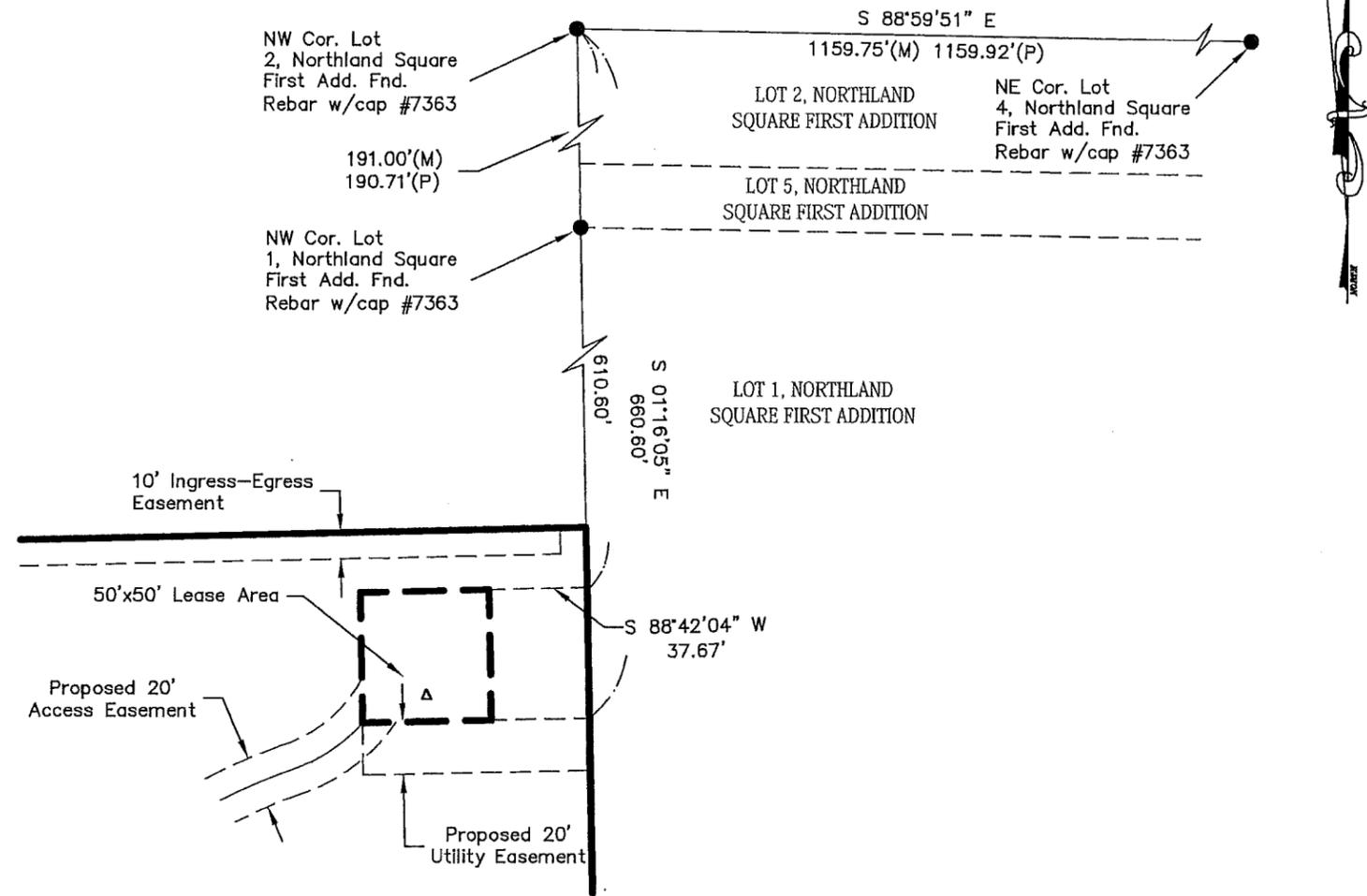
SCHEDULE B EXCEPTIONS

Based on a title report provided by CW Solutions, with an effective date of 10-22-2012, the following are of survey matters:

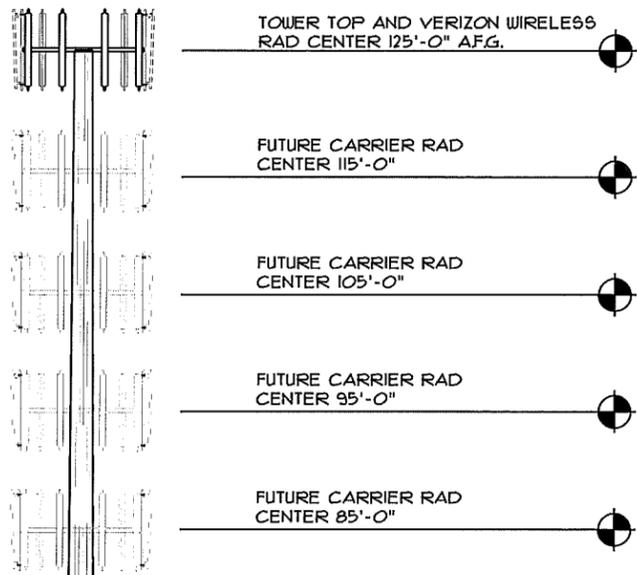
1. Storm Water Detention and Easement Agreement as described in Deed Book 3024 Page 378 dated February 28, 1994 and recorded February 28, 1994. Located adjacent to Parent Parcel and plotted to show location. Does not affect the proposed Lease Area, Access Easement or Utility Easement.
2. Easement Agreement as set forth in Deed Book 3105 Page 140 dated August 25, 1994, and recorded September 8, 1994. Does not affect the proposed Lease Area, Access Easement or Utility Easement.
3. Affidavit as set forth in Deed Book 4102 Page 371 dated May 26, 2000 and recorded June 1, 2000. Does not affect the proposed Lease Area, Access Easement or Utility Easement.
4. Agreement as described in Deed Book 4246 Page 538 dated February 15, 2001 and recorded February 22, 2001. Does not affect the proposed Lease Area, Access Easement or Utility Easement.
5. Resolution No. 1649-7-01 as set forth in Deed Book 4410 Page 616 dated July 25, 2001 and recorded August 9, 2001. Does not affect the proposed Lease Area, Access Easement or Utility Easement.
6. Memorandum of Lease as contained in Deed Book 4513 Page 567 dated October 3, 2001 and recorded November 21, 2001. Does not affect the proposed Lease Area, Access Easement or Utility Easement.
7. Underground Electric Line Easement as set forth in Deed Book 7435 Page 583 dated October 2, 2009 and recorded October 20, 2009. Does not affect the proposed Lease Area, Access Easement or Utility Easement.
8. Resolution No. 0927-09-09 as contained in Deed Book 7439 Page 657 dated September 23, 2009 and recorded October 23, 2009. Does not affect the proposed Lease Area, Access Easement or Utility Easement.
9. Order of Condemnation as set forth in Deed Book 7341 Page 103 dated June 3, 2009 and recorded July 7, 2009. Does not affect the proposed Lease Area, Access Easement or Utility Easement.



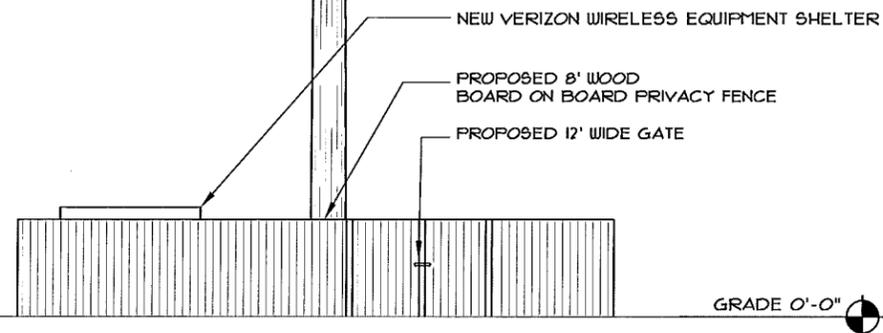
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	398.86'	306.92'	299.40'	S 05°49'31" W	44°05'18"
C2	179.08'	131.91'	128.95'	S 49°54'06" W	42°12'15"
C3	62.70'	34.20'	33.77'	S 57°11'47" W	31°14'49"



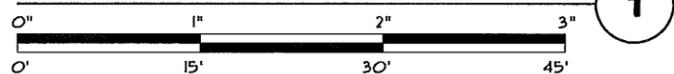
WT	W-T COMMUNICATION DESIGN GROUP, LLC WIRELESS INFRASTRUCTURE 2676 Pratum Avenue Hoffman Estates, Illinois 60192 PH: (224) 293-6333 FAX: (224) 293-6444 www.wtengineering.com IL License No.: 184-006042 Exp: 04/30/13	Jayme M. Malone Professional Land Surveyor	Husker Surveying 4535 Normal Blvd. Suite 101 Lincoln, NE 68506	SITE NAME: CEDAR MEMORIAL PARK CEMETARY SITE ID: CT1146 4200 1ST AVENUE NE CEDAR RAPIDS IA 52402	PROJECT NUMBER HS3731	DRAWING TITLE LAND SURVEY	DRAWING NUMBER LS-3
		NO. DATE COMMENTS BY 2 2/28/13 BLH JMM JMM 1 1/9/13 90% REVIEW TDH JMM JMM					
SCALE: AS SHOWN DESIGNED BY: DRAWN BY:							



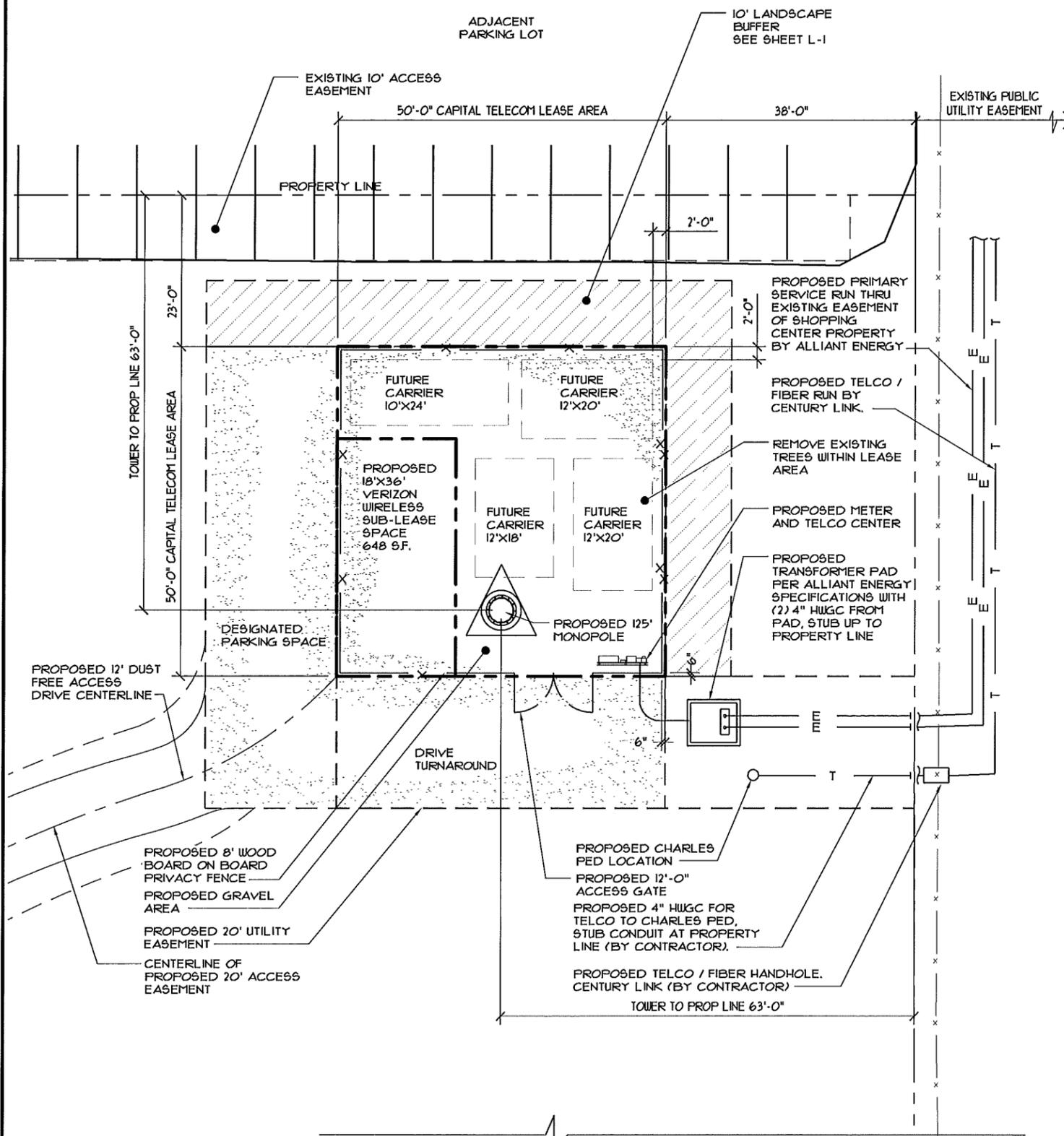
NOTE:
 W-T'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER. NEW ANTENNAS SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE TOWER HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS. PRIOR TO ANY INSTALLATION, A STRUCTURAL EVALUATION OF THE TOWER SHOULD BE PERFORMED



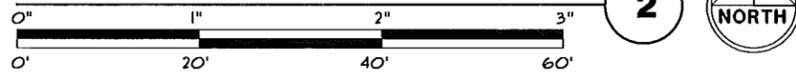
SITE ELEVATION



1



ENLARGED SITE PLAN



2



CAPITAL TELECOM ACQUISITION, LLC
 1500 MT. KEMBLE, SUITE 203
 MORRISTOWN, NJ 07960
 PH: (973) 425-0606
 FAX: (973) 425-1616



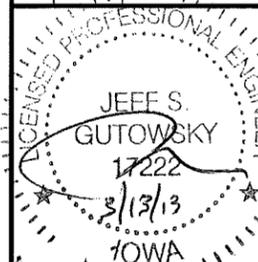
W-T COMMUNICATION DESIGN GROUP, LLC.
 WIRELESS INFRASTRUCTURE
 2675 Pratum Avenue
 Hoffman Estates, Illinois 60192
 PH: (224) 293-6333 FAX: (224) 293-6444
 www.wtengineering.com

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SITE#: CT1146
 CEDAR MEMORIAL PARK CEMETARY
 'CEDAR RAPIDS'
 4200 1ST AVENUE NE
 CEDAR RAPIDS, IA
 52402

W-T PROJECT	T122132
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4	10.01.12	REV. FOR LEASE REVIEW
5	10.01.12	REV. FOR LEASE REVIEW
6	12.14.12	REV. FOR LEASE REVIEW
7	01.16.13	REV. ELECTRICAL ROUTE
8	03.13.13	FOR ZONING REVIEW



SHEET NAME
 ENLARGED SITE PLAN & TOWER ELEVATION

SHEET NUMBER
A-2

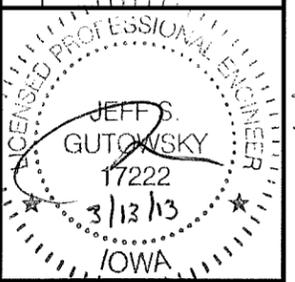
Exp 12/31/13

**SITE#: CT1146
CEDAR MEMORIAL
PARK CEMETARY
'CEDAR RAPIDS'**

4200 1ST AVENUE NE
CEDAR RAPIDS, IA
52402

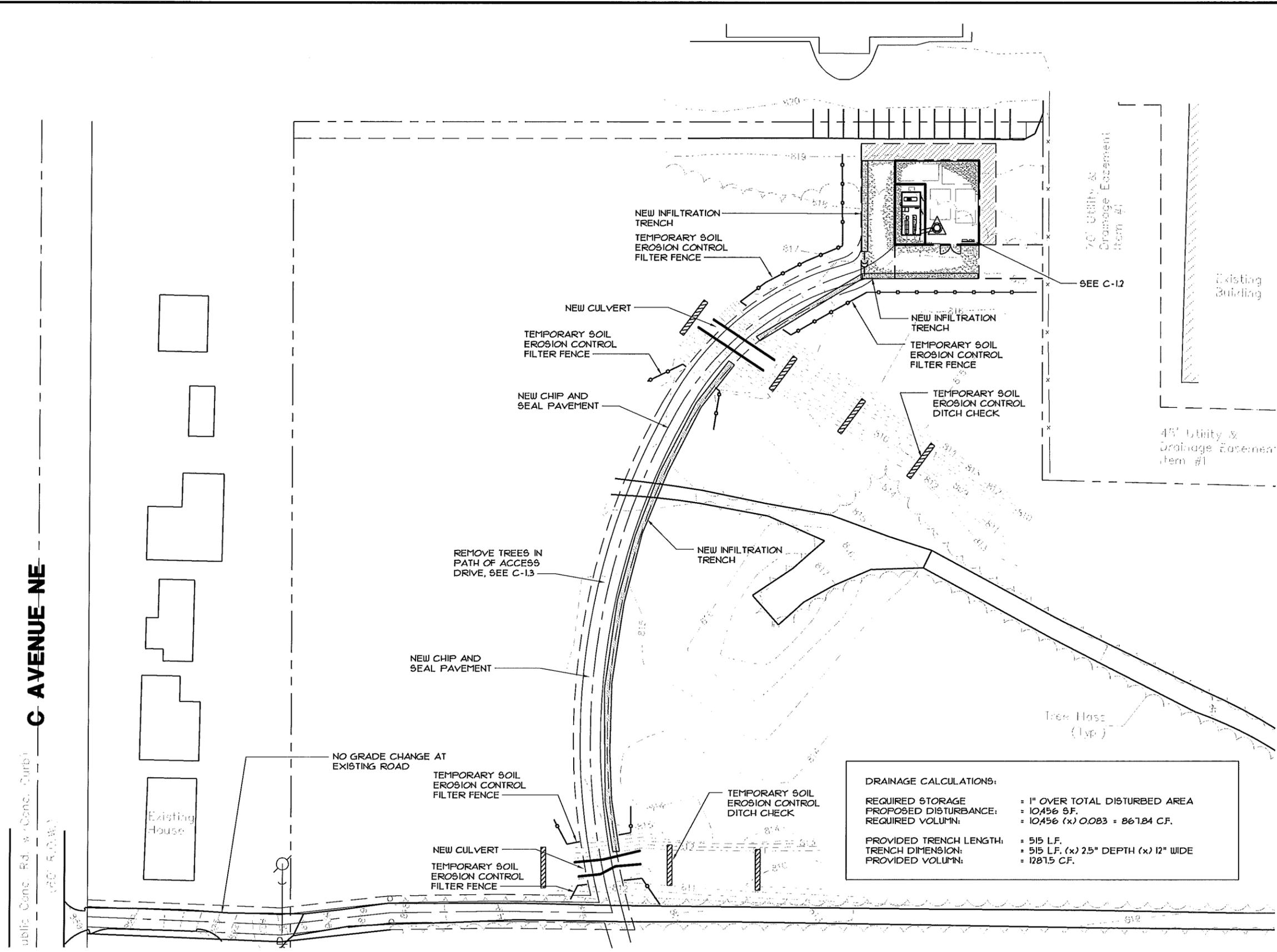
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8	03.13.13	FOR ZONING REVIEW



SHEET NAME
**PRELIMINARY
GRADING & EROSION
CONTROL PLAN**

SHEET NUMBER
C-1.1



DRAINAGE CALCULATIONS:
 REQUIRED STORAGE = 1" OVER TOTAL DISTURBED AREA
 PROPOSED DISTURBANCE: = 10456 SF.
 REQUIRED VOLUMIN: = 10456 (x) 0.083 = 867.84 CF.
 PROVIDED TRENCH LENGTH: = 515 LF.
 TRENCH DIMENSION: = 515 LF. (x) 2.5" DEPTH (x) 12" WIDE
 PROVIDED VOLUMIN: = 12815 CF.

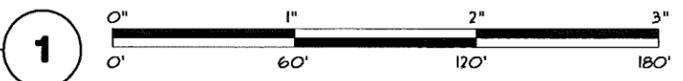
C AVENUE NE

Public Conc. Rd. w/ Conc. Curbs
160' R.O.W.



**ACCESS DRIVE GRADING AND
EROSION CONTROL PLAN**

SCALE: 1" = 60'-0"



1

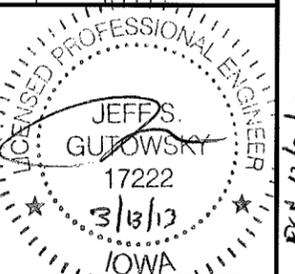
EX-12/3/13

**SITE#: CT1146
CEDAR MEMORIAL
PARK CEMETARY
'CEDAR RAPIDS'**

4200 1ST AVENUE NE
CEDAR RAPIDS, IA
52402

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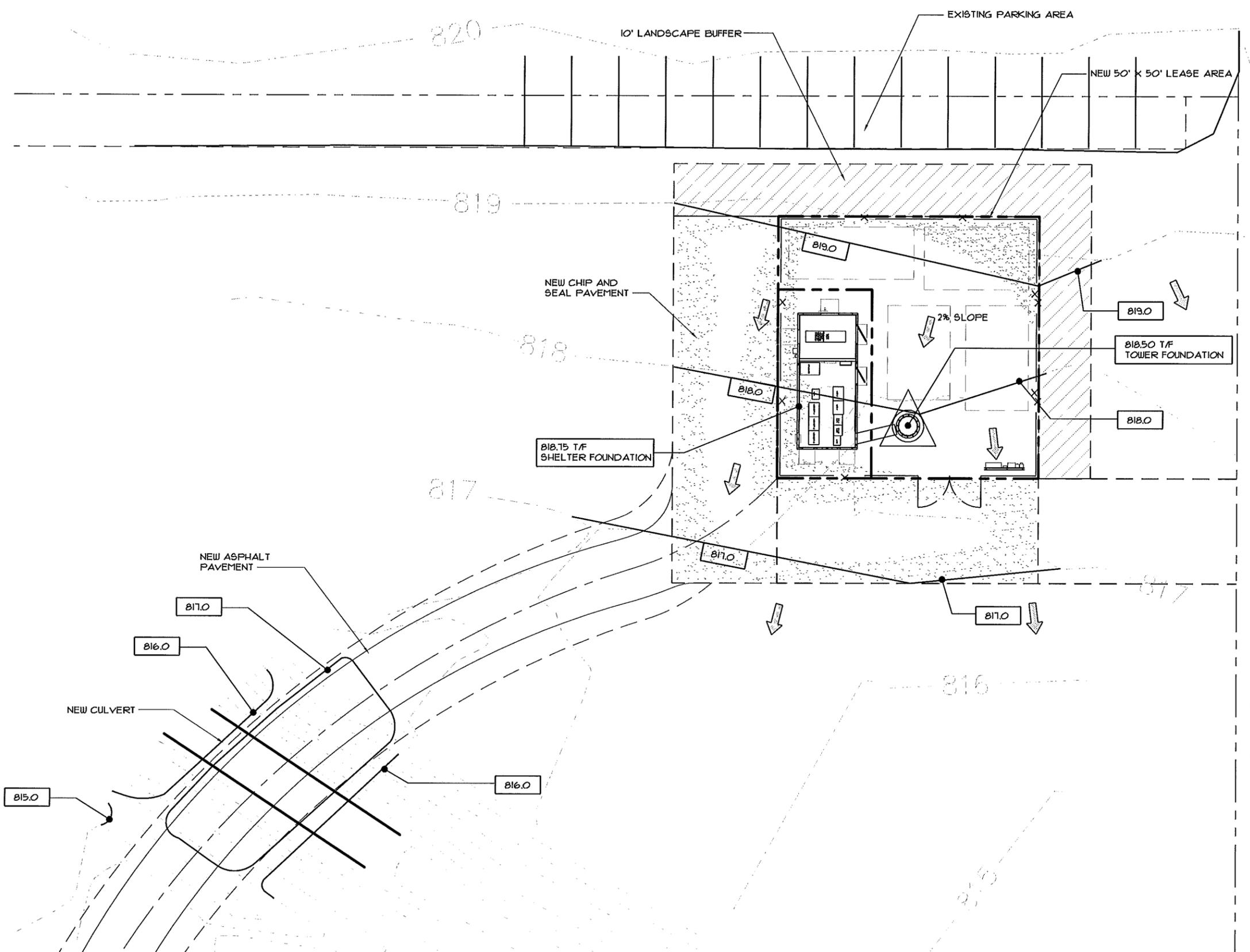
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8	03.13.13	FOR ZONING REVIEW



Ex 12/31/13

SHEET NAME
**COMPOUND
GRADING PLAN**

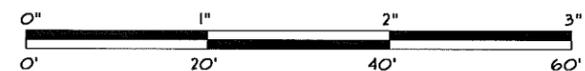
SHEET NUMBER
C-1.2



COMPOUND GRADING PLAN

SCALE: 1" = 20'-0"

1



TREE REMOVAL CHART

TREE CALIPER	# OF TREES IN EASEMENT AND LEASE LIMIT	# OF TREES TO BE REMOVED	# OF TREES TO BE REPLACED
3"	12	9	
4"	13	11	
5"	1	1	
6"	14	6	
8"	8	4	
10"	6	4	
12"	22	6	
15"	3	0	
16"	1	1	
18"	4	1	
24"	5	0	
42"	1	0	
	90	43	0



CAPITAL TELECOM ACQUISITION, LLC
 1500 MT. KEMBLE, SUITE 203
 MORRISTOWN, NJ 07960
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 FAX: (973) 425-1616



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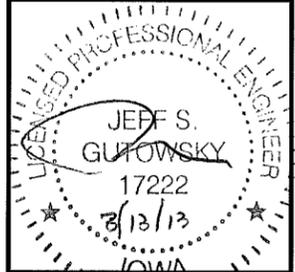
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SITE#: CT1146
CEDAR MEMORIAL PARK CEMETARY 'CEDAR RAPIDS'

4200 1ST AVENUE NE
 CEDAR RAPIDS, IA
 52402

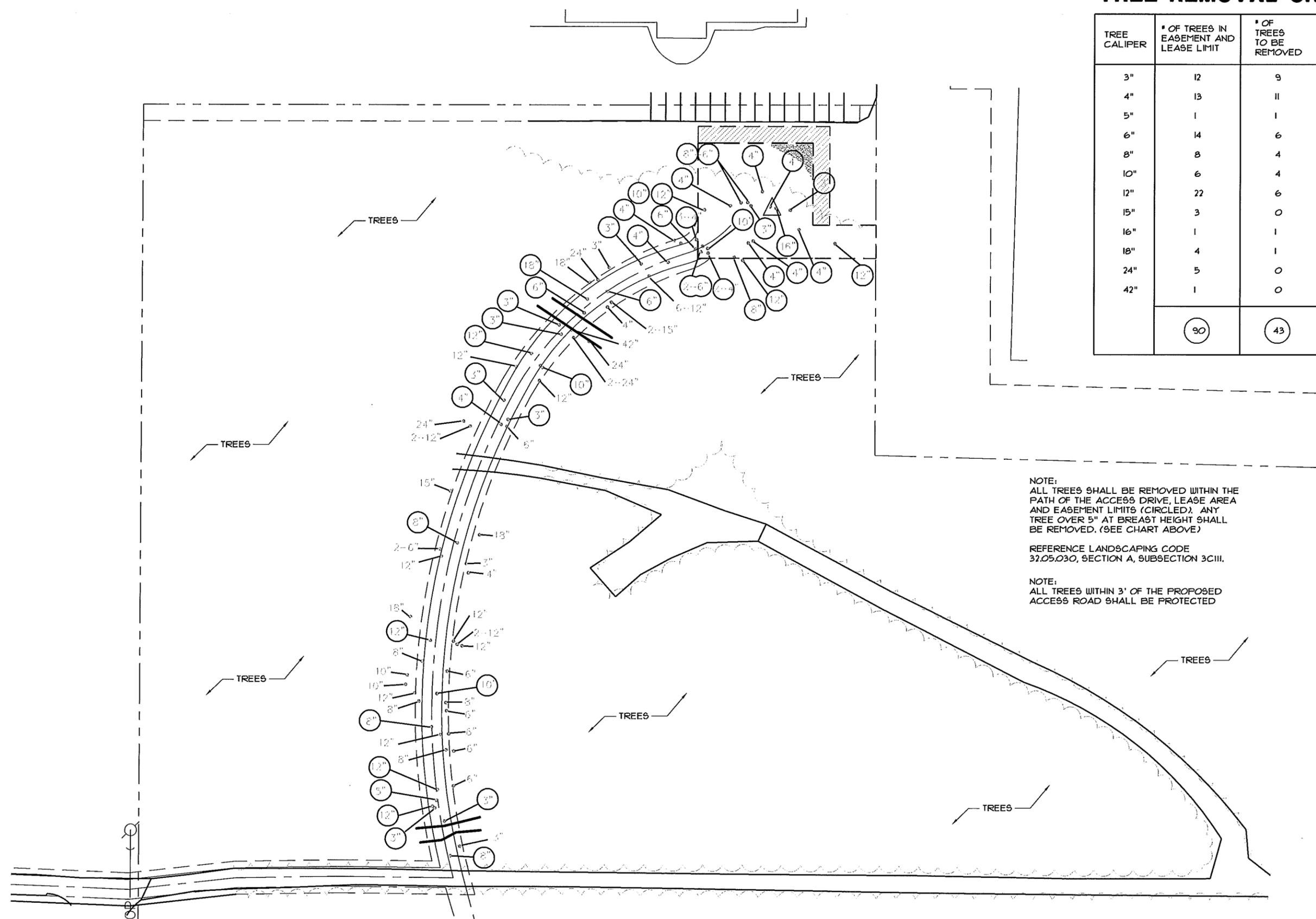
W-T PROJECT	T122132
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8	03.13.13	FOR ZONING REVIEW



SHEET NAME
TREE REMOVAL PLAN

SHEET NUMBER
C-1.3



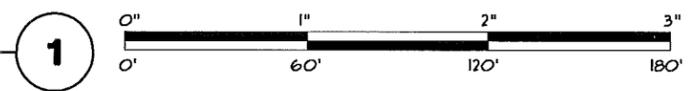
NOTE:
 ALL TREES SHALL BE REMOVED WITHIN THE PATH OF THE ACCESS DRIVE, LEASE AREA AND EASEMENT LIMITS (CIRCLED). ANY TREE OVER 5" AT BREAST HEIGHT SHALL BE REMOVED. (SEE CHART ABOVE)

REFERENCE LANDSCAPING CODE
 32.05.030, SECTION A, SUBSECTION 3CIII.

NOTE:
 ALL TREES WITHIN 3' OF THE PROPOSED ACCESS ROAD SHALL BE PROTECTED



TREE REMOVAL PLAN
 SCALE: 1" = 60'-0"

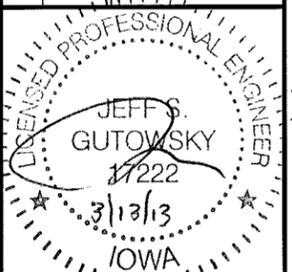


EX-12/31/13

SITE#: CT1146
**CEDAR MEMORIAL
PARK CEMETARY
'CEDAR RAPIDS'**
4200 1ST AVENUE NE
CEDAR RAPIDS, IA
52402

W-T PROJECT	T122132
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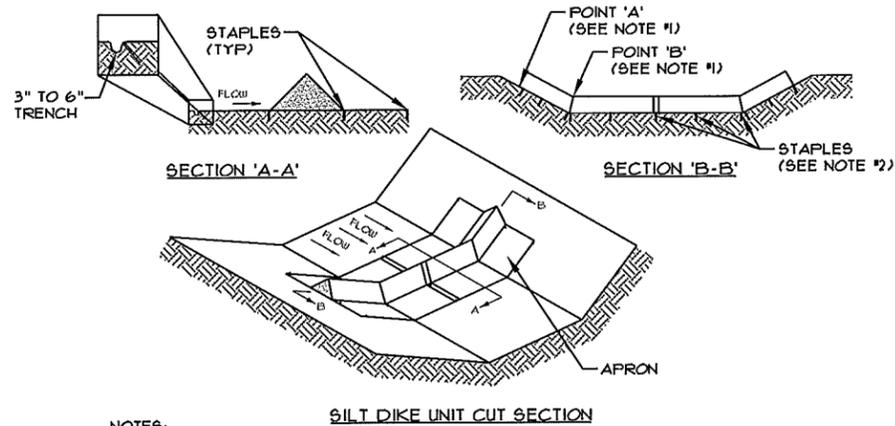
NO:	DATE:	REVISION:
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6	12.14.12	REV. FOR LEASE REVIEW
7	01.16.13	REV. ELECTRICAL ROUTE
8	03.13.13	FOR ZONING REVIEW



EX-12/13/13

SHEET NAME
SITE DETAILS

SHEET NUMBER
C-1.4



NOTES:

- POINT 'A' MUST BE HIGHER THAN POINT 'B' TO ENSURE THAT WATER FLOWS OVER THE DIKE AND NOT AROUND THE ENDS.
- STAPLES SHALL BE PLACED WHERE THE UNITS OVERLAP AND IN THE CENTER OF THE 'T' UNIT AS SHOWN.

DETAIL - TRIANGULAR SILT DIKE

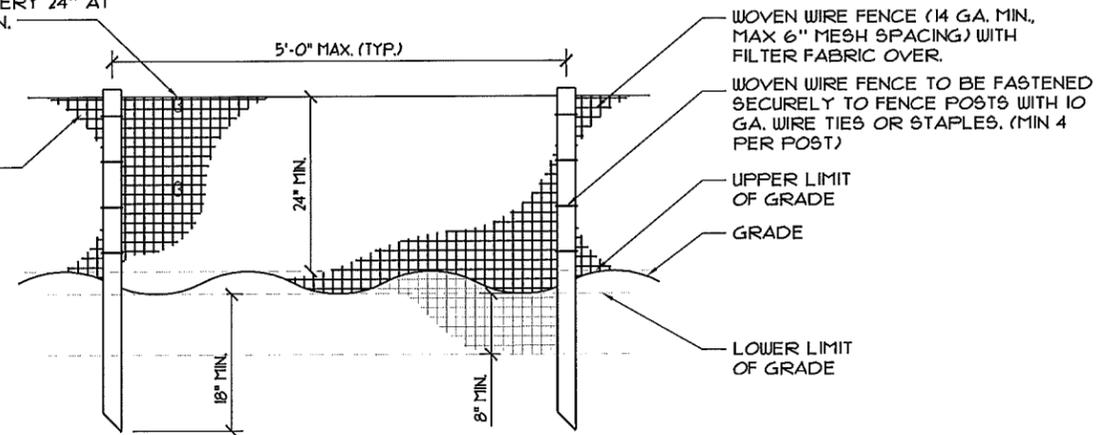
NOT TO SCALE

GENERAL NOTES

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
- POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD.
- FENCE: WOVEN WIRE, 14 GA. 6" MAX. MESH OPENING.
- FILTER CLOTH: FILTERX, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.

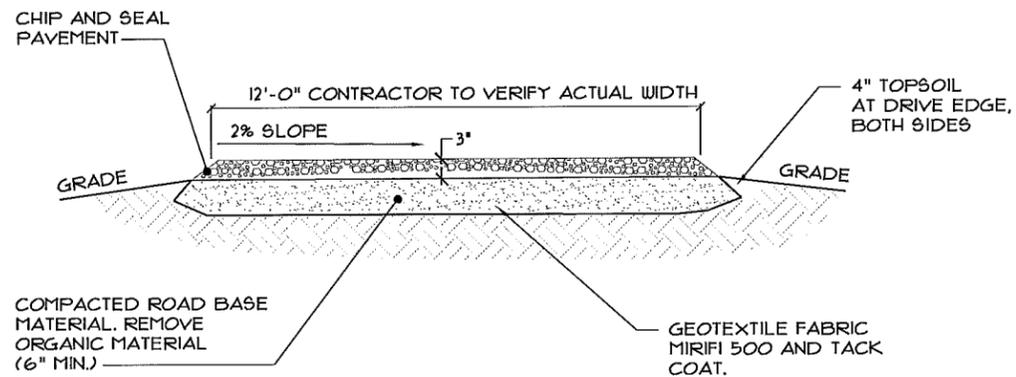
FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.

FILTER CLOTH: FILTERX, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.



DETAIL - EROSION CONTROL FENCE

NOT TO SCALE

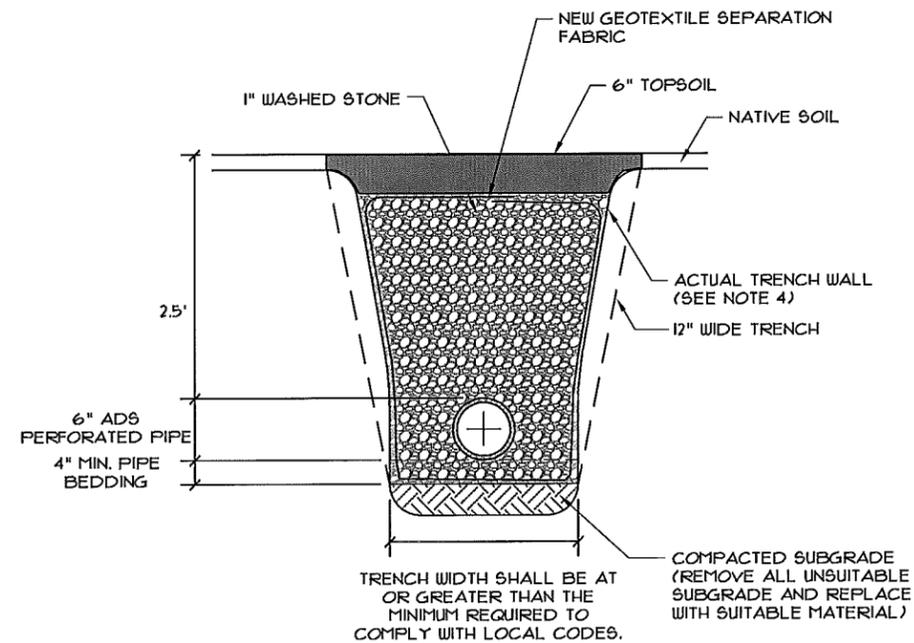


**EARTH WORK SUBGRADE
COMPACTION & SELECT GRANULAR FILL**

- CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING & GRUBBING THE CONSTRUCTION SITE AND ROADWAY AREAS WHERE APPLICABLE
- ALL SELECT GRANULAR FILL SHALL BE COMPACTED TO A 95% COMPACTION AT A MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 OR WITHIN PLUS OR MINUS 3% OF OPTIMUM MOISTURE CONTENT.

DETAIL - ROAD SECTION

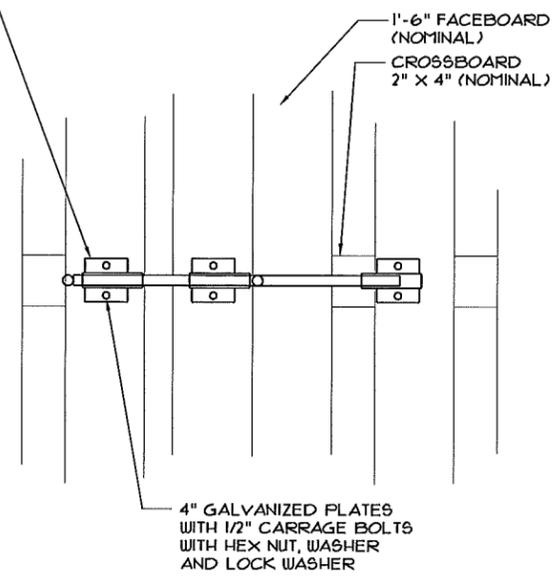
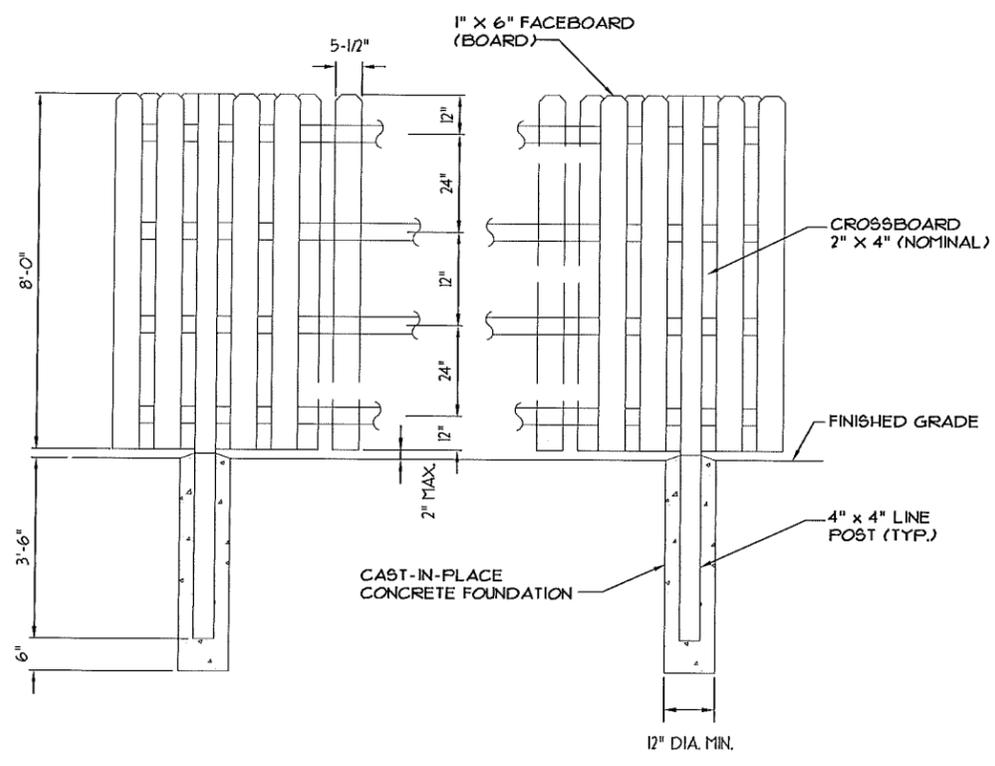
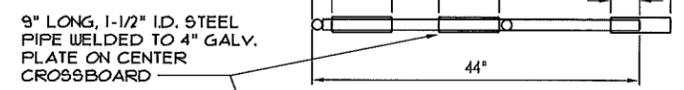
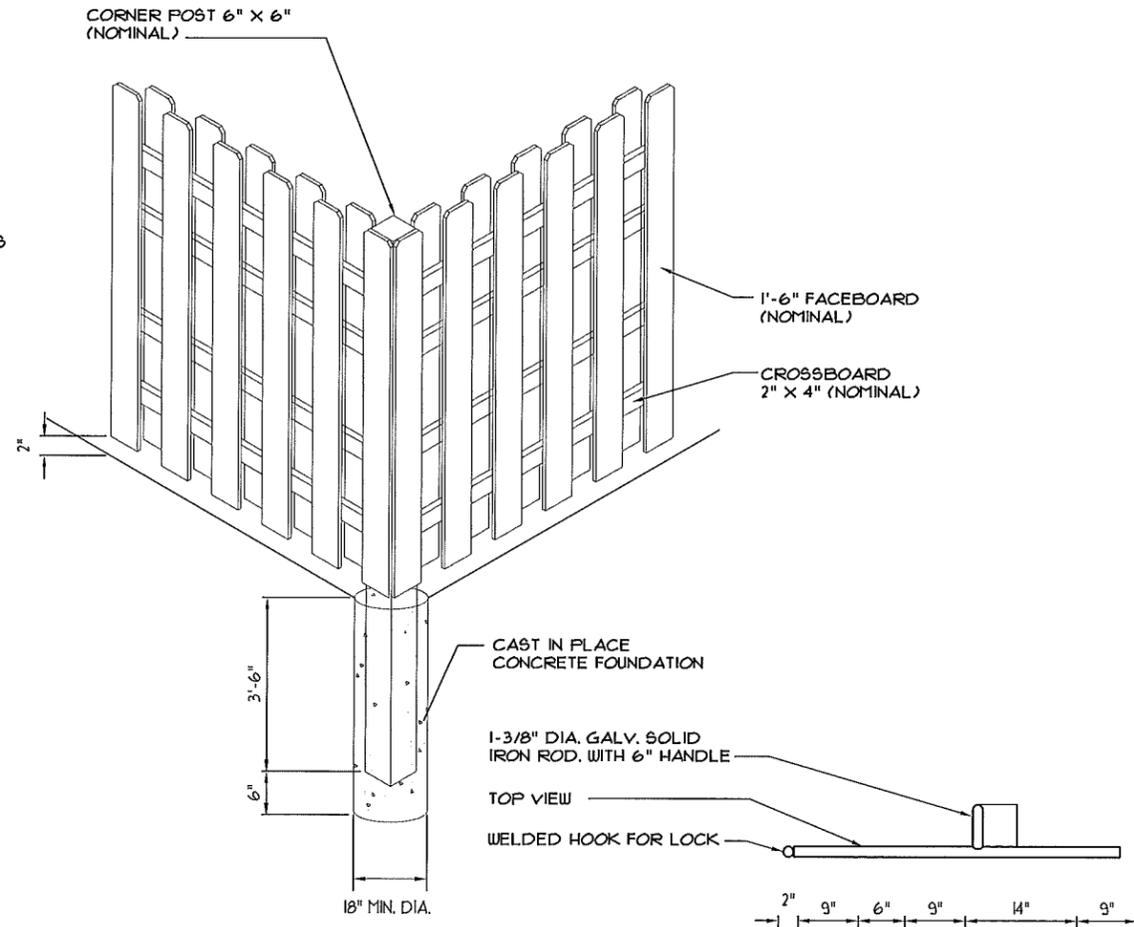
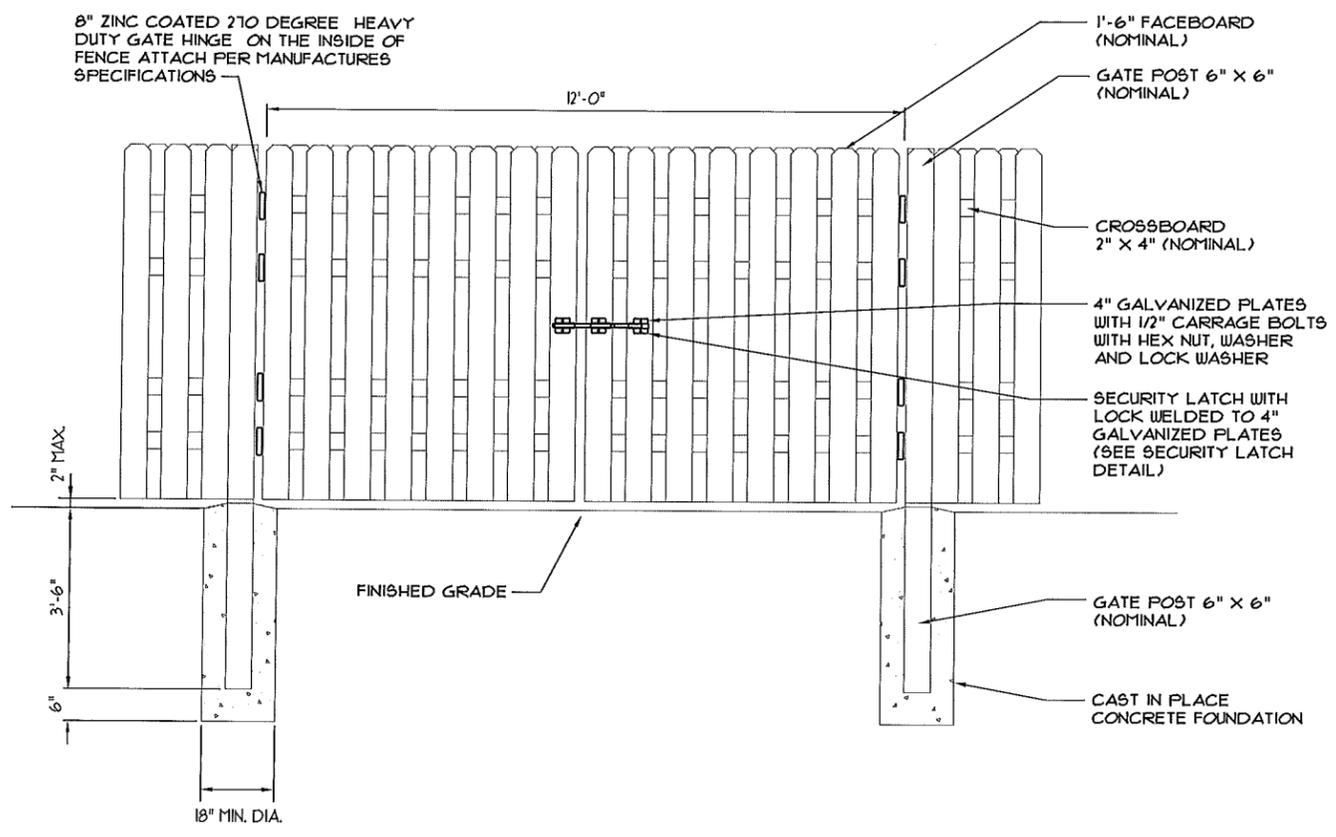
NOT TO SCALE



DETAIL - INFILTRATION TRENCH

NOT TO SCALE

ALL WOOD COMPONENTS TO BE PRESSURE TREATED UNLESS NOTED OTHERWISE AND ALL METAL COMPONENTS TO BE CORROSION RESISTANT AND COMPATIBLE WITH TREATED LUMBER.



CAPITAL TELECOM ACQUISITION, LLC
 1500 MT. KEMBLE, SUITE 203
 MORRISTOWN, NJ 07960
 PH: (973) 425-0606
 FAX: (973) 425-1616



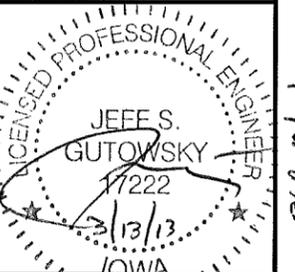
W-T COMMUNICATION DESIGN GROUP, LLC.
 WIRELESS INFRASTRUCTURE
 2675 Pralun Avenue
 Hoffman Estates, Illinois 60192
 PH: (224) 293-6333 FAX: (224) 293-6444
 www.wtengineering.com

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SITE#: CT1146
 CEDAR MEMORIAL PARK CEMETARY
 'CEDAR RAPIDS'
 4200 1ST AVENUE NE
 CEDAR RAPIDS, IA
 52402

W-T PROJECT	T122132
DATE:	9.8.12
DRAWN BY:	CDG
REVIEW BY:	CMS
APPROVED BY:	KMM

NO:	DATE:	REVISION:
1	9.8.12	FOR LEASE REVIEW
2	9.25.12	REV. FOR LEASE REVIEW
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7	01.16.13	REV. ELECTRICAL ROUTE
8	03.13.13	FOR ZONING REVIEW



SHEET NAME
 WOOD FENCE DETAIL

SHEET NUMBER
C-2

EXP 12/31/13

SITE WORK GENERAL NOTES:

ALL PLACEMENT OF LANDSCAPING SHALL MEET THE FOLLOWING CONDITIONS:

1. ALL PLANT MATERIAL SHALL BE PLANTED IN A MANNER WHICH IS NOT TO INTERFERE WITH OVERHEAD WIRES OR BE INTRUSIVE TO UTILITIES OR PAVEMENT.
2. NO TREES OR OTHER LANDSCAPING SHALL BE LOCATED CLOSER THAN 10 FEET TO A FIRE HYDRANT OR OTHER ABOVE GROUND UTILITIES.
3. NO LANDSCAPING SHALL INTERFERE WITH SITE REQUIREMENTS FOR SAFE INGRESS AND EGRESS.

INSTALLATION STANDARDS:

1. PLANT MATERIAL SHALL CONFORM WITH THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN FOR THAT TYPE OF TREE OR SHRUB AT THE TIME OF INSTALLATION.
2. ALL TREES SHALL BE GROWN IN A NUSERY LOCATED IN THE STATE OF IOWA.
3. ALL PLANT MATERIAL SHALL BE INSTALLED FREE OF DISEASE AND IN A MANNER THAT ENSURES THE AVAILABILITY OF SUFFICIENT SOIL AND WATER TO SUBSTAIN HEALTHY GROWTH.
4. ALL TAGS, WIRES, PLASTIC TIES AND ROPE SHALL BE CUT FROM EACH TREE TO PREVENT GIRDLING OF THE TREE. THE BURLAP SHALL BE PULLED BACK FROM THE UPPER THIRD OF THE ROOTBALL. IF A PLASTIC 'BURLAP' IS USED, IT SHALL BE REMOVED IN ITS ENTIRETY FROM THE ROOTBALL.
5. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF DEPTH OF THREE (3) INCHES OF MULCHED MATERIAL AND A DIAMETER OF THREE (3) AROUND THE BASE OF THE TREE.
6. TREES SHALL BE STAKED WITH POSTS AND NOT STAKES IN AREAS OF HIGH WIND FOR ONE TO THREE YEARS TO ALLOW THE GROWTH OF PROPOSED ROOTS TO STABILIZE. ALL ROPES SHALL BE COVERED TO PREVENT CUTTING INTO THE BARK.
7. ANY EXCESS SOIL, CLAY, OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PLANTING SITE, PRIOR TO PLANTING OF INDIVIDUAL TREES AT FINAL GRADE.
8. THE JURISDICTION, AT ITS DISCRETION, HAS THE RIGHT TO RETAIN A PROFESSIONAL LANDSCAPE ARCHITECT OR ARBORIST TO REVIEW SUBMITTED LANDSCAPE PLAN AND THE PROFESSIONAL LANDSCAPE ARCHITECT OR ARBORIST WILL SUBMIT A WRITTEN REPORT TO THE PLANNING AND ZONING COMMISSION. ALL EXPENSES INCURRED BY THE COUNTY FOR THE USE OF THE LANDSCAPE ARCHITECT OR ARBORIST SHALL BE REIMBURSED BY THE DEVELOPER.

PLANTING SEASONS:

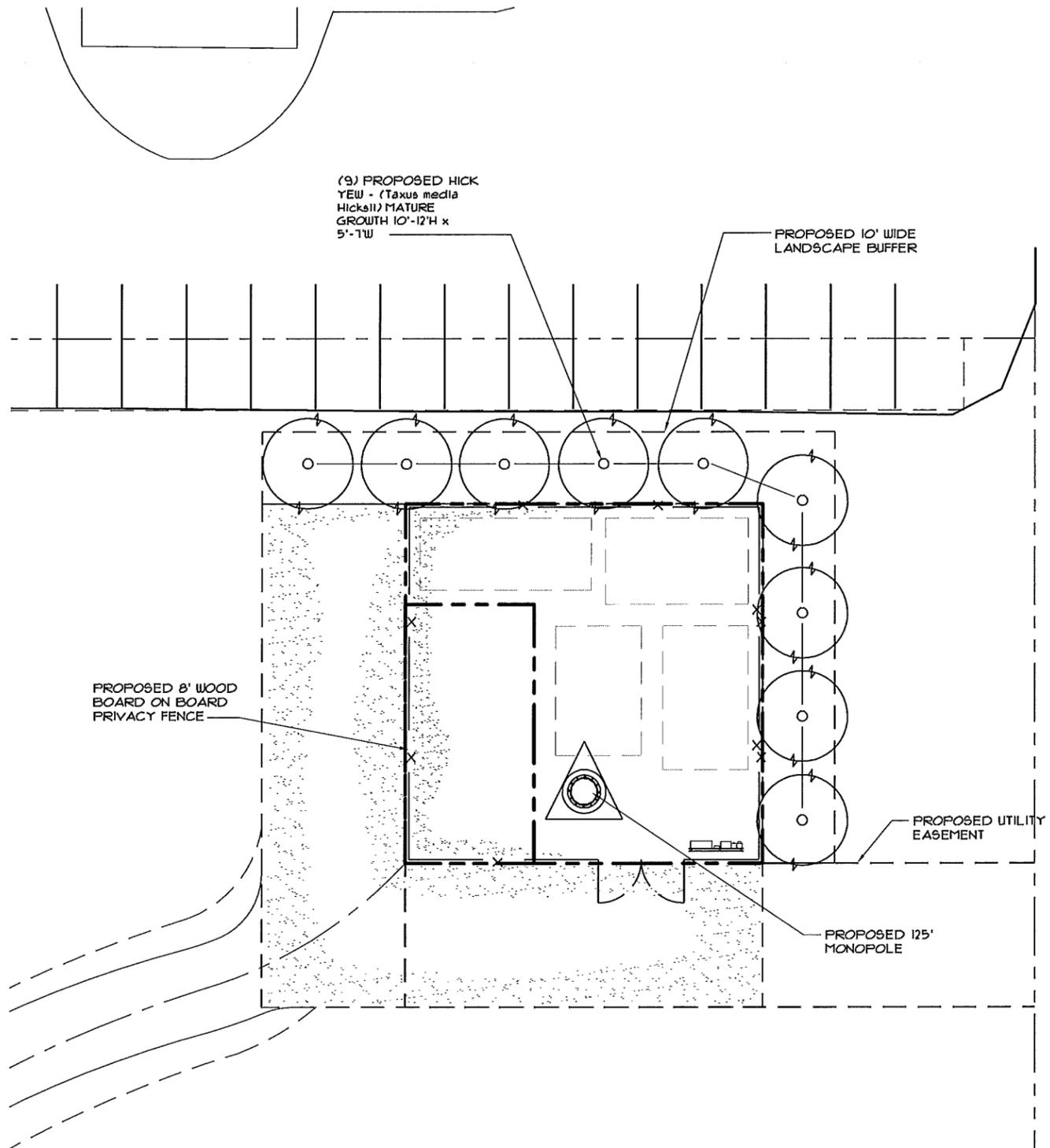
1. EVERGREEN PLANTS MUST BE PLANTED DURING THE FOLLOWING DATES: APRIL 1ST TO MAY 15TH AND SEPTEMBER 1ST TO OCTOBER 1ST
2. THE PLANTING PERIODS INDICATED MAY BE EXTENDED DUE TO WEATHER CONDITIONS OR OTHER FACTORS, WHICH MUST BE APPROVED BY THE LANDSCAPE ARCHITECT/ENGINEER.
3. THE CONTRACTOR WILL BE RELIEVED FOR HIS GUARANTEE RESPONSIBILITY SHOULD THE OWNER REQUIRE PLANT MATERIAL INSTALLATIONS TO BE COMPLETED DURING OTHER TIMES THAN THE PLANTING PERIODS INDICATED.

PLANTING:

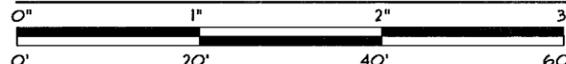
1. ALL SHADE TREES, ORNAMENTAL TREES, EVERGREEN TREES AND SHRUBS SHALL BE PLANTED IN HOLES EXCAVATED AT LEAST 3x THE WIDTH OF THE DIAMETER OF THE BALL OR CONTAINER AND DEEP ENOUGH SO THAT THE TOP OF THE BALL OR SOIL IN THE CONTAINER IS AT OR JUST ABOVE EXISTING GRADE.
2. ALL TWINE OR ROPE MUST BE CUT AND REMOVED AND THE BURLAP FOLDED AWAY FROM THE TOP OF THE BALL. THE EXCAVATION MUST BE BACKFILLED WITH THE PLANTING MIXTURE AND WATERED. ANY SETTLEMENT WILL BE FILLED WITH PLANTING MIXTURE.
3. A 4" DEEP SAUCER, SIMILAR TO THE DIAMETER OF THE PLANTING HOLE SHALL BE CREATED USING PLANTING MIX.

CLEAN UP:

1. ALL DEBRIS GENERATED DURING THE INSTALLATION OF PLANT MATERIALS MUST BE REMOVED FROM THE SITE.
2. ALL PAVEMENTS AND WALKS MUST BE SWEEPED AFTER EACH DAYS WORK. UPON COMPLETION OF THE WORK, ALL PAVEMENTS MUST BE WASHED TO REMOVAL MUD OR DIRT.



ENLARGED SITE PLAN



CAPITAL TELECOM ACQUISITION, LLC
1500 MT. KEMBLE, SUITE 203
MORRISTOWN, NJ 07960
PH: (973) 425-0606
FAX: (973) 425-1616



W-T COMMUNICATION DESIGN GROUP, LLC.
WIRELESS INFRASTRUCTURE

2675 Pralim Avenue
Hoffman Estates, Illinois 60192
PH: (224) 293-6333 FAX: (224) 293-6444
www.wtengineering.com

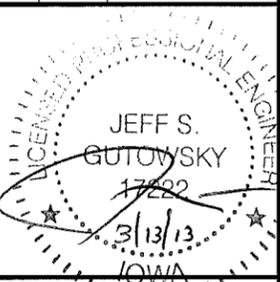
COPYRIGHT © 2012 W-T COMMUNICATION DESIGN GROUP, LLC

SITE#: CT1146
CEDAR MEMORIAL PARK CEMETARY 'CEDAR RAPIDS'

4200 1ST AVENUE NE
CEDAR RAPIDS, IA
52402

W-T PROJECT	T122132
DATE:	9.8.12
DRAWN BY:	CDG
REVIEW BY:	CMS
APPROVED BY:	KMM

NO:	DATE:	REVISION:
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7	01.16.13	REV. ELECTRICAL ROUTE
8	03.13.13	FOR ZONING REVIEW



SHEET NAME
LANDSCAPING PLAN

SHEET NUMBER
L-1

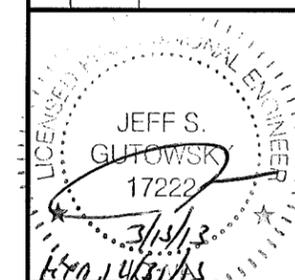
EXP 12/31/13

**SITE#: CT1146
CEDAR MEMORIAL
PARK CEMETARY
'CEDAR RAPIDS'**

4200 1ST AVENUE NE
CEDAR RAPIDS, IA
52402

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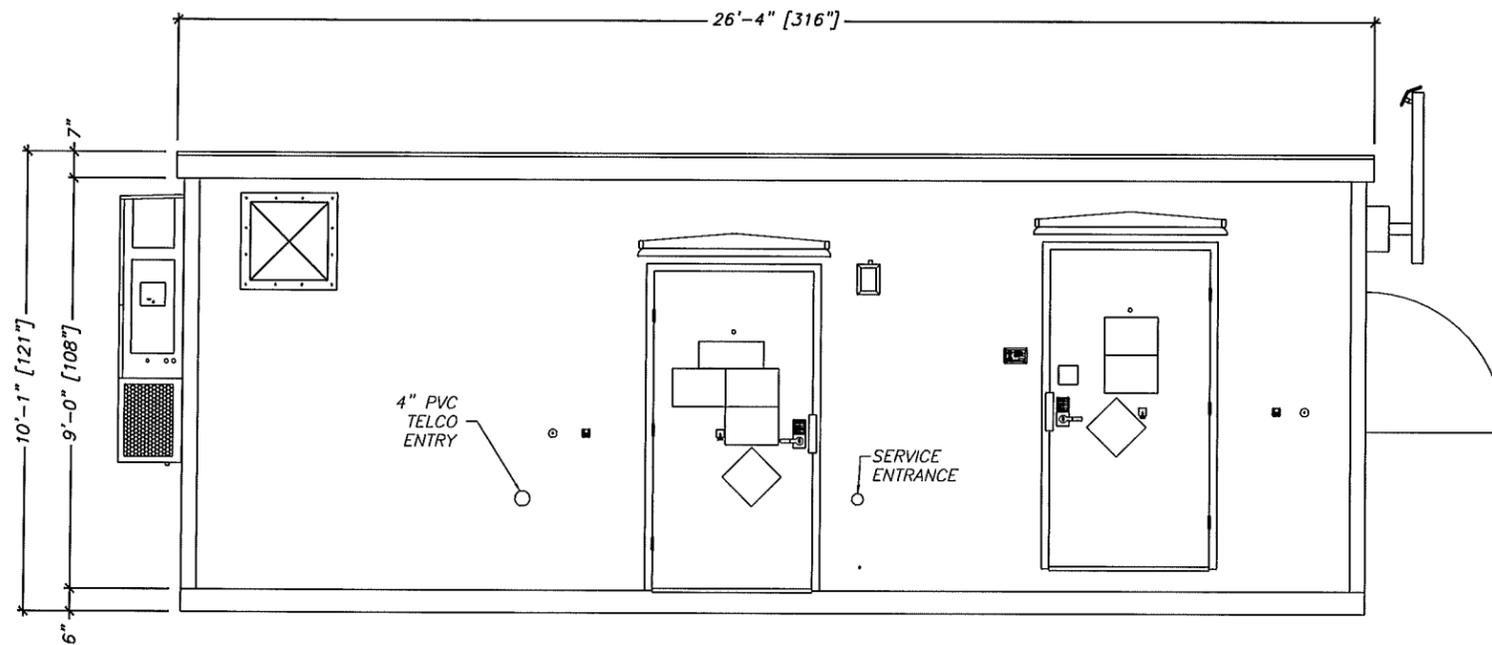
5/24/13

SHEET NAME

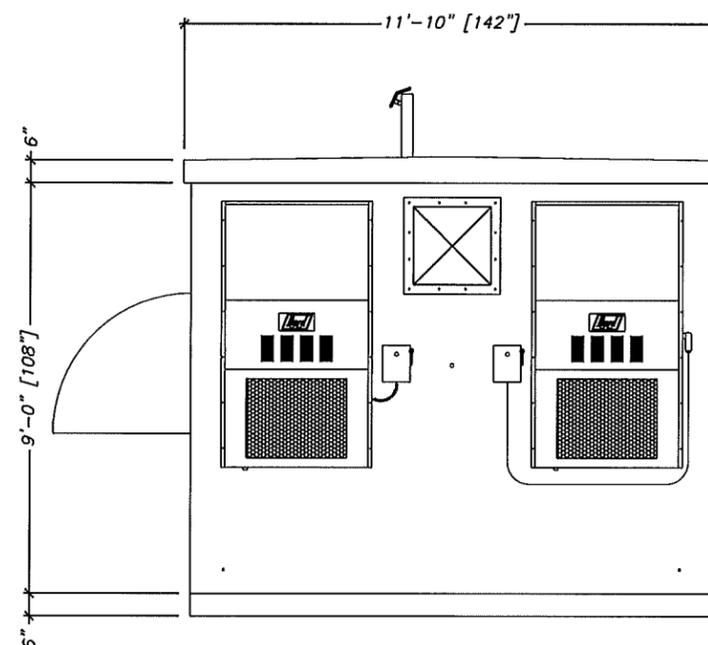
SHELTER
ELEVATIONS

SHEET NUMBER

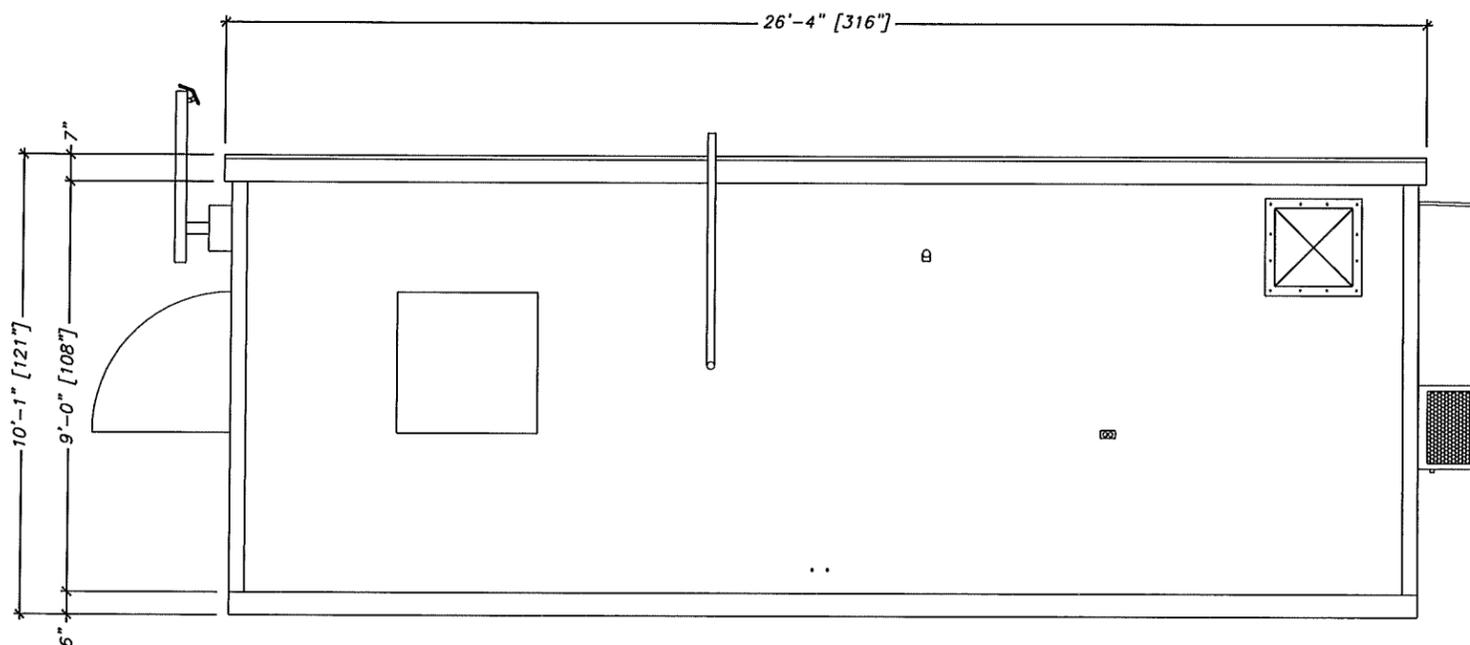
SH-1



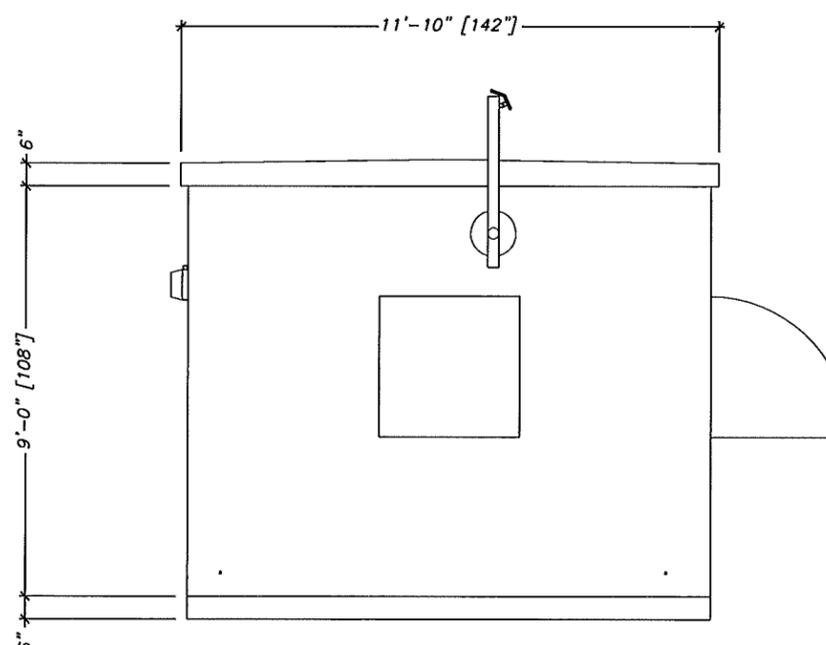
ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

SHELTER ELEVATION

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

OLD BUSINESS

To: Historic Preservation Commission
From: Brad Larson, Planner
Subject: Historic Database functions
Date: February 21, 2013

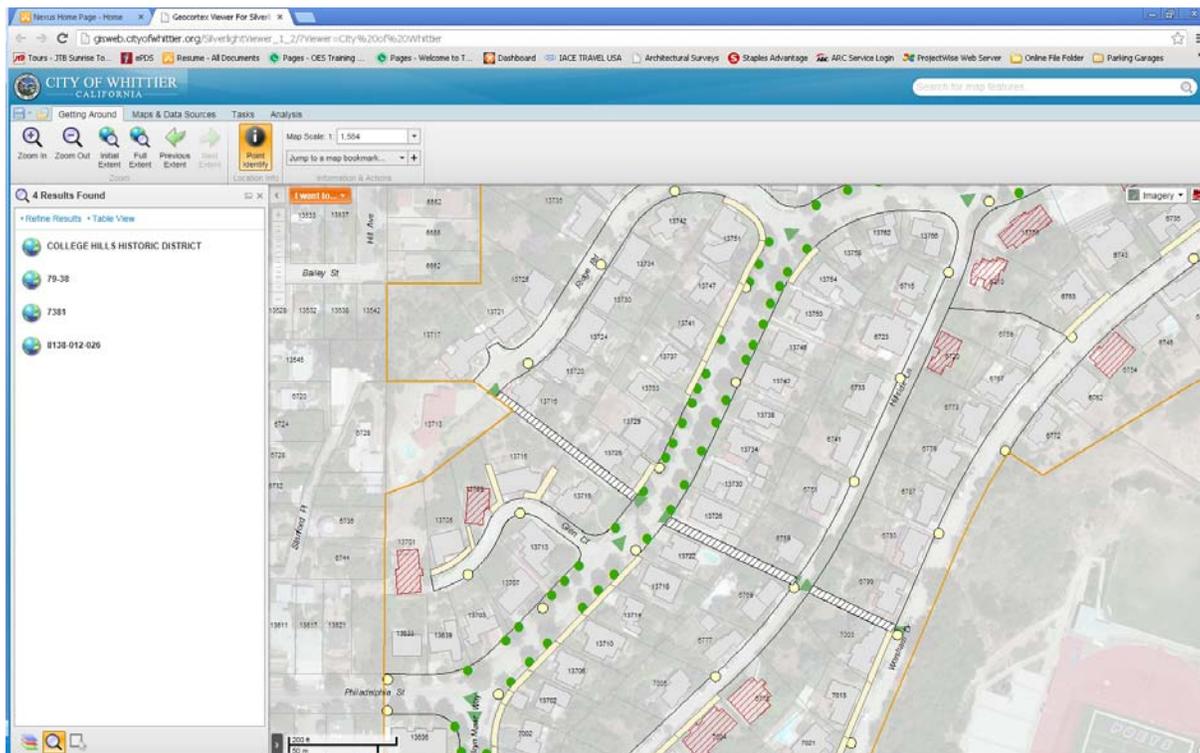
This memo is to provide four examples of Historic Databases that work with GIS to begin the discussion of how the Cedar Rapids database will function. HPC members should go to the links provided and consider what works well and what does not. HPC members are also encouraged to find other examples they feel work well.

Background:

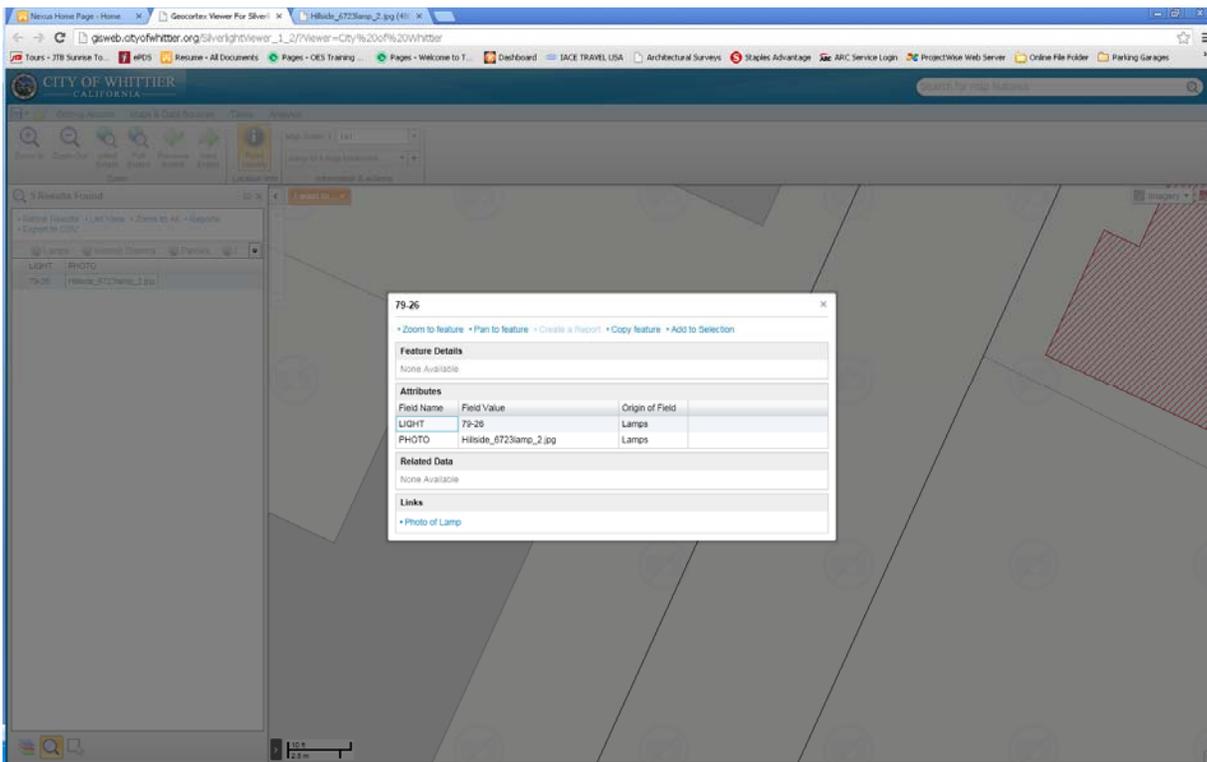
As part of the Memorandum of Agreement for the demolition of residential homes, the City of Cedar Rapids has agreed to establish a database of historic resources that will be useable through the City’s GIS website(s). Below are four examples of historic databases with GIS functionality. This discussion will be used to draft the City of Cedar Rapids database and GIS website.

City of Whittier, CA

http://gisweb.cityofwhittier.org/SilverlightViewer_1_2/?Viewer=City%20of%20Whittier



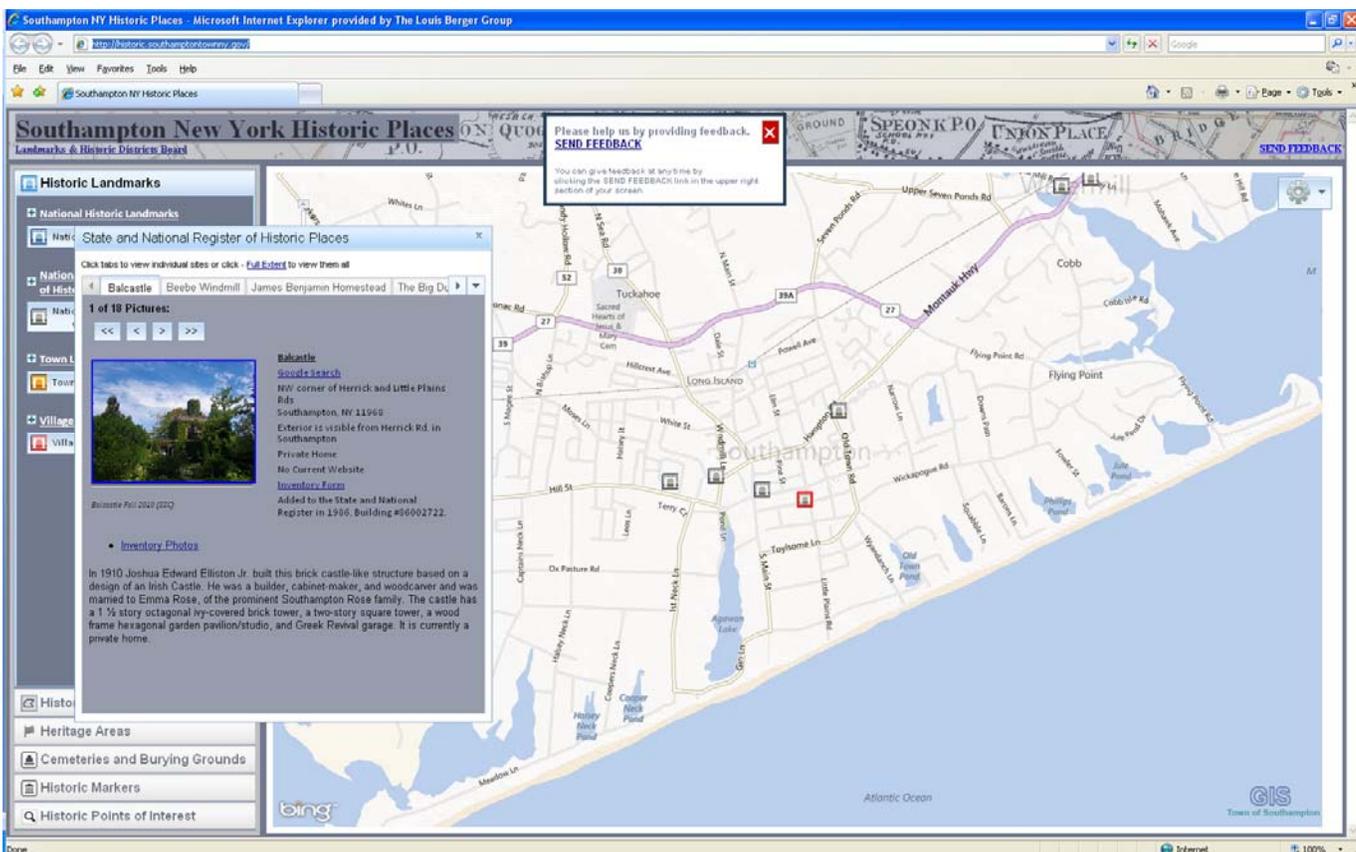
Overall Map View (Map includes historic district boundary and info, buildings, features such as walls, trees and lampposts, and other characteristics)



Pop-Up Window with Property Information showing Links to Photos and other data

Southampton, NY

<http://historic.southamptontownny.gov/>



The user chooses whether to see NRHP sites, NHL sites, local town or villages sites. Then a window pops up with tabs for each property. Clicking on the tab shows the data in the window, then moves to the site on the map. Each site has links to scanned inventory forms and photos (powered by JAVA):

Balkastle - Microsoft Internet Explorer provided by The Louis Berger Group

http://www.cprhp.state.ny.us/hpmag/tp_view.asp?GroupView=0980

File Edit View Favorites Tools Help

Balkastle



BUILDING-STRUCTURE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
DIVISION FOR HISTORIC PRESERVATION
(518) 474-0479

FOR OFFICE USE ONLY

UNIQUE SITE NO. 10357000496

QUAD _____

SERIES _____

NEG. NO. _____

NYS PARKS & RECREATION

YOUR NAME: AGENCY BLDG. #1 DATE: _____

YOUR ADDRESS: EMPIRE STATE PLAZA
ALBANY, NY 12238 TELEPHONE: _____

ORGANIZATION (if any): _____

IDENTIFICATION

- BUILDING NAME(S): Balkastle
- COUNTY: Suffolk TOWN/CITY: NA VILLAGE: Southampton
- STREET LOCATION: Northwest corner of Herrick and Little Plains Roads
- OWNERSHIP: a. public b. private
- PRESENT OWNER: Klaus and Lynn Lucka ADDRESS: c/o Trans America, Lake Success,
- USE: Original: residential Present: _____

Page 1 of 5

Massachusetts Historical Commission (SHPO)

<http://maps.mhc-macris.net/>

MHC MACRIS Maps 2.0 Beta - Microsoft Internet Explorer provided by The Louis Berger Group

http://maps.mhc-macris.net

File Edit View Favorites Tools Help

MHC MACRIS Maps 2.0 Beta - City of Leawood Santa Fe Trail through Kansas...

MAGRIS
2.0 beta

Block it data | Oscillates

Username: _____
Password: _____
Address or MHC# _____
Search

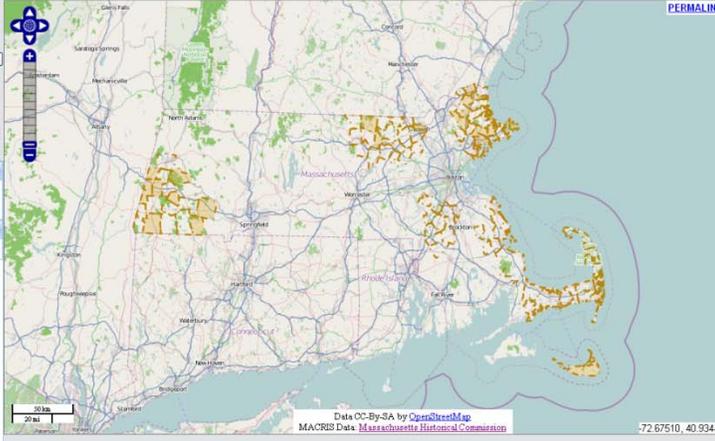
Bring MessDOT Street View

Available Layers

- Base Layer
- Inventory Layers
- MassGIS Layers

Legend

MHC Towns Completed



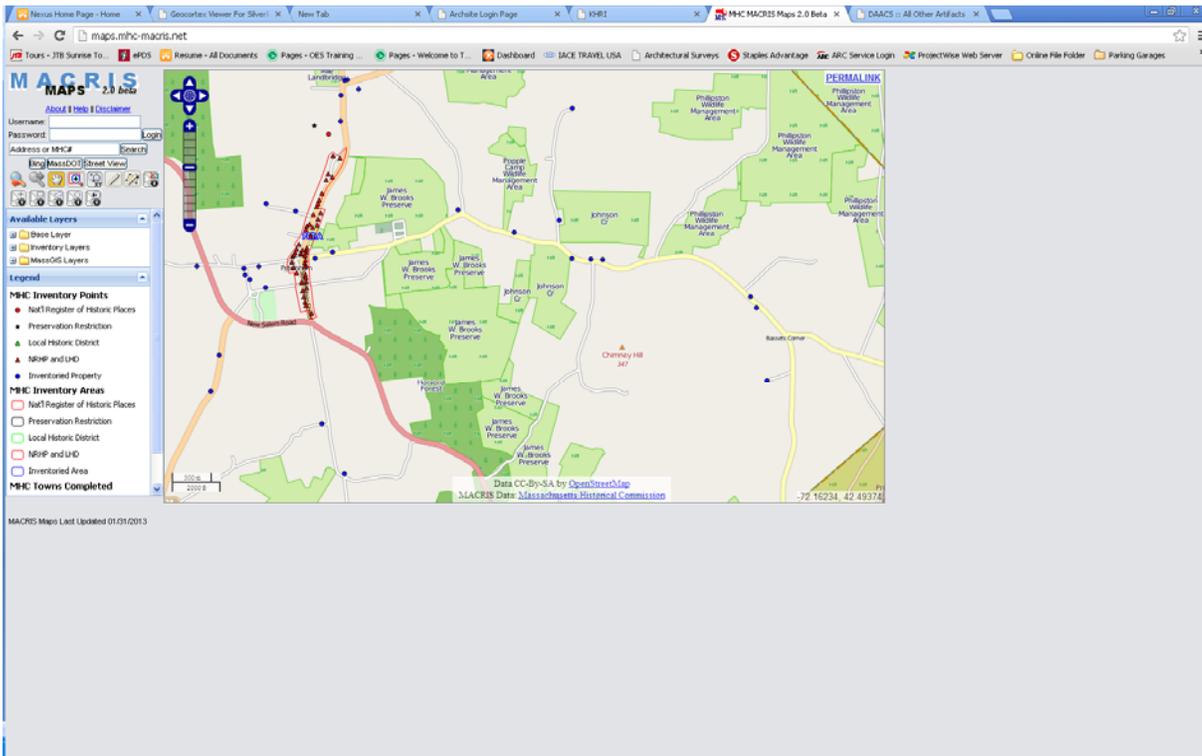
PERMALINK

Data CC-BY-SA by OpenStreetMap
MACRIS Data Massachusetts Historical Commission

-72.67510, 40.93447

MAGRIS Maps Last Updated 01/31/2013

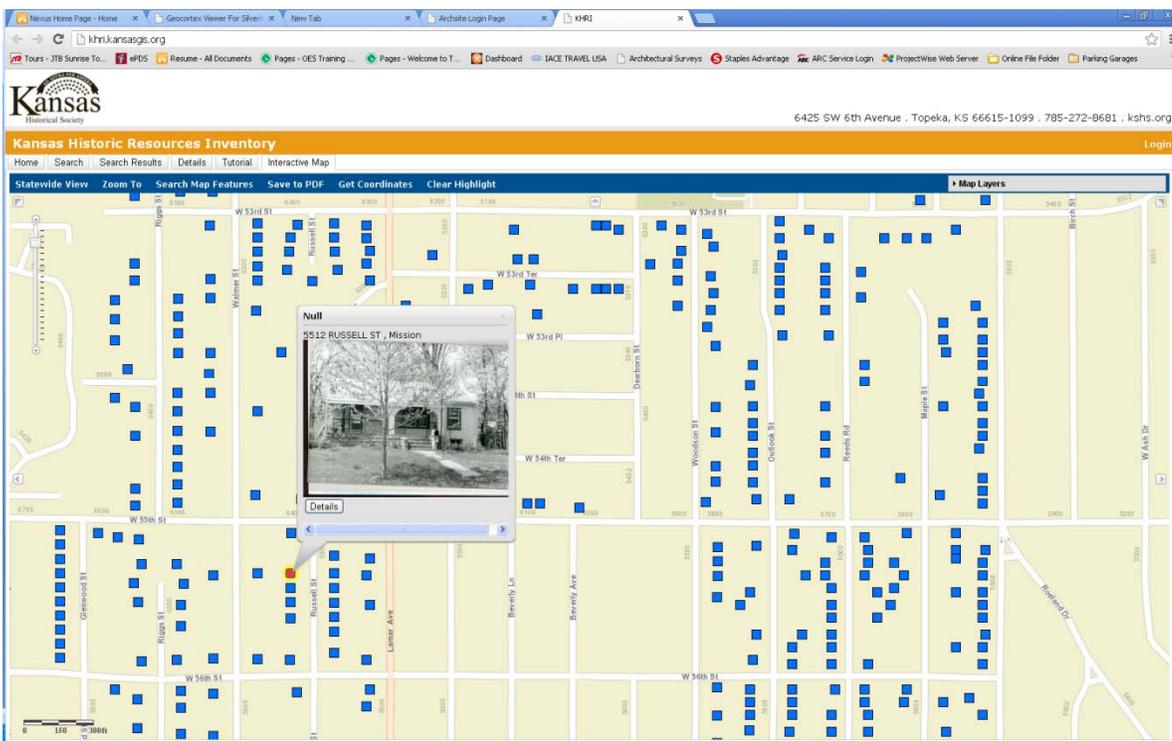
Done, but with errors on page.



Each site is linked to the MA SHPO's cultural resource inventory database.

Kansas Historic Resource Inventory (SHPO)

<http://khri.kansasgis.org/>



General Map View with Property Selected

Date	Time	Location	Activity	Responsibility
05/03/13	2:00 - 4:00pm -	CSPS	Delivery of tables	Spielmans and HPC
05/03/13		11th Ave	Posting of Street Closure Notice	City Staff & HPC
05/03/13		11th Ave	Delivery of barcade	Bee Line
05/04/13	9:00am - 9:30am	CSPS and 11th Ave	Set up tables, easels, signs for Interior - Commissions & Local Recourses set up Exterior - Vendors set up	CR- HPC, Linn Co - HPC, Brucemore, Main Street, History Center?
05/04/13	9:00am - 9:30am	Black Box Theatre	First Presentation Set up - Tax Credits for Historic Properties	Presentor, HPC, Volunteers
05/04/13	9:30am	11th Ave	Showcase Open to Public	
05/04/13	9:30am to 10:30am	Black Box Theatre	Tax Credits for Historic Properties - Presentation/Powerpoint and discussion	Bill Prowell
05/04/13	10:30am to 10:45am	Black Box Theatre	Second Presentation Set up - Cedar Rapids Architectural History	Presenter, HPC, Volunteers
05/04/13	10:45am - 12:00pm	Black Box Theatre	Cedar Rapids Architecutural History - Presentation/Powerpoint and discussion	Mark Stoffer Hunter
05/04/13	12:00pm - 1:00pm	CSPS	Public to talk with Preservation Groups & Lunch Break	
05/04/13	12:30pm - 1:00pm	Firehouse	Third Presentation Set up - I Bought an Old House Now How Do I Fix It	Presenter, HPC, ReStore, Volunteers
05/04/13	1:00pm - 4:00pm	Firehouse	I Bought an Old House Now How Do I Fix It? 1:00pm - 2:00pm - Window Repair 2:00pm - 3:00pm - Plaster Repair 3:00pm - 4:00pm - Masonry	Speakers
05/04/13	3:00pm - 3:45pm	CSPS 2nd floor bar/lounge area	Set up tables, chairs, pictures and awards for awards ceremony	CSPS, HPC, Volunteers, Brewed Awakenings
05/04/13	4:00pm - 4:30pm	CSPS and 11th Ave	Clean up, take down tables, store tables	HPC ?, Volunteers ? and Vendors?
05/04/13	4:00pm - 4:30pm	Firehouse	Third Presentation Clean up	Presenter, HPC, Volunteers
05/04/13	4:30am - 5:00pm	CSPS 2nd floor bar/lounge area	Meet and greet award winners. Cocktails and appetizers	HPC and winners
05/04/13	5:00pm - 5:05pm	CSPS Auditorium/ Theatre	Words from Mayor	Mayor
05/04/13	5:05pm - 5:40pm	CSPS Auditorium/ Theatre	Awards presentation	Amanda
05/04/13	5:40pm - 6:00pm	CSPS 2nd floor bar/lounge area	Congratulations to award winners. Cocktails and appetizers	HPC and winners
05/04/13	6:00pm - 6:45pm	CSPS and 11th Ave	Final Clean up	HPC ?, Volunteers ? and
05/05/13		CSPS	Pick-up of tables & chairs	HPC?

Volunteers - 9:00am - 12:00pm

Volunteers - 12:00pm - 3:00pm

Volunteers - 3:00pm - 6:45pm

Volunteers

- **Setup and Clean up the day of Preservation Showcase – Saturday, May 4, 2013**

- All HPC Members

- **Preservation Award Nominations - "Celebrating our Best"**

- Advertising for Nominations
- Review of Nominations
- Selection of Winners
- Write up on each of the winners
- Pictures of building/house/organization logo
- Power Point for Awards Ceremony
- Purchase of awards

- **11 Most Endangered Historic Properties - "Preserving Our History"**

- Pictures of each of the properties
- Write up of each of the properties
- Creation of display boards for each of the properties
 - Must obtain three (3) bids from possible printers
 - Work with City Staff on approval of bid
- Delivery of display boards the morning of event

- **Catering for Gathering before the Awards Ceremony**

- We do have to use CSPA preferred vendor
- Selection of food
- Obtain bid
- Work with City Staff on approval
- Coordination with caterer for staff night of the event

- **Advertising for the Event and Nominations**

- City Approve Press Release
- Obtain bids for all items listed below
- Work with City Staff on Approval of all items below
- Flyers
- Web site
- Facebook Page

- Billboard
- Radio spot
- Newspaper
- E-blasts
 - Linn Co HPC
 - Iowa City HPC
 - Iowa City Friends of Historic Preservation
- Distribution of Flyers
 - Spot at NewBo Market
 - EcoFest in April

- **Photography & Videography**

- Obtain three (3) bids from potential photographers and videographers
- Work with City staff on approval of bids
- Secure photographer and videographer

- **Sinclair MOA**

- Assistance from Bruce more
- Traveling Exhibit
 - Press Release Requesting Photos from Public
 - Have Photo Release form available on Website prior to Preservation Showcase
 - Greet Public
 - Process Release forms for Pictures
 - Assist with documentation of pictures received from public

- **Event Speakers**

- Obtain bids from all speakers
- Schedule Times and CSPA Locations for each speaker
- Work with other Preservation groups that are assisting with the speakers
- Coordinate with CSPA for the setup of the presentation materials/videos
- Coordinate the transition of speakers
- Greet guests/confirm registration list

- **Cedar Rapids Architectural History**

- Speaker – Mark Hunter
- Assistance from
 - Save CR Heritage
- **Tax Credit Workshop**
 - Speaker – Bill Prowell or SHPO
 - Assistance from
 - Save CR Heritage
- **I Purchased an Old House That Needs Repairs – “What Now”**
 - Topics & Speakers
 - **Wood Window Restoration & Maintenance – Neil Vogel**
 - Plaster Restoration – Tony Kartsonas
 - Paint Analysis – Tony Kartsonas
 - Lead Paint Remediation – Ruby Linn Co. Public Health
 - Weather Proofing – Green AmeriCorps
 - Assistance from
 - BruceMore
 - Cedar Valley Habitat for Humanity/ReStore
 - Main Street