

Lincoln Ridge Neighborhood Meeting



PURPOSE OF MEETING



Share Information

- What the City knows
- What the process is
 - Staff Review
 - Public Consideration

Listen

INFORMATION



- Orton Development Company Purchased from Baxendale Property on May 24
- Kading Properties Purchased from Orton Development Company on May 24

INFORMATION

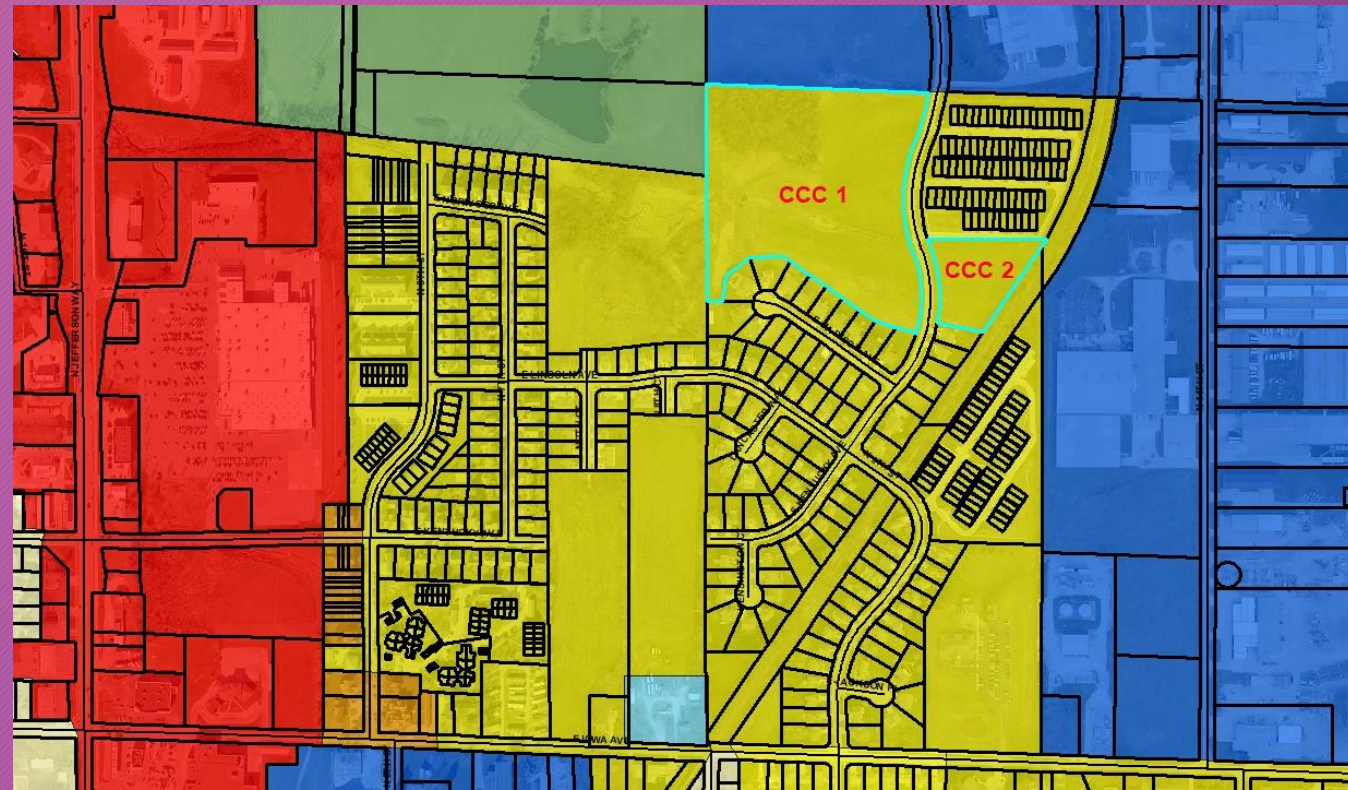


- Developer/Property Owner: Kading Properties
- Cavitt Creek Condominiums I
 - Between 1404 and 1500 North 9th Street (east side)
 - Proposes 12 duplexes (24 units) w/single car garages
 - Includes an additional 9 car off street parking area
- Cavitt Creek Condominiums II
 - West of Cavitt Creek I and 1500 North 9th Street (west side)
 - Proposes 21 duplexes and 14 six-plexes, for a total of 126 units, w/ double car garages
 - Includes an additional 14 car off street parking area

REGULATIONS



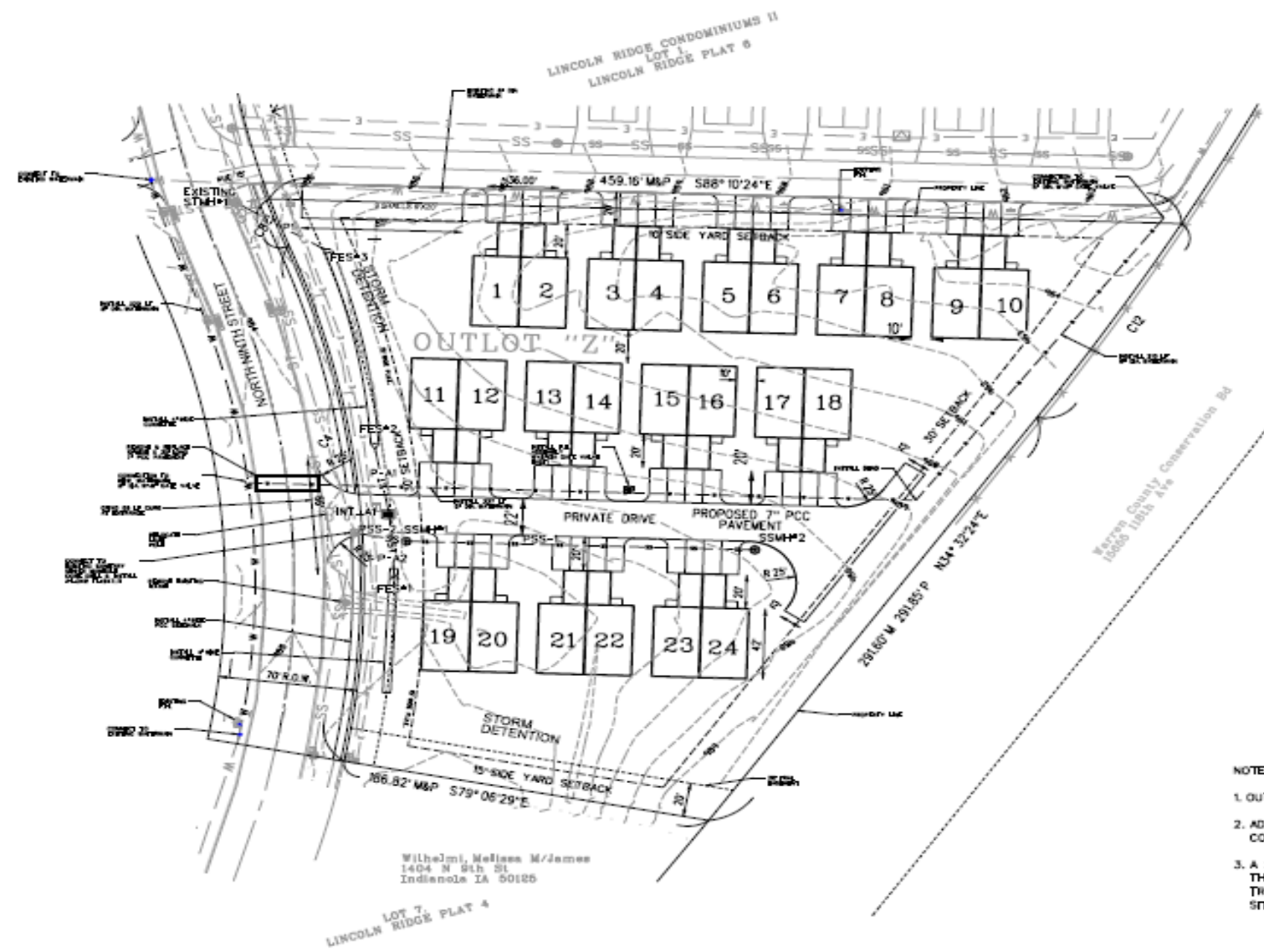
- R-3 Mixed Residential Zoning District
 - Allows Single-Family, Two-Family and Multi-Family Dwellings



CAVITT CREEK CONDOMINIUMS I
 INDIANOLA, WARREN COUNTY, IOWA



DRAWING TITLE:
 SITE PLAN



STORM SEWER TABULATIONS

LINE NO.	START STA.	END STA.	DIAMETER	INVERT	OUTLET
1	1+00	1+50	18"	100.00	1+50
2	1+50	2+00	18"	99.50	2+00
3	2+00	2+50	18"	99.00	2+50
4	2+50	3+00	18"	98.50	3+00
5	3+00	3+50	18"	98.00	3+50
6	3+50	4+00	18"	97.50	4+00
7	4+00	4+50	18"	97.00	4+50
8	4+50	5+00	18"	96.50	5+00
9	5+00	5+50	18"	96.00	5+50
10	5+50	6+00	18"	95.50	6+00
11	6+00	6+50	18"	95.00	6+50
12	6+50	7+00	18"	94.50	7+00
13	7+00	7+50	18"	94.00	7+50
14	7+50	8+00	18"	93.50	8+00
15	8+00	8+50	18"	93.00	8+50
16	8+50	9+00	18"	92.50	9+00
17	9+00	9+50	18"	92.00	9+50
18	9+50	10+00	18"	91.50	10+00
19	10+00	10+50	18"	91.00	10+50
20	10+50	11+00	18"	90.50	11+00
21	11+00	11+50	18"	90.00	11+50
22	11+50	12+00	18"	89.50	12+00
23	12+00	12+50	18"	89.00	12+50
24	12+50	13+00	18"	88.50	13+00

SANITARY SEWER TABULATIONS

LINE NO.	START STA.	END STA.	DIAMETER	INVERT	OUTLET
1	1+00	1+50	12"	100.00	1+50
2	1+50	2+00	12"	99.50	2+00
3	2+00	2+50	12"	99.00	2+50
4	2+50	3+00	12"	98.50	3+00
5	3+00	3+50	12"	98.00	3+50
6	3+50	4+00	12"	97.50	4+00
7	4+00	4+50	12"	97.00	4+50
8	4+50	5+00	12"	96.50	5+00
9	5+00	5+50	12"	96.00	5+50
10	5+50	6+00	12"	95.50	6+00
11	6+00	6+50	12"	95.00	6+50
12	6+50	7+00	12"	94.50	7+00
13	7+00	7+50	12"	94.00	7+50
14	7+50	8+00	12"	93.50	8+00
15	8+00	8+50	12"	93.00	8+50
16	8+50	9+00	12"	92.50	9+00
17	9+00	9+50	12"	92.00	9+50
18	9+50	10+00	12"	91.50	10+00
19	10+00	10+50	12"	91.00	10+50
20	10+50	11+00	12"	90.50	11+00
21	11+00	11+50	12"	90.00	11+50
22	11+50	12+00	12"	89.50	12+00
23	12+00	12+50	12"	89.00	12+50
24	12+50	13+00	12"	88.50	13+00

- NOTES:
1. OUTLOT "Z" AND LOT 1 TO BE COMBINED INTO ONE PARCEL.
 2. ADDITIONAL PARKING SPACES TO BE INSTALLED AT LINCOLN RIDGE CONDOMINIUMS II PER AMENDED SITE PLAN.
 3. A 20' WIDE TRAIL EASEMENT IS PROVIDED ALONG THE SOUTH LINE OF THE PROPERTY AS SHOWN. THE EASEMENT SHALL EXPIRE IF THE TRAIL IS NOT CONSTRUCTED WITHIN 20 YEARS OF AN APPROVED SITE PLAN.

<p>C12 Δ-04° 41'25.31" M Δ-04° 41'25.31" P R-1655.09 M&P L-136.31' M -136.31' P CH-136.27' M&P CHBRG-N32° 10'37"E M CHBRG-N32° 04'43"E P</p>	<p>C8 Δ-03° 16'37.21" M Δ-04° 41'25.31" P R-515.0 M&P L-29.45' M -29.46' P CH-29.45' M&P CHBRG-N19° 29'15"W M CHBRG-N19° 35'43"W P</p>	<p>C4 Δ-31° 57'50.6" M Δ-32° 00'35" P R-550 M&P L-312.41' M -312.86' P CH-308.38' M CH-308.80' P CHBRG-N05° 10'12"W M CHBRG-N05° 13'16"W P</p>
--	--	---

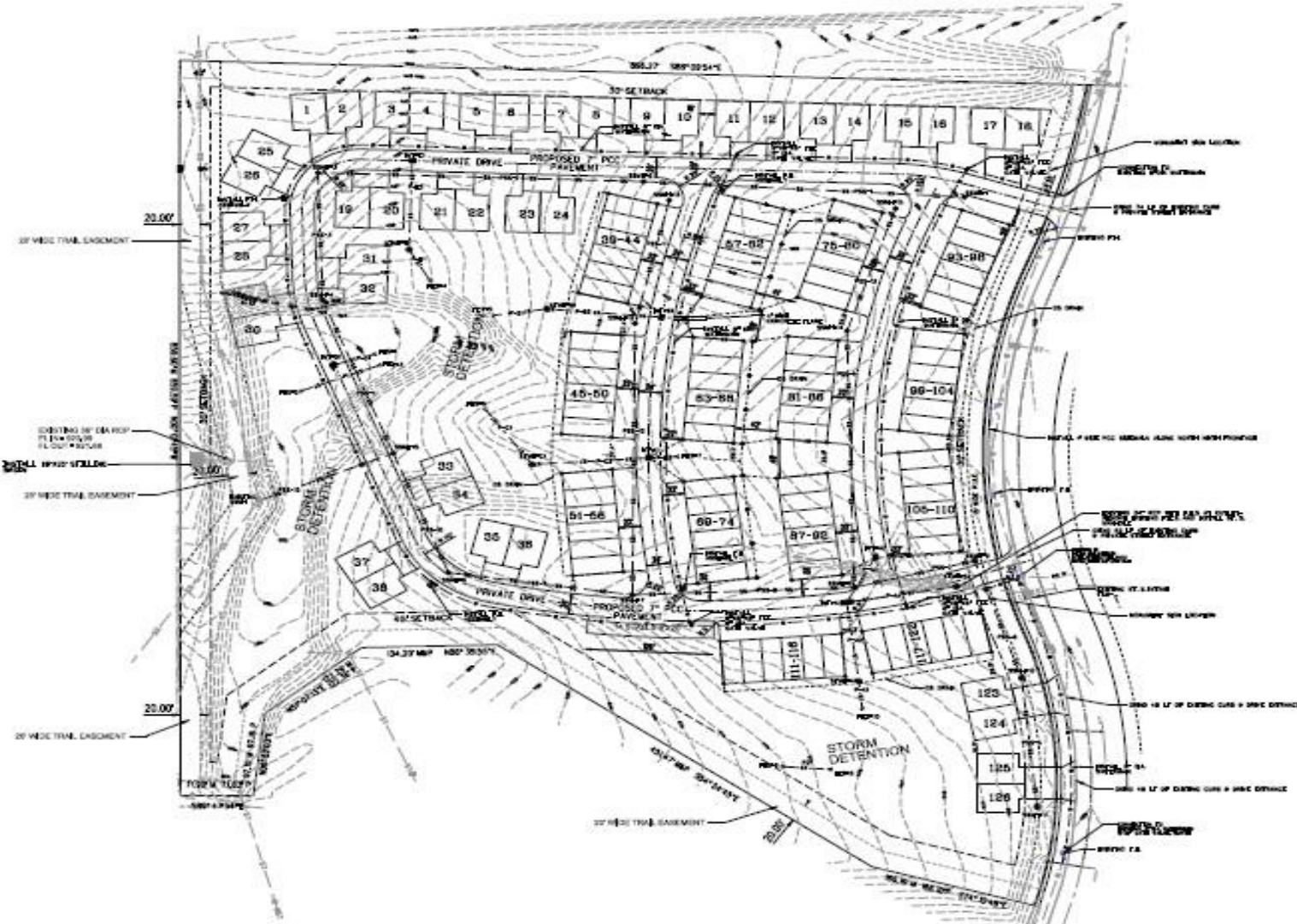


STORM SEWER INSTALLATIONS

NO.	DESCRIPTION	DATE	BY	CHECKED
1	REVISION			
2	REVISION			
3	REVISION			
4	REVISION			
5	REVISION			
6	REVISION			
7	REVISION			
8	REVISION			
9	REVISION			
10	REVISION			
11	REVISION			
12	REVISION			
13	REVISION			
14	REVISION			
15	REVISION			
16	REVISION			
17	REVISION			
18	REVISION			
19	REVISION			
20	REVISION			
21	REVISION			
22	REVISION			
23	REVISION			
24	REVISION			
25	REVISION			
26	REVISION			
27	REVISION			
28	REVISION			
29	REVISION			
30	REVISION			
31	REVISION			
32	REVISION			
33	REVISION			
34	REVISION			
35	REVISION			
36	REVISION			
37	REVISION			
38	REVISION			
39	REVISION			
40	REVISION			
41	REVISION			
42	REVISION			
43	REVISION			
44	REVISION			
45	REVISION			
46	REVISION			
47	REVISION			
48	REVISION			
49	REVISION			
50	REVISION			

SANITARY SEWER INSTALLATIONS

NO.	DESCRIPTION	DATE	BY	CHECKED
1	REVISION			
2	REVISION			
3	REVISION			
4	REVISION			
5	REVISION			
6	REVISION			
7	REVISION			
8	REVISION			
9	REVISION			
10	REVISION			
11	REVISION			
12	REVISION			
13	REVISION			
14	REVISION			
15	REVISION			
16	REVISION			
17	REVISION			
18	REVISION			
19	REVISION			
20	REVISION			
21	REVISION			
22	REVISION			
23	REVISION			
24	REVISION			
25	REVISION			
26	REVISION			
27	REVISION			
28	REVISION			
29	REVISION			
30	REVISION			
31	REVISION			
32	REVISION			
33	REVISION			
34	REVISION			
35	REVISION			
36	REVISION			
37	REVISION			
38	REVISION			
39	REVISION			
40	REVISION			
41	REVISION			
42	REVISION			
43	REVISION			
44	REVISION			
45	REVISION			
46	REVISION			
47	REVISION			
48	REVISION			
49	REVISION			
50	REVISION			



NOTES:
 1. A LOT OF RAINY DAYS IS EXPECTED TO BEING THE OUTPUT ** IS UNDESIRABLE TO BE
 2. OWNER TO PROVIDE A 20 FEET HIGH TRAIL BARRIER ALONG THE SOUTH AND THE WEST
 3. THE CAVITT CREEK I PROJECT HAS RIGHTS (S&W) RIGHTS AND SHALL BE MAINTAINED AS A
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE STORM AND CLEAN UP.



DESIGN START DATE	01-21-18
DATE PLOTTED	04-11-18
PROJECTIONS FIELD	NONE COMPLETED
BY	BY
FIELD BOOK NO.	1018-01

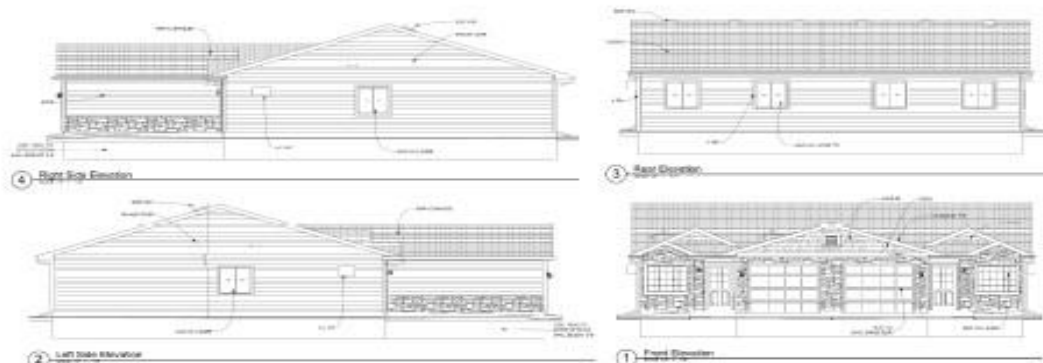
CAVITT CREEK CONDOMINIUMS II
 INDIANOLA, WARREN COUNTY, IOWA

CHAMBERLIN
 CONSULTANT ENGINEERS
 501 12TH STREET
 VAN HORN, IOWA 50001
 TEL: 562-626-1500
 FAX: 562-626-1505
www.chamberlin-engineers.com

SEALING TITLE
 SITE PLAN

SCALE BY
 CHECKED BY
 DATE
 JOB NO.
 19017
 SHEET
 C02

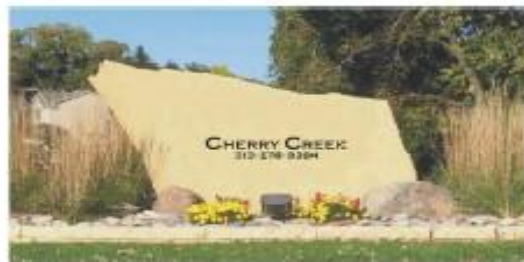
VILLA ELEVATIONS



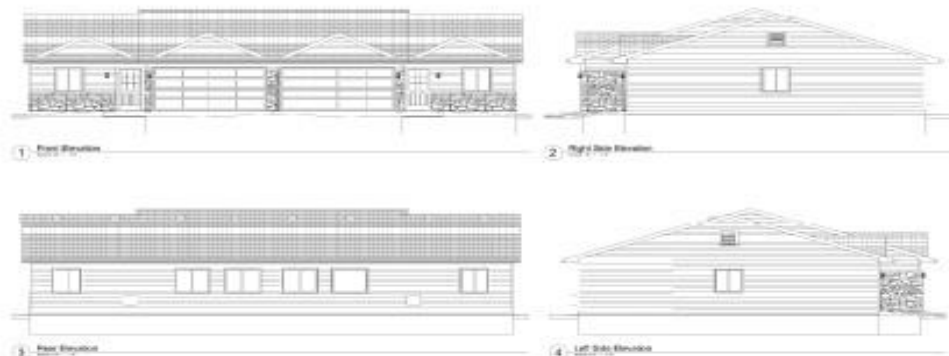
3D



SIGN



BRADFORD ELEVATIONS



3D



STYLE I

STYLE I2

STYLE I4

PERIOD START DATE: 01-01-12
 DATE PLOTTED: 01-21-12
 PROJECT: FIELD HOME DEVELOPMENT
 FIELD HOME NO. 1018-01

CAVITT CREEK CONDOMINIUMS I&II
 BUILDING ELEVATION VIEWS
 INDIANOLA IOWA, WARREN COUNTY, IOWA

CHAMBERLIN
 CONSULTANT ENGINEERS
 807 LOCK STREET
 VAN METRE, IOWA 50661
 TEL: 562-868-1100
 EMAIL: chcam@chamberlineng.com

CREATING VISIONS
 CONCEPTUAL
 BUILDINGS
 EXTERIOR
 DESIGN
 AND 3D

SCALE: 3/4" = 1'-0"
 DRAWING NO.: 1018-01
 DATE: 01-21-12
 SHEET NO.: 19017
 OF 20

C-7

PROCESS



- Special requirements for residential development on lots exceeding one (1) acre
 - All proposals submitted to the Planning and Zoning Commission for review
 - Notice mailed to all property owners of record located within 200 feet of the proposed site 15 days prior to the Planning Commission meeting
 - Planning Commission shall make a recommendation to Council for action

- Site Plan Submittal: June 3
 - Currently in the staff review phase
 - First round of review comments provided to applicant on June 20
 - This process is not complete (waiting on responses and revisions from applicant)

PROCESS



- Planning and Zoning Commission Review: TBD
 - City Code requires notification via mail
- City Council Consideration: TBD
 - City will communicate to residents we have contact information for as well as neighborhood social media site

No Decisions Have Been Made

REGULATIONS



- Site Plan Regulations (code)
 - Stormwater
 - Grading
 - Utilities
 - Buildings
 - Parking
 - Signage
 - Lighting
 - Fencing
 - Landscaping
- Traffic Circulation
 - Buffers
 - Erosion Control
- Zoning Regulations (code)
- Other municipal code sections
- Comp Plan (policy)

INITIAL COMMENTS



- Site Planning Standards
- Outlot Designations
- Trail Development
- Site Lighting
- Stormwater modifications
- Bufferyards
- Residential Energy Codes
- Utility Clarifications
- Site Maintenance
- Public Meeting
- Landscaping

Questions?

