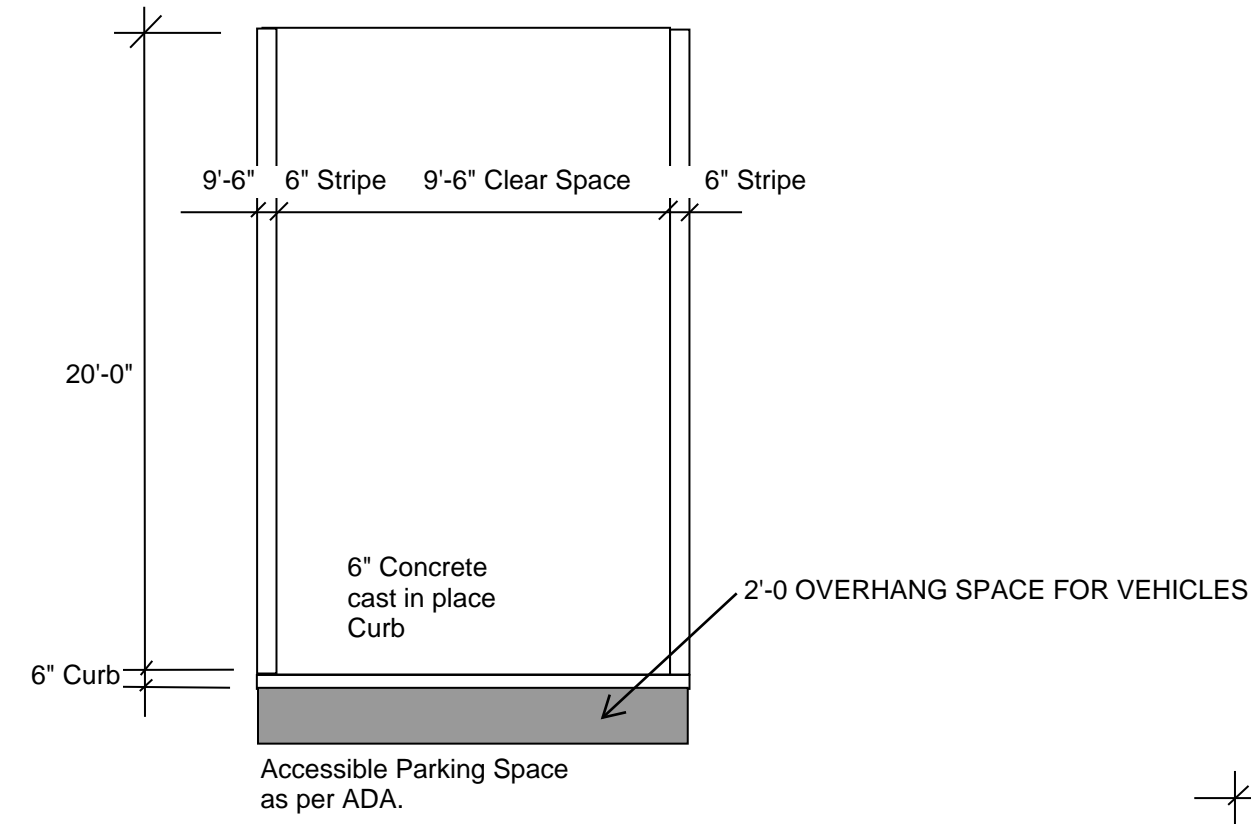


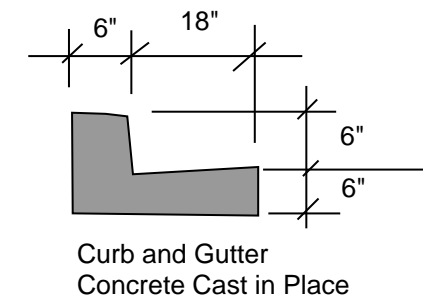
## Parking Space Dimension



## Cast in Place Concrete Paving

PAVING IS CAST IN PLACE CONCRETE  
 SUDAS STANDARD SPECIFICATION DIVISION 7  
 6" HIGH CURB WITH INTERGAL GUTTER 18" WIDE  
 4000 PSI CONCRETE - 6" THICK  
 DRIVEWAYS FOR TOWNHOUSE DUPLEXES ARE 4" THICK  
 SIDEWALKS ARE 4" THICK

MAIN ROAD RIGHT OF WAY SCALES BEND DRIVE SIDEWALK IS 8' WIDE  
 ALL OTHER SIDE WALKS ARE 5'-0" WIDE  
 ALL CURB / GUTTER TRANSITIONS ARE ADA WITH TACTILE WARNING AND COLOR PAD  
 ALL RAMPS SHALL NOT EXCEED 1 TO 12

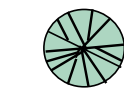


## LANDSCAPE SCHEDULE



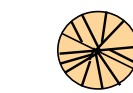
### SHRUB HEDGE

- NATIVE IOWA CRANBERRY HIGHBUSH  
4'-0" ON CENTER STAGGERED 25%
- GRAY DOGWOOD  
3'-0" ON CENTER STAGGERED 30%
- NANNYBERRY  
5'-0" ON CENTER STAGGERED 15%
- SMOOTH SUMAC  
2'-0" ON CENTER STAGGERED 15%
- MUGO PINE 3 GALLON CONTAINERS 15%  
3'-0" ON CENTER



### OVERSTORY TREE

- QUAKING ASPEN 25%
- OHIO BUCKEYE 20%
- WILD BLACK CHERRY 20%
- KENTUCKY COFFEE TREE 20%
- SHAGBARK HICKORY 15%



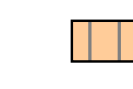
### ORNAMENTAL TREE

- EASTERN REDBUD 25%
- DOWNY SERVICEBERRY 25%
- TINA CRABAPPLE 25%
- COCKSPUR HAWTHORN 25%



### LANDSCAPE PARKING ISLAND

- ISLAND GROUND SURFACE
- BLACK MULCH
- NATIVE DAYLILIES
- HONEY LOCUST TREE
- SEEDLESS



### APARTMENT COURTYARD FENCE

- 6 X 6 POSTS 6' ON CENTER
- 6' HIGH
- BRAZILIAN WALNUT 1 X 6 VERTICALLY
- ALTERNATIVE WOOD MATERIAL CYPRESS



### EVERGREEN

- Eastern Red Cedar 35%
- Eastern White Pine 65%

## SCHEMATIC DESIGN WATER RETENTION ASSUMPTIONS

APPROXIMATE SITE AREA 9.86 ACRES = 430,600 SF  
 BUILDING ROOF TOP AREAS WITH OVERHANGS  
 52,000 SF DUPLEX TOWNHOMES  
 20,100 SF APARTMENT BUILDING  
 91,600 SF ROADS, PARKING, WALKS, & DRIVES

163,700 SF OF NON PERMABLE SURFACE

266,900 SF OF PERMABLE GRASS SURFACE

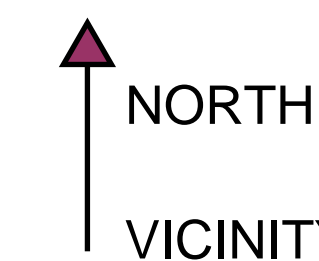
WATER DETENTION AREA

39,580 SF

WATER DETENTION VOLUME AT SCHEMATIC DESIGN  
 158,320 CF

# CORY HODAPP CJ's CONSTRUCTION

# 55+ COMMUNITY 1570 SCALES BEND DRIVE NORTH LIBERTY, IOWA



VICINITY MAP EXTENDS 1000' PAST PROPERTY LINES



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55+  
 Scales Bend Road - Cory Hodapp, CJ's Construction

PROJECT NO:  
 21105.00

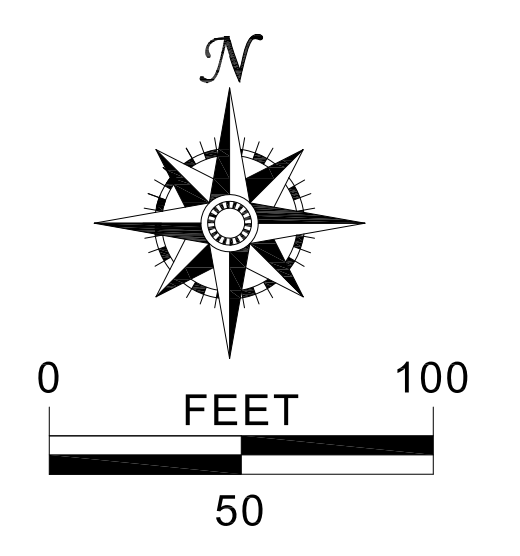
DATE ISSUED:  
 August 1, 2022  
 PERMIT SET

REVISIONS:  
 SEPT 1, 2022  
 SEPT 26, 2022

TITLE  
 TITLE SHEET

SHEET  
 A100  
 TITLE SHEET



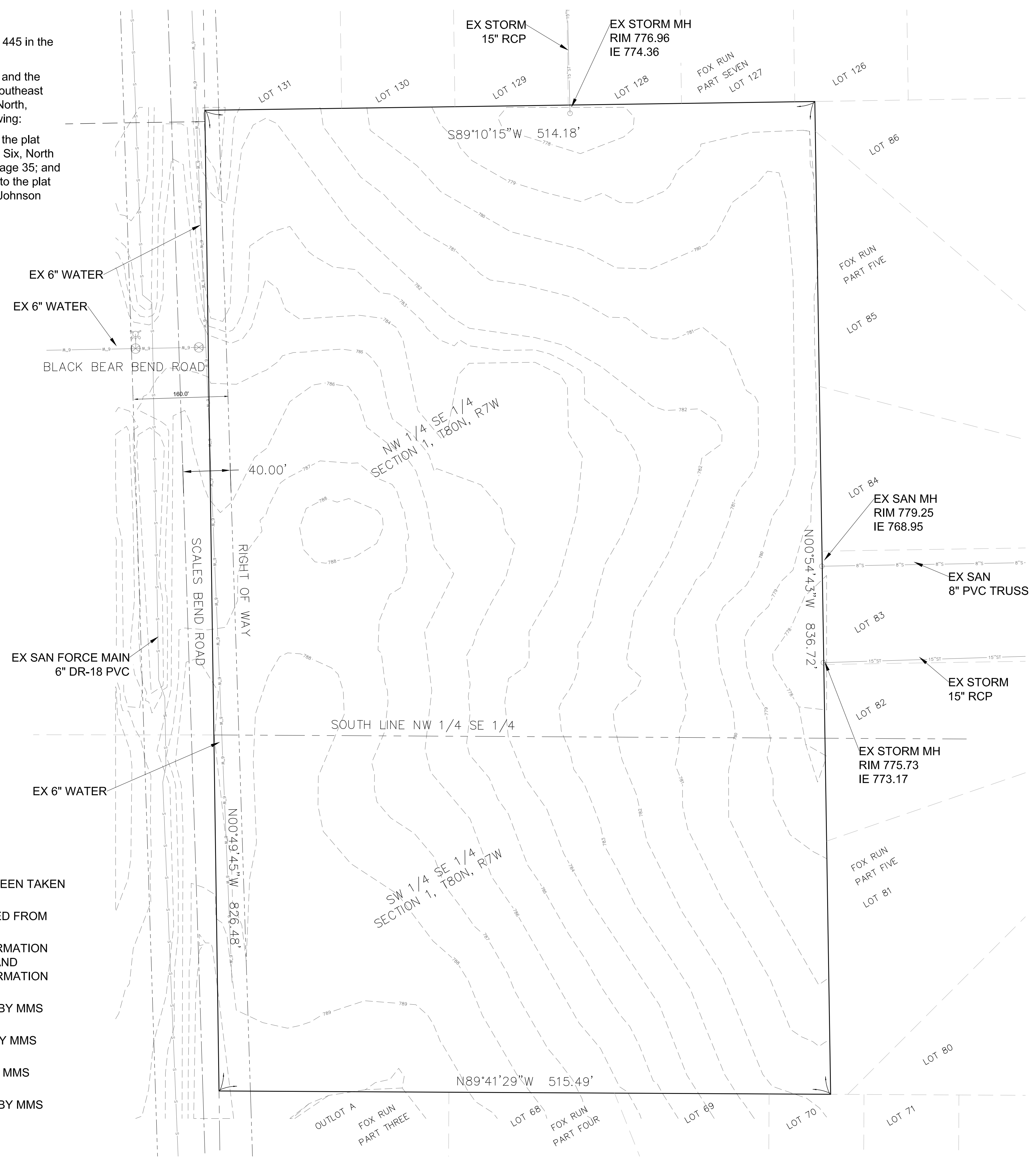


Legal Description: (According to a deed found in book 5783, page 445 in the Office of the Recorder, Johnson County, Iowa.)

The Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) and the North 300 feet of the North Half of the Southwest Quarter of the Southeast Quarter (N300' N 1/2, SW 1/4 SE 1/4) of Section 1, Township 80 North, Range 7 West of the 5th P.M., excepting therefrom all of the following:

Fox Run Subdivision - Part Five, North Liberty, Iowa, according to the plat thereof recorded in Book 42, Page 21; Fox Run Subdivision - Part Six, North Liberty, Iowa, according to the plat thereof recorded in Book 42, Page 35; and Fox Run Subdivision - Part Seven, North Liberty, Iowa, according to the plat thereof recorded in Book 42, Page 293, all in the Plat Records of Johnson County, Iowa.

Parcel Numbers: 0601434001 and 0601465001  
Address: 1570 SCALES BEND DR  
City & Zip Code: NORTH LIBERTY - 52317



- NOTES:
- UTILITY INFORMATION INDICATED ON THE PLANS HAS BEEN TAKEN FROM EXISTING PUBLIC RECORDS AND PLANS
  - EXISTING GROUND TOPOGRAPHIC CONTOURS OBTAINED FROM PUBLIC COUNTY LIDAR DATA
  - PROPERTY BOUNDARIES AND ADJACENT OWNER INFORMATION PROVIDED BY BY STEVE SCOTT, PLS, SCOTT SURVEY, AND OBTAINED FROM JOHNSON COUNTY ASSESSORS INFORMATION INCLUDING THE FOLLOWING
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    - FINAL PLAT - FOX RUN SUBDIVISION - PART SEVEN BY MMS CONSULTANTS, INC

ENGINEER:  
YTT DESIGN SOLUTIONS, LLC  
LISA BURCH, PE  
3500 CENTER POINT RD NE, SUITE 3  
CEDAR RAPIDS, IOWA 52402  
PHONE: 319-210-0422  
FAX: 319-429-7625  
EMAIL: LBURCH@YTTDESIGN.COM

Licensed Professional Engineer  
19000  
Lisa S. Burch  
IOWA

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

Signature: *[Signature]* Date: 8/30/22

LISA S. BURCH, P.E. Iowa License No. 19000  
My license renewal date is December 31, 2023

Pages or sheets covered by this seal: C0.1

55+ Scales Bend Road - Cory Hodapp, CJ's Construction

DRAWN BY: JOE DIGMAN	APPROVED BY: LISA BURCH			
DATE: 08/30/2022	FILE: Y:\PROJECTS\4922.019\YTT DESIGN.DWG			
NO.	REVISION DESCRIPTION	APPROVED	DATE	



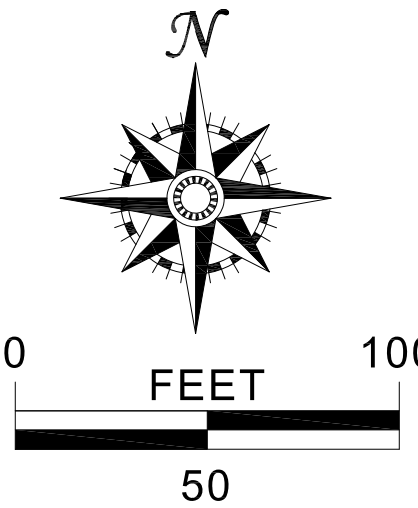
SCALES BEND ROAD  
NORTH LIBERTY, IOWA

PRELIMINARY SITE SURVEY

TITLE  
EXISTING SURVEY  
SHEET  
A101  
TITLE SHEET

Y:\Projects\4922.019\YTT Design.dwg, CO.1, 24x36, 8/30/2022 12:07:42 PM, LisaBurch, Adobe PDF, ARCH D, 1:1





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Parcel Numbers: 0601434001 and 0601465001  
Address: 1570 SCALES BEND DR  
City & Zip Code: NORTH LIBERTY - 52317

**PARKING**

- 42 EXTERIOR PARKING SPACES AT APARTMENTS
- 48 INTERIOR PARKING SPACES AT APARTMENTS ENCLOSED IN BASEMENT
- 44 INTERIOR PARKING SPACES AT TOWNHOUSES IN DOUBLE GARAGES
- 22 EXTERIOR PARKING SPACES AT TOWNHOUSES IN DRIVEWAYS AS GUEST PARKING

**DESCRIPTION OF BUILDINGS**

- 22 TOWNHOUSE UNITS WITH 2 CAR ATTACHED GARAGES 1600 SF LIVING SPACE EACH UNIT
- SENIOR INDEPENDENT LIVING 48 UNITS
- 48 INTERIOR BELOW GRADE PARKING SPACES
- 49,375 SF ABOVE GRADE BUILDING COMMONS SPACE
- PRIVATE COURTYARD
- POOL & EXERCISE FACILITY

**SITE FEATURES**

- 1 - EXISTING STORM WATER INTAKE
- 2 - RAMP TO BASEMENT PARKING WITH CONCRETE RETAINING WALLS AND GUARD RAILS
- 3 - PROPOSED WATER RETENTION BASIN
- 4 - SENIOR LIVING COURTYARD PAVED AND LANDSCAPED
- 5 - ALL EXISTING BUILDINGS AND WATER STORAGE TANKS TO BE REMOVED
- 6 - 18' WIDE DRIVE EXTENDS TO STREET
- 7 - DECK FOR TOWNHOUSE 10' DEEP X 18' WIDE

ENGINEER:  
YTT DESIGN SOLUTIONS, LLC  
LISA BURCH, PE  
3500 CENTER POINT RD NE, SUITE 3  
CEDAR RAPIDS, IOWA 52402  
PHONE: 319-210-0422  
FAX: 319-429-7625  
EMAIL: LBURCH@YTTDESIGN.COM

SURVEY DOCUMENT BY YTT  
IMPROVEMENTS DRAWN OVER SURVEY DOCUMENT BY WELLS + ASSOCIATES, PC

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

**Licensed Professional Engineer**  
19000  
Lisa S. Burch  
IOWA

Signature: *Lisa S. Burch* Date: 8/30/22  
Lisa S. Burch, P.E. Iowa License No. 19000  
My license renewal date is December 31, 2023

Pages or sheets covered by this seal: C0.1

**INDEX OF DRAWINGS**

- A100 SURVEY BY LISA BURCH
  - A101 SITE LAYOUT
  - A201A TOWNHOUSE ELEVATIONS
  - A201B TOWNHOUSE ELEVATIONS
  - A202 APARTMENT ELEVATIONS
- SURVEY DOCUMENT BY YTT  
IMPROVEMENTS DRAWN OVER SURVEY DOCUMENT BY WELLS + ASSOCIATES, PC

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

**DOUGLAS A. WELLS**  
PRINTED OR TYPED NAME

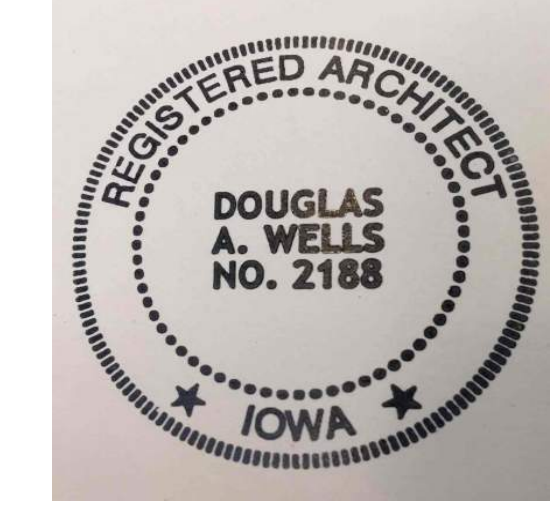
*Douglas A. Wells*  
SIGNATURE

DISCIPLINE: SITE LAYOUT AND DESIGN

IOWA REGISTRATION #02188

PAGES OR SHEETS COVERED BY THIS SEAL: A101, A201A, A201B, A202

DATE OF ISSUANCE: SEPTEMBER 1, 2022



**City of North Liberty Preliminary Site Plan Approval Form**

Project Name:  
Site Location (Address or Legal Description): See attachment. Attach Separate Sheet if Necessary.  
Existing Zoning District: Residential & Agricultural  
Proposed Zoning District (if applicable): PAD  
Project Description: Sr. Living Project

Applicant (contact person): Cory Hodapp  
Company: C.J.N. Construction, Inc.  
Mailing Address: 2995 Dubuque Street NE, Iowa City, Iowa 52240  
Email Address: cjn.construction@yahoo.com  
Phone: 319-465-8595

Property Owner:  
Company: C.J.N. Construction, Inc.  
Mailing Address: 2995 Dubuque Street NE, Iowa City, Iowa 52240  
Email Address: cjn.construction@yahoo.com  
Phone: 319-465-8595

Engineer:  
Company: YTT Design Solutions  
Mailing Address: 3500 Center Point Road Northeast, Suite 3, Cedar Rapids, Iowa 52402  
Email Address: info@yttdesign.com  
Phone: (319) 361-8600

Architect:  
Company: Wells Plus Associates (Doug Wells)  
Mailing Address: 2200 Grand Ave, Des Moines, IA 50302  
Email Address: dougwells@wells-plus.com  
Phone: (515) 327-0007

APPROXIMATE SITE AREA 430,600 SF  
9.86 ACRES

TOTAL BUILDING FOOT PRINT AREA  
19,000 SF APARTMENT COMMUNITY  
41,536 SF TOWNHOUSES  
60,536 TOTAL

14.05% OF TOTAL LAND AREA

- LANDSCAPE SCHEDULE**
- SHRUB HEDGE
  - OVERSTORY TREE
  - ORNAMENTAL TREE
  - LANDSCAPE PARKING ISLAND
  - APARTMENT COURTYARD FENCE
  - EVERGREEN

**NOTES:**

- UTILITY INFORMATION INDICATED ON THE PLANS HAS BEEN TAKEN FROM EXISTING PUBLIC RECORDS AND PLANS
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  - 3.2. FINAL PLAT - FOX RUN SUBDIVISION - PART FOUR BY MMS CONSULTANTS, INC
  - 3.3. FINAL PLAT - FOX RUN SUBDIVISION - PART FIVE BY MMS CONSULTANTS, INC
  - 3.4. FINAL PLAT - FOX RUN SUBDIVISION - PART SEVEN BY MMS CONSULTANTS, INC

DRAWN BY: JOE DIGMAN APPROVED BY: LISA BURCH  
DATE: 08/30/2022 FILE: Y:\PROJECTS\4922.019\YTT DESIGN.DWG

NO.	REVISION DESCRIPTION	APPROVED	DATE



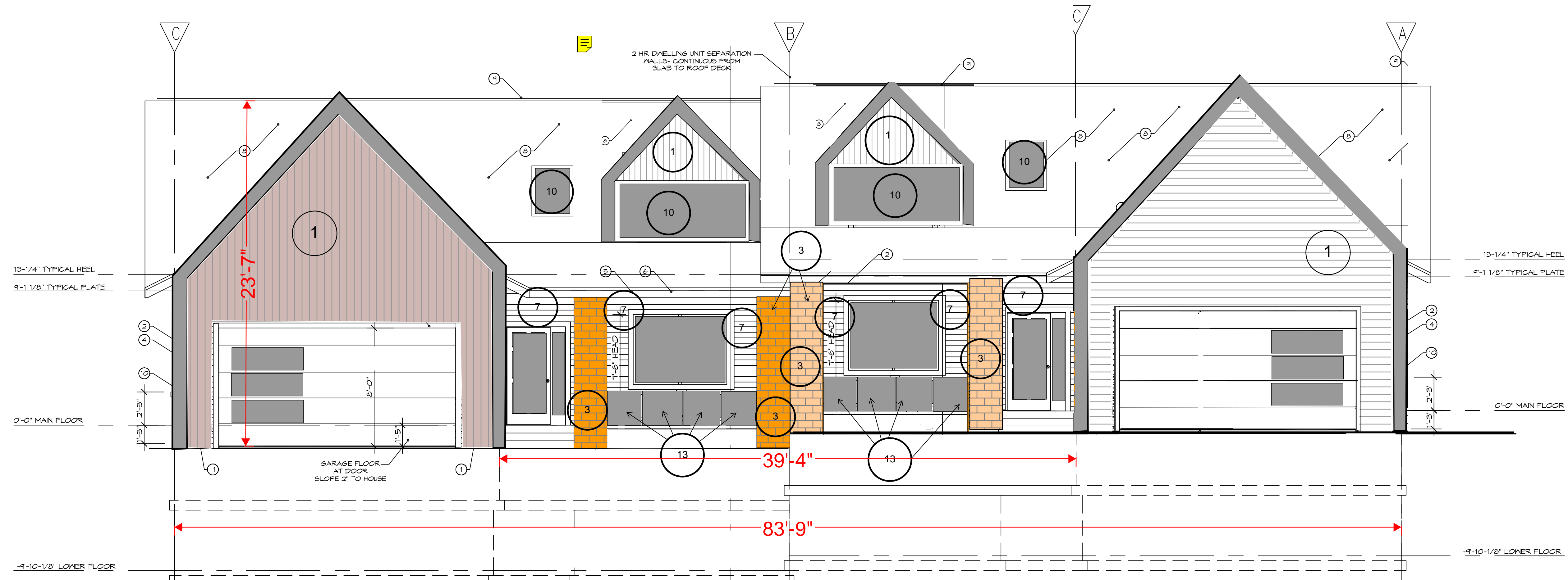
SCALES BEND ROAD  
NORTH LIBERTY, IOWA

PRELIMINARY SITE SURVEY

55+ Scales Bend Road - Cory Hodapp, C.J.'s Construction

PROJECT NO.: 21105.00  
DATE ISSUED: August 1, 2022  
PERMIT SET  
REVISIONS:  
SEPT 1, 2022  
SEPT 26, 2022  
TITLE: SITE PLAN  
SHEET: A102



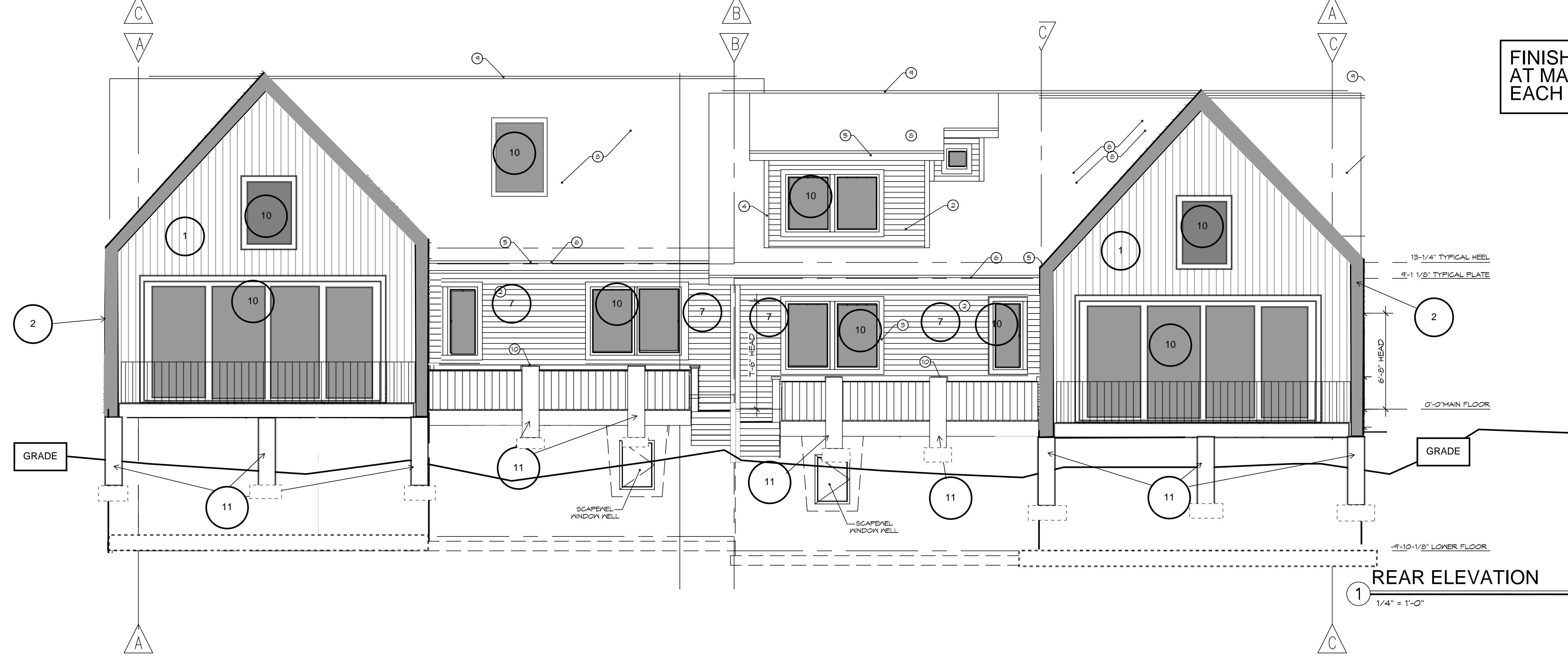


**MATERIALS KEY:**

- ① HARDIE SIDING LAP 6" WITH CORNER BOARDS & FACIA
- ② HARDIE SIDING CORNER BOARDS
- ③ 8" X 16" LIMESTONE BLOCKS
- ④ 12" WIDE FEATURE CORNER TRIM BOARDS
- ⑤ PREFINISHED 6" FORMED METAL FASGIA AND MATCHING SOFFIT- RAKED, TYP. VERIFY COLOR.
- ⑥ PREFINISHED 6" FORMED METAL GUTTER AND MATCHING DOWNSPOUTS, TYPICAL. VERIFY COLOR. LOCATIONS PROVIDE SPLASH BLOCKS AT ALL D.S. LOCATIONS
- ⑦ VINYL SIDING
- ⑧ SHINGLE ROOFING OVER 30# ROOFING FELT W/ ADHERED EPDM UNDERLAYMENT AT EAVES AND RAKES. (SEE SPECIFICATIONS.) VERIFY COLOR.
- ⑨ CONTINUOUS RIDGE VENT SYSTEM. SEE SPECIFICATIONS. STOP VENT 24" SHORT OF RAKES OR PER MFG. RECOMMENDATIONS.
- ⑩ ALUMINUM CLAD WINDOWS & SKYLIGHTS AND SLIDING GLASS DOORS
- ⑪ STEEL 12"X 12" DECK POSTS
- ⑫ VENTED LOUVERS- VERIFY SIZE & COLOR
- ⑬ 1/4" STEEL PLATE GUARD RAILS
- ⑭ EXTERIOR LIGHT FIXTURE- VERIFY TYPE & LOCATION W/ ELECTRICAL PLANS & FIXTURE SCHEDULE

**② FRONT ELEVATION**  
1/4" = 1'-0"

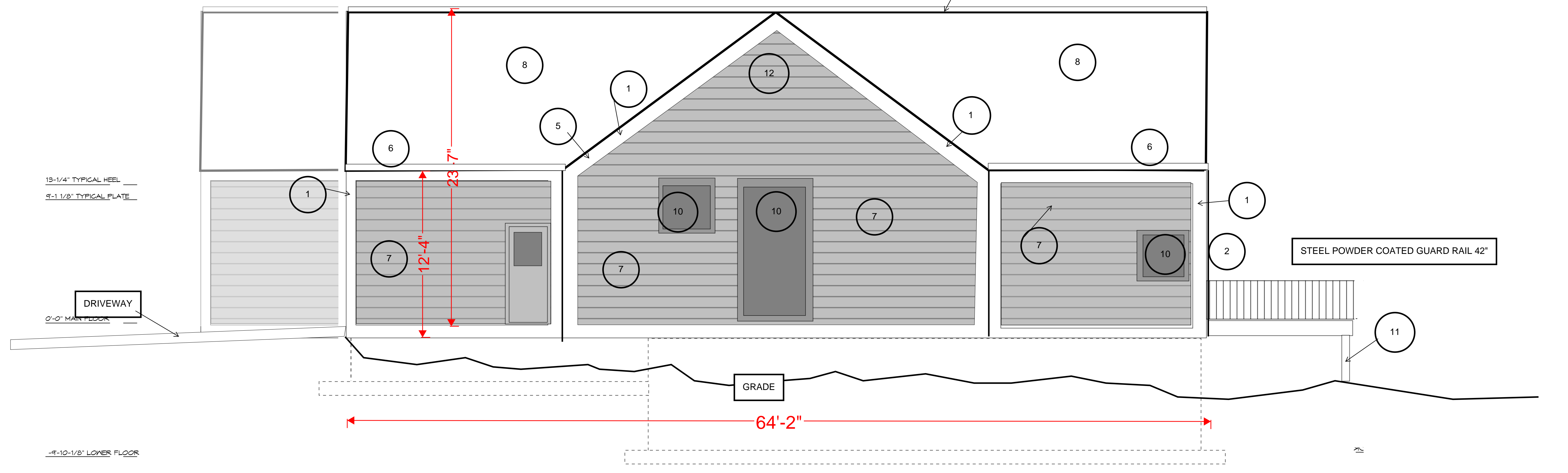
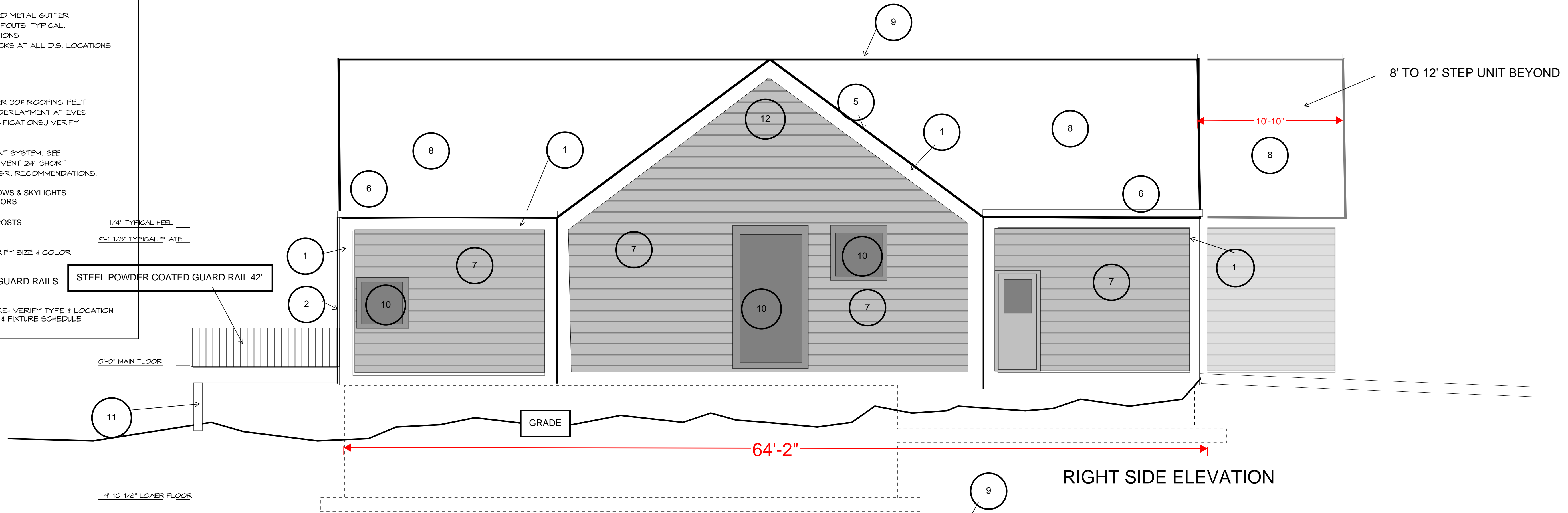
**FINISHED FLOOR AREA AT MAIN LEVEL 1600 SF EACH RESIDENCE**



**① REAR ELEVATION**  
1/4" = 1'-0"

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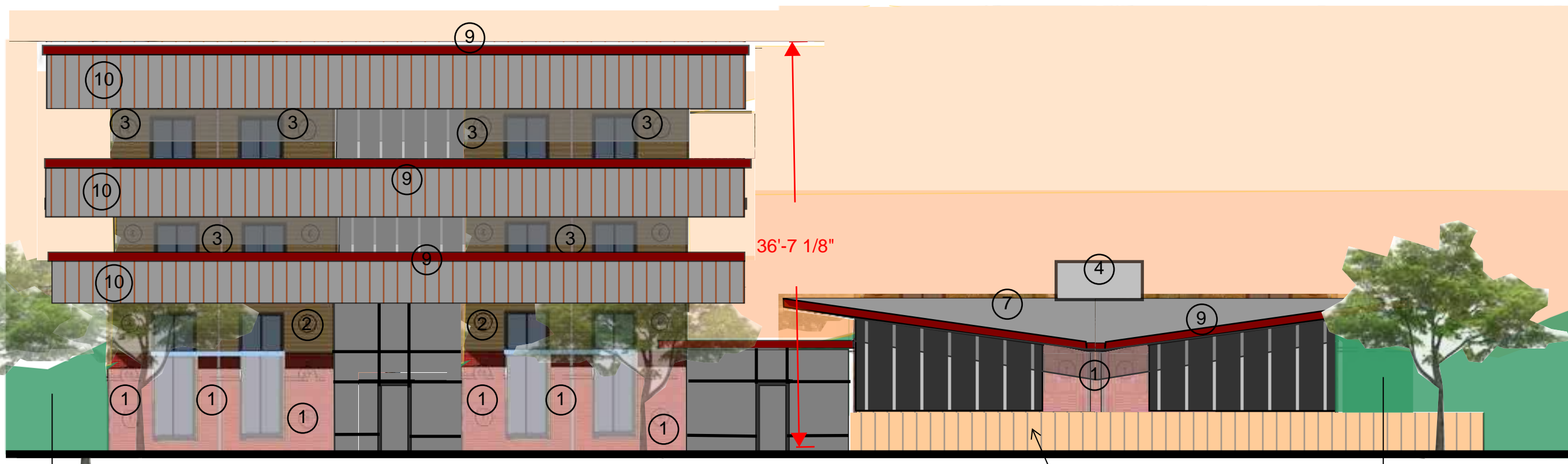
- ① BRICK VENEER #1  
CAMBRIDGE VELOUR NORMAN 1/3  
BOND UNITED BRICK
- ② ARCHITECTURAL PRECAST  
VERIFY COLOR WITH ARCHITECT
- ③ PREFINISHED LAP SIDING  
COLOR: TIMBER BARK, JAMES  
HARDIE COLOR PLUS
- ④ PREFINISHED SMOOTH  
CEMENT BOARD  
JAMES HARDIE 5/16"
- ⑤ PAINTED STEEL  
VERIFY COLOR WITH ARCHITECT
- ⑥ PRESSURE TREATED WOOD DECK  
FASCIA  
STAINED; VERIFY COLOR W/  
ARCHITECT
- ⑦ ASPHALT SHINGLE  
SHADOWLINE SHINGLE (GAF  
TIMBERLINE
- ⑧ DOWNSPOUTS  
PRE-FINISHED ALUMINUM  
DOWNSPOUTS. REF A109 FOR  
DIMENSIONS. ARCHITECT TO PICK  
COLOR
- ⑨ FASCIA  
STAINED; VERIFY COLOR W/  
ARCHITECT
- ⑩ SOFFIT SMOOTH  
HARDIE VENT PANEL



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

MAIN ENTRANCE