

NEIGHBORHOOD MASTER PLAN

WATERLOO, IOWA



Site Location

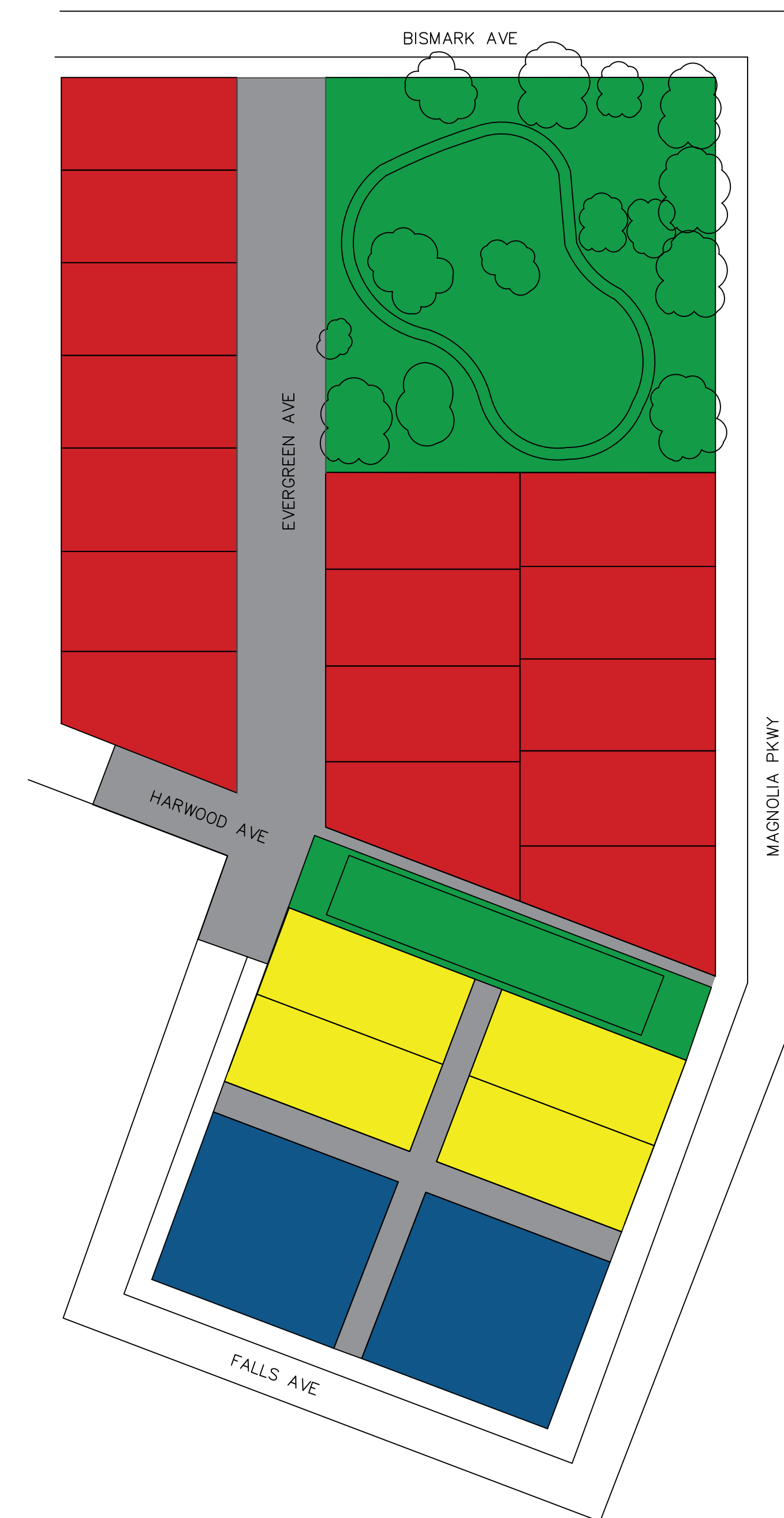
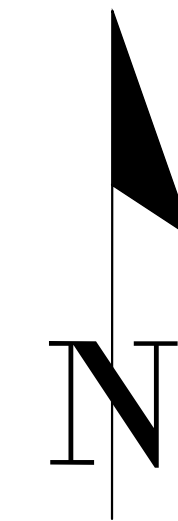


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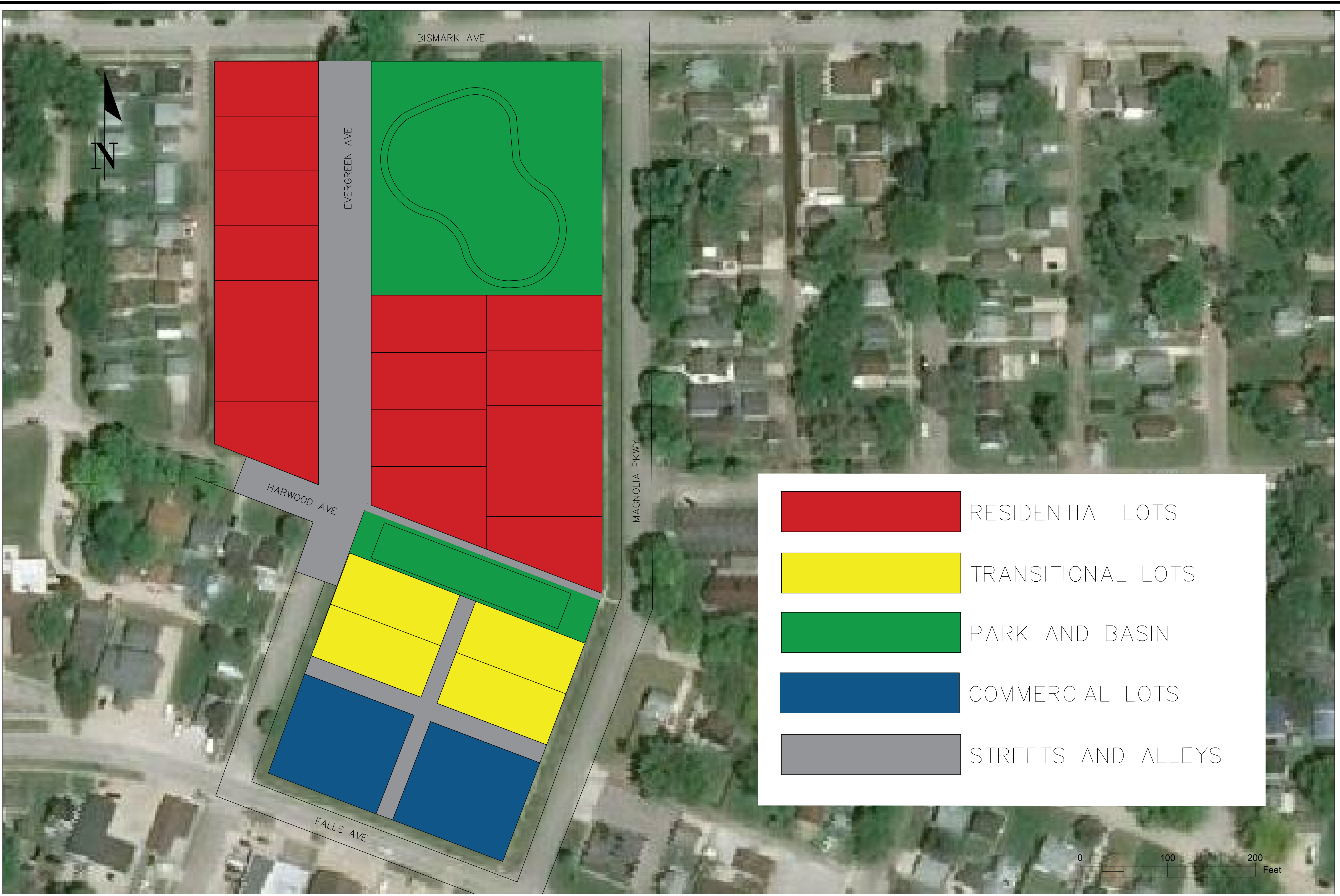
- 01-1: Cover Sheet
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- 02-2: Site Plan Lot Sizes
- 02-3: Site Plan Edison Park
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- 06-1: Cross Section Pavement Details
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- 06-3: Cross Section Detention Basin

NOTES

1. All existing trees shall remain unless stated otherwise.
2. Erosion control shall be provided for the entire site.
3. Traffic control must be implemented after construction. A stop sign will be located on the new leg of Evergreen Ave, and a yield sign placed on Harwood Ave where it intersects Evergreen Ave.
4. Evergreen Ave and the proposed alley will be constructed of $\frac{1}{2}$ " mix Hot Mix Asphalt. The Edison Park trail and sidewalks on Evergreen Ave will be constructed of Portland Cement Concrete.
5. The sidewalks on Evergreen Ave will be built when construction of houses begin.
6. The intersection of Bismark Ave and Evergreen Ave needs more design work.

PROJECT: CEE-4850 DATE: 05/04/2021 DRAWN BY: krđ REVISION:	THE UNIVERSITY OF IOWA CIVIL AND ENVIRONMENTAL ENGINEERING 4105 SEAMANS CENTER FOR THE ENGINEERING ARTS AND SCIENCES 103 S CAPITOL ST IOWA CITY, IOWA 52242 PHONE: 319.335.5647 FAX: 319.335.5660 EMAIL: civil-hawks@iowa.edu
Neighborhood Master Plan Waterloo, Iowa Edison District	
SHEET NAME Cover Sheet	
SHEET NO. 01-1	

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PROJECT:	CEE-4850
DATE :	04/21/2021
DRAWN BY:	pjh
REVISION:	

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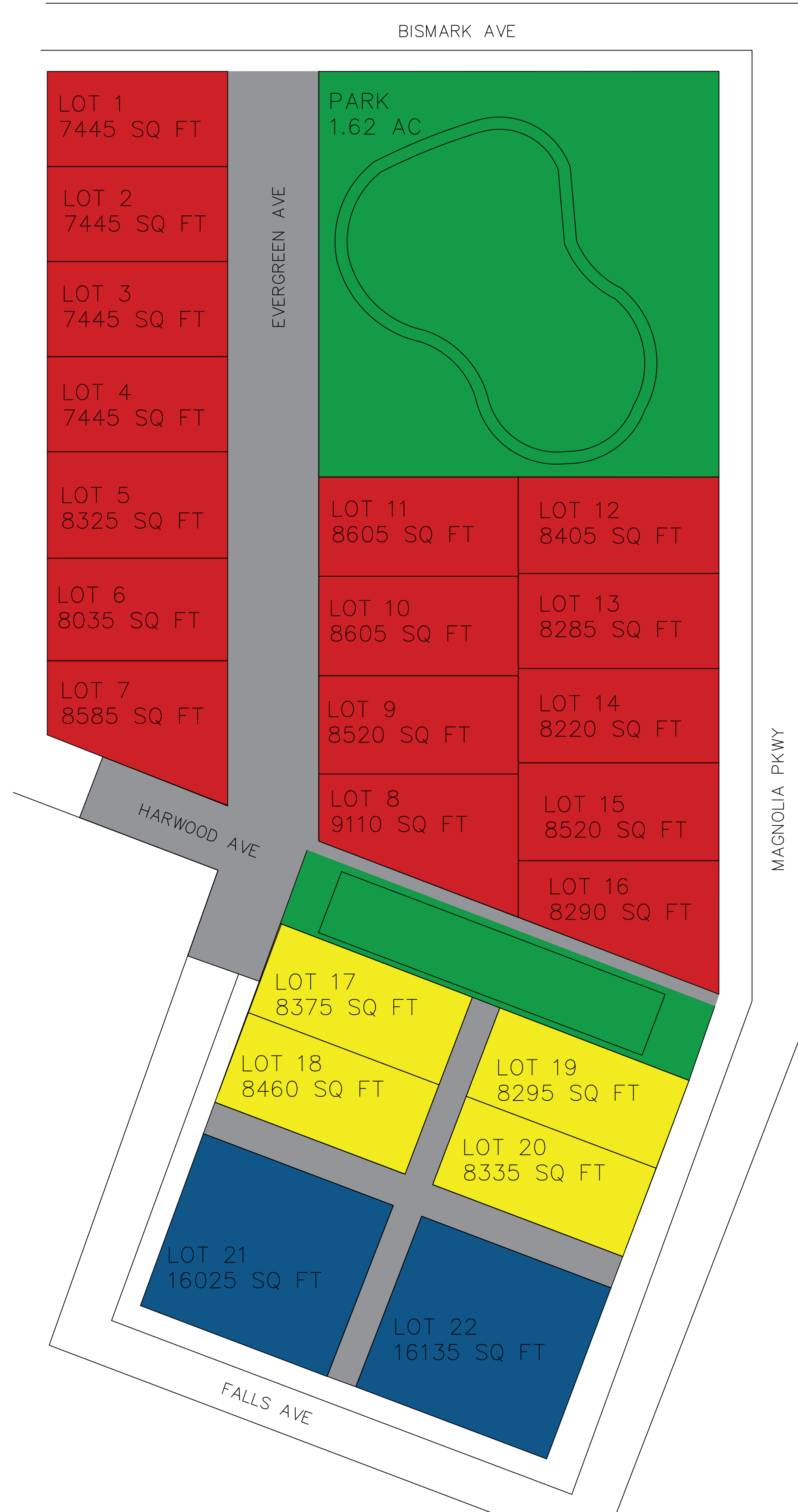
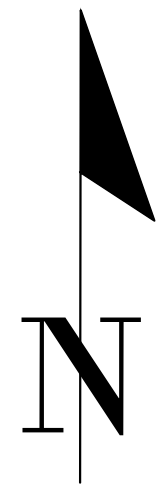
Neighborhood Master Plan

Waterloo, Iowa
 Edison District

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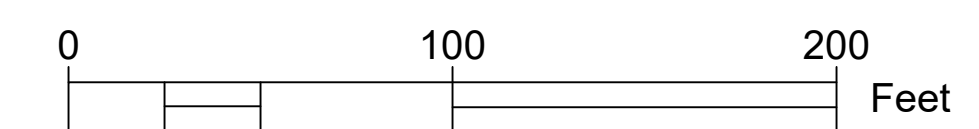
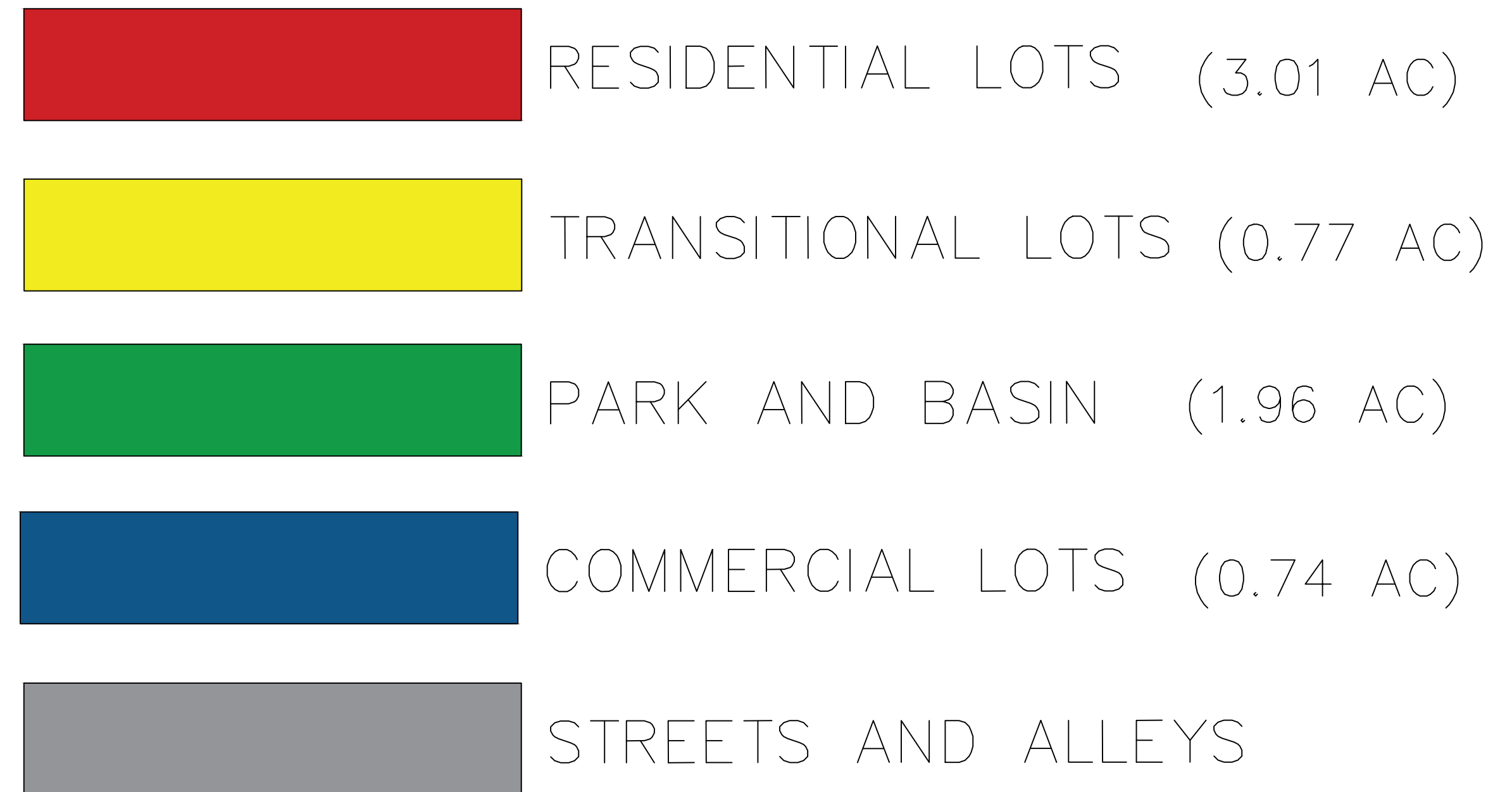
SHEET NAME
 Site Plan
 Land Use

SHEET NO.
02-1



NOTES

1. Total Site Acreage: 7.35 ac
2. Lots: 16 Residential, 4 Transitional, 2 Commercial
3. 12 of the 16 residential lots meet the minimum sq. ft. to hold a duplex (8000 sq ft)

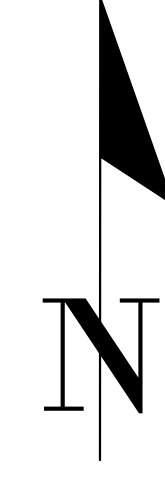


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<p>PROJECT: CEE-4850 DATE: 04/21/2021 DRAWN BY: pfh REVISION:</p>	<p>4105 SEAMANS CENTER FOR THE ENGINEERING ARTS AND SCIENCES 103 S CAPITOL ST IOWA CITY, IOWA 52242 PHONE: 319.335.5647 FAX: 319.335.5660 EMAIL: civil-hawks@uiowa.edu</p>	<p>Waterloo, Iowa Edison District</p>
<p>EDUCATIONAL - NOT FOR CONSTRUCTION</p>		
<p>SHEET NAME Site Plan Lot Sizes</p>		
<p>SHEET NO. 02-2</p>		

BISMARCK AVE

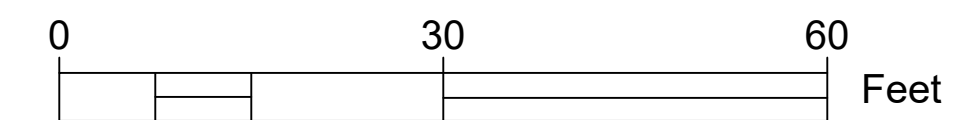
EVERGREEN AVE

MAGNOLIA PKWY



NOTES

1. Park Trail is 1/8th mile in length.
2. Tree in northwest corner must be removed for Evergreen Ave.
3. Street parking for Edison Park will be on Magnolia Ave.
4. Location of playground and pavilion are recommended but not shown in design.
5. The dashed lines in the northwest corner can be turned into residential lots if requested. This would require removal of more trees and redesign of the trail.



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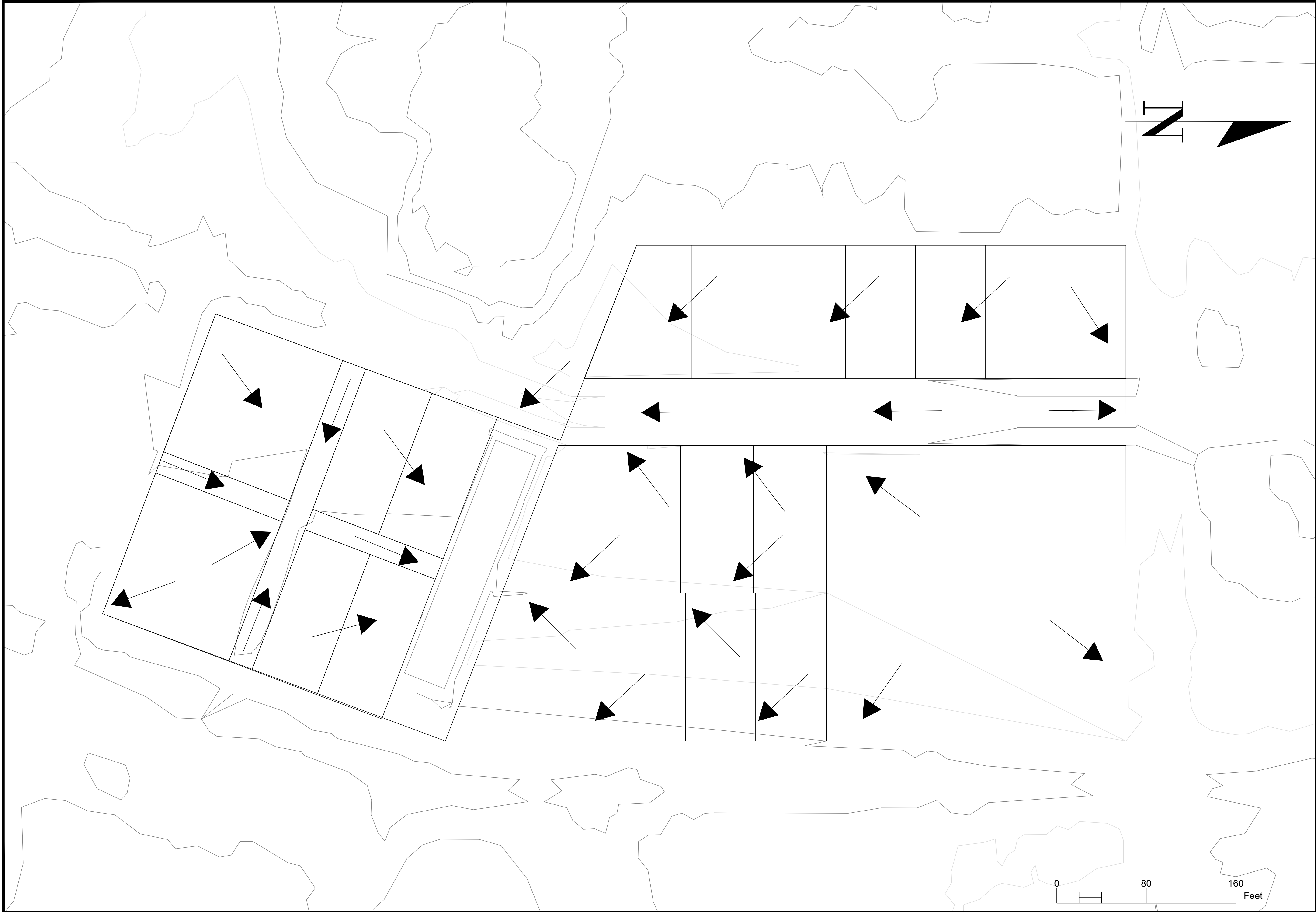
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Edison District

SHEET NAME
Site Plan
Edison Park

SHEET NO.
02-3



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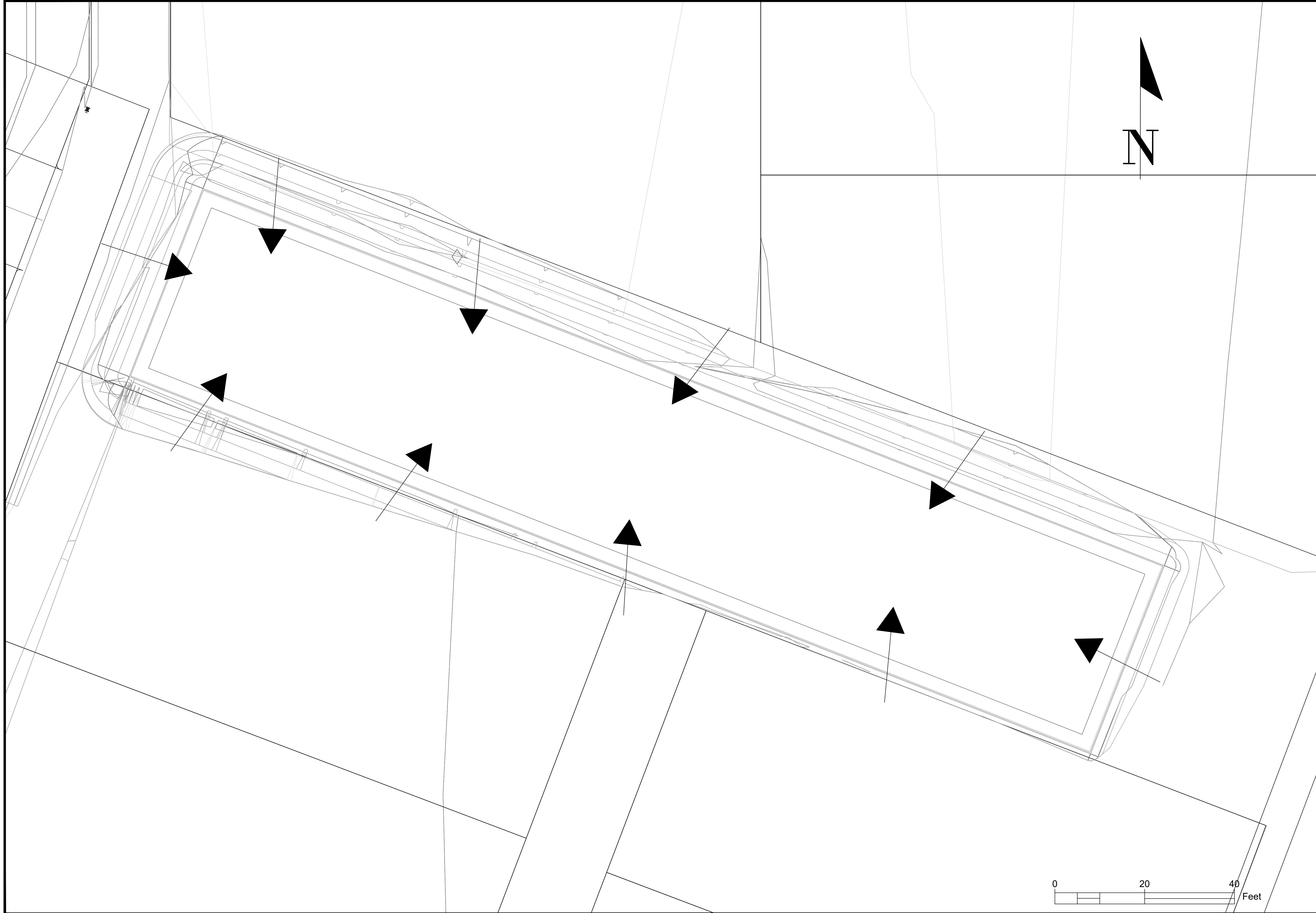


Neighborhood Master Plan
 Waterloo, Iowa
 Edison District

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SHEET NAME
 Grading Plan
 Total Site

SHEET NO.
03-1



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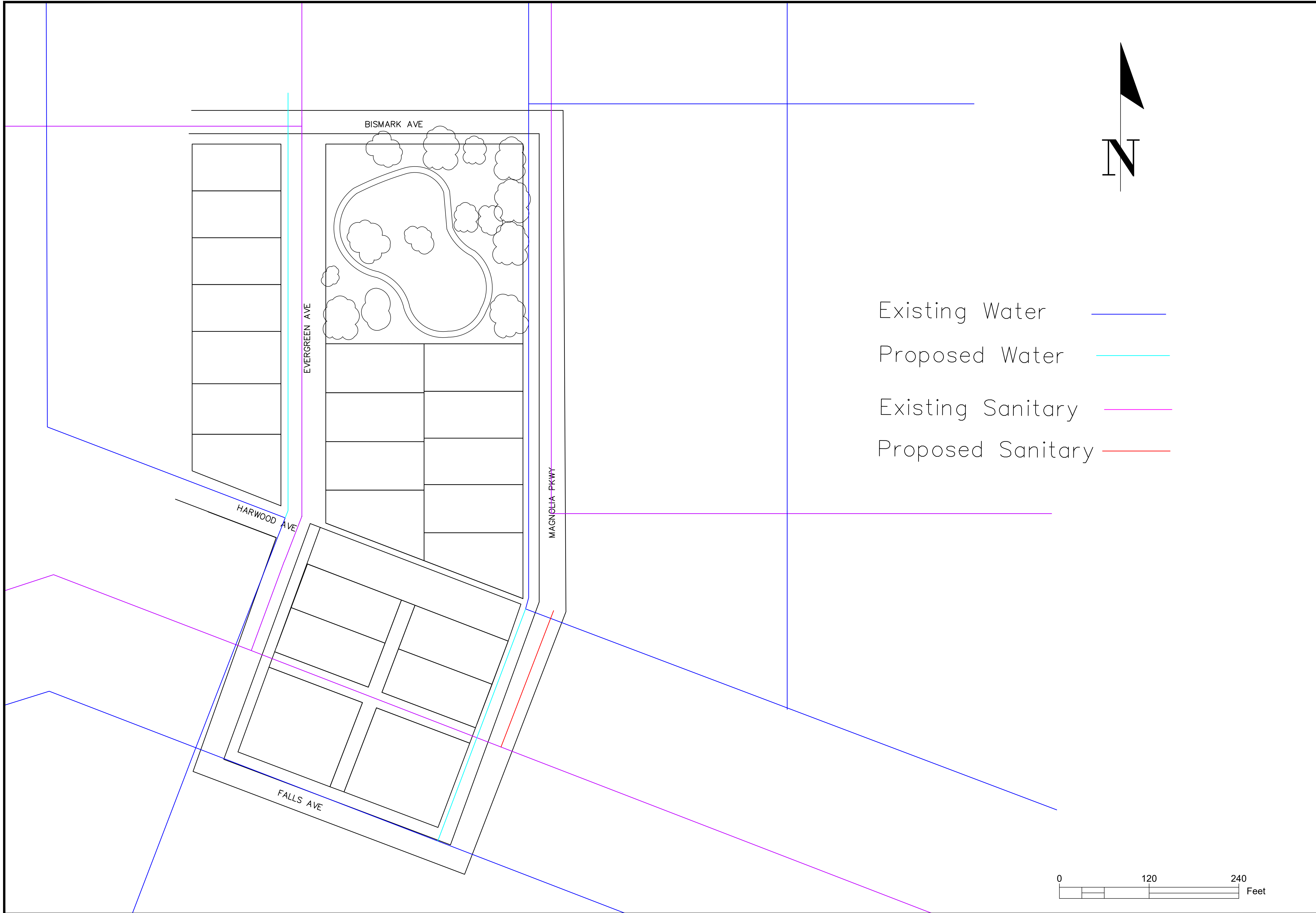
Neighborhood Master Plan

Waterloo, Iowa
Edison District

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SHEET NAME
Grading Plan
Detention Basin

SHEET NO.
03-2



- Existing Water —
- Proposed Water —
- Existing Sanitary —
- Proposed Sanitary —

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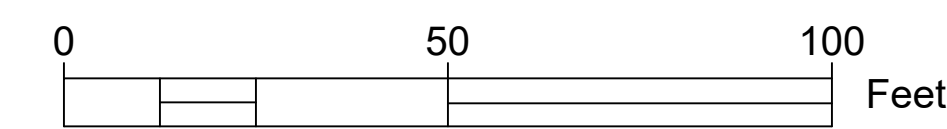
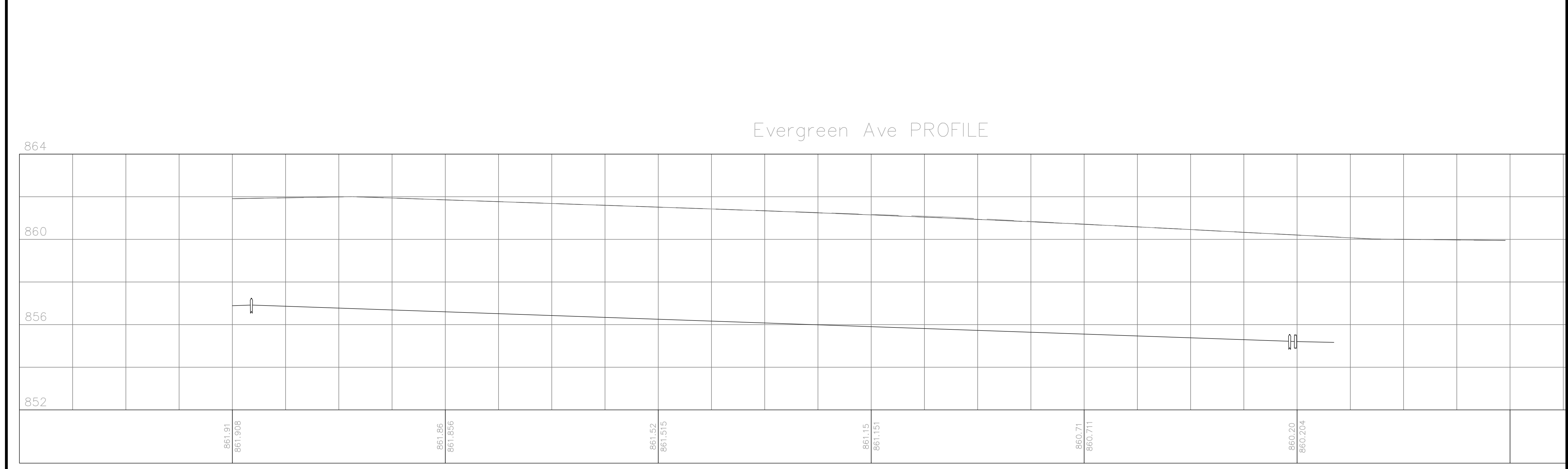
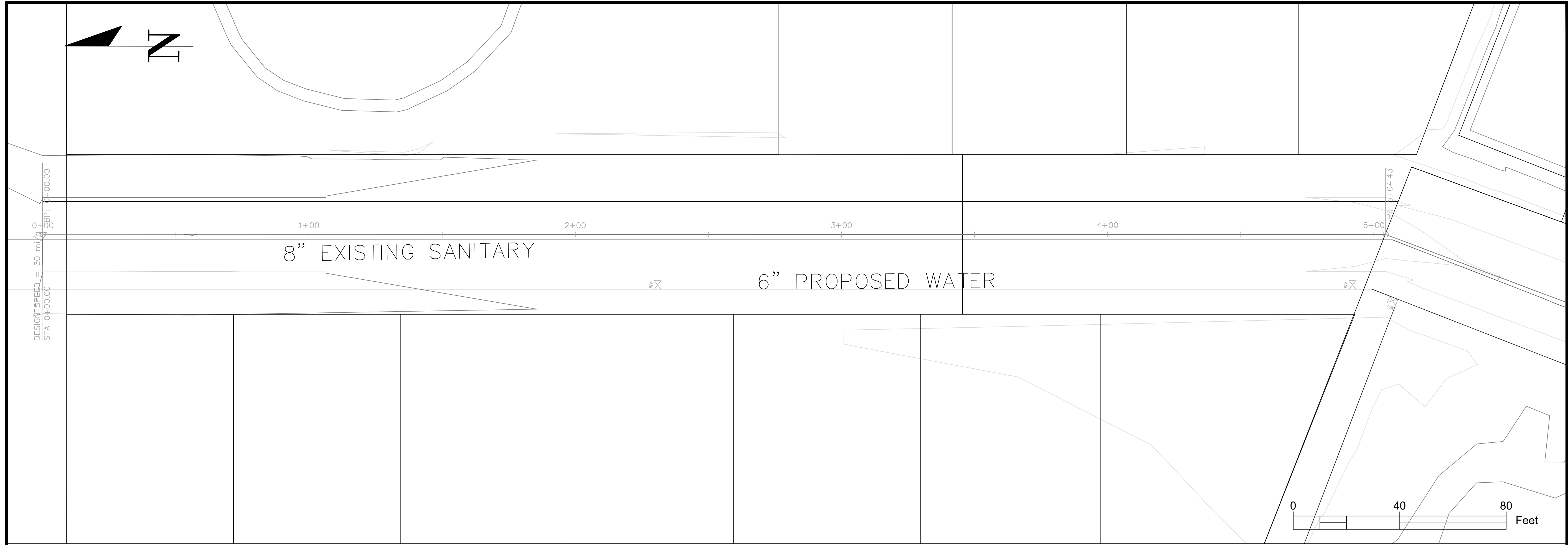
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Waterloo, Iowa
 Edison District

SHEET NAME
 Utility Plan

SHEET NO.
04-1



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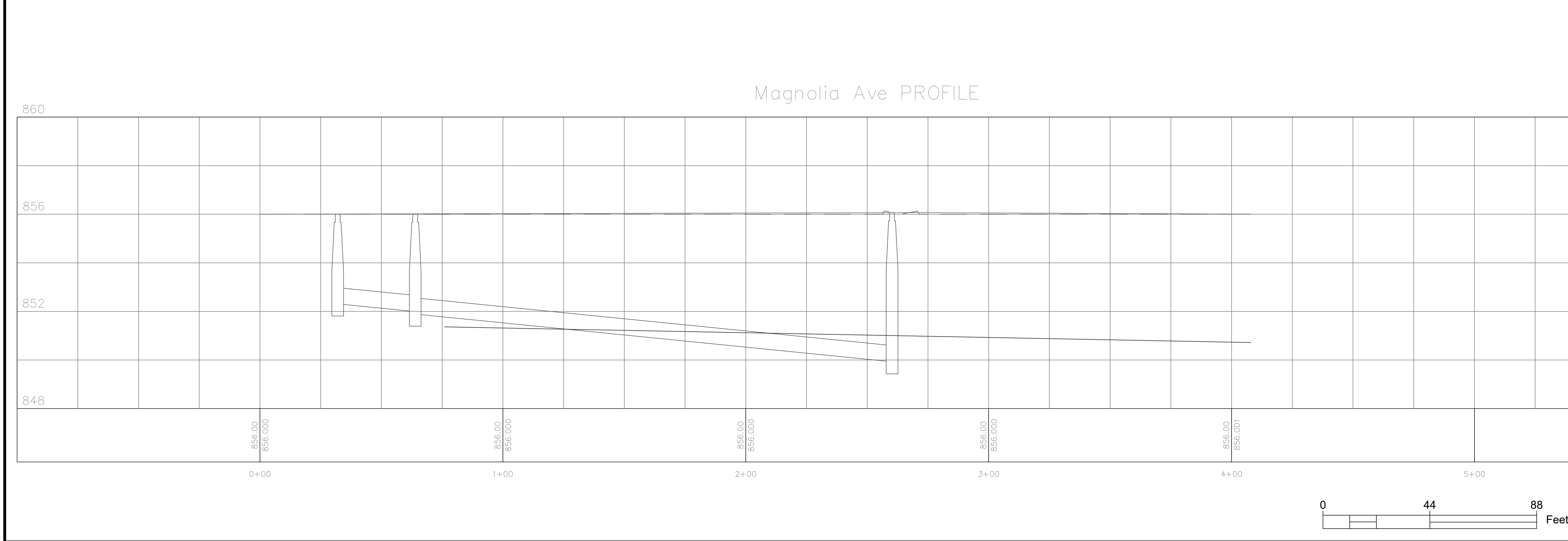
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 Edison District

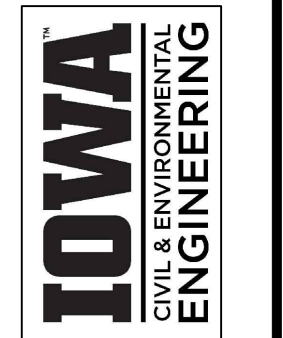
SHEET NAME
 Plan and Profile
 Evergreen Ave

SHEET NO.
05-1



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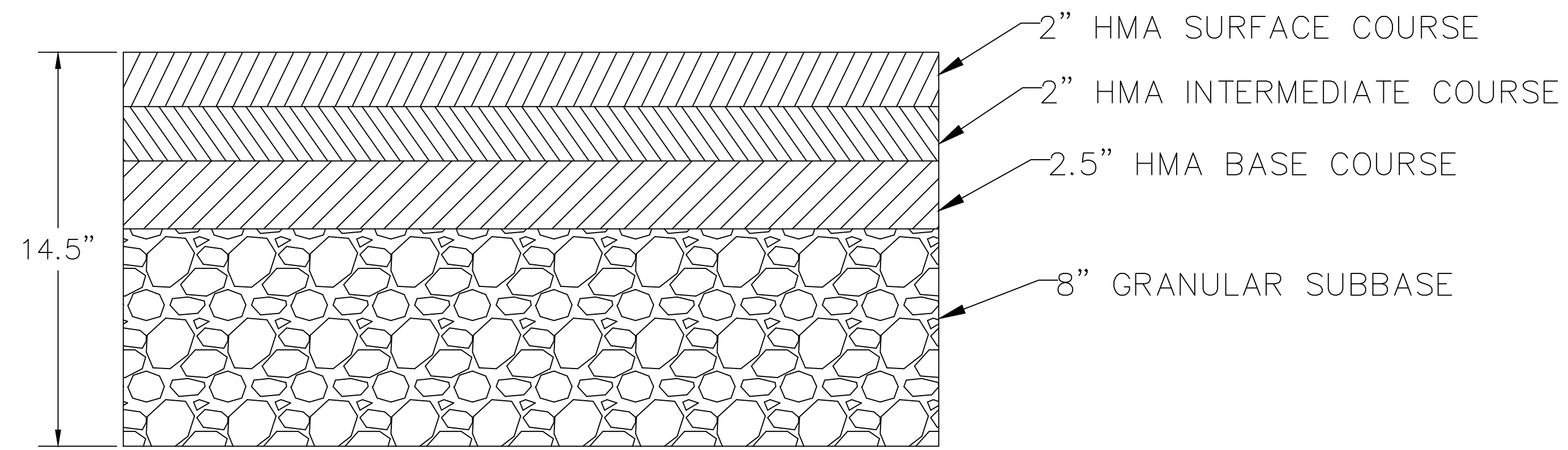
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 Waterloo, Iowa
 Edison District

SHEET NAME
 Plan and Profile
 Magnolia Pkwy

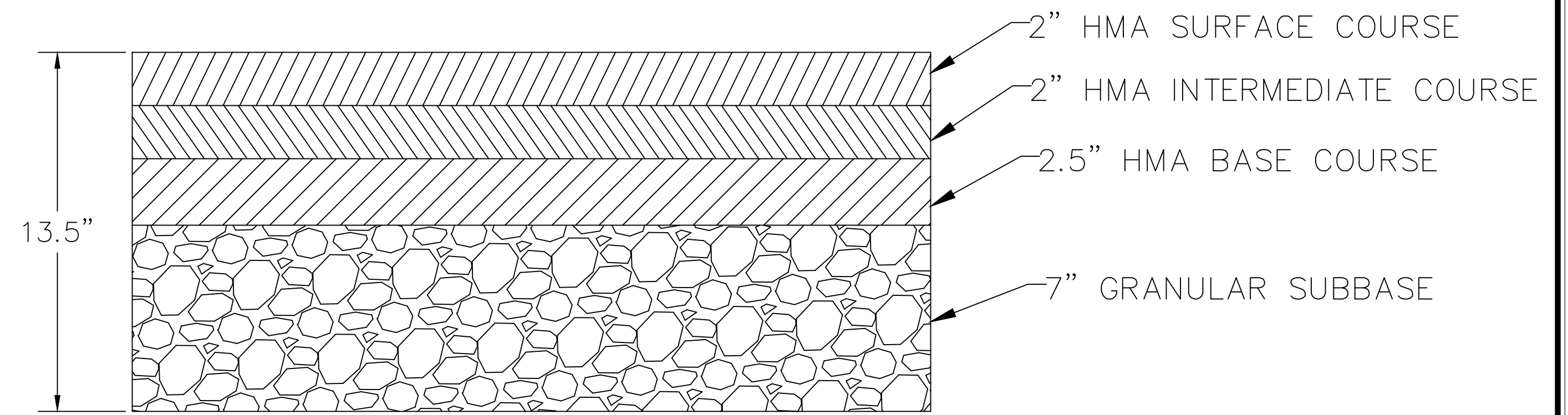
SHEET NO.
05-2

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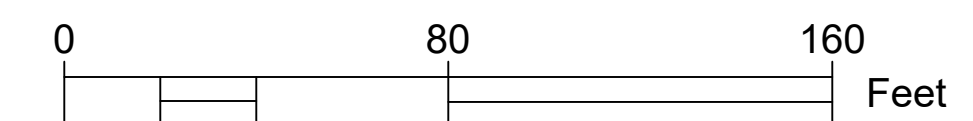
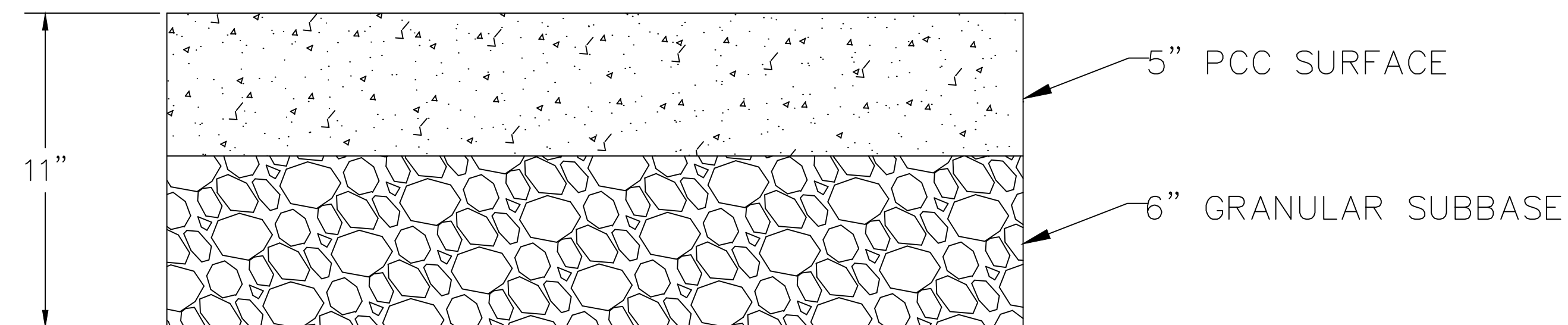
EVERGREEN AVE



ALLEY



PARK TRAIL



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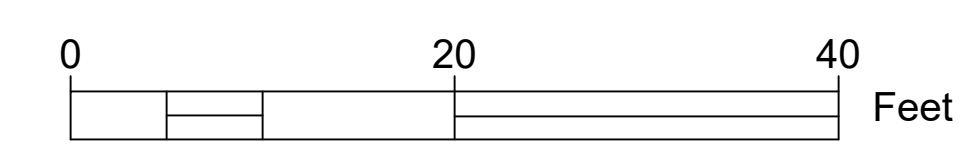
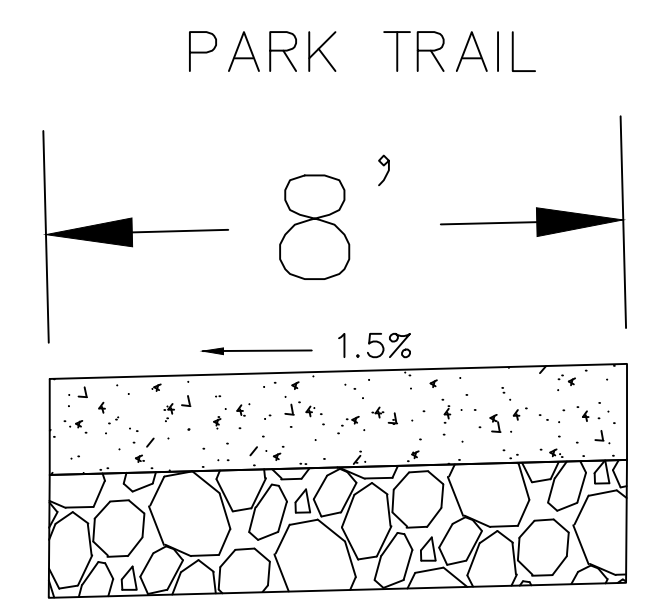
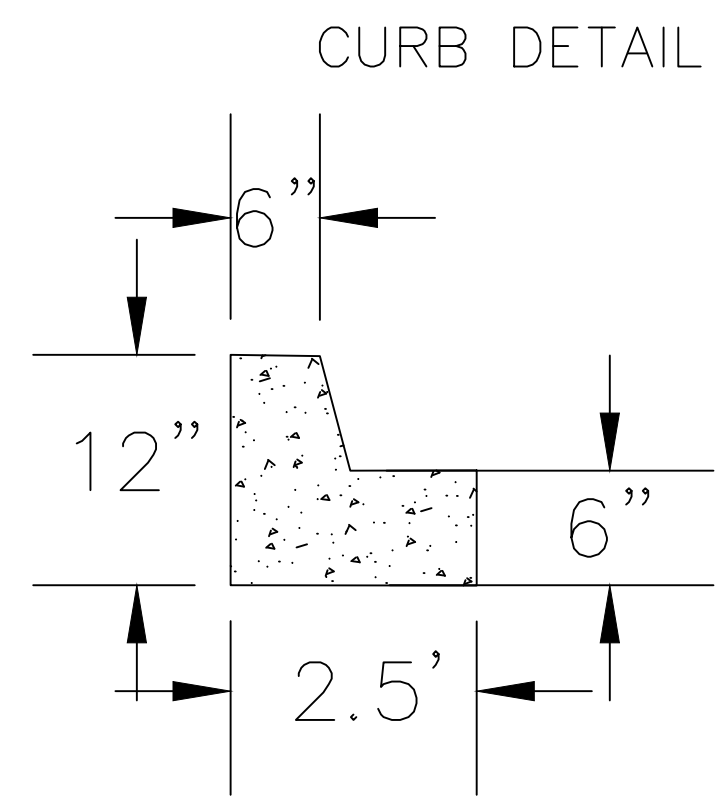
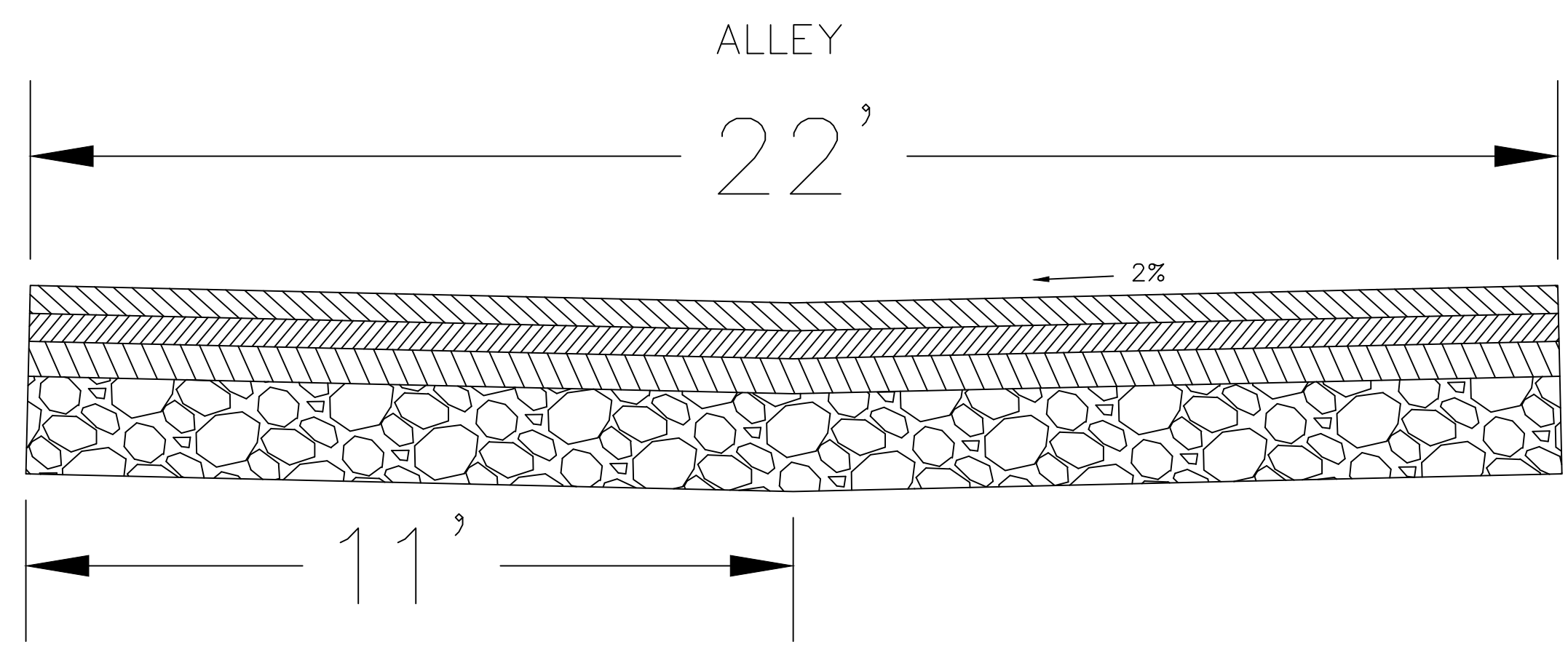
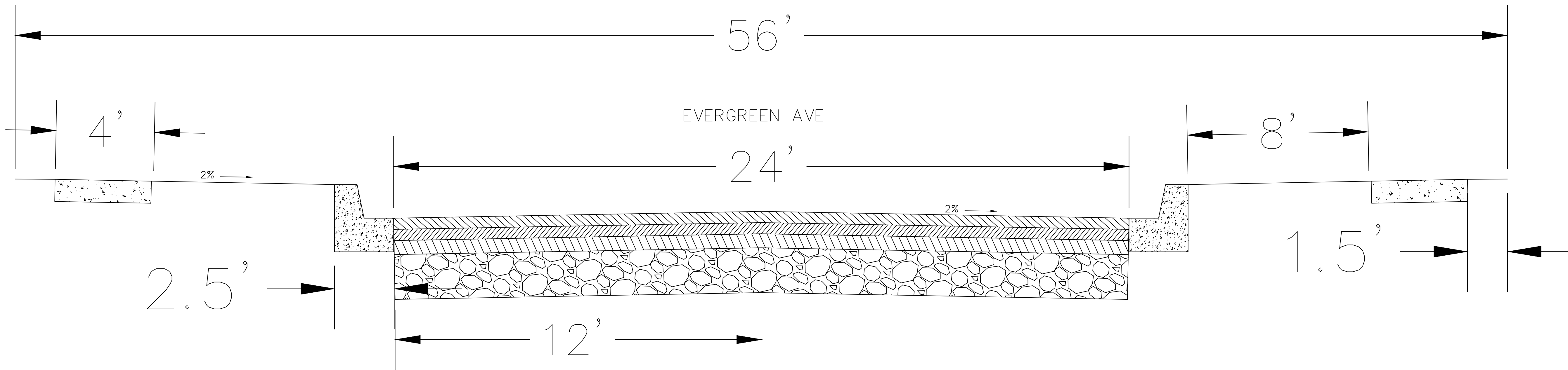
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Waterloo, Iowa
Edison District

SHEET NAME
Cross Sections
Pavement Details

SHEET NO.
06-1



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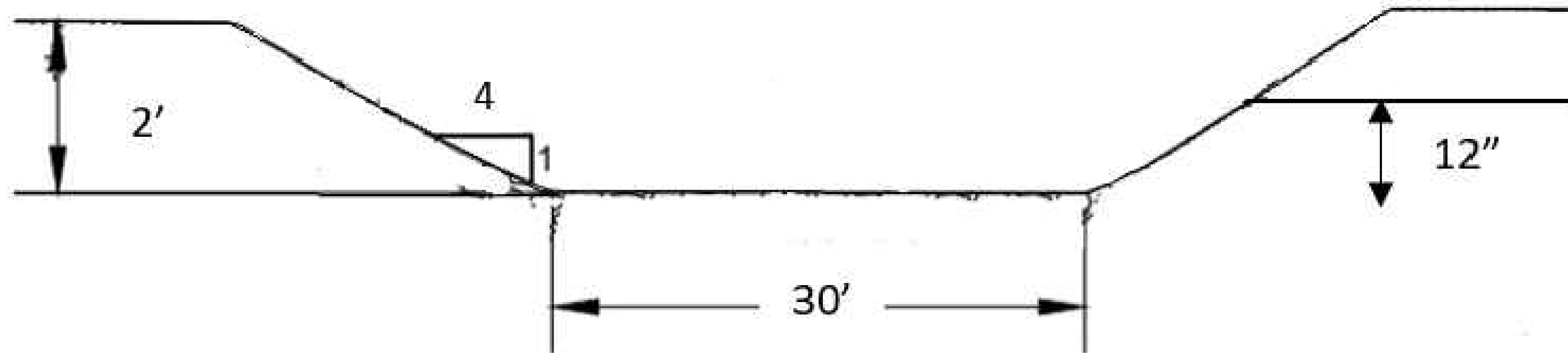
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Waterloo, Iowa
 Edison District

SHEET NAME
 Cross Sections
 Pavement Details

SHEET NO.
06-2



- Proposed basin is 30 ft wide and 214.5 ft long
- Outlet diameter is 12 in and connects to existing storm sewer

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Waterloo, Iowa
 Edison District

SHEET NAME
 Cross Section
 Detention Basin

SHEET NO.
06-3