City of Hiawatha

Engineering Department

101 Emmons St., Hiawatha Iowa, 52233-1697
PHONE (319) 393-1515 ext. 511 FAX (319) 393-1516

To: **Mayor and City Council** **Date:** **December 12, 2019**

From: John Bender PE, City Engineer

Re: **Sherman Square 9th Addition**

Description: Accept Plan of Improvements

Report:

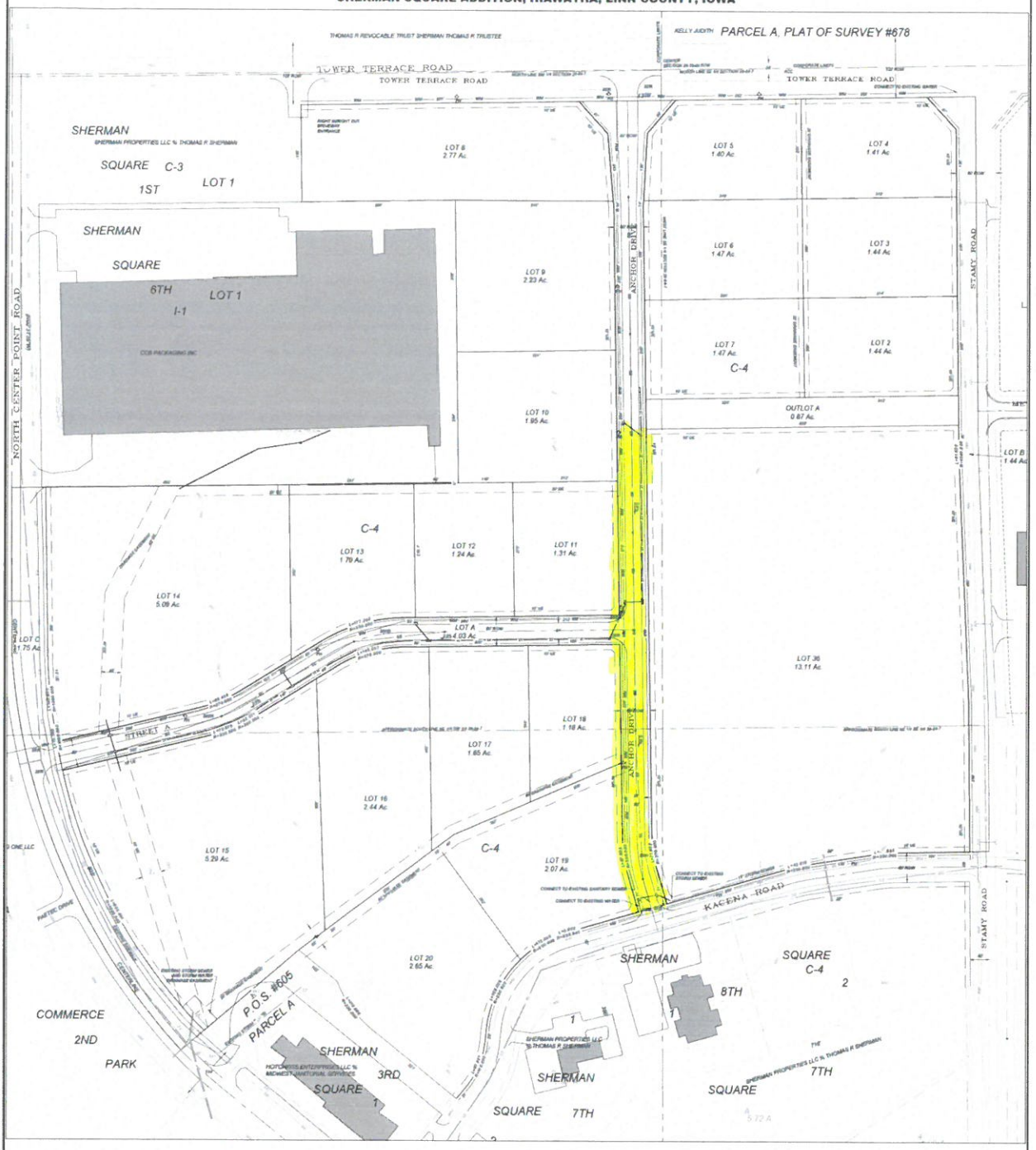
The plan of improvements for Sherman Square 9th Addition has been completed and inspected by the water department and the engineering department. This is the new addition that includes approximately the following:

- 978LF of sanitary sewer,
- 837LF of storm sewer,
- 975 LF of water main,
- 977 LF of street paving, along with draintile.
- 2-LED Urbanscape street lights

Engineering has performed construction observation of the paving, storm sewer, and sanitary sewer improvements in the above subdivision. We have also reviewed the site grading along with material reports and the submitted maintenance bonds. Engineering feels the construction is in substantial compliance with the plans and specifications.

Engineering recommends City acceptance of these public improvements.

PRELIMINARY PLAT
SHERMAN SQUARE ADDITION, HIAWATHA, LINN COUNTY, IOWA



NOTES

1. ALL MEASUREMENTS IN FEET AND DECIMALS THEREOF
2. EXISTING ZONING IS C-4
3. CONTOUR LINES ARE FROM LINN COUNTY 2010 FLIGHT
4. CONTOURS ARE AT 2 FOOT INTERVALS
5. ALL INTERIOR CURB RADII ARE 35 FEET
6. ALL LOTS HAVE A MINIMUM 60-FOOT WIDTH AT THE 25-FOOT SETBACK LINE
7. FOR CLARITY, THE SETBACKS ARE NOT SHOWN ON PLAT
8. THE REQUIRED STORM WATER DETENTION AND STORM WATER QUALITY VOLUME FOR EACH LOT SHALL BE PROVIDED BY INDIVIDUAL ON-SITE DETENTION BASINS ON EACH LOT.
9. PUBLIC ACCESS TO TOWER TERRACE ROAD FROM LOTS 4 AND 5 IS PROHIBITED.
10. PUBLIC ACCESS TO STAMY ROAD AND ANCHOR DRIVE FROM LOTS 4 AND 5 IS PROHIBITED WITHIN THE FIRST 150 FEET SOUTH OF TOWER TERRACE ROAD RIGHT OF WAY.
11. OUTLOT A IS FOR FUTURE EXPANSION.

YARD SETBACK REQUIREMENTS, C-4

FRONT YARD	0 FEET
INTERIOR SIDE YARD	0 FEET
CORNER SIDE YARD	0 FEET
REAR YARD	0 FEET

LEGEND

WW	PROPOSED WATER MAIN
SS	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
FH	PROPOSED FIRE HYDRANT
	PROPOSED IN-2 INTAKE
	PROPOSED IN-3 INTAKE
	PROPOSED MANHOLE
UE	UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT
SDE	STORM SEWER AND DRAINAGE EASEMENT
WME	WATER MAIN EASEMENT

LEGAL DESCRIPTION

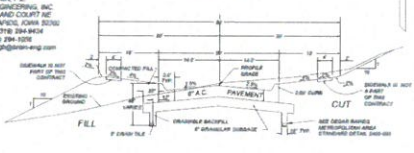
WEST 40 ACRES SE ¼ AND THE EAST ½ SW ¼ SECTION 29-84-7, LINN COUNTY, IOWA, LYING NE-LY OF STATE HIGHWAY NO. 150 EXCEPTING THEREFROM THE FOLLOWING: SHERMAN SQUARE FIRST THROUGH EIGHTH ADDITIONS TO HIAWATHA, IOWA, PLAT OF SURVEY #605 AS RECORDED IN BOOK 4027 PAGE 371 OF THE RECORDS OF THE LINN COUNTY, IOWA RECORDER ON DECEMBER 23, 1999 AND THE PUBLIC HIGHWAY (AS RECORDED IN THE LINN COUNTY, IOWA RECORDER'S OFFICE IN BOOK 6705 PAGE 675).

SURVEYOR:
BRAIN ENGINEERING, INC.
1540 MIDLAND COURT NE
CEDAR RAPIDS, IOWA 52402
PHONE: (319) 294-9404

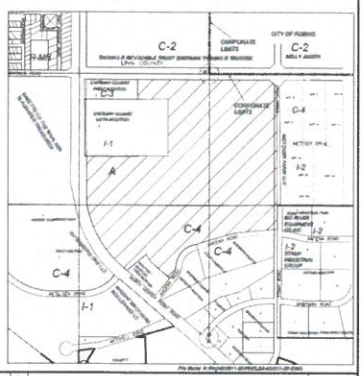
OWNER / PETITIONER:
SHERMAN PROPERTIES L.L.C. ET AL
C/O CHRISTOPHER R. SHERMAN
2753 NORTH CENTER POINT ROAD
CEDAR RAPIDS, IA 52411
319-393-9783

CONTACT PERSON:
DOUG BRAIN, P.E.
BRAIN ENGINEERING, INC.
1540 MIDLAND COURT NE
CEDAR RAPIDS, IOWA 52402
PHONE: (319) 294-9404
FAX: (319) 294-1028
email: dougb@brain-eng.com

DATE SUBMITTED
DATE REVISED



TYPICAL SECTION
NO SCALE



PRELIMINARY PLAT
SHERMAN SQUARE ADDITION

BRAIN ENGINEERING, INC.

Drawn:	DFB	7/11/11	Book: 204
Checked:			Scale: 1"=100'
Reviewed:			

No	Revision	Date
3		
2		
1		

Hiawatha!™

Final Plan of Improvements for Sherman Square 9th Addition

December 12, 2019

The Hiawatha Water Department has completed inspection and review of Sherman Square9 9th Addition's plan of improvements that were submitted by Brain Engineering. The Water Department recommends final approval of Sherman Square 9th Addition.

Marty Recker

Marty Recker

Water Superintendent

Cc. Kari Graber , City Clerk

WATER DEPARTMENT • P.O. BOX 485 • HIAWATHA, IA 52233-0485 • PHONE (319) 393-5556 • FAX (319) 393-1516

DRAFT

Prepared by and return to: City of Hiawatha, Kari Graber, City Clerk 101 Emmons St. Hiawatha, Iowa 52233 (319) 393-1515

RESOLUTION NO. 19-
City Council

RESOLUTION ACCEPTING IMPROVEMENTS INSTALLATION FOR SHERMAN SQUARE 9TH ADDITION

WHEREAS, City Council passed Resolution #18-132 on July 18, 2018 and Resolution #18-235 on December 5, 2018, granting permission for Contractor to proceed with installation of improvements for Sherman Square 9th Addition to the City of Hiawatha, Linn County, Iowa, and

WHEREAS, the City Engineer performed construction observation and determined the improvements including 978 linear feet of sanitary sewer, 837 linear feet of storm sewer, 975 linear feet of water main, 977 linear feet of street paving along with drain tile and two (2) LED urbanscape street lights to be in conformance to design standards of the City of Hiawatha, and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIAWATHA, IOWA, to accept the improvements for Sherman Square 9th Addition to the City of Hiawatha, Linn County, Iowa.

AYES:
NAYS:

PASSED AND APPROVED this 18th day of December, 2019.

_____
Bill Bennett, Mayor

ATTEST:

_____
Kari Graber, City Clerk

I, Kari Graber, City Clerk of the City of Hiawatha, Iowa do hereby certify that the above and foregoing Resolution is a true and the correct copy of the Resolution as passed by the City Council of the City of Hiawatha, Iowa on the ___ day of _____, 2019.

_____

Kari Graber, City Clerk