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:** **November 29, 2018**

From: John Bender PE, City Engineer

Re: **Sherman Square 9th Addition**

Description: **Approval of Plan of Improvements (REVISED)**

Report:

After construction has started on Sherman Square 9th Addition, very wet soil conditions and water table was encountered at a very shallow depth. For that reason, the developer requests a plan revision to relocate the utilities to reduce that volume of soil replacement under the new street. Revision included in the plans:

- The sanitary sewer has been designed along the east side of Anchor Drive in the grass parking area.
- Revise the sewer services to the new World Class Industries building.
- Angles in the sewer alignment meet IDNR requirements.

Engineering has reviewed the developer's request and revised plans. The relocated sewer is not a concern for the City. The wet weather we have encountered in recent months has caused a concern for construction projects. By eliminating the large excavation in the centerline of the street, the soil conditions will be improved hopefully reducing the stresses that cause a new street surface to crack. All future lots will be provided sewer service as planned in the original design.

Engineering has reviewed the revised plans and recommends approval.

If you have any questions please let me know.

PLAN OF IMPROVEMENTS
SHERMAN SQUARE NINTH ADDITION
TO THE CITY OF HIAWATHA, LINN COUNTY, IOWA

LEGAL DESCRIPTION

A part of the W ½ NW ¼ SE ¼, a part of the W ½ SW ¼ SE ¼, a part of the SE ¼ SW ¼ and a part of the NE ¼ SW ¼, all in Section 29, Township 84 North, Range 7 West of the 5th Principal Meridian, City of Hiawatha, Linn County, Iowa

PROJECT DESCRIPTION

THIS PLAN SET IS FOR THE DESIGN AND CONSTRUCTION OF PINES AT TURTLE CREEK THIRD ADDITION INCLUDING PAVEMENT, STORM SEWER, SANITARY SEWER, AND WATER MAIN ALONG THE FOLLOWING STREETS:

(1) ANCHOR DRIVE

EMERGENCY AND NON-EMERGENCY PHONE NUMBERS

CITY OF HIAWATHA, IOWA

ENGINEERING DEPARTMENT	(319) 393-1515
POLICE DEPARTMENT	
BUSINESS	(319) 393-1212
EMERGENCY	911
FIRE DEPARTMENT	
BUSINESS	(319) 393-4180
EMERGENCY	911
WATER DEPARTMENT	(319) 393-5556
ONE CALL (UTILITIES)	(800) 292-8989
MID AMERICAN ENERGY	(319) 298-5155
QWEST	(319) 399-7205
ALLIANT ENERGY	(319) 398-4555
MEDIACOM	(319) 395-9699

LOCATION MAP

NO SCALE

THE PROPOSED IMPROVEMENTS INCLUDED IN THESE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE CEDAR RAPIDS METROPOLITAN AREA DESIGN STANDARDS MANUAL WITH THE FOLLOWING EXCEPTIONS:

NONE

THE FOLLOWING CEDAR RAPIDS METRO AREA STANDARD DETAILS ARE NOTED FOR CONTRACTOR REFERENCE:

CEDAR RAPIDS METROPOLITAN AREA STANDARD DETAILS					
1200-010	1300-020	2300-040	2400-023	2500-020	2600-040
1200-011	1300-060	2300-041	2400-024	2500-021	2600-060
1200-020	2200-020	2300-046	2400-041	2500-022	2700-010
1200-021	2200-030	2300-060	2400-064	2500-042	2700-020
1200-023	2200-031	2300-065	2400-065	2500-060	2700-021
1200-024	2200-040	2400-020	2400-090	2500-061	2700-022
1200-039	2300-021	2400-021	2400-091	2500-063	2700-040
				2500-080	2700-112
					2700-113

OWNER: SHERMAN PROPERTIES, LLC AND CHRISTOPHER T. SHERMAN AND MARY KATHYRN SHERMAN, CO-TRUSTEES OF THE KATHRYN A. SHERMAN FAMILY TRUST
2753 NORTH CENTER POINT ROAD
HIAWATHA, IOWA 52233
319-393-5513

ENGINEER: BRAIN ENGINEERING, INC.
1540 MIDLAND COURT NE
CEDAR RAPIDS, IOWA 52402
PH: 294-9424
FAX: 294-1056

PROPERTY ADDRESS: KACENA ROAD AND STAMY ROAD

STREET CLASSIFICATIONS & SPEEDS

STREET NAME	FUNCTIONAL CLASSIFICATION	DESIGN SPEED
ANCHOR DRIVE	LOCAL - COMMERICAL	30

SHEET INDEX

SHEET 1 COVER SHEET
SHEETS 2-3 GENERAL NOTES, LEGEND AND DETAILS
SHEET 4 GRADING AND EROSION CONTROL PLAN
SHEET 5 KACENA ROAD INTERSECTION
SHEET 6-7 STREET & STORM SEWER - ANCHOR DRIVE
SHEET 8-9 SANITARY SEWER & WATER MAIN - ANCHOR DRIVE
SHEET 10 FUTURE IMPROVEMENTS- ANCHOR DRIVE

NO.	REVISION DESCRIPTION	BY	DATE
1	UPDATE SANITARY SEWER, SERVICES, QUANTITIES AND TYPICAL SECTION	DFB	8/24/18
1	UPDATE SANITARY SEWER	DFB	11/14/18

LICENSED PROFESSIONAL ENGINEER
DOUGLAS F. BRAIN
20267
IOWA

I hereby certify that this engineering document was performed 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.

Signed Date

Douglas F. Brain, P.E.
My License Renewal Date Is December 31, 2018
License Number 20267
Pages or sheets covered by this seal

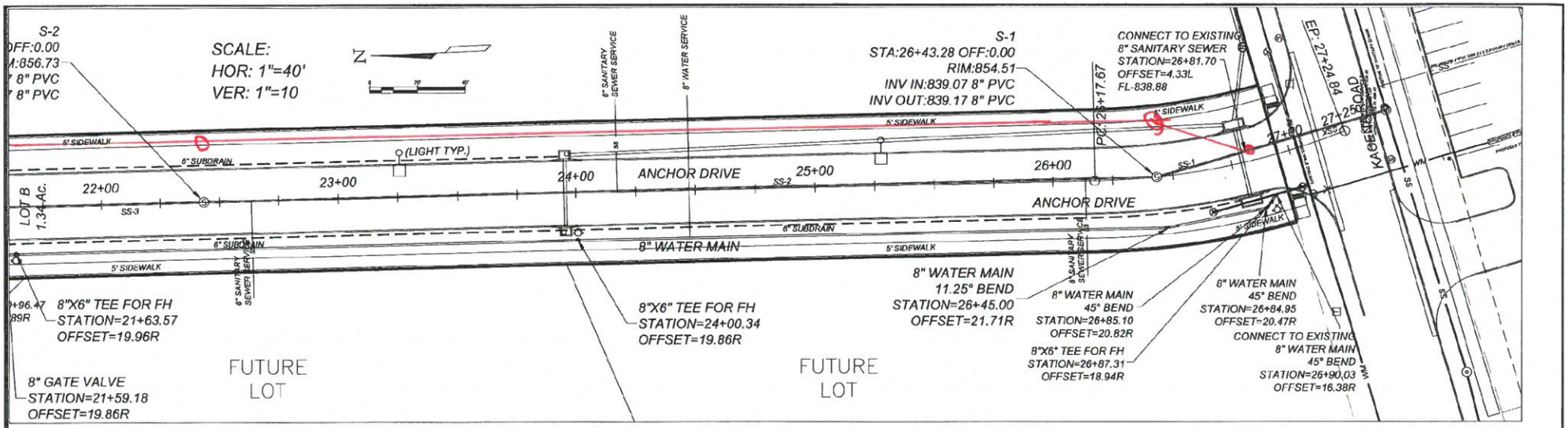
Book:
Scale: NONE
Drawn: DFB
5/25/2018

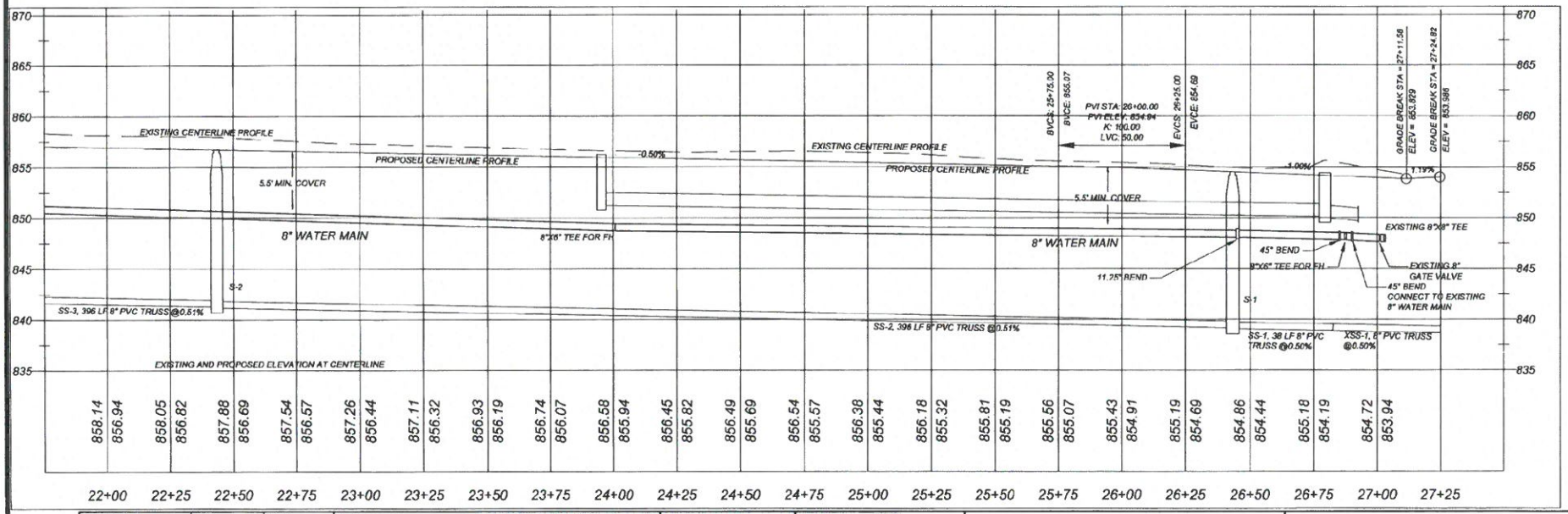
BRAIN ENGINEERING, INC.
CIVIL · LAND DEVELOPMENT · SURVEYING · TRANSPORTATION

Title: COVER SHEET
SHERMAN SQUARE NINTH ADDITION

City File No:

Project No: 400618-10





Project No.	Drawn:	Rank:
400618-10	5/25/2018	NA
	Checked:	Scale:
	Reviewed:	1"=40'HOR
		DFB

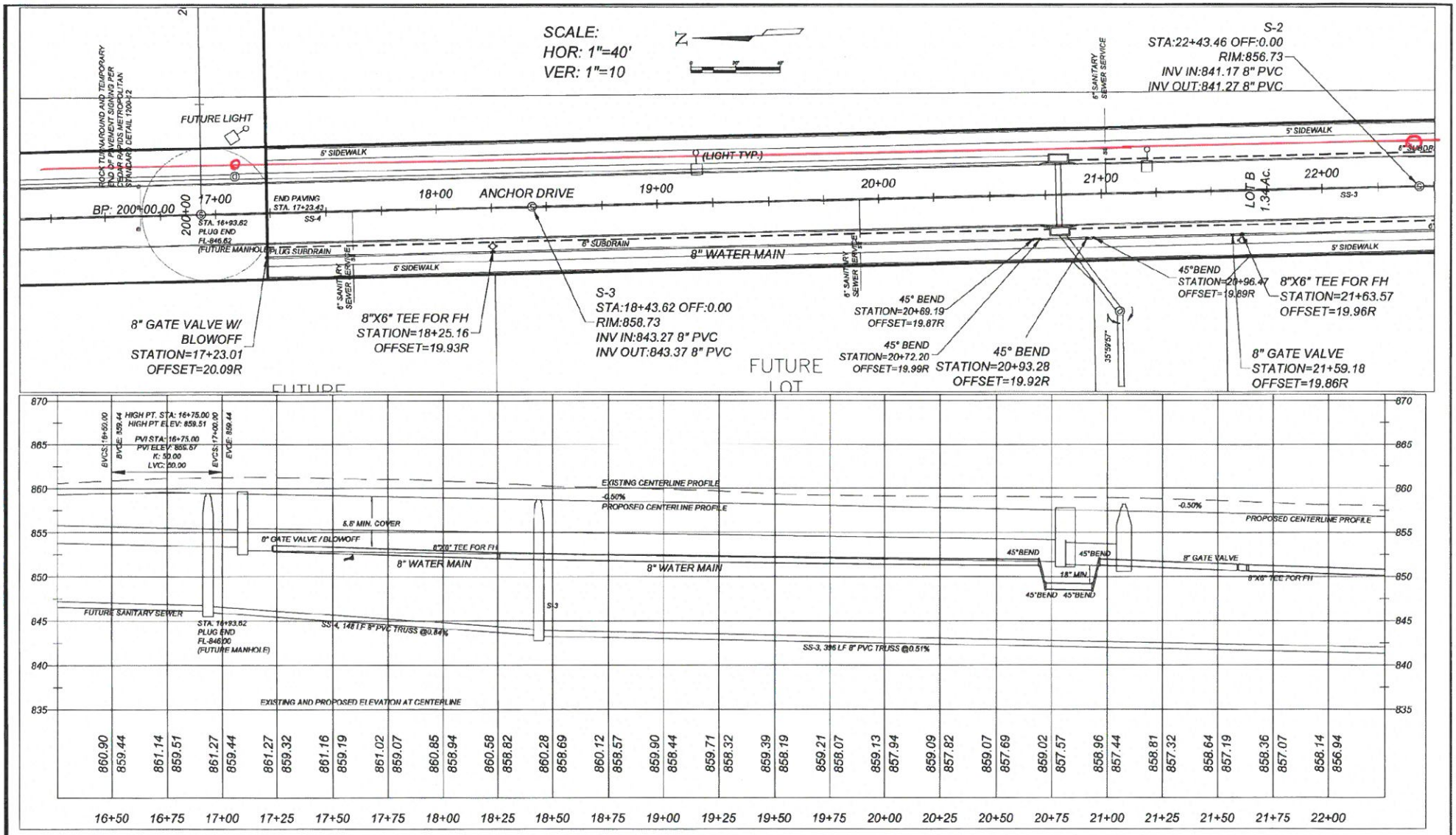
NO.	REVISION DESCRIPTION	BY	DATE
1	UPDATED SANITARY SEWER, SANITARY SEWER SERVICES AND WATER SERVICES	DFB	8/09/18

BRAIN ENGINEERING, INC.

PLAN OF IMPROVEMENTS
SHERMAN SQUARE NINTH ADDITION
TO THE CITY OF HIAWATHA, LINN COUNTY, IOWA

SANITARY SEWER AND WATER MAIN
ANCHOR DRIVE

SHEET 9 / 10



Project No.	Drawn:	Book:
400618-10	5/25/18	NA
	Checked:	Scale: 1"=40'HOR
	Reviewed:	DFB

NO.	REVISION DESCRIPTION	BY	DATE
1	UPDATED SANITARY SEWER, SANITARY SEWER SERVICES AND WATER SERVICES	DFB	8/20/18

BRAIN ENGINEERING, INC.

PLAN OF IMPROVEMENTS
SHERMAN SQUARE NINTH ADDITION
TO THE CITY OF HIAWATHA, LINN COUNTY, IOWA

SANITARY SEWER AND WATER MAIN
ANCHOR DRIVE

SHEET 8 / 10

RESOLUTION NO. 18-
City of Hiawatha

RESOLUTION GRANTING AUTHORIZATION TO PROCEED WITH IMPROVEMENTS INSTALLATION SHERMAN SQUARE NINTH ADDITION

WHEREAS, plans, profiles, cross sections, and specifications for construction of improvements in Sherman Square Ninth Addition to the City of Hiawatha, Linn County, Iowa submitted and approved on July 18, 2018 RESOLUTION NO. 18-132 to the City of Hiawatha has been revised due to sanitary sewer relocation, and

WHEREAS, the City Engineer has reviewed said plans, profiles, cross sections and specifications for construction of improvements of the sanitary sewer relocation due to very wet soil conditions and water table that was encountered at a very shallow depth in the Sherman Square Ninth Addition to the City of Hiawatha, Linn County, Iowa. Previous recommendation of other utilities in addition remain in conformance to preliminary plat and design standards of the City of Hiawatha, and

WHEREAS, the Hiawatha city engineer has reviewed the plan of improvements for Sherman Square Ninth Addition to the City of Hiawatha, Linn County, Iowa, and recommends approval, and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIAWATHA, IOWA, to grant permission for Contractor to proceed with installation of the revised sanitary sewer improvements in Sherman Square Ninth Addition to the City of Hiawatha, Linn County, Iowa, contingent on the revised preliminary plat being submitted for final acceptance.

AYES:
NAYS:
ABSENT:

PASSED AND APPROVED this 5th day of December, 2018.

_____
Bill Bennett, Mayor

ATTEST:

_____
Kari Graber, Deputy City Clerk