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:** **July 11, 2019**

From: **John C Bender PE, City Engineer**

Re: **Todd Hills Road Speed Limit Change**

Description: **Setting Public Hearing**

Report:

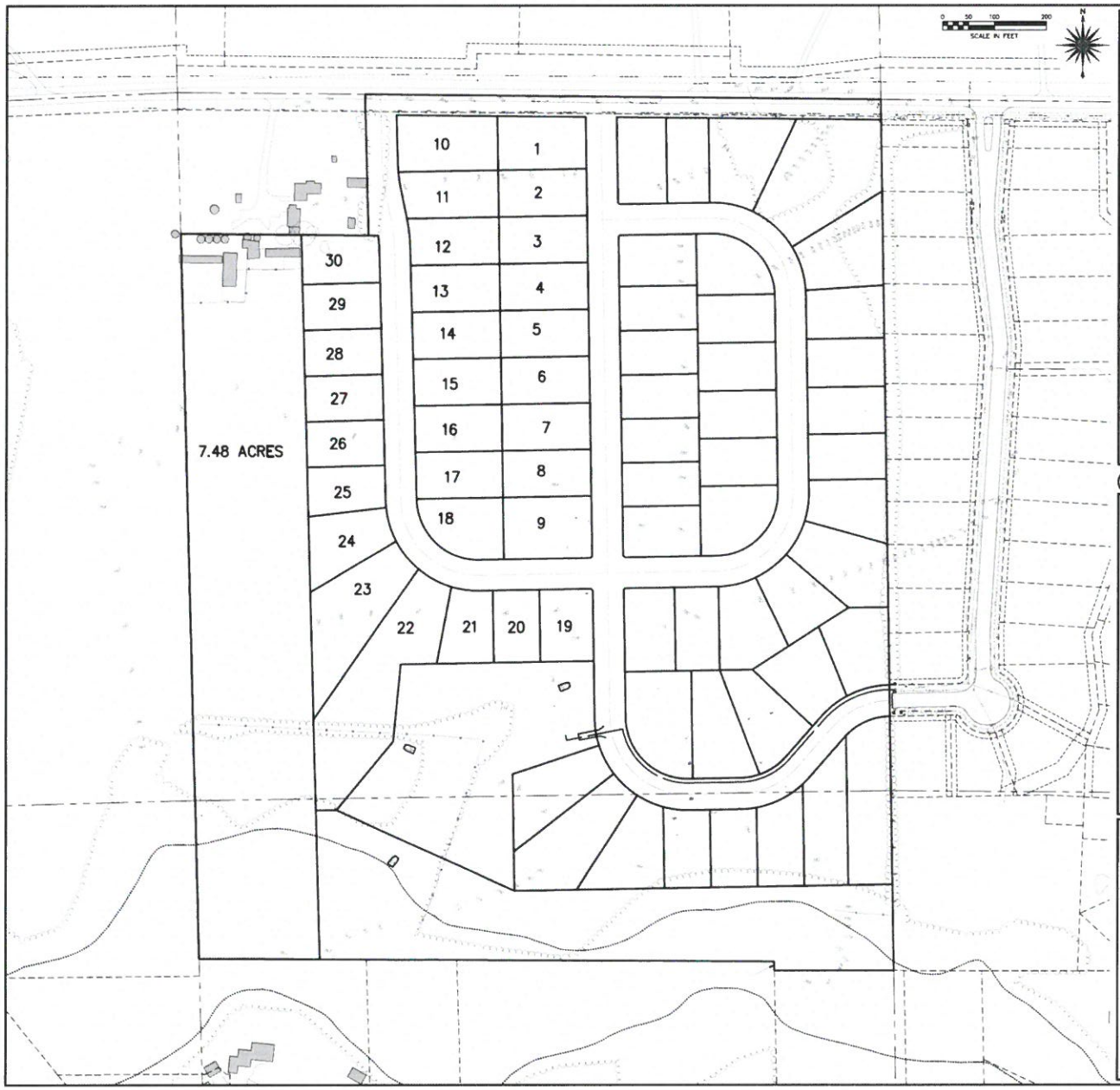
Linn County Engineering has contacted our office with a request to consider a lower speed limit on Todd Hills Road as vehicles enter the City of Hiawatha from the west. The new Todd Hills 1st Addition is under construction which is approximately 50 acres of agricultural property that was recently annexed into the city. The attached preliminary plat shows the new residential lot layout.

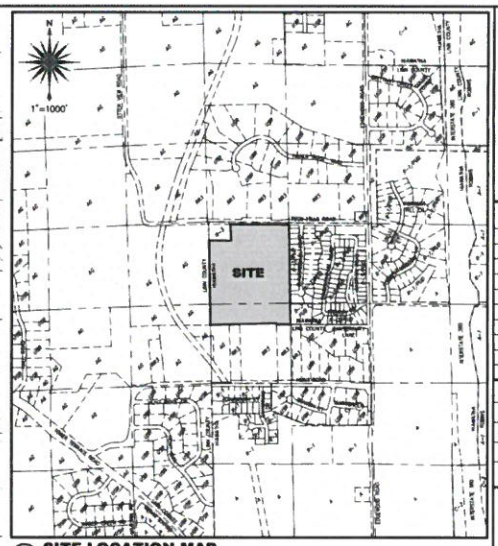
Because the roadway is split between the City and Linn County, both agencies need to pass an ordinance adjusting the speed limit. We are recommending the limit be changed from the County standard limit of 55 mph, to a more residential speed limit of 35 mph.

Engineering recommends setting a public hearing for the August 7th Council meeting to consider this speed limit change. Any questions please let me know.

Hiawatha!

1 inch = 533 feet





1 SITE LOCATION MAP
1"=1000'

GENERAL NOTES

APPLICANT
TODD HILLS, LLC
1840 COMMERCIAL DRIVE
WALFORD, IA 52351
CONTACT PERSON: MR. LOREN HARTELT
PHONE: 319-929-7414
FAX: 319-845-3066
E-MAIL: lhartelt@schrader-grp.com

TITLEHOLDER
JOHN & LORI NOVAK
3950 TODD HILLS ROAD
HIAWATHA, IA 52233
PHONE: 319-393-3084

PREPARED BY

CONTACT PERSON:	TRED SCHNOOR, P.E.
TELEPHONE NO.:	(319) 298-8888
MAILING ADDRESS:	SCHNOOR-BONIFAZI ENGINEERING & SURVEYING, LC 431 FIFTH AVENUE SW CEDAR RAPIDS, IA 52404
E-MAIL:	tschnoor@s-b-engineering.com
DATE SUBMITTED:	07/24/2018
DATE REVISED:	07/27/2018

SITE LEGAL DESCRIPTION
PARCEL B, PLAT OF SURVEY NO. 2272

SITE ADDRESS
- 3590 TODD HILLS ROAD, HIAWATHA, IA 52233

EXISTING ZONING
- A (AGRICULTURE ZONE DISTRICT)

PROPOSED ZONING
- R-3 (SINGLE FAMILY RESIDENCE DISTRICT)

R-3 LOT SIZE, DENSITY & BULK REQUIREMENTS
- MINIMUM LOT AREA: 7,500 SQ. FT.
- MINIMUM LOT WIDTH: 60 FEET
- FRONT YARD: 25 FEET
- REAR YARD: 25 FEET
- CORNER SIDE YARD: 20 FEET
- SINGLE INTERIOR SIDE YARD: 5 FEET
- COMBINED INTERIOR SIDE YARDS: 14 FEET

TOTAL PRELIMINARY PLAT AREA
- 2,157,374 SQ. FT. = 49.53 ACRES

TOTAL AREA OF NUMBERED LOTS
- 1,378,286 SQ. FT. = 31.59 ACRES

NUMBERED LOT CHARACTERISTICS
- MINIMUM NUMBERED LOT SIZE: 0.29 ACRES
- MAXIMUM NUMBERED LOT SIZE: 0.95 ACRES
- AVERAGE NUMBERED LOT SIZE: 0.37 ACRES

PROPOSED PUBLIC STREETS
- TOTAL AREA OF PUBLIC STREET R.O.W. DEDICATION: 8.03 ACRES (INCLUDES TODD HILLS ROAD R.O.W. DEDICATION)
- TOTAL LENGTH OF PROPOSED PUBLIC STREETS: 3,503 LF (DOES NOT INCLUDE TODD HILLS ROAD)

FLOOD PLAIN
PORTIONS OF THE SITE ARE LOCATED WITHIN ZONE A, 100-YEAR FLOOD HAZARD BOUNDARY. THERE IS NO BASE FLOOD ELEVATION FOR THE SITE.

FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 19113C0280D – EFFECTIVE DATE APRIL 5, 2010

NOTES
1. THIS PLAN IS A CONCEPTUAL REPRESENTATION OF THE PROPOSED DEVELOPMENT. ANY FINAL PLAT AND RELATED IMPROVEMENTS REQUIRED BY THIS DEVELOPMENT SHALL MEET THE REQUIREMENTS OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS PROGRAM (SUDAS).
2. NO PRIVATE ACCESS ALLOWED ONTO TODD HILLS ROAD FROM LOTS 1 THROUGH 8.
3. NO STREET GRADES ARE TO EXCEED 12%.

LEGEND

- APPROXIMATE SECTION LINE
- PROPERTY LINE
- EASEMENT LINE
- ADJOINING LOT LINE
- ADJOINING EASEMENT LINE
- EXISTING GRADE CONTOUR LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND FIBER OPTICS LINE
- EXISTING STORM SEWER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING CIRCULAR STORM INTAKE
- EXISTING CURB INLET INTAKE
- EXISTING STORM SEWER MANHOLE
- EXISTING CLEAN OUT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING GAS VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING LIGHT POLE
- EXISTING POWER POLE
- EXISTING DECIDUOUS TREE
- EXISTING TRAFFIC SIGN
- PORTLAND CEMENT CONCRETE
- HOT MIX ASPHALT
- REINFORCED CONCRETE PIPE
- HIGH DENSITY POLYETHYLENE PIPE
- CORRUGATED METAL PIPE
- PIPE INVERT ELEVATION
- EXISTING
- FINISH FLOOR ELEVATION
- MANHOLE
- SANITARY
- RIGHT-OF-WAY
- RIM ELEVATION
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER FORCE MAIN
- PROPOSED CURB & APRON INTAKE
- PROPOSED STORM SEWER AREA INTAKE
- PROPOSED STORM SEWER CURB INTAKE
- PROPOSED STORM SEWER
- PROPOSED FLARED END SECTION & RIP-RAP BLANKET
- PROPOSED FINISH GRADE CONTOUR

Schnoor Bonifazi
Engineering & Surveying
SCHNOOR-BONIFAZI ENGINEERING & SURVEYING, LC
431 FIFTH AVENUE SW
CEDAR RAPIDS, IA 52404
(319) 298-8888 (PHONE)

REVISIONS

DRAWN:	TRED SCHNOOR
APPROVED:	TRED SCHNOOR
ISSUED FOR:	APPROVAL
DATE:	07/27/2018
PROJECT NO.:	18034

PRELIMINARY PLAT TODD HILLS ADDITION TO HIAWATHA, IOWA

PRELIMINARY PLAT

RESOLUTION NO. 19-
City Council

RESOLUTION SETTING PUBLIC HEARING DATE TO CONSIDER THE SPEED LIMIT ON TODD HILLS ROAD FROM EDGEWOOD ROAD TO WEST CITY LIMITS

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIAWATHA, IOWA to direct the City Clerk to proceed with notification of a public hearing that will be held in the Hiawatha Council Chambers, 101 Emmons Street, before the Hiawatha City Council on Wednesday, August 7, 2019 at 5:30 P.M. to consider the speed limit on Todd Hills Road from Edgewood Road to west city limits.

AYES:
NAYS:

PASSED AND APPROVED this 17th day of July, 2019.

_____
Bill Bennett, Mayor

ATTEST:

_____
Amy Scheer, Deputy City Clerk