F14

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 9, 2018**

From: John Bender PE, City Engineer

Re: **Sherman Square 9th Addition**

Description: Approve Plan of Improvements

Report:

The plan of improvements for Sherman Square 9th Addition has been submitted for 1 lot between Stamy Road and Anchor Drive. 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.
- 5-LED Urbanscape street lights

During the review of the final plat, it was discovered that a new revised preliminary plat was submitted in approximately 2011. We cannot find that the new plat was processed through Planning and Zoning and the City Council. The above plan of improvements is design to accommodate the revised preliminary plat. We do not have serious objections to the revised plat, but feel it should be approved by Planning and Zoning and submitted to Council for final acceptance. For that reason, we can recommend approve of these improvement drawings contingent upon the revised preliminary plat being submitted for the August P&Z meeting.

Engineering has reviewed the plan of improvements that are proposed for this development. Engineering recommends approval contingent on the revised preliminary plat for the Sherman Square Addition be submitted for final acceptance.

If you need any further information, 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

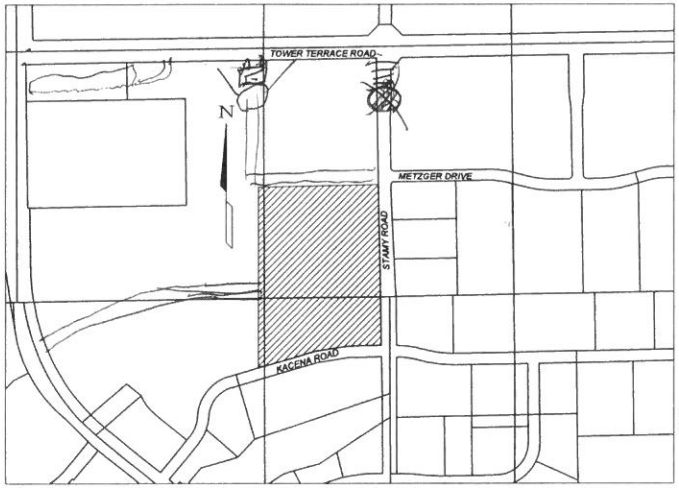
ENGINEERING DEPARTMENT	(319) 393-1515
POLICE DEPARTMENT	
BUSINESS	(319) 393-1212
EMERGENCY	911
FIRE DEPARTMENT	
BUSINESS	(319) 393-4180
EMERGENCY	911
WATER DEPARTMENT	(319) 393-5556
ONE CALL (UTILITIES)	(800) 292-8989
MID AMERICAN ENERGY	(319) 298-5155
QWEST	(319) 399-7205
ALLIANT ENERGY	(319) 398-4555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

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

LOCATION MAP

NO SCALE



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

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

STREET CLASSIFICATIONS & SPEEDS

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

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 Douglas F. Brain Date 7-6-18

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

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

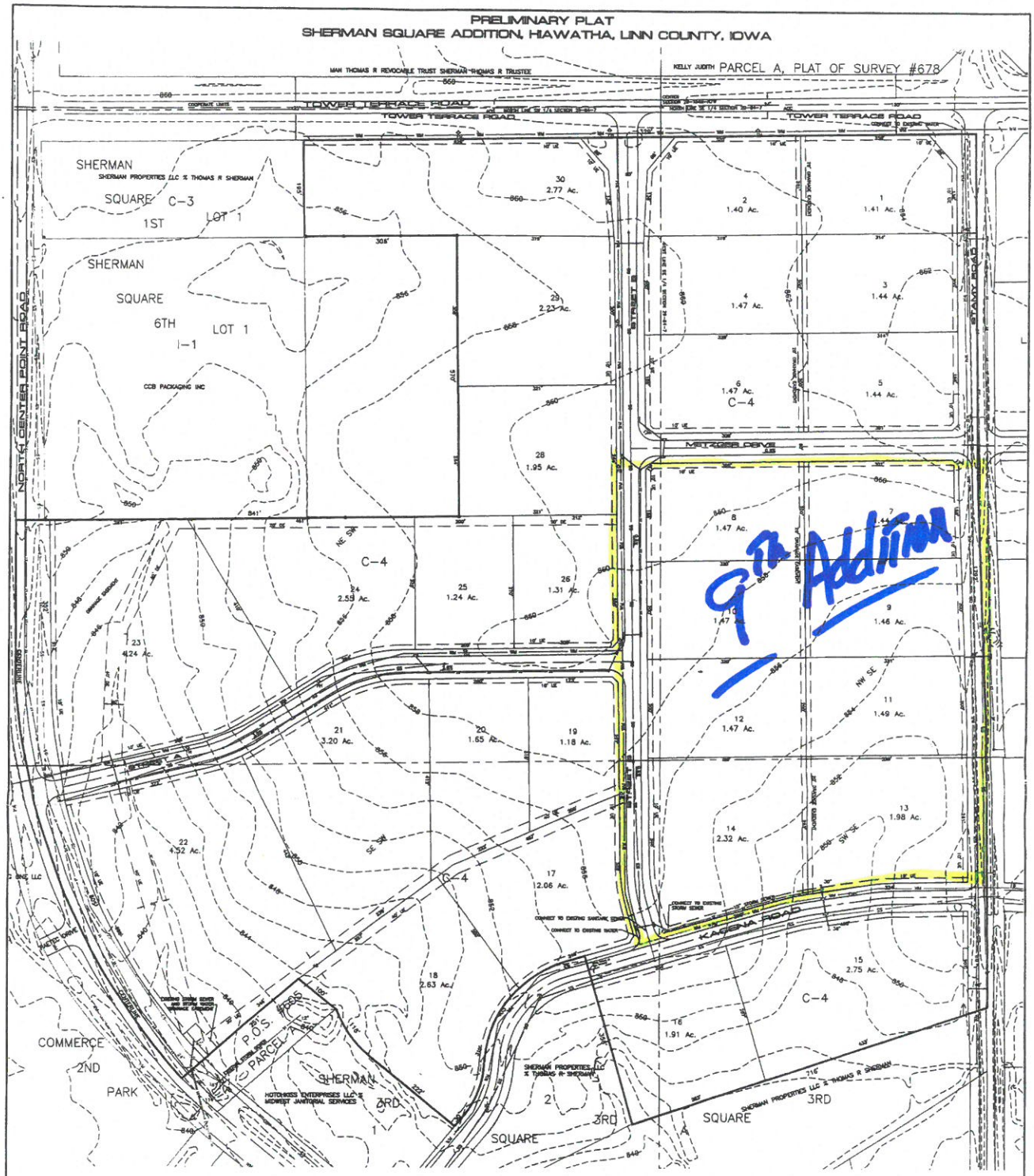
BRAIN ENGINEERING, INC.
CIVIL • LAND DEVELOPMENT • SURVEYING • TRANSPORTATION

Title: COVER SHEET
SHERMAN SQUARE NINTH ADDITION

City File No:

Project No: 400618-10

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



NOTES

1. ALL MEASUREMENTS IN FEET AND DECIMALS THEREOF.
2. EXISTING ZONING IS A AND C-4. PROPOSED ZONING IS C-4 AND I-2.
3. CONTOUR LINES ARE FROM LINN COUNTY AERIAL MAP.
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 PROPOSED SIDEWALKS AND SETBACKS ARE NOT SHOWN ON PLAT.
8. THE REQUIRED STORM WATER DETENTION AND STORM WATER QUALITY VOLUME FOR EACH LOST SHALL BE PROVIDED BY INDIVIDUAL ON-SITE DETENTION BASINS ON EACH LOT.
9. PUBLIC ACCESS TO TOWER TERRACE ROAD FROM LOTS 1, 2 AND 30 IS PROHIBITED.
10. PUBLIC ACCESS TO STANY ROAD AND STREET B FROM LOTS 1, 2 AND 30 IS PROHIBITED WITHIN THE FIRST 150 FEET SOUTH OF TOWER TERRACE ROAD

YARD SETBACK REQUIREMENTS: R-3

FRONT YARD:	25 FEET
INTERIOR SIDE YARD:	5 FEET
COMBINED SIDE YARD:	14 FEET
CORNER SIDE YARD	20 FEET
REAR YARD:	25 FEET

YARD SETBACK REQUIREMENTS: R-3

FRONT YARD:	25 FEET
INTERIOR SIDE YARD:	5 FEET
COMBINED SIDE YARD:	14 FEET
CORNER SIDE YARD	20 FEET
REAR YARD:	25 FEET

LEGEND

WM	PROPOSED WATER MAIN
SS	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED FIRE HYDRANT
	PROPOSED RA-3 INTAKE
	PROPOSED RA-5 INTAKE
	PROPOSED MANHOLE
UE	UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT
SDE	STORM SEWER AND DRAINAGE EASEMENT
WME	WATER MAIN EASEMENT

LEGAL DESCRIPTION

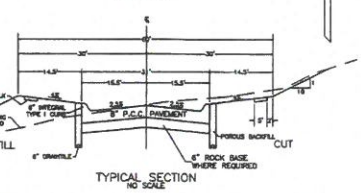
WEST 40 ACRES SE ¼ AND THE EAT ½ SW ¼ SECTION 29-84-7, LINN COUNTY, IOWA, LYING NE-LY OF STATE HIGHWAY NO. 150 EXCEPTING THEREFROM THE FOLLOWING: SHERMAN SQUARE FIRST ADDITION TO HIAWATHA, IOWA; SHERMAN SQUARE SECOND ADDITION TO HIAWATHA, IOWA; SHERMAN SQUARE THIRD ADDITION TO HIAWATHA, IOWA; SHERMAN SQUARE FORTH ADDITION TO HIAWATHA, IOWA; PLAT OF SURVEY #605 AS RECORDED IN BOOK 4027 PAGE 271 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 670S).

SURVEYOR:
BRAIN ENGINEERING, INC.
1540 MIDLAND COURT NE
CEDAR RAPIDS, IOWA 52302
PHONE: (319) 294-9424

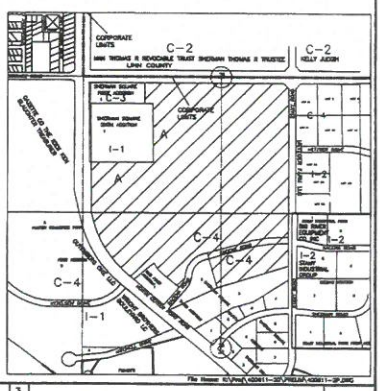
OWNER / PETITIONER:
SHERMAN PROPERTIES L.L.C.
CO CHRISTOPHER R. SHERMAN
2753 NORTH CENTER POINT ROAD
CEDAR RAPIDS, IA 52411
319-393-8798

CONTACT PERSON:
DANIEL L. SCHMIDT, P.E.
BRAIN ENGINEERING, INC.
1540 MIDLAND COURT NE
CEDAR RAPIDS, IOWA 52302
PHONE: (319) 294-9424
FAX: (319) 294-1058
email: dans@brain-eng.com

DATE SUBMITTED:
DATE REVISED:



TYPICAL SECTION
NO SCALE



Revised

PRELIMINARY PLAT
SHERMAN SQUARE ADDITION

Project No. 400611-20	Page 1 of 1	Date	

BRAIN ENGINEERING, INC.

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

No.	Revision	Date
3.		
2.		
1.		

DRAFT

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 have been submitted to the City of Hiawatha, and

WHEREAS, the City Engineer has reviewed said plans, profiles, cross sections and specifications for construction of improvements including sanitary sewer, storm sewer, water main, street paving along with drain tile, and Urbanscape street lights, in Sherman Square Ninth Addition to the City of Hiawatha, Linn County, Iowa, and recommends that they are in conformance to preliminary plat and design standards of the City of Hiawatha, and

WHEREAS, the Hiawatha Water Department 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 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 18th day of July, 2018.

_____
Bill Bennett, Mayor

ATTEST:

_____
Kelly Kornegor, City Clerk